



VILLAGE OF BARTLETT
PUBLIC HEARING MINUTES
August 20, 2024

1. CALL TO ORDER

President Wallace called the TIF District Public Hearing meeting of August 20, 2024 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, Assistant to the Village Manager Sam Hughes, Human Resources Director Janelle Terrance, Economic and Development Coordinator Tony Fradin, Finance Director Todd Dowden, Assistant Finance Director Matt Coulter, Director of Public Works Dan Dinges, Assistant Public Works Director Tyler Isham, Public Works Engineer Nick Talarico, Planning & Development Director Kristy Stone, Food and Beverage Manager Paul Petersen, Deputy Chief Rob Sweeney, Deputy Chief Will Naydenoff, Village Attorney Kurt Asprooth and Village Clerk Lorna Giles.

President Wallace turned the meeting over to Lee Brown, Principal from Teska Associates. Mr. Brown stated they would go over a Power Point presentation. He stated that this is a public hearing and there would be no action related to this taking place tonight. There would be a period in which the Village must allow for public comment; he stated that was a minimum of 14 days. Mr. Brown stated a Tax Increment Financing District is an economic development tool. He went on to say that the purpose is to collect future revenues that are generated by new development within a designated area and to expand public funds generated by that new development to encourage economic development within the specified area.

Mr. Brown went over the virtuous economic cycle as well as how TIF works. He went on to discuss the increments and what those values would look like before TIF, after TIF spurs investment, and the incremental differences that goes in the TIF fund to pay project costs. A map was then presented discussing the project area boundary and what areas would be considered part of the proposed TIF boundary.

Mr. Brown discussed the Requirements of the Act which included the minimum redevelopment plan requirements. He also went over and highlighted the project area meeting the eligibility requirements distributed within the Project Area. He presented EAV Trends and stated that the Project Area EAV declined in 3 of the 5 years, contributing to



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the eligibility of the proposed TIF. He went on to say that between 2019-2023, the total EAV of the Project Area increased at a lesser rate for 3 of the last 5 calendar years.

Mr. Brown presented a budget table outlining the estimated redevelopment project costs. He then discussed anticipated outcomes, including construction and occupancy of Commercial Redevelopment, growth in tax base, and growth in annual property taxes. Mr. Brown outlined some important things to remember stating that this is not a tax or a tax freeze. Tax rates are the same whether inside or outside the TIF District. He elaborated that residents would pay the same property taxes whether they are inside or outside the tax district. He stated that the TIF uses public investment to leverage greater private investment.

Trustee Gunsteen asked Mr. Brown to talk about the age and condition of some of the properties on Lake Street, and why this project is of importance.

Mr. Brown stated the age of most of these buildings exceeds 35 years. He stated in many cases there's deterioration and dilapidation and this presents a negative aspect because buildings are vacant and don't present the best face for this community.

Trustee Gandsey asked for an example in another community that is similar to what we see on Lake Street.

Mr. Brown stated there are about 1000 TIF Districts in the State of Illinois. He went on to say that US Highways such as Lake Street were built in the 1930's and 1940's, and like the Motel, it was considered valuable at one point and served the community well. But it no longer serves that purpose.

Trustee Hopkins wanted Mr. Brown to verify that taxes wouldn't go up for any residents.

Mr. Brown stated that's not necessarily the case. He elaborated that whether you're in the district or out of the district, you would pay the same taxes. The hope is that in the long term, this generates new value by private investment in property.

Mr. Jim McCarthy who resides at 1175 Independence Drive was present on behalf of the Bartlett Fire Protection District Board of Trustees. He stated that as President of the Board, they support this TIF and believe the success of it will be multi-faceted, financially beneficial, and will beautify one of the primary entry points to the Village. He thanked Village Administrator Paula Schumacher for meeting with the Fire Board. He went on to say that they agree that the two Boards would work together to formulate an IGA that addresses future capital needs. He did state that he believes the taxing bodies most impacted by this TIF will be the Village of Bartlett and the Fire District. Mr. McCarthy went on to say that because of the impact the TIF would have on the Fire District and because they believe the complete build out of this TIF will be significantly less than the 23-year



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maturity, he asked the Board to consider early termination of the TIF if necessary. He stated that the goal of bringing this to the table is to allow all taxing bodies the opportunity to serve our common residents in a fair and equitable manner versus having existing taxpayers bear the burden of new costs associated with the developments. He hopes to meet in the next month or so to work together to build a beneficial IGA.

