



VILLAGE OF BARTLETT
ECONOMIC DEVELOPMENT COMMISSION
DRAFT MEETING MINUTES
June 9, 2025

1. CALL TO ORDER

Chairman Kubaszko called the regular meeting of the June 9, 2025 Economic Development Commission (EDC) of the Village of Bartlett to order at 1:00 PM.

2. ROLL CALL

PRESENT: Commissioners Kubaszko, Suffern, Densford, Lewensky, Erickson, and M. Smith on behalf of the Chamber of Commerce

ABSENT: Commissioners Perri and Gorski

ALSO PRESENT: Economic Development Coordinator Tony Fradin, Assistant Village Administrator Scott Skrycki

3. APPROVAL OF May 12, 2025, MEETING MINUTES

Motion by Densford, Second by Suffern

MOTION CARRIED

4. PUBLIC COMMENT

None

5. DEVELOPMENT UPDATE

Tony Fradin stated every so often we provide a general overview of some of the new projects and developments that we've been working on.

There's a lot of meetings here where we must be vague or say something like we're working with a couple of restaurants. Of course, there are projects we work on that don't move forward; sometimes they're not approved, and we do what we can to keep the economic development in the village moving forward.

This isn't everything, but these are some of the big things that you'll see coming soon.

The first one is a project we all call TLE, which stands for The Learning Experience, the anchor tenant of what's going to be developed on the 3.8-acre parcel at the southwest corner of Devon and Prospect.



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You've all seen this land remain undeveloped for many years, even decades. It has been zoned commercial for over 40 years. Way back in the late 80s, there was a single large building approved there, in the 30,000 square foot range.

Nine years ago, there was a wedding venue that was interested in locating over there. This is your classic infill site, an undeveloped lot adjacent to the downtown, surrounded by residential development.

It's been zoned B3 for over 40 years and is now owned by an active developer.

On the western edge of the property there will be a daycare facility and then a couple of buildings, basically strip retail with a possibility of another restaurant.

Additional improvements include a drive-through and a restaurant with liquor, which could be one and the same or different. When somebody markets that strip center space you see near the corner of Devon and Prospect, it will be more attractive to quick casual food users with that drive through.

Tony showed the land use and site plan approval that happened last week. It's not the building permit approvals; it's not full engineering. Bartlett does require most of that to be submitted at the time of going through the special use process.

The developer, Anthony D'Angelis, has a firm called Intercontinental Equities and will move forward on this in the coming months. He's built many residential subdivisions and shopping centers. If I had to guess, he'll be moving quickly to get the permits.

Also, it'll be a phased development. You're not going to see everything built at once. The business driving this deal is The Learning Experience, so that's what will be built first.

It might be a period of the next year or years that you see it getting built, but it's new, it's exciting. There haven't been a lot of new commercial buildings, particularly around the downtown area, for a long time.

Right across the street from here, you all recall years ago when Rebecca's Cakes moved from a small location in Main Street Plaza in the rear basement, into Town Center, operated a bakery for a few years, but unfortunately it closed last year.

We've been pushing that site hard, putting it in email blasts, and had a few inquiries over the past year.

We're pleased to tell you all this afternoon that a business we've worked with very closely, and we know well – Issa's Venezuelan restaurant - has leased the space. They're going to open a bakery and cafe called Miga's over there. They had two of their inspections that



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they passed Friday. I asked one of the building inspectors today; they're very close to passing final inspection.

By the next time we meet, there'll probably be baked goods for sale across the street and strong Venezuelan coffee. I've asked them to describe the coffee; if you like strong coffee, that's going to be a good spot.

Another new restaurant coming, this is another one I've alluded to for the last three or four months, but not this particular restaurant. This is the fourth potential restaurant that I've worked with to fill the space that used to be Wee-Dee's in Westgate Commons, then it was a video gambling cafe for probably about a year and a half after that.

