



VILLAGE OF BARTLETT
BOARD MINUTES
November 16, 2021

1. CALL TO ORDER

President Wallace called the regular meeting of November 16, 2021 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:00 p.m.

2. ROLL CALL

PRESENT: Trustees Deyne, Gandsey, Gunsteen, Hopkins, Reinke, Suwanski and President Wallace

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Economic Development Coordinator Tony Fradin, Sr. Management Analyst Sam Hughes, Management Analyst Joey Dienberg, Finance Director Todd Dowden, Public Works Director Dan Dinges, Planning & Development Director Roberta Grill, Grounds Superintendent Matt Giermak, Chief Patrick Ullrich, Deputy Chief Geoff Pretkelis, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

3. INVOCATION – Father Chris Ciomek, St. Peter Damian Catholic Church gave the invocation.

4. PLEDGE OF ALLEGIANCE

5. CONSENT AGENDA

President Wallace stated that all items marked with an asterisk on the Agenda are considered to be routine and will be enacted by one motion. He further stated that there will be no separate discussion of these items unless a Board member so requests, in which event, that item will be removed from the Consent Agenda and considered at the appropriate point on the Agenda. He asked if there were any items a Board member wished to remove from the Consent Agenda, or any items a Board member wished to add to the Consent Agenda.

Trustee Suwanski stated that she wanted to remove Item 12.C.1. (Resolution Endorsing the 2021 Climate Action Plan for the Chicago Region) from the Consent Agenda.

President Wallace stated that there are some questions regarding the wording of that Resolution and they would possibly Table this item until a future meeting.



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President Wallace then recited each item that was on the Consent Agenda, including the nature of the matters being considered and other information to inform the public of matters being voted upon. He then stated that he would entertain a motion to Amend the Consent Agenda, and the items designated to be approved by consent therein.

Trustee Deyne moved to Amend the Consent Agenda and that motion was seconded by Trustee Suwanski.

ROLL CALL VOTE TO AMEND THE CONSENT AGENDA AND CONSENT ITEMS THEREIN

AYES: Trustees Deyne, Gandsey, Gunsteen, Hopkins, Reinke, Suwanski
NAYS: None
ABSENT: None
MOTION CARRIED

Trustee Deyne moved to Approve the Amended Consent Agenda and that motion was seconded by Trustee Gunsteen.

ROLL CALL VOTE TO APPROVE THE AMENDED CONSENT AGENDA AND CONSENT ITEMS THEREIN

AYES: Trustees Deyne, Gandsey, Gunsteen, Hopkins, Reinke, Suwanski
NAYS: None
ABSENT: None
MOTION CARRIED

6. MINUTES – Covered and approved under the Consent Agenda.
7. BILL LIST – Covered and approved under the Consent Agenda.
8. TREASURER'S REPORT

Finance Director Todd Dowden stated that this was the September 2021 Treasurer's Report. He stated that the Municipal Sales Tax Report through September 2021 totaled \$325,874 and it was up \$92,585 from the prior year due to the online sales tax collection changes. Motor Fuel Tax distribution through September 2021 totaled \$142,475 which was up \$10,416 from the prior year. It is still down from two years ago but is getting closer to normal.



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9. PRESIDENT'S REPORT

A. President Wallace read a Proclamation honoring a prominent Bartlett resident Ruth Beckner on her 90th Birthday.

10. QUESTION/ANSWER: PRESIDENT & TRUSTEES - None

11. TOWN HALL

Peggy Deyne, 511 W. Morse

Ms. Deyne stated that she wanted to bring attention to the Bartlett Public Library. This week is Patron Appreciation Week at the library and will run through November 20th. They have many giveaways and would like people to come in and check out the library. They have a lot of exciting things going on. For those that have not been into the library in a long time, please enjoy yourselves. Let them know what you want from your library and give them some feedback so they can improve and build upon what they already have. It's truly a magnificent development that Bartlett is favored to have. She left a few surveys and would like input so they can improve their services.

Maureen Glowacki, 109 N. Chase

Ms. Glowacki stated that she has been a resident for 43 years. She stated that she was a member of Bartlett Women's Club and the library is a wonderful place. They sponsored the library when it was a volunteer library and have continued to do so. She has always felt very welcomed there and everyone is very helpful. She feels that she gets the most bang for her tax dollars from the library.

