

VILLAGE OF BARTLETT
BOARD AGENDA
SEPTEMBER 20, 2022
7:00 P.M.

1. CALL TO ORDER

2. ROLL CALL

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

5. *CONSENT AGENDA*

All items listed with an asterisk are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a Board member so requests, in which event, the item will be removed from the General Order of Business and considered at the appropriate point on the agenda.*

*6. MINUTES: Public Hearing, Board and Committee Minutes – September 6, 2022

*7. BILL LIST: September 20, 2022

8. TREASURER'S REPORT: July, 2022
Sales Tax Report - July, 2022
Motor Fuel Tax Report – July, 2022

9. PRESIDENT'S REPORT:

- A. Appointment of Joe LaPorte to Fill Village Trustee Vacancy
- B. Swearing in of Joe LaPorte as Village Trustee

10. QUESTION/ANSWER: PRESIDENT & TRUSTEES

11. TOWN HALL: (Note: Three (3) minute time limit per person)

12. STANDING COMMITTEE REPORTS:

A. BUILDING & ZONING COMMITTEE, CHAIRMAN HOPKINS

- *1. Ordinance Accepting the Public Improvements for Project Oak at 375 Spitzer Road

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GANDSEY

- *1. Arts in Bartlett Halloween Parade

C. FINANCE & GOLF COMMITTEE, CHAIRMAN DEYNE

- *1. Resolution Granting the U-46 August 19, 2022 Request for Release of School Donations and Authorizing the Release of \$182,317.90 to U-46 From the Developer Deposit Fund
- *2. Resolution Approving of Disbursement Request for Payout No. 2 from the Subordinate Lien Tax Increment Revenue Note, Series 2020 for the Elmhurst Chicago Stone Bartlett Quarry Redevelopment Project
- *3. Resolution Appointing a Delegate and Alternate Delegate to the Intergovernmental Risk Management Agency (IRMA)
- *4. Resolution Approving Change Order #1 Between Nettle Creek Nursery, Inc. and the Village of Bartlett for the Oneida Basin Improvements

D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN GUNSTEEN

- *1. Resolution Approving Certain Executive Session Minutes and Determining Which Executive Session Minutes to Release or Hold as Confidential After Semi-Annual Review, and Authorizing the Destruction of Verbatim Records of Certain Closed Sessions
- *2. Octoberfest Class D Liquor License Request

E. POLICE & HEALTH COMMITTEE, CHAIRMAN SUWANSKI

- 1. None

F. PUBLIC WORKS COMMITTEE, CHAIRMAN LAPORTE

- 1. None

13. NEW BUSINESS

14. QUESTION/ANSWER: PRESIDENT & TRUSTEES

15. ADJOURNMENT



VILLAGE OF BARTLETT
PUBLIC HEARING MINUTES
September 6, 2022

1. CALL TO ORDER

President Wallace called the Grasslands Special Service Area Public Hearing meeting of September 6, 2022 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, Suwanski and President Wallace

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Economic Development Coordinator Tony Fradin, Sr. Management Analyst Sam Hughes, Management Analyst Joey Dienberg, Finance Director Todd Dowden, Director of Public Works Dan Dinges, Assistant Public Works Director Tyler Isham, Interim Planning & Development Services Director Kristy Stone, Food & Beverage Manager Paul Petersen, Police Chief Geoff Pretkelis, Deputy Chief Jim Durbin, Deputy Chief Will Naydenoff, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

Village Administrator Paula Schumacher stated that the Public Hearing Notice for the Establishment of a Special Service Area for the Grasslands Subdivision Phase 1 was published in the Daily Herald and mailed to the required taxing districts on August 16, 2022. The Special Service Area is necessary to provide a backup source of funding for the storm water detention system within the development. The DuPage County Storm Water Ordinance requires this backup funding mechanism.

President Wallace asked if there were any questions for the Establishment of a Special Service Area for the Grasslands Subdivision Phase 1. He asked the board if they had any questions or comments and stated that they would then open it up to the general public. There were no further comments from the general public.

Attorney Bryan Mraz stated that it is basically for storm sewers and a backup special service area. It is only if the homeowner's association for Grasslands (they have a proposed master association) fails to maintain the stormwater management system. There is a provision to pay for ongoing maintenance which is 4% of the assessed value in the area. If the stormwater management system, including storm sewers, were to fail, the provision to issue bonds with the extra ordinary services, would be \$1,662,678.75. With inflation it could be as high as \$6,651,075.



**VILLAGE OF BARTLETT
PUBLIC HEARING MINUTES
September 6, 2022**

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

ROLL CALL VOTE TO ADJOURN

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

NAYS: None

ABSENT: None

MOTION CARRIED

The Public Hearing was adjourned at 7:02 p.m.

Lorna Giles
Village Clerk



VILLAGE OF BARTLETT
BOARD MINUTES
September 6, 2022

1. CALL TO ORDER

President Wallace called the regular meeting of September 6, 2022 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:02 p.m.

2. ROLL CALL

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

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Economic Development Coordinator Tony Fradin, Sr. Management Analyst Sam Hughes, Management Analyst Joey Dienberg, Finance Director Todd Dowden, Director of Public Works Dan Dinges, Assistant Public Works Director Tyler Isham, Interim Planning & Development Services Director Kristy Stone, Food & Beverage Manager Paul Petersen, Police Chief Geoff Pretkelis, Deputy Chief Jim Durbin, Deputy Chief Will Naydenoff, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

3. INVOCATION – Reverend Sue Allen from Living Lord Lutheran Church gave the invocation.

4. PLEDGE OF ALLEGIANCE

5. CONSENT AGENDA

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

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 Approve the Consent Agenda, and the items designated to be approved by consent therein.



**VILLAGE OF BARTLETT
BOARD MINUTES
September 6, 2022**

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

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

AYES: Trustees Deyne, Gandsey, Gunsteen, Hopkins, 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 - None

9. PRESIDENT'S REPORT

President Wallace recognized promotions in the police department for Mireya Flores as Sergeant, Tom Alagna as Commander and Will Naydenoff as Deputy Chief.

President Wallace announced High School intern recognitions.

President Wallace stated that with the advice and consent of the Village Board, he moved to appoint Adam Hopkins to serve as Chairman of the Bike and Run Plan Advisory Committee beginning September 6, 2022 and ending on September 6, 2023.

Trustee Deyne motioned to concur to the appointment of Adam Hopkins as Chairman of the Bike and Run Plan Advisory Committee and that motion was seconded by Trustee Gunsteen.

ROLL CALL VOTE TO CONCUR TO THE APPOINTMENT OF ADAM HOPKINS TO THE BIKE AND RUN PLAN ADVISORY COMMITTEE

AYES: Trustees Deyne, Gandsey, Gunsteen, Suwanski

NAYS: None

ABSTAIN: Trustee Hopkins

ABSENT: None

MOTION CARRIED



VILLAGE OF BARTLETT
BOARD MINUTES
September 6, 2022

President Wallace read a Proclamation for the 130th Anniversary of the Bartlett Cemetery.

10. QUESTION/ANSWER: PRESIDENT & TRUSTEES - None

11. TOWN HALL - None

12. STANDING COMMITTEE REPORTS

A. BUILDING & ZONING COMMITTEE, CHAIRMAN HOPKINS

Trustee Hopkins stated that Ordinance 2022-75, an Ordinance Approving a Site Plan and Granting Special Use Permits for Bannerman's Sportsgrill; Ordinance 2022-76, an Ordinance Establishing Special Service Area Number One for the Grasslands Subdivision Phase 1 of the Village of Bartlett, DuPage, Cook and Kane Counties, Illinois, and Authorizing the Levy of an Annual Maintenance Tax, and the Issuance of Bonds to an Amount not to Exceed \$6,651,075 for the Purpose of Paying the Cost of Providing Special Services in and for Such Area were covered and approved under the Consent Agenda.

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GANDSEY

Trustee Gandsey presented Resolution 2022-74-R, a Resolution Approving of Bannerman's Economic Incentive Agreement.

Over the course of the past fifteen years, Bannerman's Sports Grill has become a Bartlett staple. Prior to the expiration of its current lease, Mr. Maqsood began exploring potential locations to expand his business as a build-to-suit operation, eventually settling on a site on Hardt Circle in Brewster Creek Business Park as suggested by economic development staff.

Mr. Maqsood plans a state-of-the-art 10,000 SF facility with outdoor amenities including a beer garden and stage. This project will be the first restaurant located in Brewster Creek Business Park, providing a nearby location for the 7,000 business park employees as well as vendors and customers. His total investment for this project will be over \$4 million.

In an effort to retain this business in the village and support its growth, staff proposes a \$200,000 incentive, to be paid from the Brewster Creek Tax Increment Financing (TIF) fund, to be used for TIF-eligible expenses only. Please note that these funds have been budgeted for and are derived from the TIF fund.

Trustee Gandsey moved to approve Resolution 2022-74-R, a Resolution Approving of Bannerman's Economic Incentive Agreement and that motion was seconded by Trustee Deyne.



VILLAGE OF BARTLETT
BOARD MINUTES
September 6, 2022

Trustee Hopkins stated that it was creative to use TIF funds instead of village general funds in this incentive agreement.

ROLL CALL VOTE TO APPROVE RESOLUTION 2022-74-R, APPROVING OF BANNERMAN'S ECONOMIC INCENTIVE AGREEMENT

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

NAYS: None

ABSENT: None

MOTION CARRIED

Trustee Gandsey stated that Resolution 2022-77-R, a Resolution Authorizing an Intergovernmental Agreement Between the County of DuPage and the Following Municipalities: Village of Itasca, City of Wood Dale, Village of Roselle, Village of Bensenville, Village of Bartlett, City of Elgin, Village of Hanover Park and the Village of Schaumburg for DuPage to Join the Stop CPKC Coalition Opposing Merger of the Canadian Pacific Railway and Kansas City Southern Railroads as Proposed was covered and approved under the Consent Agenda.

C. FINANCE & GOLF COMMITTEE, CHAIRMAN DEYNE

Trustee Deyne stated that Resolution 2022-78-R, a Resolution Approving of the Village of Bartlett's 2022 Various Streets Resurfacing Project Agreement Between the Village of Bartlett and Arrow Road Construction Co. and Resolution 2022-79-R, a Resolution Approving of the Village of Bartlett's 2022 Pavement Preservation Project Agreement Between the Village of Bartlett and Corrective Asphalt Materials, LLC were covered and approved under the Consent Agenda.

D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN GUNSTEEN

Trustee Gunsteen stated that Arts in Bartlett Pet Event Road Closure; Bartlett High School Homecoming Fireworks Request; Bartlett High School Homecoming Parade Request were covered and approved under the Consent Agenda.

E. POLICE & HEALTH COMMITTEE, CHAIRMAN SUWANSKI

Trustee Suwanski stated that Ordinance 2022-80, an Ordinance Amending the Bartlett Municipal Code Section 6-15-316: Trucks, Other Commercial Vehicles Prohibited on Designated Highways/Streets was covered and approved under the Consent Agenda.



VILLAGE OF BARTLETT
BOARD MINUTES
September 6, 2022

F. PUBLIC WORKS COMMITTEE, CHAIRMAN (TBD)

There were no agenda items for this Committee.

13. NEW BUSINESS

President Wallace stated that congratulations are due to Trustee Deyne since he is now a great grandfather.

14. QUESTION/ANSWER PRESIDENT & TRUSTEES

Trustee Hopkins asked about upgrading the sidewalks by the railroad tracks where the brick pavers are.

Public Works Director Dan Dinges stated that they are finalizing an agreement with Metra. They are providing a contribution to re-do all the sidewalks from Western to Berteau on both sides of the road. It will be completed next year.

15. ADJOURN

President Wallace stated that the Board will adjourn and there will be a Committee of the Whole meeting immediately following. Upon adjournment of the Committee of the Whole meeting there will be an Executive Session to Discuss Selection of a Person to Fill a Vacancy in a Public Office Pursuant to Section 2(c)3 of the Open Meetings Act.

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

ROLL CALL VOTE TO ADJOURN

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

NAYS: None

ABSENT: None

MOTION CARRIED

The meeting was adjourned at 7:25 p.m.

Lorna Gilles
Village Clerk



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
September 6, 2022**

CALL TO ORDER

President Wallace called the Committee of the Whole meeting of September 6, 2022 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:25 p.m.

ROLL CALL

PRESENT: Chairmen Deyne, Gandsey, Gunsteen, Hopkins, Suwanski, President Wallace

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Human Resources Director Janelle Terrance, Sr. Management Analyst Samuel Hughes, Management Analyst Joey Dienberg, Economic Development Coordinator Tony Fradin, Finance Director Todd Dowden, Public Works Director Dan Dinges, Assistant Public Works Director Tyler Isham, Interim Planning & Development Director Kristy Stone, Head Golf Professional Phil Lenz, Police Chief Geoff Pretkelis, Deputy Chief Will Naydenoff, Deputy Chief Jim Durbin, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

BUILDING & ZONING, CHAIRMAN HOPKINS

Dunkin' Donuts-northwest Corner of Schick and Route 59

Chairman Hopkins introduced the item.

Chairman Gandsey asked where you enter into the Dunkin.

Interim Planning and Development Services Director Kristy Stone stated that this time, there is no connection from this site to Quincy Bridge Road but the neighbors were saying that overall, circulation in the area wasn't functioning affectively, it was not necessarily in regards to this project. The only access to the site at this time is on Schick Road. When Lot #2 opens in the future, there may be potential access but that would be reviewed and a traffic study would be required.

President Wallace asked if Lot #2 would be grass.

Ms. Stone stated it would be.

President Wallace asked if there was any high impact interest in the other lot.

Ms. Stone stated not that she has heard of.



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
September 6, 2022**

President Wallace stated the Quincy Bridge Road area is awkward. He was at Culver's yesterday and it is awkward getting out of there. He can see what they are talking about.

Chairman Suwanski confirmed that the only entrance was from Schick Road and asked if we have had a traffic engineer review the area.

Ms. Stone stated that is correct. The petitioner did a traffic study, but their study was mainly for the Schick Road access point so the village hired our own consultant to look at the Quincy Bridge Road and Schick Road intersection and they said under current conditions and the impact Dunkin will have as well as other developments in the area, they do not foresee that operating at worse levels of services then what it currently does.

President Wallace asked how many cars can stack at the Dunkin.

Ms. Stone stated they are required to have 6 and they provide 12.

President Wallace commented on the other Dunkin on Rt. 59 which has very long lines for the drive through.

Ms. Stone said there is extra stacking allowed in their parking lot as well.

Chairman Hopkins asked if this will relieve some of the traffic from the other Dunkin.

President Wallace stated possible.

Chairman Suwanski asked if this was the same owner that owns the Dunkin on Rt. 59.

Ms. Stone stated that was correct.

Chairman Suwanski stated she has heard this is a second location and that they are closing the first.

Eric Carlson from ECA Architects stated they are not closing down the other Dunkin.

Chairman Gunsteen stated his only concern is the location of the garbage truck pickup.

Mr. Carlson stated the truck would pull in, back up then proceed forward around the building. There is a double lane on the side of the drive-thru.

Chairman Gunsteen asked if they have looked at the newer double drive-thru's to alleviate stacking.



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
September 6, 2022**

Mr. Carlson stated they have and they have talked with the petitioner about it, but there is not enough room on the site to do the double lane.

President Wallace stated he thinks there will be a lot of high school kids in and out of there so let's hope it flows okay.

The item was forwarded on to the village board for a vote.

President Wallace stated they will be adjourning to Executive Session to Discuss Selection of a Person to Fill a Vacancy in a Public Office Pursuant to Section 2(c)3 of the Open Meetings Act.

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: None

MOTION CARRIED

The meeting was adjourned at 7:32 p.m.

Samuel Hughes
Deputy Village Clerk

**VILLAGE OF BARTLETT
 DETAIL BOARD REPORT
 INVOICES DUE ON/BEFORE 9/20/2022**

100000-GENERAL FUND

210002-GROUP INSURANCE PAYABLE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 DEARBORN LIFE INSURANCE COMPANY	MONTHLY INSURANCE - SEPT 2022	4,395.73
INVOICES TOTAL:		4,395.73

1100-VILLAGE BOARD/ADMINISTRATION

522400-SERVICE AGREEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GRANICUS	FOIA MODULE SERVICE AGREEMENT	6,395.00
INVOICES TOTAL:		6,395.00

532200-OFFICE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 WAREHOUSE DIRECT	ADDRESS LABELS	77.62
1 WAREHOUSE DIRECT	ADDRESS LABELS/ENVELOPES	98.93
INVOICES TOTAL:		176.55

541600-PROFESSIONAL DEVELOPMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 CARDMEMBER SERVICE	ILCMA CONFERENCE REGISTRATION	285.00
INVOICES TOTAL:		285.00

542100-REBATES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 GEEK INC COMICS	BEDA GRANT	1,926.63
INVOICES TOTAL:		1,926.63

543101-DUES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 CARDMEMBER SERVICE	ICMA MEMBERSHIP DUES	200.00
INVOICES TOTAL:		200.00

543900-COMMUNITY RELATIONS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 VICTORIA M ANDERSON	VLG HALL FIRE HYDRANT PAINTING	106.70
INVOICES TOTAL:		106.70

543910-HISTORY MUSEUM EXPENSES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 CARDMEMBER SERVICE	MUSEUM EXPENSES/SUPPLIES	846.82
INVOICES TOTAL:		846.82

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
 DETAIL BOARD REPORT
 INVOICES DUE ON/BEFORE 9/20/2022**

546900-CONTINGENCIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 CARDMEMBER SERVICE	MEETING REFRESHMENTS	108.00
1 COMCAST	CABLE SERVICE	31.60
** 1 SAM'S CLUB	MATERIALS & SUPPLIES/DUES	80.00
1 VANTAGE CUSTOM CLASSICS INC	STAFF APPAREL	222.60
INVOICES TOTAL:		442.20

1200-PROFESSIONAL SERVICES

523400-LEGAL SERVICES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CULLEN INC	PROFESSIONAL SERVICES	2,000.00
1 KLEIN, THORPE & JENKINS LTD	LEGAL SERVICES	3,382.70
1 LAW OFFICES OF ROBERT J KRUPP PC	PROFESSIONAL SERVICES	925.00
INVOICES TOTAL:		6,307.70

523401-ARCHITECTURAL/ENGINEERING SVC

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 HAMPTON LENZINI AND RENWICK INC	MAGNOLIA PARK REVIEW	567.50
1 HAMPTON LENZINI AND RENWICK INC	AUTOMOTIVE MALL REVIEW	1,110.00
1 HAMPTON LENZINI AND RENWICK INC	ZIPPY ENG/STORMWATER REVIEW	1,310.00
1 HAMPTON LENZINI AND RENWICK INC	PROMENADE OF BARTLETT REVIEW	802.50
1 HAMPTON LENZINI AND RENWICK INC	STORAGE STORMWATER REVIEW	1,482.50
1 HAMPTON LENZINI AND RENWICK INC	SCHIFERL ENG/STORMWATER REVIEW	2,797.50
1 HAMPTON LENZINI AND RENWICK INC	PROJECT WARRIOR REVIEW	3,770.00
1 HAMPTON LENZINI AND RENWICK INC	NOVA OFFICE WAREHOUSE REVIEW	1,665.00
1 HAMPTON LENZINI AND RENWICK INC	474 MILES PARKWAY REVIEW	1,310.00
1 HAMPTON LENZINI AND RENWICK INC	GRASSLAND TOWNHOMES REVIEW	97.50
1 V3 COMPANIES LTD	W BARTLETT RD ENGINEERING REVIEW	2,042.50
INVOICES TOTAL:		16,955.00

523600-SOCIAL SERVICES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 NORTHEAST DUPAGE FAMILY	SOCIAL WORKER PROGRAM	4,024.49
INVOICES TOTAL:		4,024.49

1210-LIABILITY INSURANCE

544200-LIABILITY INS DEDUCTIBLE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 INTERGOVERNMENTAL RISK MGMT AGENCY	STORAGE TANKS	706.04
1 INTERGOVERNMENTAL RISK MGMT AGENCY	JUNE DEDUCTIBLE	2,143.25
INVOICES TOTAL:		2,849.29

1400-FINANCE

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
 DETAIL BOARD REPORT
 INVOICES DUE ON/BEFORE 9/20/2022**

532200-OFFICE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 WAREHOUSE DIRECT	PAPER ROLLS/POST-IT NOTES	72.66
	INVOICES TOTAL:	72.66

532300-POSTAGE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 FEDERAL EXPRESS CORP	BC TIF PAYOUT	22.42
	INVOICES TOTAL:	22.42

546900-CONTINGENCIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 SAM'S CLUB	MATERIALS & SUPPLIES/DUES	55.00
1 VANTAGE CUSTOM CLASSICS INC	STAFF APPAREL	989.13
	INVOICES TOTAL:	1,044.13

1500-PLANNING & DEV SERVICES

523100-ADVERTISING

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMERICAN PLANNING ASSOCIATION	JOB POSTING - VILLAGE PLANNER	100.00
	INVOICES TOTAL:	100.00

526000-SERVICE TO MAINTAIN VEHICLES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 BUNGE'S TIRE & AUTO BARTLETT	VEHICLE MAINTENANCE	396.00
** 1 CARDMEMBER SERVICE	VEHICLE MAINTENANCE	330.45
1 UNITED AUTO REPAIR	VEHICLE MAINTENANCE	64.50
	INVOICES TOTAL:	790.95

526005-PLAN REVIEW SERVICES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 T.P.I.	PLAN REVIEW SERVICES	3,853.44
	INVOICES TOTAL:	3,853.44

541600-PROFESSIONAL DEVELOPMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 CARDMEMBER SERVICE	ICC CERTIFICATE RENEWAL FEE	95.00
	INVOICES TOTAL:	95.00

1700-POLICE

522400-SERVICE AGREEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMPASSION FUNERAL SERVICE INC	TRANSPORTATION SERVICES	455.00
1 PROSHRED SECURITY	PAPER SHREDDING SERVICES	122.40

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
 DETAIL BOARD REPORT
 INVOICES DUE ON/BEFORE 9/20/2022**

1 ULTRA STROBE COMMUNICATIONS INC	MONTHLY SERVICE FEE	1,235.00
1 VERIZON WIRELESS	WIRELESS SERVICES	1,374.67
1 VERIZON WIRELESS	WIRELESS SERVICES	722.72
		INVOICES TOTAL: 3,909.79

522700-COMPUTER SERVICES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SDI USA INC	COMPUTER SOFTWARE AGREEMENT	374.00
		INVOICES TOTAL: 374.00

526000-SERVICE TO MAINTAIN VEHICLES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ARMY TRAIL TIRE AND SERVICE	VEHICLE MAINTENANCE	121.90
1 ARMY TRAIL TIRE AND SERVICE	VEHICLE MAINTENANCE	1,680.73
1 ARMY TRAIL TIRE AND SERVICE	VEHICLE MAINTENANCE	1,007.90
** 1 CARDMEMBER SERVICE	LICENSE PLATE RENEWAL FEES	154.40
1 MYD BARTLETT SG LLC	CAR WASH SERVICES	84.00
1 UNITED AUTO REPAIR	VEHICLE MAINTENANCE	333.79
1 UNITED AUTO REPAIR	VEHICLE MAINTENANCE	736.52
1 UNITED AUTO REPAIR	VEHICLE MAINTENANCE	29.95
1 UNITED AUTO REPAIR	VEHICLE MAINTENANCE	32.21
1 ZIEGLER'S ACE HARDWARE	MATERIALS & SUPPLIES	3.58
		INVOICES TOTAL: 4,184.98

526050-VEHICLE SET UP

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ULTRA STROBE COMMUNICATIONS INC	NEW PATROL VEHICLE EQUIPMENT	3,445.00
1 ULTRA STROBE COMMUNICATIONS INC	NEW PATROL VEHICLE EQUIPMENT	3,765.85
		INVOICES TOTAL: 7,210.85

526100-AUTO BODY REPAIRS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 BOB'S AUTO BODY INC	AUTO BODY REPAIRS	2,058.87
		INVOICES TOTAL: 2,058.87

530100-MATERIALS & SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ALBERTSONS - SAFEWAY	FOOD PURCHASES	83.00
1 ALBERTSONS - SAFEWAY	FOOD PURCHASES	194.43
** 1 CARDMEMBER SERVICE	MAVERICK GROOMING/E.T. SUPPLIES	93.61
1 GENERAL PARTS LLC	REPLACEMENT FILTER	156.43
1 REPROGRAPHICS	BANNERS	60.00
** 1 SAM'S CLUB	MATERIALS & SUPPLIES/DUES	293.02
1 WAREHOUSE DIRECT	STAMP/SUPPLIES	26.19
1 WAREHOUSE DIRECT	INK CARTRIDGE/USB DRIVES	122.79
1 WAREHOUSE DIRECT	TONER	181.60
1 ZIEGLER'S ACE HARDWARE	MATERIALS & SUPPLIES	34.55

** Indicates pre-issue check.

VILLAGE OF BARTLETT
DETAIL BOARD REPORT
INVOICES DUE ON/BEFORE 9/20/2022

INVOICES TOTAL: 1,245.62

530110-UNIFORMS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 RAY O'HERRON CO INC	TRAINING BATONS	217.91
1 RAY O'HERRON CO INC	UNIFORM ALTERATIONS	58.46
1 RAY O'HERRON CO INC	UNIFORM ALTERATIONS	13.46
1 RAY O'HERRON CO INC	UNIFORM APPAREL	76.48
1 RAY O'HERRON CO INC	UNIFORM APPAREL	370.64
<u>INVOICES TOTAL:</u>		<u>736.95</u>

530115-SUBSCRIPTIONS/PUBLICATIONS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 SAM'S CLUB	MATERIALS & SUPPLIES/DUES	80.00
<u>INVOICES TOTAL:</u>		<u>80.00</u>

530125-SHOOTING RANGE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ZIEGLER'S ACE HARDWARE	MATERIALS & SUPPLIES	9.99
<u>INVOICES TOTAL:</u>		<u>9.99</u>

532200-OFFICE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	PHOTO PAPER	18.21
1 STATE GRAPHICS	BUSINESS CARDS	66.19
1 WAREHOUSE DIRECT	USB DRIVES/OFFICE SUPPLIES	161.88
1 WAREHOUSE DIRECT	STAMP/SUPPLIES	11.08
1 WAREHOUSE DIRECT	PAPER	33.00
1 WAREHOUSE DIRECT	INK CARTRIDGE/USB DRIVES	28.52
<u>INVOICES TOTAL:</u>		<u>318.88</u>

541600-PROFESSIONAL DEVELOPMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 CARDMEMBER SERVICE	SAFE KIDS COURSE REGISTRATION	95.00
1 RUSSELL CIONKO	TRAINING EXPENSES	57.60
1 TRACEY DENDINGER	TRAINING EXPENSES	71.10
1 ERIC KISTLER	TRAINING EXPENSES	57.60
<u>INVOICES TOTAL:</u>		<u>281.30</u>

