



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
October 15, 2019**

President Wallace called the Committee of the Whole meeting to order at 7:31 p.m.

PRESENT: Chairmen Deyne, Hopkins, Reinke and President Wallace

ABSENT: Chairman Camerer, Carbonaro, Gabrenya

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Senior Management Analyst Samuel Hughes, Management Analyst Joey Dienberg, Finance Director Todd Dowden, Planning and Development Services Director Roberta Grill, Public Works Director Dan Dinges, Public Works Engineer Bob Allen, Building Director Brian Goralski, Food and beverage Manager Paul Petersen, Police Chief Patrick Ullrich, Deputy Chief Geoff Pretkelis, Deputy Chief Jim Durbin, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

BUILDING & ZONING, CHAIRMAN HOPKINS

Zoning Ordinance Text Amendment (Adult-Use Cannabis Uses)

Planning and Zoning Director Roberta Grill stated that last month, the board asked staff to draft a text amendment for the adult use cannabis enterprises that will be legal as of January 1st 2020. Before you tonight are the definitions staff has amended to include all adult use cannabis enterprises that have been addressed by the state. The definitions are consistent with the definitions of the medical cannabis. They include distancing requirements and a limit on the number of adult use cannabis enterprises and locations to Brewster Creek Business Park and Blue Heron Business Park. Special use sections of the ordinance would be amended to include adult use cannabis cultivation centers and cannabis centers. By special use within the I-1 Light Industrial District and I-2 Economic Development Overlay Districts. Staff has also amended the commercial districts for prohibited uses. All of the adult use cannabis craft growers, infusers, processing establishments and cannabis transporters would be expressly prohibited throughout the village. Staff also amended the special uses, findings of fact. Staff added additional findings for the special uses that pertain to cannabis dispensing centers or cultivation centers.

Chairman Hopkins stated that it seemed pretty straight forward so the Committee will send it to the Zoning Board of Appeals (ZBA) for review. He asked if there were any questions.

The item was forwarded on to the ZBA.



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COMMUNITY & ECONOMIC DEVELOPMENT, CHAIRMAN GABRENYA

120 Live

Ms. Grill stated that the petitioner is requesting a site plan review for a restaurant in an existing 3,000 Sq.Ft. building located at 120 West Bartlett Ave. This would include the improvement of the site with a fenced outdoor dining area on the west side of the building. They are also requesting special use permits to allow for the serving of alcohol, outdoor dining and live music indoors and outdoors. Included with this development would be improvements to the front facade, including the installation of new lighting and signage, a new dumpster enclosure at the rear of the building and onsite landscape improvements. They anticipate their hours of operation to be between 10:00 a.m. until 1:00 a.m. week nights and 10:00 a.m. until 2:00 a.m. Friday and Saturday. Staff is recommending limiting these hours for outdoor entertainment to be consistent with the village's amplifier regulations which are 11:00 p.m. Monday- Saturday and 10:00 p.m. on Sunday. They are also requesting variations. The first would be for the reduction of the number of parking spaces on the site. The zoning ordinance currently requires 46 spaces and they are maintaining the three existing spaces that are currently on the site. Staff believes that due to the large amount of public on and off street parking nearby, the anticipated parking demand could be accommodated off site. They are also asking for the reduction of the 15% of greenspace provided on the site and they are requesting to increase the size of wall signage on the facade from 22 Sq.Ft. to 60 Sq.Ft. As you may recall, last month we talked about the Form Based Code. If the Form Based Code were approved today, that parking requirement would be for 8 parking spaces vs. the 46 and they would not have to request a variation for the open space requirement. The petitioners are here tonight if you have any additional questions. Staff is recommending forwarding it on to the Plan Commission and ZBA for public hearings.

Chairman Deyne stated that when he served on the Overlay Committee, they specifically addressed the parking in downtown and there is sufficient parking, about 700 spots available after 6:00 pm. If the Plan Commission has any concerns, we wanted to make sure we address that concern. If we can get development north of the residential development off Railroad, that is just going to promote more foot traffic downtown with the other restaurants and bars going in the downtown.

President Wallace stated that the outdoor area is going to be fantastic, we don't have anything else like that now.

Chairman Reinke asked if we are able to make the parking spaces available at 5:00 p.m. as opposed to 6:00 p.m.



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Assistant Administrator Scott Skrycki stated that we are looking into that right now. They might open up closer to lunchtime.

Chairman Reinke stated that would be great.

President Wallace stated that he thought it was going to be a very neat place to visit. The item was forwarded on to the Plan Commission.

FINANCE AND GOLF, CHAIRMAN DEYNE

2019 Proposed Property Tax Levy

Presentation is attached to these minutes.