She asked the board about parameters for the BEDA grant and stated that it upsets her when they have places like the Bartlett Tap that the village gave grant money to for renovations. Since it has since closed, she felt that there should be certain parameters, whereas the business must be viable for one year or more before they give any money to them. It really upset her that the village gave thousands of dollars to them.

Tom Ferris, 362 Ashford Circle

Mr. Ferris stated that he is proud to be a resident and they have lived there for almost two years. He spoke about the Fairfax Commons subdivision and stated that it is maintained extremely well. The homeowner's association rules and regulations are very strict and enforced to the maximum. He is asking the village to help with maintenance of the utility closure boxes located on both sides of Fairfax Lane, between Penny and East and West Fairfax Circle. Several of the utility boxes need to be replaced or repaired and they are an eyesore. Their appearance reflects very poorly on our fine village. He showed pictures



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of ones falling over and rusty. Some have exposed electrical wiring. He recommended the board drive by and take a look.

Public Works Director Dan Dinges stated that it is ComEd, Comcast and AT&T and he will reach out to all of them to make repairs.

12. STANDING COMMITTEE REPORTS

A. BUILDING & ZONING COMMITTEE, CHAIRMAN HOPKINS

Trustee Hopkins stated that Ordinance 2021-105, an Ordinance Granting a Special Use Permit for 955 S. Route 59 was covered and approved under the Consent Agenda.

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GANDSEY

Trustee Gandsey presented Resolution 2021-106-R, a Resolution Endorsing the 2021 Climate Action Plan for the Chicago Region.

Trustee Suwanski moved to Table Resolution 2021-106-R a Resolution Endorsing the 2021 Climate Action Plan for the Chicago Region and that motion was seconded by Trustee Deyne.

ROLL CALL VOTE TO TABLE RESOLUTION 2021-106-R, ENDORSING CLIMATE ACTION PLAN FOR THE CHICAGO REGION

AYES: Trustees Deyne, Gandsey, Gunsteen, Hopkins, Reinke, Suwanski

NAYS: None

ABSENT: None

MOTION CARRIED

C. FINANCE & GOLF COMMITTEE, CHAIRMAN DEYNE

Trustee Deyne presented Resolution 2021-102-R, a Resolution Approving Development Incentive Agreement Between the Village of Bartlett, Bartlett Automotive Mall, LLC and Loquercio Automotive, Inc.

The Development Incentive Agreement (the "Incentive Agreement") is essentially a sales tax sharing agreement among the Village, Bartlett Automotive Mall, LLC (the "Developer") and Loquercio Automotive, Inc. (the "Dealership") whereby the Village agrees to rebate 50% of the sales taxes generated by the two auto dealerships, Hyundai and Genesis, proposing to relocate from Elgin to the Barrington RV property on Lake Street (the "West



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Property”) and upon which the Developer is proposing to construct two separate dealership buildings, and to lease the 10.6123 acre former Groh Camper & Knaack parcel owned by the Village (the “Village East Property”) to construct a parking lot on it to store vehicle inventory of the dealership. The sales tax sharing period has been reduced from 22 years to 18 years.

Trustee Deyne moved to approve Resolution 2021-102-R, a Resolution Approving Development Incentive Agreement Between the Village of Bartlett, Bartlett Automotive Mall, LLC and Loquercio Automotive, Inc. and that motion was seconded by Trustee Hopkins.

ROLL CALL VOTE TO APPROVE RESOLUTION 2021-102-R, APPROVING DEVELOPMENT INCENTIVE AGREEMENT WITH BARTLETT AUTOMOTIVE MALL AND LOQUERCIO AUTOMOTIVE, INC.

AYES: Trustees Deyne, Gandsey, Gunsteen, Hopkins, Suwanski

NAYS: None

ABSENT: None

ABSTAIN: Trustee Reinke

MOTION CARRIED

Trustee Deyne presented Ordinance, 2021-103, an Ordinance Authorizing a Vacant Land Lease with Option to Purchase for Real Estate Owned by the Village of Bartlett Which is no Longer Necessary, Appropriate, Required for the Use of, Profitable to, or For the Best Interest of the Village, for the 10.6123+/- Acre Parcel of Property Located at the Southwest Corner of IL Rt. 20 and IL Rt 59, Bartlett, IL

The Lease is for a 10-year term, with three renewal terms of five years each. The Lease allows the Developer to construct a parking lot on the Village’s East Property if the Village later approves of the requested zoning for that property. The Developer will lease the Village’s East Property to store new and used car inventory generated by the Hyundai and Genesis dealerships on the West Property, called the “Companion Site” in the Lease, or from another future dealership in Bartlett, or the Dealership’s affiliates (the latter limited to 25%) meaning once the parking lot is constructed on the Village’s East Property, 75% of the cars stored on it must be from dealerships located in Bartlett (the “Use Restriction”).

