



VILLAGE OF BARTLETT COMMITTEE MINUTES September 19, 2023

CALL TO ORDER

President Wallace called the Committee of the Whole meeting of September 19, 2023 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, Suwanski, President Wallace

ABSENT: Chairman LaPorte

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Sr. Management Analyst Samuel Hughes, Management Analyst Joey Dienberg, Finance Director Todd Dowden, Public Works Director Dan Dinges, Assistant Public Works Director Tyler Isham, Public Works Engineer Bob Allen, Planning and Development Director Kristy Stone, Grounds Superintendent Matt Giermak, Police Chief Geoff Pretkelis, Deputy Chief Will Naydenoff, Village Attorney Kurt Asprooth and Village Clerk Lorna Giles.

BUILDING AND ZONING COMMITTEE, CHAIRMAN GUNSTEEN **Alan Horticulture Concept Plan**

Chairman Gunsteen presented the item.

Ms. Stone: The Blue Heron Business Park was annexed in 2003. As part of the development agreement, the property was divided into four development areas. Each development area has its own set of permitted uses. The properties along West Bartlett Road were designated for commercial use only. The applicant is now requesting to change development area one so that it extends south all the way to West Bartlett Road. This is directly across from the Bartlett Point West subdivision. Because this is a change from their approved development plan, and zoning allowances, we wanted the board to provide feedback before they go through the full development application process. Landscape yards are only permitted in industrial districts, so that use would be prohibited here in its current form.

President Wallace: I think we're probably talking about these nursery's, there's a few of them around here. Is this going to be like Platt Hill?

Ms. Stone: It will be more like what Siebert is where they do commercial landscape projects. The applicants are here.

President Wallace: Will it be open for retail customers to come in and buy mulch?

Ms. Stone: No, it's mainly a contractor's yard. They have most of their trucks stored there. They don't really have a lot of landscape product.

Chairman Hopkins: Do you see any issues with the site plan?



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
September 19, 2023**

Ms. Stone: Staff had some concerns regarding the materials that would be stored and whether there might be any odor issues, particularly if decomposing materials are involved, which could potentially affect nearby residents.

Chairman Hopkins: Have these concerns been addressed?

Ms. Stone: The applicants are present today. We have established standards, and they have indicated their willingness to adhere to them. However, there is currently no verification in place.

President Wallace: Have there been any other expressions of interest or plans for that site? It borders the IDNR property.

Ms. Stone: That's correct. Since 2003, we haven't received any applications for this property.

Chairman Suwanski: Should we expect an increase in truck traffic on West Bartlett Road?

Ms. Stone: The increased traffic would primarily consist of their landscape vehicles.

Chairman Deyne: Are there plans for business operations during the winter months?

Mr. Kelly: Hello, I'm Dean Kelly, the petitioner representing Abbott Land and Investment Corporation. I'm joined by Mr. Huber, the owner of Alan Horticulture, and the architect, Chuck Smith from Arete Design. They have completed several projects in Brewster Creek, which some of you may be familiar with. If you have specific questions about the operation, Mr. Huber can address them. As for the design aspects, Chuck can provide details. It's worth noting that this project is quite similar to Siebert, another commercial landscaping company. As you can see on the plan, material storage is located at the far north end of the site, well-buffered by the building and other landscaping elements. It is adjacent to the Traffic Control and Protection yard. The storage is relatively minimal and mainly consists of bins for mulch, occasional landscape stock, and a couple of areas with concrete pads for salt storage. Most of the yard space will be used for the trucks that will serve their clients. It's important to clarify that this isn't a constant flow of trucks in and out, as you might find in a truck terminal.

President Wallace: Where is the business currently located?

Mr. Kelly: I'll invite Mr. Huber to provide more information.

Mr. Huber: The business right now operates in Batavia at Fabian Parkway and Kirk Road. We also have a location in Hampshire, Illinois, as well as our corporate offices are in an office building in Warrenville, Illinois. We're essentially looking for Bartlett to become kind of a central hub for those locations to come together.

