



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
December 18, 2018**

President Wallace called the Committee of the Whole meeting to order at 7:14 p.m.

PRESENT: Chairmen Camerer, Carbonaro, Deyne, Gabrenya, Hopkins, and President Wallace

ABSENT: Chairman Reinke

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Management Analyst Sam Hughes, Finance Director Todd Dowden, Acting Community Development Director Roberta Grill, Public Works Director Dan Dinges, Public Works Engineer Bob Allen, Management Analyst Tyler Isham, Building Director Brian Goralski, Food and Beverage Manager Paul Petersen, Chief Patrick Ullrich, Deputy Chief Chuck Snider, Deputy Chief Geoff Pretkelis, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

COMMUNITY AND ECONOMIC DEVELOPMENT, CHAIRMAN GABREYNA

Bartlett Plaza Concept Plan

Chairman Gabreyna stated that the first item on the agenda is to discuss the concept plan for Bartlett Plaza by petitioner Manny Rafidia and she asked Economic Development Coordinator Tony Fradin to explain.

Mr. Fradin stated that staff has been working with the petitioner since early February of this year. In a continuing effort to work with Mr. Rafidia while he pursues the purchase and redevelopment of Bartlett Plaza, he has sent a number of requests to staff listed in the Committee packet. What prompted tonight's presentation is an email that he sent to Mayor Wallace and staff on December 6th where he made a number of requests that we have spoken of in the past, but he put them in writing formally for consideration. They pertain to potential users of the former vacant grocery space in Bartlett Plaza that has been vacant for eight years as of last month, as well as a few financial requests that he has for the Village Board. The first request is, a relieve on permit fees and support from the Village in terms of a Cook County property tax incentive he intends to pursue, similar to a Class 6, the Village has done for industrial properties. This is called a Class 7B and it pertains to commercial properties rather than industrial. He is also looking for relieve on various permit fees. Building Director Brian Goralski had calculated that on a two million dollar redevelopment project, the building fees would be approximately \$24,000. The petitioner has also been working on attracting a new outlet building of about 20,000 sq.ft. The fees for that would be approximately \$7,300. He also has a request to erect a pylon sign on the property, similar to the one he has in Roselle. Additionally, he would want to rebrand it from Bartlett Plaza to the Streets of Bartlett. He has proposed to staff and the Board tonight a number of uses for the old grocery store.



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He has proposed breaking the space up into four units, the largest of which is a family clothing or entertainment center. Additionally, he has an Armanetti's liquor store in his Roselle shopping center and he includes that in his plans for a portion of the vacant grocery store. Two other uses he proposed to us would be a restaurant called Fire and Ice that would feature wood fired pizza and the ice component would be a serve yourself frozen yogurt type of concept. Also, in that business he would apply for a liquor license and put video gaming machines into that unit. Lastly, he has depicted a hookah lounge on that property. Village staff and Village Attorney Mraz have informed him that the state law stipulates that hookah lounges have to be free standing units if they did not exist prior to the Illinois Smoke Free Act. The petitioner has a plan to create store fronts on the south side of the building facing Devon where the liquor store, restaurant and potential hookah lounge are planned. The children's play center which is a possible proposal for the majority of the old grocery space includes a climbing wall, trampolines, a slide and ball pit and large jungle gym. This is a use that we have discussed having there in the past and he has had similar businesses to this in some of his other centers. They are called Dynorex.

Staff has been working with Mr. Rafidia for the majority of the year and he sent this email requesting preapproval, but staff informed him that these requests would still require special uses for some of the liquor licenses, possibly special use for a banquet facility, should he build one in the out lot, and a sign variance. Mr. Rafidia is in the audience tonight with his son Jeremy who would run and operate one of the businesses in the center. If you have any questions from staff or Mr. Rafidia, we would welcome them.

Chairman Deyne asked if the hookah lounge was out.

Mr. Fradin stated that staff informed him of the state law pertaining to them and we had a discussion about it today and yesterday. He believes that the petitioner has plans to put up a wall to separate the hookah lounge area.

Chairman Gabreyna asked for clarification on the presentation of where the stores would be located in the shopping center.

Mr. Fradin stated that the large yellow in the middle is listed as "area to be designed" and it's listed at 11,900 sq. ft.

