



VILLAGE OF BARTLETT
BOARD MINUTES
November 21, 2023

1. CALL TO ORDER

President Wallace called the regular meeting of November 21, 2023 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, LaPorte, Suwanski and President Wallace

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Management Analyst Joey Dienberg, Finance Director Todd Dowden, Public Works Director Dan Dinges, Assistant Public Works Director Tyler Isham, Civic Engineer Nick Talerico, Planning and Development Director Kristy Stone, Assistant Golf Professional Paul Galvan, Police Chief Geoff Pretkelis, Deputy Chief Rob Sweeney, Deputy Chief Will Naydenoff, Village Attorney Kurt Asprooth and Village Clerk Lorna Giles.

3. INVOCATION – Reverend Catherine Erwin from Immanuel United Church of Christ did 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.

There were no additions or subtractions to the Consent Agenda.

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 Approve the Consent Agenda and that motion was seconded by Trustee Hopkins.



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

AYES: Trustees Deyne, Gandsey, Gunsteen, Hopkins, LaPorte, 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 the Treasurer's Report for the month of September is included in the packet. Also included is the sales tax report and they received \$354,588 that was up \$20,436 or 6% from the prior year. MFT tax, they received \$161,807 that was up \$14,920 or about 10% from the previous year.

In regard to the Local Government Distributive Fund (LGDF), they received \$2,844,661. This would be \$4,500,000 if we were getting the full 10% so it is short about 1.7%. We are down \$185,000 the same time as last year, this period.

9. PRESIDENT'S REPORT

A proclamation was read recognizing Small Business Saturday.

10. QUESTION/ANSWER: PRESIDENT & TRUSTEES

Trustee Deyne recognized commissioner anniversaries.

He stated that he has had a lot of questions about the gas station on Lake Street and North Bartlett Road.

Planning & Zoning Services Director Kristy Stone stated that there are back taxes on the property, unfortunately the state of it does help us in our TIF eligibility. We are not pursuing this removal at this time but is something that will be considered as part of the TIF redevelopment. The tanks still remain underground. There is no time frame at this time.

11. TOWN HALL

Patrick Slimak, 378 Millwood Drive

Mr. Slimak stated that his house backs up to Ruzicka Park and in between them is a large lot of land which is under the jurisdiction of ComEd. He has lived there for 31 years and it has been chaos. It is basically controlled by DuPage County so Bartlett Police Department cannot say



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anything about it. He is all for kids and sports but some of the parents disobey the rules that have been put on there by Comed and there is no one to enforce them on Saturday afternoons. Cars are parked all over the place, they drive 40-50 feet down the bike path so they could get on the grass where ComEd has clear signage not to park there. He has seen parents from the Bartlett Raiders do spinouts with their kid in the car. There is regular dumping from Elmhurst Chicago Stone and semis parked there. It is like the wild, wild west with no rules of law. He has talked with multiple people in the village and there are things that could be done even though the village does not have jurisdiction of the immediate property. The ball field that gets leased out to the teams should abide by the rules. Two large trailers and a container are parked directly in front of a sign that says “no parking”. This has been continuous for 30+ years in his backyard.

President Wallace asked if they have any ideas on what to do with that area.

Ms. Stone stated that they have reached out to the Raiders to make sure that they are reminding the spectators to park within the gravel lot.

President Wallace asked if they could put up barriers.

Ms. Stone stated that they would have to talk to Comed. They have recently had discussions with Comed regarding the lease on the property.

12. STANDING COMMITTEE REPORTS

A. BUILDING & ZONING COMMITTEE, CHAIRMAN GUNSTEEN

Trustee Gunsteen presented Ordinance 2023-106, an Ordinance Dissolving the Bartlett Quarry Special Tax Allocation Fund and Terminating the Designation of the Bartlett Quarry Redevelopment Project Area Within the Village of Bartlett, DuPage, Cook, and Kane Counties, Illinois.

