



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
October 05, 2021**

CALL TO ORDER

President Wallace called the Committee of the Whole meeting of October 05, 2021 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:23 p.m.

ROLL CALL

PRESENT: Chairmen Deyne, Gandsey, Gunsteen, Hopkins, President Wallace

ABSENT: Chairmen Reinke, Suwanski

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Sr. Management Analyst Samuel Hughes, Management Analyst Joey Dienberg, Finance Director Todd Dowden, Director of Public Works Dan Dinges, Public Works Engineer Bob Allen, Planning & Development Director Roberta Grill, Golf Pro Phil Lenz, Deputy Chief Jim Durbin, Deputy Chief Geoff Pretkelis, Village Attorney Bryan Mraz and Village Clerk Lorna Giless.

BUILDING & ZONING, CHAIRMAN HOPKINS
Clover Communities Concept Plan

Planning and Development Services Director, Roberta Grill stated this is a concept review for a 119-unit market rate senior independent living development, just over 10 acres on the west side of Rt. 59 and south of Schick Rd. The building would contain four 1-bedroom units and 115 2-bedroom units. The proposed three-story building would consist of a combination of brick and siding on all building elevations with each unit having a patio or balcony. The site plan identifies 121 parking spaces and this does exceed the zoning ordinance requirement of 40 spaces. The development proposal identifies a right-in-right-out on Rt. 59, a connection to the private drive up north and a potential future cross access point to the land to the south. The petitioner has submitted an impact analysis for the proposed use change from commercial to multifamily senior housing.

Chairman Hopkins stated he liked the plan, he thought it was very well thought out and definitely a need that would fill what Bartlett is looking for.

Chairman Gunsteen asked if the only access is off of Rt. 59.

Ms. Grill stated there is proposed access on the north private drive in the back and staff asked for a third access point leading to the property to the south.

President Wallace asked how many properties they operate.



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Beth Ernat, Development Director of Clover Group stated they operate 60 properties. They are hoping to open one in Crystal Lake as well, and these two would be their first properties in Illinois. They have been doing this work for over 35 years. They exclusively do senior market rate independent living. They find a niche market where they are not the cruise ship lifestyle property and they are also not the rent subsidized property. They do not provide medical services. They love the location of the property, think they will be good neighbors to the residential they are near.

Chairman Deyne asked what rents would be.

Ms. Ernat stated rents would average around \$1,600 per month.

Chairman Gunsteen asked if there was an age requirement.

Ms. Ernat stated it is 55 years and older.

President Wallace asked if staff proposed any other sites for this concept. He stated the only reason he brings it up is because Rt. 59 is the golden throne for where Bartlett will find any more retail.

Ms. Grill stated this site has attracted several senior housing projects.

President Wallace asked if there are any other 10-acre plots tucked away somewhere.

Ms. Grill stated that they always try to give several spot options when they meet with developers and this was their number one choice.

President Wallace stated that is his only concern. We would be putting this use on the busiest highway we have that would not be heavily tax generating. This is one of the few areas in Bartlett we have left that we can market for prime retail.

Ms. Ernat stated that one of the limiting factors to this property is that it is a right-in-right-out onto Rt. 59. The other access is past 7-Eleven, connecting with the dental office parking lot. They are a very low traffic user so they won't have an issue with this.

President Wallace stated any retail you see up and down Rt. 59 is a right-in-right-out.

Chairman Gunsteen asked why they chose this property and what other ones did they look at in town.

Ms. Ernat stated they did look at other properties, but this property was marketed specifically to them by the property's owner and have had a couple of proposals on the land that were residential in nature.



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President Wallace asked if their operation takes up the full ten acres.

Ms. Ernat stated no, they can fit pretty comfortably on 6-7 acres.

President Wallace stated the previous concept on this site was the 55 and older in the back and retail all along the front.

Ms. Ernat stated there is a pretty significant wetland in a large portion of the front of that site. It would be prohibitive for development, but they would be willing to parcel the property to the south closer to Army Trail Road.

Chairman Gunsteen asked if there was anything planned for the corner of Army Trail Road and Rt. 59 and is it the same owner.

Ms. Grill stated it is unincorporated and it is not the same owner.

Chairman Hopkins stated that is all he has under Building and Zoning.

FINANCE & GOLF, CHAIRMAN DEYNE
Proposed 2021 Property Tax Levy

Finance Director, Todd Dowden stated the proposed property tax levy starts with the budget process. In April, when the budget is passed, it includes funding for the general fund, debt service and police pension contributions. It is divided between the three counties. The new budget year begins in May, in the fall staff starts to review the property tax levy and then collect the money next year.

