

**VILLAGE OF BARTLETT**  
**BOARD AGENDA**  
**JULY 7, 2015**  
**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:** Board & Committee Minutes – June 16, 2015
- \*7. **BILL LIST:** July 7, 2015
8. **TREASURER'S REPORT:** May 2015  
Sales Tax Report – April 2015  
Motor Fuel Tax Report – May 2015
9. **PRESIDENT'S REPORT:** None
10. **QUESTION/ANSWER: PRESIDENT & TRUSTEES**
11. **TOWN HALL:** (Note: Three (3) minute time limit per person)
12. **STANDING COMMITTEE REPORTS:**

**A. PLANNING & ZONING COMMITTEE, CHAIRMAN REINKE**

1. Ordinance Approving the Village of Bartlett Downtown TIF Redevelopment Project Area
2. Ordinance Designating the Village of Bartlett Downtown TIF Redevelopment Project Area
3. Ordinance Adopting Tax Increment Financing for the Village of Bartlett in Connection with the Designation of the Downtown TIF Redevelopment Project Area

**B. BUILDING COMMITTEE, CHAIRMAN HOPKINS**

No Report

**C. FINANCE & GOLF COMMITTEE, CHAIRMAN DEYNE**

No Report

**D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN ARENDS**

- \*1. Executive Session Minutes Review
- \*2. National Night Out Twilight Skate Park Bash/Tailgate Party Amplifier Permit Request
- \*3. National Night Out Picnic in the Park Amplifier Permit Request
- \*4. National Night Out Special Display Request
- \*5. Kiss Amplifier Permit Request
- \*6. Bahr Amplifier Permit Request

**E. POLICE & HEALTH COMMITTEE, CHAIRMAN CARBONARO**

No Report

**F. PUBLIC WORKS COMMITTEE, CHAIRMAN CAMERER**

No Report

13. **NEW BUSINESS:**
14. **QUESTION/ANSWER: PRESIDENT & TRUSTEES:**
15. **ADJOURNMENT**



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1. CALL TO ORDER

President Wallace called the regular meeting of June 16, 2015 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:00 p.m. in the Council Chambers.

2. ROLL CALL

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

ABSENT: Trustee Arends (arrived at 7:10 p.m.)

ALSO PRESENT: Village Administrator Valerie Salmons, Assistant Administrator Paula Schumacher, Assistant to the Village Administrator Scott Skrycki, Assistant Finance Director Todd Dowden, Director of Public Works Dan Dinges, Community Development Director Jim Plonczynski, Assistant Building Director Don Fredericks, Head Golf Professional Phil Lenz, Chief Kent Williams, Village Attorney Bryan Mraz and Village Clerk Lorna Giless.

3. INVOCATION

Pastor Goff from United Pentacostal Church did the invocation.

4. PLEDGE OF ALLEGIANCE

5. CONSENT AGENDA

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

There were none.

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



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**ROLL CALL VOTE TO APPROVE THE CONSENT AGENDA**

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

**6. MINUTES**

Trustee Deyne moved to approve the Board and Committee Minutes from June 2, 2015 and that motion was seconded by Trustee Camerer.

**ROLL CALL VOTE TO APPROVE THE BOARD AND COMMITTEE MINUTES FROM JUNE 2, 2015**

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

**7. BILL LIST – Covered and approved under the Consent Agenda.**

**8. TREASURER'S REPORT – None**

**9. PRESIDENT'S REPORT**

President Wallace stated that Bannerman's Sports Grill requested a Class J Liquor License to sell alcohol at their annual anniversary event on August 21-22, 2015 from 6:00 p.m. to 11:00 p.m. at the Bartlett Commons shopping center. He stated that this was an outdoor special event license that was valid for two days only.

Trustee Camerer moved to approve the Class J Liquor License for Bannerman's Sports Grill and that motion was seconded by Trustee Carbonaro.

**ROLL CALL VOTE TO APPROVE CLASS J LICENSE FOR BANNERMAN'S SPORTS GRILL ON AUGUST 21-22, 2015**

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



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President Wallace stated that the Bartlett 4<sup>th</sup> of July Committee submitted an application for a Class D Liquor License for the festival on July 2-5, 2015, and that he would issue it if it is approved by the Board. They are awaiting the certificate of insurance that will be reviewed by the Village Attorney prior to the event.

Trustee Deyne moved to approve the issuance of a Class D Liquor License for the Bartlett 4th of July Committee and that motion was seconded by Trustee Hopkins.

**ROLL CALL VOTE TO APPROVE THE CLASS D LIQUOR LICENSE**

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

**NAYS:** None

**ABSENT:** Trustee Arends

**MOTION CARRIED**

Trustee Arends arrived at 7:10 p.m.

**10. QUESTION/ANSWER: PRESIDENT & TRUSTEES**

Trustee Carbonaro asked for the boy scouts acquiring merit badges in the audience to step up to the podium and introduce themselves.

**11. TOWN HALL - None**

**12. STANDING COMMITTEE REPORTS**

**A. PLANNING & ZONING COMMITTEE, CHAIRMAN REINKE**

Trustee Reinke presented Resolution 2015-52-R, A Resolution Stating the Village of Bartlett's Opposition to the Special Use for an Aggregate and Concrete Crushing Operation on the North Side of West Bartlett Road (Cook County ZBA Reference #SU-15-06).

Community Development Director Plonczynski stated that this is an operation that has been on-going. It is known as the Coparts location that stores salvage autos. He stated that the owner of that property has been crushing rock, gravel mining and filling that property. He stated that they have received complaints from Spring Lake Mobile Home Park in the past that he is blocking drainage, impacting their facility, and noise pollution. He stated that they have objected to it all the way back to 2000. This is a continuation of that petition as he is moving into another area to continue that same operation. He stated that the county approves it every six years. He stated that he went out to the operation and it is basically operating the same as the past and they still have the same objections to it. He wrote a letter of objection and the County has stated that a Resolution of



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Objection carries more weight with the Cook County Zoning Board to consider denying it, although he was pretty sure they would not since it has been in operation for a number of years.

Trustee Reinke asked why the special use is coming up every six years.

Community Development Director Plonczynski stated that is the way the County issues it. They don't give it a permanent special use, just a timeframe. He stated that he has gone to the public hearings in the past and the Village has voiced its objections.

Trustee Reinke asked if Cook County has taken any notice of the drainage issues.

Community Development Director Plonczynski stated that he has brought the drainage issues up in the past with the County and the Army Corp. of Engineers. The owner of the property waives a 1972 permit that he received from the Army Corp. of Engineers saying that he can fill back there. He stated that if you look at the progression of the drainage problems with the property to the east and Siebert Landscaping, you can see an increased amount of wetland creation which is acting like a dam. He stated that the County and the Army Corp. have not done anything about it.

Trustee Reinke moved to approve Resolution 2015-52-R, A Resolution Stating the Village of Bartlett's Opposition to the Special Use for an Aggregate and Concrete Crushing Operation on the North Side of West Bartlett Road (Cook County ZBA Reference #SU-15-06) as presented, and that motion was seconded by Trustee Camerer.

**ROLL CALL VOTE TO APPROVE RESOLUTION 2015-52-R WHICH STATES THE VILLAGES OPPOSITION TO THE SPECIAL USE FOR CONCRETE CRUSHING**

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

**B. BUILDING COMMITTEE, CHAIRMAN HOPKINS**  
Trustee Hopkins stated that there was no report.

**C. FINANCE & GOLF COMMITTEE, CHAIRMAN DEYNE**  
Trustee Deyne stated that Ordinance 2015-53, An Ordinance Ascertainig Prevailing Wages in the Village of Bartlett was covered and approved under the Consent Agenda.



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**D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN ARENDS**

Trustee Arends stated that the 4<sup>th</sup> of July Committee Fireworks Display, 4<sup>th</sup> of July Committee Carnival, Bartlett Lions Club 4<sup>th</sup> of July Parade, 4<sup>th</sup> of July Committee Amplifier, O'Keefe Amplifier, Bannerman's Amplifier, Grosam Amplifier, Bartlett Lions Club Amplifier Permit requests were covered and approved under the Consent Agenda.

**E. POLICE & HEALTH COMMITTEE, CHAIRMAN CARBONARO**

Trustee Carbonaro stated that there was not report.

**F. PUBLIC WORKS COMMITTEE, CHAIRMAN CAMERER**

Trustee Camerer stated that there was not report.

**13. NEW BUSINESS**

President Wallace referenced a video gaming revenue memo he received and asked what the total annualized revenues were. He thought it would be a good idea to have a discussion around the usage of setting this gambling revenue aside and using it for things like improving the little league teams, fields, etc.

Trustees Carbonaro and Camerer agreed.

Trustee Camerer asked the Village Attorney how they were progressing with the limitations of the video gaming establishments and having restrictions on it.

Attorney Mraz stated that there were discussions several months ago before the Committee of the Whole regarding different ways to further limit video gaming and on some of the legal limits on doing that. Staff talked about requiring a commercial kitchen, significantly increasing the license fees or impose a tax, limitations from a zoning standpoint in terms of distances from other uses such as residential and distances between similar establishments. He stated that they were bogged down somewhat on the zoning issue as there were a couple of existing businesses in town that those distance limitations would impact such as Bannerman's, Papa Pacino's and Lucky Jacks so it put a halt with respect to the distances and zoning issues. There was a lawsuit filed against the Village of Elmwood Park on the fee issue, where video gaming fees of \$1,000 were challenged as being unconstitutional and determined excessive. While the municipality prevailed at the trial court level, that case is still on appeal. That appeal needs to be resolved before the Village proceeds with a significant license fee increase or tax. He stated that the commercial kitchen requirement is something the staff could bring forward separately. There is also legislation pending to give municipalities the authority to limit the number of video gaming licenses. He didn't know the current status of that bill. He stated that when the video gaming law came out there were a lot of open questions, so his previous memos to the Board talked in terms of different areas of the law and trying to assume by analogy what kind of powers the Village may have in terms of concurrent



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jurisdiction with the state, and what the Village is authorized to do. If that legislation passed, it would give the Village a lot more power with respect to licensing. They have been in a holding pattern for those reasons.

Trustee Camerer asked if there was any kind of timeframe.

Attorney Mraz stated that the briefs have been filed but the appellate court is hard to predict when it will issue a decision.

President Wallace asked if there have been any police issues.

Chief Williams stated that there were not any disturbances or actual crimes.

President Wallace asked if they do the same checks on gambling as liquor licenses.

Chief Williams stated "no", video gaming is completely state regulated.

President Wallace stated that they were very leery about the up-front fees for video gaming and other towns charge \$500 per machine every year.

Attorney Mraz stated that was the proposal and that the Elmwood Park case was filed and he held off to see what happened, letting them be the test case. He stated that you could eat up a lot of those fees if you were defending a challenge in court.

President Wallace stated that it would be a great idea to put a little bit more of this together as a Committee item, where they are at with budget, earmark revenues from that particular entity. He stated that it is relatively new revenue and would hate to see it get absorbed into the rest of the budget and have nothing to show for it. He stated that there is a little more inherent risk with that type of revenue.

14. QUESTION/ANSWER: PRESIDENT & TRUSTEES - None



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15. ADJOURNMENT

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

ROLL CALL VOTE TO ADJOURN

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

NAYS: None

ABSENT: None

MOTION CARRIED

The meeting was adjourned at 7:22 p.m.

Lorna Giles  
Village Clerk

LG/

**VILLAGE OF BARTLETT**  
**COMMITTEE MINUTES**

**June 16, 2015**

President Wallace called the Committee of the Whole meeting to order at 7:22 p.m.

Present: Trustee Arends, Camerer, Carbonaro, Deyne, Hopkins, and Reinke

Also Present: Village Clerk Lorna Giless, Village Administrator Valerie L. Salmons, Assistant Village Administrator Paula Schumacher, Assistant to the Village Administrator Scott Skrycki, Assistant Finance Director Todd Dowden, Community Development Director Jim Plonczynski, Assistant Building Director Don Fredericks, Public Works Director Dan Dinges, Public Works Engineer Bob Allen, Chief Kent Williams, Head Golf Professional Phil Lenz, and Attorney Bryan Mraz

**PLANNING & ZONING COMMITTEE**

Brewster Creek Business Park (Ace Relocation) Site Plan & Special Use – Building Height

Chairman Reinke asked Community Development Director Jim Plonczynski to review the agenda item.

J. Plonczynski explained that the project is one by a long time property owner and builder in the Business Park – Triumph Development. He stated that they are proposing to build on Lot 4 & 6 for Ace Relocation. The petition is for a site plan and special use for the height of the building to be 38 feet and the site plan review for a 50,000 square foot industrial building. The lot is 4.7 acres. Ace Relocation is a relocation company that does military relocation, primarily, but also does regular moving. The proposed building will be constructed of smooth form finished gray pre-cast concrete wall panels with brown accents. Triumph Development has built a number of buildings in the park and has done an excellent job throughout the years. The site plan shows 8 exterior docks including one drive-through door on the south side of the building. There will be a truck scale and two curb cuts are proposed along Hecht Drive. The landscaping plan will incorporate all the requirements of the Village's landscaping plan for the parking and perimeter. The Zoning Ordinance requires 61 spaces for this use. The site plan identifies a main parking lot on the southwest side of the building containing a total of 64 car parking spaces, including two handicapped accessible spaces which exceeds the ordinance requirements. There are also 33 truck parking spaces. Landscaping plans are currently being reviewed as are the engineering and lighting plans. Staff recommends forwarding the petition to the Plan Commission for further review and to conduct the public hearing for the special use. Jeff Dublo from Triumph is present to answer any questions.

Trustee Deyne asked what the additional height of 3-feet will be used for.

J. Dublo explained that the development will be basically pod storage. The pods will be stacked and stored in the facility and then taken out when needed. A 32-foot clear height is needed inside the building, which brought us to the 38-foot tall building.

Trustee Deyne clarified that the Plan Commission previously approved a height variation on a prior building.

J. Plonczynski responded yes; a few buildings have received a variation for building height. The most recent is Rhino-Dox which is a legal storage company with stacking units as well.

President Wallace asked what the height variance was for Rhino-Dox.

J. Plonczynski responded that Rhino-Dox is actually much taller than the proposed request. Rhino-Dox went up to 48-feet.

Chairman Reinke asked if the Village's building height restrictions are too stringent if everyone has to come in for a height variation.

J. Plonczynski responded that is a good question because a lot of people that are having the additional stacking; some can build within it and some have to ask for the variation. He stated that building has been down in the industrial parks and only two building have been constructed in the last couple of years. Of those, one asked for a special use and one built within the confines of the exiting requirement. Now, Ace Relocation is the second one requesting a height variance. It is something that staff can look into.

J. Dublo added that it used to be a 30-foot structural clear height inside a building was what everyone thought they wanted. Over the last four years, the new term 32-foot clear height came along. More and more buildings are being built at 32 feet.

Trustee Deyne recalled that the Plan Commission wanted to review what the usage may be. He suggested that the building height requirement may have to be changed.

President Wallace agreed.

J. Plonczynski stated that we also looked at a staff review of the site plan so that if you increase the height of the special use and change the ordinance to allow staff to do the site plan, then this situation would be done as a building permit and staff review only.

Chairman Reinke stated that the topic of changing the zoning ordinance would be a discussion for another meeting.

Administrator Salmons clarified that the Board would like staff to bring back the notion of increasing the height and discuss making that amendment.

Chairman Reinke responded yes.

President Wallace asked if the special use is impeding the timing of the building.

J. Dublo responded that the company needs to move in at the end of November, so the timing is fine with this particular project. He stated that he is working on another project where there will be the same clear height request, so he would have to come back in front of the Board in a few months on that project.

President Wallace responded that hopefully the ordinance will be amended by then.

Chairman Reinke stated that he had a hard time looking at the location map and judging how big the adjacent lots are. They are both irregular shapes. He asked if they are both buildable lots.

J. Plonczynski explained that it is an area that Rana Pasta is located in. Rana has purchased all of this to this location (referring to exhibit) and will soon come in for a site plan amendment and building addition. As a matter of fact, Rana, at one time, wanted to buy all of it but because Jeff's company had already sold this, they are going to buy this much (referring to exhibit). That will leave the corner lot for Jeff to build another building there.

There being no further comments or questions, Chairman Reinke forwarded the item to the Plan Commission for further review.

President Wallace entertained a motion to adjourn the Committee of the Whole meeting.

Moved by Trustee Camerer  
Seconded by Trustee Carbonaro

Motion carried.

President Wallace adjourned the Committee of the Whole meeting at 7:30 p.m.

**VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
 INVOICES DUE ON/BEFORE 7/7/2015**

**100-GENERAL FUND REVENUES**

**420230-BUILDING PERMITS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 FRANCA GERARDI	BUILDING PERMIT REFUND	115.00
1 LAWRENCE GRIFFIN	BUILDING PERMIT REFUND	115.00
<b>INVOICES TOTAL:</b>		<b>230.00</b>

**430300-VILLAGE FINES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 RACHEL ZIEMBA	PARKING TICKET REFUND	15.00
<b>INVOICES TOTAL:</b>		<b>15.00</b>

**480200-SALE OF CEMETERY LOTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 IRENE V WASNIEWSKI	CEMETERY PLOT REFUND	144.00
<b>INVOICES TOTAL:</b>		<b>144.00</b>

**100000-GENERAL FUND**

**210002-GROUP INSURANCE PAYABLE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 BLUE CROSS BLUE SHIELD OF ILLINOIS	MONTHLY INSURANCE - JULY 2015	278,034.83
** 1 DELTA DENTAL OF ILLINOIS - RISK	MONTHLY INSURANCE - JULY 2015	15,453.48
** 1 DELTA DENTAL OF ILLINOIS - RISK	MONTHLY INSURANCE - JULY 2015	190.11
<b>INVOICES TOTAL:</b>		<b>293,678.42</b>

**1100-VILLAGE BOARD/ADMINISTRATION**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CANON SOLUTIONS AMERICA INC	COPIER MAINTENANCE SERVICE	367.80
<b>INVOICES TOTAL:</b>		<b>367.80</b>

**532000-AUTOMOTIVE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 WEX BANK	FUEL PURCHASES	202.66
<b>INVOICES TOTAL:</b>		<b>202.66</b>

**532200-OFFICE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 WAREHOUSE DIRECT	INK CARTRIDGES	32.98
<b>INVOICES TOTAL:</b>		<b>32.98</b>

**541600-PROFESSIONAL DEVELOPMENT**

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

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 INVOICES DUE ON/BEFORE 7/7/2015**

**523401-ARCHITECTURAL/ENGINEERING SVC**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CHRISTOPHER B BURKE ENG LTD	TRAFFIC SIGNAL MONITORING	748.00
1 CHRISTOPHER B BURKE ENG LTD	POTABLE WATER STUDY	5,348.90
1 ENGINEERING ENTERPRISES INC	STORMWATER REVIEW	310.00
<b>INVOICES TOTAL:</b>		<b>6,406.90</b>

**546900-CONTINGENCIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 LYNN M EVANS	REPORTING SERVICES	456.00
<b>INVOICES TOTAL:</b>		<b>456.00</b>

**1210-LIABILITY INSURANCE**

**544200-LIABILITY INS DEDUCTIBLE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 INTERGOVERNMENTAL RISK	MAY DEDUCTIBLES	10,127.33
<b>INVOICES TOTAL:</b>		<b>10,127.33</b>

**1400-FINANCE**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CANON SOLUTIONS AMERICA INC	COPIER MAINTENANCE SERVICE	11.00
1 CANON SOLUTIONS AMERICA INC	COPIER MAINTENANCE SERVICE	204.88
1 MAILFINANCE	LEASE PAYMENT	434.37
<b>INVOICES TOTAL:</b>		<b>650.25</b>

**522950-ORDINANCE CODIFICATION**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 STERLING CODIFIERS INC	ORDINANCE CODIFICATION	2,376.00
<b>INVOICES TOTAL:</b>		<b>2,376.00</b>

**523500-AUDIT SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 DUPAGE COUNTY CLERK	CERTIFIED COPIES	2.00
** 1 GOVERNMENT FINANCE OFFICERS	BUDGET AWARD APPLICATION	425.00
<b>INVOICES TOTAL:</b>		<b>427.00</b>

**530135-RECYCLING SUPPLIES/EXPENSES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 REPUBLIC SERVICES #933	YARD WASTE BAGS	3,720.00
<b>INVOICES TOTAL:</b>		<b>3,720.00</b>

**532200-OFFICE SUPPLIES**

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

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**546900-CONTINGENCIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 LYNN M EVANS	REPORTING SERVICES	379.00
<b>INVOICES TOTAL:</b>		<b>379.00</b>

**1600-BUILDING**

**526000-VEHICLE MAINTENANCE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 OIL MASTERS	VEHICLE MAINTENANCE	33.99
<b>INVOICES TOTAL:</b>		<b>33.99</b>

**532000-AUTOMOTIVE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 WEX BANK	FUEL PURCHASES	218.37
<b>INVOICES TOTAL:</b>		<b>218.37</b>

**1700-POLICE**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ADT SECURITY SERVICES	ALARM MONITORING SERVICES	39.45
1 AMERI-SHRED INC	PAPER SHREDDING SERVICES	60.00
1 CHICAGO OFFICE TECHNOLOGY GROUP	COPIER MAINTENANCE SERVICE	63.92
1 CHICAGO OFFICE TECHNOLOGY GROUP	COPIER MAINTENANCE SERVICE	1,493.15
1 STERICYCLE INC	SERVICE AGREEMENT	378.67
1 TYCO INTEGRATED SECURITY LLC	QUARTERLY SERVICE FEE	255.00
1 VERIZON WIRELESS	WIRELESS SERVICES	434.88
<b>INVOICES TOTAL:</b>		<b>2,725.07</b>

**522700-COMPUTER SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COUNTY OF COOK ILLINOIS	WAN EQUIPMENT ANNUAL MAINT FEE	3,729.00
<b>INVOICES TOTAL:</b>		<b>3,729.00</b>

**524240-IMPOUNDING ANIMALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 DUPAGE COUNTY ANIMAL CARE	ANIMAL SERVICES	75.00
1 NEW ALBERTSONS INC	FOOD PURCHASE/SUPPLIES	18.99
<b>INVOICES TOTAL:</b>		<b>93.99</b>

**526000-VEHICLE MAINTENANCE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AUTOZONE	BRAKE FLUID	6.44
1 BARTLETT TIRE LTD	VEHICLE MAINTENANCE	45.90
1 BARTLETT TIRE LTD	VEHICLE MAINTENANCE	295.60

\*\* Indicates pre-issue check.