542810-SAFETY PROGRAM EXPENSES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AED PROFESSIONALS	AED SUPPLIES	123.60
** 1 CARDMEMBER SERVICE	FIRST AID CPR CARDS/VIDEO	760.00
1 NORTH AMERICAN RESCUE LLC	RESCUE SUPPLIES	114.00
<u>INVOICES TOTAL:</u>		<u>997.60</u>

** Indicates pre-issue check.

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543101-DUES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ILLINOIS LAW ENFORCEMENT	ANNUAL BOSSES DAY LUNCHEON	60.00
1 NORTHWEST POLICE ACADEMY	MEMBERSHIP DUES	75.00
1 SECRETARY OF STATE	NOTARY FEE/M FLORES	10.00
1 WEST BEND MUTUAL INSURANCE CO	NOTARY FEE/S PEBBLES	50.00
1 WEST BEND MUTUAL INSURANCE CO	NOTARY FEE/M FLORES	50.00
	<u>INVOICES TOTAL:</u>	<u>245.00</u>

543900-COMMUNITY RELATIONS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GOLDSTAR PRINTING	CITIZEN POLICE ACADEMY SHIRTS	210.31
1 ZIEGLER'S ACE HARDWARE	MATERIALS & SUPPLIES	129.94
	<u>INVOICES TOTAL:</u>	<u>340.25</u>

544001-PRISONER DETENTION

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 BARTLETT SOAP N SUDS	LAUNDERING SERVICES	43.75
	<u>INVOICES TOTAL:</u>	<u>43.75</u>

545100-EMERGENCY MANAGEMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	WATER OUTBOARD MOTOR	28.98
	<u>INVOICES TOTAL:</u>	<u>28.98</u>

545200-POLICE/FIRE COMMISSION

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CONRAD POLYGRAPH INC	POLYGRAPH EXAM FEES	1,620.00
	<u>INVOICES TOTAL:</u>	<u>1,620.00</u>

570100-MACHINERY & EQUIPMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AED PROFESSIONALS	AED EQUIPMENT	8,014.00
	<u>INVOICES TOTAL:</u>	<u>8,014.00</u>

570105-EQUITABLE SHARING EXPENSE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 CURRIE MOTORS	POLICE UTILITY VEHICLE	36,647.00
1 UNIVERSITY OF ILLINOIS	BASIC LAW ENFORCEMENT TRAINING	5,830.00
	<u>INVOICES TOTAL:</u>	<u>42,477.00</u>

1800-STREET MAINTENANCE

522500-EQUIPMENT RENTALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMCAST	CABLE SERVICE	2.10

** Indicates pre-issue check.

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1 VERIZON WIRELESS	WIRELESS SERVICES	308.54
1 VERIZON WIRELESS	WIRELESS SERVICES	36.01
1 VERIZON WIRELESS	WIRELESS SERVICES	239.41
INVOICES TOTAL:		586.06

524120-UTILITIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	153.44
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	427.89
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	19.51
1 NICOR GAS	GAS BILL	158.21
INVOICES TOTAL:		759.05

526000-SERVICE TO MAINTAIN VEHICLES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 POMP'S TIRE SERVICE INC	TIRE REPLACEMENT	330.18
1 POMP'S TIRE SERVICE INC	TIRE REPLACEMENTS	764.44
1 PRECISE MRM LLC	VEHICLE MAINTENANCE	270.00
INVOICES TOTAL:		1,364.62

527110-SVCS TO MAINTAIN TRAFFIC SIGS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MEADE ELECTRIC CO INC	TRAFFIC SIGNAL MAINTENANCE	1,049.40
1 MEADE ELECTRIC CO INC	EMERGENCY SIGNAL REPAIRS	716.00
INVOICES TOTAL:		1,765.40

527112-SERVICE TO MAINTAIN STR LIGHTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 JERRY'S WELDING INC	EQUIPMENT REPAIRS	595.00
INVOICES TOTAL:		595.00

527113-SERVICES TO MAINT. GROUNDS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ABBOTT TREE CARE PROFESSIONALS LLC	LAWN MAINTENANCE SERVICES	2,393.75
1 ABBOTT TREE CARE PROFESSIONALS LLC	LAWN MAINTENANCE SERVICES	1,093.75
1 C E SMITH LAWN MAINTENANCE INC	LANDSCAPING SERVICES	3,945.00
1 TRUGREEN	FERTILIZER APPLICATION	306.60
1 UNO MAS LANDSCAPING	LANDSCAPE MAINTENANCE/SEP 2022	4,885.00
INVOICES TOTAL:		12,624.10

527130-SIDEWALK & CURB REPLACEMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ELMHURST CHICAGO STONE COMPANY	PSI AIR	1,913.75
1 ELMHURST CHICAGO STONE COMPANY	PSI AIR	168.75
1 ELMHURST CHICAGO STONE COMPANY	PSI AIR	2,345.00
1 ELMHURST CHICAGO STONE COMPANY	PSI AIR	2,654.38
INVOICES TOTAL:		7,081.88

** Indicates pre-issue check.

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530100-MATERIALS & SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	STANDING DESK CONVERTERS	103.22
1 AMAZON CAPITAL SERVICES INC	TIRE INFLATOR/AIR FILTER KIT	69.17
1 AMAZON CAPITAL SERVICES INC	DUAL MONITOR DESK MOUNT	15.43
1 BATTERIES PLUS BULBS	BATTERIES	42.06
1 HOME DEPOT CREDIT SERVICES	MATERIALS & SUPPLIES	438.56
** 1 SECOND SYSTEMS INC	USED CONFERENCE TABLE	300.00
1 WAREHOUSE DIRECT	TRASH BAGS	34.51
1 WAREHOUSE DIRECT	COFFEE	10.83
1 WAREHOUSE DIRECT	COFFEE	21.24
1 ZIEGLER'S ACE HARDWARE	MATERIALS & SUPPLIES	91.00
INVOICES TOTAL:		1,126.02

530160-SAFETY EQUIPMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 STANDARD EQUIPMENT COMPANY	WIRELESS SAFETY HEADSETS	5,983.84
INVOICES TOTAL:		5,983.84

532200-OFFICE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 WAREHOUSE DIRECT	HIGHLIGHTERS	2.98
1 WAREHOUSE DIRECT	INK CARTRIDGES	101.04
INVOICES TOTAL:		104.02

534300-EQUIPMENT MAINTENANCE MATLS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CAROL STREAM LAWN & POWER	MAINTENANCE SUPPLIES	185.40
1 INTERSTATE BATTERY SYSTEM	MAINTENANCE SUPPLIES	386.85
1 INTERSTATE BILLING SERVICE INC	MAINTENANCE SUPPLIES	773.20
1 PEERLESS FENCE	GATE WIRING REPAIRS	270.00
1 WEST SIDE TRACTOR SALES	MAINTENANCE SUPPLIES	559.83
INVOICES TOTAL:		2,175.28

534400-STREET MAINTENANCE MATERIALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 3M COMPANY	SIGN MAKING MATERIALS	591.27
1 WELCH BROS INC	GRAVEL PURCHASE	253.75
1 WELCH BROS INC	GRAVEL PURCHASE	640.50
INVOICES TOTAL:		1,485.52

543800-STORMWATER FACILITIES MAINT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CHRISTOPHER B BURKE ENG LTD	M&M-FEMA NATIVE BASINS	928.77
1 WELCH BROS INC	MAINTENANCE SUPPLIES	846.37
INVOICES TOTAL:		1,775.14

** Indicates pre-issue check.

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546900-CONTINGENCIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MULTISYSTEM MANAGEMENT COMPANY INC	JANITORIAL SERVICES - JULY 2022	142.33
INVOICES TOTAL:		142.33

5000-WATER OPERATING EXPENSES

520025-DWC WATER AGREEMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 DUPAGE WATER COMMISSION	DWC WATER BILL - JULY 22	583,216.20
INVOICES TOTAL:		583,216.20

522400-SERVICE AGREEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 CARDMEMBER SERVICE	SCADA PHONE SERVICE	37.76
1 WATER REMEDIATION TECHNOLOGY	BASE TREATMENT CHARGE/W-4	11,846.92
1 WATER REMEDIATION TECHNOLOGY	BASE TREATMENT CHARGE/W-7	2,293.33
INVOICES TOTAL:		14,178.01

522500-EQUIPMENT RENTALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 VERIZON WIRELESS	WIRELESS SERVICES	308.55
INVOICES TOTAL:		308.55

522800-ANALYTICAL TESTING

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SUBURBAN LABORATORIES INC	SAMPLE TESTING	761.04
INVOICES TOTAL:		761.04

523401-ARCHITECTURAL/ENGINEERING SVC

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 BAXTER & WOODMAN	SOURCE WATER PROJECT	2,898.75
INVOICES TOTAL:		2,898.75

524120-UTILITIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	27.82
1 NICOR GAS	GAS BILL	49.68
1 NICOR GAS	GAS BILL	54.85
1 NICOR GAS	GAS BILL	59.14
INVOICES TOTAL:		191.49

526000-SERVICE TO MAINTAIN VEHICLES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 IVY LANE CORPORATION	VEHICLE MAINTENANCE	56.07
1 PRECISE MRM LLC	VEHICLE MAINTENANCE	90.00

** Indicates pre-issue check.

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INVOICES TOTAL: 146.07

527120-SVCS TO MAINT MAINS/STORM LINE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ALLIED ASPHALT PAVING COMPANY	ASPHALT PURCHASE	740.95
1 WELCH BROS INC	GRAVEL PURCHASE	478.50
	<u>INVOICES TOTAL:</u>	<u>1,219.45</u>

530100-MATERIALS & SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	STANDING DESK CONVERTERS	103.23
1 AMAZON CAPITAL SERVICES INC	DUAL MONITOR DESK MOUNT	15.43
1 BATTERIES PLUS BULBS	BATTERIES	42.06
1 CORE & MAIN LP	CREDIT - BILLING ERROR	-81.98
1 CORE & MAIN LP	MATERIALS & SUPPLIES	1,119.45
1 CORE & MAIN LP	MATERIALS & SUPPLIES	3,818.88
1 HOME DEPOT CREDIT SERVICES	MATERIALS & SUPPLIES	151.83
** 1 SECOND SYSTEMS INC	USED CONFERENCE TABLE	300.00
1 WAREHOUSE DIRECT	TRASH BAGS	34.52
1 WAREHOUSE DIRECT	COFFEE	10.83
1 WAREHOUSE DIRECT	COFFEE	21.24
1 WATER RESOURCES INC	MATERIALS & SUPPLIES	76.00
1 WATER RESOURCES INC	MATERIALS & SUPPLIES	30.50
1 WATER RESOURCES INC	MATERIALS & SUPPLIES	93.56
1 WATER RESOURCES INC	MATERIALS & SUPPLIES	54.95
1 WATER RESOURCES INC	MATERIALS & SUPPLIES	44.18
	<u>INVOICES TOTAL:</u>	<u>5,834.68</u>

530160-SAFETY EQUIPMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 FIVE STAR SAFETY EQUIPMENT INC	SAFETY EQUIPMENT	1,457.12
	<u>INVOICES TOTAL:</u>	<u>1,457.12</u>

532200-OFFICE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 WAREHOUSE DIRECT	INK CARTRIDGES	101.05
	<u>INVOICES TOTAL:</u>	<u>101.05</u>

532300-POSTAGE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SEBIS DIRECT INC	SEPTEMBER BILLS POSTAGE	2,922.27
	<u>INVOICES TOTAL:</u>	<u>2,922.27</u>

534810-METER MAINTENANCE MATERIALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 WATER RESOURCES INC	WATER METER/SUPPLIES	921.80
1 WATER RESOURCES INC	WATER METERS/SUPPLIES	1,565.40

** Indicates pre-issue check.

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1 WATER RESOURCES INC	WATER METERS	2,919.80
		<u>INVOICES TOTAL: 5,407.00</u>

546900-CONTINGENCIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MULTISYSTEM MANAGEMENT COMPANY INC	JANITORIAL SERVICES - JULY 2022	142.33
		<u>INVOICES TOTAL: 142.33</u>

547072-DWC CAPITAL BUY IN PRINCIPAL

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 DUPAGE WATER COMMISSION	DWC WATER BILL - JULY 22	36,196.20
		<u>INVOICES TOTAL: 36,196.20</u>

500000-WATER FUND

121054-WATER/SEWER BILLING A/R

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 THOMAS CAPPILUPO	REFUND/WATER BILL OVERPAYMENT	56.50
1 DAVID W PROPST	REFUND/WATER BILL OVERPAYMENT	51.31
		<u>INVOICES TOTAL: 107.81</u>

5090-WATER CAPITAL PROJECTS EXP

581041-HYDRANT PAINTING PROGRAM

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MUSCAT PAINTING & DECORATING	VILLAGE FIRE HYDRANT REPAINTING	19,429.90
		<u>INVOICES TOTAL: 19,429.90</u>

5100-SEWER OPERATING EXPENSES

522500-EQUIPMENT RENTALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 VERIZON WIRELESS	WIRELESS SERVICES	308.55
		<u>INVOICES TOTAL: 308.55</u>

522800-ANALYTICAL TESTING

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SUBURBAN LABORATORIES INC	SAMPLE TESTING	702.63
		<u>INVOICES TOTAL: 702.63</u>

524120-UTILITIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	19.66
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	7.83
1 NICOR GAS	GAS BILL	161.70
1 NICOR GAS	GAS BILL	51.43

** Indicates pre-issue check.

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1 NICOR GAS	GAS BILL	160.15
1 NICOR GAS	GAS BILL	102.17
1 NICOR GAS	GAS BILL	54.68
1 NICOR GAS	GAS BILL	49.73
1 NICOR GAS	GAS BILL	49.73
1 NICOR GAS	GAS BILL	51.47
INVOICES TOTAL:		708.55

524210-SLUDGE REMOVAL

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SYNAGRO CENTRAL LLC	SLUDGE DISPOSAL	8,742.08
INVOICES TOTAL:		8,742.08

526000-SERVICE TO MAINTAIN VEHICLES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 PRECISE MRM LLC	VEHICLE MAINTENANCE	90.00
INVOICES TOTAL:		90.00

530100-MATERIALS & SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	STANDING DESK CONVERTERS	103.23
1 AMAZON CAPITAL SERVICES INC	DUAL MONITOR DESK MOUNT	15.43
1 BATTERIES PLUS BULBS	BATTERIES	42.06
1 CASE LOTS INC	PAPER TOWELS/SOAP/SUPPLIES	646.10
1 HOME DEPOT CREDIT SERVICES	MATERIALS & SUPPLIES	180.58
1 KIMBALL MIDWEST	MATERIALS & SUPPLIES	181.81
** 1 SECOND SYSTEMS INC	USED CONFERENCE TABLE	300.00
1 WAREHOUSE DIRECT	CLEANING SUPPLIES	85.24
1 WATER RESOURCES INC	MATERIALS & SUPPLIES	1,682.80
1 ZIEGLER'S ACE HARDWARE	MATERIALS & SUPPLIES	17.94
INVOICES TOTAL:		3,255.19

530120-CHEMICAL SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 HAWKINS INC	CHEMICAL SUPPLIES	8,540.06
1 HAWKINS INC	CHEMICAL SUPPLIES	11,216.25
1 HAWKINS INC	CHEMICAL SUPPLIES	2,470.30
1 HAWKINS INC	CHEMICAL SUPPLIES	4,476.70
INVOICES TOTAL:		26,703.31

532200-OFFICE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 WAREHOUSE DIRECT	INK CARTRIDGES	101.05
INVOICES TOTAL:		101.05

532300-POSTAGE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
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** Indicates pre-issue check.

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1 SEBIS DIRECT INC	SEPTEMBER BILLS POSTAGE	2,922.27
	INVOICES TOTAL:	2,922.27

534300-EQUIPMENT MAINTENANCE MATLS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 PAXXO (USA) INC	MAINTENANCE SUPPLIES	1,054.27
1 STANDARD EQUIPMENT COMPANY	MAINTENANCE SUPPLIES	29.61
1 STENSTROM PETROLEUM SERVICES INC	MONTHLY INSPECTION FEE	150.00
1 WEST SIDE ELECTRIC SUPPLY INC	ELECTRICAL SUPPLIES	85.04
1 WEST SIDE ELECTRIC SUPPLY INC	ELECTRICAL SUPPLIES	248.30
1 WUNDERLICH-MALEC SERVICES INC	COOLING FAN REPLACEMENT	919.37
	INVOICES TOTAL:	2,486.59

546900-CONTINGENCIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MULTISYSTEM MANAGEMENT COMPANY INC	JANITORIAL SERVICES - JULY 2022	142.34
	INVOICES TOTAL:	142.34

5190-SEWER CAPITAL PROJECTS EXP

582025-SANITARY SEWER EVALUATION

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 NEENAH FOUNDRY COMPANY	SOLID LIDS	5,920.00
	INVOICES TOTAL:	5,920.00

582026-LIFT STATIONS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 TROTTER & ASSOCIATES INC	LIFT STATION REHAB PROJECT	4,256.75
	INVOICES TOTAL:	4,256.75

582027-WWTP FACILITY IMPROVEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CONSTRUCTION & GEOTECHNICAL	SOIL TESTING	5,206.00
1 JOSEPH J HENDERSON & SON INC	BITTERSWEET WRF IMPROVEMENTS	1,226,592.26
	INVOICES TOTAL:	1,231,798.26

582028-DEVON EXCESS FLOW PLANT REHB

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ENGINEERING ENTERPRISES INC	EXCESS FLOW FACILITY LIFT STATION	22,955.00
	INVOICES TOTAL:	22,955.00

5200-PARKING OPERATING EXPENSES

524120-UTILITIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	105.15

** Indicates pre-issue check.

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1 COMMONWEALTH EDISON CO	ELECTRIC BILL	29.99
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	88.46
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	30.52
1 NICOR GAS	GAS BILL	80.67
1 NICOR GAS	GAS BILL	49.84
1 VERIZON WIRELESS	WIRELESS SERVICES	42.20
		INVOICES TOTAL: 426.83

529000-OTHER CONTRACTUAL SERVICES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 CARDMEMBER SERVICE	METRA INTERNET SERVICE	51.88
		INVOICES TOTAL: 51.88

5500-GOLF PROGRAM EXPENSES

522400-SERVICE AGREEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CINTAS FIRE PROTECTION	ANNUAL ALARM SYSTEM INSPECTION	2,616.27
1 CINTAS FIRE PROTECTION	ANNUAL ALARM SYSTEM INSPECTION	1,578.74
1 CINTAS FIRE PROTECTION	SPRINKLER SYSTEM INSPECTION	921.95
1 CINTAS FIRE PROTECTION	SPRINKLER SYSTEM INSPECTION	1,334.95
1 COLLEY ELEVATOR COMPANY	QUARTERLY INSPECTION SERVICES	239.00
1 CUSTOM GROUP INC	CLEANING SERVICES	999.75
1 MULTISYSTEM MANAGEMENT COMPANY INC	JANITORIAL SERVICES - JUNE 2022	288.35
1 MULTISYSTEM MANAGEMENT COMPANY INC	JANITORIAL SERVICES - JULY 2022	288.35
		INVOICES TOTAL: 8,267.36

524100-BUILDING MAINTENANCE SERVICES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 INDUSTRIAL DOOR COMPANY	PARTITION WALL INSPECTION/MAINT	2,807.00
		INVOICES TOTAL: 2,807.00

524120-UTILITIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMCAST	CABLE SERVICE	407.26
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	17.18
1 NICOR GAS	GAS BILL	337.61
		INVOICES TOTAL: 762.05

530100-MATERIALS & SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SYSCO CHICAGO INC	FOOD PURCHASE/SUPPLIES	130.00
1 SYSCO CHICAGO INC	FOOD PURCHASE/SUPPLIES	124.38
1 SYSCO CHICAGO INC	PEST CONTROL SUPPLIES	20.75
		INVOICES TOTAL: 275.13

** Indicates pre-issue check.

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532000-AUTOMOTIVE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MANSFIELD OIL COMPANY	GASOLINE PURCHASE	1,440.89
INVOICES TOTAL:		1,440.89

534330-PURCHASES - BAGS/HEADCOVERS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 TOUR EDGE GOLF MFG INC	GOLF BAGS/CLUBS	400.00
INVOICES TOTAL:		400.00

534332-PURCHASES - GOLF BALLS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ACUSHNET COMPANY	GOLF BALLS	467.45
1 ACUSHNET COMPANY	GOLF BALLS	538.42
INVOICES TOTAL:		1,005.87

534333-PURCHASES - GOLF CLUBS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 TOUR EDGE GOLF MFG INC	GOLF BAGS/CLUBS	289.00
1 TOUR EDGE GOLF MFG INC	GOLF CLUBS	111.00
INVOICES TOTAL:		400.00

546900-CONTINGENCIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 NITECH FIRE & SECURITY INDUSTRIES INC	SECURITY CAMERA INSTALLATION	1,675.00
INVOICES TOTAL:		1,675.00

5510-GOLF MAINTENANCE EXPENSES

522300-UNIFORM RENTALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CINTAS CORPORATION	UNIFORM RENTAL	25.00
1 CINTAS CORPORATION	UNIFORM RENTAL	25.00
1 CINTAS CORPORATION	UNIFORM RENTAL	25.00
1 CINTAS CORPORATION	UNIFORM RENTAL	25.00
INVOICES TOTAL:		100.00

524120-UTILITIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	5.74
1 NICOR GAS	GAS BILL	62.55
1 NICOR GAS	GAS BILL	112.52
INVOICES TOTAL:		180.81

530100-MATERIALS & SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
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** Indicates pre-issue check.

**VILLAGE OF BARTLETT
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1 PENDELTON TURF SUPPLY INC	MATERIALS & SUPPLIES	1,300.00
	<u>INVOICES TOTAL:</u>	<u>1,300.00</u>

530150-SMALL TOOLS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	GREASE GUN	369.00
	<u>INVOICES TOTAL:</u>	<u>369.00</u>

532000-AUTOMOTIVE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MANSFIELD OIL COMPANY	GASOLINE PURCHASE	1,440.90
1 MANSFIELD OIL COMPANY	GASOLINE PURCHASE	619.80
	<u>INVOICES TOTAL:</u>	<u>2,060.70</u>

532200-OFFICE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	OUTDOOR TV ANTENNA	68.95
	<u>INVOICES TOTAL:</u>	<u>68.95</u>

534300-EQUIPMENT MAINTENANCE MATLS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	GREASE PUMP/SUPPLIES	1,139.15
1 DEKANE EQUIPMENT CORPORATION	MAINTENANCE SUPPLIES	360.45
1 GRAINGER	MAINTENANCE SUPPLIES	217.67
1 HOME DEPOT CREDIT SERVICES	MATERIALS & SUPPLIES	20.48
1 O'REILLY AUTOMOTIVE INC	MAINTENANCE SUPPLIES	809.51
1 REINDERS INC	MAINTENANCE SUPPLIES	280.31
1 REINDERS INC	MAINTENANCE SUPPLIES	602.83
1 REINDERS INC	MAINTENANCE SUPPLIES	125.63
1 REVELS TURF & TRACTOR LLC	MAINTENANCE SUPPLIES	384.84
	<u>INVOICES TOTAL:</u>	<u>3,940.87</u>

534500-GROUNDS MAINTENANCE MATERIALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CHICAGOLAND TURF	FAIRWAY DISTANCE MARKERS	483.77
1 HOME DEPOT CREDIT SERVICES	MATERIALS & SUPPLIES	256.90
	<u>INVOICES TOTAL:</u>	<u>740.67</u>

543101-DUES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GOLF COURSE SUPERINTENDENTS	MEMBERSHIP RENEWAL/M GIEMAK	430.00
	<u>INVOICES TOTAL:</u>	<u>430.00</u>

572000-BUILDING & GROUNDS IMPROVMNTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MIDWEST GROUNDCOVERS LLC	PLANT PURCHASE	695.90

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
 DETAIL BOARD REPORT
 INVOICES DUE ON/BEFORE 9/20/2022**

INVOICES TOTAL: 695.90

5520-GOLF DRIVING RANGE EXPENSES

570100-MACHINERY & EQUIPMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 RANGE SERVANT AMERICA INC	GOLF RANGE EQUIPMENT	11,598.00
INVOICES TOTAL:		11,598.00

5560-GOLF RESTAURANT EXPENSES

522400-SERVICE AGREEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMPLETE BAR SYSTEMS LLC	CLEANED BEER LINES	56.00
1 COMPLETE BAR SYSTEMS LLC	CLEANED BEER LINES	64.00
1 MULTISYSTEM MANAGEMENT COMPANY INC	JANITORIAL SERVICES - JUNE 2022	38.32
1 MULTISYSTEM MANAGEMENT COMPANY INC	JANITORIAL SERVICES - JULY 2022	38.33
INVOICES TOTAL:		196.65

524120-UTILITIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	2.86
1 NICOR GAS	GAS BILL	56.26
INVOICES TOTAL:		59.12

530100-MATERIALS & SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GORDON FOOD SERVICE INC	FOOD SERVICE SUPPLIES	18.49
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	99.33
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	100.00
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	100.00
1 SYSCO CHICAGO INC	SLICER SET/PIZZA OVEN BRUSH	30.00
1 SYSCO CHICAGO INC	FOOD PURCHASE/SUPPLIES	100.00
1 SYSCO CHICAGO INC	PEST CONTROL SUPPLIES	20.76
INVOICES TOTAL:		468.58

534320-PURCHASES - FOOD & BEVERAGE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMERICAN COMPRESSED GASES INC	CYLINDER RENTAL	140.00
1 BREAKTHRU BEVERAGE ILLINOIS LLC	LIQUOR PURCHASE	401.59
1 ELGIN BEVERAGE CO	BEER PURCHASE	188.00
1 ELGIN BEVERAGE CO	BEER PURCHASE	235.59
1 EUCLID BEVERAGE LLC	BEER PURCHASE	216.91
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	356.36
1 GRECO AND SONS INC	FOOD PURCHASE	45.99
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	639.22
1 GRECO AND SONS INC	FOOD PURCHASE	85.00

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
 DETAIL BOARD REPORT
 INVOICES DUE ON/BEFORE 9/20/2022**

1 LAKESHORE BEVERAGE	BEER PURCHASE	57.44
1 SCHAMBERGER BROTHERS INC	BEER PURCHASE	166.90
1 SCHAMBERGER BROTHERS INC	BEER PURCHASE	152.69
1 SOUTHERN GLAZER'S OF IL	LIQUOR PURCHASE	197.86
1 SOUTHERN GLAZER'S OF IL	LIQUOR PURCHASE	347.74
1 SYSCO CHICAGO INC	FOOD PURCHASE/SUPPLIES	511.00
1 SYSCO CHICAGO INC	FOOD PURCHASE/SUPPLIES	488.22
1 SYSCO CHICAGO INC	FOOD PURCHASE	687.04
1 TEC COFFEE & FOODS	COFFEE PURCHASE	63.00
<u>INVOICES TOTAL:</u>		<u>4,980.55</u>