Mr. Rafidia stated that there will be a section on the far south side of the building carved out and there will be three retail stores. The kids play area is projected to be in the yellow area.

Chairman Gabreyna stated that the proposal that was in the Board packet does not include a children's play area and instead, had been changed to a resale clothing option.



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Mr. Rafidia stated that it could either be a children's entertainment center or a clothing store. The concept he sent most recently with the children's play area is what his goal is for it to become.

Chairman Gabreyna stated the entertainment center was what you originally had spoken about at the first Committee meeting and at the Economic Development Committee meeting.

Mr. Rafidia stated that he has not zeroed down to the particular use yet, but the entertainment center is the most attractive idea based on the demographic studies he has seen so far.

Chairman Deyne asked how many businesses are currently in the shopping center.

Mr. Rafidia stated that it's about 22.

Chairman Deyne stated that if the name was to change of the shopping center, all the advertising and business cards for the businesses will change. He asked if the addresses will change.

Mr. Rafidia introduced his son Jeremy and stated that he will be helping out with the project. He stated that he does not have a definite answer. He is going to ask each business in the center before he moves forward with that idea.

Chairman Deyne stated that if you do change the name and they have to redo all of their advertising, it could be a burden on those businesses financially.

Mr. Rafidia stated that he has never changed the name of a property, but with how old it is and it being completely remodeled, he thought a new name would be fitting.

Chairman Deyne stated that some consideration should be taken about possibility not changing the name.

Mr. Rafidia, stated that he agrees and he does not know if it's something that will happen or not. They will not tell the businesses that they are changing the name, take it or leave it, they will talk with the tenants and become partners with them.

Chairman Hopkins asked what the timeframe would be.

Mr. Rafidia stated that he is planning to have it fully remodeled by the end of summer 2019.

Chairman Deyne asked about the outlet being a grocery store.



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Mr. Rafidia stated that the grocery store he is talking to wants him to own the property before they start discussions. They are looking for a land lease and they want to build a 20,000 sq. ft. building. They are a national grocer.

Chairman Deyne stated that the residents of this community are desperately requesting another grocery store in the Village.

Mr. Rafidia stated that grocery stores are an asset for the community and the landlord. One of his goals is to pursue that grocer very hard for whatever price it takes.

Chairman Gabreyna asked why he would be discussing building an outlet for a grocery store instead of using the space that was a grocery store before if that is indeed his priority.

Mr. Rafidia stated that it would be economically feasible to do that, but they want to lease the land and put up their own freestanding building.

Assistant Village Administrator Scott Skrycki stated that one of the grocers staff has spoken to for two years would be more supportive of the outlet layout instead of the going into the vacant store.

Chairman Gabreyna asked why that was.

Mr. Fradin stated that part of it would be an ownership issue. They would consider a land lease, so they would build a building exactly to meet their current prototype and specifications.

Mr. Skrycki stated that their business model is a 99 year land lease.

Chairman Deyne asked if there were tentative leases already.

Mr. Rafidia stated that they have two leases contingent upon closing on the property. The two leases are the Armanetti and the restaurant.

President Wallace asked if he owned any of the businesses.

Mr. Rafidia stated that he will be part of the restaurant, but not the Armanetti.

Chairman Deyne asked he would be owner of the bar and gaming café.

Mr. Rafidia stated that all of that was in one. All those uses would be in the same spot. He stated that areas would be carved out like the gaming so they are secluded from the crowd.



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Chairman Hopkins asked if there were going to be multiple public hearings for this project.

Acting Community Development Director Roberta Grill stated that the special use request would need to go to the Plan Commission and that could be handled in one meeting. If they need variations that would go in front of the Zoning Board, so there could be multiple public hearings.

Chairman Gabreyna stated that when she read through the information for the Committee meeting, it had a different tone than when Mr. Rafidia first came to speak to the Committee. She stated that in the minutes of the last Committee meeting and Economic Development Commission meeting, Mr. Rafidia discussed mimicking what he has done in other centers like a family and adult entertainment center which would cater to birthday parties and draw families. You also talked about other centers where you had put in a dentist and a restaurant. There was no conversation about a liquor store, hookah lounge or gaming facility in the minutes that I found. She felt that the tone of the development had changed from a family center to not so much of a family center.