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1 THOMSON REUTERS-WEST PUBLICATIONS	1,422.00
<b>INVOICES TOTAL:</b>	<b>1,610.86</b>

**530125-SHOOTING RANGE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MEGGITT TRAINING SYSTEMS INC	RANGE EQUIPMENT MAINTENANCE	895.00
<b>INVOICES TOTAL:</b>		<b>895.00</b>

**532200-OFFICE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 STATE GRAPHICS	BUSINESS CARDS	13.00
1 STATE GRAPHICS	ENVELOPES	626.30
1 WAREHOUSE DIRECT	STYROFOAM CUPS/PENS	231.97
1 WAREHOUSE DIRECT	NOTARY STAMP	25.85
1 WAREHOUSE DIRECT	DVD-R DISCS/BINDER CLIPS	347.98
1 WAREHOUSE DIRECT	CREDIT - RETURNED ITEM	-71.91
<b>INVOICES TOTAL:</b>		<b>1,173.19</b>

**532300-POSTAGE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 THE UPS STORE	SHIPPING CHARGES	10.55
<b>INVOICES TOTAL:</b>		<b>10.55</b>

**541600-PROFESSIONAL DEVELOPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 VICTORIA M ANDERSON	LODGING/SPECIAL OLYMPICS EVENT	235.20
1 FBINAA	CONFERENCE REGISTRATION FEE	300.00
1 INT'L ASSOC OF CHIEFS OF POLICE	CONFERENCE FEE/K WILLIAMS	350.00
1 INT'L ASSOC OF CHIEFS OF POLICE	CONFERENCE FEE/J LEONAS	350.00
1 INT'L ASSOC OF CHIEFS OF POLICE	CONFERENCE FEE/P ULLRICH	350.00
1 MICHAEL KMIECIK	TUITION REIMBURSEMENT	1,142.00
1 NORTH EAST MULTI-REGIONAL	TRAINING FEES	175.00
1 NORTH EAST MULTI-REGIONAL	TRAINING FEES	350.00
1 TOPS IN DOG TRAINING	K-9 MAINTENANCE TRAINING/SUPPLIES	250.00
** 1 KENT WILLIAMS - PETTY CASH	PETTY CASH REIMBURSEMENT	210.20
<b>INVOICES TOTAL:</b>		<b>3,712.40</b>

**542000-PLANNING & RESEARCH**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 LOGIN/IACP NET	ANNUAL FEES	1,225.00
<b>INVOICES TOTAL:</b>		<b>1,225.00</b>

**542810-SAFETY PROGRAM EXPENSES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 KENT WILLIAMS - PETTY CASH	PETTY CASH REIMBURSEMENT	10.00
<b>INVOICES TOTAL:</b>		<b>10.00</b>

\*\* Indicates pre-issue check.

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1 CHRIS JUHAS	LOFTY CONDO DOOR REPLACEMENT	2,423.00
	<b>INVOICES TOTAL:</b>	<b>2,423.00</b>

**570100-MACHINERY & EQUIPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 VISUAL COMPUTER SOLUTIONS INC	SCHEDULING SOFTWARE/TRAINING	17,747.00
	<b>INVOICES TOTAL:</b>	<b>17,747.00</b>

**1800-STREET MAINTENANCE**

**522300-UNIFORM RENTALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 UNIFIRST CORP	UNIFORM RENTAL	100.86
1 UNIFIRST CORP	UNIFORM RENTAL	100.86
1 UNIFIRST CORP	UNIFORM RENTAL	100.86
	<b>INVOICES TOTAL:</b>	<b>302.58</b>

**522500-EQUIPMENT RENTALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 A TO Z RENTALS	EQUIPMENT RENTAL	30.80
1 ATLAS BOBCAT LLC	EQUIPMENT RENTAL	285.00
1 TRAFIC SERVICES INC	SIGN RENTAL	45.00
	<b>INVOICES TOTAL:</b>	<b>360.80</b>

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	22.67
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	201.16
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	103.53
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	2,026.66
1 CONSTELLATION ENERGY	ELECTRIC BILL	1,543.29
1 CONSTELLATION NEWENERGY INC	ELECTRIC BILL	4,586.69
1 NICOR GAS	GAS BILL	95.93
	<b>INVOICES TOTAL:</b>	<b>8,579.93</b>

**526000-VEHICLE MAINTENANCE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ELGIN SPRING CO INC	VEHICLE MAINTENANCE/SUPPLIES	292.11
	<b>INVOICES TOTAL:</b>	<b>292.11</b>

**527110-SVCS TO MAINTAIN TRAFFIC SIGS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MEADE ELECTRIC CO INC	TRAFFIC SIG/STREET LIGHT MAINT	1,001.00
	<b>INVOICES TOTAL:</b>	<b>1,001.00</b>

**527113-SERVICES TO MAINT. GROUNDS**

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

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**532200-OFFICE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 WAREHOUSE DIRECT	COFFEE/CREAMER/CUPS	237.00
1 WAREHOUSE DIRECT	BULLETIN BOARD	40.55
1 WAREHOUSE DIRECT	PENS	3.56
<b>INVOICES TOTAL:</b>		<b>281.11</b>

**532300-POSTAGE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 FEDERAL EXPRESS CORP	DELIVERY CHARGES	16.41
1 FEDERAL EXPRESS CORP	DELIVERY CHARGES	12.89
<b>INVOICES TOTAL:</b>		<b>29.30</b>

**534300-EQUIPMENT MAINTENANCE MATLS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ATLAS BOBCAT LLC	CHIPPER BLADES	879.52
1 CANON SOLUTIONS AMERICA INC	COPIER MAINTENANCE SERVICE	5.00
1 CANON SOLUTIONS AMERICA INC	COPIER MAINTENANCE SERVICE	26.26
1 CAROL STREAM LAWN & POWER	EQUIPMENT MAINTENANCE SUPPLIES	22.63
1 CAROL STREAM LAWN & POWER	EQUIPMENT MAINTENANCE SUPPLIES	18.99
1 CAROL STREAM LAWN & POWER	EQUIPMENT MAINTENANCE SUPPLIES	347.00
1 FASTENAL CO	EQUIPMENT MAINTENANCE SUPPLIES	112.97
1 INTERSTATE BATTERY SYSTEM OF	BATTERIES	363.90
1 INTERSTATE BILLING SERVICE INC	CREDIT ON ACCOUNT	-38.11
1 MARTIN IMPLEMENT SALES INC	CHIPPER REPAIRS	410.81
1 RANDALL PRESSURE SYSTEMS INC	EQUIPMENT MAINTENANCE SUPPLIES	165.68
1 STANDARD EQUIPMENT CO	STREET SWEEPER SUPPLIES	508.80
<b>INVOICES TOTAL:</b>		<b>2,823.45</b>

**534600-BUILDING MAINTENANCE MATERIALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 TYCO INTEGRATED SECURITY LLC	QUARTERLY SERVICE FEE	99.00
<b>INVOICES TOTAL:</b>		<b>99.00</b>

**534800-STREET LIGHTS MAINT MATERIALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ELMUND & NELSON CO	STREET LIGHT REPAIRS	305.00
1 WEST SIDE ELECTRIC SUPPLY INC	STREET LIGHT FIXTURES	3,150.00
<b>INVOICES TOTAL:</b>		<b>3,455.00</b>

**543101-DUES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 NATIONAL SAFETY COUNCIL	ANNUAL DUES	25.00
<b>INVOICES TOTAL:</b>		<b>25.00</b>

\*\* Indicates pre-issue check.

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1 THOMAS SMOGOLSKI	VBR BOND REFUND	500.00
1 MARK SYNOWIEC	VBR BOND REFUND	100.00
1 SUE VOSS	VBR BOND REFUND	100.00
<b>INVOICES TOTAL:</b>		<b>11,550.00</b>

**270394-BAPS TEMPLE & YOGI PLAZA**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 BRYAN E MRAZ & ASSOC PC	PROFESSIONAL SERVICES	19.50
<b>INVOICES TOTAL:</b>		<b>19.50</b>

**4800-BREWSTER CREEK TIF MUN ACC EXP**

**523100-ADVERTISING**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 NORTHERN IL REAL ESTATE MAGAZINE	ADVERTISING	200.00
<b>INVOICES TOTAL:</b>		<b>200.00</b>

**546900-CONTINGENCIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 RANA MEAL SOLUTIONS LLC	ECONOMIC INCENTIVE 2011-13-R	50,000.00
<b>INVOICES TOTAL:</b>		<b>50,000.00</b>

**5000-WATER OPERATING EXPENSES**

**522300-UNIFORM RENTALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 UNIFIRST CORP	UNIFORM RENTAL	41.47
1 UNIFIRST CORP	UNIFORM RENTAL	41.47
1 UNIFIRST CORP	UNIFORM RENTAL	41.47
<b>INVOICES TOTAL:</b>		<b>124.41</b>

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CORRPRO CO INC	TANK INSPECTION SERVICES	730.00
1 CORRPRO CO INC	TANK INSPECTION SERVICES	4,150.00
<b>INVOICES TOTAL:</b>		<b>4,880.00</b>

**522720-PRINTING SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 SEBIS DIRECT INC	JUNE 2015 BILLING	422.34
<b>INVOICES TOTAL:</b>		<b>422.34</b>

**522800-ANALYTICAL TESTING**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SUBURBAN LABORATORIES INC	ANALYTICAL TESTING	893.00
1 SUBURBAN LABORATORIES INC	ANALYTICAL TESTING	364.50

\*\* Indicates pre-issue check.

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INVOICES TOTAL: 1,111.67

**532200-OFFICE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 WAREHOUSE DIRECT	COFFEE/CREAMER/CUPS	237.00
1 WAREHOUSE DIRECT	BULLETIN BOARD	40.55
		<u>INVOICES TOTAL: 277.55</u>

**532300-POSTAGE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 SEBIS DIRECT INC	JUNE BILLS POSTAGE	1,713.48
		<u>INVOICES TOTAL: 1,713.48</u>

**534300-EQUIPMENT MAINTENANCE MATLS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CANON SOLUTIONS AMERICA INC	COPIER MAINTENANCE SERVICE	5.00
1 CANON SOLUTIONS AMERICA INC	COPIER MAINTENANCE SERVICE	26.26
1 DIXON ENGINEERING INC	STORAGE TANK MAINTENANCE	3,200.00
		<u>INVOICES TOTAL: 3,231.26</u>

**534600-BUILDING MAINTENANCE MATERIALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 TYCO INTEGRATED SECURITY LLC	QUARTERLY SERVICE FEE	99.00
		<u>INVOICES TOTAL: 99.00</u>

**543101-DUES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMERICAN WATER WORKS ASSOC	ANNUAL MEMBERSHIP DUES	324.00
		<u>INVOICES TOTAL: 324.00</u>

**546900-CONTINGENCIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ILLINOIS CENTRAL RAILROAD CO	ANNUAL LICENSE/LEASE PAYMENT	249.55
		<u>INVOICES TOTAL: 249.55</u>

**570100-MACHINERY & EQUIPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GASVODA & ASSOC INC	WIRELESS COMMUNICATION SOFTWARE	5,156.25
		<u>INVOICES TOTAL: 5,156.25</u>

**500000-WATER FUND**

**121054-WATER/SEWER BILLING A/R**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 HECTOR/ROSA CRUZ	REFUND/WATER BILL OVERPAYMENT	44.05
1 M & M MORTGAGE SERVICES	REFUND/WATER BILL OVERPAYMENT	31.60

\*\* Indicates pre-issue check.

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1 CONSTELLATION ENERGY	ELECTRIC BILL	344.70
1 CONSTELLATION ENERGY	ELECTRIC BILL	284.17
1 CONSTELLATION ENERGY	ELECTRIC BILL	343.47
1 CONSTELLATION ENERGY	ELECTRIC BILL	192.94
1 CONSTELLATION ENERGY	ELECTRIC BILL	600.34
1 CONSTELLATION ENERGY	ELECTRIC BILL	27,470.89
1 CONSTELLATION ENERGY	ELECTRIC BILL	92.79
1 NICOR GAS	GAS BILL	84.30
1 NICOR GAS	GAS BILL	57.76
1 NICOR GAS	GAS BILL	25.75
1 NICOR GAS	GAS BILL	23.61
1 NICOR GAS	GAS BILL	24.92
1 NICOR GAS	GAS BILL	124.27
1 NICOR GAS	GAS BILL	104.76
1 NICOR GAS	GAS BILL	24.92
1 NICOR GAS	GAS BILL	32.21
1 NICOR GAS	GAS BILL	23.75

**INVOICES TOTAL: 31,436.20**

**524210-SLUDGE REMOVAL**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SYNAGRO CENTRAL LLC	SLUDGE DISPOSAL	4,050.00
1 SYNAGRO CENTRAL LLC	SLUDGE DISPOSAL	3,368.75
<b>INVOICES TOTAL:</b>		<b>7,418.75</b>

**526000-VEHICLE MAINTENANCE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 KAMMES AUTO & TRUCK REPAIR INC	VEHICLE MAINTENANCE	820.86
<b>INVOICES TOTAL:</b>		<b>820.86</b>

**527120-SVCS TO MAINT MAINS/STORM LINE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 WELCH BROS INC	PVC PIPES/SUPPLIES	1,223.84
1 WELCH BROS INC	WOOD STAKES	49.60
1 WELCH BROS INC	PVC PIPES/SUPPLIES	305.72
<b>INVOICES TOTAL:</b>		<b>1,579.16</b>

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AIRGAS NORTH CENTRAL	CYLINDER RENTAL	159.75
1 CALCO LTD	DEMINERALIZER	108.00
1 HACH CO	MATERIALS & SUPPLIES	1,099.39
1 HINCKLEY SPRING WATER CO	DISTILLED WATER	37.48
1 ZEE MEDICAL SERVICE CO	MEDICAL SUPPLIES	81.02
<b>INVOICES TOTAL:</b>		<b>1,485.64</b>

**530110-UNIFORMS**

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

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1 WEST SIDE ELECTRIC SUPPLY INC	ELECTRICAL SUPPLIES	1,078.78
1 WEST SIDE ELECTRIC SUPPLY INC	ELECTRICAL SUPPLIES	56.36
1 XYLEM WATER SOLUTIONS USA INC	LIFT STATION REPLACEMENT PUMP	16,974.35
<b>INVOICES TOTAL:</b>		<b>36,646.83</b>

**534600-BUILDING MAINTENANCE MATERIALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ORKIN PEST CONTROL	PEST CONTROL SERVICES	185.00
1 TYCO INTEGRATED SECURITY LLC	QUARTERLY SERVICE FEE	99.00
<b>INVOICES TOTAL:</b>		<b>284.00</b>

**510000-SEWER FUND**

**200504-FRWRD PAYABLE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 FRWRD	KANE COUNTY SEWER TREATMENT	45.80
<b>INVOICES TOTAL:</b>		<b>45.80</b>

**5190-SEWER CAPITAL PROJECTS EXP**

**582025-Sanitary Sewer Evaluation**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 TROTTER & ASSOC INC	LOCAL LIMITS ORDINANCE	1,100.50
<b>INVOICES TOTAL:</b>		<b>1,100.50</b>

**5200-PARKING OPERATING EXPENSES**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 T2 SYSTEMS CANADA INC	MONTHLY EMS SERVICES	525.00
1 UNIFIRST CORP	MATS	12.00
1 UNIFIRST CORP	MATS	12.00
1 UNIFIRST CORP	MATS	12.00
<b>INVOICES TOTAL:</b>		<b>561.00</b>

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMCAST	VPN SERVICE	122.40
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	115.35
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	64.80
1 CONSTELLATION ENERGY	ELECTRIC BILL	524.13
1 CONSTELLATION ENERGY	ELECTRIC BILL	78.97
1 NICOR GAS	GAS BILL	26.94
1 NICOR GAS	GAS BILL	42.71
<b>INVOICES TOTAL:</b>		<b>975.30</b>

\*\* Indicates pre-issue check.

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1 GOLF CORE	SCORECARDS	531.66
1 SUPPLYWORKS	MATERIALS & SUPPLIES	37.38
1 SUPPLYWORKS	BATH TISSUE/TRASH BAGS	187.56
	<b>INVOICES TOTAL:</b>	<b>819.24</b>

**532000-AUTOMOTIVE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 PALATINE OIL CO INC	GASOLINE PURCHASE	597.53
	<b>INVOICES TOTAL:</b>	<b>597.53</b>

**532200-OFFICE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 LOGSDON OFFICE SUPPLY	COPY PAPER/TAPE/MARKERS	20.20
	<b>INVOICES TOTAL:</b>	<b>20.20</b>

**534200-GOLF CART MAINTENANCE MATLS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 NADLER GOLF CAR SALES INC	GOLF CART MAINTENANCE SUPPLIES	313.11
1 NADLER GOLF CAR SALES INC	GOLF CART MAINTENANCE SUPPLIES	374.22
1 NADLER GOLF CAR SALES INC	GOLF CART MAINTENANCE SUPPLIES	131.58
	<b>INVOICES TOTAL:</b>	<b>818.91</b>

**534330-PURCHASES - BAGS/HEADCOVERS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 PING	GOLF BAGS/CLUBS/MERCHANDISE	244.66
	<b>INVOICES TOTAL:</b>	<b>244.66</b>

**534331-PURCHASES - GOLF SHOES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ACUSHNET COMPANY	GOLF GLOVES/SHOES/MERCHANDISE	1,720.00
	<b>INVOICES TOTAL:</b>	<b>1,720.00</b>

**534333-PURCHASES - GOLF CLUBS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 PING	GOLF BAGS/CLUBS/MERCHANDISE	120.00
1 PING	GOLF CLUBS	419.91
	<b>INVOICES TOTAL:</b>	<b>539.91</b>

**534334-PURCHASES - GOLF GLOVES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ACUSHNET COMPANY	GOLF GLOVES/SHOES/MERCHANDISE	2,176.51
	<b>INVOICES TOTAL:</b>	<b>2,176.51</b>

**534335-PURCHASES - MISC GOLF MDSE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
2 ACUSHNET COMPANY	GOLF GLOVES/SHOES/MERCHANDISE	355.00
1 GEAR FOR SPORTS	MISC. GOLF MERCHANDISE	140.50

\*\* Indicates pre-issue check.