546900-CONTINGENCIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 SAM'S CLUB	MATERIALS & SUPPLIES/DUES	45.00
<u>INVOICES TOTAL:</u>		<u>45.00</u>

5570-GOLF BANQUET EXPENSES

522400-SERVICE AGREEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 A MAESTRANZI SONS	KNIFE SHARPENING	20.00
1 ALSCO	LINEN SERVICES	110.29
1 ALSCO	LINEN SERVICES	509.74
1 CLUBTEC	MONTHLY SOFTWARE SUPPORT	58.00
1 MULTISYSTEM MANAGEMENT COMPANY INC	JANITORIAL SERVICES - JUNE 2022	38.33
1 MULTISYSTEM MANAGEMENT COMPANY INC	JANITORIAL SERVICES - JULY 2022	38.32
<u>INVOICES TOTAL:</u>		<u>774.68</u>

523100-ADVERTISING

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 CARDMEMBER SERVICE	JOB AD POSTINGS	104.16
<u>INVOICES TOTAL:</u>		<u>104.16</u>

524120-UTILITIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	2.86
1 NICOR GAS	GAS BILL	56.26
<u>INVOICES TOTAL:</u>		<u>59.12</u>

530100-MATERIALS & SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GORDON FOOD SERVICE INC	FOOD SERVICE SUPPLIES	18.49
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	99.34
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	200.00
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	111.00
1 MLA WHOLESALE INC	FLOWERS	32.90
1 MLA WHOLESALE INC	FLOWERS	198.15

** Indicates pre-issue check.

VILLAGE OF BARTLETT
DETAIL BOARD REPORT
INVOICES DUE ON/BEFORE 9/20/2022

1 SIGNARAMA	WEDDING BANNER	65.00
1 SIGNARAMA	WEDDING BANNER	65.00
1 SYSCO CHICAGO INC	GLASSWARE PURCHASE	119.23
1 SYSCO CHICAGO INC	SLICER SET/PIZZA OVEN BRUSH	31.63
1 SYSCO CHICAGO INC	FOOD PURCHASE/SUPPLIES	42.99
1 SYSCO CHICAGO INC	SILICONE MOLDS	64.74
1 SYSCO CHICAGO INC	PEST CONTROL SUPPLIES	20.76
INVOICES TOTAL:		<u>1,069.23</u>

534320-PURCHASES - FOOD & BEVERAGE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMERICAN COMPRESSED GASES INC	CYLINDER RENTAL	54.50
1 THE BAKING INSTITUTE BAKERY CO	WEDDING CAKES	413.49
1 THE BAKING INSTITUTE BAKERY CO	CAKE PURCHASE	45.00
1 THE BAKING INSTITUTE BAKERY CO	WEDDING CAKE	195.49
1 BREAKTHRU BEVERAGE ILLINOIS LLC	LIQUOR PURCHASE	937.05
1 ELGIN BEVERAGE CO	BEER PURCHASE	150.00
1 GORDON FOOD SERVICE INC	FOOD PURCHASE	145.74
1 GORDON FOOD SERVICE INC	FOOD PURCHASE	840.14
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	956.00
1 GRECO AND SONS INC	FOOD PURCHASE	101.96
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	1,113.49
1 GRECO AND SONS INC	FOOD PURCHASE	21.98
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	323.94
1 GRECO AND SONS INC	FOOD PURCHASE	201.25
1 IL GIARDINO DEL DOLCE INC	CAKE PURCHASE	130.00
1 IL GIARDINO DEL DOLCE INC	PASTRIES & COOKIES	170.50
1 LAKESHORE BEVERAGE	BEER PURCHASE	57.45
1 SOUTHERN GLAZER'S OF IL	LIQUOR PURCHASE	100.00
1 SOUTHERN GLAZER'S OF IL	LIQUOR PURCHASE	782.20
1 SYSCO CHICAGO INC	FOOD PURCHASE/SUPPLIES	2,821.54
1 SYSCO CHICAGO INC	FOOD PURCHASE/SUPPLIES	368.64
1 SYSCO CHICAGO INC	FOOD PURCHASE	1,937.49
1 TEC COFFEE & FOODS	COFFEE PURCHASE	63.00
INVOICES TOTAL:		<u>11,930.85</u>

5580-GOLF MIDWAY EXPENSES

530100-MATERIALS & SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SYSCO CHICAGO INC	FOOD PURCHASE/SUPPLIES	53.85
INVOICES TOTAL:		<u>53.85</u>

534320-PURCHASES - FOOD & BEVERAGE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 BREAKTHRU BEVERAGE ILLINOIS LLC	LIQUOR PURCHASE	592.00
1 ELGIN BEVERAGE CO	BEER PURCHASE	246.27
1 ELGIN BEVERAGE CO	BEER PURCHASE	80.60

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
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 INVOICES DUE ON/BEFORE 9/20/2022**

1	EUCLID BEVERAGE LLC	BEER PURCHASE	316.80
1	EUCLID BEVERAGE LLC	BEER PURCHASE	556.62
1	GORDON FOOD SERVICE INC	FOOD PURCHASE	291.40
1	GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	35.00
1	GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	106.00
1	LAKESHORE BEVERAGE	BEER PURCHASE	232.20
1	PEPSI BEVERAGES COMPANY	SOFT DRINK PURCHASE	321.77
**	1 SAM'S CLUB	MATERIALS & SUPPLIES/DUES	125.70
1	SCHAMBERGER BROTHERS INC	BEER PURCHASE	142.10
1	SOUTHERN GLAZER'S OF IL	LIQUOR PURCHASE	50.00
1	SYSCO CHICAGO INC	FOOD PURCHASE/SUPPLIES	924.00
1	SYSCO CHICAGO INC	FOOD PURCHASE/SUPPLIES	175.50
1	SYSCO CHICAGO INC	FOOD PURCHASE	325.00
1	TEC COFFEE & FOODS	COFFEE PURCHASE	63.00
			<hr/>
			INVOICES TOTAL: 4,583.96

6000-CENTRAL SERVICES EXPENSES

522400-SERVICE AGREEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 BANCTEC INC	CHECK FOLDER MAINT AGREEMENT	738.48
1 CENTER FOR GOVERNMENTAL STUDIES	TECHNOLOGY UTILIZATION PLAN	24,200.00
1 SECURITAS ELECTRONIC SECURITY INC	CAMERA MAINTENANCE	832.35
1 TK ELEVATOR CORPORATION	ELEVATOR SERVICE AGREEMENT	672.79
		<hr/>
		INVOICES TOTAL: 26,443.62

522700-COMPUTER SERVICES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 CARDMEMBER SERVICE	GIS AUTOMATION/MDM FEES	60.02
1 COMCAST	INTERNET SERVICE	91.90
		<hr/>
		INVOICES TOTAL: 151.92

524100-BUILDING MAINTENANCE SERVICES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 C E SMITH LAWN MAINTENANCE INC	WEED ABATEMENT	120.00
1 C E SMITH LAWN MAINTENANCE INC	WEED ABATEMENT	45.00
1 C E SMITH LAWN MAINTENANCE INC	WEED ABATEMENT	120.00
1 C E SMITH LAWN MAINTENANCE INC	WEED ABATEMENT	120.00
1 C E SMITH LAWN MAINTENANCE INC	WEED ABATEMENT	240.00
1 C E SMITH LAWN MAINTENANCE INC	WEED ABATEMENT	120.00
1 C E SMITH LAWN MAINTENANCE INC	WEED ABATEMENT	120.00
1 C E SMITH LAWN MAINTENANCE INC	WEED ABATEMENT	180.00
1 C E SMITH LAWN MAINTENANCE INC	WEED ABATEMENT	300.00
1 C E SMITH LAWN MAINTENANCE INC	WEED ABATEMENT	120.00
1 C E SMITH LAWN MAINTENANCE INC	WEED ABATEMENT	240.00
1 C E SMITH LAWN MAINTENANCE INC	WEED ABATEMENT	120.00
1 C E SMITH LAWN MAINTENANCE INC	WEED ABATEMENT	90.00
1 LOGISTICS RECYCLING INC	FLUORESCENT LIGHT RECYCLING	1,153.50

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
 DETAIL BOARD REPORT
 INVOICES DUE ON/BEFORE 9/20/2022**

1 MULTISYSTEM MANAGEMENT COMPANY INC	JANITORIAL SERVICES - JUNE 2022	3,864.00
1 MULTISYSTEM MANAGEMENT COMPANY INC	JANITORIAL SERVICES - JULY 2022	3,864.00
1 TRUGREEN	FERTILIZER APPLICATION	146.49
		<u>INVOICES TOTAL: 10,962.99</u>

524110-TELEPHONE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 VERIZON WIRELESS	WIRELESS SERVICES	410.22
1 VERIZON WIRELESS	WIRELESS SERVICES	571.25
		<u>INVOICES TOTAL: 981.47</u>

524120-UTILITIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	6.48
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	36.71
1 NICOR GAS	GAS BILL	589.08
		<u>INVOICES TOTAL: 632.27</u>

530100-MATERIALS & SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ALBERTSONS - SAFEWAY	FOOD PURCHASES	128.21
1 AMAZON CAPITAL SERVICES INC	LARGE COFFEE POT	79.85
** 1 CARDMEMBER SERVICE	RETIREMENT GIFTS/SUPPLIES	376.47
** 1 SAM'S CLUB	MATERIALS & SUPPLIES/DUES	486.61
1 WAREHOUSE DIRECT	PAPER	590.04
		<u>INVOICES TOTAL: 1,661.18</u>

534600-BUILDING MAINTENANCE MATERIALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 CARDMEMBER SERVICE	REPLACEMENT SOAP DISPENSERS	140.57
1 NITECH FIRE & SECURITY INDUSTRIES INC	EQUIPMENT INSTALLATION	127.59
		<u>INVOICES TOTAL: 268.16</u>

541600-PROFESSIONAL DEVELOPMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 CARDMEMBER SERVICE	ILGISA CONFERENCE REGISTRATION	305.00
		<u>INVOICES TOTAL: 305.00</u>

570100-MACHINERY & EQUIPMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 CARDMEMBER SERVICE	CLOUD SERVICES	1.44
1 INSIGHT PUBLIC SECTOR INC	SQUAD CAR LAPTOP REPLACEMENTS	84,549.71
		<u>INVOICES TOTAL: 84,551.15</u>

7000-POLICE PENSION EXPENDITURES

** Indicates pre-issue check.

VILLAGE OF BARTLETT
DETAIL BOARD REPORT
INVOICES DUE ON/BEFORE 9/20/2022

541600-PROFESSIONAL DEVELOPMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 IPPFA	16 HOUR CTP - ROBERT SWEENEY	550.00
1 JOHN SIAS	IPPFA ONLINE TRAINING	275.00
INVOICES TOTAL:		825.00

GRAND TOTAL: 2,338,351.69

GENERAL FUND	162,635.78
WATER FUND	674,517.92
SEWER FUND	1,311,092.57
PARKING FUND	478.71
GOLF FUND	62,843.95
CENTRAL SERVICES FUND	125,957.76
POLICE PENSION FUND	825.00
GRAND TOTAL	2,338,351.69

** Indicates pre-issue check.

VILLAGE OF BARTLETT TREASURER'S REPORT
 CASH & INVESTMENT REPORT
 FISCAL YEAR 2022/23 as of July 31, 2022

Fund	6/30/2022	Receipts	Disbursements	7/31/2022
General	23,333,821	1,942,900	2,256,008	23,020,714
MFT	5,264,064	147,617	5,525	5,406,156
Debt Service	1,526,914	13,208	0	1,540,122
Capital Projects	2,812,279	3,057	0	2,815,335
Municipal Building	1,006,527	308	0	1,006,835
Developer Deposits	2,440,361	5,257	0	2,445,618
59 & Lake TIF	0	0	0	0
BC Municipal TIF	1,634,402	1,535	63,918	1,572,019
Bluff City TIF Municipal	217,769	90	0	217,859
Water	5,687,302	1,083,648	797,435	5,973,515
Sewer	23,164,939	624,510	563,591	23,225,857
Parking	(163,381)	6,073	11,538	(168,846)
Golf	(495,610)	344,301	315,372	(466,681)
Central Services	865,914	121,643	121,661	865,897
Vehicle Replacement	3,703,281	74,352	0	3,777,633
TOTALS	70,998,582	4,368,498	4,135,049	71,232,031

Detail of Ending Balance					
	Cash	Investments	Assets/Liab.	Net	7/31/2022
General	8,089,769	13,817,317	1,113,628	1,113,628	23,020,714
MFT	2,414,633	2,122,163	869,360	869,360	5,406,156
Debt Service	529,932	1,009,458	732	732	1,540,122
Capital Projects	14,637	27,882	2,772,816	2,772,816	2,815,335
Municipal Building	250,190	476,583	280,062	280,062	1,006,835
Developer Deposits	110,255	1,756,649	578,714	578,714	2,445,618
59 & Lake TIF	306,547	583,936	(890,484)	(890,484)	0
BC Municipal TIF	551,086	1,049,754	(28,822)	(28,822)	1,572,019
Bluff City TIF Municipal	74,990	142,847	22	22	217,859
Water	2,547,977	4,853,403	(1,427,865)	(1,427,865)	5,973,514
Sewer	1,295,886	2,468,319	19,461,651	19,461,651	23,225,857
Parking	0	0	(168,846)	(168,846)	(168,846)
Golf	0	0	(466,681)	(466,681)	(466,681)
Central Services	254,905	485,563	125,429	125,429	865,897
Vehicle Replacement	586,680	1,117,556	2,073,396	2,073,396	3,777,633
TOTALS	17,027,488	29,911,429	24,293,114	24,293,114	71,232,031

BC Project TIF	7,515,389	86,626	78,800	7,523,215
Bluff City Project TIF	748,272	280	0	748,552
Bluff City SSA Debt Srv.	494,709	543	0	495,252
Police Pension	53,018,134	95,906	242,938	52,871,102
	0	0	7,523,215	7,523,215
	257,662	490,815	75	748,552
	0	0	495,252	495,252
	2,894,450	49,969,362	7,290	52,871,102


 Todd Dowden
 Finance Director

VILLAGE OF BARTLETT TREASURER'S REPORT
 REVENUE & EXPENDITURE BUDGET COMPARISONS BY FUND
 FISCAL YEAR 2022/23 as of July 31, 2022

Fund	Revenues			Expenditures		
	Actual	Current Year Budget	Prior YTD %	Actual	Current Year Budget	Prior YTD %
General	8,519,569	27,110,465	31.43%	6,499,638	30,083,547	21.61%
MFT	430,197	2,105,128	20.44%	176,415	2,870,000	6.15%
Debt Service	954,804	2,966,810	32.18%	336,738	2,962,167	11.37%
Capital Projects	6,263	2,763,462	0.23%	0	500,000	0.00%
Municipal Building	929	2,004,200	0.05%	0	476,000	0.00%
Developer Deposits	7,306	172,500	4.24%	0	241,958	0.00%
Bluff City SSA	1,117	947,509	0.12%	29,413	981,925	3.00%
59 & Lake TIF	0	61,000	0.00%	0	61,000	0.00%
Bluff City Municipal TIF	47,487	60,100	79.01%	0	105,000	0.00%
Bluff City Project TIF	740,561	2,100,500	35.26%	0	2,100,000	0.00%
Brewster Creek Municipal TIF	484,754	1,015,500	47.74%	160,735	2,119,354	7.58%
Brewster Creek Project TIF	3,591,419	8,055,000	44.59%	208,400	8,052,000	2.59%
Water	3,088,172	12,812,500	24.10%	1,631,282	14,582,092	11.19%
Sewer	3,935,272	22,710,000	17.33%	2,717,478	22,722,961	11.96%
Parking	14,197	50,000	28.39%	27,910	239,902	11.63%
Golf	1,028,213	2,507,558	41.00%	775,557	2,496,920	31.06%
Central Services	364,988	1,456,154	25.07%	398,034	1,553,135	25.63%
Vehicle Replacement	191,766	704,992	27.20%	451,626	989,000	45.66%
Police Pension	1,999,133	7,061,621	28.31%	709,777	3,487,530	20.35%
Subtotal	25,406,147	96,664,999	26.28%	14,123,004	96,624,491	14.62%
Less Interfund Transfers	(1,398,131)	(4,772,975)	29.29%	(1,398,131)	(4,772,975)	29.29%
Total	24,008,016	91,892,024	26.13%	12,724,873	91,851,516	13.85%

VILLAGE OF BARTLETT TREASURER'S REPORT
 MAJOR REVENUE BUDGET COMPARISONS
 FISCAL YEAR 2022/23 as of July 31, 2022

Fund	Actual	Current Year		Prior YTD %
		Budget	Percent	
Property Taxes	3,794,431	11,629,537	32.63%	33.37%
Sales Taxes (General Fund)	805,870	3,400,000	23.70%	21.70%
Income Taxes	2,335,090	5,400,000	43.24%	40.52%
Telecommunications Tax	108,450	410,000	26.45%	23.08%
Home Rule Sales Tax	586,960	2,500,000	23.48%	35.18%
Real Estate Transfer Tax	298,129	850,000	35.07%	58.67%
Use Tax	388,683	1,600,000	24.29%	42.63%
Building Permits	268,348	650,000	41.28%	38.36%
MFT	420,583	1,650,000	25.49%	25.23%
Water Charges	3,044,609	12,600,000	24.16%	26.42%
Sewer Charges	1,753,270	6,550,000	26.77%	26.48%
Interest Income	113,855	38,300	297.27%	0.05%

VILLAGE OF BARTLETT TREASURER'S REPORT
 GOLF FUND DETAIL (Excluding Capital Projects)
 FISCAL YEAR 2022/23 as of July 31, 2022

Fund	Actual	Current Year		Percent
		Budget		
Golf Program				
Revenues	638,414	1,430,558		44.63%
Expenses	440,297	1,397,786		31.50%
Net Income	198,117	32,772		604.53%
F&B - Restaurant				
Revenues	63,503	149,000		42.62%
Expenses	126,664	365,622		34.64%
Net Income	(63,161)	(216,622)		29.16%
F&B - Banquet				
Revenues	249,947	780,000		32.04%
Expenses	179,433	667,812		26.87%
Net Income	70,514	112,188		62.85%
F&B - Midway				
Revenues	76,349	148,000		51.59%
Expenses	29,164	65,700		44.39%
Net Income	47,186	82,300		57.33%
Golf Fund Total				
Revenues	1,028,213	2,507,558		41.00%
Expenses	775,557	2,496,920		31.06%
Net Income	252,656	10,638		2375.03%

Sales Taxes

Month	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FY 21/23
May	143,188	125,055	141,609	161,850	159,411	167,379	156,194	160,850	185,540	220,859
June	162,596	153,553	170,308	178,006	186,494	194,753	187,952	183,798	277,635	281,954
July	173,657	178,983	170,734	181,943	201,320	200,041	205,572	198,797	274,678	228,938
August	191,196	200,051	200,031	224,385	219,629	227,783	232,110	209,005	331,855	
September	186,097	188,547	193,484	211,186	224,268	218,236	220,524	233,289	325,874	
October	184,425	190,872	204,424	209,930	215,328	211,089	262,349	221,535	299,302	
November	186,229	181,445	198,880	206,205	208,760	215,922	227,334	202,764	304,608	
December	170,530	188,055	212,286	212,435	219,639	196,081	214,284	236,916	314,214	
January	174,037	179,846	204,437	207,123	221,599	221,276	243,184	208,079	282,703	
February	149,669	160,774	170,190	201,075	206,836	196,714	186,495	199,411	312,927	
March	210,506	187,865	194,219	190,934	196,530	181,590	203,051	203,477	308,392	
April	151,678	141,054	149,630	167,837	180,413	170,866	193,930	211,072	247,260	
Total	2,083,807	2,076,100	2,210,232	2,352,909	2,440,227	2,401,729	2,532,977	2,468,994	3,464,989	731,751
% increase	1.73%	-0.37%	6.46%	6.46%	3.71%	-1.58%	5.46%	-2.53%	40.34%	-16.65%
Budget	2,010,000	2,075,000	2,115,000	2,205,000	2,400,000	2,425,000	2,460,000	2,575,000	3,400,000	3,400,000

Warrant/EFT#: EF 0008449

Fiscal Year	2023	Issue Date	07/08/22	
Warrant Total	\$228,937.60	Warrant Status		
Agency	Contract	Invoice	Voucher	Agency Amount
492 - REVENUE		A2196739	3A2196739	\$228,937.60

IOC Accounting Line Details

Fund	Agency	Organization	Appropriation	Object	Amount	Appropriation Name
0138	492	27	44910055	4491	\$228,937.60	DISBURSE HOME RULE MUNI SALES

Payment Voucher Description

Line	Text
1	IL DEPT. OF REVENUE AUTHORIZED THIS PAYMENT ON 07/07/2022
2	MUNICIPAL HOME RULE SALES TAX
3	LIAB MO: APR. 2022 COLL MO: MAY. 2022 VCHR MO: JUL. 2022
4	?S PHONE: 217 785-6518 EMAIL: REV.LOCALTAX@ILLINOIS.GOV
61	MUNICIPAL HOME RULE SALES TAX

MOTOR FUEL TAX

Month	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23
May	106,665	89,988	93,139	91,478	86,848	83,590	96,769	134,647	138,706
June	80,212	58,408	58,737	72,645	79,592	76,204	99,562	138,322	143,599
July	89,915	103,948	94,278	95,252	93,416	95,250	121,837	137,127	140,615
August	61,056	100,154	89,533	89,970	90,079	137,033	142,172	148,687	
September	83,006	67,441	79,032	79,527	75,247	148,846	132,059	142,475	
October	89,337	87,626	91,489	91,053	98,725	136,575	130,305	131,236	
November	90,552	101,486	93,216	92,796	92,950	153,788	131,647	144,611	
December	103,771	93,002	97,757	91,055	89,502	180,890	136,795	153,239	
January	97,525	89,828	92,928	93,233	89,403	128,180	119,239	140,177	
February	74,031	90,531	88,602	80,765	81,313	126,802	112,605	96,768	
March	37,978	77,861	75,544	80,062	77,761	131,268	116,673	137,179	
April	95,841	93,782	90,224	94,326	91,212	122,218	135,751	138,279	
Subtotal	1,009,889	1,054,055	1,044,479	1,052,164	1,046,048	1,520,643	1,475,415	1,642,746	422,920
Plus:									
High Growth	37,682	37,743	37,801	37,266	36,909	9,192	89,348	61,771	
Jobs Now	359,592								
Rebuild Illinois							1,357,885	452,628	
Total	1,407,163	1,091,798	1,082,280	1,089,430	1,082,957	1,529,835	2,922,648	2,157,145	
Budget	1,188,990	1,025,000	1,067,287	1,095,000	1,095,000	1,085,000	1,715,000	1,620,000	1,650,000
Annual Inc in \$									
only MFT Allocations	-0.73%	4.37%	-0.91%	0.74%	-0.58%	45.37%	-2.97%	11.34%	4.72%



Illinois Department of Transportation

2300 South Dirksen Parkway / Springfield, Illinois / 62764

Bureau of Local Roads & Streets
217-782-1662

Municipality Report

August 2, 2022

Bartlett

MOTOR FUEL TAX ALLOTMENT AND TRANSACTIONS FOR JULY, 2022

Beginning Unobligated Balance		\$8,807,558.89
Motor Fuel Tax Fund Allotment	\$80,093.43	
MFT Transportation Renewal Fund Allotment	\$60,522.00	
Minus Amount Paid to State	\$0.00	
Net Motor Fuel Tax Allotment	<u>\$140,615.43</u>	
Plus Credits Processed		\$0.00
Minus Authorizations Processed		<u>\$1,450,550.34</u>
Current Unobligated Balance		\$7,497,623.98

PROCESSED TRANSACTIONS:

AUTHORIZATIONS:

Date	Section	Category	Memo	Amount
7/13/2022	21-00093-00-RS	Contract Construct		\$1,450,550.34
			TOTAL	\$1,450,550.34



Agenda Item Executive Summary

Item Name: Acceptance of Public Improvements for Project Oak at 375 Spitzer Road Committee or Board: Board

BUDGET IMPACT			
Amount:	<u>N/A</u>	Budgeted	<u>N/A</u>
List what fund	<u>N/A</u>		
EXECUTIVE SUMMARY			
<p>Attached is an ordinance to accept the public improvements for Project Oak at 375 Spitzer Road. The developer, TDC ESC Brewster Creek III, LLC has submitted all required final documents to the Village. A set of Record Drawings has been received and is on file.</p> <p>Because the water main has been operational and functioning successfully for more than 12 months, Village staff recommends waiving the maintenance period.</p>			
ATTACHMENTS (PLEASE LIST)			
<u>Memo, PW Letter, Ordinance, Bill of Sale</u>			

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion:

MOTION:: I MOVE TO APPROVE ORDINANCE _____ ACCEPTING THE PUBLIC IMPROVEMENTS FOR PROJECT OAK AT 375 SPITZER ROAD

Staff: Bob Allen, Village Engineer Date: September 20, 2022

MEMORANDUM

To: Paula Schumacher, Village Administrator

From: Bob Allen, Village Engineer *BA*

Subject: Acceptance of Public Improvements for Project Oak,
375 Spitzer Road, Brewster Creek Business Park

Date: September 20, 2022

Attached is an ordinance to accept the public improvements for **Project Oak at 375 Spitzer Road**. The developer, *TDC ESC Brewster Creek III, LLC* has submitted all required final documents to the Village. A set of Record Drawings has been received and is on file.

Because the water main has been operational and functioning successfully for more than 12 months, Village staff recommends waiving the maintenance period.

Please place this ordinance on the next available agenda.

MOTION: I MOVE TO APPROVE ORDINANCE _____ ACCEPTING THE PUBLIC IMPROVEMENTS FOR PROJECT OAK AT 375 SPITZER ROAD

September 20, 2022

Village of Bartlett
228 S. Main Street
Bartlett, IL 60103

Attn: Dan Dinges, Director of Public Works

RE: **VILLAGE ACCEPTANCE OF PUBLIC IMPROVEMENTS
PROJECT OAK (MCKESSON)
375 Spitzer Road
Brewster Creek Business Park**

Please be advised that the public improvements have been completed for Project Oak at 375 Spitzer Road..

All punch list work, for items covered by the Site Plan Completion Letter of Credit, have been successfully completed. The Public Works Department has conducted final reviews and inspections of the utilities and other public improvements. As a result, it has been determined that the public improvements have been constructed in substantial conformance with the approved Final Engineering Plans and Specifications for Project Oak at 375 Spitzer Road.

