

**Minutes
Village of Bartlett
Economic Development Commission**

September 12, 2011

Chairman Kubaszko called the meeting to order at 7:30 pm.

Roll Call

**Present: G. Kubaszko, C. Green, K. Erickson, J. Phillips, D. Weir, B. Chhokar-Sahota,
E. Lacey (on behalf of Chamber)**

Absent: H. Lesch

Also Present: J. Plonczynski, CD Director; T. Fradin, Economic Development Coordinator

Approval of Minutes

A motion was made to approve the minutes of the June 13, 2011 meeting.

Motioned by: D. Weir

Seconded by: K. Erickson

The motion carried with all members voting aye (voice vote).

Commercial Vacancy Update

Tony Fradin explained the Village of Bartlett Commercial Vacancy List is a service provided by the Village and listed on the Bartlett website. He stated that he updates the list every 4 to 6 weeks by calling the shopping center owners or drive around. He stated there hasn't been a lot of change since the last time it was updated. He noted that the Apple Valley Center is experiencing vacancies for the first time in 3 years and also noted that the pricing of the available space in that center has fallen from \$21-\$27 sq. ft. to \$16 to \$18 sq. ft. Mr. Fradin stated there is about a 25% to 35% vacancy rate now in the commercial spaces but several new businesses have expressed an interest in Bartlett or are considering a location in Bartlett. Mr. Fradin reviewed several recent businesses that have closed and noted one business that will soon locate in the Devon/Prospect shopping center. He also noted that the Stearns Crossing Center has enlisted a new broker, who will be helpful to that shopping center.

Business Visits

Tony Fradin reported that two business visits were conducted in August 2011. Commissioner Weir accompanied Mr. Fradin on the visit to Mama Toni's located in the Stearns Crossing Center and Tony Fradin visited Mark Your Space in the Brewster Creek Business Park.

Mama Toni's

Tony Fradin reported that owner, Mr. Joe Kornacker, had several concerns and this visit gave the Village representatives the opportunity to clear up some concerns and misunderstandings the owner had and to explain various Village procedures in greater detail. The owner cited concerns with the issuance of liquor licenses, the design of his particular building and the management company for his shopping center. Issues involving the management company related to outdoor seating and display banners, which are items covered under the shopping center covenants and restrictions. Mr. Fradin stated the meeting ended on a positive note and hopefully with the owner having a better understanding of the Village ordinances and procedures.

Mark Your Space

Tony Fradin reported that owner, Mr. Mike Sobel, operates a small full service sign company from his condominium unit in Brewster Creek Business Park. Mr. Sobel is very pleased with the Bartlett location of his business and generates a lot of business as a result of his involvement in the Chamber of Commerce. Mr. Sobel had a few issues mainly concerning the business license renew process and the Village's inspection process. These processes were quickly explained to him.

New Business

Commissioner Green reported that Bartlett Heritage Days was held over the weekend and the feedback indicated participants had a good time and they expressed a desire for a repeat celebration next year. She stated that those sentiments were echoed by Chairperson Bruce Sufferin, Mayor Kelly, and Administrator Salmons. She noted that it was deemed a success, considering it was the very first year it was held but noted that there is always room for improvement if it is to be held again next year. Chamber of Commerce President Ed Lacey added there were good comments from the Chamber members regarding the event. Commissioner Weir also reported good feedback from participants and attendees. They concluded that Bartlett should consider making Heritage Days an annual event.

Tony Fradin announced that he has had discussions with 3 prospective new businesses that plan to locate in some of the retail vacant spaces. He listed an Irish pub type of restaurant, a Halloween store, and an auto parts store. He announced that the Bartlett Village Board selected Sandwichville as the new Metra vendor, replacing Tazza Coffee. Sandwichville is a small sandwich shop that operates in town and is planning to serve pre-packaged sandwiches, breakfast sandwiches in addition to coffee. Mr. Fradin stated that he should be up and operational in November 2011. Tony Fradin also announced that Sansaveria Restaurant is temporarily closing but plans to reopen with a new concept as a Tex-Mex type restaurant, bar and grill in November. Tony Fradin announced he will be manning a booth at the upcoming industrial real estate trade show in Rosemont. Mr. Fradin announced he is planning to attend the fall ICSC retail show in October in Chicago.

Commissioner Green asked for an update on the 2 Toots Restaurant.

Jim Plonczynski reported the restaurant is under construction. The build out has been slow, but the owner anticipates opening on September 30, 2011. The project has a lot of positive feedback and the opening is much anticipated.

Commissioner Green announced that the newly relocated *Arts in Bartlett* at 118 Bartlett Avenue added a children's art teacher and will hold children's art classes. Commissioner Green reported there is also cello teacher that is also offering instructional classes. The business is beginning to hold events on Friday evenings.

The meeting adjourned at 8:20 pm.