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**INVOICES TOTAL: 4,216.84**

**532000-AUTOMOTIVE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 PALATINE OIL CO INC	GASOLINE PURCHASE	597.52
1 PALATINE OIL CO INC	GASOLINE PURCHASE	919.23
<b>INVOICES TOTAL:</b>		<b>1,516.75</b>

**534300-EQUIPMENT MAINTENANCE MATLS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CAROL STREAM LAWN & POWER	EQUIPMENT MAINTENANCE SUPPLIES	9.08
1 CAROL STREAM LAWN & POWER	EQUIPMENT MAINTENANCE SUPPLIES	18.77
1 J W TURF INC	EQUIPMENT MAINTENANCE SUPPLIES	61.87
1 J W TURF INC	EQUIPMENT MAINTENANCE SUPPLIES	293.53
1 J W TURF INC	EQUIPMENT MAINTENANCE SUPPLIES	24.02
1 LAWSON PRODUCTS INC	EQUIPMENT MAINTENANCE SUPPLIES	82.87
1 LAWSON PRODUCTS INC	EQUIPMENT MAINTENANCE SUPPLIES	223.82
1 O'REILLY AUTOMOTIVE INC	EQUIPMENT MAINTENANCE SUPPLIES	384.60
1 REINDERS INC	EQUIPMENT MAINTENANCE SUPPLIES	17.17
1 REINDERS INC	EQUIPMENT MAINTENANCE SUPPLIES	121.54
<b>INVOICES TOTAL:</b>		<b>1,237.27</b>

**534500-GROUNDS MAINTENANCE MATERIALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 BLUETARP FINANCIAL INC	MISC. CHARGES	30.95
1 FAULKS BROS CONSTRUCTION INC	BUNKER SAND	768.97
1 JSN CONTRACTORS SUPPLY	RAINSUITS/SUPPLIES	251.44
1 JSN CONTRACTORS SUPPLY	RAINSUITS	87.96
1 L & M GREENHOUSES	ANNUAL FLOWER PURCHASE	4,004.05
1 MARTENSON TURF PRODUCTS INC	GROUNDS MAINTENANCE SUPPLIES	249.00
<b>INVOICES TOTAL:</b>		<b>5,392.37</b>

**534600-BUILDING MAINTENANCE MATERIALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CINTAS FIRE PROTECTION	FIRE EXTINGUISHER INSPECTIONS	285.15
<b>INVOICES TOTAL:</b>		<b>285.15</b>

**5560-GOLF RESTAURANT EXPENSES**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMPLETE BAR SYSTEMS INC	CLEANED BEER LINES	40.00
1 TEMPERATURE ENGINEERING INC	MONTHLY MAINTENANCE AGREEMENT	75.00
1 TORVAC	SERVICE AGREEMENT	68.00
<b>INVOICES TOTAL:</b>		<b>183.00</b>

\*\* Indicates pre-issue check.

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**5570-GOLF BANQUET EXPENSES**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 A MAESTRANZI SONS	KNIFE RENTAL/SHARPENING	17.00
1 ELEGANT PRESENTATIONS INC	SASH/OVERLAY RENTAL	377.84
1 MICKEY'S LINEN	LINEN SERVICES	231.85
1 MICKEY'S LINEN	LINEN SERVICES	12.50
1 MICKEY'S LINEN	LINEN SERVICES	12.50
1 MICKEY'S LINEN	LINEN SERVICES	140.74
1 MICKEY'S LINEN	LINEN SERVICES	12.50
1 MICKEY'S LINEN	LINEN SERVICES	230.29
1 MICKEY'S LINEN	LINEN SERVICES	12.50
1 MICKEY'S LINEN	LINEN SERVICES	173.25
1 TEMPERATURE ENGINEERING INC	MONTHLY MAINTENANCE AGREEMENT	75.00
1 TORVAC	SERVICE AGREEMENT	68.00
<b>INVOICES TOTAL:</b>		<b>1,363.97</b>

**523100-ADVERTISING**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CHICAGO STYLE WEDDINGS	ADVERTISING/MARKETING SERVICES	1,500.00
<b>INVOICES TOTAL:</b>		<b>1,500.00</b>

**524100-BUILDING MAINTENANCE SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ANDERSON PEST CONTROL	PEST CONTROL SERVICES	20.00
<b>INVOICES TOTAL:</b>		<b>20.00</b>

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CONSTELLATION ENERGY	ELECTRIC BILL	6.88
1 NICOR GAS	GAS BILL	112.50
<b>INVOICES TOTAL:</b>		<b>119.38</b>

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 EDWARD DON & CO	CREDIT - WRONG ITEM	-89.64
1 EDWARD DON & CO	CREDIT - RETURNED ITEMS	-123.57
1 EDWARD DON & CO	FOOD SERVICE SUPPLIES	136.30
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	21.97
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	29.45
1 MLA WHOLESALE INC	FLOWERS	115.80
1 PERFORMANCE FOOD GROUP - TPC	FOOD PURCHASE/SUPPLIES	24.49
1 PERFORMANCE FOOD GROUP - TPC	FOOD PURCHASE/SUPPLIES	39.99
1 SYSCO FOOD SERVICES - CHICAGO	FOOD PURCHASE/SUPPLIES	49.57
1 SYSCO FOOD SERVICES - CHICAGO	FOOD SERVICE SUPPLIES	49.19
1 SYSCO FOOD SERVICES - CHICAGO	FOOD PURCHASE/SUPPLIES	78.54

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
 INVOICES DUE ON/BEFORE 7/7/2015**

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SYSCO FOOD SERVICES - CHICAGO	FOOD PURCHASE/SUPPLIES	78.54
	<b>INVOICES TOTAL:</b>	<b>78.54</b>

**534320-PURCHASES - FOOD & BEVERAGE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CIGAR WERKS INC	CIGAR PURCHASE	655.27
1 CITY BEVERAGE	BEER PURCHASE	175.03
1 ELGIN BEVERAGE CO	BEER PURCHASE	119.95
1 EUCLID BEVERAGE LTD	BEER PURCHASE	745.00
1 EUCLID BEVERAGE LTD	BEER PURCHASE	264.77
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	107.30
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	209.60
1 PEPSI-COLA GENERAL BOTTLERS INC	SOFT DRINK PURCHASE	302.10
1 PEPSI-COLA GENERAL BOTTLERS INC	SOFT DRINK PURCHASE	181.26
1 PERFORMANCE FOOD GROUP - TPC	FOOD PURCHASE/SUPPLIES	204.86
1 PERFORMANCE FOOD GROUP - TPC	FOOD PURCHASE/SUPPLIES	283.46
1 SCHAMBERGER BROS INC	BEER PURCHASE	78.93
1 SCHAMBERGER BROS INC	BEER PURCHASE	78.93
1 SYSCO FOOD SERVICES - CHICAGO	FOOD PURCHASE/SUPPLIES	71.80
1 SYSCO FOOD SERVICES - CHICAGO	FOOD PURCHASE/SUPPLIES	120.15
1 TURANO BAKING CO	FOOD PURCHASE	56.96
1 TURANO BAKING CO	FOOD PURCHASE	72.60
1 TURANO BAKING CO	FOOD PURCHASE	41.12
1 TURANO BAKING CO	FOOD PURCHASE	6.30
1 WIRTZ BEVERAGE ILLINOIS LLC	LIQUOR PURCHASE	109.00
1 WIRTZ BEVERAGE ILLINOIS LLC	LIQUOR PURCHASE	30.00
	<b>INVOICES TOTAL:</b>	<b>3,914.39</b>

**6000-CENTRAL SERVICES EXPENSES**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CANON SOLUTIONS AMERICA INC	COPIER MAINTENANCE SERVICE	55.18
1 MIDWEST MECHANICAL	MAINTENANCE AGREEMENT	2,517.00
1 TYCO INTEGRATED SECURITY LLC	QUARTERLY SERVICE FEE	255.00
	<b>INVOICES TOTAL:</b>	<b>2,827.18</b>

**522700-COMPUTER SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMCAST	VPN SERVICE	212.35
1 COMCAST	VPN SERVICE	234.40
1 COMCAST	VPN SERVICE	92.40
	<b>INVOICES TOTAL:</b>	<b>539.15</b>

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
 INVOICES DUE ON/BEFORE 7/7/2015**

1	CDW GOVERNMENT INC	UNINTERRUPTABLE BATTERY SUPPLIES	1,233.00	
**	1	THE DOGFATHER	RETIREMENT LUNCHEON	705.60
1	NEW ALBERTSONS INC	RETIREMENT GIFTS/SUPPLIES	823.80	
1	PEPSI-COLA GENERAL BOTTLERS INC	SOFT DRINK PURCHASE	212.22	
1	PEPSI-COLA GENERAL BOTTLERS INC	SOFT DRINK PURCHASE	141.48	
1	WAREHOUSE DIRECT	LABELS/PENS/POST-IT NOTES	72.24	
<b>INVOICES TOTAL:</b>			<b>3,439.29</b>	

**534600-BUILDING MAINTENANCE MATERIALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GRAINGER	SAFETY LABELS	10.35
<b>INVOICES TOTAL:</b>		<b>10.35</b>

**543101-DUES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GMIS INTERNATIONAL	ANNUAL MEMBERSHIP DUES	250.00
<b>INVOICES TOTAL:</b>		<b>250.00</b>

**570100-MACHINERY & EQUIPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 DELL MARKETING L P	REPLACEMENT MUNIS SERVER	8,544.06
1 SHI	ETHERNET ADAPTERS	60.00
<b>INVOICES TOTAL:</b>		<b>8,604.06</b>

**7000-POLICE PENSION EXPENDITURES**

**511600-REFUNDS TO PARTICIPANTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT	
**	1 NATIONWIDE RETIREMENT SOLUTIONS	PENSION REFUND/ACCT #10419876	9,550.04
<b>INVOICES TOTAL:</b>		<b>9,550.04</b>	

**523400-LEGAL SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COLLINS & RADJA P.C.	QTRLY RETAINER/JULY-SEPT 2015	725.00
<b>INVOICES TOTAL:</b>		<b>725.00</b>

**GRAND TOTAL: 1,314,473.39**



**Village of Bartlett  
Finance Department Memo  
2015 - 16**

**DATE:** June 25, 2015  
**TO:** Valerie Salmons, Village Administrator  
**FROM:** Jeff Martynowicz, Finance Director  
**SUBJECT:** Senior Rebate Checks

In accordance with the utility tax ordinance adopted by the Village President and Board of Trustees on May 1, 2012, the Village Board instituted a rebate program for senior citizens in the amount of \$30 per residence to be paid on an annual basis.

Rebate applications have been received and verified. Attached is a supplement to the bills list indicating the recipients that will receive rebate checks for this bi-monthly period.

JM/lg  
Attachments

**VILLAGE OF BARTLETT**  
**Seniors Utility Tax Rebate**  
**July 7, 2015**

<b>Applicant Name</b>	<b>Rebate Amount</b>
JOHN A ABRAHAM	\$30.00
WILMA ABTS	\$30.00
JOHN AFFINITO	\$30.00
THERESA AGOSTINO	\$30.00
CONSTANCE AKERS	\$30.00
VICTOR S ALESI	\$30.00
MICHAEL F ALIMENTO	\$30.00
CAROL ALTIERI	\$30.00
ELIZABETH AMIDON	\$30.00
JOYCE ANDERSON	\$30.00
SHIRLEY ANDERSON	\$30.00
CARL ANDERSON	\$30.00
JAMES H ANDRLE	\$30.00
RICHARD ANGELINI	\$30.00
ELIZAETH ANN KASPER	\$30.00
MAGHFOOR QURESHI	\$30.00
RONALD J ANTONICELLI	\$30.00
SUSAN ARNDT	\$30.00
ROBERT AUER	\$30.00
LEONA AUGUSTYN	\$30.00
DARLENE J AULENTA	\$30.00
JAVIER AVILA	\$30.00
NORRIS AYCOX	\$30.00
ELIZABETH BACHEWICZ	\$30.00
SUSAN BAER	\$30.00
ROBERT BAGGOT	\$30.00
DONALD BAIERLE	\$30.00
SIMON BALANSCH	\$30.00
JERRY BALOK	\$30.00
CAROLYN BANKSON	\$30.00
MARY BARAN	\$30.00
JEAN BARBERA	\$30.00
CONCHA BARRUTIA	\$30.00
ROSEMARY BART	\$30.00
SHIRLEY BARTLEY	\$30.00
MARGARET BASICH	\$30.00

<b>Applicant Name</b>	<b>Rebate Amount</b>
DONALD BASSETT	\$30.00
JAMES BAUMAN	\$30.00
DILIP BAXI	\$30.00
WILLIAM BAYES	\$30.00
THOMAS C BEAULIEU	\$30.00
TOM BECK	\$30.00
FRANCES D BELZONE	\$30.00
THOMAS BENJAMIN	\$30.00
EILEEN BENSEN	\$30.00
DOROTHY E BERG	\$30.00
PHILIP BERNDT	\$30.00
BEATRICE BERNKLAU	\$30.00
SAT D BHARDWAJ	\$30.00
BRIAN BIEL	\$30.00
BERNICE BILINSKI	\$30.00
JUDITH M BIRDELL	\$30.00
JERRY BOCKSTADTER	\$30.00
BEN BODKINS	\$30.00
LORRAINE BOEHM	\$30.00
LAMONT & JUDY BOGACZ	\$30.00
STANLEY BOJAN	\$30.00
FRANCES BOJAN	\$30.00
BRENT/JUDY BOLDT	\$30.00
PATRICIA H BOLLMAN	\$30.00
EDWARD BONKOWSKI	\$30.00
JAMES BORGARDT	\$30.00
MILTON BOULOUKOS	\$30.00
JUDITH BRANDON	\$30.00
DONALD A BRANDSTETTER	\$30.00
ROBERT C BREARLEY	\$30.00
ELEANORE BREEZE	\$30.00
GEORGE BRENNAN	\$30.00
BEAUFORD J BRIDSON JR	\$30.00
RICHARD J BROEHL	\$30.00
MARY L BROWN	\$30.00
HAROLD BROWN	\$30.00
MELVA JEAN BROYLES	\$30.00
FAYETTA BRUESKE	\$30.00
JAMES LE BRUN	\$30.00

<b>Applicant Name</b>	<b>Rebate Amount</b>
ROSE BRYANT	\$30.00
CAROL BUCARO	\$30.00
WALTER J BUDZIKOWSKI	\$30.00
DOROTHY BUHMANN	\$30.00
RICHARD BULLERI	\$30.00
ALBERT BULLOCK	\$30.00
BARRY BUTTER	\$30.00
VINCENT BYRNE	\$30.00
MICHAEL A CALIENDO	\$30.00
JAMES CALIENDO	\$30.00
ROBERT B CALLENDER	\$30.00
JUDITH CAMMARATA	\$30.00
DONNA CAMPAGNA	\$30.00
JOYCE CAMPBELL	\$30.00
PATRICIA CAMPBELL	\$30.00
FRANK CAPIZZANO	\$30.00
ANGELA CARELLA	\$30.00
ORLANDO CARINI	\$30.00
ELSIE CARLSON	\$30.00
KARIN CARLSON	\$30.00
ROY CARLSON	\$30.00
FRANK/FRANCES CARPARELLI	\$30.00
KAREN CARROLL	\$30.00
JOHN CASPAR	\$30.00
GIOVANNI CATALANO	\$30.00
SORIN CAUC	\$30.00
BERNARD CAVITT	\$30.00
CARLOS CERDA	\$30.00
FRANK CERIO	\$30.00
CATHERINE CERNIGLIA	\$30.00
THOMAS CERWIN	\$30.00
GUAN CHA	\$30.00
PARMOD CHABBRA	\$30.00
HANG CHAN	\$30.00
LORA CHANGET	\$30.00
NOEL CHESWORTH	\$30.00
THOMAS P CHIDESTER	\$30.00
SHUN SHIE CHING	\$30.00
THOMAS E CHIOVINO	\$30.00

<b>Applicant Name</b>	<b>Rebate Amount</b>
BARBARA CHMIELINSKI	\$30.00
RACHAEL CHOATE	\$30.00
STANLEY CHRACA	\$30.00
PHYLLIS CHRUSCIEL	\$30.00
CHRISTA CHUMLEY	\$30.00
YOUNG K CHUN	\$30.00
BARBARA CLARK	\$30.00
JEANNE M CLARK	\$30.00
DAVID HASKE/HELEN CLESEN	\$30.00
DONALD J CODUTO	\$30.00
BETTY COHEN	\$30.00
RANCE COLE	\$30.00
SHIRLEY COLE	\$30.00
PHYLLIS COLEMAN	\$30.00
CHARLES COLEMAN	\$30.00
JACQUELINE COLOMBO	\$30.00
ANTOINETTE COLONNA	\$30.00
ALEXANDER E CONSTANTINO	\$30.00
JUAN/CARMEN CONTRERAS	\$30.00
GEORGE COOLEY	\$30.00
BETTY COOPER	\$30.00
BARRY CORNWELL	\$30.00
ROBERT/ANITA CORRADO	\$30.00
LOUIS COSSIO	\$30.00
JOHN COSTELLO	\$30.00
WILFRED COTE	\$30.00
TEDDY COTTON	\$30.00
JERRY COURTNEY	\$30.00
ANTHONY COVELLI	\$30.00
PATRICIA COWSERT	\$30.00
MILDRED CRAWFORD	\$30.00
BARBARA CREAMER	\$30.00
DANILO CRUZ	\$30.00
WANDA A CUKLA	\$30.00
PATRICIA CUNNINGHAM	\$30.00
TERRILL CURTIS-OCAMPO	\$30.00
RICHARD DAUDELIN	\$30.00
ROY DAVIS	\$30.00
MARY DEANGELES	\$30.00

<b>Applicant Name</b>	<b>Rebate Amount</b>
JOHN DEBARTOLO	\$30.00
PATRICIA DELCIELLO	\$30.00
RONALD DELLA PENNA	\$30.00
TERRANCE W DENGES	\$30.00
ASHOK G DESAI	\$30.00
MARGARET DEYNE	\$30.00
ASHRAF DHORAJIWALA	\$30.00
DONALD DICK	\$30.00
JOHN DIEHL	\$30.00
AUGUSTE DIETRICH	\$30.00
ROBERT DIGGS	\$30.00
CYNTHIA DILLINGHAM	\$30.00
EVANGELINE DIMAS	\$30.00
THERESE DION	\$30.00
RICHARD DIPZINSKI	\$30.00
JOHN DIRKSEN	\$30.00
MICHAEL DOMBROSKI	\$30.00
JOHN DONAT	\$30.00
EDWARD DONBROSKI	\$30.00
CORINNE ANN DOPP	\$30.00
DOROTHY DORMAN	\$30.00
ALISHA J DOWELL	\$30.00
DONALD DUGO	\$30.00
ELEANOR DUMENTAT	\$30.00
DENNIS/PATRICIA DUNLAP	\$30.00
JONATHAN DURA	\$30.00
DONNA DWYER	\$30.00
PATRICIA EBERLIN	\$30.00
ROLAND EHRHARDT	\$30.00
LEONARD EICKELMANN	\$30.00
CAROL EIGENHAUSER	\$30.00
JACK ELK	\$30.00
ANDREW ELLICOCK	\$30.00
GEORGE ENDEAN	\$30.00
STELLA EVANS	\$30.00
GERALD FABER	\$30.00
MAUREEN FALLON	\$30.00
MARILYN FALLON	\$30.00
BARBARA MAC FARLANE	\$30.00

<b>Applicant Name</b>	<b>Rebate Amount</b>
SHABBIR FAROOQI	\$30.00
JAMES FATIMA	\$30.00
IRENE P FAWSITT	\$30.00
ALICE FECAROTTA	\$30.00
ERNA FEDARAVICIUS	\$30.00
OVIDIO/SHEILA FERNANDEZ-GUERVO	\$30.00
JEANNE FESTNER	\$30.00
JOSEPH FESUS	\$30.00
MUZIO FICARELLA	\$30.00
KLAUS FICZKO	\$30.00
THERESE M FILISHIO	\$30.00
JOSEPH W FINK	\$30.00
DOLORES FISHER	\$30.00
JOHN FLAMM	\$30.00
LEONARD FLETCHER	\$30.00
THOMAS FLOYD	\$30.00
ALICE FLYNN	\$30.00
GUDRUN FOCHT	\$30.00
TERRENCE FOLEY	\$30.00
DOROTHY FOSTER	\$30.00
RONALD FOTLAND	\$30.00
KENNETH FOUST	\$30.00
DEBORAH K FRANCE	\$30.00
KENNETH/GLORIA FRANCESCONI	\$30.00
JAMES J FREDERICK	\$30.00
EVELYN FREI	\$30.00
SOLVAY FRENCH	\$30.00
LUCILLE FRIEDL	\$30.00
EILEEN FRIEDRICH	\$30.00
ARTHUR FUNK	\$30.00
EDWARD GABRENYA	\$30.00
WALDEMAR GADZINSKAS	\$30.00
PAUL GALCHICK	\$30.00
SALLY GALLARDO	\$30.00
MARJORIE L GARNER	\$30.00
GRAYCE GATES	\$30.00
ROMULO GELISAN	\$30.00
LORETTA GELOV	\$30.00
CHARLES/CATHERINE GERLACH	\$30.00

<b>Applicant Name</b>	<b>Rebate Amount</b>
SHIRLEE B GIESEL	\$30.00
MARSHALL GILLAM	\$30.00
ALFRED GIOE	\$30.00
THERESA GIOVENCO	\$30.00
SANDRA GLENN	\$30.00
RAYMOND GOFF	\$30.00
WAYNE GOGOLEWSKI	\$30.00
EUGENIO GOMERO	\$30.00
LOUISE GONSKI	\$30.00
CLAIRE GONSOWSKI	\$30.00
ERASMO GONZALES	\$30.00
RODOLFO GONZALEZ	\$30.00
MARIA GONZALEZ	\$30.00
BONITA GOODMAN	\$30.00
EUGENE GORDON	\$30.00
LEROY GORNIK	\$30.00
DOMINIC GOSKA	\$30.00
IMELDA GOSKA	\$30.00
CAROL GRADY	\$30.00
RUTH GRAMANN	\$30.00
WILLIAM GREINER	\$30.00
WALTER GRIESE	\$30.00
ANTHONY R GRILLO	\$30.00
S GRIMALDI	\$30.00
ROGER GRIMM	\$30.00
WARREN F GROFF	\$30.00
ROD GROSS	\$30.00
STEPHEN GRZELINSKI	\$30.00
VITO GUERRIERI	\$30.00
JOHN MC GUIRE	\$30.00
THOMAS GUMBLE	\$30.00
MARY GUNDY	\$30.00
DAVID GUNN	\$30.00
ARTURO GUTIERREZ	\$30.00
AUDREY GYORR	\$30.00
WERNER HABERKORN	\$30.00
ELAINE HAIDUK	\$30.00
CHRISTINE HALL	\$30.00
SHARON HALL	\$30.00