The developer, *TDS ESC Brewster Creek III, LLC* , has submitted all required final documents to the Village. A set of reproducible Record Drawings, showing the completed public improvements has been received. The public improvements consist of an extension of the Village's water main system. Because this water main has been operational and functioning successfully for more than 12 months, Village staff recommends waiving the maintenance period.

I recommend that the Village Board adopt an Ordinance accepting the public improvements for Project Oak at 375 Spitzer Road.

Sincerely,

Robert Allen

Robert Allen, P.E.
Village Engineer

Attachment

cc: Lorna Giless, Village Clerk
Beth Uργο, Public Works
Todd Dowden, Director of Finance
Bryan Mraz, Village Attorney
Kristy Stone, ID-PDS
John Komorowski, BCE
Todd Hunsberger, Triumph Construction Services

ORDINANCE 2022-

**AN ORDINANCE ACCEPTING THE PUBLIC IMPROVEMENTS FOR
PROJECT OAK AT 375 SPITZER ROAD**

WHEREAS, the Village Engineer has reported to the corporate authorities that the water distribution system, (“the Public Improvements”) for the site known as Project Oak (“the Development”) were completed substantially in accordance with the plans and specifications therefore and the requirements of the Village Subdivision Ordinance on October 1, 2021 (“the Completion Date”) and that *TDS ESC Brewster Creek III, LLC*, the developer of the site, (“the Developer”) has presented evidence that all of the Public Improvements have been fully paid for; and

WHEREAS, the Developer has submitted all required documents and drawings to the Village of Bartlett; and

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Bartlett, Cook, DuPage, and Kane Counties, Illinois, as follows:

SECTION ONE: That the Village of Bartlett hereby accepts the Public Improvements for Project Oak at 375 Spitzer Road.

SECTION TWO: SEVERABILITY. The various provisions of this Ordinance are to be considered as severable and if any part or portion of this Ordinance shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance.

SECTION THREE: REPEAL OF PRIOR ORDINANCES. All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION FOUR: EFFECTIVE DATE. This Ordinance shall be in full force and effect upon its passage and approval.

ROLL CALL VOTE:

AYES:

NAYS:

PASSED

APPROVED

ATTEST:

Kevin Wallace, Village President

Lorna Giles, Village Clerk

CERTIFICATION

I, the undersigned, do hereby certify that I am the Village Clerk of the Village of Bartlett, Cook, DuPage, and Kane Counties, Illinois, and that the foregoing is a true, complete and exact copy of Ordinance 2022- enacted on September 20, 2022 and approved on September 20, 2022, as the same appears from the official records of the Village of Bartlett.

Lorna Giles, Village Clerk

BILL OF SALE

**FOR THE WATER MAIN INSTALLED
AT THE**

MMS CHICAGO

INDUSTRIAL SITE

LOT NO.

SUBDIVISION

ADDRESS 375 SPITZER ROAD

In consideration of the payment of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby expressly acknowledged, TDC ESC BREWSTER CREEK III LLC ("the Seller") do hereby sell, assign, transfer and set over unto the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, the following described property:

The water distribution system, including, but not limited to, water mains and services, valves, valve vaults, fire hydrants, and all structures appurtenant thereto;

("the Property") being the Public Improvements for the 375 SPITZER RD industrial Site developed by the Seller in the Village of Bartlett.

The Seller hereby represents and warrants to the Village of Bartlett that the Seller is the absolute owner of the Property; that the Property is free and clear of all liens, charges and encumbrances, including, without limitation, mortgages, judgments, and chattel mortgage security instruments; and that the Seller has full right, power and authority to transfer title to the Property to the Village of Bartlett, and to execute and deliver this Bill of Sale.

IN WITNESS WHEREOF the Seller has signed and sealed, or caused this Bill of Sale to be signed and sealed, at _____, Illinois on April 26, 2021

Signed:



President

Attest:



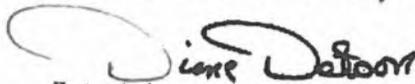
Secretary

STATE OF ILLINOIS)
COUNTY OF McHenry)

SS:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that TIM SUTCHLY and Larven McDonald, personally known to me to be the President and Secretary, respectively of _____, ("the Corporation"), and personally known to me to be the same persons whose names are subscribed to the foregoing Bill of Sale, appeared before this day in person and severally acknowledged that they signed the foregoing Bill of Sale as such President and Secretary of the Corporation and caused the seal of the Corporation to be affixed thereto, as their free and voluntary act, and as the free and voluntary act of the Corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 26th day of April, 2021.



Notary Public

My Commission Expires: 03/30/2025





Agenda Item Executive Summary

Item Name Arts in Bartlett Halloween Parade Committee or Board Board

BUDGET IMPACT

Amount:	N/A	Budgeted	N/A
List what fund	N/A		

EXECUTIVE SUMMARY

The Arts in Bartlett is requesting a parade permit for a Halloween Parade with a 10:00 a.m. start on Saturday, October 29, 2022. Participants will start at village hall, head north on Main St, ending at the Bartlett Depot Museum.

ATTACHMENTS (PLEASE LIST)

Staff Memo Dated September 6, 2022
Halloween Fun Fest Flyer
Parade Route
Certificate of Insurance

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion:

MOTION: I move to approve the parade permit request submitted by Arts in Bartlett for the Halloween Parade on October 29, 2022

Staff: Samuel Hughes, Sr. Management Analyst Date: 09/06/2022

Memorandum

To: Scott Skrycki, Assistant Village Administrator
From: Samuel Hughes, Sr. Management Analyst
Date: 09/06/2022
Re: Bartlett Heritage Days Halloween Parade

The Arts in Bartlett is requesting a parade permit for the Halloween Parade on Saturday, October 29th at 10:00 a.m. The parade will be limited to walking groups, pulled wagons and strollers. Participants will line up in the Village Hall parking lot at 9:30 a.m. The parade will begin at Village Hall, heading north on Main St, ending at the Bartlett Depot Museum. The Police Department is aware of the route and has no concerns.

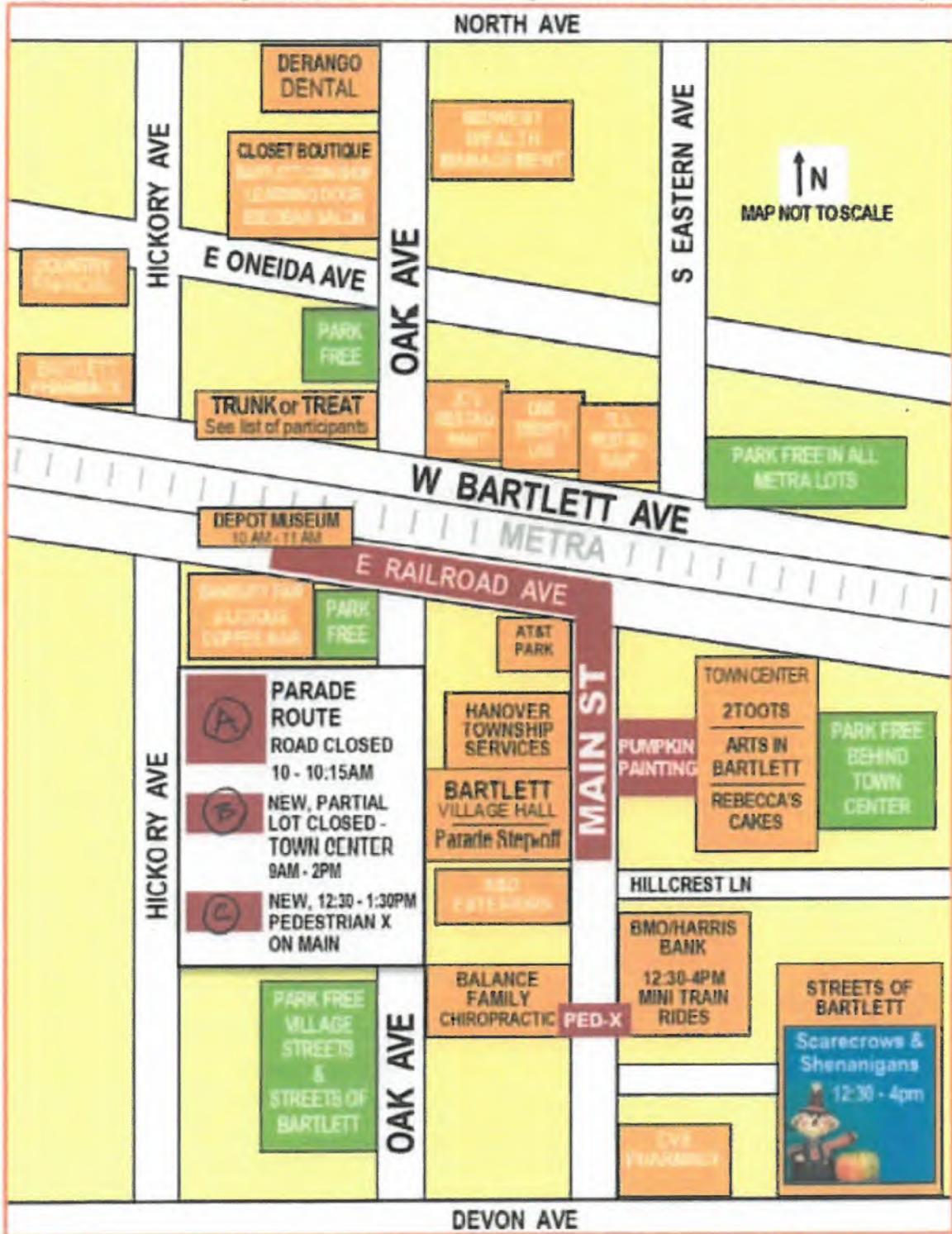
The appropriate certificate of insurance has been submitted and was approved by the village attorney. A copy of the parade route is also attached.

Motion

I move to approve the parade permit request submitted by the Arts in Bartlett for the Halloween Parade on October 29, 2022.

HALLOWEEN FUN FEST & PARADE SATURDAY, OCTOBER 29, 2022

1. Proposed Parade Route – Main to Railroad, 10-10:15am
2. Partial Lot Closure – Pumpkin Painting, Town Center, Arts in Bartlett, 9am-1:30pm
3. Pedestrian Crossing Main Street – Balance Family Chiro to BMO/Harris Bank, 12:30-1:30 pm



BRYAN E. MRAZ
BEM@MRAZLAW.COM

DAVID W. GULLION
ASSOCIATE
DWG@MRAZLAW.COM

MEMORANDUM

TO: President and Board of Trustees of the Village of Bartlett
Paula Schumacher, Village Administrator

FROM: Bryan E. Mraz

DATE: September 14, 2022

RE: U-46 2022 Developer Donation Request

The Village received a Request of Release of Developer Contributions to School District U-46 dated August 19, 2022 for the sum of \$182,317.90 (the "2022 U-46 Donation Release Request"). Under the Bartlett Donation Ordinance, the Village collects money from developers for the impacts of their developments on the Village and other taxing bodies, including School District U-46, which is held in the Village's Developer Deposit Fund. The balance in that fund as of August 19, 2022 is \$182,317.90. The attached Resolution authorizes the payment of that amount to School District U-46 to reimburse it for certain school improvements that are "Qualified Expenditures" as defined in the Bartlett Donation Ordinance.

As U-46 is the second largest unit school district in the State of Illinois and encompasses several municipalities and unincorporated areas in two counties, it builds new schools and improves existing schools throughout the entire School District. The Village collects donation monies from developers of residential homes in Bartlett, or owners of lots upon which homes are built, at the time a building permit is applied for pursuant to the Bartlett Donation Ordinance, for school, park district, library and Village purposes, and pays money out to the different taxing districts in accordance with the restrictions in that ordinance. Any extraction or required donation that the Village imposes on a developer or owner must be "specifically and uniquely attributable" to the development, or it is subject to legal challenge by the developer or owner. Thus, donations collected from a Bartlett developer are not validly collected and paid to U-46 for a new school or capital improvement of a school, for example, on the west side of Elgin that no Bartlett children attend. Accordingly, the Donation Ordinance requires that all funds collected under the Bartlett Donation Ordinance be used solely for construction of new schools or capital

improvements to schools in Bartlett ("Qualified Expenditures"). Years ago, before the Bartlett High School, and the Liberty and Hawk Hollow Elementary Schools were built in Bartlett, there was much debate and conflict between the Village and U-46 about the purposes that U-46 was requesting and spending donation monies collected by the Village of Bartlett and paid or not paid by it to U-46. However, once the aforementioned schools were built in Bartlett, that quelled the debate, as the construction of those Bartlett schools alone were clearly Qualified Expenditures as defined in the Bartlett Donation Ordinance, and the cost to construct them far exceeded the amount of donations that have been collected and held by the Village.

The Village Board previously determined that the purposes for which U-46 has requested reimbursement totaling \$9,234,905.59 were Qualified Expenditures as defined in the Bartlett Donation Ordinance. Since the last request from U-46 for the release of donation monies held by the Village in August of 2021, U-46 has paid for the following capital improvements to U-46 schools located in Bartlett: \$490,276.00 on a chiller replacement for Bartlett High School; \$966,900 on the elimination of a co-generation plant and generator installation at Bartlett High School; \$124,333.99 on playground replacement with pour-in-place surface at Liberty Elementary School; \$14,995 on playground asphalt replacement at Centennial Elementary School; \$13,000 on monument sign replacement at Bartlett Elementary; \$266,801 on chiller replacement at Hawk Hollow Elementary; \$266,801 on chiller replacement at Liberty Elementary; \$54,770 on playground replacement at Centennial Elementary; \$27,248 on sidewalk replacement and concrete curb repair at Centennial Elementary; \$24,395 on gym floor sanding and refinishing at Eastview Middle School; \$24,995 on concrete repair at Eastview Middle School; and \$12,876.89 on playground equipment at Sycamore Trails Elementary, bringing the total U-46 Qualified Expenditures to \$27,388,711.83. There remains a balance of unreimbursed Qualified Expenditures of \$18,153,919.58, or "Remaining Uncredited District U-46 Expenditures" as U-46 calls it in its attached "Developer Contribution Summary".

Accordingly, I have prepared the attached "Resolution Granting the August 19, 2022 U-46 Request for Release of School Donations and Authorizing the Release of \$182,317.90 to U-46 from the Developer Deposit Fund" for the Board's consideration and approval.

RESOLUTION 2022-

**A RESOLUTION GRANTING THE U-46 AUGUST 19, 2022 REQUEST FOR
RELEASE OF SCHOOL DONATIONS AND AUTHORIZING THE RELEASE
OF \$182,317.90 TO U-46 FROM THE DEVELOPER DEPOSIT FUND**

BE IT RESOLVED by the President and Board of Trustees of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, as follows:

SECTION ONE: The request dated August 19, 2022, from School District U-46 for the release of developer donations for reimbursement to U-46 toward the construction and capital improvement costs for Liberty Elementary School, Hawk Hollow Elementary School, Centennial Elementary School, land acquisition in Bartlett, Nature Ridge Elementary School, Prairieview Elementary School and Sycamore Trail Elementary School in Bartlett, which request is supported by the SCHOOL DISTRICT U-46 Developer Contribution Summary for the Village of Bartlett, which is attached hereto as Exhibit A, is hereby approved as the expenses shown therein are qualified expenditures under the Bartlett Donation Ordinance, and the Village Treasurer/Finance Director is hereby authorized and directed to release the sum of \$182,317.90 from the Developer Donation Fund, which was the balance in said Fund as of August 19, 2022, to School District U-46.

SECTION TWO: SEVERABILITY. The various provisions of this Resolution are to be considered as severable, and if any part or portion of this Resolution shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Resolution.

SECTION THREE: REPEAL OF PRIOR RESOLUTIONS. All prior Resolutions and Ordinances in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION FOUR: EFFECTIVE DATE. This Resolution shall be in full force and effect upon its passage and approval.

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

PASSED: September 20, 2022

APPROVED: September 20, 2022

Kevin Wallace, Village President

ATTEST:

Lorna Giles, Village Clerk

CERTIFICATION

I, the undersigned, do hereby certify that I am the Village Clerk of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, and that the foregoing is a true, complete and exact copy of Resolution 2022- enacted on September 20, 2022 and approved on September 20, 2022 as the same appears from the official records of the Village of Bartlett.

Lorna Giles, Village Clerk



Dr. Tony Sanders, Superintendent

EXHIBIT A

School District U-46
Educational Services Center
355 E. Chicago St., Elgin, IL 60120-6543
Tel: 847.888.5000 x5007
Fax: 847.608.4173

www.u-46.org

August 19, 2022

By Email: lgiless@bartlett.il.gov

Ms. Lorna Giles
Village Clerk
Village of Bartlett
228 South Main Street
Bartlett, IL 60103

Re: Developer Cash in Lieu of Land Donations

Dear Ms. Giles:

In accordance with the Village of Bartlett's developer donation ordinance, School District U-46 requests that the Village release funds collected, approximately \$182,317.90, on the District's behalf to offset qualified site acquisition and construction expenditures made by the District.

Attached for your information is a chart, which summarizes the District's submitted expenditure requests, the developer contributions that the Village has released, and the remaining uncredited expenditures.

If you have any questions, please contact me at annwilliams@u-46.org or 847-888-5000, ext. 5023, or Sue Laude, Admin. Asst., at susanlaude@u-46.org or ext. 5030. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Ann Williams', written over a blue horizontal line.

Dr. Ann Williams
Deputy Superintendent of Operations/CSBO

Attachment: Summary Sheet

cc: Dale Burnidge, Financial Operations

AW:sl

SCHOOL DISTRICT U-46
Developer Contribution Summary
Village of Bartlett

Description	Date	School District U-46 Expenditures	Village of Bartlett Released Developer Contributions	Remaining Uncredited District U-46 Expenditures
Hawk Hollow Elementary 235 Jacaranda Drive, Bartlett	Request 6/18/2003	8,120,272.00		8,120,272.00
Liberty Elementary 121 Naperville Rd., Bartlett	Request 6/18/2003	6,743,920.50		14,864,192.50
Bartlett - Release of Funds	09/02/03		2,049,442.04	12,814,750.46
Centennial Elementary - Bus Loading Project completed by Village on behalf of SD U-46	06/21/05	47,254.00		12,862,004.46
District Approved Transfer of Funds to Village of Bartlett for Centennial - Bus Loading	06/21/05		47,254.00	12,814,750.46
Schuler Property Purchase 8N231 Naperville Road, Bartlett	Request 7/29/2005	657,010.34		13,471,760.80
Bartlett - Release of Funds	10/24/05		4,405,597.46	9,066,163.34
U-46 - Request on Unpaid Balance	03/22/06			9,066,163.34
Bartlett - Release of Funds	05/26/06		810,359.06	8,255,804.28
U-46 - Request on Unpaid Balance	12/11/06			8,255,804.28
Bartlett - Release of Funds	02/09/07		474,897.04	7,780,907.24
U-46 - Request on Unpaid Balance	11/20/07			7,780,907.24
Bartlett - Release of Funds	07/21/08		291,790.46	7,489,116.78
U-46 - Request on Unpaid Balance	06/03/09			7,489,116.78
Bartlett - Release of Funds	03/03/10		117,948.00	7,371,168.78
U-46 - Request on Unpaid Balance	01/31/12			7,371,168.78
Bartlett - Release of Funds	04/03/12		24,913.44	7,346,255.34
U-46 - Request on Unpaid Balance	05/06/15			7,346,255.34
Bartlett - Release of Funds	05/20/15		192,789.47	7,153,465.87
U-46 - Request on Unpaid Balance	02/01/17			7,153,465.87
Bartlett - Release of Funds	04/24/17		98,869.44	7,054,596.43

Description	Date	School District U-46 Expenditures	Village of Bartlett Released Developer Contributions	Remaining Uncredited District U-46 Expenditures
Nature Ridge Elementary, 1899 Westridge Blvd. Pave parking lots and drives	08/05/19	839,239.00		7,893,835.43
Prairieview Elementary, 285 Mayflower Ln. Pave parking lots, drives, asphalt play areas	08/05/19	889,299.00		8,783,134.43
Sycamore Trails Elementary, 1025 Sycamore Ln. Pave parking lots, drives, asphalt play areas	08/05/19	1,024,270.00		9,807,404.43
Bartlett - Release of Funds	09/16/19		426,370.25	9,381,034.18
Centennial Elementary, 234 E. Stearns Rd., HVAC Replacement	August 2019	3,544,344.63		12,925,378.81
Bartlett High School, 701 Schick Rd., Dectron Unit Replacement/HVAC System	07/24/20	872,000.00		13,797,378.81
Bartlett Elementary School, 111 North Ave., Roof Replacement	August 2020	1,016,269.60		14,813,648.41
U-46 - Request on Unpaid Balance Check Rec'd Oct. 2021	8/16/2021		294,561.59	14,519,086.82
Bartlett High School, 701 Schick Rd., Lockdown Project	Feb 2019	130,554.99		14,649,641.81
Bartlett High School, 701 Schick Rd., Library Renovations	July 2019	835,922.40		15,485,564.21
Sycamore Trails Elementary, 1025 Sycamore Ln., Fire Alarm system replacement	July 2020	272,977.00		15,758,541.21
Bartlett Elementary School, 111 North Ave., Fire Alarm system replacement	July 2020	207,986.58		15,966,527.79
Bartlett High School, 701 Schick Rd., Chiller Replacement	July 2021	490,276.00		16,456,803.79
Bartlett High School, 701 Schick Rd., CoGeneration Plant Elimination and Generator Installation	July 2021	866,900.00		17,323,703.79
Liberty Elementary, 1375 W. Bartlett Rd., Playground Replacement with Pour-in-Place Surface	Fall 2021	124,333.90		17,448,037.69

Description	Date	School District U-46 Expenditures	Village of Bartlett Released Developer Contributions	Remaining Uncredited District U-46 Expenditures
Centennial Elementary, 234 E. Stearns Rd., Playground Asphalt Replacement	2021	14,995.00		17,463,032.69
Bartlett Elementary, 111 North Ave., Monument Sign Replacement	2021	13,000.00		17,476,032.69
Hawk Hollow Elementary 235 Jacaranda Drive, Chiller Replacement	2021	266,801.00		17,742,833.69
Liberty Elementary, 1375 W. Bartlett Rd., Chiller Replacement	Fall 2021	266,801.00		18,009,634.69
Centennial Elementary, 234 E. Stearns Rd., Playground Replacement	March 2022	54,770.00		18,064,404.69
Centennial Elementary, 234 E. Stearns Rd., Front Sidewalks and Curbing Concrete Repair	June 2022	27,248.00		18,091,652.69
Eastview Middle School, 321 N. Oak St., Gym Floor Sanding and Refinishing	June 2022	24,395.00		18,116,047.69
Eastview Middle School, 321 N. Oak St., Concrete Repair	2022	24,995.00		18,141,042.69
Sycamore Trails Elementary, 1025 Sycamore Ln., Playground Equipment	2022	12,876.89		18,153,919.58
U-46 Request on Unpaid Balance	August 2022			18,153,919.58
				18,153,919.58
				18,153,919.58
				18,153,919.58
TOTALS		27,388,711.83	9,234,792.25	18,153,919.58



Agenda Item Executive Summary

Item Name Brewster Creek TIF Developer Note #5, Payout #2 Committee
or Board Board

BUDGET IMPACT

Amount: \$742,500 Budgeted \$742,500

List what
fund Brewster Creek TIF Project Fund

EXECUTIVE SUMMARY

Brewster Creek Public Improvements - TIF Developer Note #5, Payout #2.

ATTACHMENTS (PLEASE LIST)

Finance Memo
Resolution
Memorandum of Payment
Schedule of Costs
Village Engineer Letter

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion:

MOTION: I move to approve Resolution 2022-_____, a resolution approving of the Disbursement Request for Payout No. 2 from the Subordinate Lien Tax Increment Revenue Note, Series 2020 for the Elmhurst Chicago Stone Bartlett Quarry Redevelopment Project.

Staff: Todd Dowden, Finance Director

Date: 09/12/22

Village of Bartlett
Finance Department Memo
2022 - 15

DATE: September 12, 2022

TO: Paula Schumacher, Village Administrator

FROM: Todd Dowden, Finance Director

SUBJECT: Brewster Creek TIF Developer Note #5 Payout Request #2

In September 2020, the Board authorized the village to issue Developer Note #5, not to exceed \$3,000,000 to Elmhurst Chicago Stone for continuing the public improvements in the Brewster Creek TIF. Elmhurst Chicago Stone advances funds from their own sources and receives a note from the village to get reimbursement if and when there is sufficient tax increment to do so and after all other TIF obligations are paid.

Attached is a resolution and several documents to approve the 2nd developer note #5 payout request for the Brewster Creek TIF development. The total amount is \$742,500. The attachments are various documents required by the village's redevelopment agreement. The attachments include:

1. Resolution Approving of Disbursement Request
2. Memorandum of Payment
3. Schedule of Costs
4. Village Engineer letter concurring with Disbursement Request

Upon approval of the resolution, the note will be executed and the amount tracked for payment as increment becomes available.

MOTION: I move to approve Resolution Number 2022-_____ A Resolution Approving of Disbursement Request for Payout No. 2 from the Subordinate Lien Tax Increment Revenue Note, Series 2020 for the Elmhurst Chicago Stone Bartlett Quarry Redevelopment Project

RESOLUTION 2022-

A RESOLUTION APPROVING OF DISBURSEMENT REQUEST FOR PAYOUT NO. 2 FROM THE SUBORDINATE LIEN TAX INCREMENT REVENUE NOTE, SERIES 2020 FOR THE ELMHURST CHICAGO STONE BARTLETT QUARRY REDEVELOPMENT PROJECT

WHEREAS, pursuant to the Redevelopment Agreement dated as of November 1, 1999 between the Village and Elmhurst Chicago Stone Company (“ECS”), the Village agreed to issue subordinate lien tax increment revenue notes from which certain TIF eligible expenses related to the Bartlett Quarry Redevelopment Project (the “Project Costs”) are to be reimbursed according to certain procedures for payment; and

WHEREAS, the Village passed an Ordinance providing for the issue of certain Subordinate Lien Tax Increment Revenue Notes, Series 2020, in an amount not to exceed \$3,000,000 (the “Series 2020 Subordinate Note”); and

WHEREAS, ECS has delivered to the Village its second Memorandum of Payment requesting that it be reimbursed the sum of \$742,500 in Project Costs for Payout No. 2 from the Subordinate Lien Tax Increment Revenue Note; and

WHEREAS, ECS has submitted an owner’s sworn statement, general contractor’s sworn statement, waivers of lien, invoices and other documentation (the “Supporting Documentation”) in support of its second Memorandum of Payment request in accordance with Section 12-1 of the Redevelopment Agreement to support eligible Project Costs which documentation has been reviewed and approved by the Village Engineer, and he has concurred with the Developer’s Engineer that the work has been completed and materials are in place as indicated by the second Memorandum of Payment request; and

WHEREAS, The Series 2020 Subordinate Note requires advances to be in even increments of \$100,

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Bartlett, Cook, DuPage, and Kane Counties, Illinois as follows:

SECTION ONE: The Memorandum of Payment No. 2 of Elmhurst Chicago Stone Company requesting reimbursement from the Series 2020 Subordinate Note in the sum of \$742,500 is hereby approved.