Mr. Rafidia apologized for the tone, he is there to work with the Board and work this out. He stated that he had meetings with the Village President and a couple other Trustees and these uses were discussed already. On the other hand, the entertainment center is the same that was talked about before.

Chairman Gabreyna stated that it would be if it comes to fruition, but if it becomes a resale clothing store instead of the entertainment, we are hedging our bets. If we are asked to commit tax payer funding, there is a difference in the need of the community for a place to bring children vs. a clothing store, hookah lounge or a liquor store.

Mr. Rafidia stated that he is geared toward the family center which is why he sent the layout of the party room, rollercoaster, dinosaur and large playroom earlier today. He is still focusing on the same concept, he just wants to keep his options open in case he doesn't have a solid tenant for it. He will start the project and eventually sell it to someone else. To enrich his centers, he comes in as an investor on the property and eventually sell the business to an operator. He believes the best use for it right now is the family center and he hopes it works out as planned, but by no means is Armanetti a surprise. It was presented about three months ago in a meeting with the Mayor, trustees and staff.

Mr. Skrycki stated that the meetings they had with Mr. Rafidia only included staff and the Mayor, no other Trustees.

President Wallace asked if the family center portion was already leased.

Mr. Rafidia stated that he is starting the family center himself with his son and eventually they hope to have a buyer for it. He owns several shopping centers and is not in the retail



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business. He wants to help people get into the retail business. He has a prototype that no landlord uses. He might put \$1,000,000 down and then find someone to give him \$100,000 down (10%) and they become the owner.

President Wallace stated he understands the concept, but he believes the Board has a lot more pliability right now for more family oriented development there, then anything else.

Mr. Rafidia stated that he has most of his experience in that type of business as well so that would be his priority.

Chairman Gabreyna asked if Armanetti's was a higher end store.

Mr. Skrycki stated that it's a similar business model to a Binny's.

President Wallace said that they don't want to discourage any type of business that is viable to be profitable, but he will have a difficult time talking the Board into giving BEDA funds and waiving any fees, if the type of atmosphere in that mall is not what the Board would be looking for.

Mr. Rafidia stated that he has not approached a resale shop about the center, but he doesn't think he will have a space to accommodate that business. He does not want to say that he will not in the future though. His two priorities are a grocer in the front and a family entertainment center because they will be great values to the community and to the center for real-estate value.

Chairman Deyne asked when the grocery store might open if they get one.

Mr. Rafidia stated that he doesn't have a clear answer on that.

Chairman Carbonaro asked what type of restaurant would be in the center.

Mr. Rafidia stated that they have a wood fire pizza and sub restaurant. It is unique and would not interfere with any traditional pizza in the shopping center or anywhere else. What he did in Palatine is something similar called Portofino's. People tell him that it is a new niche that no one else has. It is not a traditional American style pizza, it is a unique gourmet style of pizza that would not take away from other businesses in the shopping center.

The item was forwarded on to the Plan Commission.



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FINANCE AND GOLF, CHAIRMAN DEYNE

Six Month Budget Review

Chairman Deyne asked Finance Director, Todd Dowden to present the six month review.

Mr. Dowden stated that this is a six month update and we will be starting the budgeting season shortly after. He stated that they will be talking about what was budgeted, where we are at year to date, percent of the budget used and a projection of where we think we will be at. As far as revenue goes, it looks like the Village will be slightly over. We budgeted \$22,259,000 and we are going to be about \$348,000 over. That is broken down into a few things. The State, after we approved our budget, gave us back 5%, so we are going to be about \$200,000 over what we budgeted on income tax. The transfer tax is also up, we had one transfer tax that was \$105,000, so that really helps out the budget, interest income is also up. One area that is down is building permits and that's from slower activity, plus we had some incentives that reduced building permit fees. The Village will be slightly under on expenses. The police department is the furthest under because of the number of retirements, so new officers are brought in at the bottom of the range and there is normally a gap before someone new is brought in. We are expecting to be \$188,000 under budget. \$1,775,000 was budgeted to be used in the general fund and we are projecting to only use \$1,200,000. \$1,100,000 is the transfer to the police station. On top of the transfer, we're going to use a little over \$100,000.