<b>Applicant Name</b>	<b>Rebate Amount</b>
THOMAS/BONNIE HALTIWANGER	\$30.00
BETTY HAMPEL	\$30.00
MARYANN HANKINS	\$30.00
WESS/DIANE HANNIBAL	\$30.00
MOHAMMED HAQUE	\$30.00
JACK HARRINGTON	\$30.00
LAWRENCE HARTMAN	\$30.00
BETTY HARTMAN	\$30.00
ANN HASSALL	\$30.00
WILLIAM HAVLIK	\$30.00
GERALDINE HAVRANEK	\$30.00
ROBERT E HAYES	\$30.00
SHARON L. HAYES	\$30.00
DARRYL HAYS	\$30.00
JACQUELINE HAYS	\$30.00
JOHN HEARN	\$30.00
ROSEMARY HEATH	\$30.00
TIMOTHY HEELEY	\$30.00
HELEN HEHR	\$30.00
GRACE HEINRICH	\$30.00
MARY HEMMERICK	\$30.00
JOAN HENDERSON	\$30.00
CAROLE HENDLE	\$30.00
MARTIN HENEGHAN	\$30.00
LIN L HENRICKS	\$30.00
LILLIAN HENSCHER	\$30.00
SHARON HERBERT	\$30.00
ANTONIA HERNANDEZ	\$30.00
ADOLFO HERNANDEZ	\$30.00
BARBARA HERZFELD	\$30.00
PEGGY ANN HERZOG	\$30.00
FRANCES HESS	\$30.00
SUSAN HEUN	\$30.00
REGINA HILL	\$30.00
JACK W HINNEBERG	\$30.00
OLGA HOBIN	\$30.00
GERALD HOCHBERGER	\$30.00
HAROLD/MARY HOFFMAN	\$30.00
PATRICIA HOPKINS	\$30.00

<b>Applicant Name</b>	<b>Rebate Amount</b>
MARY HORATH	\$30.00
VINCENT HORTON	\$30.00
ROBERT HOVET	\$30.00
LILY HUAYING HUANG	\$30.00
ROGER HUBBARD	\$30.00
WILLIAM HUGHES	\$30.00
GLADYS HUMBRACHT	\$30.00
EDWIN HUNTER	\$30.00
SYED HUSSAIN	\$30.00
HAZEL R HUST	\$30.00
JOHN ISARD	\$30.00
ROBERT JACOBSON	\$30.00
FIRDOSI JAHANGIR	\$30.00
MADHUKAR P JANI	\$30.00
ROBERT J JANOWSKI	\$30.00
ELAINE JANSSEN	\$30.00
JOHN N JENSEN	\$30.00
DONALD JO	\$30.00
LINDA & KAREN JOHNSON	\$30.00
REYNOLD JOHNSON	\$30.00
GARY JOHNSON	\$30.00
BEULAH JONES	\$30.00
EDWARD JONES	\$30.00
JEANNE JONGLEUX	\$30.00
PHILLIP JUPP	\$30.00
MAGDALENE KABAT	\$30.00
LAVERNE KACZYNSKI	\$30.00
DANIEL KALASA	\$30.00
EUGENE KALLAS	\$30.00
THELMA KALUZSA	\$30.00
RICHARD KAMYSZ	\$30.00
THOMAS KANAS	\$30.00
KATHLEEN KANGAIL	\$30.00
MARVIN KAROWSKY	\$30.00
JANINA KARPA	\$30.00
THERESA KASPER	\$30.00
WILLIAM MAC KAY	\$30.00
BETTY KEATING	\$30.00
JOYCE KELLY	\$30.00

<b>Applicant Name</b>	<b>Rebate Amount</b>
JOHN KENNEDY	\$30.00
ROBERT KEPP	\$30.00
MOHAMED Y KHAN	\$30.00
CHONG KIM	\$30.00
SONG TAE KIM	\$30.00
GLADYS KINCHUS	\$30.00
THOMAS/PATRICIA KING	\$30.00
MARGARET KINGSBURY	\$30.00
PATRICIA L KINNEAR	\$30.00
JOHN KINYON	\$30.00
WILLIAM KIRSCH	\$30.00
JOSEPH KISS	\$30.00
DON KLEIN	\$30.00
SANDRA J KLINE	\$30.00
HANK KLINGER	\$30.00
ROGER KMIEC	\$30.00
RUDOLPH KNOHL	\$30.00
MARILYN KOBOS	\$30.00
IRENE KOBUS	\$30.00
ROBERT KOCH	\$30.00
HAROLD KOENEN	\$30.00
KARL KOHLER	\$30.00
BETTY KOHLMAN	\$30.00
IRENE KOLE	\$30.00
ALLAN KOLEK	\$30.00
LILLIAN KOPIEC	\$30.00
LEROY KORCZ	\$30.00
EDWARD/JANE KOSS	\$30.00
ELEANOR KOSTELANCIK	\$30.00
ALICE KOTOWSKI	\$30.00
HELEN KOWALCZYK	\$30.00
BARBARA KOZA	\$30.00
GEORGE KOZIOL	\$30.00
PHILIP KRAFT	\$30.00
WERNER KRASSMANN	\$30.00
DANIEL KRAUSE	\$30.00
LORRAINE KRAY	\$30.00
BEATRICE KRIMITZER	\$30.00
JAMES E KROWN	\$30.00

<b>Applicant Name</b>	<b>Rebate Amount</b>
STANISLAW/ZOFIA KUDLACZ	\$30.00
CAROL A KUNKEL	\$30.00
ROY KUROTSUCHI	\$30.00
LEONHARD KURTZ	\$30.00
ALVIN J KVISTAD	\$30.00
LEONARD LABIAK	\$30.00
BETTY BEVILACQUA LADNER	\$30.00
MARIAN LAMANNA	\$30.00
NANCY LAMOS	\$30.00
MARGIE LAMPE	\$30.00
ANGELA LANDERS	\$30.00
RAYMOND LANGE	\$30.00
MARY LANZARATTA	\$30.00
JOAN LARIVIERE	\$30.00
PATRICIA LARSEN	\$30.00
WAYNE LASKE	\$30.00
GRACE LASPISA	\$30.00
ADELE LATTANZIO	\$30.00
MARJORIE LAUVER	\$30.00
ROSEMARIE LAVALLE	\$30.00
THOMAS LAWRENCE	\$30.00
PAUL LAZAR	\$30.00
JOHN MC LEAN	\$30.00
MARK LEHMANN	\$30.00
VIOLA LEHNER	\$30.00
FRANK LEITNER	\$30.00
JAMES LEMBERG	\$30.00
THOMAS LEMIRE	\$30.00
DONALD LENDRUM	\$30.00
NORMA LENDY	\$30.00
MILTON LENNERT	\$30.00
MARY LENO	\$30.00
RANDY LENTZ	\$30.00
JOAN LEONAS	\$30.00
MICHAEL LEONE	\$30.00
JOHN LEVESQUE	\$30.00
ALICE LEVINE	\$30.00
BETTY LHOTAK	\$30.00
SHERMAN LIN	\$30.00

<b>Applicant Name</b>	<b>Rebate Amount</b>
WILLIAM LINDBERG	\$30.00
DOROTHY LINGEMAN	\$30.00
KAREN LITT	\$30.00
MARGARET LOGAN	\$30.00
ROBERT LOJEWSKI	\$30.00
CATHERINE LOMBARDI	\$30.00
GERTRUDE LONG	\$30.00
GOLDIE LONGI	\$30.00
BERTHA LOPERENA	\$30.00
ELSIE LOTITO	\$30.00
MARY LOU LUEPKE	\$30.00
ROBERT LOWE	\$30.00
FRANCES LUCCA	\$30.00
ED LUDWIG	\$30.00
JOAN LUMPP	\$30.00
JOHN LYNCH	\$30.00
GEORGE LYONS	\$30.00
TONY MACALUSO	\$30.00
BRUCE MACAULAY	\$30.00
DONALD DEAN MACK	\$30.00
JOSEPH MACK	\$30.00
GRACE MACKAY	\$30.00
LAURIE MACKENZIE	\$30.00
RITA MADAY	\$30.00
ENCARNACION MAGDANGAL	\$30.00
THOMAS MAGUIRE	\$30.00
STELLA MAJEWSKI	\$30.00
DURE/MIAN MAJID	\$30.00
RITA MARIE MALACHINSKI	\$30.00
MOHAMMAD SHAFI MALIK & REHANA	\$30.00
STANLEY/RACHAEL MALINOWSKI	\$30.00
JOSEPH MAMICA	\$30.00
ALFRED A MANDREK	\$30.00
JAMES/LAVADA MANSFIELD	\$30.00
LOUIS MARITATO	\$30.00
SALVATORE MARSICO	\$30.00
WALTER MARSZALEK	\$30.00
EDWARD J MARTIN	\$30.00
ROMULO MARZAN	\$30.00

<b>Applicant Name</b>	<b>Rebate Amount</b>
PAUL MATHEW	\$30.00
OTIS B MATTHEWS	\$30.00
MARILYN A MATUSTIK	\$30.00
MARJORIE MAY	\$30.00
MARY MAZIARKA	\$30.00
DENNIS MAZUR	\$30.00
WILLIAM MCALLISTER	\$30.00
JORGE MCCORMICK	\$30.00
EARL MCGRATH	\$30.00
STARDIA MCGUIRE	\$30.00
M. RACHAEL MCKAY-HORNBACK	\$30.00
JOAN MCNEELA	\$30.00
PATRICIA MCWILLIAMS	\$30.00
WILLIAM MEARNS	\$30.00
SANDRA MECH	\$30.00
PHILLIP MELCHERT	\$30.00
MOHAMMAD A MEMON	\$30.00
LUCILLE MERLIHAN	\$30.00
LINDA MESSICK	\$30.00
SAM MESSINA	\$30.00
NORMAN MEYER	\$30.00
SHARON MEYER	\$30.00
MIKE MEYER	\$30.00
ALLEN MEYEROWITZ	\$30.00
JOHN MIASO	\$30.00
INOCENTIA MICELI	\$30.00
DOROTHY H. MICHALSKI	\$30.00
TERRY MICKOW	\$30.00
DOLORES MIELING	\$30.00
ANDREW MIERWINSKI	\$30.00
EVELYN MIKULEC	\$30.00
CATHERINE MIKULSKI	\$30.00
TED R MILA	\$30.00
CHARLENE MILISON	\$30.00
MARILYN MILLER	\$30.00
HELEN MILLER	\$30.00
WALTER MILLER	\$30.00
JOHN MILLER	\$30.00
LYLE MILLER	\$30.00

<b>Applicant Name</b>	<b>Rebate Amount</b>
DON MINUS	\$30.00
CHARLES/CARROLL MISICKA	\$30.00
SHARON MITTELSTADT	\$30.00
VINOD MODY	\$30.00
BRIAN MOE	\$30.00
JEANETTE MOLINE	\$30.00
SUZANNE A MOLTHOP	\$30.00
BERNARD LO MONACO	\$30.00
JOANNE MONAHAN	\$30.00
DOROTHY MONIKOWSKI	\$30.00
RUBEN G MONTIEL	\$30.00
PATRICK MOORE	\$30.00
DARLA JOAN MOORE	\$30.00
HILDEGARD MORRICE	\$30.00
JOHN W MORRIS	\$30.00
EDIE MOTA	\$30.00
JOSEPH MOTYKOWSKI	\$30.00
IRENE MROZ	\$30.00
RALF MUELLER	\$30.00
JAKE MUELLER	\$30.00
SAM MUHLING	\$30.00
MICHAEL MULLIGAN	\$30.00
ROSELLYN MURPHY	\$30.00
EILEEN C MURPHY	\$30.00
EDWARD J MURRAY	\$30.00
BARBARA MUSCIA	\$30.00
MARY L NADROWSKI	\$30.00
MICHAEL/KAREN NALEPKA	\$30.00
STEPHEN NEAL	\$30.00
EDWARD NELSON	\$30.00
RICHARD/EVELYN NELSON	\$30.00
MARILYNNE NELSON	\$30.00
CHARLES NEMECEK	\$30.00
FRED NEUMANN	\$30.00
RICHARD NEUMANN	\$30.00
JOHN NEUMANN	\$30.00
JULIANN NEURAUTER	\$30.00
NICHOLAS DI NOLA	\$30.00
THOMAS NOLAN	\$30.00

<b>Applicant Name</b>	<b>Rebate Amount</b>
MARIE NOLLER	\$30.00
EDWARD NORMANDT	\$30.00
EDWARD NOVY	\$30.00
CHRISTINE NOWAK	\$30.00
PETER NOWAK	\$30.00
JACK NOWOSIELSKI	\$30.00
CATHERINE NUGENT	\$30.00
LAWRENCE M NYBERG	\$30.00
MARY OBROCHTA	\$30.00
DIANA L. O'CONNELL	\$30.00
ELIZABETH O'CONNOR	\$30.00
VIOLET O'DONNELL	\$30.00
MARY ANN OELLIEN	\$30.00
MAXIMILLIA OLEJNIK	\$30.00
GERALD OLSEN	\$30.00
JULIA ONEILUS	\$30.00
DIANE OREILLY	\$30.00
RON ORMAN	\$30.00
GEORGE ORSI	\$30.00
JOSE A ORTIZ	\$30.00
MARY JAYNE OVERMAN	\$30.00
MARY PACIOREK	\$30.00
ANGELICA T PAJARES	\$30.00
BARBARA PAKULA	\$30.00
RONALD G PALLOT	\$30.00
MICHAEL PALMISANO	\$30.00
GHANSHYAM PARIKH	\$30.00
BEVERLY PARTYKA	\$30.00
PALLAVI PATEL	\$30.00
JAGDISH/URMILA PATEL	\$30.00
AJIT PATEL	\$30.00
KETUL T PATEL, SEJAL K PATEL,	\$30.00
SOMABHAI K PATEL	\$30.00
MAHENDRA PATEL	\$30.00
DONNA PATRAS	\$30.00
MICHAEL PATT	\$30.00
JUDITH BRYSON/V PATTERSON	\$30.00
ELIZABETH PAUL	\$30.00
JOSEPH PAULUS	\$30.00

<b>Applicant Name</b>	<b>Rebate Amount</b>
JOHN PAWLIK	\$30.00
RONALD PEACOCK	\$30.00
LAVONNE PEARSON	\$30.00
JOZEF PELSZYNSKI	\$30.00
ALPHONS PELUSO	\$30.00
DR. JOHN PEOPLES	\$30.00
BROOKE PEOPLES	\$30.00
JOHN PEPIN	\$30.00
ROSALIE M PEREZ	\$30.00
GERALD PERNICE	\$30.00
JOE PERRONE	\$30.00
CARLTON PERRY	\$30.00
ASH PERTI	\$30.00
JOSEPH PESCE	\$30.00
DOMINICK PESOLA	\$30.00
IRENE L PETERSEN	\$30.00
PATRICK PETERSEN	\$30.00
RODGER PETERSON	\$30.00
PAULINE PHELAN	\$30.00
GEORGE PHILLIPS	\$30.00
GEORGE/MARIANNE PIEMONTE	\$30.00
JANET PIETRAS	\$30.00
LORRAINE PINKHAM	\$30.00
JOSEPH M PINTOZZI	\$30.00
MARGARET PISZCZEK	\$30.00
MARIAN L PLAZA	\$30.00
GARY PLICE	\$30.00
JEAN POBLOSKE	\$30.00
FRED POLEN	\$30.00
HELEN POLICH	\$30.00
FRANCES POLICK	\$30.00
DENNIS POLOWY	\$30.00
DOROTHY PONTORIERO	\$30.00
ADA PONZIO	\$30.00
KENNETH LA PRAIRIE	\$30.00
JOAN PREIWISCH	\$30.00
FRANCISCO PRIETO	\$30.00
MILDRED PROHASKA	\$30.00
JOYCE A PROSEK	\$30.00

<b>Applicant Name</b>	<b>Rebate Amount</b>
DAN/ELAINE PRUCHNICK	\$30.00
STEVE PRYOR	\$30.00
W MICHAEL PUCKETT	\$30.00
JOANN PYZYNA	\$30.00
JOSEPHINE QUARRATO	\$30.00
ANTHONY N QUATRARO	\$30.00
IFTIKHAR QURESHI	\$30.00
LUTHER/EUVONNA RAINS	\$30.00
MICKEY RAMBO	\$30.00
CLARO RAMOS	\$30.00
GUILLERMO C RAMOS	\$30.00
TERRY RANKIN	\$30.00
JOAN RANZ	\$30.00
ROBERT RAUEN	\$30.00
SR. JULIA RDZAK	\$30.00
CHRISTINE REESE	\$30.00
BOB REILLEY	\$30.00
STEVE REMICK	\$30.00
CRAIG RENNACK	\$30.00
RICHARD RESSLER	\$30.00
MARIE RESTIS	\$30.00
JOHN RESZKE	\$30.00
WILLIAM RICCIO	\$30.00
JOHN K RICCO	\$30.00
WILLIAM RICE	\$30.00
ROBERT RICHARDI	\$30.00
MARY RICHARDSON	\$30.00
MARGARET RILEY	\$30.00
GARY T RISELING	\$30.00
MARY RITTMAN	\$30.00
LEONARDO RIVERA SR	\$30.00
SHARON M ROBBINS	\$30.00
WILLIAM ROBINSON	\$30.00
CARLOS RODRIGUEZ	\$30.00
STELLA B RODWAY	\$30.00
PAMELA ROHLER	\$30.00
WILLIAM ROHRICH	\$30.00
WINIFRED ROLOSON	\$30.00
LEONEEL A ROMERO	\$30.00

<b>Applicant Name</b>	<b>Rebate Amount</b>
ELIZABETH P ROMERO	\$30.00
MICHAEL RONGO	\$30.00
HELMA ROSENTHAL	\$30.00
JANICE ROSINKE	\$30.00
JAMES ROSS	\$30.00
JOSEPH ROSSI	\$30.00
GRACE L ROSSMANN	\$30.00
DARRELL ROTTER	\$30.00
JACK ROUCK	\$30.00
MARILYN RUSSO	\$30.00
ALICE RYAN	\$30.00
ROBERT RYAN	\$30.00
GARY RYAN	\$30.00
GEORGE RYAN	\$30.00
SUZANNE RYNIEC	\$30.00
JOHN A SABALA	\$30.00
BARBARA SABO	\$30.00
UPENDER SAHGAL	\$30.00
AGUSTIN SALAZAR	\$30.00
RONALD SALERNO	\$30.00
NORA SALMAN	\$30.00
FRANK SANTELLA	\$30.00
HILARION SANTOS	\$30.00
DAVID SATTLER	\$30.00
LORRAINE SAUER	\$30.00
STEVEN SAUER	\$30.00
RAMESH SAVANI	\$30.00
PAUL SAWYCKYJ	\$30.00
MOHAMMED SAYEED	\$30.00
ALLEN SCARLESKI	\$30.00
JOHN SCHACK	\$30.00
CHARMAINE SCHALLMO	\$30.00
DONALD SCHAMS	\$30.00
DOLORES K SCHARK	\$30.00
RONALD SCHAUER	\$30.00
FLORENCE SCHEFLOW	\$30.00
HARRIET SCHIEFFER	\$30.00
KENNETH SCHILLER	\$30.00
MARLIN SCHILLING	\$30.00

<b>Applicant Name</b>	<b>Rebate Amount</b>
GLEN SCHLECHTER	\$30.00
EMMA SCHLUETER	\$30.00
RONALD SCHMEISSER	\$30.00
MAXINE SCHNEIDER	\$30.00
EDWARD SCHOLTENS	\$30.00
FRANK H SCHREIBER	\$30.00
MARY EVELY SCHULTZ	\$30.00
ROBERT T SCHUSTER	\$30.00
ROBERT/MONICA SCHWANER	\$30.00
JOAN SCHWARTZ	\$30.00
RUDOLPH SCHWARZ	\$30.00
ROGER SCOTT	\$30.00
MICHAEL SEFCIK	\$30.00
DONALD W SEGRETI	\$30.00
JUDITH L SEIFERT	\$30.00
GIRISH SHAH	\$30.00
JOSE SHAPIAMA	\$30.00
BARBARA SHARF	\$30.00
GORDON SHARP	\$30.00
WILLIAM SHEEHAN	\$30.00
RASHEED SHEIKH	\$30.00
MARIE SHEMROSKE	\$30.00
LORRAIN SHERMAN	\$30.00
SUZANNE SHOEMAKER	\$30.00
AHMED SHUJA	\$30.00
ROBERT SIATKOWSKI	\$30.00
ARLENE SIBLEY	\$30.00
MUMSHAD AHMAD SIDDIQI	\$30.00
INA SIDELNYK	\$30.00
NORMA SIMONE	\$30.00
JOSEPH SINOPOLI	\$30.00
EDWARD/RUTH SITKO	\$30.00
MATTHEW SKRZYPEK	\$30.00
LEOPOLD/HELEN SLAWSKI	\$30.00
PATRICIA SMITH	\$30.00
ROBERT SMITH	\$30.00
STANISLAW SMOLA	\$30.00
SUZANNE P. SMYCZYNSKI	\$30.00
PATRICIA SNEAD	\$30.00