Finance Director Todd Dowden stated that tonight is the first step in the tax levy process and he will go over the proposed levy. The village levy's for its general fund, to pay debt service and to pay for police pension. The Village levy's one amount and the state divides it up between the three counties. Cook County is 38.5%, DuPage is 61% and Kane County is right under 3/10's of a percent. The process starts back in April when the budget is approved. A public hearing is conducted, the levy is passed and submitted to the counties and it is collected the following year. Beginning March 2020 through November is when the taxes will come in. Slide #4 on page 2 shows the 2019 proposed levy vs. the 2018 extension. The debt service figures are based on the village refunding the bonds. The total compared to last year's extension is \$126,100. Comparing it to the extension is necessary for truth in taxation.

Slide #5 on page 3 compares the 2019 proposed levy to the actual 2018 levy. The total increase is just under 1% from last year.

Slide #6 on page 3 shows the debt service levy. The 2012 bonds were mainly for the streets resurfacing program and the storm water project on North Ave. 2016 bonds were for the police station, 2017 bonds were the refunding for the fire station and the 2019 bonds number is the amount with the full \$15 million proposed. The abatement part is the sewer portion, the new money. If we did just the refunding, it would be the same as the net levy of \$3,085,405.

Slide #7 on page 4 shows the general levy from 2009 to 2019. 2011 was the last time we increased it. It was reduced in 2013 and 2014 to where we are now. The police pension levy is up \$699,000 since 2009. Debt service is up \$2 million since 2009.

The actual required contribution has increased \$347,000 from last year because we are in the second year of reducing our assumed rate of return from 7-1/8% down to 7% so that increased our contribution by \$103,000. The other area was updating our mortality



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tables. This is the first year they had tables that were based on public safety employee pensions instead of private pensions. The Society of Actuaries reviewed these tables that came out the first of the year and the village's actuary is implementing them to the funds he does calculations for and that totals \$189,000. Mr. Dowden recommends using \$200,000 the village has in surplus income from the fiscal year 2019 general fund to gradually increase to where we will make up for the changes in the mortality tables. The extra revenue mainly came from income taxes. When we budgeted for the fiscal 2019 income taxes, we were expecting the state to reduce the income taxes another 5%. Instead they left it at a 5% reduction, so we ended up with an additional \$300,000 in income taxes we were not expecting. The general fund was also under budget in most of the departments, but in particular, the police fund, due in part to retirements which affects our police pension levy. Overall, the general fund unrestricted balance was only down \$442,000 and that was after the transfer for our police building of \$1,100,000. We have an additional \$600,000 in the general fund, which is why he is proposing we use \$200,000 from the general fund to temper the increase from the levy this year, but it should be a one-time thing and not something to get used to.

Chairman Reinke confirmed that if this is a one-time reduction, we need to be prepared in next year's budget for the bump.

Mr. Dowden stated that was correct, next year it will go up. When they change the tables, it isn't just a onetime increase, we need to be funded 90% by 2040 so they take that increased liability and spread it out over the remainder of the 21 years that are left.

Mr. Dowden continued with the presentation stating that EAV factors into the tax rate. In 2018, the Cook County tax EAV reduced 2.7%, DuPage County increased 3.9%. This year he is estimating Cook County at 10% because it's the triannual year. In 2016, Cook County increased 17%. The 10% would be a little less than what DuPage County has been increasing over the last three years. Last year, DuPage County was 3.9% and he is estimating about the same 4% for DuPage County for this year, which is why the total increase is estimated at 6%. 93% of the villages EAV is residential so that is one thing that factors into it.

President Wallace stated that it is interesting that will all the building that has been going on, we are still \$200,000,000 less in EAV than in 2009.

Mr. Dowden stated that based on the estimated EAV and our levy, the tax rate would be 1.1 and last year would be 1.2, so it is down. In DuPage County with the 61% levy, the rate was .95 last year and will be .92 this year. The villages overall combined rate is .97 down from just over 1 last year.

Slide #14 and #15 on pages 7 and 8, it shows the village is just under 10% of a tax bill for Cook and DuPage Counties. The next step in the levy process is to advertise a public



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hearing. It will be at the next meeting on November 5th and the estimated levy will be set. It is scheduled to be adopted the first meeting of December and it needs to be filed by the 24th of December.

Municipal Cannabis Retailer's Occupation Tax

Mr. Dowden stated that he does not have any specific number for this, there are a lot of estimates out there. With the legalization of cannabis, they also gave the municipalities the authority to pass a home rule sales tax and a local sales tax. The maximum is 3%, so staff is recommending we make an update to the municipal code to collect this 3%. The village can't do that until after the 1st of the year and the earliest that the state will start collecting this tax is September. Since we are not in phase one, we will not be budgeting for any revenue in the 2020-2021 fiscal year.

Chairman Deyne stated that once that revenue starts to roll in, he would like to see the village do something positive with it like what we do with the gaming revenue and the Bartlett Economic Development Assistance program.

President Wallace moved to adjourn the Committee of the Whole Meeting. That motion was moved by Chairman Deyne and seconded by Chairman Hopkins.

ROLL CALL VOTE TO ADJOURN THE MEETING

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

MOTION CARRIED

The meeting adjourned at 7:53 p.m.

Sam Hughes
Deputy Village Clerk