The water fund sales are \$163,000, under is what we are projecting. As far as expenses go, we are a little bit under the services to maintain the wells. We have been trying to hold back since we won't be using those once the connection is made and the utilities are a little under. The water agreement with Elgin is \$4,500,000 to \$5,000,000 a year so just a little over, but we should be okay. We are showing a projected year end surplus of \$2,500,000 but that is going towards the capital projects and the part that we took on without receiving loans for.

Sewer fund is about the same. Revenue is not quite as dependent on usage, so we are doing well. Expenses are pretty close, nothing way over or under. We are going to be a little over in the chemical supplies, but machinery maintenance will offset that. The amount of revenue over expenses is being used for sewer projects and the annual rehab plan, Devon Ave. engineering and lift station upgrades.

The parking fund is doing better as far as parking permits. We expanded the number of permits which is helping us.

The golf fund is not doing so well on the revenue side. The golf course is going to be about \$168,000 under budget. The food and beverage/banquet is also down for a total of \$214,000. Right now at this time of the year compared to last year, we are about \$123,000



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behind on revenue. Expenditures have been kept down to reflect the slower use. We are expecting to be \$98,000 under budget. The shortfall from our revenues and expenditures is \$66,000. We budgeted to clear \$50,000, so it is a little over \$100,000 swing the other way. The good news is, food and beverage did better in November and have picked up their bookings in the spring.

Chairman Carbonaro asked if it was an uphill bell curve for golf and banquet funding, will we kick it up in the spring.

President Wallace stated that we had unseasonable snow which wiped out some playing time earlier in the fall.

Golf Pro Phil Lenz stated that the golf course has had a historically bad weather year.

President Wallace asked for an update on the water rates. He stated that he knows we have a surplus there because we strategically increased the rates to pick up that amount and cover the cost of the new water rates once we get it so there is not a big increase at once. He asked if the Village has received a lot of calls about the water increases.

Mr. Dowden stated the Village receives a lot of calls, but we still have another rate increase to go.

President Wallace stated that he is hoping we are stressing the fact that we did not raise rates for five years and the counter balance of the amount of salt being purchased should be fairly equal once everything is complete.

Village Administrator Paula Schumacher stated that staff does and they direct people to our water website page if they want more information on how the rate was created, the plan for the three years so it didn't hit all at once, and playing catchup for five years of doing nothing with rates.

Chairman Deyne stated that a lot that he hears is regardless of what the Village puts in writing, they do not read it, they just want to complain about the water rates. In reality, the Board didn't have any other choice, the contract with Elgin was expiring, so we either had to go with Elgin or work a deal with Chicago water. We are paying \$.06 more per thousand gallons for Lake Michigan water then we would with a new Elgin contract and we won't have to worry about an algae bloom or anything that might happen with the Fox River.

President Wallace asked Public Works Director Dan Dinges about the timing of the project.

Mr. Dinges stated that the goal is May 15 and we are on target for that right now. If you come out to public works, it looks a lot different this week. They put the framing up for the



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receiving station so it's starting to look like a building. They are forming for the western storage tank which will be getting poured shortly. They are formed up for the metering station floor which should be poured on Thursday. If you have been on Stearns, you have seen the traffic control going on there. They are on Prospect and Stearns right now and have been working well with the school to time in with the schools traffic patterns. At Apple Orchard, they are installing the 16" directional drilling and it is going well. If you have been by U.S. 20 by Villa Olivia, the main is all in except for the piece under Lake St. They have dug the boring pits and are getting ready to auger under that and should be done soon.

Mr. Deyne asked Building Director Brian Goralski to give an update on the Villages solar power workings.

Mr. Goralski stated that the Village is going through a Sol-Smart Designation process. It is a lengthy process, but we will meet the designation in the next few months. It streamlines the permit process and all the information is available on our website. We have had about eight applications within the last month.

There were no further questions for staff.

President Wallace entertained a motion to adjourn to Executive Session to discuss pending or imminent litigation pursuant to Section 2(c) (11) of the Open Meetings Act.

Trustee Camerer moved to adjourn and Trustee Deyne seconded the motion.

ROLL CALL VOTE TO ADJOURN THE MEETING

AYES: Trustee Camerer, Carbonaro, Deyne, Gabrenya, Hopkins.
NAYS: None
ABSENT: Trustee Reinke

MOTION CARRIED

The meeting adjourned at 8:03 p.m.

Sam Hughes
Deputy Village Clerk