Mr. Gurauv Jain who resides at 281 Old Lake Street in Streamwood was present and voiced concerns due to their property being affected by the TIF. He stated that his children currently attend Bartlett schools and with this TIF and the construction of new homes, he is concerned they will no longer be able to do that thus decreasing their property values. He asked that these neighborhoods be grandfathered into Bartlett schools. His second concern was regarding the exits near where he resides. He is considered that with the new development plan, it will cause traffic issues for the residents getting in and out of the neighborhood.

Ms. Cindy Hall who resides at 300 Queens Parkway for the past 24 years. She expressed concerns about the map. She referenced Tom's Farm Stand and asked if that was going to be removed. She went on to say that as a resident of Bartlett, she enjoys visiting the farmstand and stated it would be a same to lose our roots during this new development.

Mayor Wallace stated there's not a lot of control over who develops that area, but he agrees that we would not want to lose the Farmstand.

Mr. Jack Flisk who resides at 337 Taylor expressed concerns that he lives on the Southern part of the area that will be redeveloped. His question was whether this would have any impact on his property tax moving forward.

Mayor Wallace stated that if the levy for the Village of Bartlett goes up, it wouldn't be due to the TIF. He went on to say that he cannot say property taxes won't increase, but it would not be solely because the TIF is going on.

Mr. Josh Siegle who resides at 3234 Ford Lane had questions about what the redevelopment would look like once completed. His main concern is the traffic especially if Bartlett Road connects straight through to Oak. He also expressed concerns about the gas station and some other properties and acknowledged that they're old, but wondered if there were other alternatives to doing the TIF redevelopment.

Mr. Mike Bersani 440 Ford Lane stated that generally speaking he supports the TIF. His comment was regarding the future land use plan. He asked that the Board works to maintain a significant green way buffer between the neighborhood and any development.



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There being no further business to discuss, Trustee Deyne moved to adjourn the Public Hearing and that motion was seconded by Trustee Hopkins.

ROLL CALL VOTE TO ADJOURN

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

NAYS: None

ABSENT: None

MOTION CARRIED

The Public Hearing was adjourned at 7:30 p.m.

Jackie Cardoza
Executive Assistant



VILLAGE OF BARTLETT

BOARD MINUTES

AUGUST 20, 2024

1. CALL TO ORDER

President Wallace called the regular meeting of August 20, 2024 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:30 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, Assistant to the Village Manager Sam Hughes, Human Resources Director Janelle Terrance, Economic and Development Coordinator Tony Fradin, Finance Director Todd Dowden, Assistant Finance Director Matt Coulter, Director of Public Works Dan Dinges, Assistant Public Works Director Tyler Isham, Public Works Engineer Nick Talarico, Planning & Development Director Kristy Stone, Food and Beverage Manager Paul Petersen, Deputy Chief Rob Sweeney, Deputy Chief Will Naydenoff, Village Attorney Kurt Asprooth, and Village Clerk Lorna Gilles.

3. INVOCATION – Pastor Simon Guevara from the Bartlett Bible Church

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.

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 Amended Consent Agenda and that motion was seconded by Trustee LaPorte.

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



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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 June is included in the packet. Also included is the sales tax report and they received \$340,105 which was up 10% from the previous year. For Motor Fuel Tax, they received \$157,757 that was up \$3,000 which is consistent for prior years. Income Tax Distribution is 1.5 million for the first two months of the Fiscal Year which is consistent with the prior year. Still at 6.47% of total Income Tax.

9. PRESIDENT'S REPORT

President Wallace read the Bartlett Lion's Club 85th Anniversary Proclamation. He thanked them for their hard work, dedication, and many contributions to the Village of Bartlett.

President Wallace introduced the Police Department to present the National Night Out Citizen and Business Awards. Sergeant Milos introduced the award recipient which was The Bartlett High School Cheer Team for the Community Spirit Star Award. He thanked them for being positive role models and mentors and for taking time out to volunteer.

Sergeant Milos introduced the next award recipient for the Citizen Start Award, Ms. Amy Tolosky. Sergeant Milos commended Amy regarding her efforts to support and encourage those battling addiction and working on recovery, volunteering her time to clean up the Bartlett Metra Train Station and for embodying "The Bartlett Way."