<b>Applicant Name</b>	<b>Rebate Amount</b>
FRANK SOBKOWIAK	\$30.00
JOSEPHINE SOLTYSIAK	\$30.00
ROBERT SOMMERS	\$30.00
DORIS M. SOMPOLSKI	\$30.00
BARBARA SONDALLE	\$30.00
RICHARD SONNICHSEN	\$30.00
BRIAN SOPKO	\$30.00
LINDA M SPAIN	\$30.00
CHARLES SPANIOL	\$30.00
EARLENE SPENCER	\$30.00
EDNA SPETHMANN	\$30.00
SONDRA SPIELBERG	\$30.00
BRUCE SPINA	\$30.00
MARIO SPIZZIRI	\$30.00
RONALD SPIZZIRRI	\$30.00
WALTER SPLITGERBER	\$30.00
JAMIE/ESTELITA STAGEN	\$30.00
LORRAINE STANKO	\$30.00
JOYCE STARCK	\$30.00
JOHN STARK	\$30.00
BARBARA STARNES	\$30.00
CLAUDIA STARRETT	\$30.00
DIANE STEBBINS	\$30.00
WADDELL C STEELE III	\$30.00
THOMAS STEFAN	\$30.00
HARDING STEPHENS	\$30.00
JAMES STEUDEL	\$30.00
PHYLLIS STEWART	\$30.00
JOAN STOWELL	\$30.00
WILLIAM STRASSER	\$30.00
HELEN STRAUS	\$30.00
NEIL STRAUSS	\$30.00
MARTIN STRUWING	\$30.00
SHIRLEY STUDNICKA	\$30.00
HELEN SUIRE	\$30.00
MARTIN SULLIVAN	\$30.00
MICHAEL SULLIVAN	\$30.00
TINA SULLIVAN	\$30.00
DAVID H SUNDSTROM	\$30.00

<b>Applicant Name</b>	<b>Rebate Amount</b>
ISABELLE SUNKO	\$30.00
ROGER/CHARLENE SWIERENGA	\$30.00
LILA SYRE	\$30.00
MARTIN SZALAY	\$30.00
EDWARD SZARMACH	\$30.00
GREGORY SZARZYNSKI	\$30.00
GEORGE/WAYHAH SZUL	\$30.00
CONSTANCE SZYMANDERA	\$30.00
FRANK TALAMO	\$30.00
TOMIO TANAKA	\$30.00
PETER TAPPAN	\$30.00
REYNALDO TECSON	\$30.00
ANNE TEED	\$30.00
JOHN TEMPLIN	\$30.00
SANDRA TESCHKY	\$30.00
JACK TESSIER	\$30.00
KENNETH TESTOLIN	\$30.00
VASANT THAKKAR	\$30.00
RUTH THIEME	\$30.00
D J THOMPSON	\$30.00
GEORGE THUNDIYIL	\$30.00
SERVILLANO TIBAYAN	\$30.00
EDWARD D TIEDEMAN	\$30.00
OLGA/PATRICIA TITOS	\$30.00
JAMES TOBIN	\$30.00
JOSEPH TOMAENO	\$30.00
VINCENT TORTORICE	\$30.00
MICHAEL TRAYNOR	\$30.00
FERNANDO/LISA TREVINO	\$30.00
MARION TROMETER	\$30.00
THELMA TUBER	\$30.00
JAMES/SHARON TURNER	\$30.00
GLENN TURNER	\$30.00
THOMAS TURTON	\$30.00
MARIA TYNCZUK	\$30.00
MARION UMBDENSTOCK	\$30.00
WILLIAM UNTINEN	\$30.00
THERESE M UPCHURCH	\$30.00
JOSEPH URSINI	\$30.00

<b>Applicant Name</b>	<b>Rebate Amount</b>
HUGUETTE VANDERBIEST	\$30.00
LORETTA R VANDERMEIR	\$30.00
JEANETTE VANSICKLE	\$30.00
BARBARA RZEDZIAN VELLENGA	\$30.00
STEVEN VERDE	\$30.00
JAMES P VESPER	\$30.00
SEVERINA VILLAFLOR	\$30.00
FRANCISCO/ESPERANZA VILLANUEVA	\$30.00
GAMALIEL VILLARAZA	\$30.00
VINCENT DI VINCENZO	\$30.00
JACK/DONNA VIVERITO	\$30.00
CHARLOTTE WACHADLO	\$30.00
RICHARD L WAGNER	\$30.00
CAROL WALENTOWSKI	\$30.00
JERRY WARDEN	\$30.00
LORETTA WARDZALA	\$30.00
MARILYN WARNIMONT	\$30.00
JOHN WARWICK	\$30.00
RENETA WEBB	\$30.00
MARJORIE WEBB	\$30.00
W C WEICHBRODT	\$30.00
LAWRENCE WENDEL	\$30.00
PRISCILLA WENZEL	\$30.00
GEORGE WERDERRICH	\$30.00
JON WESTBERG	\$30.00
JAMES WESTROM	\$30.00
NORMAN WETHERTON	\$30.00
WILLIAM WETZEL	\$30.00
PORTIA WHITAKER	\$30.00
LLOYD WHITE	\$30.00
JOHN WHITE	\$30.00
PATRICIA WHITNEY	\$30.00
DALE WIETZKE	\$30.00
BARBARA WILCZYNSKI	\$30.00
COLETTE WILCZYNSKI	\$30.00
JAMES WILK	\$30.00
ROBERT O WILKE	\$30.00
VIOLA WILKISON	\$30.00
KATHERINE RICHMANN	\$30.00

<b>Applicant Name</b>	<b>Rebate Amount</b>
WARREN WILLMA	\$30.00
MONICA WILSON	\$30.00
BERNARD WILSON	\$30.00
JOHN WINNICKI	\$30.00
RANDALL WINTER	\$30.00
MARIANNE WIORA	\$30.00
TERRY WITT	\$30.00
DONNA WOJCIECHOWSKI	\$30.00
LEONARD WOJEWOCKI	\$30.00
STEFAN WOJTAL	\$30.00
RALPH WOOD	\$30.00
MARY WOODROFFE	\$30.00
MARILYN WUNDERLICH	\$30.00
MARGOT YAEGER	\$30.00
CHARLES YATES	\$30.00
ALMARILYN YOCUM	\$30.00
ARTHUR ZAKARSKY	\$30.00
KAREN ZASOWSKI	\$30.00
CATHERINE ZELLER	\$30.00
MARILYN R ZIAJA	\$30.00
PHYLLIS ZIEGLER	\$30.00
JERRY ZIELINSKI	\$30.00
CARL ZIELKE	\$30.00
DANIEL ZILKE	\$30.00
RICHARD ZOLINSKI	\$30.00
<b>Rebate Total:</b>	<b>\$26,400.00</b>

**CASH & INVESTMENT REPORT**  
**May 31, 2015**

Fund	4/30/2015	Receipts	Disbursements	5/31/2015
General	11,095,161	1,068,520	1,872,641	10,291,039
MFT	3,547,265	96,051	0	3,643,316
Debt Service	887,401	17,851	459,694	445,559
Capital Projects	70,074	23,074	0	93,148
Municipal Building	1,305,305	59	0	1,305,364
Developer Deposits	4,949,858	104	0	4,949,962
Town Center TIF	457,038	16	0	457,054
59 & Lake TIF	0	0	0	0
BC Municipal TIF	397,421	24	39,513	357,932
Bluff City Tif Municipal	3,892	0	0	3,892
Water	22,838,586	486,021	198,362	23,126,244
Sewer	24,259,379	256,450	263,954	24,251,875
Parking	115,217	14,896	17,118	112,995
Golf	1,734,249	266,146	194,025	1,806,371
Central Services	819,575	85,107	106,293	798,389
Vehicle Replacement	3,009,065	49,559	0	3,058,624
<b>TOTALS</b>	<b>75,489,487</b>	<b>2,363,877</b>	<b>3,151,599</b>	<b>74,701,765</b>

Detail of Ending Balance			
Cash	Investments	Net Assets/Liab.	5/31/2015
2,583,926	8,981,178	(1,274,065)	10,291,039
967,841	2,791,068	(115,593)	3,643,316
96,826	339,033	9,699	445,559
(108,919)	242,697	(40,630)	93,148
227,787	797,587	279,989	1,305,364
41,148	4,144,971	763,843	4,949,962
61,477	215,260	180,318	457,054
0	0	0	0
81,668	285,957	(10,198)	357,932
865	3,028	2	3,892
771,579	2,701,299	19,653,365	23,126,244
446,191	1,561,968	22,243,715	24,251,875
5,203	18,219	89,572	112,995
0	0	1,806,371	1,806,371
156,316	547,332	94,742	798,389
317,028	1,110,060	1,593,604	3,020,692
<b>5,648,937</b>	<b>23,739,658</b>	<b>45,274,734</b>	<b>74,663,832</b>

BC Project TIF	3,287,368	0	0	3,287,368	3,287,369	0	0	3,287,368
Bluff City Project TIF	15	0	0	15	15	0	0	15
Bluff City SSA Debt Srv.	906,724	0	727	905,997	905,997	0	0	905,997
Police Pension	33,994,645	251,941	112,403	34,134,183	2,825,854	31,192,069	116,261	34,134,183

  
 Jeff Martynowicz  
 Finance Director

VILLAGE OF BARTLETT TREASURER'S REPORT  
 REVENUE & EXPENDITURE BUDGET COMPARISONS BY FUND  
 FISCAL YEAR 2015/16 as of May 31, 2015

Fund	Revenues				Expenditures			
	Actual	Current Year Budget	Percent	Prior YTD %	Actual	Current Year Budget	Percent	Prior YTD %
General	1,068,520	22,037,480	4.85%	4.50%	1,872,641	22,428,287	8.35%	9.01%
MFT	96,051	1,029,000	9.33%	24.86%	0	1,065,000	0.00%	0.00%
Debt Service	17,851	1,754,978	1.02%	0.70%	459,694	1,966,388	23.38%	24.07%
Capital Projects	23,074	1,664,875	1.39%	0.00%	0	2,127,844	0.00%	27.80%
Municipal Building	59	2,900	2.04%	30.69%	0	844,360	0.00%	0.00%
Developer Deposits	104	57,375	0.18%	60.36%	0	992,783	0.00%	0.00%
Town Center TIF	16	0	100.00%	0.00%	0	0	0.00%	0.00%
Bluff City SSA	0	990,805	0.00%	0.00%	727	1,220,000	0.06%	0.08%
59 & Lake TIF	0	59,000	0.00%	0.00%	0	59,000	0.00%	0.00%
Bluff City Municipal TIF	0	900	0.00%	0.01%	0	0	0.00%	0.00%
Bluff City Project TIF	0	1,975,000	0.00%	0.00%	0	1,975,000	0.00%	0.00%
Brewster Creek Municipal TIF	24	575,500	0.00%	0.00%	39,513	657,057	6.01%	8.07%
Brewster Creek Project TIF	0	4,155,600	0.00%	0.09%	0	4,143,618	0.00%	0.00%
Water	486,021	13,081,000	3.72%	4.61%	198,362	12,993,001	1.53%	1.54%
Sewer	256,450	8,170,900	3.14%	3.38%	263,954	8,406,140	3.14%	3.06%
Parking	14,896	225,100	6.62%	8.22%	17,118	219,671	7.79%	9.97%
Golf	266,146	2,366,150	11.25%	10.00%	194,025	2,351,519	8.25%	8.95%
Central Services	85,107	1,021,763	8.33%	8.33%	106,293	1,132,075	9.39%	4.91%
Vehicle Replacement	49,559	670,270	7.39%	7.78%	0	747,500	0.00%	0.00%
Police Pension	251,941	2,151,070	11.71%	22.52%	112,403	2,121,070	5.30%	4.26%
Subtotal	2,615,819	61,989,666	4.22%	4.93%	3,264,729	65,450,313	4.99%	6.07%
Less Interfund Transfers	(177,781)	(3,489,053)	5.10%	-4.92%	(177,781)	(3,489,053)	5.10%	-4.92%
Total	2,438,038	58,500,613	4.17%	5.52%	3,086,948	61,961,260	4.98%	6.69%

**VILLAGE OF BARTLETT TREASURER'S REPORT  
MAJOR REVENUE BUDGET COMPARISONS  
FISCAL YEAR 2015/16 as of May 31, 2015**

Fund	Current Year		Prior YTD	
	Actual	Budget	Percent	%
Property Taxes	44,646	9,354,364	0.48%	0.12%
Sales Taxes (General Fund)	141,609	2,115,000	6.70%	5.91%
Income Taxes	218,490	4,125,000	5.30%	5.56%
Telecommunications Tax	84,555	1,175,000	7.20%	8.45%
Real Estate Transfer Tax	51,738	510,000	10.14%	8.44%
Building Permits	37,465	675,500	5.55%	7.98%
MFT	95,841	1,025,000	9.35%	24.86%
Water Charges	481,306	7,175,000	6.71%	7.14%
Sewer Charges	253,834	3,250,500	7.81%	7.98%
Interest Income	1,753	63,350	2.77%	13.28%
Gas Utility Tax	80,638	1,085,000	7.43%	8.32%
Electric Utility Tax	39,528	306,000	12.92%	13.58%

**VILLAGE OF BARTLETT TREASURER'S REPORT  
 GOLF FUND DETAIL (Excluding Capital Projects)  
 FISCAL YEAR 2015/16 as of May 31, 2015**

Fund	Current Year		Percent
	Actual	Budget	
<b>Golf Program</b>			
Revenues	167,056	1,386,150	12.05%
Expenses	99,913	1,303,245	7.67%
Net Income	67,143	82,905	80.99%
<b>F&amp;B - Restaurant</b>			
Revenues	14,011	135,000	10.38%
Expenses	31,001	337,713	9.18%
Net Income	(16,991)	(202,713)	8.38%
<b>F&amp;B - Banquet</b>			
Revenues	72,461	735,000	9.86%
Expenses	57,689	649,711	8.88%
Net Income	14,773	85,289	17.32%
<b>F&amp;B - Midway</b>			
Revenues	12,618	110,000	11.47%
Expenses	5,422	60,850	8.91%
Net Income	7,196	49,150	14.64%
<b>Golf Fund Total</b>			
Revenues	266,146	2,366,150	11.25%
Expenses	194,025	2,351,519	8.25%
Net Income	72,121	14,631	492.93%

## Sales Taxes

<b>Month</b>	<b>FY 10/11</b>	<b>FY 11/12</b>	<b>FY 12/13</b>	<b>FY 13/14</b>	<b>FY 14/15</b>
May	146,546	126,506	175,701	173,657	178,983
June	137,130	164,604	195,692	193,303	201,968
July	176,678	165,519	190,898	186,097	188,547
August	180,229	177,919	180,797	184,425	190,872
September	177,173	187,893	182,163	189,650	183,399
October	168,710	177,758	165,188	170,530	188,055
November	162,303	161,152	181,865	174,037	179,846
December	171,232	164,341	165,852	153,005	163,529
January	166,523	167,926	168,154	210,506	187,865
February	171,856	157,086	147,189	151,678	141,054
March	168,981	177,777	147,039	128,886	141,609
April	132,397	152,124	162,595	153,553	170,307.64
<b>Total</b>	<b>1,959,758</b>	<b>1,980,605</b>	<b>2,063,133</b>	<b>2,069,327</b>	<b>2,116,036</b>
<b>% increase</b>	<b>-7.33%</b>	<b>0.86%</b>	<b>4.17%</b>	<b>0.30%</b>	<b>2.26%</b>
 Budget	 1,950,000	 1,950,000	 1,975,000	 2,010,000	 2,075,000



**Vendor Warrants**

[Vendor Home](#)

# BARTLETT VILLAGE TREASURER



[Summary](#) [Contracts](#) [Payments](#)

**Warrant/EFT#: EF 0025938**

Fiscal Year:	2015	Issue Date:	06/05/15		
Warrant Total:	\$170,307.64	Warrant Status:			
<b>Agency</b>	<b>Contract</b>	<b>Invoice</b>	<b>Voucher</b>	<b>Agency Amount</b>	
492 - REVENUE		AG803694	5AG803694	\$170,307.64	

**IOC Accounting Line Details**

Fund	Agency	Organization	Appropriation	Object	Amount	Appropriation Name
0189	492	27	44910055	4491	\$170,307.64	DISTRIBUTE MUNI/CNTY SALES TAX

**Payment Voucher Description**

Line	Text
1	IL DEPT. OF REVENUE AUTHORIZED THIS PAYMENT ON 06/04/2015
2	MUNICIPAL 1 % SHARE OF SALES TAX
3	LIAB MO: MAR. 2015 COLL MO: APR. 2015 VCHR MO: JUN. 2015
4	?S PHONE: 217 785-6518 EMAIL: REV.LOCALTAX@ILLINOIS.GOV
61	MUNICIPAL 1 % SHARE OF SALES TAX

Click [here](#) for assistance with this screen.

## MOTOR FUEL TAX

Month	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16
May	89,807	85,450	89,115	104,788	106,665	89,988
June	86,890	83,830	75,066	71,924	80,212	
July	82,123	78,002	87,721	84,361	89,915	
August	89,014	90,041	87,924	99,063	61,056	
September	86,580	88,420	76,347	70,076	83,006	
October	99,672	79,216	83,510	90,026	89,337	
November	73,018	88,011	89,027	77,655	90,552	
December	93,136	92,981	85,014	103,117	103,771	
January	89,163	115,721	82,788	90,866	97,525	
February	96,459	83,346	70,348	83,687	74,031	
March	77,675	84,943	83,251	65,802	37,978	
April	89,807	82,622	70,866	75,969	95,841	
<b>Subtotal</b>	<b>1,053,344</b>	<b>1,052,583</b>	<b>980,978</b>	<b>1,017,334</b>	<b>1,009,889</b>	<b>89,988</b>
Plus:						
High Growth	46,918	29,046	29,031	37,678	37,682	
Jobs Now	179,796	179,796	179,796	179,796	359,592	
<b>Total</b>	<b>1,280,058</b>	<b>1,261,425</b>	<b>1,189,805</b>	<b>1,234,808</b>	<b>1,407,163</b>	
Budget	1,015,000	1,250,000	1,250,000	1,175,000	1,188,990	1,025,000
Annual Inc in \$ w/o High Growth	<b>1.50%</b>	<b>-0.07%</b>	<b>-6.80%</b>	<b>3.71%</b>	<b>-0.73%</b>	<b>-15.63%</b>



# Illinois Department of Transportation

2300 South Dirksen Parkway / Springfield, Illinois / 62764

Bureau of Local Roads & Streets  
217-782-1662

Municipality Report

June 2, 2015

Bartlett

## MOTOR FUEL TAX ALLOTMENT AND TRANSACTIONS FOR MAY, 2015

Beginning Unobligated Balance		<b>\$4,216,354.69</b>
Motor Fuel Tax Allotment	\$89,988.46	
Minus Amount Paid to State	\$0.00	
Net Motor Fuel Tax Allotment		<b>\$89,988.46</b>
Plus Credits Processed		\$0.00
Minus Authorizations Processed		\$0.00
Current Unobligated Balance		<b>\$4,306,343.15</b>

**PROCESSED TRANSACTIONS:**



## Agenda Item Executive Summary

Item Name	Downtown Tax Increment Financing (TIF) District Ordinances	Committee or Board	Board
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### BUDGET IMPACT

Amount:	n/a	Budgeted	n/a
List what fund	n/a		

### EXECUTIVE SUMMARY

#### Downtown Tax Increment Financing (TIF) District Ordinances

There are three TIF ordinances that are required to be approved by the Village Board to establish the Downtown TIF District; they are a) An ordinance approving the Village of Bartlett Downtown Tax Increment Financing Redevelopment project area Redevelopment Plan and Project, b) An ordinance designating the Village of Bartlett Downtown Tax Increment Financing Redevelopment Project area and c) An ordinance adopting Tax Increment Financing for the Village of Bartlett, DuPage, Cook and Kane Counties, Illinois in connection with the designation of the Village of Bartlett Downtown Tax Increment Financing Redevelopment Project area.