The Village Board will consider an Ordinance Terminating the Bartlett Quarry Redevelopment Special Tax Allocation Fund and Terminating the Bartlett Quarry Redevelopment Project Area at its November 21, 2023, Regular Board Meeting. As this is the final year of the TIF District's term, the Village Board will need to adopt an Ordinance formally terminating the TIF District and the Special Tax Allocation Fund where the increment funds have been deposited throughout the life of the TIF District.

The Ordinance terminating the Brewster Creek TIF District creates a Cash Reserve Account to (1) receive any trailing increment funds from the 2022 tax year; (2) pay the remaining TIF Obligations and expenses; and (3) pay any refund of incremental property taxes ordered by Cook County or DuPage County of incremental after a successful tax objection. Once the remaining TIF obligations are satisfied, the Cash Reserve Account will be closed and the remaining funds, if any, will be distributed to the taxing districts.



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Trustee Gunsteen moved to approve Ordinance 2023-106, an Ordinance Dissolving the Bartlett Quarry Special Tax Allocation Fund and Terminating the Designation of the Bartlett Quarry Redevelopment Project Area Within the Village of Bartlett, DuPage, Cook, and Kane Counties, Illinois and that motion was seconded by Trustee Deyne.

ROLL CALL VOTE TO APPROVE ORDINANCE 2023-106 DISSOLVING THE BARTLETT QUARRY SPECIAL TAX ALLOCATION AND TERMINATING THE DESIGNATION

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

Trustee Gunsteen presented Ordinance 2023-107, an Ordinance Approving a Site Plan and Granting a Special Use Permit to Allow Trailer and Semitrailer Storage for Lot 22B in the Brewster Creek Business Park.

The petitioner is requesting Site Plan Review for a proposed 20,000 square foot office warehouse facility. The office will consist of 6,000 square feet divided between two levels with the second level being a mezzanine. The remaining 17,500 square feet will be dedicated to warehouse uses. The site contains thirty-six parking spaces for office and warehouse employees and visitors, which meets zoning ordinance requirements. There are sixty-nine trailer and semi-trailer parking spaces. The petitioner is requesting a special use permit to allow for outdoor truck trailer and semi-trailer storage.

The Planning and Zoning Commission held the required public hearing, reviewed the petitioner's request, and recommended approval at their meeting on November 2, 2023.

Trustee Gunsteen moved to approve Ordinance 2023-107, an Ordinance Approving a Site Plan and Granting a Special Use Permit to Allow Trailer and Semitrailer Storage for Lot 22B in the Brewster Creek Business Park and that motion was seconded by Trustee Deyne.

ROLL CALL VOTE TO APPROVE ORDINANCE 2023-107 APPROVING A SITE PLAN AND SPECIAL USE TO ALLOW TRAILER STORAGE ON LOT 22B

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

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GANDSEY

Trustee Gandsey stated that there was no report.



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C. FINANCE COMMITTEE, CHAIRMAN LAPORTE

Trustee LaPorte presented Resolution 2023-108-R, a Resolution Urging the Restoration of the Local Government Distributive Fund for Illinois Municipalities.

The resolution urges the restoration of the Local Government Distributive Fund (LGDF) for Illinois municipalities. The reduction of the LGDF share from 10% to 5.45% and 6.47% as it stands now, has a significant financial impact on the Village of Bartlett. Through the first 7 months of FY2024 the village has lost \$2,315,423 due to the LGDF percentage reduction. Additionally, restoring the LGDF would help municipalities deal with the numerous unfunded mandates from the state as the SAFE-T Act. The resolution calls on representatives in the General Assembly to take action to restore the LGDF share to 10%, as it was for 42 years.

President Wallace addressed Mr. Dowden about the LGDF being down, lower than last year, is a direct reflection on the income tax being reduced in the State of Illinois and people moving out of Illinois.