President Wallace: I think one of the trustees asked what about wintertime. What kind of activity would be expected in the winter?



VILLAGE OF BARTLETT COMMITTEE MINUTES September 19, 2023

Mr. Huber: We do snow removal in the winter. We're a strict commercial landscape and snow removal company. We do a lot of HOA townhome complexes, a lot of our winter operations are direct report, we keep equipment on a lot of those sites. During winter, there will be some in and out in the yard when snow is active, but for the most part our equipment goes out in the morning and returns at night.

President Wallace: I think it's a good spot for a business like that, right next to the IDNR.

Chairman Deyne: I looked at the building that you have here and the number of trucks. I was concerned about the storage in the wintertime, which has been answered. I don't have an issue with this at all, I think it's a good plan. The other question I have is, if you get approval from the board, how long will it take you to construct this and move forward to start storing equipment? Would it be done by the spring?

Mr. Huber: Dean and my builders can answer that, but I believe we're looking at the third quarter of 2024.

Mr. Kelly: We're going to have to come back, go through the formal process, design the building, and get permits, so we probably won't be able to start until the spring.

Mr. Huber: Our intent would be to move it forward as soon as the weather breaks in spring.

Chairman Suwanski: The information you have here as far as trucks coming in and out, does that incorporate the consolidation of the other locations?

Mr. Huber: That's correct. We are designing the space to incorporate the other locations.

Chairman Hopkins: Approximately how many feet away from the nearest resident is it?

Ms. Stone: It's approximately 300 feet to the back of the house.

President Wallace: Is there a fence along that north side of West Bartlett or not?

Ms. Stone: There is a four-foot-tall fence.

Chairman Gunsteen: How tall is the fence that's going to encapsulate the yard?

Mr. Kelly: We will meet whatever the ordinance is, I think they're either six or eight feet.

Chairman Gunsteen: They are a landscaping company, so their landscaping should look nice.

Mr. Kelly: It will look fantastic.



VILLAGE OF BARTLETT COMMITTEE MINUTES September 19, 2023

Chairman Gunsteen: I was happy to see that the building doesn't look like a block or a precast building and has windows in it. The facade on it has a little bit more of a commercial, not industrial look. It's set back from the street quite a bit, I like that as well.

Mr. Kelly: We may move that to the south and eliminate one of the rows of parking because he has a lot more parking than he probably needs. It will still meet the ordinance, but it will shift a little bit to the south.

COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN SUWANSKI **Issa's Venezuelan Food BEDA Application**

Chairman Gandsey introduced the item.

Juhan: Good evening, my name is Juhan, translating for Ms. Louisa Estrada and Mr. Carlos Escalona, they are the owners of Issa's Venezuela restaurant. We are here to answer any questions about the business.

President Wallace: How long has the restaurant been open in Hanover Park?

Juhan: One and a half years.

Chairman Suwanski: I've had your food and it's fantastic. Does our application need to be in Spanish from a liability point of view?

Village Attorney Asprooth: Not necessarily, if they are going to be signing off on it, the obligation is on them to make sure that they do their own due diligence and go through and read it and understand it. They would have their own interpreter, or their own legal counsel go through and be able to explain it to him in Spanish, so I don't see any liability on behalf of the village.

Chairman Gandsey: I've been in there once, it looks very nice. Do you plan on getting a liquor license or gaming?

Juhan: Well, they are trying to get the liquor license. They do not plan to have gaming.

The item was forwarded on to the next board meeting.

COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN SUWANSKI **Lake Street TIF Eligibility Report**

Chairman Gandsey introduced the item.