Sergeant Milos introduced the next Citizen Star Award Recipient Mr. Lawal Abdulslan. On 06/03/2024, Mr. Abdulslan administered lifesaving aid by conducting CPR on his coworker. His quick reaction helped his coworker regain consciousness and begin breathing again.

Sergeant Milos introduced their final Citizen Star Award recipient Ms. Linda Balfe. Ms. Balfe assisted police in a Home Invasion, Aggravated Domestic Battery, and Aggravated Kidnapping case by contacting police after observing suspicious behavior on her indoor cameras. Ms. Balfe's quick actions helped officers to identify individuals on the video and move forward with the investigation to pursue charges.



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Sergeant Milos introduced the Business Star Award recipient, Taylor Street Pizza. They are one of Bartlett's local Businesses who support the Bartlett Police Department and the annual National Night out celebration. Sergeant Milos stated that people are always met with a smile and a kind greeting upon walking through their door.

Sergeant Milos thanked all the recipients for going above and beyond and stated he looks forward to doing this again next year.

10. QUESTION/ANSWER: PRESIDENT & TRUSTEES

Trustee Deyne recognized staff birthdays for the month of August.

Trustee LaPorte extended sympathy and well wishes to the family of Mark Hogan.

11. TOWN HALL

12. STANDING COMMITTEE REPORTS

A. BUILDING & ZONING COMMITTEE, CHAIRMAN GUNSTEEN

Trustee Gunsteen stated that Ordinance 2024-73, An Ordinance Rezoning 231-251 E. Lake Street from the ER-1 Estate Residence District to the B-3 Neighborhood Shopping District; Ordinance 2024-74, An Ordinance Granting a Special Use Permit to Allow Package Liquor Sales at 1100 West Stearns Road; and Ordinance 2024-75, An Ordinance Granting a Special Use Permit to Allow Package Liquor Sales at 5590 County Farm Road were covered and approved under the Consent Agenda.

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GANDSEY

Trustee Gandsey stated that there was no report.

C. FINANCE COMMITTEE, CHAIRMAN LAPORTE

Trustee LaPorte stating that the Purchase of (2) Ford Escapes were covered and approved under the Consent Agenda.

D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN HOPKINS

Trustee Hopkins stated that there was no report

E. POLICE & HEALTH COMMITTEE, CHAIRMAN SUWANSKI

Trustee Suwanski stated that the Purchase of (1) 2025 Ford Utility Interceptor Vehicle was covered and approved under the Consent Agenda.



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F. PUBLIC WORKS AND GOLF COMMITTEE, CHAIRMAN DEYNE

Trustee Deyne stated that Resolution 2024-76-R, A Resolution Approving of a Professional Services Agreement Between the Village of Bartlett and Trotter & Associates for the Country Place Lift Station Design; Resolution 2024-77-R; A Resolution Approving the Phase II Engineering Services Agreement Between the Village of Bartlett and Trotter & Associates for the Lift Station Controls Improvements Project; and Resolution 2024-78-R, A Resolution Approving of Change Order No. 5 to the Contract Between the Village of Bartlett and Joseph J. Henderson & Son Inc. for the Bittersweet Water Reclamation Facility Improvements were covered and approved under the Consent Agenda.

13. NEW BUSINESS

Trustee Gandsey had a question regarding a Forest Preserve path that was discussed about 6 months ago.

Planning and Development Services Director Kristy Stone stated that if this was in reference to the one through Wayne Grove where they were looking to get a limestone path instead of a mowed path; the Forest Preserve went out there and weren't willing to allow a path through that District. The homeowner mowing that area was contacted and asked not to do that moving forward since it was in violation of some wetland regulations. She went on to say that they do not want that grove area opened for public access.

14. QUESTION/ANSWER PRESIDENT & TRUSTEES

15. ADJOURNMENT

President Wallace stated the meeting will adjourn. There being no further business to discuss, Trustee Deyne moved to adjourn the meeting, that motion was seconded by Trustee LaPorte.

ROLL CALL VOTE TO ADJOURN

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

The meeting was adjourned at 7:52 p.m.

Jackie Cardoza
Executive Assistant