SECTION TWO: SEVERABILITY. If any section, paragraph or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Resolution.

SECTION THREE: REPEAL OF PRIOR RESOLUTIONS. All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION FOUR: EFFECTIVE DATE. This Resolution shall be in full force and effect upon its passage and approval.

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

PASSED September 20, 2022

APPROVED September 20, 2022

Kevin Wallace, Village President

ATTEST:

Lorna Giles, Village Clerk

CERTIFICATION

I, the undersigned, do hereby certify that I am the Village Clerk of the Village of Bartlett, Cook, DuPage, and Kane Counties, Illinois, and that the foregoing is a true, complete and exact copy of Resolution 2022- , enacted on September 20, 2022, and approved on September 20, 2022, as the same appeared from the official records of the Village of Bartlett.

Lorna Giles, Village Clerk

DEVELOPER NOTE #5

MEMORANDUM OF PAYMENT NO. 2

Pursuant to the **REDEVELOPMENT AND FINANCING AGREEMENT** (the "Agreement") between the **VILLAGE OF BARTLETT** (the "Village") and **ELMHURST-CHICAGO STONE COMPANY** (the "Developer"), dated November 4, 1999, the Developer hereby submits a signed Memorandum of Payment pursuant to Section 12-2 of said Agreement. Attached to this Memorandum of Payment is the following:

1. Documentation which authorizes and requests partial payment; and
2. Documentation which sets forth payments by the Developer of the invoices for which partial payments is being requested; and
3. Such other documentation as is required by Section 12-1.C of the Agreement.
4. Developer requests payment in the sum of \$ 742,500.00 bearing an interest rate at 7.0% per annum.

ELMHURST-CHICAGO STONE COMPANY

By: _____
President

Dated: _____ 8/31/22

SCHEDULE 1

COST OF THE IMPROVEMENTS

V3	Lot 8 Mass Grading CM	\$	60,000.00
Martam	Lot 8 Mass Grading	\$	493,438.60
Martam	Cook East Mass Grading	\$	47,882.83
Martam	Com Ed ROW Grading	\$	43,505.44
Geocon	Lot 8 Mass Grading Soil Testing	\$	43,277.50
V3	General Engineering Services	\$	3,129.08
V3	Minador Maintenance	\$	6,000.00
V3	Park Basin Maintenance	\$	12,562.50
V3	Lot 9 Wetland Basin Maintenance	\$	6,000.00
V3	Com Ed ROW Environmental Services	\$	5,802.44
V3	Lot 12A Agg Pier Prep	\$	20,905.09
	Total	\$	<u>742,503.48</u>

September 7, 2022

Mr. Todd Dowden, Director of Finance

RE: **DEVELOPER NOTE #5 MEMORANDUM
OF PAYMENT # 2 – RELATIVE TO THE
REDEVELOPMENT AND FINANCING
AGREEMENT BETWEEN THE VILLAGE
OF BARTLETT AND ELMHURST CHICAGO
STONE COMPANY**

Dear Todd:

We are herein submitting information relative to the above referenced payment request for the redevelopment of the Elmhurst Chicago Stone Company property in Bartlett. Included as part of the documentation is:

- The **Developer Note # 5 Memorandum of Payment #2** from Elmhurst Chicago Stone Company requesting payment in the amount of **\$742,500.00** to reimburse itself for monies spent on the project for the period of **July 23, 2022** through **August 31, 2022**.
- An Owner's Sworn Statement listing the contractors and material suppliers with the total contract price, amounts previously paid, amount to be paid this request and the balance due on each respective contract.

We have also reviewed:

- Executed contracts, agreements for services and purchase orders;
- Contractor invoices, work completion and amounts paid or retained;
- Partial or final waivers of lien and sworn statements for each contractor or vendor receiving payment on this draw.

All documentation provided and reviewed meets the requirements of Section 12-1 of the Redevelopment and Financing Agreement between the Village of Bartlett and Elmhurst Chicago Stone Company.

We have reviewed the certification for V3 Companies, stating that the work has been completed and materials are in place as indicated on the **Developer Note # 5 Memorandum of Payment #2**. We have also included invoices from firms noted above for professional services. Based on periodic field observations and review of supporting documents submitted, including the invoices for professional services, we concur with the opinion of V3 Companies that the work has been completed and materials are in place as indicated in the **Developer Note # 5 Memorandum of Payment # 2**, covered by the dates July 23, 2022 through August 31, 2022.

Please contact our office if there are any questions.

Director of Public Works

Daniel J. Dinges, PE

Daniel J. Dinges, PE

cc: Bob Allen, P.E., Village Engineer
Bryan Mraz, Village Attorney



Agenda Item Executive Summary

Item Name: Resolution appointing delegate and alternate delegate to IRMA Board
Committee or Board: Board

BUDGET IMPACT

Amount: N/A

Budgeted:

Fund

Impact:

EXECUTIVE SUMMARY

As a Member of the Intergovernmental Risk Management Agency (IRMA) insurance pool, the Village of Bartlett must abide by the Contract and Bylaws established by the agency.

Article II, Section 2.01 (Board of Directors) requires the appointment of one delegate and one alternate delegate to represent the village and serve on the Board of Directors.

ATTACHMENTS (PLEASE LIST)

Memorandum, Resolution, Article II, Section 2.01 of the IRMA Contract and Bylaws

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion:

MOTION: I move to approve Resolution 2022-_____, a resolution appointing a delegate and alternate delegate to the Intergovernmental Risk Management Agency (IRMA).

Staff: Janelle Terrance, Human Resources
Director

Date: 09/09/2022

Memorandum

To: Paula Schumacher
From: Janelle Terrance, Human Resources Director 
Date: September 7, 2022
Re: IRMA Delegate and Alternate Delegate Appointment

As a Member of the Intergovernmental Risk Management Agency (IRMA) insurance pool, the Village of Bartlett must abide by the Contract and Bylaws established by the agency.

Article II, Section 2.01 (Board of Directors) requires the appointment of one delegate and one alternate delegate to represent the village and serve on the Board of Directors.

According to the section pertaining to the Board of Directors, each delegate and alternate delegate shall be appointed by the Chief Elected Officer and the appointments shall be confirmed by the legislative body of the village.

MOTION:

“I move to approve Resolution 2022- _____

A resolution appointing a delegate and alternate delegate to the Intergovernmental Risk Management Agency (IRMA).

RESOLUTION 2022-_____

**A RESOLUTION APPOINTING
A DELEGATE AND ALTERNATE DELEGATE
TO THE INTERGOVERNMENTAL RISK MANAGEMENT AGENCY (IRMA)**

WHEREAS, the Village of Bartlett is a member of the Intergovernmental Risk Management Agency (IRMA); and

WHEREAS, the Contract and Bylaws of IRMA provides that member units of local government shall by majority vote of its corporate authorities select a Delegate and an Alternate to represent the Village of Bartlett on the Board of Directors of said Intergovernmental Agency;

BE IT RESOLVED by the CORPORATE AUTHORITIES, of the Village of Bartlett, of Cook, DuPage and Kane County Illinois, as follows:

Section 1. Janelle Terrance, Human Resources Director of the Village of Bartlett, is hereby appointed as delegate to represent the Village of Bartlett on the Board of Directors of said Intergovernmental Risk Management Agency.

Section 2. Tyler Isham, Assistant Public Works Director, of the Village of Bartlett, is hereby appointed as the alternate delegate to serve if the delegate, Janelle Terrance, is unable to carry out her aforesaid duties as the representative of the Village of Bartlett to said Intergovernmental Agency.

ROLL CALL VOTE:

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

NAYS: None

ABSENT: None

PASSED: September 20, 2022

APPROVED: September 20, 2022

Kevin Wallace, Village President

ATTEST:

Lorna Giles, Village Clerk

CERTIFICATION

I, Lorna Giles, do hereby certify that I am the Village Clerk of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, and that the foregoing is a true, complete and exact copy of Resolution 2022-_____ enacted on September 20, 2022 and approved on September 20, 2022 as the same appears from the official records of the Village of Bartlett.

Lorna Giles, Village Clerk



Agenda Item Executive Summary

Item Name: Oneida Basin Improvements-Approving Change Order #1 between Nettle Creek Nursery and the Village of Bartlett
Committee or Board: Board

BUDGET IMPACT			
Amount:	Not to Exceed \$20,000	Budgeted	\$250,000
List what fund	General Fund		

EXECUTIVE SUMMARY

On March 1, 2022, the Village Board approved a contract with Nettle Creek Nursery for the Oneida Basin Improvements. As you may recall, the project includes increasing the size of the basin to obtain the required stormwater detention volume associated with the Bittersweet Water Reclamation Facility rehabilitation. Increasing the basin results in excess fill material to be hauled away. A dispute has arisen with the contractor as to whether the plans and specifications included the removal and hauling of excess materials (~3400 CY) off-site. To avoid litigation and proceed with the project, we looked at utilizing the excess material to clean up along the railroad tracks and the Bartlett Hills entrance. We are proposing to have the contractor clear the scrub brush and trees along a portion of the entrance (~100 ft west of North Ave.) and deposit the excess material to create a berm along the roadway similar to what exists as you enter Bartlett Hills. We plan to restore the berm with native plantings and plant trees along the berm. We believe this will help dispose of some of the excess material and restore the entrance to Bartlett Hills. The additional cost will be paid per unit prices in the contract not to exceed \$20,000.

This will increase the Nettle Creek Nursery contract from \$201,063.40 to not exceed \$221,063.40.

ATTACHMENTS (PLEASE LIST)

Memo, Resolution, Change Order #1, Exhibit A

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion:

MOTION: I move to approve Resolution 2022-_____, a Resolution Approving of Change Order #1 Between Nettle Creek Nursery, Inc. and the Village of Bartlett for the Oneida Basin Improvements.

Staff: Dan Dinges, Director of Public Works Date: 9/12/22

Memo

DATE: September 12, 2022

TO: Paula Schumacher
Village Administrator

FROM: Dan Dinges, PE
Director of Public Works

SUBJECT: Oneida Basin Improvements
- Change Order #1

On March 1, 2022, the Village Board approved a contract with Nettle Creek Nursery for the Oneida Basin Improvements. As you may recall, the project includes increasing the size of the basin to obtain the required stormwater detention volume associated with the Bittersweet Water Reclamation Facility rehabilitation. Increasing the basin results in excess fill material to be hauled away. A dispute has arisen with the contractor as to whether the plans and specifications included the removal and hauling of excess materials (~3400 CY) off-site. To avoid litigation and proceed with the project, we looked at utilizing the excess material to clean up along the railroad tracks and the Bartlett Hills entrance. We are proposing to have the contractor clear the scrub brush and trees along a portion of the entrance (~100 ft west of North Ave.) and deposit the excess material to create a berm along the roadway similar to what exists as you enter Bartlett Hills. We plan to restore the berm with native plantings and plant trees along the berm. We believe this will help dispose of some of the excess material and restore the entrance to Bartlett Hills. The additional cost will be paid per unit prices in the contract not to exceed \$20,000.

This will increase the Nettle Creek Nursery contract from \$201,063.40 to not exceed \$221,063.40.

MOTION: I move to approve Resolution 2022-_____, a Resolution Approving of Change Order #1 Between Nettle Creek Nursery, Inc. and the Village of Bartlett for the Oneida Basin Improvements.

RESOLUTION 2022 – _____

**A RESOLUTION APPROVING CHANGE ORDER #1
BETWEEN NETTLE CREEK NURSERY, INC. AND THE VILLAGE OF
BARTLETT FOR THE ONEIDA BASIN IMPROVEMENTS**

RECITALS:

WHEREAS, the Village of Bartlett solicited bids for certain stormwater basin improvements to increase the stormwater detention storage volume of the Oneida Storage Basin in accordance with certain specifications, plans and drawings (the "Plans & Specs") prepared by Engineering Resource Associates ("ERA"), consisting of earth excavation and grading, tree/plant removal, vegetation clearing, tree planting and various plantings, native seeding, and all other collateral work such as restoration (the "Oneida Basin Improvements Project"); and

WHEREAS, the Village awarded the bid to the lowest bidder and entered the Oneida Basin Improvements Project Agreement dated March 1, 2022 (the "Contract") with said low bidder thereon, Nettle Creek Nursery, Inc. (the "Contractor") for a contract sum of \$201,063.40 (the "Original Contract Sum"); and

WHEREAS, a dispute has arisen with the Contractor as to whether the Plans & Specs and the contract documents included the removal and hauling of excess materials off-site and should be included in the Contract Sum (the "Excess Soils Removal Work"), or whether the excess materials removed from the basin (roughly 3,400 cubic yards) were to be stored on-site and then used to form a berm on-site; and

WHEREAS, the Contractor initially proposed an \$85,000 +/- change order to perform the Excess Soils Removal Work, which the Village staff summarily rejected and threatened to declare the Contractor in default and in anticipatory breach of the Contract, and thereafter file suit against the Contractor if it would not perform the Excess Soils Removal Work for the Original Contract Sum without any change order; and

WHEREAS, the Contractor responded to the Village's threats alleging that the Plans & Specs were unclear and that it was entitled to its proposed change order, or in any event, additional compensation to perform the Excess Soils Removal Work; and

WHEREAS, ERA claims the Plans & Specs are clear and contends that other bidders inferred that their respective bids included the Excess Soils Removal Work, and although confirmed with one other bidder that the Excess Soils Removal Work was included in its bid, ERA concedes that neither the Plans & Specs nor the Contract Documents expressly state that excess materials were to be hauled from the site at the bidder's expense; and

WHEREAS, if the Contract were to be terminated and the present dispute litigated, the outcome in any such litigation is uncertain, and would increase overall costs, including attorney's fees and delay the completion of the Project; and

WHEREAS, the parties worked together to come up with various alternate solutions, including modifying the scope of the work to keep some of the excess soils on-site to solve the Excess Soils Removal dispute, and reduce the cost of any such change order and still complete the bulk of the Project this construction season; and

WHEREAS, the parties mutually agree to resolve the dispute by changing the scope of the work for the project to allow the Contractor to use a portion (2,700 +/- cy³ of the estimated 3,400 cy³) of the excavated soils removed from the Oneida Basin to build a berm on the far west end of the property by raising that area from 3' to 4' above the adjacent curb height at the berm's highest point, with the Village approving of a Change Order in an amount not to exceed \$20,000 to pay for additional erosion control, tree and shrub removal, top soil, seeding and erosion control blanket to move the excess soils to an area on the western end of the property, and the Contractor will remove all additional soils, roughly 700 cy³, at its expense and with no additional compensation, we also removed the 3 year monitoring and maintenance of the plantings (to be completed by separate Village contractor) all as more fully described on Change Order #1 and depicted on the drawing attached thereto and made a part thereof;

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, as follows:

SECTION ONE: That based on the matters set forth in the Recitals with respect to proposed Change Order #1 which are expressly incorporated herein, the Corporate Authorities hereby find and determine as follows: (1) That the circumstances said to necessitate the changes in performance were not reasonably foreseeable when the Contract was signed; and/or (2) the change is germane to the original Contract as signed; and/or (3) the Change Order is in the best interest of the Village of Bartlett.

SECTION TWO: That Change Order #1 between Nettle Creek Nursery, Inc. and the Village of Bartlett dated as of September 20, 2022 ("Change Order #1") which will increase the Contract Sum under the Contract in an amount not to exceed \$20,000, and with such final price determined based on actual quantities determined or confirmed by the Village, times the unit prices in the Contract as originally bid, making the maximum price for the Project \$221,063.40, a copy of which Change Order #1 is attached hereto as Exhibit A, is hereby approved, and the Village Administrator is hereby authorized to execute Change Order #1 on behalf of the Village.

SECTION THREE: SEVERABILITY. The various provisions of this Resolution are to be considered as severable, and of any part or portion of this Resolution shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Resolution.

SECTION FOUR: REPEAL OF PRIOR RESOLUTIONS. All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION FIVE: EFFECTIVE DATE. This Resolution shall be in full force and effect upon passage and approval.

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

PASSED: September 20, 2022

APPROVED: September 20, 2022

Kevin Wallace, Village President

ATTEST:

Lorna Giles, Village Clerk

CERTIFICATION

I, the undersigned, do hereby certify that I am the Village Clerk of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, and that the foregoing is a true, complete and exact copy of Resolution 2022 - _____ enacted on September 20, 2022, and approved on September 20, 2022, as the same appears from the official records of the Village of Bartlett.

Lorna Giles, Village Clerk

**VILLAGE OF BARTLETT
CONTRACT CHANGE ORDER NO. 1**

EXHIBIT A

TO: Mr. Daniel Dinges
Public Works Director
Village of Bartlett
1150 Bittersweet Drive
Bartlett, IL 60103

DATE: September 8, 2022

PROJECT NAME: Oneida Basin Improvements

PROJECT NO: ERA No. W20215.00

I. You are directed to make the following changes in this contract:

Pay Item	Unit Cost	Additional Quantity	Units	Additional Cost
Sediment Control, Silt Fence	\$2.80	540	LF	\$1,512.00
Native Seeding (Low Profile Seed Mix)	\$12,000.00	0.35	ACRE	\$4,200.00
Erosion Control Blanket	\$2.60	1700	SQ YD	\$4,420.00
Clearing and Grubbing	\$8.00	1700	SQ YD	\$13,600.00
Topsoil Furnish and Place 6"	\$26.00	283	CU YD	\$7,358.00
Ecological Management	\$4,000.00	3	YEAR	(\$12,000.00)
Prescribed Burn (Year 3)	\$2,000.00	1	YEAR	(\$2,000.00)
Monitoring & Reporting	\$\$2,000.00	3	YEAR	(\$6,000.00)
TOTAL				\$11,090.00

II. The estimated increase in contract sum is \$11,090.00. Pay item quantities, for work approved by this change order, will be field verified by the Engineer. Each approved additional quantity, outlined in Paragraph I, will be compensated at the unit price provided in the Contractor's original project bid.

III. The total amount of additional compensation resulting from this change order is not to exceed \$20,000. The Contractor remains responsible for completion of the contracted project, as amended by this change order, should the cost of additional work (calculated in accordance with Paragraph II) exceed \$20,000.

IV. Payment relating to this change order will be made only for the pay items outlined in Paragraph I. Any additional work required to complete this change order, in adherence with the Project Special Provisions and amended project design, will be considered incidental and will not result in additional compensation.

V. The following referenced documents further describe the changes outlined in Paragraph I and are to be considered a part of the Change Order.

SEE ATTACHED: "EXHIBIT A – ADDITIONAL CLEARING AREA"

The changes result in the following adjustment of Contract Price and Contract Time:

Contract Sum prior to this Change Order	\$ 201,063.40
Contract Sum will be INCREASED by the Change Order ...	\$ 20,000.00
New Contract Sum including this Change Order	\$ 221,063.40
Net increase/decrease resulting from this Change Order <u> 0 </u> Days	

This Change Order is for full and final settlement of all direct, indirect impact costs and time extensions incurred at any time resulting from the performance of the changed work.

The Above Changes are Recommended:

The Above Changes are Accepted:

Engineering Resource Assoc, Inc.

Engineer
3S701 West Avenue
Warrenville, IL 60555

Nettle Creek Nursery, Inc.

Contractor
320 Ottawa Street.
Morris, IL 60450

Village of Bartlett

Owner
1150 Bittersweet Drive
Bartlett, IL 60103

By: Erin Pande

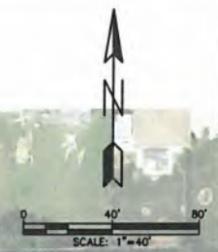
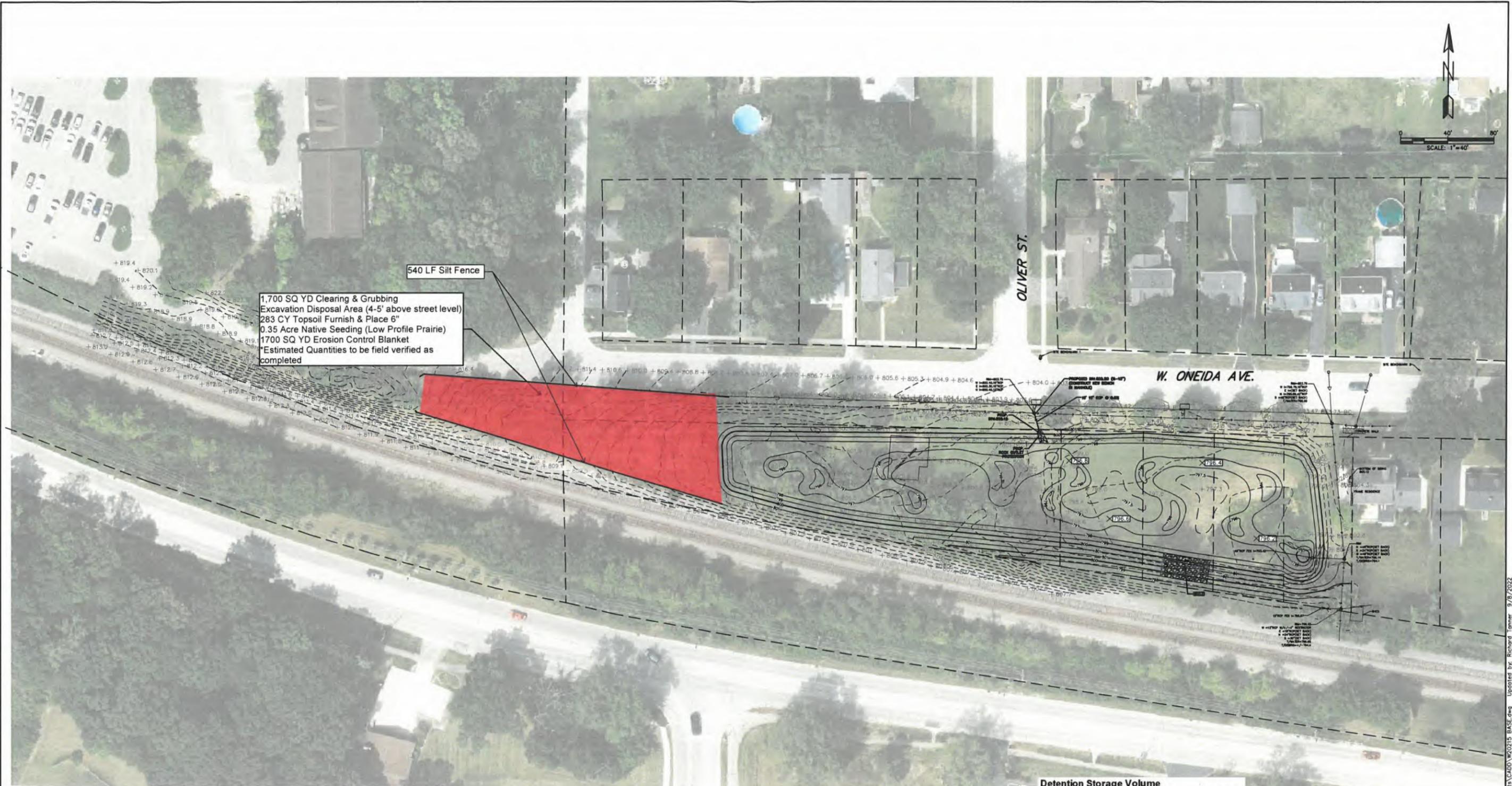
By: Steve Sztapka

By: Daniel Dinges

Phone: 630.393.3060

Phone: 815.693.9763

Phone: 630.837.0811



1,700 SQ YD Clearing & Grubbing
 Excavation Disposal Area (4-5' above street level)
 283 CY Topsoil Furnish & Place 6"
 0.35 Acre Native Seeding (Low Profile Prairie)
 1700 SQ YD Erosion Control Blanket
 *Estimated Quantities to be field verified as completed

540 LF Silt Fence

OLIVER ST.

W. ONEIDA AVE.

Detention Storage Volume

Elevation (ft)	Area (sq. ft.)	Ave End Area (sq. ft.)	Volume (acre-ft)	Total Volume (acre-ft)
794.00	0			
795.00	95	48	0.00	0.00
796.00	1994	1044	0.02	0.03
797.00	11498	6746	0.15	0.18
798.00	36043	23771	0.55	0.73
799.00	40558	38300	0.88	1.60
800.00	45048	40545	1.86	3.47
800.50	47395	43977	1.51	4.98
			Total	4.98

SITE BENCHMARKS
 SITE BENCHMARK (BM) #1
 NORTHEAST BONNET BOLT ON FIRE HYDRANT AT THE NORTHEAST INTERSECTION OF ONEIDA AVE. AND OLIVER ST.
 ELEV: 805.90 (NAVD 88)
 SITE BENCHMARK (BM) #2
 ELEV: RAILROAD SPIKE IN SOUTH FACE OF POWER POLE NORTH OF ONEIDA AVE. FIRST POLE WEST OF VALLEY ST.
 ELEV: 805.38 (NAVD 88)

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Call before you dig
800.892.0123

PREPARED FOR: VILLAGE OF BARTLETT

TOPO DATED: OCTOBER 14, 2020

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
9.24.2021	RT	REVISE POND			

DRAWN BY: RT
 CHECKED BY: MP
 APPROVED BY: EP



35701 WEST AVENUE, SUITE 150
 WARRENVILLE, ILLINOIS 60555
 PHONE (630) 393-3060
 FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
 CHICAGO, ILLINOIS 60606
 PHONE (312) 474-7841
 FAX (312) 474-6099

2416 GALEN DRIVE
 CHAMPAIGN, ILLINOIS 61821
 PHONE (217) 351-6268
 FAX (217) 355-1902

**ONEIDA BASIN IMPROVEMENTS
 VILLAGE OF BARTLETT, ILLINOIS**

TITLE:

GRADING PLAN

SCALE: 1"=40'
 DATE: February, 2021
 JOB NO: W20215
 SHEET 4 OF 6

C:\Users\Project\Bartlett_Village\W20215\00_OneidaBasinImprovements\CADD\W20215_BASE.dwg Updated by: Richard Tanner 9/8/2022

BRYAN E. MRAZ
BEM@MRAZLAW.COM

DAVID W. GULLION
ASSOCIATE
DWG@MRAZLAW.COM

MEMORANDUM

TO: President and Board of Trustees of the Village of Bartlett
Paula Schumacher, Village Administrator

FROM: Bryan E. Mraz

DATE: September 8, 2022

RE: Executive Session Minutes

CONFIDENTIAL – SUBJECT TO ATTORNEY/CLIENT PRIVILEGE

The Open Meetings Act requires the Board to review its executive session minutes semi-annually for the purpose of determining which minutes can be released for public inspection and which minutes shall remain confidential. Section One of the attached Resolution approves of new executive session minutes from April 20, 2021 through August 1, 2022, which the Board has not yet seen or approved. The not yet approved executive session minutes start after the cover sheet for Section One in the attached enclosure entitled "APPROVE" and will be approved pursuant to Section One of the attached Resolution.