### ATTACHMENTS (PLEASE LIST)

CD Memo 15-129, Three TIF Ordinances with attachments including the Redevelopment Plan and Project area, Joint Review Board minutes and resolutions of opposition, TIF Public Hearing Minutes.

### ACTION REQUESTED

Village Board to consider a vote on the three TIF ordinances necessary to establish the Downtown TIF District.

Resolution \_\_\_\_\_

Ordinances   X  

Motion: To approve Ordinance #2015-\_\_\_\_\_, An ordinance approving the Village of Bartlett Downtown Tax Increment Financing Redevelopment project area Redevelopment Plan and Project, to approve Ordinance #2015-\_\_\_\_\_, An ordinance designating the Village of Bartlett Downtown Tax Increment Financing Redevelopment Project area and to approve Ordinance #2015-\_\_\_\_\_, An ordinance adopting Tax Increment Financing for the Village of Bartlett, DuPage, Cook and Kane Counties, Illinois in connection with the designation of the Village of Bartlett Downtown Tax Increment Financing Redevelopment Project area.

Staff: Jim Plonczynski, Community Develop. Director      Date: 6/26/2015

**COMMUNITY DEVELOPMENT MEMORANDUM**

**15-129**

DATE: June 25, 2015  
TO: Valerie L. Salmons, Village Administrator  
FROM: Jim Plonczynski, C.D. Director  
RE: Downtown TIF District Ordinances

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**MOST RECENT DISCUSSION:**

A TIF Joint Review Board meeting was held on April 22, 2015 and continued on May 14, 2015 in accordance with the requirements of the State Statute. The Joint Review Board received the TIF Redevelopment Plan and TIF Eligibility report and the three proposed TIF ordinances for their review. Notice was posted in a newspaper of general circulation and sent to interested parties and residents surrounding the proposed TIF District.

The Joint Review Board made a negative recommendation for the establishment of a proposed TIF District with several of the taxing districts presenting Resolutions of Opposition that the proposed TIF District did not meet the State standards for establishing a TIF District (see attached JRB agenda, meeting minutes and resolutions of opposition).

A TIF public hearing was held on June 2, 2015 in accordance with the requirements of the State Statutes. Over 25 people spoke at the public hearing (see attached TIF public hearing minutes) and the Village Board closed the public hearing after listening to all the testimony.

It is required under the TIF State Statute that the proposed TIF Ordinances be presented to the Village Board for consideration and a possible vote at least 14 days but not more than 90 days after the public hearing.

**PREVIOUS DISCUSSION:**

The Village Board Committee on February 17, 2015 reviewed the EDC's positive recommendation regarding establishment of a new Downtown TIF. The Committee directed Staff to prepare a Resolution calling for a Public Hearing to consider the establishment of the new Project Area, which is a State requirement. Prior to the Public Hearing, a Joint Review Board comprised of representatives of the taxing districts included within the proposed TIF and one public member must be held.

The Joint Review Board meeting was held at least fourteen (14) days after the notice by the municipality to all the taxing districts, which shall not be less than forty-five (45) days prior to the public hearing.

Since February 2014, the Village has been considering the creation of a Tax Increment Financing (TIF) District to encompass the Downtown Business District. The Village has considered the creation of this TIF as portions of the downtown area have struggled with a lack of private investment over the past four years, since the expiration of the original 1986 Downtown TIF District expired at the end of 2010.

The Economic Development Commission (EDC) recommended the creation of a new Downtown TIF District as a financial tool to remedy the lack of private investment with public/private partnerships, and to assist the Village in continuing its proactive economic development efforts.

The Village Board engaged the services of Kane, McKenna Associates (KMA), a leading TIF consulting firm, at its June 17, 2014 meeting. Staff worked with KMA in determining the TIF's boundaries, possible projects including infrastructure improvements, studied the vacancy rate and other issues to determine TIF eligibility and to create a Redevelopment Plan for the downtown area.

The Planning & Zoning Committee reviewed the TIF Redevelopment Plan and the Qualification Report at its December 2, 2014 meeting, at which time the Committee referred the matter to the EDC for its input and recommendation.

The EDC reviewed the proposed TIF Redevelopment Plan and the Qualification Report at its January 12, 2015 meeting, at which the Commission recommended in favor of creating the new TIF.

**CONSIDERATION:**

The three required TIF Ordinances are attached for review and consideration for a final vote, they are entitled;

- a) An Ordinance approving the Village of Bartlett Downtown Tax Increment Financing Redevelopment Project area Redevelopment Plan and Project,
- b) An Ordinance designating the Village of Bartlett Downtown Tax Increment Financing Redevelopment Project Area, and
- c) An Ordinance adopting Tax Increment Financing for the Village of Bartlett, DuPage, Cook and Kane Counties, Illinois in connection with the designation of the Village of Bartlett Downtown Tax Increment Financing Redevelopment Project Area.

**A 3/5 vote of the Village Board is needed to approve the proposed Downtown TIF District.**

## DOWNTOWN TAX INCREMENT FINANCING DISTRICT ORDINANCES

### TABLE OF CONTENTS

- TAB 1 – TAX INCREMENT FINANCING PUBLIC HEARING MINUTES FROM 6/2/15
- TAB 2 – JOINT REVIEW BOARD AGENDA, MEETING MINUTES FROM 4/22/15 AND 5/14/15 AND RESOLUTIONS OF OPPOSITION
- TAB 3 – AN ORDINANCE APPROVING THE VILLAGE OF BARTLETT DOWNTOWN TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA REDEVELOPMENT PLAN AND PROJECT
- TAB 4 – AN ORDINANCE DESIGNATING THE VILLAGE OF BARTLETT DOWNTOWN TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA
- TAB 5 – AN ORDINANCE ADOPTING TAX INCREMENT FINANCING FOR THE VILLAGE OF BARTLETT, DUPAGE, COOK AND KANE COUNTIES, ILLINOIS IN CONNECTION WITH THE DESIGNATION OF THE VILLAGE OF BARTLETT DOWNTOWN TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA



1           PRESIDENT WALLACE: Good evening, ladies and  
2 gentlemen. I welcome you to the Village of  
3 Bartlett Board meeting this evening, and what  
4 we're starting with this evening is the tax  
5 increment financing district public hearing.

6           I call this meeting to order and ask the  
7 clerk to please call the roll.

8           MS. GILESS: Trustee Arends.

9           TRUSTEE ARENDS: Here.

10          MS. GILESS: Camerer.

11          TRUSTEE CAMERER: Here.

12          MS. GILESS: Carbonaro.

13          TRUSTEE CARBONARO: Here.

14          MS. GILESS: Deyne.

15          TRUSTEE DEYNE: Here.

16          MS. GILESS: Hopkins.

17          TRUSTEE HOPKINS: Here.

18          MS. GILESS: Reinke.

19          TRUSTEE REINKE: Here.

20          MS. GILESS: President Wallace.

21          PRESIDENT WALLACE: Here.

22                 I believe, Trustee Camerer, are you going  
23 to recuse --

24          TRUSTEE CAMERER: Yes, I'm going to recuse

1 myself, but I will be sitting in the audience.

2 MR. MRAZ: Let me explain. The TIF Act  
3 provides that if any member of the corporate  
4 authority owns, directly or indirectly, an  
5 interest in real estate in the proposed  
6 redevelopment area that that would create a  
7 conflict of interest and that they would have to  
8 step down and cannot participate in the public  
9 hearing or in the process, cannot deliberate,  
10 cannot vote, and cannot communicate with members  
11 of the Board with respect to the TIF. So that is  
12 why a disclosure document was asked of all the  
13 trustees; and before the Board passed the  
14 resolution setting this public hearing, Trustee  
15 Camerer brought the issue up, did not vote on  
16 that resolution setting for public hearing.

17 We looked into the matter further with  
18 Chapman and Cutler, bond counsel, and they  
19 concurred that would be a disqualifying interest.  
20 He simply has a practice as a chiropractor and  
21 rents space within the Gorski shopping center,  
22 Bartlett Plaza, and has apparently for years, and  
23 that was enough of an indirect interest that  
24 would disqualify him.

1           PRESIDENT WALLACE: And that being said,  
2 before I turn it over to staff for an  
3 explanation, we'll attempt -- make every attempt  
4 to hear everybody's comments regarding the TIF.  
5 If it does run along to a point where we think  
6 that we're going to be unable to finish our  
7 regularly scheduled Board meeting, we'll be  
8 calling another date, just so you know. So with  
9 that, I'll turn it over to staff.

10          MR. PLONCZYNSKI: Thank you, Mayor. Tonight  
11 is the required public hearing for the tax --  
12 proposed tax increment financing district. This  
13 public hearing notice was duly published in the  
14 newspaper of general circulation twice as  
15 required under the TIF Act. The newspaper's  
16 certification of publication we have on file; and  
17 this is a, as stated, required public hearing;  
18 and without further ado, we have our TIF  
19 consultants, Bob Rychlicki and Charles Durham  
20 from Kane, McKenna. They will give a brief  
21 overview, slide show, of the proposed TIF district  
22 and then we'll open it for public comments from  
23 the audience.

24          PRESIDENT WALLACE: Very good.

1 MR. PLONCZYNSKI: So without further ado, Bob  
2 Rychlicki, Kane, McKenna.

3 MR. RYCHLICKI: Thank you, Jim, members of the  
4 Board, Mayor. What we like to do is go over some  
5 of the same material that we did for the taxing  
6 districts as at the joint review board, which was  
7 previously held in these chambers; and we'll go  
8 over again a summary of the information that has  
9 been available at the Village offices for some  
10 time and had been sent again to the taxing  
11 districts; and, again, it's somewhat voluminous,  
12 but we're going to hit some of the high points as  
13 it relates to the plan, as well as the eligibility  
14 factors.

15 Our presentation basically is going to go  
16 into three parts. First, we'll give a little  
17 background on the proposed TIF district and  
18 Village plans for the area, both past and  
19 current, identifying the factors that qualify the  
20 area under state law as a TIF district in order  
21 for the Village to make that designation and,  
22 lastly, we'll identify some of the key elements  
23 of the TIF plan.

24 Again, from the standpoint in terms of not

1     only for the Village of Bartlett, but again many  
2     other communities, downtown areas are historic.  
3     They're strategically important areas for the  
4     center of the town, center of community life, and  
5     from a standpoint of redevelopment, as well as  
6     maintaining values, maintaining vibrancy within  
7     the area, redevelopment opportunities are a  
8     constant monitoring of the area to see if it's  
9     consistent with both the Village vision, as well  
10    as the community's vision for the area, has led,  
11    again, not only the Village, but many other  
12    communities to consider TIF as an option to help  
13    coordinate redevelopment. Again, it's no  
14    substitute for the private investment. It's  
15    basically another means of assistance in addition  
16    to your entitlement programs or other planning  
17    programs that you have for the area in order to  
18    again, coordinate or marshal investment in order  
19    to meet certain Village goals or redevelopment  
20    objectives.

21           The area in question is identified --  
22    pursuant to the TIF Act, you do have to have a  
23    geographic area identified both by map, as well  
24    as legal description, and the area is identified

1 on the map and the slide and it's also included  
2 in all the notices, as well as the materials  
3 available at Village hall. Again, it's roughly  
4 bounded by North Avenue on the north and Oneida  
5 and then juts out westward to Western Avenue down  
6 south to Devon and then to the east at Prospect,  
7 although it does include some properties that are  
8 east of Prospect.

9 TIF is important because it allows the  
10 Village to coordinate, as I said, resources over  
11 the period of the TIF district. Any incremental  
12 revenues that are generated are available within  
13 the boundaries of that map that we saw in order  
14 to assist redevelopment or provide for public  
15 improvements that are needed in order to guide  
16 redevelopment within the area; and, again, over  
17 the course of the last few years, we've seen the  
18 impacts of the economic downturn and what that's  
19 done for both property valuations, as well as  
20 lags or delays in investment opportunities.

21 From the standpoint of the Village's and  
22 our compilation of the TIF plan, it does comply  
23 with the legal requirements as it relates to the  
24 conformance with the comprehensive plan as to its

1 minimum size and as well as to the before  
2 finding.

3 From the standpoint of TIF, it's important  
4 to distinguish it from other programs, let's say,  
5 as a special service area or special assessment,  
6 which are really additional taxes or new taxes  
7 that are levied on properties for redevelopment.  
8 It is not the case with TIF. TIF, basically,  
9 under Illinois law property continues to be  
10 uniformly assessed whether you're in or outside  
11 of the TIF district. The tax rate or taxes  
12 extended, again, are uniform as it relates to the  
13 rate both within the and without the TIF district.

14 What happens is after taxes are extended  
15 if there is an increase in value over what they  
16 call the base, there is a split in the  
17 distribution of the revenues by the county, so  
18 the bucket on the left side would basically be  
19 the base taxes or the taxes that the districts  
20 continue to enjoy prior to the TIF's designation.  
21 The bucket on the right would be any new taxes,  
22 incremental taxes, due to either increases in  
23 value, primarily increases in value, that occur  
24 subsequent to the designation of the TIF and are

1 in play for 23 years, which is the maximum  
2 allocation allowed for the TIF Act.

3 The key for TIF in terms of utilization by  
4 municipalities is that blue line which  
5 corresponds to the equalized assessed valuation.  
6 That's really the building block of TIF districts  
7 in Illinois and the way the law is structured.  
8 As value increases, and the idea is the value  
9 increases primarily due to the efforts of the  
10 municipalities, whether it's through their  
11 entitlement program or utilization of TIF  
12 revenues, as that blue line goes up and taxes  
13 that are attached to that increase in valuation  
14 are realized, they go into the TIF fund, which,  
15 again, for that geographic area only, and  
16 primarily capital improvements have to be spent  
17 within that area in order to further the  
18 objectives of the TIF.

19 Again, from the standpoint of the way the  
20 mechanics of the TIF Act and the mechanics of the  
21 TIF district, the valuation and the continued  
22 increase in support, and I mean what we've seen  
23 actually has been a reversal of that line over  
24 the last six or seven years unfortunately, and

1 the feeling is that we're at a point now as the  
2 economy is starting to stabilize and real estate  
3 values are starting to stabilize as well that  
4 we're at a point where we can guide that line to  
5 go further up and allow for increment to be  
6 generated.

7 In order to set up the TIF district, the  
8 geographic area that you saw on that map, there  
9 has to be findings made by the municipalities,  
10 which Kane, McKenna has assisted in order to --  
11 the Village to make those findings. In order for  
12 an area to qualify as a TIF, you have to  
13 demonstrate that it's either a conservation area  
14 or a blighted area. In this case, we've made a  
15 determination that the area is a conservation  
16 area, primarily due to the age of the structures.  
17 50 percent or more of the structures have to be  
18 35 years old or greater. Based upon our review  
19 of the area in terms of its characteristics, that  
20 was the natural way to go as it related to the  
21 qualification of the TIF district. In addition  
22 to that threshold factor, then there is a  
23 requirement that there is 13 factors in the TIF  
24 Act. You have to meet qualification by hitting

1 at least three of those factors present. We've  
2 identified that they're -- in consultation with  
3 staff, we've actually identified that six of those  
4 factors were present in the area. Those of the  
5 13 factors set forth in the act, we've identified  
6 obsolescence, deterioration, excessive vacancies,  
7 inadequate utilities, lack of community planning,  
8 and lagging or declining equalized assessed  
9 valuation and, again, that relates to the  
10 valuation as determined by the county assessor.

11 From the standpoint of excessive  
12 vacancies, we looked at not only properties that  
13 were vacant, but also the duration. The duration  
14 of the vacancy, where their location was, and  
15 identified that as a factor that was prevalent  
16 within the area.

17 For the lagging and declining EAV, the TIF  
18 Act actually offers you three different ways to  
19 qualify. You only have to meet one of the three.  
20 So, unfortunately, in this case, partly due, I  
21 think, to the age of some of the structures, the  
22 fact that there was a predominance of commercial,  
23 we actually found that all three of those factors  
24 were present; that is, a decline for three or

1 more years, lag behind the rest of the Village  
2 equalized assessed valuation, and lagged behind  
3 the CPI for three or five years. So, again, we  
4 had the trifecta, so to speak, as it related to  
5 this factor.

6 Deterioration was also found to be  
7 present, and we had looked at every property  
8 within the TIF. You have know, we were assisted  
9 by staff in some cases, but mainly Kane, McKenna  
10 walked the area and undertook both photographic  
11 and site surveys for all the properties; and we  
12 found, again, in most cases it was site  
13 improvements, but in other cases certain building  
14 components were also identified.

15 Obsolescence is really a combination of  
16 some things in which you can piggyback on some of  
17 the other factors that are present. For example,  
18 the definition under the TIF Act is the property  
19 is falling into disuse, the property is not used  
20 for the initial use for which they were intended.  
21 We've seen some conversions in the area,  
22 primarily along Oak near North Avenue. Also, in  
23 some cases buildings have fallen into disuse in  
24 terms of some of the commercial structures that

1 were present in the area; and we also looked at  
2 the valuation and the rough cards or the cards in  
3 terms of building conditions that were identified  
4 for us from the county assessor's office.

5 A lack of community planning. In this  
6 case, again, the Village has planned within this  
7 area. The Village has undertaken ongoing efforts  
8 in order to plan for this area. What this factor  
9 really goes to is the genesis of when the area  
10 developed; and based on the age of the buildings,  
11 again, a majority, most of the area really,  
12 reflects planning principles from an era before  
13 you put in place your comprehensive plan and  
14 before modern practices as relating to setbacks,  
15 loading and unloading for trucks, and basically  
16 size of the buildings as they relate to the lots  
17 on which they're located.

18 Final factor had to do with inadequate  
19 utilities; and here, again, we worked with  
20 Village staff identifying, again, the age of some  
21 of the utilities and the history of main brakes,  
22 history of repair in the area; and, again, based  
23 on the age and based on the condition, the  
24 finding was made as it related to the inadequate

1 utilities within the area.

2 So to summarize, again, in order to  
3 qualify as a conservation area, age is a  
4 factor -- and again these are set forth in the  
5 TIF Act -- 50 percent or more of the buildings  
6 basically have to be 35 years old or older, we  
7 found that in terms of examination of both county  
8 and village data relating to the age of the  
9 structures, and then out of 13 factors a minimum  
10 of three are required. We identified six.

11 A TIF plan, and again I think we might  
12 have mentioned this to the Board, we were here  
13 early on, it's not a plan as it relates to what  
14 you may associate with a plan in terms of  
15 pictures, that kind of area redevelopment  
16 options. TIF plan is primarily a financing plan.  
17 There is certain requirements that we have to  
18 identify as to general land use, land uses which  
19 are set forth under the TIF Act, but from the  
20 standpoint of how this plan looks, it's not going  
21 to look like your conventional plan. We do  
22 conform to the requirements of the TIF Act, which  
23 identify in terms of the geographic area, legal  
24 description. We set forth goals and objectives,

1 set forth a budget, projected values upon  
2 completion of the community's redevelopment  
3 efforts, but the plan, again, it's more a  
4 financing tool, conforms with state requirements  
5 as it relates to what the key provisions we have  
6 to have and we have to plan; and, again, it's  
7 primarily meant to assist you or complement your  
8 entitlement and your planning processes as you  
9 normally would undertake.

10 Based upon the information that we had  
11 available from the county, we identified the  
12 base, and remember that's the straight line from  
13 those charts, little over 18 and a half million  
14 dollars that was based upon the, again, Cook  
15 County assessor data and clerk's data. We  
16 projected, and again they're just projections,  
17 they're really dependent upon the market, growth  
18 rates, again, a return maybe to more robust  
19 growth rates than what we've seen in the last few  
20 years, projected EAVs 30 million to \$35 million.  
21 Obviously that could change. Hopefully, upwards,  
22 but again we made more of a conservative  
23 projection as related to the plan.

24 The TIF budget, the important point for

1 everyone to understand, is it's not a one-year  
2 thing, it's not a five-year thing. It's over a  
3 23-year period. That's an amount that we've  
4 identified for the other taxing districts in  
5 terms of how we utilize monies and to what extent  
6 we'd utilize monies over that 23-year period.

7 Again, proposed land uses are identified,  
8 primarily mixed use, given the transit oriented  
9 nature, as well as the downtown nature of the  
10 area.

11 Again, this is a little more detail as it  
12 relates to the budget. From the TIF plan,  
13 important thing to note about this is the Village  
14 does have the ability based on real life, based  
15 upon the market, reallocate those items as  
16 needed. The key is the bottom line, the 17 5,  
17 any increase over that beyond the limitations set  
18 forth by the TIF Act would require an amendment  
19 to the plan in going back to the taxing districts.

20 So, again, the budget is a working  
21 document, so to speak. It's meant to be somewhat  
22 broad and it does allow for the Village to  
23 respond to any changes in the marketplace. From  
24 the standpoint of input from the other taxing

1 districts, they do have the ability similar to  
2 your other TIFs to meet once a year to review the  
3 audited financial statements, to review an annual  
4 report. This report is not only filed with the  
5 districts, but also with the State of Illinois,  
6 the comptroller's office.