Village Administrator Paula Schumacher stated that through the COG's, especially DuPage Mayors and Managers COG, they have been able to meet one-on-one with the representatives and hand them the datasheet for all DuPage municipalities. It shows them the impact that that reduction has had, the importance to the community and the kinds of programs that are being funded or state-mandated like the SAFE-T Act, lead service replacement and police pension funding. While they make those deadlines when these things have to be in place, they make no provision for funding them. We have been able to have those conversations with our state representatives and it is a challenge to repetitively talk about LGDF. Some of the state legislators actually joke about it. We have been effective even though it is small and incremental. The COG's are committed to continue that discussion in Springfield. The feeling being that if we back off and go away and take a session off of this issue, it will be ignored and they will think everything is okay.

Trustee Gunsteen stated that the State is collecting more money continuously not cutting, but municipalities across Illinois are finding ways that they have to cut just to make ends meet. They have to have a lot of pressure coming from other municipalities as well.

Ms. Schumacher stated absolutely. That is the power of the COG's (Northwest Municipal Conference and DuPage Mayors and Managers). Passing the resolutions as we have in the past and did tonight, will be sent to our legislators.

Trustee LaPorte stated that LGDF was created in 1969, not as a grant, but as a revocable commitment to the municipalities in return for their support in creating a state income tax. We could be like Florida and not have a state income tax but we cut a deal in 1969, so we have every reason to be angry about this.

Ms. Schumacher stated that the COG's do a really good job in communicating the impact on each individual community and sending those directly to the legislators for those particular districts.



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Not only do they do broader things like the legislative breakfasts and legislative coffees, where we are all there together. We do have the opportunity to do one-on-one discussions with our district representatives directly. The COG's have done a really good job make sure everyone is speaking with one voice. They have standardized a lot of the information sheets and handouts so that numbers become real and those projects become real. They have done very specific information sheets that they hand to the legislators and have heard that they have been very effective. The other big hurdle is also getting the attention of the governor which a number of local mayors were able to meet with them. It is a hot and cold kind of discussion. Some years they say it is DOA some years they say they may have some room. It always comes down to the last minute to see what percentage we are getting.

President Wallace encouraged all of the board members to reach out to their reps continually. If you have any complaints about taxes, tell those people to reach out to their reps.

Trustee LaPorte moved to approve Resolution 2023-108-R, a Resolution Urging the Restoration of the Local Government Distributive Fund for Illinois Municipalities and that motion was seconded by Trustee Deyne.

ROLL CALL VOTE TO APPROVE RESOLUTION 2023-108-R URGING RESTORATION OF LGDF FOR ILLINOIS MUNICIPALITIES

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

D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN HOPKINS

Trustee Hopkins stated that there was no report.

E. POLICE & HEALTH COMMITTEE, CHAIRMAN SUWANSKI

Trustee Suwanski stated that there was no report.

F. PUBLIC WORKS AND GOLF COMMITTEE, CHAIRMAN DEYNE

Trustee Deyne stated that Ordinance 2023-109, an Ordinance Approving a Water Purchase and Sale Contract Between the DuPage Water Commission and Contract Customers and Resolution 2023-110-R, a Resolution Approving an Extension of the Water Supply Contract Between the DuPage Water Commission and the City of Chicago were covered and approved under the Consent Agenda.

12. NEW BUSINESS

Trustee Gunsteen stated that he would like to revisit our spa ordinance.



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Trustee Hopkins asked what changes he would like to make.

Trustee Gunsteen believed that maybe it should be made a Special Use so we can define and require the user to go through the process so we know who actually owns these massage parlors.

President Wallace stated that he didn't know that they have given it enough time for the changes that were made. He would request that the board waits to see the reaction and if it has the effect that we wanted to have. Building owners are now aware of the pain they have to go through if they are not restrictive of the leases they sign. He asked for a couple months to see how the chief does with the spot checks.

Trustee Suwanski asked if a license was revoked.

Trustee Deyne stated "yes", they reached an agreement. The owner will be ineligible to receive a massage establishment business license for five years. This is good news.

14. QUESTION/ANSWER PRESIDENT & TRUSTEES - None

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 Suwanski.

ROLL CALL VOTE TO ADJOURN

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

NAYS: None

ABSENT: None

MOTION CARRIED

The meeting was adjourned at 7:29 p.m.

Lorna Giles
Village Clerk