All executive session minutes, including minutes of meetings that occurred before any of you became a Village Trustee or the Village President took office, should be reviewed semi-annually to determine whether the need for confidentiality still exists. I have re-reviewed all of the executive session minutes that the Board last determined should remain confidential on January 19, 2021, along with the new executive session minutes since then, and I have prepared the attached Resolution which incorporates my recommendations as to which minutes should be released after the Cover Sheet for Section Two entitled "RELEASE", and which executive session minutes I recommend should continue to be held and remain confidential after the cover sheet for Section Three entitled "HOLD". In addition, recorded verbatim transcripts of minutes (i.e., tapes) do not need to be kept when more than 18 months has passed since their completion and the minutes of those meetings have been approved. Section Four of the Resolution provides that the tape recordings of executive sessions held prior to October 6, 2020, can be

destroyed, as the previously approved minutes of those executive session meetings held prior to October 6, 2020 will stand as the record for those closed session meetings.

Therefore, I recommend the Board pass the attached "Resolution 2022 - _____ A Resolution Approving Certain Executive Session Minutes and Determining Which Executive Session Minutes to Release or Hold as Confidential After Semi-Annual Review, and Authorizing the Destruction of Verbatim Records of Certain Closed Sessions."

The press has been given a copy of the Resolution, but not any of the executive session minutes.

RESOLUTION 2022 – _____

**A RESOLUTION APPROVING CERTAIN EXECUTIVE SESSION MINUTES
AND DETERMINING WHICH EXECUTIVE SESSION MINUTES
TO RELEASE OR HOLD AS CONFIDENTIAL AFTER SEMI-ANNUAL
REVIEW, AND AUTHORIZING THE DESTRUCTION OF VERBATIM
RECORDS OF CERTAIN CLOSED SESSIONS**

BE IT RESOLVED by the President and Board of Trustees of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, as follows:

SECTION ONE: That the Executive Session minutes for the following dates are hereby approved:

4/20/2021	2/1/2022
5/4/2021	4/19/2022
7/6/2021	6/7/2022
9/21/2021	7/19/2022
11/2/2021	8/1/2022

SECTION TWO: That the minutes or portions of minutes for the following executive sessions shall hereby be made available to the public for inspection, as the Board finds they no longer require confidential treatment:

3/4/2003	9/18/2018
10/3/2006	2/19/2019 with 2/18/2019 Economic Development Memo
6/21/2016	4/16/2019 Item 2 with 2/18/2019 Economic Development Memo
7/18/2017 Item 1	11/19/2019
5/1/2018	10/20/2020
6/5/2018	
8/21/2018 Items 2 and 3	

SECTION THREE That the minutes or portions of minutes for the following Executive Sessions shall hereby remain closed, because the Board finds the need for confidentiality as to all or a part of such minutes still exists:

2/6/2001 (all)	3/16/2010 (all)	1/5/2016 Item 1	2/19/19 and confidential attachment
	7/20/2010 (all)	1/5/2016 Item 2	
11/19/2002 (all)		4/5/2016	4/16/19 (Items 1 and 3)
	6/7/2011 Item 1		6/18/19
2/15/2005 Item 1		9/20/2016 Item 1	7/16/19 (all)
2/15/2005 Item 2	7/17/2012 (all)	9/20/2016 Item 2	8/20/19 Item 1
3/1/2005 (all)	10/16/2012	9/20/2016 Item 3	10/1/19
3/15/2005 (all)		12/20/2016	11/5/19 (all)
	2/5/2013 (all)		12/3/19
8/16/2005 Item 1	6/4/2013 (all)	1/3/17	
8/16/2005 Item 2	9/3/2013 (all)	1/17/17 and confidential attachments	1/21/20 (all)
9/6/2005 Item 1	11/19/2013 (all)	1/23/17 and confidential attachments	3/24/20 (all)
			5/5/20
1/17/2006 Item 3	9/16/2014 Item 1		8/4/20 Item 1
3/21/2006 Item 1	9/16/2014 Item 2	1/30/17	10/6/20
8/15/2006 Item 2	9/16/2014 Item 3	2/21/17 and confidential attachments	
9/19/2006 (all)	11/4/2014 (all)		4/20/21
		4/4/17	5/4/21
11/7/2006 Item 1	1/6/2015 (all)	7/18/17 (Item 2)	7/6/21
11/7/2006 Item 3	1/20/2015 (all)	8/15/17	9/21/21
12/19/2006 (all)	4/21/2015 (all)		11/2/21
	7/7/2015	5/15/18	
5/6/2008 (all)	7/21/2015 Item 1	9/4/18	2/1/22
	7/21/2015 Item 2	9/18/18 and confidential attachment	4/19/22
5/5/2009 (all)	8/18/2015	10/2/18 Item 2	6/7/22
7/21/2009 Item 1			7/19/22
9/1/2009 Item 1			8/1/22

SECTION FOUR: Pursuant to Section 2.06(c) of the Open Meetings Act (5 ILCS 120/2.06(c)), the Village Board hereby approves of the destruction of the verbatim records of the executive session meetings recorded prior to October 6, 2020, as more than eighteen (18) months has passed since the completion of the meeting so recorded, and the Village Board has approved of the written minutes of said meetings which meet the requirements of Section 2.06(a) of the Open Meetings Act (5 ILCS 120/2.06(a)).

SECTION FIVE: SEVERABILITY. The various provisions of this Resolution are to be considered as severable, and if any part or portion of this Resolution

shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Resolution.

SECTION SIX: REPEAL OF PRIOR RESOLUTIONS. All prior Resolutions and Ordinances in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION SEVEN: EFFECTIVE DATE. This Resolution shall be in full force and effect upon its passage and approval.

ROLL CALL VOTE:
AYES:
NAYS:
ABSENT:

PASSED: September 20, 2022
APPROVED: September 20, 2022

Kevin Wallace, Village President

ATTEST:

Lorna Giles, Village Clerk

CERTIFICATION

I, the undersigned, do hereby certify that I am the Village Clerk of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, and that the foregoing is a true, complete and exact copy of Resolution 2022 - _____ enacted on September 20, 2022, and approved on September 20, 2022, as the same appears from the official records of the Village of Bartlett.

Lorna Giles

1/15/21

SECTION TWO

RELEASE

The executive session minutes attached as Section Two are recommended to be released. If the attached Resolution is passed, the executive session minutes attached as Section Two will be released and made available for public inspection.

EXECUTIVE SESSION

March 4, 2003

8:00 p.m. - 8:24 p.m.

ATTENDANCE: Mayor Catherine Meichert, Trustee Mike Airdo, Trustee Dennis Nolan, Trustee Tom Floyd, Trustee John Kavouris, Trustee Mike Bersani, Administrator Valerie Salmons, Attorney Bryan Mraz

SUBJECT MATTER: Probable and Imminent Litigation pursuant to Section 2(c)11

DISCUSSION: Board discussed a proposed church development at Route 20 and Park Boulevard known of Ciacco property. Attorney Mraz advised that an attorney representing a church is balking at the cost of providing adequate access for the church off of Lake Street. Also balking at cost of utility extension. Wants access off of extension of local streets through neighborhoods instead. Attorney cited the RILUPA statute. The proposal is for a 12,500 square foot facility that would generate 135 vehicles per peak hour on Sundays. A number of traffic and access issues, land possible engineering issues were discussed.

Linda Gallien, Village Clerk

EXECUTIVE SESSION

Tuesday, October 3rd 2006 - 9:39pm - 10:33 pm

ATTENDANCE: Mayor Melchert, Trustee Floyd, Trustee Kavouris, Trustee Nolan, Trustee Airdo, Trustee Bormann, Trustee Arends, Valerie Salmons, Bryan Mraz, Linda Gallien, Jim Plonczynski.

SUBJECT MATTER: Section 2c5 of the Open Meetings Act. Land Acquisition.

DISCUSSION: Discussion had begun with Administrator Salmons saying that we have 2 items relative to the property acquisition exception

Item 1. Bike Path along Naperville Road & West Bartlett

Salmons requests Board input regarding Alperin/Los Castores property. Discussed acquisition of a parcel adjacent to golf course and getting easements for bike path. Also with swap of commercial at 59 and West Bartlett Road for commercial along Naperville Road there would be 20 to 25 acres of commercially zoned property equivalent to 98,000 SF of commercial space (twice Town Center) classified as neighborhood shopping district. We have potential to put in commercial big box. Talked to developer to expand commercial toward the north at 59 & Route 20. Talked to developer to change to a regional commercial center. Walmart has expressed interest to Community Development Department. They are much more interested in coming to this site. The realtor wants to discuss the potential.

Bryan Mraz discussed the mid-box alternative of a pproximately two- 30,000 SF parcels with little stores in between discussed by Los Castores. Owner is currently opposed to Walmart.

Borman suggests that a Super Walmart is a much nicer store. Another Trustee called Randall Road grotesque. There is no concept to this design. Trustee's would like to see more upscale development or a lifestyle center.

Borman suggested that we stick with our Corridor Plan.

Mraz said that they have a good planner and they're willing to do something creative. Consensus was to push for more commercial and discourage big box - unless it's developed nicely.

EXECUTIVE SESSION

JUNE 21, 2016

President Wallace called the Executive Session to order to Discuss Property Acquisition, Pursuant to Section 2(c)5 of the Open Meetings Act as well as Discuss Pending or Imminent Litigation Pursuant to Section 2(c)11 of the Open Meetings Act at 9:34 p.m.

Present: President Wallace, Trustees Arends, Camerer, Carbonaro, Deyne, Hopkins, Reinke, Village Administrator Valerie Salmons, Community Development Director Jim Plonczynski, Village Attorney Bryan Mraz, Village Clerk Lorna Gilles.

Absent: None

Property Acquisition for Police Facility Item 1

64

Administrator Salmons stated that at their last meeting, the Board asked staff to have appraisals done on the two pieces of property directly across from the police parking lot.

Attorney Mraz referred to the map (attached) and stated that the .37 acre parcel (Parcel A) appraised at \$110,000. He would like to negotiate with the property owners and try to acquire it. He asked for a little more money than the appraised value in terms of authority since they are not necessarily in the market to sell. He would like to go up to \$150,000 and if they could get it for less than they obviously will.

President Wallace asked how many parking spots would fit on this parcel.

Community Development Director stated up to 90.

President Wallace stated that it is one lot with 2 parcels. Staff is looking for authority to go up to \$150,000.

All Trustees agreed.

The meeting adjourned at 10:30 p.m.

Lorna Gilles
Village Clerk

EXECUTIVE SESSION

JULY 18, 2017

President Wallace called the Executive Session to order to Discuss Property Acquisition, Pursuant to Section 2(c)5 and to Discuss Personnel Pursuant to Section 2(c)1 of the Open Meetings Act at 8:57 p.m.

Present: President Wallace, Trustees Camerer, Carbonaro, Deyne, Gabrenya, Hopkins, Reinke, Acting Village Administrator Paula Schumacher, Deputy Chief Chuck Snider, Deputy Chief Geoff Pretkelis, Community Development Director Jim Plonczynski, Village Attorney Bryan Mraz, Village Clerk Lorna Giless.

Absent: None

(Item 1)

Property Acquisition – pursuant to Section 2(c)(5) of the Open Meetings Act.

President Wallace stated that they had an offer on the property at 214 South Oak Avenue and the offer was rejected and countered.

Attorney Mraz stated that they went to their authority on the red house (238 South Oak) and they already had another offer that was only contingent on financing. We were treated as a backup offer and the prior offer was consummated. At that same meeting, they were looking at various parcels along Oak Avenue. There was direction to explore the property at 214 S. Oak Ave. They have had other appraisals on properties on South Oak. When they purchased the property for the police parking lot development, some of the neighbors on either side were worried if the Village book-ended the parking lots, their home values would decrease. The property on 214 S. Oak Ave. was originally listed for \$255,000, but based on a verbal appraisal, the Village made an offer for \$143,700 a couple of years ago, which the seller rejected. In the meantime, the property remains for sale. The owner dropped his price and we hear that the current asking price is \$150,000. Staff recently learned that they owner may not have a broker involved because the listing expired. We have a new written appraisal for \$140,000. It is now listed at a cost that is close to the appraised value. He stated that there is a small parcel of land between this property and the current police parking lot.

President Wallace asked what this does for our parking requirement?

Community Development Director Jim Plonczynski stated that this additional lot would accommodate the police departments need and there would not be any "on street" parking.

Trustee Camerer stated that he has a concern with this lot since it is so close to the business section of town. If someone came in and demolished Lucky Jacks and wanted

to put up a new building for a restaurant, how would we offer them parking if it is confined to the police department?

Attorney Mraz stated that they talked about funding either the land acquisition or the improvement with police drug seizure money. That can only be used for police. If we use those funds, that parking lot could not be opened to the public.

President Wallace asked if a reasonably sized building was built on the Lucky Jacks site, would there be a lot more parking there?

Mr. Plonczynski stated that it is not a very big site.

Acting Village Administrator Paula Schumacher stated that they still have the Metra parking as well as Banbury Fair parking lot.

The Board discussed options if they put the police parking lot there and a developer would need it for their restaurant. They would have to return the DEA money to the State.

Trustee Deyne stated that they should take advantage of buying any land available on Oak Avenue.

Trustee Reinke asked for the specifics on paying back the DEA if we needed this parking lot. Is there a penalty associated, is there a transactional costs, the current value or the future value?

Deputy Chief Geoff Pretkelis stated that he was not sure at this point but he knew they would have to pay back the initial amount.

Trustee Reinke stated that if there is a transactional fee, it makes more sense to buy the lot with general fund money so we have that greater flexibility.

President Wallace agreed as well as the rest of the Board to make an offer up to \$150,000. He suggested a quick closing.

At 9:33 PM, Paula Schumacher, Jim Plonczynski and Geoff Pretkelis left the meeting and Human Resources Director Janelle Terrance joined the meeting.

Trustee Reinke motioned to adjourn and that motion was seconded by Trustee Camerer.

The meeting adjourned at 9:42 p.m.

Lorna Giles
Village Clerk

EXECUTIVE SESSION

MAY 1, 2018

President Wallace called the Executive Session to order to Discuss and Set the Price for Sale of Property Owned by the Village of Bartlett Pursuant to Section 2(c)5 of the Open Meetings Act at 8:21 p.m.

Present: President Wallace, Trustees Camerer, Carbonaro, Deyne, Gabrenya, Hopkins, Reinke, Village Clerk Lorna Giless, Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Community Development Director Jim Plonczynski, Economic Development Coordinator Tony Fradin, Village Attorney Bryan Mraz, Joe Miller (SVN).

Absent: None

Letters of Intent for Village Owned Property

With the Village Board's direction, the Staff hired SVN to market eleven acres owned by the Village at the southwest corner of Route 59 and Lake Street.

Two Letters of Intent have been received, one from Pleasant Square Homes in the amount of \$785,400 for 4.92 acres and another from Gateway Development Partners for \$1,030,072 for 6.68 acres. Both offers reflect the asking price of \$3.54 per square foot. Pleasant Square's proposal is to construct forty-seven (47) rowhomes housed in eight buildings and Gateway Development's proposal is to construct two hundred (200) market rate apartments in two L-shaped buildings joined by a common area including a club house and pool.

Village Administrator Paula Schumacher stated that she is looking for direction on which item to follow through on. There has been some interest on the retail portion for a hotel.

Joe Miller from Sperry Van Ness (SVN) stated that the proposal from Gateway Development is for 200 apartments and two multi-level apartment buildings. They also laid out a concept plan of the entire site. He stated that they propose a four story building. One of the things that he likes about multi family is that it sends a signal to the market about what the village is looking for – commercial development. This proposal included mass grading of the entire site.

Gateway has offered to purchase a larger portion of the property, approximately 6.68 acres. Gateway has also offered the asking price on a square foot basis, amounting to **\$1,030,072.**

President Wallace asked if the broad market is for ownership versus rentals.

Mr. Miller stated that they see stronger development for professional upscale apartment rentals versus purchasing over the last six to eight years especially the south loop, Logan Square, near north side.

Trustee Gabrenya asked why any upscale, yuppie-type person would want to live there? There is no public transportation near this site.

Mr. Miller stated that a lot of his friends go to the city for university studies and stay down there. They don't want to mow the lawn and fix the roof, they are not in a position to put out a down payment. He and his wife work 65-70 hours per week and do not find home maintenance attractive.

The Board discussed the fact that they have been trying to get a commercial development on the site for 25 years.

Gateway's proposal is of a greater density and would consist of a rental community rather than owner occupied, but it has the added benefit of making the frontage sites more attractive for future commercial development by the far greater amount of units in the development.

A major hotel has expressed interest in the front outlots.

The asking price for the site has been \$1.7 million for the entire site or \$3.54 per square foot. This was based on an appraisal of the property completed in January 2016 valuing the entire site at \$1,325,000.

Pleasant Square Homes LLC has offered to purchase 4.92 acres for **\$785,400**, which amounts to \$3.54 per square foot.

A highly experienced developer of townhome communities throughout the metropolitan area, Pleasant Square proposes a development consisting of forty-seven (47) rowhomes within eight buildings.

Solely a residential developer, Pleasant Square does not propose any current or future commercial development of the Lake Street frontage at this site. Their LOI shows renderings of the proposed townhomes as well as a list of sixteen projects, including the Woods of Bartlett built in 1990 and Pleasant Square of Schaumburg, consisting of 117 units, completed a few years ago.

Pleasant Square's proposal to construct a new townhome community is a compatible land use when considering the neighboring Timberline and Eagle's Ridge townhome developments.

Originally adopted in the fall of 2004, the Route 59 & Lake Street TIF District is scheduled to expire in nine years (2027). Should either of these proposed developments proceed through the development approval process and be constructed, there would be approximately eight years or less of increment available for the developer to recoup off-site and site preparation costs including grading, road improvements, wetland mitigation, infrastructure improvements or any other TIF-eligible costs.

Trustee Reinke stated that whatever concept they choose, whoever buys the land needs to buy the entire parcel. He did not like the idea of selling it in pieces and it will just be a headache for us.

President Wallace stated that the selling price is the least amount of revenue. What we can envision in future revenue sources is where the money is generating.

The Board discussed the fact that neither developer was willing to purchase the entire parcel. They agreed that it was an all or nothing deal. If they can get the hotel complex then the Board can negotiate a lower purchase price.

The Board agreed to pursue the apartment complex a little harder and see what the hotel people have to say and put it all back together.

Trustee Camerer motioned to adjourn and that motion was seconded by Trustee Deyne.

The meeting adjourned at 8:57 p.m.

Lorna Gilles
Village Clerk

EXECUTIVE SESSION

JUNE 5, 2018

President Wallace called the Executive Session to order to Discuss the Setting of Price for Sale of Village Owned Properties Pursuant to Section 2(c)6 of the Open Meetings Act at 9:00 p.m.

Present: President Wallace, Trustees Camerer, Carbonaro, Deyne, Gabrenya, Hopkins, Reinke, Village Clerk Lorna Giless, Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Community Development Director Jim Plonczynski, Economic Development Coordinator Tony Fradin, Village Attorney Bryan Mraz, Joel Miller from SVN Landmark Commercial Real Estate.

Item
Village Owned Property on Route 59 and Lake Street

Village Administrator Paula Schumacher stated that there is a development interested in the Route 59 and Lake Street parcel. The Board advised them to get some interest on the entire parcel. They went back to Gateway Development Partners and they are willing to take the whole site but since that time they had another proposal come in from D.R. Horton who would take a partial piece of the site to complement a townhome development they are proposing. They also have the Modi Hotel Group who have discussed putting two hotels on the site. Their proposal is not complete at this time. She stated that she would like to put off doing a hotel study at this time until they get further down the road with Modl. H

Joel Miller from SVN Landmark Commercial Real Estate presented the attached chart which is an Offer Comparison matrix.

He stated that Gateway Development Partners have been at the table for 1-1/2 to 2 months and he thought their patience was wearing a little bit short. They are proposing 200 multi-family apartments on 6.68 acres. They can purchase the remaining 4.34 acres or the Village can retain it.

D.R. Horton is proposing 34+ multi-family townhomes on 4.8 acres. Village retains remaining 6.2 acres for future sale.

Modi Hotel Group is proposing (2) 4 story hotels plus restaurant/banquet/residential, multi-family or professional use. They will purchase the entire parcel and develop or sell the remaining 4-5 acres. The hotel would be a new prototype Holiday Inn or Extended Stay. They are typically about 3 acres.

President Wallace stated they have to look at this as revenue down the road. If we figure out what is the highest propensity of revenue for those proposals, then that is the one we go after. He asked what the tax potential is on each project.

Administrator Schumacher stated that it would be common for them to ask for a share of that in the form of a hotel/motel tax for a certain amount of time.

President Wallace did a quick calculation and found that a hotel would bring in the most revenue potential.

Trustee Reinke stated that having a hotel is going to generate some revenue and an important community amenity. He didn't think they should give up on the hotel idea, especially when we have the option for townhomes which would generate a lot of revenue. While there is a stronger market for apartments, he didn't think that it adds a lot of value.

Trustee Deyne stated that they have been trying to get a hotel for thirty years.

President Wallace stated that when they described the location to the IHD guy, his exact words were that if they did a feasibility study they would be able to pick which hotel they would like to have there. He felt that they needed the feasibility study to be done tomorrow.

Assistant Village Administrator Scott Skrycki asked Joel what his concern was regarding the feasibility study and the possibility of losing D.R. Horton.

Mr. Miller felt that they would be able to secure proposals from other residential developers but might lose Gateway.

President Wallace thought they should initiate the feasibility study as soon as possible.

Trustee Reinke stated that if they were to put two hundred apartments on this site the traffic would be a nightmare.

Joel Miller left the meeting at 9:24 p.m.

**OFFER FOR PARTIAL WATER
Lake St at Rt. 59 Land (11 Acres Parcel)
Bristol, IL**

BUYER ENTITY	Gateway Development Partners Inc						
<p>Buyer Summary</p>	<p>Gateway Development Partners is a full-service commercial & residential real estate development and consulting firm based in Oakbrook IL.</p>	<p>Gateway Development Partners is a full-service commercial & residential real estate development and consulting firm based in Oakbrook IL.</p>	<p>Gateway Development Partners is a full-service commercial & residential real estate development and consulting firm based in Oakbrook IL.</p>	<p>Gateway Development Partners is a full-service commercial & residential real estate development and consulting firm based in Oakbrook IL.</p>	<p>Gateway Development Partners is a full-service commercial & residential real estate development and consulting firm based in Oakbrook IL.</p>	<p>Gateway Development Partners is a full-service commercial & residential real estate development and consulting firm based in Oakbrook IL.</p>	<p>Gateway Development Partners is a full-service commercial & residential real estate development and consulting firm based in Oakbrook IL.</p>
<p>Development Summary Development Type: Number of Residential Units Building Type</p>	<p>Multi-Family - Apartments 200 4 Story</p>	<p>Multi-Family - Townhomes 34+</p>	<p>Multi-Family - Townhomes 34+</p>	<p>Multi-Family - Townhomes 34+</p>			
<p>Commercial Components Site Grading</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>No</p>	<p>Yes</p>	<p>Yes</p>	<p>Yes</p>
<p>General Development Comment</p>	<p>Buyer to complete mass grading for entire 11 acre site.</p>	<p>Buyer to complete mass grading for entire 11 acre site.</p>	<p>Buyer to complete grading as needed post acquisition.</p>	<p>Buyer to complete grading as needed post acquisition.</p>	<p>Mass grading not addressed.</p>	<p>Mass grading not addressed.</p>	<p>Buyer to address grading post acquisition.</p>
<p>PURCHASE PRICE Purchase Price Parcel Size \$/Acre \$/Sq Ft \$/Acre \$/Sq Ft</p>	<p>\$1,030,072 6.89 Acres (290,981 SF) \$149,498 \$21,546</p>	<p>\$1,030,072 6.89 Acres (290,981 SF) \$149,498 \$21,546</p>	<p>\$1,300,000 11.02 Acres (480,031 SF) \$117,994</p>	<p>\$1,300,000 11.02 Acres (480,031 SF) \$117,994</p>	<p>\$746,000 4.8 Acres (209,088 SF) \$155,625</p>	<p>\$746,000 4.8 Acres (209,088 SF) \$155,625</p>	<p>\$746,000 4.8 Acres (209,088 SF) \$155,625</p>
<p>Fees & Considerations TIF Funding Total Fees & Donations Requested Cap on Fees & Donations Total Fee Waiver Municipal Improvements</p>	<p>100% TIF reimbursement for term of existing TIF to Developer 2,260,658 \$1,650,855 (\$600,000)</p>	<p>100% TIF reimbursement for term of existing TIF to Developer 2,260,658 \$1,650,855 (\$600,000)</p>	<p>100% TIF reimbursement for term of existing TIF to Developer 2,260,658 \$1,650,855 (\$600,000)</p>	<p>100% TIF reimbursement for term of existing TIF to Developer 2,260,658 \$1,650,855 (\$600,000)</p>	<p>TBD</p>	<p>TBD</p>	<p>100% TIF reimbursement for term of existing TIF to Developer TBD TBD Likely Significant TBD</p>
<p>DUE DILIGENCE Feasibility Period</p>	<p>180 days from LOI acceptance</p>	<p>150 Days following contract execution and delivery of due diligence materials</p>	<p>150 Days following contract execution and delivery of due diligence materials</p>	<p>TBD</p>			

EXECUTIVE SESSION

AUGUST 21, 2018

President Wallace called the Executive Session to order to Discuss the Setting of Price for Sale of Village Owned Property Pursuant to Section 2(c)6 of the Open Meetings Act at 8:26 p.m.

Present: President Wallace, Trustees Camerer, Carbonaro, Deyne, Gabrenya, Hopkins, Reinke, Village Clerk Lorna Giless, Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Economic Development Coordinator Tony Fradin, Assistant Community Development Director Roberta Grill, Village Attorney Bryan Mraz, Joel Miller from SVN Landmark Commercial Real Estate.

