



VILLAGE OF BARTLETT
BOARD MINUTES
July 7, 2015

1. CALL TO ORDER

President Wallace called the regular meeting of July 7, 2015 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:00 p.m. in the Council Chambers.

2. ROLL CALL

PRESENT: Trustees Camerer, Carbonaro, Deyne, Hopkins, Reinke, President Wallace were present.

ABSENT: Trustee Arends (arrived at 7:02 p.m.)

ALSO PRESENT: Village Administrator Valerie Salmons, Assistant Administrator Paula Schumacher, Finance Director Jeff Martynowicz, Director of Public Works Dan Dinges, Public Works Engineer Bob Allen, Community Development Director Jim Plonczynski, Economic Development Coordinator Tony Fradin, Building Director Brian Goralski, Grounds Superintendent Kevin DeRoo, Chief Kent Williams, Deputy Chief Joe Leonas, Village Attorney Bryan Mraz and Village Clerk Lorna Giless.

3. INVOCATION

Murgesh Gajar from BAPS 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 would 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 Reinke stated that he would like to remove the Executive Session Minutes Review from the Consent Agenda.

Trustee Camerer moved to amend the Consent Agenda and all items contained therein, and that motion was seconded by Trustee Deyne.



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ROLL CALL VOTE TO AMEND THE CONSENT AGENDA

AYES: Trustees Arends, Camerer, Carbonaro, Deyne, Hopkins, Reinke
NAYS: None
ABSENT: None
MOTION CARRIED

Trustee Camerer moved to approve the Amended Consent Agenda and all items contained therein, and that motion was seconded by Trustee Deyne.

ROLL CALL VOTE TO APPROVE THE AMENDED CONSENT AGENDA

AYES: Trustees Arends, Camerer, Carbonaro, Deyne, Hopkins, Reinke
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, Jeff Martynowicz summarized the Municipal Sales Tax Report for fiscal year 2014/15 as of April, 2015 to be at \$2,116,036 and indicated that it represents a 2.26% increase over the same time period last year. He stated that the Motor Fuel Tax Allotment Report reflects revenues through May, 2015 and the year to date revenue is \$89,988 and is down 15.6% from the same time period last year.

Trustee Camerer asked why it was down 15.6%.

J. Martynowicz stated that it could be a late disbursement from one of the vendors and it usually makes up for itself the next month.

President Wallace asked if there was anything particular he would like to mention as far as down state issues that are coming up or that he can predict.

J. Martynowicz stated that he was keeping a close eye on what's going on in Springfield and obviously everyone knows the state budget hasn't passed. We're not so sure what that effect will be for our state income tax, which will be late, or so he assumes, starting in July. There's other bills such as a property tax freeze for the next two years, but as far as our local economy goes, there are positive results, based on the way we budgeted this



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year. Real Estate transfer tax is doing well and the Building department is very busy and we're generating permits, a lot of good things locally. Our auditors will be in next week.

9. PRESIDENT'S REPORT - None

10. QUESTION/ANSWER: PRESIDENT & TRUSTEES

Trustee Arends commended the Police department and the Public Works department on their excellent assistance with the 4th of July celebration. We have a lot of people that come to the 4th of July celebration from other towns because there's an obvious police presence, its clean, and they can see our sense of cooperation between all the people. The Park District did a great job with the fest, it was a great place to make memories, and that's what we always wanted it to be. In particular, she wanted to mention Jeff Pretkelis. She wanted to mention that he was standing in a little group of people and there were two residents talking about how their people exit the grounds after fireworks. Sergeant Pretkelis carefully explained the reason that we do what we do to get people out of the parking lot and away from the fest. She thanked them for their work and excellent performance with the fest.

11. TOWN HALL

Gary Danno, 113 Railroad Avenue and the former owner of 121 Railroad Avenue property which is known as the Lucky Jack's location.

Mr. Danno stated that due to a series of unfortunate events that led to the property on the corner to fall into disrepair, ownership was passed on to Mike Olsen. He made a deal with Mike Olsen, and sold him the historic property and wants to use TIF funding to help restore the historic building to its former glory. Without the TIF, the building will surely be demolished. Mr. Danno asked the Board to approve the TIF.

David Barry, 900 Poplar Lane

Mr. Barry stated that he was the President of the Library Board. They submitted a Resolution against the TIF. The State Library Director informed Barry that they won't receive funding this year because of what's going on in Springfield and those funds normally are used towards databases for their patrons that won't be there anymore. They need as much money as they can possibly get, so he asks the Board to vote against the TIF.