For truth in taxation purposes, it would be an increase of .79% which is the percentage change for the corporate levy and police pension levy. The total decrease would be .05% below the extension from last year. In terms of the comparison for the levy from this year and last year, there is an increase of \$86,000 in the general fund for the brush pick up program. The police pension levy is increase \$135,718 or about 6.5% and our debt service levy is staying just \$2,174. That is a total increase of \$223,892 or just under 2%. Our debt service levy which includes the total general obligation bonds is \$4,700,000. The abatements 2017 bonds for the fire station from the village is \$249,066. The 2019 GO Bonds are the 2019 refunding bonds and we abate the portion that is paid through the sewer fund so the total net levy of \$974,000. The 2021A bonds are the bonds issued for the DuPage Water Commission refunding and is all paid from the water fund. The 2021B bonds are the 2012 bonds that were refunded. Those were for the streets project and storm water sewer project on North Ave. The total net levy is \$2,944,649.



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Going back in history, in 2012 our general levy peaked at \$7,058,094. We are down \$539,000 from that. We were flat for quite a while at \$6,432,000 and this year we are increasing \$86,000. For our police pension levy, we had a good year of returns last year at 25%. These investments will be consolidating with the rest of the downstate police pension funds in the spring/summer of 2022.

Chairman Hopkins clarified that our police pension fund had a return of 25% last year.

Mr. Dowden stated that was correct. Our funds are invested 65% in the stock market and the rest of it in fixed. For actuarial and funding purposes, this large increase is spread out over three years. We budgeted for \$3,500,000 and it was our goal for the assumed rate and we received closer to \$11,000,000 in investment income. That remaining will be spread out over the next two years.

President Wallace stated that now we have to mix this fund with all the other funds downstate. They claim that the fees will be so much less that we will get a higher return, but that is not going to be the case if we are getting a return like this.

Mr. Dowden stated that we did really good last year and it will really help the smaller funds more than the bigger funds. We can invest 65% in the stock market and smaller funds, less than \$10,000 in investments are restricted. He didn't think it would hurt us any, but it should help the smaller funds.

President Wallace stated that we should put a marker down to say this is when the funds were transferred over into the state program and do some averages to see our returns.

Mr. Dowden stated that the total increase of the pension fund contribution was \$135,000. We are still reducing the rate of our assumed investment return. It is going from 7% to 6.875%. We started this off at 7.5% and we have been going down 1/8%, although we did take last year off. This will not increase our expenses, just fund it earlier up front which will help us receive investment returns on the money that is in our fund.

President Wallace asked what percentage we are at.

Mr. Dowden stated we are at 75% and it needs to be a 90% funded by 2040.

President Wallace asked what 75% compares to most of the surrounding villages.

Mr. Dowden stated we are doing better than most. We would be higher if we had not reduced the assumed rate of return. We had a number of retirements in 2019. We did not have any in 2021, but we have had a number of retirements since then. We had four new hires to tier 2 which increases our contribution a little bit which was offset by our



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investment returns. Currently, we have 23 in tier 2 out of 58 activated in the police pension fund so almost half are tier 2 and those benefits are quite a bit reduced.

Mr. Dowden continued, for the equalized assessed value, he is estimating we will be \$1,235,944,000. We are still not at the peak of the housing market before the crash. We peaked in 2009 with an EAV of \$1,356,000,000 so we are still \$130,000,000 below where we peaked. This does not include the big buildings out in Brewster Creek TIF so there is an estimated \$70-80 million in EAV out there. The 2024 levy will include Brewster Creek. He is estimating 3% Cook, 4% DuPage. Over this last year, Cook County was only at .07%, DuPage increased by 3.38%. The last assessment in Cook County was 2018. We take the tax burden in Cook County which is 39%, apply that so Cook County's burden will be \$4,718,000. The rate is going to be about 1.1%, down slightly from last year. DuPage County's burden is \$7,129,000. The rate is going to be about .88%, down slightly, mainly due to the EAV going up. The combined rate stays about the same. The village makes up about 10% of the property tax bill in DuPage and Cook. The next step will be advertising for the public hearing on the 19th. The board will also approve an estimated levy and will be adopted in December by the last Tuesday in December.

President Wallace asked about how we predict EAV numbers and what the assessor's timeline is.

Mr. Dowden stated that DuPage County's EAV comes out in May and Cook County came in September.

President Wallace stated the reason he is asking is because next year he thinks we could see a very large increase in EAV because of housing prices.

Mr. Dowden stated it usually takes about three years to catch up. DuPage County after the last five years has gone up around 4%.



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There being no further business to discuss, Chairman Deyne moved to adjourn the committee meeting and that motion was seconded by Chairman Hopkins.

ROLL CALL VOTE TO ADJOURN

AYES: Chairman Hopkins, Deyne, Gandsey, Gunsteen

NAYS: None

ABSENT: Chairmen Reinke, Suwanski

MOTION CARRIED

The meeting was adjourned at 7:50 p.m.

Samuel Hughes
Deputy Village Clerk