Item 2:

Hotel Study Summary Parcel SW of 59/20 – Sale of Land

Administrator Schumacher stated that staff had a hotel study prepared by a consultant. The consultant found that it is possible to have a multi-level hotel but it would require a significant incentive from the Village to do that. The consultant estimated an incentive of about \$4 million dollars would be required, it would take a long time to pay it back. They have two other entities that have expressed interest in this parcel – an apartment complex developer and a townhome developer. The consensus of the Board at the last executive session was that we did not want to be in the property business and didn't want to chop up the site. Staff went back to Gateway Development Partners who proposed a multi-family apartment complex with 200 residential units. They readjusted their entire proposal to accommodate the entire site, leaving a portion (4 acres) for commercial development. H

D.R. Horton, Inc. also proposed a multifamily townhome development with 34 townhouse units but they do not want the entire parcel.

President Wallace stated that he was all for the Gateway Development project.

Trustee Reinke stated that he likes the apartments but he wondered about the traffic and site access to Lake Street.

Assistant Community Development Director Roberta Grill stated that the property to the south is possibly going to be townhomes. They may get access to Route 59 with the right in and right out on Route 20.

Joel Miller from SVN stated that the parking for 200 apartments is no less than the parking lot for 200 hotel units.

Trustee Reinke asked if Gateway was expecting any kind of economic incentive.

Economic Development Coordinator Tony Fradin stated that the characteristics of the land remains basically the same as when the TIF was created in 2004. They would have to make off-site improvements such as grading, road improvements, infrastructure. There is no money in the TIF for this.

President Wallace talked about a scenario where Gateway puts up the apartment complex and they manage to snag a hotel. Five years from now they come back to the Village and asked for a \$4 million dollar incentive.

Trustee Hopkins asked if it would be advantageous for them to keep that portion of property and if a hotel desires to come in, we can give them the property.

Mr. Miller stated that one of the things they look at with a development like this, particularly as it relates to the commercial, a hotel complex would look at a 200 unit apartment complex as an additional asset or a catalyst for securing other onset commercial development.

President Wallace stated that when we start bantering around like this, we start being a developer and he does not want to do that. We, as a Board, need to decide if we sell this to a developer, we need to let them do their job.

Trustee Camerer talked about the amount of cars going in and out with 200 apartments versus 34 townhomes. He thought there was a lot of people trying to get in and out of a frontage road.

President Wallace stated that the developer would have to banter back and forth with IDOT. His opinion was to get this sold, move it onto the developer and look at further plans.

Mr. Miller stated that the developer would have a 180 day feasibility to do traffic studies, etc.

Trustee Gabrenya stated that she totally agreed with Trustee Camerer regarding the congestion.

President Wallace stated that this is not our problem - it is the developer's problem.

Trustee Reinke agreed that the apartments will be problematic.

Mr. Miller spoke about the access on Route 59 and how it would change everything.

Trustee Deyne also expressed concerns about the traffic with the apartments.

President Wallace stated that we are getting into the nuts and bolts of things that will be figured out. What we are talking about right now is whether or not to sell this piece of property.

Trustee Camerer stated that maybe it is in our best interest to keep some of the land and put up the townhouses.

Trustee Hopkins agreed with the townhouses.

Ms. Schumacher stated that the consensus would be to see who would take the whole parcel.

President Wallace stated that his strong vote would be to sell the whole property and let the developers do what developers do.

Trustee Reinke stated that maybe we give them the opportunity to dazzle us.

President Wallace stated that this is not an ideal location and we have an opportunity to sell it - that is his whole objective.

Mr. Miller stated that they have 180 days contingency period and his understanding is that the Board will have the opportunity to vet what they will build.

President Wallace stated that they are only determining that we want to sell this property for \$1.3 million dollars.

The general consensus of the Board was to pursue the opportunity with Gateway Development for the multi-family apartments. When Gateway comes back to them, we will have this discussion again. They have 180 days to kick tires and make sure that what is going to go in there is proper for what we think should go in there.

Attorney Mraz stated that it will all be contingent on Board approval and that gives us the authority not to approve it.

Joel Miller left the meeting at 9:29 p.m.

Item 3:
Future Development of Site E

Staff is seeking direction from the Board regarding the future development course for the site with the 3 options below:

- (1) Village pays for the soil testing and hauls the soils off site
Site then becomes "shovel ready" for developer
\$123,500 (Alt 1) \$73,500 (Alt 2) [Both figures include \$3,500 soil test]

OR

It

(2) Village pays for the soil testing and advertises that "FREE" clean fill is available in exchange for its removal.
Site then becomes "shovel ready" for a developer
\$3,500 + Time (for someone to want the fill)

OR

(3) Village discounts the price of the property and makes the potential costs known upfront. Site would then be sold "As Is"
\$3,500 (Still possible to verify soil is clean)
Reduce Purchase Price (Appraisal \$825,000, 80% = \$660,000 minimum offer)

President Wallace stated that in order to sell this property we are going to need to cut it and fill it – correct? He wanted to have it shovel ready. He would like to see the Board choose Option (1) or (2).

Trustee Hopkins agreed and felt that another developer may want underground parking so they would need to do this.

Attorney Mraz stated that it costs more to get the whole site shovel ready than where the footprint of the building is so then you are spending more than you need to.

Mr. Fradin stated that when they went through the RFP process, there were a number of parties that called and this offer followed the RFP process. This is another developer that is similar to Gateway, but more of a Chicago extension. They are a legitimate, well-capitalized developer looking for TOD opportunity sites. Their proposal for \$800,000 was subject to the Village allowing fifty units and clean soil. They would be willing to up their offer based on being allowed a larger amount of units.

Ms. Grill stated that their consultant believes that it is clean and would like to have it officially out there.

The Board agreed to proceed with Option (3).

President Wallace stated that the number one priority is to get "feet on the street" in the downtown. He doesn't care what it takes as long as we get "feet on the street".

Trustee Camerer motioned to adjourn and that motion was seconded by Trustee Carbonaro.

The meeting adjourned at 9:39 p.m.

Lorna Giles
Village Clerk

EXECUTIVE SESSION

SEPTEMBER 18, 2018

President Wallace called the Executive Session to order to Discuss Sale of Village Owned Property, Pursuant to Section 2(c)6 of the Open Meetings Act at 8:44 p.m.

Present: Village President Kevin Wallace, Trustees Camerer, Deyne, Gabrenya, Hopkins, Reinke, Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Economic Development Coordinator Tony Fradin, Acting Community Development Director Roberta Grill, Village Attorney Bryan Mraz, Village Clerk Lorna Gilles, Joel Miller from SVN.

Absent: Trustee Carbonaro

Lake/59 Property SW Corner – Land Sale

Administrator Schumacher stated that they met with representatives from Biggers Mazda, currently located in Elgin. They sought us out regarding the site at Routes 20 and 59. Because of the high traffic volumes at that intersection, it is attractive to them. They have concerns about the access road and the land cost. They provided the Village a proposed projection on sales and it is pretty impressive (see attached). She put together a package that would catch their interest. They are looking for six acres and the land has a value of \$925,000. She believes that giving them the land for free knocks off Elgin's advantage. The next component is pretty standard for car dealerships, it is a 50/50 split on sales tax. This would be on the one percent that we receive from the State because our home rule sales tax does not apply to title purchases. She suggested the Board consider a 50/50 sales tax split for fifteen years or \$5 million, whichever comes first. H

Trustee Deyne asked what the 50/50 equated to if we split with them?

President Wallace stated \$5 million dollars over 18 years. He questioned the Board whether they wanted to go in "hot and heavy" or with a leaner proposal?

Joel Miller from SVN stated that they have a reasonably fast timetable and they hope to decide in the next 90 days. Rather than going lean, he recommended that they go in with their best offer. They need to renovate their current location in order to satisfy Mazda and therefore, need to make a decision on what they are going to do.

President Wallace stated that this is a much better revenue generator than any hotel could be. It was his understanding that car dealerships are the number one revenue generating entities than any retail operation.

Administrator Schumacher stated that they talked to Gateway and explained to them that this other opportunity came up and they must institute a "hold" and re-evaluate things.

She stated that this is a pretty typical progression, where you have commercial on the frontage and transitional/multi-family housing.

Acting Community Development Director Roberta Grill stated that they are doing a traffic analysis of the entire area so they can find out from IDOT whether they can get access from 59 or Lake Street.

President Wallace stated that we have a million-dollar piece of nothing sitting there, doing nothing. It's not like we are actually giving a million dollars away. We are just moving a million dollars from a Capital portion of our balance sheet to something else.

Mr. Miller stated that he didn't think Mazda would reinvest, the investment necessary, at their current facility. Most land that they will be looking at will not be owned by a local Village. They will be owned by a third party who will be looking at ways to secure some kind of value on the land.

Trustee Reinke stated that if we are going to give them the land then we should reduce the sales tax incentive. Instead of fifteen years, it's ten years.

Attorney Mraz stated that what can "seal the deal" is a very good deal with the land. It may not be \$0.

President Wallace stated that there should be some kind of clause in the agreement stating that if in ten years they are not hitting their benchmarks, we can shift the percentage.

Trustee Gabrenya was concerned with a million-dollar gift. She suggested a lease agreement.

Attorney Mraz stated that it is hard to accomplish a deal with a car dealer with a lease. To put up a new building they will need to borrow and put a mortgage on it. The lender will want to be able to take it back. They need to have security and use it for other car dealerships.

President Wallace suggested going in with a very vague sweetheart deal and make sure that they know that the board is very concerned about giving land away, but are willing to negotiate based on the performance of this organization.

Attorney Mraz asked for a consensus on the land giveaway.

Trustee Hopkins stated that we should give them the land.

Trustee Deyne stated that we should give them the land.

President Wallace stated that we should give them the land since this land has made us \$0 and it is an eyesore.

Trustee Camerer stated that we should give them the land.

Trustee Gabrenya stated that we should give them the land with no other concessions.

Trustee Reinke stated that he was skeptical on just giving the land away for free. They need to have some "skin" in the game, even if we go half and half. He would love an aversion. He thought it was okay to give them a substantial discount on the land but probably not the whole thing for free.

Trustee Deyne moved to adjourn and that motion was seconded by Trustee Camerer.

The meeting adjourned at 9:17 p.m.

Lorna Gilles
Village Clerk

ECONOMIC DEVELOPMENT MEMORANDUM

DATE: September 18, 2018
TO: Paula Schumacher, Village Administrator
FROM: Tony Fradin, Economic Development Coordinator *TF*
RE: Biggers Incentive

BACKGROUND:

Through the Village's aggressive marketing of the Village owned eleven-acre property at the southwest corner of Route 59 and Lake Street, ownership of Biggers Mazda, currently located in Elgin, has expressed interest in expanding and relocating to this site.

Staff and Joel Miller of SVN met with Jim Leichter, the President of Biggers, and Bob Colwell, the Vice President, on September 5th to discuss the dealership's interest in relocating to the Village.

Mr. Leichter and Mr. Colwell explained that they were considering whether to keep Biggers Mazda at its current location and expand or to relocate to another community and were exploring their options and seeking incentives from nearby communities. They are seeking approximately six acres of land.

Staff asked them to provide the attached estimated sales tax projections, to better gauge how large and how long of a sales tax rebate that the Village Board would be willing to offer. Staff additionally researched numerous sales tax rebates provided to automobile dealerships throughout the area as incentives to locate.

BIGGERS MAZDA ESTIMATED TAXABLE SALES:

Biggers submitted their estimated taxable sales for the next twenty years including this year's total of \$20.1 million. Their estimates show a steady annual sales increase of approximately twenty percent, rapidly bringing their sales to over \$50 million by 2024.

Besides their own business's expansion and relocation, Mr. Leichter and Mr. Colwell explained that Mazda has an aggressive plan to double its share of the U.S. market from its current 2% to 4% within the next several years and, additionally, plans to increase its average sales price from about \$30,000 to \$40,000 during the same time span.

INCENTIVE DISCUSSION:

Land

With an asking price of \$3.54 per square foot, each acre of land is priced at \$154,202.40. Six acres of land would have a value of **\$925,214** at this asking price.

Staff proposes offering the six acres of land, which has long been unproductive in terms of generating any property tax, sales tax or employment opportunities, free of charge to Biggers. We feel that offer could give the Village an edge over other competing locations, where it can be assumed that other communities, including where it is currently located in Elgin, would be offering somewhat comparable sales tax rebates.

Sales Tax Sharing

The Village's Home Rule Sales tax of 1% does not apply to titled purchases such as automobiles or RVs. Thus, the sales tax that the Village would collect from any sales from Biggers Mazda or future automobile dealerships would be 1%.

Based on the projected sales provided by Biggers, the estimate of sales from 2018 through 2037 would exceed \$1.2 Billion, ranging from \$20.1 Million this year, to over \$100 Million in 2037.

As an example, based upon Biggers' estimated taxable sales for 2024, the Village would collect over \$500,000 in sales tax based on the \$51 Million in projected sales. An Agreement sharing the Village's share of sales tax equally would result in a \$250,000 incentive that year alone as well as the same amount being collected by the Village.

Based on these projections, Biggers would become the largest sales tax generator in the Village within two to three years. A rebate of half of the sales tax for a period of years would amount to a significant incentive to Biggers, as well as generating significant revenues for the Village.

Considering that most sales tax sharing agreements range from ten to twenty years and nearly all are evenly split between the dealership and its host community, Staff proposes an Agreement for **fifteen years or \$5 Million**, whichever comes first. Based on Biggers' projections, it would take eighteen years to generate over \$10 Million in total sales tax, half of which would be \$5 Million.

Staff seeks direction from the Village Board as we proceed with negotiations with Biggers Mazda in regard to any incentive(s) to offer in an effort to attract it to the Village and bring development to the Village owned property.

BIGGERS MAZDA

ESTIMATED TAXABLE SALES

2018 - 2037

YEAR	VEHICLE SALES	PARTS/SERVICE	TOTAL
2018	19,670,800	483,000	20,153,800
2019	23,691,800	492,660	24,184,460
2020	30,686,000	502,513	31,188,513
2021	35,559,700	512,563	36,072,263
2022	41,147,400	522,815	41,670,215
2023	47,614,900	533,271	48,148,171
2024	50,555,200	543,936	51,099,136
2025	53,676,000	554,815	54,230,815
2026	56,911,400	565,911	57,477,311
2027	60,279,600	577,230	60,856,830
2028	63,845,200	588,774	64,433,974
2029	67,576,300	600,549	68,176,849
2030	71,413,000	612,560	72,025,560
2031	75,422,000	624,812	76,046,812
2032	79,651,400	637,308	80,288,708
2033	84,039,200	650,054	84,689,254
2034	88,642,000	663,055	89,305,055
2035	93,458,000	676,316	94,134,316
2036	98,427,400	689,842	99,117,242
2037	103,648,300	703,639	104,351,939
TOTAL	1,245,915,600	11,735,623	1,257,651,223

EXECUTIVE SESSION

FEBRUARY 19, 2019

President Wallace called the Executive Session to order to Discuss Sale of Village Owned Property Pursuant to Section 2(c)6 of the Open Meetings Act at 8:37 p.m.

Present: Village President Kevin Wallace, Trustees Camerer, Carbonaro, Deyne, Gabrenya, Hopkins, Reinke, Village Administrator Paula Schumacher, Acting Community Development Director Roberta Grill, Assistant Village Administrator Scott Skrycki, Economic Development Coordinator Tony Fradin, Village Attorney Bryan Mraz, Village Clerk Lorna Gilles.

Absent: None

Sale of Village Owned Property at Route 59 and Lake Street

H

Administrator Schumacher referenced a letter that was distributed which includes a little background and several scenarios. She drew the attention to Scenario 1B which preserves the commercial frontage, gives them the interim step with the two apartment buildings. It is a classic scenario in terms of offering and how to transition the property. She envisioned allowing the existing TIF to come to its natural end in 2027 and put together a new TIF for Lake Street.

Trustee Camerer confirmed that this would be about two hundred apartments and expressed his concern with the ingress and egress.

Ms. Schumacher stated that the traffic consultant stated that apartment buildings generate less trip traffic than townhomes.

Trustee Hopkins expressed concerns with traffic on Lake Street and asked the community development director if she was concerned.

Acting Community Development Director Roberta Grill stated that she did not think so.

Trustee Gabrenya asked if this setup was similar to the Toyota dealership?

Ms. Grill stated the Toyota dealer has a lighted intersection (Naperville Road).

President Wallace asked how much it would cost to construct this apartment complex?

Economic Development Coordinator Tony Fradin stated about \$45 million.

President Wallace asked if they actually thought that they would make a \$45 million dollar investment and not be able to rent the units out because of traffic?

Ms. Grill stated that this is just a concept. If you follow the road downward you will see that it stubs to the south property line. The village has asked them to do that so that if the Long piece develops, the possibility of the signal on Route 59 may be feasible.

President Wallace stated that in the interim, it could be a problem but people always find a way to get in and out. He thought the problem will fix itself.

Ms. Grill stated that they would like to submit this plan in two weeks – they are ready to go.

President Wallace stated that this many bodies living in this area pumps up business in that entire area.

Trustee Hopkins asked if this project gets underway, will there be money in the TIF fund for future development on the commercial piece?

Mr. Fradin stated that the entire Town and Country piece is in the TIF. The entire tax bill would go into the tax increment financing fund which is about \$3 million in debt. In terms of the proposed apartments and the LOI submitted by Gateway, they have requested that the developer would recoup all the TIF increment generated by his project for the length of the TIF.

Ms. Grill stated that if the townhomes came in it would generate about \$800,000.

Ms. Schumacher discussed Option 2A which extends the townhomes and sells 3 acres to D.R. Horton. An additional twenty townhouses would be built with half of them in the TIF, resulting in an additional \$60,000 to \$80,000 in additional increment. This is the option with no apartments.

President Wallace stated that Option 1B is the most viable to and would put money into this area right now.

Trustee Deyne asked if the auto dealership was still viable and Ms. Schumacher stated that it was.

Trustee Gabrenya asked if the village had any influence over the in/out on Lake Street. Why would any business want to locate here?

Attorney Mraz stated that it would be a tough sell to get a traffic light because it is so close to the ramps for Rt. 59 and Lake Street.

Ms. Grill stated that they can always ask again.

Assistant Village Administrator Scott Skrycki stated that the influence would be a lot greater with the residential housing.

Trustee Gabrenya stated that in regard to the Board approving high-volume, 5 story, residential in that location, do we have any obligation to the safety of the residents in discussing this with the Fire Department.

Administrator Schumacher stated that when the concept plan comes in they are sent out to the Fire Department for comments.

Trustee Deyne asked how they could be in compliance with emergency vehicles in a cul-de-sac.

Ms. Grill stated that it is temporary and the road would extend south through the Long piece eventually.

Trustee Reinke stated that he is skeptical whether it is townhomes or apartments. He felt that they were going to have issues with the amount of people going in and out.

Administrator Schumacher stated that Gateway is committed to the project but if it is something that we do not want to see, she would prefer not bringing them to a split vote.

President Wallace asked the Board if we should decline Gateway's development and cut them loose. He felt that Trustee Camerer as well as Trustee Reinke did not think this would work for apartments. What does everyone else think?

Trustee Deyne stated that there is nothing else that we could put there. He thought we could work with them.

Trustee Carbonaro stated that IDOT has been asked numerous times for a light on Red Oak as well as another development to the west in Streamwood. These are suicide exits and we would be doing the same thing here. Until we get something from IDOT on how we could get in or out, he did not see the point.

Trustee Reinke stated that he did not have a problem moving forward with this provided that the developer realizes that there are real concerns with the traffic. The developer will have a relationship with IDOT.

Ms. Schumacher stated that this is not Gateway's first development.

President Wallace summarized by saying that the Board would like to see part of this develop and get some TIF money generated but they will have to prove to us that if this ever goes to vote, it will not be a traffic nightmare.

Trustee Hopkins asked staff to put something together with similar developments to see traffic patterns. He would also like to keep the frontage and not sell it all to Gateway. He would like to see option 1B and extend the TIF to the other side of Route 59.

Trustee Reinke asked if the Johnson parcel would not be a part of the Foxford (Town and Country) development.

Ms. Grill stated that it is not.

Attorney Mraz stated that they do not want to sell it.

The Board spoke about tearing down the house that is on the property.

Trustee Reinke thought they should take action on that because putting that parcel into "play" would certainly help with potential access to Route 59.

Attorney Mraz stated that IDOT will likely not give us the access because it is too close to other traffic lights by their standards.

Ms. Grill stated that they will keep trying. She asked the Board if they would prefer to see all commercial on this site.

President Wallace stated that he didn't know if the apartments were an issue. He thought the traffic with the apartments was an issue. He felt that apartments were needed in this Village and this was a good spot.

Trustee Camerer moved to adjourn and that motion was seconded by Trustee Carbonaro.

The meeting adjourned at 9:12 p.m.

Lorna Gilles
Village Clerk

ECONOMIC DEVELOPMENT MEMORANDUM

DATE: February 18, 2019
TO: Paula Schumacher, Village Administrator
FROM: Tony Fradin, Economic Development Coordinator
RE: Village Owned Property Strategy

BACKGROUND:

In late 2016, the Village Board took the proactive measure of hiring a well-known local commercial brokerage, Sperry Van Ness (SVN), to market eleven acres of land that has been owned by the Village for many years at the southwest corner of Route 59 & Lake Street. SVN is under contract with the Village until October 2, 2019.

Approximately seven acres of the land lies within a Tax Increment Financing (TIF) district that was adopted in fall 2004 in anticipation of a major shopping center development. 3.6 acres on the hard corner is not within the TIF and was recently annexed into the Village.

There was strong initial interest in the site, primarily from builders of multifamily housing, including apartments and townhomes.

The Village Board was considering Gateway Development Partners' proposal last summer, prior to which time SVN and Staff began engaging with a hotel development group that had expressed interest in developing two hotels with ancillary uses. The Village then completed a hotel study for the site prior to the deal falling through due primarily to the configuration of the TIF district as well as amendments to the TIF Act regarding prevailing wages and the issue of Cook County property taxes.

Following that, the Village met and corresponded with the Biggers Auto Group regarding a Mazda dealership that had expressed interest in the site. The Village offered a lucrative incentive package including free land and up to \$5 million in sales tax rebates; however, Elgin made counter incentive offers and the dealership recently decided to remain in Elgin.

There remains strong interest from Gateway Development Partners, but it has been reduced over the passing months due to the small amount of time remaining on the TIF, increased financing costs due to interest rate increases of over 1%, and rising commodity prices on steel and lumber.

DISCUSSION:

The eleven-acre site remains one of the most highly visible development sites in the Village. However, considering its Cook County location and the few remaining years left to generate a significant amount of increment via the TIF, it has become less attractive to major commercial developers.

As things currently stand, there are four viable options for this property moving closer to attracting development this year, several of which tie into the potential development of the 19.7-acre site (The "Town & Country" property) directly south of this one.

Scenario 3 is to reconfigure the Tax Increment Financing (TIF) district at the present time or years from now when the current one expires.

All scenarios include development proposals by Gateway Development Partners and D.R. Horton as summarized below.

Gateway Development Partners Inc

Gateway Development Partners has offered to purchase approximately 6.68 acres for the asking price on a square foot basis, amounting to **\$1,030,072** or \$3.54 per square foot.

An active developer of apartment communities in the area including projects in Chicago, Evanston and South Elgin, Gateway proposes two hundred market-rate residential apartments in two four-story L-shaped buildings joined by a common area which includes a club house and pool.

Gateway's proposal would consist of a rental community of two hundred apartment units rather than owner occupied, but it has the added benefit of making the frontage and nearby properties more attractive for future commercial development by the far greater amount of units in the development.

This past June, the Executive Committee directed staff to pursue a single purchaser for the entire eleven-acre parcel and, following that discussion, Gateway submitted the attached offer to purchase the entire site for \$1.3 million. Their plans would remain to develop a 200-unit apartment complex on the property, utilizing 6.68 acres, while marketing the remaining 4+ acres for commercial use.

Mr. Nick Marrocco, the Principal for Gateway Development Partners, indicated yesterday his continued interest in purchasing some or all of the site and is awaiting feedback from staff.

D.R. Horton

D.R. Horton is one of the top-rated homebuilders in the market and is publicly traded (symbol DHI) with a \$16.2 billion market cap.

Currently pursuing the 19.7-acre site directly to the south of the Village's property, last week, D.R. Horton offered to purchase a smaller portion of the property to develop 3.13 acres of the Village land and offered only **\$10** as a purchase price.

To offset the low offer on the land, D.R. Horton proposes adding a water service connection, sanitary sewer connection and completion of Road A as depicted on the LOI submitted last week, all of which amounts to a value of \$249,000 per their budget, to be verified by the Village Engineer. Village staff feels that these improvements would be done regardless of whether or not D.R. Horton purchases any Village land.

SCENARIO 1A:

In this scenario, D.R. Horton moves forward with its plans to build a townhome community called Hawk's Ridge on the Town & Country property, without the purchase or conveyance of any Village owned property.

Their project would leave the entire Village owned eleven-acre parcel intact, and the Village could continue marketing the eleven acres while the D.R. Horton project would fund the TIF District (adopted in 2004 and scheduled to expire in 2027) with all property tax payments made going into the TIF fund.

The townhome units are approximated at a \$275,000 to \$325,000 price per unit with resulting tax bills in the \$6,000 and up range. While the current site plan is quite dense, a townhouse project of this scale could generate \$800,000 or more annually in increment through the remainder of the TIF.

This TIF district is currently approximately \$3 million in debt due to the original purchase price of the land and Village staff would continue pursuing end-users of the eleven acre site in this scenario including continued marketing with SVN and promoting the site at trade shows.

SCENARIO 1B:

This scenario accounts for the Village Board's desire to sell all or part of the land to Gateway Development Partners for its potential apartment project of up to 200 units. The Village could sell the approximate 6- to 7-acre portion of land which Mr. Marrocco offered to purchase last May and verified via phone today.

This scenario would increase the increment generated by the development of property within the TIF; however, Mr. Marrocco's offer includes a clause for Gateway Development Partners to recoup the entirety of the increment generated by its development through the remainder of the TIF. After 2027, all property taxes paid by Gateway Development Partners and the property owners to the south would be distributed as normal to all taxing bodies.

This scenario leaves approximately 3 to 4 acres of commercial frontage along Lake Street, which would become more attractive with the development of 100+ new townhouses and +/- 200 new, modern apartment units directly south of it.

Should a few years pass before a commercial developer pursues a project along the frontage, there could be a significant amount of increment generated by the townhouse development that could potentially be utilized to incentivize and attract retail development.

SCENARIO 2A:

In this scenario, the Village sells 3.13 acres to D.R. Horton for them to increase the number of units within the Hawk's Ridge development. Ten units would be entirely in the TIF and another ten units would lie outside the TIF.

By D.R. Horton's attached calculation, the benefit to essentially gifting the 3.13-acre parcel to them would be in the \$249,000 worth of infrastructure improvements to the site per the attached email from Land Acquisition Manager Mark Fields.