Mike Werden, 431 South Main Street

Mr. Werden encouraged the Board to vote for the TIF. He stated that that need to have a vision, a plan, and do things with the money and not have things concealed where they don't know what's happening, He would like to see Bartlett rise again since they are proud citizens.



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Ashley Ern, Principal of the Chesterbrook Academy

Ms. Ern opposed the development of Bannerman's. She stated that Chesterbrook's philosophy is to provide a safe and nurturing environment for all their students and families. Their hours of operation are until 6:30 p.m. Bannerman's is interested in putting in a beer garden and volleyball court that would be right next door to one of their playgrounds and is a safety concern for them and their families. She appealed to the Board to vote "no" to the development of Bannerman's Sports Bar.

They submitted a petition of parents and local residents against the proposed beer garden/volleyball court.

Rob Carning, 29W 470 Sunset Ridge

Mr. Carning stated he is also opposing the Bannerman's proposal. Children would be outside on the playgrounds when patrons next door would be drinking and become a hazard to the children and parents who would be coming to pick up their children. He stated there are several families of Chesterbrook opposing this proposal.

Pat Kelly, 1009 Bentley Lane

Ms. Kelly stated that she is also opposing the Bannerman's proposal. She stated that Bannerman's is proposing a 7,800 sq. ft. sports bar with an outdoor beer garden and two volleyball courts. They will literally abut to the playground area of the daycare. The townhomes behind it will have their property values impacted. She opposes the Bannerman's proposal and hopes that the Board will vote against it.

Heather Matthews, 817 Grant Street

Ms. Matthews stated that she is also a Chesterbrook parent and one of her main concerns is parking. She stated that the proposal currently includes less than half the minimum required parking spots for on sight, and she is concerned that people will park in Chesterbrook's parking lot. She stated that parents that live next to the current Bannerman's have reported similar problems with parking especially during high profile events such as concert. She was concerned that patrons would also smoke in front of the daycare and refused to move when the parents asked them to. She stated they are also using the parking spots across the street but did feel that it was enough space. She is concerned about the noise and the bands will be doing sound checks and practice during the day while the children are napping. She is concerned with people smoking in such a close proximity to where the children play outside. She explained that this is not the right location for such an establishment and should be in a different location.

12. STANDING COMMITTEE REPORTS

A. PLANNING & ZONING COMMITTEE, CHAIRMAN REINKE



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Trustee Camerer recused himself at 7:25 p.m. because he had a business in the TIF district and stepped out before they began.

Attorney Mraz stated that if a Village Board member or the Village President have an interest in the property in the Redevelopment Project Area, the TIF Act provides that person is disqualified from voting. Section 11-74.45 of the TIF Act provides in this instance, where the Joint Review Board which is comprised of a representative from each taxing body, a public member and a Village member, vote to reject the TIF Plan, it then requires a 3/5 vote of the corporate authorities, meaning the Village President and Board of Trustees. However, in that 3/5 vote you exclude members who are ineligible to vote because of a conflict of interest, meaning a voting member who owns a direct or indirect interest in property in the proposed Redevelopment Project Area with regard to the three ordinances on the Agenda regarding the Downtown TIF. Trustee Camerer leases space which creates a conflict which disqualifies him from voting. In this case, it would be a 3/5 of 6 members, being the 5 Trustees and the Village President, so it requires 4 votes to pass each of the three different ordinances before you this evening.

Trustee Deyne moved to approve Ordinance 2015-54 approving the Village of Bartlett Downtown TIF Redevelopment Project Area as presented and was seconded by Trustee Arends. President Wallace asked if there was any discussion.

Trustee Deyne stated that he did a great deal of soul searching about how he would vote this evening. He has talked to business owners in the Village and listened to what they said during open meetings. The decision we will be making tonight will affect our Village for 20 plus years and it's a decision we should not take lightly.

He moved to Bartlett in 1976 and remembered driving down Main Street and it wasn't a pleasant sight. He has heard a lot of criticism about the last TIF and asked himself, "are these nay sayers right? Did the last TIF work, was it perfect, did it hit a home run?" We all can say "no it didn't", but at least we reached for space and the downtown area is greatly improved. We can all say the downtown area is much better now because of that TIF. No more vacant industrial properties, Setko Fasteners, Flexweld or environmental concerns. He knew we will never be a downtown Naperville or St. Charles and didn't think anyone believed it will be, but we can't quit trying to improve what we have. These downtown business owners are crying for help and he believed they have an obligation and responsibility to help these people survive. They are struggling and he sympathized with them. He once had a business that suffered, but couldn't reach out to anyone. Yes, it was their choice to open a business, but isn't that the American way? Try to improve the quality of life for you and your family. Now they have that opportunity. If someone were drowning wouldn't you throw them a life line? That's what these business owners are asking for now. They need to believe they can survive and tonight we have that opportunity to throw them a life line, to breath life back into an area we all should be so heavily committed to. He ask them not to turn their back on these businesses. Don't let



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them down. Give them something to look forward to. Give them hope. Do your job and fulfill your civic responsibility and protect these existing, new, and potential businesses.