7 So, again, you know, the TIF plan, not in  
8 a vacuum, builds upon -- designed to build upon  
9 other efforts that the Village has undertaken and  
10 it would primarily serve as a financing tool to  
11 allow you to implement activities that are  
12 important for the redevelopment of the downtown  
13 area.

14 Where we are now is near the (inaudible),  
15 so to speak. The plan has been on file for over  
16 60 days. There were a couple of meetings with  
17 the joint review board in terms of the other  
18 taxing districts. Notices, the Village has  
19 complied with all requirements of the notices,  
20 not only to the taxing districts and to the  
21 state, but also residential addresses within 750  
22 feet. Taxpayers of record within the area were  
23 also notified, and Jim indicated the two  
24 newspaper notices that were published in the

1 newspaper the Village normally uses for such  
2 matters.

3 So with that, that would conclude our  
4 presentation and, again, we would be happy to  
5 answer any questions, if we could.

6 PRESIDENT WALLACE: Thank you. First off,  
7 before we let you leave the podium there, does  
8 the Board have any questions for this gentleman?

9 Thank you.

10 We will open it up in an orderly fashion  
11 to -- any written objections that would like to  
12 be submitted at this point can be submitted to  
13 the clerk. I know one's already been submitted.  
14 I know some have been published.

15 All right. We'll open it up to comments.

16 MR. SUFFERN: Okay. My name is Bruce Suffern  
17 and my wife, Jan, is here. We're residents at  
18 316 Oakbrook Court in Bartlett, and we are owners  
19 of Banbury Fair at 211 Railroad Avenue in  
20 beautiful downtown Bartlett.

21 You know, I had a couple people ask me why  
22 are you doing this? That seems like people's  
23 minds are made up, and so I'm hoping people's  
24 minds are not made up and that we have an open

1 view, and I'm so glad to see other businesses and  
2 property owners here tonight to voice another  
3 view, other than the one that's been in our local  
4 newspaper.

5           When my wife and I came to Bartlett in  
6 1980 and built our home in Bartlett, we were  
7 attracted to Bartlett by the standard of  
8 excellence in the Village. We saw streets, we  
9 saw police protection, a park district, library,  
10 fire department. There was excellence in this  
11 community and that's why we came to this  
12 community and are very glad to have lived here in  
13 this community for over 30 years, and I'm glad to  
14 see that standard of excellence has been  
15 sustained in all these areas of our community,  
16 and I do know that over the years that many of  
17 the different taxing bodies in order to sustain a  
18 level of excellence have had to have tax  
19 increases in order to buy new properties or build  
20 new facilities and we've supported all of those  
21 because we want excellence in our community.

22           The downtown district is a part of our  
23 community and the plight of the downtowns and  
24 small business throughout the United States,

1 Illinois, is in dire condition. That's no news  
2 to anybody. Go through any downtown district  
3 anywhere and you'll see it basically in a state  
4 of decline.

5 The State of Illinois has come up with  
6 this TIF program as a way to help reverse that  
7 trend, and the Village of Bartlett acted promptly  
8 on this back in the day, and I'm glad they did  
9 and as a matter of fact, at the time they did I  
10 had, you know, visions that were significantly  
11 different than how it unfolded, but I'm glad it  
12 unfolded the way it did because instead of having  
13 polluted land and factories that were basically  
14 obsolescence, we have a beautiful town center and  
15 condominium complex that are generating property  
16 tax that everyone is benefiting from. We are --  
17 we as a business community, I think, are always  
18 encouraged as we see the Village's annual reports  
19 or annual presentations that always show your  
20 priorities. One of those priorities is always to  
21 sustain and/or grow the downtown district, and we  
22 saw the TIF as giving monies to provide for that  
23 sustaining or growth in the downtown.

24 I -- you know, I know as a -- from our

1     standpoint, and I can only talk from our  
2     standpoint, most of us in business are in the  
3     same basic category, we're underfinanced.  When  
4     we hit a blow -- when we take a blow, either in  
5     terms of sales or in terms of, you know, the roof  
6     fell in, or in the case of Banbury Fair, two  
7     years ago our sewer broke and \$17,000 unexpected  
8     bill, it's a major blow and to a lot of  
9     businesses it puts you out or under.

10           The TIF was something that we could rest  
11     on, that we could think, well, you know, I don't  
12     know that I want to put a new roof on, but I know  
13     I have the Village as a partner in this, and we  
14     were categorized as being friendly with the  
15     Village in the newspaper recently, and I'm very  
16     proud to be friendly with the Village and because  
17     I think we're a team.  I think all of us are a  
18     team.

19           We're a team, and so I ask you to have an  
20     open mind, and I'll leave you with a little  
21     story, little Banbury Fair story, which is in  
22     2004, we were at a crossroads with our property.  
23     The building was built in 1892 and it was taxed  
24     so heavily that we didn't know what to do, and so

1 Cook County changed their property tax laws that  
2 if you put a residence above and with XY and Z  
3 you could be classified as mixed use. In order  
4 to do that was \$300,000 for us to do that.  
5 \$300,000. And so when we went to the bank and  
6 the bank came out and looked at our property.  
7 The bank said, Bruce, the smart thing to do would  
8 be to tear it down and put in a parking lot. We  
9 can't give you the loan. Sorry. And I said to  
10 them, I said well, the Village has a TIF district.  
11 We're in a TIF district here and we could get  
12 30,000 of that \$300,000 if we qualify for TIF;  
13 and they said, well, because of that, plus the  
14 other things we had to fork up in order to get  
15 the loan, we'll give you the loan; and so instead  
16 of -- we wouldn't have made it a parking lot, but  
17 whomever we sold it to might have made Banbury  
18 Fair, which I think is a building where hopefully  
19 you're proud of when you drive through the  
20 downtown, instead of seeing that you could see a  
21 parking lot; and I know there are a lot of other  
22 properties in the downtown that fall into that  
23 same category, that without any help good luck.  
24 So I hope you keep an open mind to this and vote

1 for it. Thank you.

2 PRESIDENT WALLACE: Thank you, Mr. Suffern.

3 MR. SANDERS: Good evening. My name is Tony  
4 Sanders. I'm the CEO of School District U-46.  
5 Mayor Wallace, members of the Board, it's a  
6 pleasure to be here in front of you this evening.  
7 Just to let you know, I know it's not related to  
8 the TIF, but today was our last day of school and  
9 we made it.

10 PRESIDENT WALLACE: My children know that too.

11 MR. SANDERS: Your children know that. Yeah,  
12 mine do too. I've heard about the countdown the  
13 last 30 days.

14 I'm here before you this evening to  
15 express our board's opposition to the downtown  
16 TIF. In May our board did enter a resolution  
17 that you should have in your materials in  
18 opposition to the TIF. In addition to that, it  
19 was not seated during the public presentation,  
20 but the joint review board also entered in a  
21 resolution in opposition to the tax increment  
22 financing district.

23 Just a few key points from our  
24 perspective. Number one, all EAV is declining

1 across all of U-46 and most of your taxing  
2 districts, so the allegation that EAVs have been  
3 declining more substantially than other areas is  
4 just not factual. All EAVs are declining. The  
5 other reasons why our board entered an objection,  
6 number one, is residential properties are  
7 included within the TIF; and as a result of that,  
8 we could get students, but not the corresponding  
9 increase in values of the property; and further,  
10 that it overlaps areas of the TIF that were --  
11 that just recently expired.

12 I'm glad to answer any questions, but I  
13 just wanted to register our opposition.

14 PRESIDENT WALLACE: Thank you, Mr. Sanders.

15 MS. BUCARO: Hi. My name is Nancy Bucaro.  
16 I'm a co-owner with my husband of V & V Paesano,  
17 along with my son who also runs it now with us.  
18 We also own the former Kohler home next door at  
19 370 and -- South Main Street, and we are in favor  
20 of the TIF district because the regulations to  
21 bring the deteriorating structure up to code are  
22 too cost prohibitive of the Kohler home; and  
23 we've been in business over 33 years now, so it's  
24 not like, you know, we're in and out of business,

1 but we want to do something with that property  
2 and we have -- our roots are here. We're  
3 supportive of Bartlett organizations. We deliver  
4 a quality product and looking for a TIF passage  
5 to be able to continue doing some more  
6 affordably. Please cast your vote for Bartlett  
7 to continue to be a town of progress with pride.

8 PRESIDENT WALLACE: Thank you, Mrs. Bucaro.

9 MS. BUCARO: Thank you.

10 MR. BARRY: Good evening, Mr. Mayor, Madam  
11 Clerk, members of the Board, and staff. My name  
12 is David Barry. I'm a resident of Bartlett. I'm  
13 also a trustee and the new president of the  
14 Bartlett Public Library Board, and I'm here  
15 tonight to speak in opposition to the TIF  
16 district.

17 As you well know, we passed a resolution  
18 against the TIF district and that's been  
19 submitted to the Board. We're speaking against  
20 it because of the effects it might have on our  
21 ability to serve our patrons over the next 23  
22 years. I know there is a lot of people here that  
23 want to speak about it. I'm happy to take  
24 questions, but I think our fellow residents need

1 a chance to speak. Thank you.

2 PRESIDENT WALLACE: Thank you, Mr. Barry.

3 MR. McCLURE: Hi. My name is Don McClure. I  
4 also would like to encourage you to pass the TIF.  
5 I am in favor of it. I live in Bartlett. I live  
6 at 950 Baytree and I also have a business that's  
7 at 111 Railroad. It's McClure Chiropractic, so I  
8 belong in the TIF district, and I'm not asking --  
9 I'm not in favor of this in motivation that I'm  
10 going to use it. I'm somewhat like Bruce, I've  
11 been helped by this.

12 I bought my building -- to tell my story.  
13 I bought my building in 2000 and I was 29 years  
14 old and a little bit naive on how to start a  
15 business. I thought you buy the building and you  
16 build it out; and when I did that, my dad and I  
17 went in and decided where we're going to put  
18 walls and went over to the Village and applied  
19 for a permit, and I had one plaster wall that I  
20 thought should come down.

21 I brought that down and I went over and I  
22 met Brian and I met Jim; and they said, well,  
23 once you expose electric, you have to bring it up  
24 to code, so in my -- and my building was built in

1 maybe 1900, 1899, somewhere in there, and so the  
2 electric was probably put in -- may even be 1920.  
3 I said so I have to change those couple outlets,  
4 and Brian said no. He says you have to bring it  
5 all up to code, so which meant then I had to tear  
6 out every wall and ceiling and I had to pull out  
7 all the electric and I had to put in a new panel  
8 and I had to put in -- and my electric bill  
9 alone -- I thought my build-out might be  
10 somewhere around 20,000, I had that budgeted, and  
11 I got an estimate for the electric and it was  
12 20,000, so the electric alone was 20,000.

13 And the steps need to be redone because  
14 they're old steps, and so I said, well, that's  
15 next. And in order to put in steps, you have to  
16 dig a foundation because that has to be up to  
17 code because it's an old building; and so I got a  
18 bid for that and you also have to make it  
19 handicap accessible, so I had to put in an  
20 elevator.

21 And one thing after another it went up,  
22 and I really, you know -- like Bruce describes, I  
23 didn't have that in the budget and so this TIF  
24 was in place; and as I'm sitting thinking about

1 all of this, my neighbor across the street, Mike  
2 Kelly comes over and shakes my hand and says,  
3 Don, congratulations, and I wasn't necessarily  
4 excited about owning this. I saw a lot of work  
5 that had to be done; and he said, he pointed down  
6 the street, he said you see that factory right  
7 there, and it was just a building, he said that's  
8 going to be the new town center. He said that's  
9 going to be pulled down and it's going to be  
10 landscaped.

11 And right next to me is AT&T, which is  
12 still next to me, but it's just a warehouse, so  
13 when I bought my building, it was a lot. It just  
14 had grass and it was sometimes mowed and  
15 sometimes not mowed and sometimes I went and  
16 mowed it because it looked like it was maybe my  
17 lawn, so that then is landscaped and it's  
18 beautiful. It's right there. It's a beautiful  
19 corner; and it was stop signs and it was kind of  
20 awkward because one way could just come through,  
21 but you had to stop and the others -- and now  
22 there is streetlights and you have this town  
23 center which some people say is a failure because  
24 we don't have Starbucks, but it's beautiful.

1 It's a beautiful center and it's changed.

2 I mean, and so -- and I also want people  
3 to know that when they say TIF, they didn't pay  
4 for me to do this. They didn't write me a check  
5 and say, Don, here is a check for all of your  
6 stuff. I had to pay it and so -- and I did and  
7 then it's a partnership. Like Bruce said, it's a  
8 partnership, and so you get a percentage back and  
9 it helped me and, you know, thank God it was  
10 there. I didn't even know it was there and Mike  
11 Kelly is the one that told me about it and showed  
12 me this and that, and so I'm thankful and I'm  
13 thankful for the next person that tries that,  
14 that it's there for me. There are improvements  
15 that I want to do with my building, but small  
16 things, you know, so I'm not encouraging a vote  
17 yes because I want a TIF. I want it -- I want to  
18 see this area, you know, get better. The train  
19 depot, it's one of the last and original on the  
20 line and we preserve that.

21 My favorite picture in my office -- my  
22 last thing I want to share. My favorite picture  
23 in my office -- I have a picture and a lot some  
24 other places have this, next door to me have this

1 picture. It's a black and white photo and it's  
2 looking up Oak Street and it can see my building,  
3 it can see the Village restaurant, Lucky Jacks,  
4 and Banbury Fair and it's a dirt street and it  
5 was taken in 1902 and those buildings are there  
6 and you can see the resemblance, you can see the  
7 changes and so someone needs to comes in and  
8 rescue Lucky Jacks. That's why I just hope  
9 somebody come in. If this were passed, I think  
10 someone might have the courage like I had the  
11 courage, someone would have the courage to say,  
12 hey, there is a partnership with the Village and  
13 so I would encourage everybody for that. You see  
14 that photograph from 1900 and you just realize  
15 this downtown area is part of history, so that's  
16 why I'm in favor of it. Thank you.

17 PRESIDENT WALLACE: Thank you, Don.

18 MR. NYBERG: Good evening, Mayor, members of  
19 the Board. My name is Larry Nyberg. I live on  
20 801 Poppy Lane. I've lived here in Bartlett  
21 since 1984. I would echo the same things that  
22 Bruce mentioned about why we moved here, the  
23 excellence. It was a beautiful community. I was  
24 in an industry at the time that gave me a lot of

1 insight into how well the police organization and  
2 the fire department was organized, the services  
3 that were provided.

4 I'm not a -- I'm not in business. I don't  
5 own any property in here. I honestly don't know  
6 if I'm in favor of the TIF or if I'm against the  
7 TIF, but since 1984 I've attended enough  
8 meetings, I've seen this village spend an awful  
9 lot of money, do an awful lot of encouragement to  
10 improve downtown; and in what I have seen, if  
11 we've lost a few businesses, we haven't increased  
12 the foot traffic, we haven't increased the  
13 vehicle traffic.

14 We have a bunch of fast food restaurants.  
15 Those aren't going to be bringing in the kind of  
16 money that we're looking for to be bringing to  
17 upgrade the whole area and make this whole  
18 project worthwhile, so what little bit I've read,  
19 I haven't seen anything that talks about how over  
20 the next 23 years spending all this money,  
21 encouraging seed money from a lot of businessmen  
22 who don't have a whole lot of money available,  
23 how that's going to increase the traffic, that's  
24 gonna drive the business, that's gonna increase

1 the revenue, that's gonna increase the taxes. I  
2 don't know if people are deliberately not talking  
3 about that, but I haven't heard very much about  
4 it and that silence to me is deafening. Thank  
5 you.

6 PRESIDENT WALLACE: Thank you, Mr. Nyberg.

7 MR. WERDEN: Good evening. I'm Michael  
8 Werden, 431 South Main Street. I've lived in  
9 Bartlett since 1961. It will soon be 54 years.  
10 I've seen a lot of positive changes here. I love  
11 Bartlett, that's why I'm here tonight. Bartlett  
12 in 1961 was only 1500 people. I've seen the  
13 village grow. If you were here in the 1960s,  
14 Bartlett downtown was a big eyesore. There were  
15 a lot of deteriorated buildings that needed to  
16 come down that were fire hazards. We had fuel  
17 storage tanks along the tracks that were just an  
18 explosion waiting to happen. We had a lot of  
19 things going on that just were not pretty; and  
20 several years ago when Fred Jacobsen gave a  
21 presentation of what Bartlett could look like,  
22 people laughed at him and said what are you  
23 talking about. Are they going to bulldoze  
24 Bartlett, and he said don't you see that these

1 are the buildings that are there now, but you can  
2 inhabit them with businesses and that's what  
3 happened, and we have a lot of things going on  
4 here.

5 I've been a life member of the Bartlett  
6 Historical Society. In 1978 I was 18 years old.  
7 I got on the Bartlett Preservation Area  
8 Commission. That was an ill-fated commission  
9 that was designed to preserve the downtown  
10 district as a historic district, as a B-1, so  
11 that buildings didn't have to be torn down and  
12 people could still run their businesses. It had  
13 a lot of flack and badmouthing just as this TIF  
14 district has had, and the Village really didn't  
15 have the backbone, I don't think, to sustain it  
16 and they let it die; and so, finally, when it got  
17 down to two out of five members left, they just  
18 resigned because nobody was getting replaced as  
19 our terms would expire.

20 In 1979, I was 19 years old. I got  
21 appointed to the zoning board of appeals. I've  
22 been on there for 36 years. I've stayed on there  
23 because I love this town. I want to see the TIF  
24 district passed. I want this to continue to be

1 progress with pride. You are elected trustees.  
2 You have been elected as trustees of this village  
3 to sustain it, to keep it going.

4 One of our most valuable assets is Valerie  
5 Salmons with her expertise in finance. We are  
6 one of the most fiscally sound villages around in  
7 the nation. We have one of the finest police  
8 departments around that's world renown. They do  
9 training and yet we have a downtown that has been  
10 hurting, but if you could have seen it 30 years  
11 ago, it is so much more beautiful than it has  
12 ever been, and it's not a failure of the Village  
13 Board or businesses that has caused it to stop.  
14 We had a horrible event on 9-11-2001 when  
15 terrorists struck the country and the economy has  
16 never fully revived since then.

17 For 23 years I have been a revenue  
18 collection officer for the Illinois Department of  
19 Revenue. I collect taxes. I've covered towns in  
20 the six county area. I have knowledge of what  
21 taxes can do. People are hurting. They're  
22 illegally using -- withholding taxes and sales  
23 taxes and other taxes to finance their business  
24 because of the economy.

1           We have a wonderful opportunity to not  
2     listen to narrow-minded self-interest groups and  
3     to do something for the village of Bartlett and  
4     to pass this TIF district and to keep businesses  
5     afloat. We have successful businesses here.  
6     You've heard from Bruce Suffern from Banbury  
7     Fair. You've heard Nancy Bucaro from V & V. We  
8     have JC's, we have TL's, we have the Savoury, we  
9     have the Derango Family Dental. Businesses that  
10    have made it. Sure some businesses have gone,  
11    but let's keep these other businesses from going.

12           If you could have seen what an eyesore,  
13    other than cornfields, lay east of Main Street  
14    only a few years ago. We had factories and it  
15    did nothing to enhance the beauty of Bartlett and  
16    now because of a town center and a plan and  
17    vision by people who are before us, you see what  
18    you see now and I hope this continues. I hope  
19    you have the backbone to stand and make it  
20    happen. Let's have progress with pride. Let's  
21    pass this TIF district. Let's have Bartlett  
22    still be an outstanding community in this area  
23    and not fall apart because we can't attract  
24    businesses. The failures of the past have not

1     been our fault. We've had things beyond our  
2     control with the economy and even the feds are  
3     talking about finally increasing interest rates.  
4     That's a sign that they see improvement on the  
5     horizon. This is a wonderful opportunity for us  
6     to nab and take advantage of it and grow again to  
7     greatness and have a beautiful town. Thank you.

8           PRESIDENT WALLACE: Thank you, sir.

9           MR. SOBEL: Good evening, Mayor and Trustees.  
10    Privileged to be here. My name is Mike Sobel. I  
11    own Mark Your Space over on Humbracht Circle.  
12    Just to be clear, that's not in the TIF district.  
13    I'm for the TIF and I'm for the TIF for many  
14    reasons that I won't go into tonight, but what I  
15    did want to do is I wanted to share a little bit  
16    of information with you guys.

17           I represent the Bartlett Chamber of  
18    Commerce on the Economic Development Commission,  
19    and many moons ago we were asked to come up with  
20    some ideas on how to help the downtown, and one  
21    of the ideas that we came up with was the TIF,  
22    and through a long process it's come to where we  
23    are today. I'm glad that we're here today and I  
24    hope that the TIF passes.

1           I don't know about you guys, but if you  
2 walk around Brewster Creek and other parts of  
3 Bartlett, most of the small business spots are  
4 not vacant anymore. They're full. It's hard to  
5 find a 2500-square-foot unit anywhere in Brewster  
6 Creek. Go try to find a medium place, space in  
7 Brewster Creek. It's impossible. Hard to find a  
8 large one. That used to be easy as pie.