It's been vacant for a year or so. There have been several different types of restaurants that looked at it and negotiated for it, and were very close to it, but this lease is signed.

It's going to be a place with some wood-fired pizza and Italian food.

We all know that we have other venues in the village that offer that; but this is going to be different than those and maybe more closely resemble what we describe as a quick casual type of setting. We don't really know them well, but we're looking forward to working with them to fill that space. It's a strong center.

Another business coming to Westgate Commons is called New Leaf Animal Hospital. There used to be an animal hospital in Westgate Commons when it first opened; it was called Westgate Veterinarian. They relocated to Stearns and 59 over in Bartlett Commons, and that's the same business that renamed The Whole Pet.

We'll urge these new businesses to participate with the chamber for the chamber reps here. Everybody wants to do the ribbon cuttings and the after-hours and the open houses, and we always tell them that's the best way to get integrated into the village relatively quickly.

Another restaurant I've alluded to, coming soon. I don't want to always describe it this way, but Dos Bros is similar to Chipotle; it's Tex-Mex quick casual food where you go down the assembly line, so to speak, and you get a bowl or a burrito or tacos, and you specify the shells and the meats and the toppings.

The Galleria is the latest retail strip that was built in the village about four years ago, I'm guessing. There are some excellent restaurants there; of course, Beef Shack was the first one that came in, and then Atlas Chicken came in a year or two ago.



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So it's going to have three very good restaurants. Also, Atlas Chicken is adding a Detroit-style pizza concept to their business, so you'll be able to get great Italian beef there, burgers, chicken sandwiches, pizza, burritos, bowls.

That's going to be a good place for hungry residents and people in that area to go to. When I mention we're working with a few restaurants, those are some of them that are coming to fruition.

Earlier this year, I went through the whole economic indicators report in February. I reported that there wasn't any industrial vacancy; it went from 1% to 3% because of this one building that's about 170,000 square feet. You can't miss it when you're driving up and down Route 25; it's the fanciest and biggest new building you see in that business park.

You've all seen how Brewster Creek Business Park has attracted so much business and investment, and now Blue Heron Business Park. This just transpired last month in May; ITW is a huge company, in the Fortune 300. ITW stands for Illinois Tool Works, a large multi-billion dollar publicly traded company.

I had the pleasure of working with them and their broker all the way back before 2011 for a building in the industrial park that was built, about 270,000 square feet, that they leased. They have a production facility; I haven't visited it since about 2011, but they make screws and clamps and all kinds of things that they distribute.

What they told me at the time when they opened was that this was going to be their distribution center from here to the Rockies for Home Depot, Lowe's, and other home improvement stores. Lowe's has contracted somewhat since that time. I don't know if they service Ace Hardware or not, and they do a lot of business-to-business.

These 61,000 square feet that they've leased is not for production but an office for professional staff. So far, I've been told secondhand some engineers will be working there, about 50 jobs. It is a 166,000 square foot building, so it leaves about 105,000 square feet.

It's got great brokers, so it's not something that's going to sit empty for too long. I'll probably be telling you about it in a few months, the next one coming to that space.

Tony opened the discussion up to questions.



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Commissioner Erickson asked if the restaurateurs are residents. Tony stated he does not know exactly where the families live, but the owner of Dos Bros lives around the south Bartlett and Carol Stream border. Issa's and the new bakery are family-run businesses, and they live in the area, I think, in Hanover Park.

[inaudible] asked about the apartment building approved on Railroad Avenue.

Tony replied it is not moving forward yet, he won't say it is about to get started.

Scott Skrycki thanked the commissioners for moving the meeting to 1:00 PM and stated that their desire to increase participation is being taken seriously.

6. Downtown Streetscape Improvements

Tony stated you all know that I love walking downtown, and Scott does too, and I see a lot of you around here, and most of you have businesses or interests downtown.