Regarding the other taxing bodies, sharpen your pencil, just as this Village Board did with our last budget. You survived the last TIF and you will survive this one. I'm sure you all have qualified people working to see your budgets are balanced. Don't do this at the expense of the downtown businesses. He respected the commission members that service our Village and understands we have developers interested in downtown, but will they come without a TIF? He didn't know but we must give this a chance. He remembered Bartlett in 1976 and given a choice he would take what we have now and knows this wouldn't have happened without a TIF.

He asked if they were satisfied with the downtown area? Is this what you want 20 years from now? Or do you want to take a chance, together, that we can make it better. Don't allow the downtown to remain stagnate and dormant. It needs infusion to change, please give this TIF a chance.

President Wallace stated that he had taken notes during the Hearing and that the President of the Fire District said it best, "its not an easy decision." It's a difficult time for all organizations, but as the gentleman at the podium said, "this is one of the vehicles we have as a Village that provides us the ability to do these things, to improve areas that are running in to some hard times." He found that 22 people stood up and spoke, there were 15 positive comments and 7 negative. He stated this was important that we understand that this is very near and dear to some of our longest living businesses.

Trustee Reinke stated that he did some soul searching and took copious notes and looked back over them and digested what everyone said. He agreed with something that Mr. Peri had said, "small business is the heart and soul of our economy." This quote helped him conceptualize the TIF issue. He desperately wants to do something that will help our small businesses in the downtown. He wanted to do something to help every resident and business in the Village of Bartlett. He didn't think their business should be solely focused on the downtown. He didn't think the proposed TIF is the answer to the problem. He stated that as a preliminary matter, this TIF comes way too soon after the expiration of the previous TIF. How is this TIF any different than the last? In his opinion, they should rely on the plan. He's troubled by the lack of a comprehensive plan to address the many challenges of the downtown. He stated that we have this older plan for the downtown, but he feels we need a radically new approach that does something more than simply put a band-aid on our downtown. We need a plan that reimagines the downtown in a physically and economically feasible manner. One of the staff members during the JRB meeting, mentioned that this is "not a plan really, just financing". He stated that Mr. Peri's comment and the staff member's comments struck a cord with him. We're not talking about a plan, we're just throwing money at a problem which the government and people tend to do and he's not going to support that. He stated that the TIF will divert money away from other



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taxing districts. He agrees with Trustee Deyne's statement about the other taxing districts need to sharpen their pencils, certainly there are some more than others. Sharpening that pencil and minding your business sounds relatively innocuous when we're talking about a larger taxing body like U-46 with a half billion dollar budget, that is far more able to absorb what we're going to do to them. He would to focus on the districts like the Fire Protection District and the Library, smaller, more modest districts wherein their major source of revenue is property taxes. He states that our fellow units of local government have told us time and time again that diverted funds will harm their ability to serve our residents, and rest assured, there's one thing we can be certain of, the government always gets its money from the people. Those districts will get the money that they need to operate. They will shift the burden that would otherwise fall inside that TIF district, to outside the TIF district, so in other words, we're all going to pay just a little bit more, depending on the taxing body, to support the TIF. He stated that one of the more noticeable arguments about the TIF are that many people have stated that potential redevelopment will occur if the TIF passes. As an attorney, he represents governmental entities that have established TIF's that have had TIF's and had to administer them. He has represented developers that have used TIF funds, sometimes small amounts, some times larger amounts, and he believes it's entirely possible to establish a public private partnership to revitalize an area without TIF funds. In the context of Bartlett, he has heard many people say that we have this potential redevelopment if the TIF passes. At the TIF Hearing back in June, he asked and encouraged anyone to provide him with the plans of these developers, of which he has heard nothing yet. He hasn't heard any proposal to benefit the Village, absolutely nothing. He can't vote for a TIF that has no assurances, that's not his job.