Mr. Brown: Good evening, I'm Lee Brown. I'm president of Teska Associates and we've been providing planning assistance to the village since 1982. This is an informational meeting. We're not asking you to take any action, we wanted to bring you up to date on the status of the eligibility and next steps. I know many of you are quite familiar with TIF, but I wanted to go over it briefly so that the public follows along and understands how this works. Tax Increment Financing is an



VILLAGE OF BARTLETT COMMITTEE MINUTES September 19, 2023

economic development technique that allocates future property taxes from a designated area to pay for project improvements within that area. The project lasts for up to 23 years. The overall purpose is to eliminate or prevent blight through redevelopment, to promote economic development consistent with the comprehensive plan, and to enhance the villages tax base. We hope to create what's called a virtuous cycle. That is a cycle that starts in one point, builds on itself, and reacts repeatedly to increase the value of properties. It most often starts with public investment that encourages private investment. That private investment increases the value of property. That increased value property pays more taxes which are collected specifically to benefit only the properties within that tax increment district. As it goes around and round, we build more value, more vitality in the district, and we improve the overall value of the community as a whole.

This is a chart that explains over a period of time, with values increasing over time, the collection of value over a base that is determined in the year of the adoption of the district. Those increases in taxes that are paid because private investors invest in their property with new buildings or more uses, that increase in value, is collected and is available to use for eligible projects within the TIF district itself. The example here says that if the existing value of a property within a tax increment district was \$100,000 in equalized assessed value, and if there was an increase on that property, a massive construction and EAV increases \$1 million, the new EAV would be \$1.1 million. When the adoption of the district occurred, it would have been paying \$12,375 a year in taxes. If that \$1 million increase in value was to occur, you would see \$136,125 paid in taxes annually on that increase. Overall, the difference between what was paid in the beginning and annual basis would be \$123,000 in taxes available to make payments, to construct public improvements or to assist private developers improving their properties. The red line on the map is a boundary. The area includes a considerable portion of properties that are owned by the State of Illinois Department of Transportation that were collected at the time for an anticipated Elgin O'Hare Expressway and the connection or ramps to that expressway. It sits farmed, but not developed. It also includes a retail plaza at Oak Avenue and Lake Street. It includes two schools and includes additional access along Lake Street, including an undeveloped property that has been proposed at various times for development. It also includes a triangle right here that sits outside the village itself. It's unincorporated. Unless or until that were to be annexed, it can't be in the TIF district. One of the questions that we'll have some discussion on tonight is in terms of timing, whether or not the village should take the time to negotiate with those property owners to encourage them to annex to the community so that they could become part of the TIF district and benefit by the TIF district. Without that we would have to exclude them and potentially add them later.

Chairman Gandsey: We meet the eligibility, but how do you determine probability of success of a TIF?

Mr. Brown: History to begin with. There are 1,200 or so TIF districts in the state. They break into two general categories, those that are driven by a specific project that was brought to the community before the TIF was created, and those that were established to encourage redevelopment of individual properties. This is a situation where the eligibility is based in part, on physical conditions that exist on these properties or the lack of increases in value over time. It also includes properties that are just not the most attractive or have high vacancy. This is an entry area into the village that we think is very important for it to be enhanced to present the right character of the village itself. If there is no private reinvestment in property, we will not have dollars available to encourage development. Lake Street is doing quite well to your east. Properties are



VILLAGE OF BARTLETT COMMITTEE MINUTES September 19, 2023

being redeveloped and economic development has occurred. Our properties in some cases are divided in ways that don't support common contemporary development. We would suggest that if we could assemble them into more rational sites, they might develop. The village would have the ability through the TIF district to encourage through financial assistance or public improvements, additional development on the sites.

One important thing, we will never encourage you to get too far in advance of the development itself. We're not going to suggest to you that you invest massively in public improvements that are not likely to encourage specific development. Many communities and Bartlett being one of them have often used what's known as the Pay-As-You-Go plan. This says we'll assist individual developers on properties that will increase their value and when the increment comes, it pays back our improvements, rather than massively invest in public improvements, utilities, etc, and incur debt and have to rely on future development to be paid off. Ultimately, we will be bringing to you a redevelopment plan. That plan states what the village would do to encourage development. It will list things that are required by the act, but fundamentally it will include the boundaries of the TIF district, the current equalized assessed value of properties, the anticipated equalized assessed value if development occurs, and we looked at our site-by-site basis what that might be, and the budget that would be available to make improvements.