You've seen all the construction equipment, you've heard drilling, you've seen a lot of backhoes, you've seen a lot of digging, and every weekday that I'm here, I've seen it. I've filmed some of it, I've taken pictures, and as economic development staff, I knew just kind of the general project that they're improving the downtown, they're updating the streetscape.

We thought it would be important for you all to know about it and how it pertains to economic development and branding.

The streetscape improvement project started April 1st, so we've already been seeing this for April and May. I spoke with the village engineer today who told me he still thinks it's on track to be completed by the end of the year.

The contractors, the names that you see on a lot of the equipment out there, is Burke, who does so many projects like this, like almost all of them around this area, and Martam Construction.

This is a large ticket item, over two point eight-million-dollar project to improve the streetscape of the downtown area. It's creating a more pedestrian-friendly and comfortable, attractive setting.

This isn't a comprehensive list today of everything it is. There were new sidewalks I looked at today by the train station, native landscaping, seating, and a word that I learned last week when Scott and Trusty Gandsey were on the radio, a runnel, a small water feature.



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The project is well underway with the excavation, the electric work, and the new sidewalks. As a frequent pedestrian, I'm appreciative of new sidewalks. There's a dedicated portion of the public works website dedicated to this.

Currently, what's going on this week is sidewalk repair in front of MORE Brewing, State Farm, McClure, and Valcon is tentatively scheduled to begin this week, so that's where it stands.

Commissioner Suffern has a front-row view of this every day; he sees and hears it. I've had a few downtown businesses call me about it and ask those basic questions: what's going on, when's it going to be done?

A project like this is not much like the new parking lot that was built between Banbury Fair and MORE Brewing. We'd like it if it could happen overnight, but something of this magnitude and size and scope takes a while. It's going to look beautiful when it's done, and I think it'll be exciting for us to keep watching the progression of it over the coming months.

Scott said that in addition to Tony's slides, there's going to be new electronic signage. I got to see some of the proposals; it's going to look beautiful. Also, if you look to the right just in the Town Center, there's going to be uplighting on all the trees that'll be able to change colors too, so it's going to be really nice.

Tony said it's been Town Center businesses mostly asking. You can see the whole front of Town Center is basically torn up right now, but you can see this map on the village website.

If somebody you speak with asks you questions and you don't know the exact answer, of course, send them to Scott or me. The village engineer is happy to answer any questions about it, but this is right from the village website, and you can see that.

What I've been telling them in the Town Center is a lot of the most extensive work and upgrades and improvements are going to be right outside their front window. That's where the water feature is going to be located, and I forgot about the lighting that Scott just mentioned, so it's going to be beautiful.

Some benefits of this project include making the downtown more beautiful, more inviting, and more attractive. We spoke with potential investors last month, and we told them about the downtown improvements; they seemed impressed. It's something that's going to lift property values in this area. We assume that businesses in this central downtown area would be appreciative of that, and it's going to make it more inviting.



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We'll look at ways to tie it into our branding for sure. We're going to take some nice photos of it, some of the water features lit up; it's going to be beautiful. It'll probably be some of the main images we'll use in the next phase of our branding. This project advances a sense of place, enhances community pride, and reinforces our Belong in Bartlett brand. Every time we meet here, it should look a little bit less torn up and a little bit better.

Chairman Kubaszko asked if there are any artistic renderings available to show what it looks like?

Tony replied, I'll look around, see if I can find some. I didn't see them in the board packet, but I imagine there are some that envision what it's going to look like. I think that's a good idea, even for some social media posts. That's why I like taking these pictures as I walk through the downtown. I just put two in here, but there are others, and it's always kind of cool to see the way it proceeds.

Commissioner Suffern asked how much of the project budget is Town Center?

Tony replied that it's not broken down in that way. There is a budget for it; I had a budget document, but it's very general. It'll say sidewalks.

Scott stated he thinks it's just like a hair under three million, I believe, but I have to confirm that. Also, a part of that funding is a grant from Metra that we capitalized on. If you look up to the north, Metra is helping a lot with that. I hope that answers your question.