Under the Lease the Developer has an option to purchase the Village’s East Property, but if it does not do so before the Village has received \$7,000,000 in sales tax (\$14,000,000 x 50%), it must pay \$250,000 to the Village for the property. However, if the Developer waits to exercise its option until after it hits the \$14,000,000 in sales tax, i.e., \$7,000,000 to the Village, then the purchase price is \$1,000, but the Use Restriction



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would then become a Restrictive Covenant upon the property even if the Developer becomes the new owner of the Village's East Property. Likewise, if the Village does not approve of the Developer's zoning requests for both the Village's East Property and the West Property/Companion Site and close on the purchase of that site, the Lease is voidable.

Trustee Deyne moved to approve Ordinance, 2021-103, an Ordinance Authorizing a Vacant Land Lease with Option to Purchase for Real Estate Owned by the Village of Bartlett Which is no Longer Necessary, Appropriate, Required for the Use of, Profitable to, or For the Best Interest of the Village, for the 10.6123+/- Acre Parcel of Property Located at the Southwest Corner of IL Rt. 20 and IL Rt 59, Bartlett, IL and that motion was seconded by Trustee Hopkins.

ROLL CALL VOTE TO APPROVE ORDINANCE 2021-103, AUTHORIZING A VACANT LAND LEASE WITH OPTION TO PURCHASE REAL ESTATE OWNED BY THE VILLAGE OF BARTLETT

AYES: Trustees Deyne, Gandsey, Gunsteen, Hopkins, Suwanski,
President Wallace

NAYS: None

ABSENT: None

ABSTAIN: Trustee Reinke

MOTION CARRIED

Trustee Deyne stated that the Computer Replacement Program Purchase was covered and approved under the Consent Agenda.

D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN GUNSTEEN

Trustee Gunsteen presented Ordinance 2021-104, an Ordinance Creating a Class A Liquor License.

Trustee Gunsteen moved to approve Ordinance 2021-104, an Ordinance Creating a Class A Liquor License and that motion was seconded by Trustee Deyne.

Trustee Suwanski verified that this is a change of ownership and the past owner had a Class F Liquor License. She asked what the difference was.

Sr. Management Analyst Sam Hughes stated that it is the same license except the hours start at 10:30 a.m. and they are a little shorter in the evening.



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ROLL CALL VOTE TO APPROVE ORDINANCE 2021-104 CREATING A CLASS A LIQUOR LICENSE

AYES: Trustees Deyne, Gandsey, Gunsteen, Hopkins, Reinke, Suwanski
NAYS: None
ABSENT: None
MOTION CARRIED

E. POLICE & HEALTH COMMITTEE, CHAIRMAN SUWANSKI

Trustee Suwanski stated that there was nothing to report.

F. PUBLIC WORKS COMMITTEE, CHAIRMAN REINKE

Trustee Reinke stated that there was nothing to report.

13. NEW BUSINESS

- A. President Wallace stated that Cheo House Mexican Grill & Bar Corp has applied for a Class A Liquor License which allows for the retail sale of beer, wine and liquor.

He stated that if there were no objections from the Board he would issue the Class A Liquor License. No Trustees stated any objections and President Wallace stated that he would issue that license.

14. QUESTION/ANSWER PRESIDENT & TRUSTEES

Trustee Deyne stated he wanted to thank staff and the mayor for how diligent they were with the efforts to secure the Bartlett Automotive Mall. The two automotive dealerships are really going to be a "shot in the arm" for the Village of Bartlett. The only thing left to secure is a hotel to meet the strategic plan goals.

15. ADJOURN

President Wallace stated that the Board will adjourn and there will be a Committee of the Whole meeting immediately following.

There being no further business to discuss, Trustee Deyne moved to adjourn the regular Board meeting and that motion was seconded by Trustee Gunsteen.



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ROLL CALL VOTE TO ADJOURN

AYES: Trustees Deyne, Gandsey, Gunsteen, Hopkins, Reinke, Suwanski
NAYS: None
ABSENT: None
MOTION CARRIED

The meeting was adjourned at 7:27 p.m.

Lorna Giless
Village Clerk