We'll show you that at a later time, but the budget essentially creates a cap over which you can't exceed without going back to the public for approval. This process is specifically laid out very detailed in terms of its timing and the steps that need to be taken before it becomes available as a TIF district. Ultimately, the Village Board must make a finding that if it weren't for the TIF, development will not occur. That's the But-For Test. But for TIF, this will continue along the same pattern as it has been, and that is essentially, a loss of value and loss of activity. You have an initial report that we're calling a draft, and I'll explain why. We like to take this in at least two steps. The first step says, do we think it meets all the standards that the state has put in place for eligibility? We bring that to you and suggest that it does and encourage you to take the next step which is to establish that redevelopment plan. If it didn't meet the eligibility, we would say stop, don't go forward.

We have at least five (5) of the thirteen (13) characteristics that are examined. You need to document at least three (3) of the characteristics for it to be eligible. In this case, we've documented dilapidation, deterioration of physical improvements, excess of vacancy of properties, a lack of community planning, which is a technical term related to when your first comprehensive plan was put in place and whether these properties developed without that plan, and then ultimately the decline or relative decline in equalized assessed value. That one's important and part of the reason we're in draft mode is that Cook County has delayed the determination of the overall EAV for the village itself. It's doing that until it has said, December 1, 2023. When we look at the statutory requirements for this one characteristic decline or relative decline in EAV, we're allowed to look at five years in its past, for the value of the properties within the TIF district, compared to the village as a whole. Compared to consumer price index, in three (3) of the five (5) years you see an actual reduction in value or a relative reduction in value, and it's another eligibility characteristic. We've already shown the area is eligible, but we'd like to document all of these. Until December 1, 2023 when the overall EAV for the village is authorized, determined, and complete, we won't know what the final year is. In the chart it shows that the increase in value of the village between 2017 and 2018 was 1.74% compared to negative 1%, in



VILLAGE OF BARTLETT COMMITTEE MINUTES September 19, 2023

the area that we're studying. Again in 2021, that area we're studying was an actual decline in EAV. The village increased at 4.7%.

The list of eligible project costs lets you create plans, study properties, and make sure that the intent for redevelopment can be followed in the future. It allows for financially buying or improving properties for public improvements, whether they be underground or on site. It allows for financial costs for other taxing jurisdictions to be recovered, and interest costs for the developer during the process of redeveloping a site. It's a bunch of different tools that are available to the village that are explained and projected and go along with a budget in that document.

Chairman Suwanski: In the year 2019, the percent change of EAV for the project area was a 36.23% increase and the village as a whole was only a 6% increase.

Mr. Brown: Properties in this area probably changed hands and therefore there was a reassessment of individual properties. It does not make the area ineligible just because that one year it didn't decline. Again, it was three out of the five most recent years to have that relative decrease. There is a detailed step by step requirement that the village will go through and that we will guide you through. The steps in the beginning or determination of eligibility and the determination of what the plan would say we would do. That is brought ultimately to the Joint Review Board, which is a body made up of all the other taxing bodies, including the village, to evaluate whether or not eligibility and the plan are consistent with the statute. They make a recommendation, then it goes to a public hearing. After the public hearing is closed, then you have a minimum of 14 days and not exceeding 90 days before you were able to adopt it. The reason for that many lines of steps is that every step of Notice, and public awareness and intervening public discussion of this, makes this a very transparent process that the public should be aware of before the day that you would vote on it. To wrap up, tax increment financing is not a tax. It does not lay on top of the existing properties, an additional tax. It is not a tax freeze, which is to say, an individual property owner within the taxing jurisdiction, if their value goes up, they will pay more taxes. This is not freezing anybody's tax. What it does is allocate where the increases over what's being paid right now, where those can be spent and how they can be spent. TIF uses public investment to leverage greater private investment. If we can't get private investment, this is not a success. This is not a tax system, by which you only make public improvements to benefit the public as a whole, it has to be used to increase value of property. Unlike other economic development tools, the tax rates are the same whether inside or outside of the TIF district. You will pay the same property taxes, whether you are inside the district or outside of the TIF district. An identical house on an identical property or an identical business is paying the same taxes. It's based on where the tax is and how the taxes are used, not how much is available.