Tony added that he thought you meant maybe Town Center specifically because I think of that building as Town Center. The whole project is about 2.8 million.

Commissioner Suffern noted that a project like this must be driven by something.

Scott replied, the sidewalks, not in great shape, could use some smoothing out. We found a sidewalk that is aesthetically pleasing and more maintenance-friendly on staff, so that way the bricks aren't coming up, the snow removal is easier, people are walking smoother. In addition to that, the fountain was breaking down; it was becoming an eyesore that we were putting band-aids on that needs a permanent fix. Also, as you know better than pretty much anybody, the private investment in the downtown area is increasing, so more people are going to be coming, and making the downtown streetscape a little walker-friendly and more attractive will further spur development in the downtown.

Chairman Kubaszko inquired if there any plans for something like an event venue to attract more people down here?



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Scott replied that in terms of an event venue, I know that a lot of that will fall under the purview of the park district for things of that nature. But in terms of our downtown specifically, there's going to be even some more major shifting in the way the downtown looks when Metra is looking at consolidating that platform, so some of those parking lots are going to look a lot different. There's a lot of shifting to occur over the next year or so.

Commissioner Erickson stated with events, it's hard. The chamber does do a festival. We need the Lions to help us with it for Oktoberfest, and that's only a day and a half, and it's a lot of risk, very little reward to it. It's a very huge undertaking; we rely on a lot of our partners and a lot of our relationships to get that to go off. It seems easy to throw a quick little party together but just looking at the insurance and the liabilities and things like that, it becomes a lot. It would be nice, and it's something to always consider how we could do it. We do small things like the cocoa crawl that's done. Maybe there's more things that we could explore, like with the cocoa crawl, where it's in the springtime or the summer or something like that, but it's hard because so few people want to help run it, but everyone wants to go to it.

Commissioner Suffern stated, we have 10 years of precedence with Bartlett Heritage Days, which I oversaw for those 10 years with the Arts in Bartlett helping and a couple of other organizations helping. The pandemic happened, and always a little bit of pushback of having anything downtown, so people will raise the issue of safety with the railroad as a reason to not do anything, although there never was an incident for the 10 years that we had vendors on both sides of the tracks. We have a perfect location downtown; it's all empty parking lots, and it's all lit, but we don't use it, and there's always an excuse why not to use it.

Commissioner Suffern continued, the little bit of the problem with the Town Center is parking; there just isn't a lot of parking right there in front of that park. That's the feedback I've had from customers when I encourage them to go, "Well, where can I go for a walk with my kids or go?" I'll direct them to Bartlett Park. Perhaps things will change, but the fact that there isn't a lot of parking there just handicaps it. All the sidewalks need repair, all the way down Railroad Avenue. It seems like they're universally sinking everywhere. You ever try to ride your bicycle over those? Good luck. Are the sidewalks decorative, the new ones they're putting in, like stamped concrete?

Scott replied, there'll be standard sidewalks, but there'll be a thick ribbon on each side of the sidewalks. If you look where MORE Brewing is, right in front of there, the village did kind of a sample sidewalk to see what it would look like in real life and maintenance and stuff like that. We studied a lot of towns, Arlington Heights, those types of communities; they're looking at having maintenance-free down the center, decorative ribbon on the outside, much easier to shovel.



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7. New Business:

Scott noted that the village entered into an agreement with a5 to continue our relationship with them. The majority of it is going to be on the TIF district on Route 20, but they're also going to continue as a part of that contract a branding guide as well as just the general Belong in Bartlett theme. As time goes on, probably early fall, you'll start to see some of those initiatives before you as well.

8. Adjournment

Motion by Erickson, seconded by Densford, to adjourn. The meeting was adjourned at 1:45 PM.

Next Meeting: Second Monday of July, 1:00 PM, Village Hall (with Zoom option).

Minutes prepared by Tony Fradin