While the benefits to improving the land are valuable, D.R. Horton would have to do much of the same enhancements as part of their own development project whether they purchase the Village's land or not. Thus, while there may be a benefit to selling off a portion of Village land to increase the development of Hawk's Ridge and to generate additional increment, there may not be a significant financial benefit beyond an extra \$65,000 to \$75,000 in additional annual increment.

It should be noted that, unlike Gateway Development Partners, D.R. Horton at this time has not requested any TIF funds or building fee waivers.

SCENARIO 2B:

This is a scenario where the Village sells 3.13 acres to D.R. Horton for them to expand Hawk's Ridge and sells land to Gateway Development Partners for its apartment project.

If Gateway purchases 6.68 acres just north of where D.R. Horton purchases 3.13, that would leave just over one acre for future commercial development. A lot with this small size could only accommodate a single user, perhaps a fuel station, strip retail center or fast food use.

Selling the entire remainder of +/- 8 acres of land to Gateway Development Partners would shed the Village of its land ownership of that corner and develop most of the TIF as a residential area with little room for commercial.

The increased residential development of the Town & Country and Village owned sites should make the Lake Street corridor more attractive and could help the area become the area within Bartlett that would likely add the most residents in the next several years.

In this scenario, there would be townhome units D.R. Horton would ultimately build in addition to 200 apartment units, which Mr. Marrocco has valued as a \$45 million project with \$34 million in debt financing.

SCENARIO 3:

With the current TIF District having been adopted in fall 2004 and set to expire in late 2027, there is the possibility of retiring or closing the current district and creating a new one with different boundaries.

It is important to note that the current TIF boundaries have declined in value since the district was created nearly fifteen years ago and that other Village funds are utilized to cover debt service on the district. Per Todd Dowden, the district is approximately \$3 million in debt. Thus, it is important to attract development to the Redevelopment Area prior to the closing of the TIF in order to generate increment to pay back the debt.

It is worth considering redefining the boundaries of the TIF, while taking into account the difficulty in establishing a new district with residential components included.

The new TIF could take in the 3.5-acre Village owned property that was recently annexed to the Village, as well as a +/- 9.7-acre property (the "Martino" property) to the west of Horizon Drive. This district may exclude the Town & Country piece, which would redefine the Redevelopment Area as a Lake Street TIF rather than one that extends further south along Route 59.

A consultant study to evaluate an area and qualify it for a new TIF and to work with staff to create a Redevelopment Plan would take about six months and cost from \$30,000 to \$40,000 depending on the number of hearings and revisions.

ACTION REQUESTED:

We recognize that there are many facets to the potential development of the Village owned property and that the Village has several different avenues that it may take. Staff seeks input

and direction on how to proceed with further engaging with D.R. Horton and/or Gateway Development Partners to sell all or part of the Village owned land.

To summarize:

Scenario 1A is to not engage with D.R. Horton, allow their townhouse project to proceed on only their property, and continue marketing the Village land in its entirety with the added benefit that the "underwater" TIF fund would begin collecting increment when property taxes are paid on the new townhouses on the Town & Country property. Based on estimated home values, this could generate approximately **\$800,000** in increment per year when built out.

Scenario 1B would be to not sell any land to D.R. Horton but instead sell approximately six to seven acres to Gateway Development Partners, who would construct two four- to five-story apartment buildings. This option would leave approximately four to five acres of commercial frontage along Lake Street. Gateway has requested an approximately \$600,000 fee waiver (a reduction from \$2.2 million to a not-to-exceed number of \$1.65 million) and all increment generated by its project through the life of the TIF.

Scenario 2A is to sell 3 acres of land to D.R. Horton. Perhaps we could give them the opportunity to make a more reasonable offer to purchase the land. Should the Village sell 3 acres to D.R. Horton, an additional twenty or so townhouses would be built with half of them in the TIF, resulting in an additional **\$60,000 to \$80,000 in additional increment**. Also, the land would be improved with water, sewer and new roads with a value of approximately \$249,000, which staff believes they would build without purchasing any Village owned land.

Scenario 2B is the most intensive development scenario, selling 3 acres of land to D.R. Horton and also selling approximately 6 acres to Gateway Development for its apartment project or perhaps the entire remaining 8 acres. Since much of the land is within a TIF, the Village could impose zoning regulations and/or stipulations of commercial uses only for the remaining land. This scenario with townhouses on 3 acres and an apartment complex on 6 would leave little remaining land for commercial development, but would result in the development of nearly the entire TIF district.

Finally, **Scenario 3** is ending the current Route 59 & Lake Street TIF district and then embarking on the creation of a new one with a new twenty-three year time period to attract development. The Redevelopment Area boundaries could be amended to run east and west of the Village land, but cutting out the Town & Country property would greatly diminish the opportunity to collect increment from development of the site.

Staff wishes to discuss these scenarios with Mayor Wallace and the Board of Trustees to gain direction on how to best move forward.

The GIS Coordinator has created the attached maps for discussion purposes.

Also attached are Letters of Intent from both D.R. Horton and Gateway Development Partners.

EXECUTIVE SESSION

APRIL 16, 2019

President Wallace called the Executive Session to order to Discuss Personnel Pursuant to Section 2(c)1 of the Open Meetings Act as well as Discuss Sale of Village Owned Property Pursuant to Section 2(c)6 of the Open Meetings Act at 8:31 p.m.

Present: Village President Kevin Wallace, Trustees Camerer, Deyne, Gabrenya, Hopkins, Reinke, Village Administrator Paula Schumacher, Police Chief Patrick Ullrich, Village Attorney Bryan Mraz, Village Clerk Lorna Giless, Labor Attorney Bob Smith, REM/P4 Security Solutions Mark Field, Daniel S. McDevitt.

Absent: Trustee Carbonaro

Item 2:

Sale of Village Owned Property at Route 59 and Lake Street

Ms. Schumacher stated that they have two Letters of Intent (LOI) from Gateway Development for 200 apartments. She was looking for the Board's permission sign the LOI and move into the due diligence phase. They are offering us \$819,000 for 6.68 acres. Mr. Mraz has added a paragraph to the LOI to protect us from any kind of lien on the property should Gateway not pay the folks that are doing the initial due diligence, etc.

Mr. Mraz stated that if a formal contract is entered with Gateway, surety bonds will be required to further protect against consultant's liens.

President Wallace stated that the last time this was before the Board there were concerns about getting in and out of Lake Street.

Ms. Schumacher stated that staff talked about this with the Village traffic consultant, Lynn Means, as well as the developer, and the developer stated that they would provide a traffic study to support this development.

President Wallace directed the Village Administrator to sign the LOI, but any contract will have to be brought before the full Board for a vote in open session and all zoning hearings at which traffic and other concerns are discussed will be public.

The meeting adjourned at 9:28 p.m.

Lorna Giless
Village Clerk

ECONOMIC DEVELOPMENT MEMORANDUM

DATE: February 18, 2019
TO: Paula Schumacher, Village Administrator
FROM: Tony Fradin, Economic Development Coordinator
RE: Village Owned Property Strategy

BACKGROUND:

In late 2016, the Village Board took the proactive measure of hiring a well-known local commercial brokerage, Sperry Van Ness (SVN), to market eleven acres of land that has been owned by the Village for many years at the southwest corner of Route 59 & Lake Street. SVN is under contract with the Village until October 2, 2019.

Approximately seven acres of the land lies within a Tax Increment Financing (TIF) district that was adopted in fall 2004 in anticipation of a major shopping center development. 3.6 acres on the hard corner is not within the TIF and was recently annexed into the Village.

There was strong initial interest in the site, primarily from builders of multifamily housing, including apartments and townhomes.

The Village Board was considering Gateway Development Partners' proposal last summer, prior to which time SVN and Staff began engaging with a hotel development group that had expressed interest in developing two hotels with ancillary uses. The Village then completed a hotel study for the site prior to the deal falling through due primarily to the configuration of the TIF district as well as amendments to the TIF Act regarding prevailing wages and the issue of Cook County property taxes.

Following that, the Village met and corresponded with the Biggers Auto Group regarding a Mazda dealership that had expressed interest in the site. The Village offered a lucrative incentive package including free land and up to \$5 million in sales tax rebates; however, Elgin made counter incentive offers and the dealership recently decided to remain in Elgin.

There remains strong interest from Gateway Development Partners, but it has been reduced over the passing months due to the small amount of time remaining on the TIF, increased financing costs due to interest rate increases of over 1%, and rising commodity prices on steel and lumber.

DISCUSSION:

The eleven-acre site remains one of the most highly visible development sites in the Village. However, considering its Cook County location and the few remaining years left to generate a significant amount of increment via the TIF, it has become less attractive to major commercial developers.

As things currently stand, there are four viable options for this property moving closer to attracting development this year, several of which tie into the potential development of the 19.7-acre site (The "Town & Country" property) directly south of this one.

Scenario 3 is to reconfigure the Tax Increment Financing (TIF) district at the present time or years from now when the current one expires.

All scenarios include development proposals by Gateway Development Partners and D.R. Horton as summarized below.

Gateway Development Partners Inc

Gateway Development Partners has offered to purchase approximately 6.68 acres for the asking price on a square foot basis, amounting to **\$1,030,072** or \$3.54 per square foot.

An active developer of apartment communities in the area including projects in Chicago, Evanston and South Elgin, Gateway proposes two hundred market-rate residential apartments in two four-story L-shaped buildings joined by a common area which includes a club house and pool.

Gateway's proposal would consist of a rental community of two hundred apartment units rather than owner occupied, but it has the added benefit of making the frontage and nearby properties more attractive for future commercial development by the far greater amount of units in the development.

This past June, the Executive Committee directed staff to pursue a single purchaser for the entire eleven-acre parcel and, following that discussion, Gateway submitted the attached offer to purchase the entire site for \$1.3 million. Their plans would remain to develop a 200-unit apartment complex on the property, utilizing 6.68 acres, while marketing the remaining 4+ acres for commercial use.

Mr. Nick Marrocco, the Principal for Gateway Development Partners, indicated yesterday his continued interest in purchasing some or all of the site and is awaiting feedback from staff.

D.R. Horton

D.R. Horton is one of the top-rated homebuilders in the market and is publicly traded (symbol DHI) with a \$16.2 billion market cap.

Currently pursuing the 19.7-acre site directly to the south of the Village's property, last week, D.R. Horton offered to purchase a smaller portion of the property to develop 3.13 acres of the Village land and offered only **\$10** as a purchase price.

To offset the low offer on the land, D.R. Horton proposes adding a water service connection, sanitary sewer connection and completion of Road A as depicted on the LOI submitted last week, all of which amounts to a value of \$249,000 per their budget, to be verified by the Village Engineer. Village staff feels that these improvements would be done regardless of whether or not D.R. Horton purchases any Village land.

SCENARIO 1A:

In this scenario, D.R. Horton moves forward with its plans to build a townhome community called Hawk's Ridge on the Town & Country property, without the purchase or conveyance of any Village owned property.

Their project would leave the entire Village owned eleven-acre parcel intact, and the Village could continue marketing the eleven acres while the D.R. Horton project would fund the TIF District (adopted in 2004 and scheduled to expire in 2027) with all property tax payments made going into the TIF fund.

The townhome units are approximated at a \$275,000 to \$325,000 price per unit with resulting tax bills in the \$6,000 and up range. While the current site plan is quite dense, **a townhouse project of this scale could generate \$800,000 or more annually in increment through the remainder of the TIF.**

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A consultant study to evaluate an area and qualify it for a new TIF and to work with staff to create a Redevelopment Plan would take about six months and cost from \$30,000 to \$40,000 depending on the number of hearings and revisions.

ACTION REQUESTED:

We recognize that there are many facets to the potential development of the Village owned property and that the Village has several different avenues that it may take. Staff seeks input

and direction on how to proceed with further engaging with D.R. Horton and/or Gateway Development Partners to sell all or part of the Village owned land.

To summarize:

Scenario 1A is to not engage with D.R. Horton, allow their townhouse project to proceed on only their property, and continue marketing the Village land in its entirety with the added benefit that the "underwater" TIF fund would begin collecting increment when property taxes are paid on the new townhouses on the Town & Country property. Based on estimated home values, this could generate approximately **\$800,000** in increment per year when built out.

Scenario 1B would be to not sell any land to D.R. Horton but instead sell approximately six to seven acres to Gateway Development Partners, who would construct two four- to five-story apartment buildings. This option would leave approximately four to five acres of commercial frontage along Lake Street. Gateway has requested an approximately \$600,000 fee waiver (a reduction from \$2.2 million to a not-to-exceed number of \$1.65 million) and all increment generated by its project through the life of the TIF.

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Scenario 2B is the most intensive development scenario, selling 3 acres of land to D.R. Horton and also selling approximately 6 acres to Gateway Development for its apartment project or perhaps the entire remaining 8 acres. Since much of the land is within a TIF, the Village could impose zoning regulations and/or stipulations of commercial uses only for the remaining land. This scenario with townhouses on 3 acres and an apartment complex on 6 would leave little remaining land for commercial development, but would result in the development of nearly the entire TIF district.

Finally, **Scenario 3** is ending the current Route 59 & Lake Street TIF district and then embarking on the creation of a new one with a new twenty-three year time period to attract development. The Redevelopment Area boundaries could be amended to run east and west of the Village land, but cutting out the Town & Country property would greatly diminish the opportunity to collect increment from development of the site.

Staff wishes to discuss these scenarios with Mayor Wallace and the Board of Trustees to gain direction on how to best move forward.

The GIS Coordinator has created the attached maps for discussion purposes.

Also attached are Letters of Intent from both D.R. Horton and Gateway Development Partners.

EXECUTIVE SESSION

NOVEMBER 19, 2019

President Wallace called the Executive Session to order to Discuss Sale of Village Owned Property Pursuant to Section 2(c)6 of the Open Meetings at 7:51 p.m.

Present: Village President Kevin Wallace, Trustees Camerer, Carbonaro, Deyne, Gabrenya, Hopkins, Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Planning & Development Director Roberta Grill, Economic Development Coordinator Tony Fradin, Village Clerk Lorna Giless and Village Attorney Bryan Mraz.

Absent: Trustee Reinke

Purchase of Property (Site E)

Village Administrator Paula Schumacher stated that in 2016 the TOD plan designated Site E was approved for multi-family residential. In 2017, the Village solicited developers to build a multi-family project. They received one response from Foxford Communities for 41 residential units and one from New England builders for 51 units. In the summer of 2018, Foxford pulled back their Letter of Intent (LOI) and abandoned the project as well as New England builders. They currently have Manny Rafidia's LOI and she asked the economic development coordinator to give an overview.

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Economic Development Coordinator Tony Fradin stated that staff has been working with Manny Rafidia through the whole redevelopment process of the Streets of Bartlett and he has mentioned building an apartment building in the downtown. He and Scott Skrycki told him about Site E and the TOD Plan. He recently submitted a LOI with an offer of \$300,000. The asking price on the property has been \$660,000. They discussed the size and scope of the project and he has submitted a rendering of the proposed building. It consists of eighty apartment units with high quality materials. There has been no other strong interest in this property. The height limitations along with the size of the property has made it less desirable to some of the larger institutional developers. Other developers that have called want to do twice as many units.

President Wallace asked if he had any residential experience.

Mr. Fradin stated that he has not, but he is in the process of doing so with the City of Prospect Heights. He has been an investor with other properties but not a developer.

Village Attorney Bryan Mraz stated that the property was appraised a few years ago for \$825,000. We went through a process where we said one of the options they could use to sell this would be to take 80% of the appraised value and that is how they got at the \$660,000.

President Wallace stated that he was not comfortable with jumping into this at full force and Trustee Deyne agreed.

Trustee Deyne stated that he did a wonderful outstanding job with the Streets of Bartlett. He had some mixed feelings about his offer of only \$300,000. He felt that they should negotiate with him before moving forward.

The board discussed his management of the building and what would keep it from going into Section 8 housing. They discussed the quality of his construction.

Trustee Camerer asked how long they were going to sit on this property. There are no other offers and we are sitting on this for an indefinite period of time. We are making assumptions that he won't come through as a good contactor but we don't know that. The proposed 80 units with underground parking is confluent with the other existing buildings and he thought it would make the other people in the downtown area happy. He sees more potential than problems.

President Wallace stated that besides the asking price, it is a matter of what this place will look like in five years. That is what bothers him the most. He has heard that Manny likes to clean stuff up and sell them. He thought they need to do some research.

Assistant Village Administrator Scott Skrycki stated that he would have to adhere to the TOD overlay. In terms of the property and the offers they have had, this offer is feasible.

Trustee Gabrenya talked about the Town Center and stated that the Town Center represented the Board and vice versa. When there was trouble over there regarding how they were built, soundproofing and all of the headaches, keep in mind that the developer was an experienced builder. This board took the heat for that. Her opinion is that the board will take the heat for bad construction. If he is trying to utilize this opportunity to the best of his return on investment, she wondered if they could track materials used on the inside.

President Wallace suggested to the board that they ask him to come back with a better offer than \$300,000. They would also like to see some credentials on who he is going to use for the buildout including a rendering of the inside of the units.

Trustee Deyne stated that he just does not have a good feeling about this.

Trustee Carbonaro asked why he did not want to do some kind of commercial in there before the tax rating in Cook County.

Mr. Fradin stated that he thought this building would be too large to fit into that classification.

President Wallace stated that every building in downtown Chicago in the last five years has commercial on the main level.

Trustee Deyne moved to adjourn and that motion was seconded by Trustee Carbonaro.

The meeting adjourned at 8:12 p.m.

Lorna Gilles
Village Clerk

EXECUTIVE SESSION

OCTOBER 20, 2020

President Wallace called the Executive Session to order to Discuss Sale of Village Owned Property Pursuant to Section 2(c)6 of the Open Meetings Act at 9:06 p.m.

Present: Village President Kevin Wallace, Trustees Carbonaro, Deyne, Gandsey, Hopkins, Suwanski, Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Economic Development Coordinator Tony Fradin, Planning & Development Director Roberta Grill, Village Attorney Bryan Mraz, Village Clerk Lorna Giles

Recused: Trustee Reinke

Sale of Village Owned Property

Economic Development Coordinator Tony Fradin stated that the brief history is that this area was acquired by the Village in a land swap many years ago with a church. A TIF District was put on it at the time in 2004, anticipating large speculative shopping centers to be built. They spent the first decade of the TIF negotiating and meeting with three shopping center developers. None of them came to fruition for various reasons. Four of five years ago a large apartment development was proposed with about 800 units. The financing for that project was somewhat dicey and we hired our own financial consultant who found it not to be feasible at about the same time as the deal fell through for the developer. The village has been marketing it ever since, in tandem with trying to attract a grocery store to the site. Part of the history is that we currently have a letter of intent signed with a developer named Nick Morocco from Gateway Development Partners who is pursuing the land (6.68 acres) to build about 200 apartment units. That leaves plus or minus 4 acres of frontage. We are here tonight bringing another letter of intent from a developer and grocery store owner that they reached out to in an attempt to attract a second grocery store.

Village Administrator Paula Schumacher stated that they put this gentleman in touch with Manny Rafidia because we thought their usual business model is to go into a vacant grocery store and remodel. Unfortunately, they could not come to an agreement but they liked Bartlett and inquired as to other sites available. When they looked at Lake and 59, they liked it. They are launching several grocery stores over the next few months. Staff looked at their future location on County Farm and Army Trail and walked through it. They have an interesting concept with a large produce section and premade to-go meals. They also have a coffee and regular bar with gaming. She thought it was a weird concept but it works for them. This developer has a pretty colorful past and they are very upfront about their felony convictions. She asked for the boards feeling on this. Bryan has indicated that the LOI is lacking and he would recommend changes. She wanted to know if they should spend the time doing this.

President Wallace asked if they were really going to give the village \$500,000 for four acres?

Mr. Fradin stated that was their offer. They will probably ask for a sales tax rebate because that was one of the things they couldn't agree with Manny Rafidia about.

Mr. Skrycki stated that they would spend about \$3.1 million dollars up front.

Village Attorney Bryan Mraz stated that the changes to the LOI would be to protect the village. When they hire consultants to put things together or engineers, if they don't pay them, the village could get stuck with liens. He already drafted some proposed changes. The other complication is that currently, we have a lease with Bob Loquercio who owns Elgin Toyota. They park vehicles there temporarily but we can cancel that lease with 45 days notice. He was not proposing the whole area. The back half we could kick him off but the front half he could still use. We actually have a lease that runs until August 31, 2021 so one of the things they have to put in the LOI is that cancellation. The reason Trustee Reinke is not present is because his firm represents Bob Loquercio which constitutes a conflict of interest. They were also negotiating with Loquercio for use of salvaging one of the buildings. They wanted to put \$200,000 into preserving that building but then it would be a car parking lot forever which brings no revenue to the village. They offered to let him tear down the buildings and if we kick them off the property early, the village would pay them back for the cost of teardown.

President Wallace thought this was a no-brainer and they should push this as far as they can.

Trustee Hopkins asked how Gateway and the grocery store will work together.

Mr. Mraz stated that Gateway is further along, but not there yet. There is a contract out to them and they came in with a redevelopment agreement. They talked about costs going up as well as interest rates and this could die. They spent a fair amount of money and the extension expires at the end of November. He expects to be talking to them soon.

Planning and Development Director Roberta Grill stated that they would subdivide the property and make legal descriptions for both. They would purchase the 4 acres and Gateway would have the remaining 6 acres.

Trustee Carbonaro asked if this was the old RV building. He stated that the only access to that building is the frontage road. We are going to increase traffic on Lake Street for those turning left onto the frontage road?

Trustee Hopkins stated that they dedicated funds in the last budget to improve this road.

Ms. Schumacher stated that the Build Illinois Funds would be a great project for this because it has to be adjacent to a roadway.

Ms. Grill stated that the long-range plan is to continue Horizon Drive south through the rest of the property so they have another possible exit at Baytree.

Trustee Gandsey asked if this will check the box for the grocery store that people in Bartlett wanted.

Mr. Fradin stated that he thought it would because it is a new concept lower-cost, fresher produce.

Mr. Skrycki stated that the petitioner stated that the Jets grocery stores have a bigger ratio of produce than any other grocery store in the market.

Mr. Fradin stated that some of the top people from up-and-coming chains like Pete's and Tony's as well as Matt Caputo are working for him.

Trustee Gandsey raised concerns that we would have to manage them and people would think they have to deal with fraudsters.

President Wallace stated that the other option is to have Loquercio work with these developers from now on and we sell him the whole thing.

Mr. Mraz stated that Loquercio has offered to buy it also, but he wants it for storing cars.

Trustee Suwanski talked about the curb cut on Lake Street.

Ms. Schumacher stated that they have talked about the access to the grocery store with the petitioner and they are not concerned about that aspect.

Mr. Fradin stated that different businesses have given them different kinds of feedback on that. This particular business person has not brought that up yet as an issue. He visited the site and has seen the challenges with it.

Ms. Schumacher stated that we could go back to them with an appropriate LOI.

President Wallace stated that he understood what she was saying about the perception but he didn't know if that was the front and center that people think about especially when they are buying groceries and eating at a pancake house. He thought it would be more of a concern if they were running a bank. He thinks this is something that we should pursue and give another shot at it and see what they say.

Ms. Schumacher stated that they would have between 80-100 employees. She thought that they have the benefit of watching their trajectory in these other towns.

Trustee Gandsey asked if it would impact the apartment building owner and all agreed that they would love it.

Trustee Deyne moved to adjourn and that motion was seconded by Trustee Suwanski.

The meeting adjourned at 9:28 p.m.

Lorna Giles
Village Clerk



Agenda Item Executive Summary

Item Name Oktoberfest
Class D Liquor License Application

Committee
or Board Board

BUDGET IMPACT

Amount:	N/A	Budgeted	N/A
List what fund	N/A		

EXECUTIVE SUMMARY

Attached for your consideration is an application from the Oktoberfest organization for a Class D Liquor License on September 30th - October 1st, 2022. The license will be used for their event located at 325 E. Devon Ave.

ATTACHMENTS (PLEASE LIST)

Staff memo dated September 14, 2022
Liquor License Application
Festival Layout
Proof of Insurance

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion:

MOTION: I move to approve the Class D Liquor License application submitted by the Oktoberfest Organization for an event on September 30th and October 1st 2022.

Staff: Samuel Hughes, Senior Management Analyst Date: 09/14/2022

Memorandum

To: Scott Skrycki, Assistant Village Administrator
From: Samuel Hughes, Senior Management Analyst
Date: September 14, 2022
Re: Oktoberfest Class D liquor license application

The Oktoberfest Group has applied for a Class D liquor license for their event being held on September 30th and October 1st, 2022. The Class D liquor license allows for the retail sale of alcohol for a special event. Oktoberfest will be located at Leiseburg Park at 325 Devon Ave.

The certificate of insurance has been received by the Village, and reviewed by the Village Attorney.

Motion

I move to approve the Class D Liquor License application submitted by the Oktoberfest Organization for an event on September 30th and October 1st 2022.



Village of Bartlett, IL

09/14/2022

LQD-22-4

Liquor License Class D

Status: Complete

Date Created: Sep 13, 2022

Applicant

Margaret O'Hare Vance
peggy@oharespub.com
391 Bartlett Plaza
Bartlett, IL 60103
7346462942

Primary Location

325 E DEVON AVE
BARTLETT, IL 60103

Owner:

BARTLETT PARK DISTRICT
696 W STEARNS RD BARTLETT, IL 60103-4504

Organization Information

Name of organization

Bartlett Area Chamber of Commerce

Mailing address of organization

391 Bartlett Plaza

Organization Phone Number

630-372-8878

Is this event going to be held for more than one day?

Yes

Start Date of Event

09/30/2022

Last Date of Event

10/01/2022

Start time of event

5pm

End time of event

10:30 pm

Licenses shall be issued for a specific time period, not to exceed fifteen (15) days per licensee per location in any twelve (12) month period.

HOURS OF OPERATION:

Not to exceed 12 hours withing a period of 24 hours.

Sunday - Thursday 8:00am - 1:00 am

Friday-Saturday 8:00 am - 2:00 am

Description of area to be utilized for the special event

Leiseberg Park
325 E Devon Ave.
Bartlett, IL 60103

AFFIDAVIT

The undersigned swears (or affirms) that the Corporation in whose name this application is made will not violate any of the Ordinances of the Village of Bartlett, including but not limited to the Bartlett Liquor Control Ordinance, or the laws of the State of Illinois or the United States of America, in the conduct of the place of business described herein and that the statements contained in this application are true and correct to the best of our knowledge and belief.

I agree that my electronic signature is equivalent to a handwritten signature and is binding for all purposes related to this transaction

Margaret Mary O'Hare Vance
09/13/2022

I hereby certify that as the applicant, I
am the president of the organization.

Staff Use Only

Type of Liquor License Issued

Class D

Devon Ave.



Security check points



S. Berteau Ave.