Chairman Gandsey: Great. Thank you, Lee. Are there any other questions?

Chairman Suwanski: If we're over 15 years into this and the district is not developing the way we had anticipated, can we get out of this?

Mr. Brown: The statute says a maximum of 23 years. Many municipalities close the districts early when their debt or other responsibilities are paid for. If there are no projects and no encumbrances on the village to pay for improvements or anything like that, the statute actually



VILLAGE OF BARTLETT COMMITTEE MINUTES September 19, 2023

says you have to close the district early. We only make this available for the 23 years with the anticipation that it takes time to collect the revenue that is able to pay for public improvements. The magic of 23 years was that essentially the first three years we're getting it in place. Potentially the first project occurs, and the taxes don't get paid for a period afterwards. Municipalities often budgeted for a 20-year bond or a 20 year investment that would be paid off over that period of time.

Chairman Suwanski: We could use our branding consultant to get some interest in the area during those three years.

Mr. Brown: There's no assumption that you would incur debt to do this. If we do this, right, we're making use of the developers own money to make improvements that will pay back the developer. Many communities are finding that notes rather than bonds allow for the developer to put up the money and get paid back over that 23 year period.

Chairman Suwanski: Asked if the increase in the taxes from the base to the increase, is set aside to be allocated for the different developers and projects.

Mr. Brown: It is required to be placed in a separate fund. That separate fund can only be used for eligible expenses and those expenses within the budget that you set in the document itself.

Chairman Suwanski: If you've got two or three developments happening at the same time, how is it determined which allocations go to which project?

Mr. Brown: The Village Board makes the decision. No expenditures are made without your approval. Most communities do that through an ordinance. Property owners do not get to decide, it is up to you to determine whether that's a project you want to support.

President Wallace: Do we know who owns the small triangle piece to the east of the Dunkin.

Mr. Fradin: We have been communicating with their agent.

Chairman Gunsteen: You show another triangular piece across Route 20. Is that something you're trying to encompass into this plan?

Mr. Brown: That's within the village. To the extent that it might capture increment, meaning that it might get developed, to the extent that we can provide assistance in some form, whether that be extending the sidewalks along Lake Street or something like that. The statute essentially requires the district to include properties that benefit by the district, properties that are eligible, and which would potentially generate increment to encourage the developer. We thought it made sense to include all the property on that side of Lake Street.

Chairman Suwanski: What are the other properties by Bartlett Road?

Mr. Brown: There's an abandoned gas station, a former gas station and a wooded lot next to the church.



VILLAGE OF BARTLETT COMMITTEE MINUTES September 19, 2023

Chairman Hopkins: Was there a reason the apartments were not included?

Mr. Brown: They're occupied, the site is reasonably well maintained, they don't contribute to eligibility from a physical standpoint, and I don't know that you're going to see substantial increases in the value of that whether they will be included or not.

Chairman Gunsteen: Is there enough land to be redeveloped, that is encompassed in this red outline? We know that school districts can't be redeveloped so I'm just curious if it's desirable. Also how does the realignment of Oak St. fit into this?

Mr. Brown: Village staff has had recent discussions with IDOT directly. Part of the reason to have that discussion is to consider whether or not any of the parcels that they have are needed. Whether that could be returned as an opportunity for development is to be determined. The property is eligible with or without it, but we would like to include it in the potential for it to be returned for an improvement. Particularly, the corner at Oak St. and Lake St. offers a considerable development opportunity. The comprehensive plan called for Oak Street to be relocated, so it connected through that area, which would allow a consolidation of the retail opportunity in that area. We know the school district is not being proposed for development. However, it provides contiguity to properties to the east. Without the school property, we may not be able to include these areas for development in the TIF district. We've had discussions with the school district, and they understand what we're addressing. Several communities, including the city of Chicago, and some of my other clients have always included schools in their TIF districts, because the statute allows you to assist the school district with site improvements if they are necessary. Improvements could be made on school property, if there is increment available for making a public improvement. They could be partners on this.