His job is to consider the facts that are presented, that he can look at and think about, and then make his vote. He won't make his vote based on promises or assurances. One of the most interesting things about Bartlett politics is how many things they don't talk about publicly. It's a very interesting phenomenon not unique to Bartlett, and we have an acute case of it here. There is a concerted effort to keep things quiet and not rock the boat. He understands that it's designed to instill fear and control. He knows a lot of business people in town, through his civic activities and his role as an attorney, he represents the Chamber of Commerce. He stated that people will pull him aside and whisper to him and say, "I think this TIF thing is a bad idea, but I don't want to say anything publicly." So they say things like what about the businesses outside the TIF, what about the residents themselves, struggling to do things. In other words, "where's my TIF?" A very respected member of our business community said to him, "where's my TIF?" and he couldn't answer him. He had no answer for them and he couldn't answer it. That is not a good answer to the silent majority that is out there. His hope for the TIF, which he did support, was to develop a game changer, and this isn't it. This TIF is not like Brewster Creek...such a comparison is tantamount to apples and oranges. The TIF on Route 59 further south would have the potential for bringing a game changer. He believed that the Lake Street TIF, despite a lot of difficulties with it, would make some head weight there



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as well, that it could also be a game changer. He doesn't think that this TIF is actually going to solve the issues that are strangling our businesses, village-wide, in particular, the downtown.

A couple of the issues that he did ferret out of the comments by the residents that attended, included things like property taxes. He wanted to make one thing very clear, the TIF will not reduce property taxes, so that problem is not going away. A gentleman complained about his property taxes being \$32,000 dollars a year, the TIF isn't going to fix that, there is no way they will be able to fix that as a Village Board. The Cook County sales tax obviously discourages commerce in the Cook county side of the Village, and he believes the Village has to oppose the current proposal to yet again increase the sales tax and encourage reckless spending by the folks in Cook County. The downtown infrastructure and layout, however you wish to conceptualize it, a TIF this size, approximately \$17.5 million dollars is not going to change the infrastructure or the layout downtown, but he wishes it could. The downtown traffic study that they did about two years ago told us that the downtown is about as good as it's going to get, the traffic isn't going to get any better unless we realign Oak and Main, and that's going to cost millions and millions of dollars, and frankly that's unachievable. The TIF won't move the train, it won't move the roads. Going back to things that people don't like to talk about, we've made some bad decisions haven't we? We've made some bad decisions about the split platform on the train, Hindsight has always been 20/20, but we did make that bad decision, but make no mistake, that bad decision, is not a lack of planning, its bad planning, so we did create part of this problem, and we need to work to fix it.

He stated that there are a number of redevelopment tools available and viable for us. The creation of the downtown business development district based on realistic yet comprehensive redevelopment plan, one that is the subject of intense public comment, intense review, a vision, a rebranding of our downtown. The use of property tax abatements, which he understands is challenging, but we could do that. Sales tax rebates, creative redevelopment agreements, let's work with developers instead of against them. We can issue bonds and obtain grants, to pay for public improvements like sewers, roads and bike paths. We can waive permit fees and there are other possibilities. We can reform our zoning and other ordinances to ease burdens and facilitate development to encourage business owners to develop, however, he does not think any of these things is a cure-all. Anyone that tries to tell you that this problem is village-wide or the downtown, all the challenges those businesses face is going to be cured by a TIF is trying to sell you snake oil. The TIF is not going to fix all these problems, we all have to work together to oppose increases in property tax and government spending. We have to continue to sharpen our pencil and encourage the local taxing bodies to sharpen their pencils as well. We have to reach out to our Cook County Commissioner and Republican Chair to oppose the sales tax increase. We need to develop a viable plan for downtown with a reasonable chance for success. None of this high in the sky stuff, we have to think about a downtown that's going to work for us and be realistic about it, even shop locally



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if we could do that. We need to challenge our staff to preserve and promote what we have, and at some point we could consider a TIF again, but in this circumstance he's going to have to vote "no".

Trustee Carbonaro stated that he agrees with Trustee Deyne and Trustee Reinke, that we need this TIF, but with what's happening in Springfield and what is in the near future, he does not think this is the year to do it. Maybe in a year from now, but not now.

President Wallace stated that during the Public Hearing, one of the fire protection trustees called him out for essentially, and maybe accurately, but not intentionally, Trustee Langfelder made a comment that he was a little abrasive after his comments and he wanted to apologize for his actions. They weren't intentional, but we wanted to apologize for what he had done. He stated that some of the things Trustee Deyne and Trustee Reinke pointed out were really good points that we've discussed at length over and over again.

Trustee Arends stated she was not in favor of this TIF from the beginning simply because it covered an area that was already covered and the TIF would have very little effect on their budget in the next 5-10 years. The heartfelt speeches at the last meeting, point out that Bartlett still has the small town flavor, and that if we forget what this town was, and if we keep picking away at it, it's going to become unrecognizable and undesirable. She will be voting "yes" on the TIF, however, she's not sure this is the right time, because right now we don't know what's going to happen with the State, and although this might not have an effect on the TIF money, she thinks that she would rather wait and see what the State goes through.