President Wallace: Does Tom's stand lease that property?

Ms. Stone: It's leased from IDOT.

Chairman Hopkins: There's probably not a week that goes by where I don't get a comment from a resident about how much blight there is from Park Boulevard to Route 59. I think this could be a great opportunity. This isn't something that's going to happen overnight. In 23 years, it could be something.

President Wallace: We know that there's getting some momentum on Lake Street because all the new car dealerships bring traffic. The more traffic that comes, the more businesses that we're going to be a stone's throw away from there.

Chairman Suwanski: Was Hanover Park's Lake Street area developed with a TIF?

Ms. Stone: Yes.

President Wallace: Historically, we've had two extremely successful TIF's and one that just festered along for a longest time, and nobody ever used it. We have had experience on both sides



VILLAGE OF BARTLETT COMMITTEE MINUTES September 19, 2023

of it. It really doesn't matter when you establish a TIF zone. It's more of who you can bring in versus who's there now. It's more of an attraction for new businesses. Hanover Park's TIF probably has another 15 years or so left and it's the reason why you saw those businesses going up.

Chairman Gunsteen: What constitutes contiguity between two areas of land?

Mr. Brown: That is a matter of case law, but essentially, two properties have to be physically touching and have enough area or enough boundary between them to constitute a contiguous property. You can jump rights of way and forest preserves, but you can't jump from one site to another that is separated by property that is not directly contiguous to it. They must be adjoining.

President Wallace: What is our timing on the triangle piece?

Ms. Stone: If we get the applicant to submit a petition for annexation, we've done annexations in about four to six months.

President Wallace: What was IDOT's gut feeling on their property?

Ms. Schumacher: We asked IDOT and we began the formal process for their evaluation. They told us their evaluation can take anywhere up to 18 months, but I don't feel that should be an impediment to our process.

President Wallace: There's enough other places that can get developed versus that little area. They've got to have at least 20 acres there.

Ms. Stone: The IDOT right-of-way parcel is about 26 acres and these other two parcels, are about nine total. We're looking at about 35 acres.

Chairman Suwanski: Do we still have to wait for Cook County to finalize their EAV for the village?

Mr. Brown: We have established eligibility even without that one criteria, which is the EAV criteria. It just further cements the fact in the public's mind that this is an eligible area. I think that one of the things that I've discussed with staff is the potential for allowing the staff to have the conversation with the property owners before we have a go, on whether or not they're likely to want to annex and be part of this district. I would rather not finalize the eligibility study and the redevelopment report until we've come to the conclusion that they are or are not. It's just a matter of documentation the works better if we can make that. I'm suggesting that if you allow staff to have those discussions, then we can ultimately create the map and the documentation that make certain that this is eligible and we'll move forward.

President Wallace: I think the alternative to just leaving it as is, is just not possible at this stage. I think everybody appears to be ringing the same bell.



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
September 19, 2023**

Ms. Schumacher: We have informed the school district that we are endeavoring for the TIF district, the state as well. We have done some broad strokes with the owner of the triangle pieces broker but would like to initiate a real conversation with them about whether or not they would be interested in annexing.

President Wallace: I think one of the things that we should do is everybody on this board needs to know what they want that to look like, whole corridor. So that's important when we're meeting.

Chairman Deyne moved to adjourn the Committee of the Whole meeting and that motion was seconded by Chairman Gunsteen.

ROLL CALL VOTE TO ADJOURN

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

NAYS: None

ABSENT: Chairman LaPorte

MOTION CARRIED

The meeting was adjourned at 8:16 p.m.

Samuel Hughes
Deputy Village Clerk