ROLL CALL VOTE TO APPROVE ORDINANCE 2015-54 APPROVING THE DOWNTOWN TIF REDEVELOPMENT PROJECT AREA

AYES: Trustee Deyne
NAYS: Trustees Arends, Carbonaro, Deyne, Hopkins, Reinke
ABSENT: None
RECUSED: Trustee Camerer
MOTION FAILED

Trustee Reinke presented Ordinance 2015-55, An Ordinance Designating the Village of Bartlett Downtown Tax Increment Financing Redevelopment Project Area.

Trustee Deyne moved to approve Ordinance 2015-55, An Ordinance Designating the Village of Bartlett Downtown Tax Increment Financing Redevelopment Project Area as presented, and that motion was seconded by Trustee Hopkins.



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ROLL CALL VOTE TO APPROVE ORDINANCE 2015-55 DESIGNATING THE DOWNTOWN TIF REDEVELOPMENT PROJECT AREA

AYES: Trustee Deyne
NAYS: Trustees Arends, Carbonaro, Deyne, Hopkins, Reinke
ABSENT: None
RECUSED: Trustee Camerer
MOTION FAILED

Trustee Reinke presented Ordinance 2015-56, An Ordinance Adopting Tax Increment Financing for the Village of Bartlett, DuPage, Cook and Kane Counties, Illinois, in Connection with the Designation of the Village of Bartlett Downtown Tax Increment Redevelopment Project Area.

Trustee Deyne moved to approve Ordinance 2015-56, An Ordinance Adopting Tax Increment Financing for the Village of Bartlett, DuPage, Cook and Kane Counties, Illinois, in Connection with the Designation of the Village of Bartlett Downtown Tax Increment Redevelopment Project Area as presented, and that motion was seconded by Trustee Carbonaro.

ROLL CALL VOTE TO APPROVE ORDINANCE 2015-56 ADOPTING TIF IN CONNECTION WITH REDEVELOPMENT AREA

AYES: Trustee Deyne
NAYS: Trustees Arends, Carbonaro, Deyne, Hopkins, Reinke
ABSENT: None
RECUSED: Trustee Camerer
MOTION FAILED

Trustee Camerer returned to the meeting at 7:49 p.m.

B. BUILDING COMMITTEE, CHAIRMAN HOPKINS

Trustee Hopkins stated that there was no report.

C. FINANCE & GOLF COMMITTEE, CHAIRMAN DEYNE

Trustee Deyne stated that there was no report.

D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN ARENDS

Trustee Arends presented Resolution 2015-57-R Executive Session Minutes Review.

She stated that all of the executive session minutes are required to be held, released, or approved after a certain amount of time. She asked Trustee Reinke to enumerate on the minutes.



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Trustee Reinke stated that he had changes he wanted to make since the minutes haven't been approved for release.

President Wallace stated that they would Table it until post executive session for approval.

Trustee Reinke motioned to table the Executive Session Minutes Review which was seconded by Trustee Arends.

ROLL CALL VOTE TO TABLE THE EXECUTIVE SESSION MINUTES REVIEW

AYES: Trustees Arends, Camerer, Carbonaro, Deyne, Hopkins, Reinke
NAYS: None
ABSENT: None

Trustee Arends stated that the National Night Out Twilight Skate Park Bash/Tailgate Party Amplifier, National Night Out Picnic in the Park Amplifier, National Night Out Special Display Request, Kiss Amplifier Permit and Bahr Amplifier Permit requests were covered and approved under the Consent Agenda.

E. POLICE & HEALTH COMMITTEE, CHAIRMAN CARBONARO
Trustee Carbonaro stated that there was not report.

F. PUBLIC WORKS COMMITTEE, CHAIRMAN CAMERER
Trustee Camerer stated that there was not report.

13. NEW BUSINESS

Trustee Reinke stated that he feels there are other things they can do and a vote of "no" on the TIF doesn't mean that they should stop helping businesses.

14. QUESTION/ANSWER: PRESIDENT & TRUSTEES

Trustee Hopkins asked the staff if they could talk about the water issue at a future Committee meeting and get an update on the issue.



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15. ADJOURNMENT

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

ROLL CALL VOTE TO ADJOURN

AYES: Trustees Arends, Camerer, Carbonaro, Deyne, Hopkins, Reinke

NAYS: None

ABSENT: None

MOTION CARRIED

The meeting was adjourned at 7:54 p.m.

Lorna Giles
Village Clerk

LG/