9           Now people are building and now people are  
10 building out in Blue Heron and the other  
11 industrial park, but guess what area is not  
12 growing. Downtown, and why isn't downtown  
13 growing. It's because it's exorbitantly  
14 expensive for somebody to come in and do anything  
15 and nobody -- if you have a choice to go open a  
16 business and it's going to cost you \$25,000 to do  
17 your build-out or you can be downtown and pay  
18 \$25,000 for that build-out plus 15-, 10-, 25-,  
19 \$100,000 to get up to code, where are you going  
20 to choose to locate your business? Your business  
21 is going to go where it's cheapest and where it's  
22 less expensive and less hassle.

23           Lucky Jacks is a perfect example. You  
24 want to tear that place apart and rebuild it into

1 something new. It's going to cost you \$100,000  
2 just to put a handicap accessible ramp there. Do  
3 you think someone is going to want to locate a  
4 business there? No way. They're going to go  
5 somewhere else where it's easier.

6 I don't want to see Bartlett's downtown  
7 become more -- and this is a harsh word, don't  
8 take it that way -- more blighted than it is.  
9 There are areas that aren't well taken care of  
10 and maintained well and a lot of that is due to  
11 vacancy and things of that nature, and I think if  
12 we don't concentrate on growing that area, that  
13 problem is going to persist and increase over  
14 time. Thank you all.

15 PRESIDENT WALLACE: Thank you, Mr. Sobel.

16 MR. VASILION: Good evening, Mayor and  
17 Trustees. My name is Steve Vasilion. I'm an  
18 architect. My business is at 28 South Water  
19 Street in Batavia. I'm also a former alderman in  
20 the city of Batavia, so I've been on your side of  
21 the table discussing the merits of TIF districts  
22 and how to administer them and to assess their  
23 value. I have three quick points that I wanted  
24 to make.

1           First is that not having a TIF district  
2 puts you at a distinct disadvantage with other  
3 communities. The competition for businesses is  
4 fierce and other municipalities that have TIF  
5 districts in their arsenal of incentives have a  
6 distinct advantage and not having one will put  
7 you behind and businesses who are on the fence or  
8 making that final decision about whether to come  
9 to Bartlett or some other community will go  
10 elsewhere.

11           Second is that in regard to some of the  
12 comments about the school districts, your  
13 proposed TIF district is primarily  
14 non-residential, so the proposed or the impact on  
15 the school district is going to be minimal;  
16 whereas once the TIF district expires, it's going  
17 to result in a huge windfall for the school  
18 district.

19           Lastly, is that it's a common  
20 misconception that TIF districts result in free  
21 money being given to businesses and that's simply  
22 not true. A TIF district allows for a  
23 development to pay for itself over time, that as  
24 the property values increase, the property taxes

1 go up and it's that increase in property taxes  
2 that pay back that money, so it's the business  
3 itself that's repaying this money that's --  
4 that's being granted toward them.

5 That's it for my comments. I do have them  
6 written. May I give a copy to the --

7 PRESIDENT WALLACE: Thank you, sir.

8 DR. ACKERMAN: Good evening. I'm Dr. Robin  
9 Ackerman. I've been in Bartlett for 12 years. I  
10 own Balance Family Chiropractic in Westgate  
11 Commons and Steve is my architect; and as we  
12 researched what to do with my practice, staying  
13 in Bartlett was definitely a key factor, but  
14 honestly, I'm a researcher and there is not a lot  
15 of positives because of the high taxes for  
16 businesses. Staying in Cook County -- it was  
17 like do we stay in Cook or do we go in DuPage?  
18 Well, that's really kind of an easy decision, but  
19 I love the feel of downtown, so we made our  
20 decision. We're actually about to close on the  
21 Bormann building, which is at 366-368 South Main,  
22 next to Still's Bar and Grill and it's a big  
23 project I'm undertaking.

24 We're taking the roof off. We're refacing

1 the front. This hasn't been done very frequently  
2 to some of these older buildings, so I'm really  
3 excited about it. What this would -- I would see  
4 is -- I see a lot of kids in my practice. I see  
5 Bartlett as a kid town. I see us having parades  
6 out front, tents out front, jump houses, community  
7 events, maybe networking with all our other  
8 friends, all these other businesses where we do  
9 events to bring all the kids in the community  
10 together. The little league walks right through  
11 there, so with the TIF money I'm for it because I  
12 definitely think the businesses in Bartlett we  
13 stick together, and I think that's really  
14 important because when you think about a community  
15 we keep it safe, we keep it lively, and we keep  
16 our families happy and healthy, so, yes, I'm  
17 doing a renovation, but the extra funds might  
18 help me do something more outside. Maybe some  
19 beautiful landscaping. I see some kind of  
20 seating area so that when there are parades that  
21 we can invite our patients and some of our  
22 friends to come over and really celebrate the  
23 community feel of Bartlett, the safety that we  
24 feel in Bartlett.

1 I'm excited about the project and I hope  
2 that you all keep an open mind, keep our  
3 businesses flowing. So thank you.

4 PRESIDENT WALLACE: Thank you, Dr. Ackerman.

5 MR. KELLY: Good evening, Mayor, Trustees. My  
6 office is at 118 Bartlett Avenue. At first I  
7 want to thank you for your service in the  
8 community and for all -- (inaudible) I know  
9 you're all doing your best and you're serving us  
10 very well. I just wanted to just give my  
11 perspective on the TIF. Most of my adult life --  
12 I will take exception. I walked in late, so I  
13 apologize, but the downtown was termed a blighted  
14 area, and I spent most of my adult life in this  
15 blighted area, and I've been very happy there,  
16 and my hat is off to all the business people here  
17 that also have been in this area all their lives  
18 and built very nice businesses.

19 What kills -- as we all know, what kills  
20 the downtown is the taxes, the real estate taxes.  
21 That's what does it. There was a -- as we know,  
22 there was a TIF district here for 25 years. That  
23 TIF district did nothing to help the property  
24 taxes of the people -- the business district. In

1 fact, when I bought my building in 1984, that  
2 property, the taxes were about \$800 a year. Now  
3 they're about 20,000 a year and that's the result  
4 of a TIF district for 25 years, and I'm not  
5 blaming the TIF district, but you can see the TIF  
6 district did zero good. We know all the problems  
7 there was closing out the last TIF district and  
8 everyone here did a Yeoman's job trying to close  
9 it out, but that 25 years ago, 15, 20 years ago  
10 we had businesses across the street, we had  
11 Setko, we had viable businesses that employed 50,  
12 60 people. Those aren't there anymore. We have  
13 empty buildings across the street, so I got to  
14 give you my opinion, I really don't think --  
15 spoken to someone who never received a penny from  
16 the TIF district and looking at the list in the  
17 paper, I think I was one of the few that didn't,  
18 never got a penny, so I just would like to just  
19 make it clear from someone who's been here a  
20 long, long time and who built a building here and  
21 who has invested his life here that I think the  
22 TIF district in that area is misplaced. It may  
23 be fine other places in this town, but not here.  
24 Thanks a lot.

1           PRESIDENT WALLACE: Thank you, Mr. Kelly, and  
2 thank you for your service.

3           MR. PIERSCIONEK: Hi. Art Pierscionek,  
4 925 Auburn Lane in Bartlett. I'm here tonight to  
5 represent the narrow-minded self-interest group  
6 from Bartlett, otherwise known as the taxpayers.  
7 Ultimately, it seemed like tonight there has been  
8 a lot of pitting businesses for or against and  
9 it's not really what people are here about  
10 tonight. We all want the businesses to succeed  
11 downtown. We probably all use a couple of them,  
12 maybe not all of them, but the truth is there is  
13 more people that avoid downtown than are actually  
14 coming to it. Okay.

15           Ultimately, the taxpayers are the ones  
16 that are going to be paying the most for this  
17 because as has been pointed out by some of the  
18 other taxing bodies here, they're going to get  
19 the continued growth from this area and they're  
20 going to have to make that money up from  
21 somewhere else and that's going to come from all  
22 of our pockets, the other businesses, the other  
23 residences.

24           It's great to have a great downtown, but

1 it's been pointed out here, one of the obvious  
2 problems is the taxes, Cook County taxes. It  
3 might be better off to hire Mike Madigan as a  
4 consultant, drag the downtown into DuPage, and  
5 then we might have a better chance of bringing  
6 businesses down here. Mike Sobel pointed out  
7 too, our TIF district out in Brewster Creek, it's  
8 full. What's the magic secret there? DuPage  
9 County. The Cook County side we have nothing  
10 there. Okay. I saw recently Mayor Craig from  
11 Hanover Park was part of a business consortium  
12 meeting with ex state Senator Steven  
13 Rauschenberger. They were looking at ways to  
14 change Cook County, change the tax structure, do  
15 something like that. I would rather see our  
16 resources devoted to something like that right  
17 now than to take a chance with this.

18 Now, as said, Brewster Creek is a great  
19 success story for TIF districts, at least the  
20 DuPage side, but right now it's not the right  
21 thing to do. There is too many unknown  
22 possibilities with the state, with what's going  
23 down in Springfield with the other taxing bodies.  
24 I would suggest tabling this for now,

1 re-addressing it in maybe two years, and at that  
2 time maybe have a better plan to put out to the  
3 residents and the businesses what we're going to  
4 do with this, what we're going to expect with it,  
5 and have some milestones.

6 We saw the downtown. It did improve, but  
7 it nowhere met the expectations that were  
8 promised back when it was done. The Examiner has  
9 been brutal on the old TIF district too. I don't  
10 know how much of that is true or not true, but if  
11 a quarter of the stuff is true of how some of the  
12 expenses were done, we need to look at that too,  
13 how to get a better handle on how the money is  
14 spent and reported because, you know, the one guy  
15 said there is no free money here. I'm sorry, but  
16 the people that I hang around with, the \$100,000  
17 at 2Toots, really? The 50,000 or so that the  
18 Bartlett Fire District got that doesn't even pay  
19 taxes, that wasn't free money?

20 So ladies and gentlemen, you have a tough  
21 decision here, but also the rest of the taxing  
22 bodies in this whole area that represent us too  
23 said loudly and clearly this isn't the time for  
24 it. Thank you very much.

1           PRESIDENT WALLACE: Thank you,  
2           Mr. Pierscioneck.

3           MR. ZIMIK: Good evening. My name is Tom  
4           Zimik. My family has been part of Bartlett now  
5           for 26 years. My wife, Debbie, is here also. We  
6           own 138 South Oak, which some people say, well,  
7           you got it on the market right now, that's a  
8           terrible thing to do. We also own the Bartlett  
9           Coin Shop. We bought the coin shop 15 years ago  
10          with plans of when I retire to move into the coin  
11          shop, do something a little less stressful.  
12          Three years ago I had some health issues and we  
13          decided to simplify our life a little bit. We  
14          put the building on the market 15 months ago and  
15          we love Bartlett. Bruce has got a great  
16          business. We plan on staying here. I plan on  
17          working at the coin shop after I sell the  
18          building and stay downtown, but the building has  
19          been on sale for 15 months. There hasn't been  
20          one person that looked at it. The TIF money is  
21          needed. We need to do something that's going to  
22          revitalize this area. I hear taxes and  
23          homeowners don't want to be stressed with the  
24          taxes.

1 I want to share something with you. We  
2 purchased the building in 2003. The property  
3 taxes for 138 South Oak was 15,400. This year  
4 the property taxes are 32,000. That's asinine.  
5 It costs me \$300 a month -- excuse me. \$3,000 a  
6 month in property taxes. We've got six tenants  
7 over there now. The only way I could get people  
8 in there to fill the space is by discounting the  
9 space. Paying for the utilities for them. We  
10 got six people in the building now. It was so  
11 vibrant on Saturday. We had a grand opening for  
12 Ion Nutrition. It was pouring rain. It was the  
13 crappiest day we could have ever had. There were  
14 50 to a hundred people that showed up there and  
15 that made me realize there may be some hope for  
16 this downtown area, but when you're paying  
17 \$32,000 a year in taxes you just can't survive.

18 I hope that you folks can really look at  
19 the TIF district as something that -- I put  
20 together some rough numbers and then I'm going to  
21 sit down because I could rattle on forever if I  
22 have a microphone, but my wife and I we utilized  
23 the TIF district to the tune of a little bit over  
24 \$10,000 over a ten-year period and that was the

1 savings that we had. I get so aggravated when I  
2 read the Herald -- excuse me -- the Examiner when  
3 they had everybody listed in there that the  
4 Bartlett Coin Shop, Tom Zimik received \$10,000 in  
5 TIF money. They should have put one more column  
6 in that paper. During that ten-year period that  
7 I received 10,000, I paid one quarter of a million  
8 dollars in taxes. Those numbers are stupid. I  
9 want to stay down here. I want my family to stay  
10 down here. I want to run my business, but all of  
11 us here that have our businesses down here, we  
12 need some help and that's what we're here for  
13 tonight.

14 PRESIDENT WALLACE: Thank you, Mr. Zimik.

15 MR. McCARTHY: Good evening. My name is Jim  
16 McCarthy, 1175 Independence Drive. I am a  
17 30-year resident. My wife and I have raised our  
18 family here. My wife's credit card has been in  
19 Banbury more than once. V & V gets our credit  
20 card on a regular basis; and before I begin my  
21 comments to all the businesses in Bartlett, I  
22 appreciate your work. It is not easy to run a  
23 small business. I know that very well.

24 Mayor Wallace, members of the Board,

1 staff, I do not envy you. Your decision is going  
2 to be a difficult one, but that's what you're  
3 elected to do, is to make the difficult  
4 decisions. With that I am here this evening to  
5 speak in opposition to the proposed downtown TIF.  
6 While I see great value in the Brewster Creek  
7 TIF, the Route 59 TIF, and others, I am just very  
8 uncertain as to the viability and the success of  
9 this particular TIF. Every taxing body other  
10 than the Village will lose revenue and, quite  
11 simply, I don't see the value in taking that risk.

12 The fire districts only source of revenue  
13 are tax dollars. We don't get sales tax revenue.  
14 We don't get motor fuel tax. We don't have a  
15 place, other than the tax dollars to raise  
16 revenue. As such, I find it very difficult to  
17 saddle future trustees and to saddle the  
18 residents that are outside of the village of  
19 Bartlett, of which make up about 20 percent of  
20 the people who we serve. We are asking them to  
21 pull more than their fair share of the load.  
22 It's simply not fair.

23 I would ask that you give careful  
24 consideration before voting for the proposed TIF.

1 The previous TIF served its purpose, but  
2 proposing a second TIF for effectively the same  
3 area is just not best business practice. In the  
4 future, maybe, but right now, no. Thank you.

5 PRESIDENT WALLACE: Thank you, Mr. McCarthy.

6 MR. LEO: Good evening. My name is Jim Leo.  
7 My partner, Brett Gaylord, together we own The  
8 Still Bar and Grill. We came to town in 2014  
9 because we saw an enormous untapped market and a  
10 great opportunity. We've heard a lot of great  
11 points tonight, you know, and I could relate to  
12 the Cook County tax piece of it, but that's what  
13 we have to deal with. We support the TIF, and  
14 I'll give you a few reasons why.

15 First of all, we have a barbecue themed  
16 restaurant, so for the people out here who have  
17 been to the Smoking Pit, our pulled pork sandwich  
18 is better and we say it with a lot of confidence.  
19 We like competition.

20 We get asked a lot about what do you think  
21 about this place opening up or that place opening  
22 up. For us it means foot traffic in the downtown  
23 area and that benefits everybody because it's new  
24 diners that would go to Bloomingdale, other

1 municipalities. Now they come to the downtown  
2 area and that just helps everybody. We support  
3 the TIF because it spreads a wide net over a wide  
4 area. It accelerates a development where we  
5 would put something off five or seven years  
6 because we have expansion plans, this gives us an  
7 opportunity to do it year one, year two; and if  
8 the other businesses think the same way, that's  
9 how a TIF benefits a community, so we welcome the  
10 TIF. We welcome people staying in the downtown  
11 area. Thank you.

12 PRESIDENT WALLACE: Thank you, Mr. Leo.

13 MR. GORSKI: I'm Andy Gorski. Myself and my  
14 two brothers own Bartlett Plaza. We started  
15 Bartlett Plaza in 1977. Two years later we  
16 expanded and we put in another 15,000 square  
17 feet. Bartlett was growing. We wanted to expand  
18 our shopping center, but at the time the interest  
19 rates were very high. The Village came to us and  
20 they said that we're forming a TIF and we would  
21 like to help you out. We went ahead and borrowed  
22 \$2 million to put in another 30,000 square feet.  
23 We got -- right now we got additional 13 more  
24 tenants in the 30,000 square feet.

1           Our biggest problem is trying to pay the  
2 taxes and everybody has brought up the taxes.  
3 Since 1995 we paid over \$8 million in taxes. The  
4 only -- we don't mind paying the money. Our  
5 problem is our competition in DuPage has certain  
6 rents. We have to go ahead and have lower rents  
7 in order to make up for the taxes that we pay and  
8 all I want to say is this, nobody brought up an  
9 example of what the TIF can do and that was the  
10 TIF -- this is what the TIF did for us and we  
11 really appreciate it, and I believe that the same  
12 improvement could be done in other parts of  
13 Bartlett.

14           PRESIDENT WALLACE: Thank you, Mr. Gorski.

15           MR. LANGFELDER: Good evening, Mayor Wallace,  
16 fellow Trustees, and all the participants. I  
17 heard the last couple minutes about passion in  
18 your heart about this community, and I  
19 congratulate each and every one of you, but as a  
20 trustee of the Bartlett Fire Protection District  
21 I do not speak for the board, but what my  
22 experience is the last two months what I have  
23 witnessed.

24           Back on May 14th we had the joint review

1 board come together, the school district, library  
2 board, Hanover Township, Bartlett Park District,  
3 Bartlett Fire Protection District, came back  
4 together to disqualify the qualifications for the  
5 TIF, and I will read from the joint review board  
6 of the taxing bodies. Excessive vacancies do not  
7 exist as Kane, McKenna and Associates report  
8 indicates an occupancy rate of greater of 75  
9 percent within the redevelopment project area  
10 overall and an 80 percent commercial property  
11 occupancy.

12 The findings of the joint review board,  
13 inadequate utilities do not, have not existed in  
14 the redevelopment project area. If these  
15 conditions did exist, they would have been  
16 reasonably addressed in the prior downtown  
17 Bartlett TIF district prior to funds being  
18 refunded to effective tax jurisdictions.

19 The third point, lack of community  
20 planning. Lack of community planning does not  
21 exist. The redevelopment project area was  
22 developed over the past 25 years with the benefit  
23 of tax increment financing district plan and  
24 financing. The Metra station is an asset to the

1 Village and was recently renovated with the  
2 benefit of extensive planning by the Village.

3 The fourth point, deterioration.

4 Deterioration of structures and site improvements  
5 does not exist. The Kane, McKenna and Associates  
6 report identified 41 percent of the buildings in  
7 the RPA had either major, minor defects.  
8 However, the report did not separate the major  
9 from minor defects, thus failing to demonstrate  
10 adequate major defects. Additionally, 87 percent  
11 of parcels with the site improvements did not  
12 show signs of deterioration per the report.

13 Number five, obsolescence. Obsolescence  
14 does not exist. As stated previously, an 80  
15 percent commercial occupancy rate demonstrates  
16 that the area is not in the condition or process  
17 of failing and to disuse or that structures has  
18 become ill suited for their original use.  
19 Additional, if obsolescence had been present, the  
20 Village would have addressed it during the prior  
21 downtown TIF before refunding funds to effective  
22 tax jurisdiction.

23 And number six, lack or decline of the  
24 EAV. Lag in equalized assess valuation, EAV,

1 growth does not exist in the RPA as defined by  
2 the statute having decreased for the last five  
3 years at a rate less than the CPI for the last  
4 five years. However, it should be noted that  
5 similar EAV trends are present throughout the  
6 Cook County portion of Bartlett and significant  
7 areas throughout the region and, consequently,  
8 this criteria may not be the spirit and  
9 legislative intent of a TIF qualifying factors.

10 Based on those qualifications of the TIF,  
11 we had five taxing bodies meet in the same room.  
12 With these five taxing bodies, they came back to  
13 meet with the other trustees and passed a  
14 resolution as a joint body and passed it five to  
15 one, so I hear the business people here, and I do  
16 sympathize with tough economic times and, Bruce,  
17 the first table and kitchen set I bought was at  
18 your shop for our first house, but it is a tough  
19 business and we have to shop the areas in  
20 downtown Bartlett along with 59, Lake Street. So  
21 thank you, Board and people.

22 PRESIDENT WALLACE: Thank you, Mr. Langfelder.

23 MS. GILESS: Could he state his name for the  
24 record?

1           PRESIDENT WALLACE: Jay Langfelder. Just for  
2 the record, Jay, the packet that was put out  
3 actually talks about each one of those things and  
4 your site is well noted in the public hearing  
5 here, but they also refute the fact that those  
6 are false, so in the packet here it refutes that  
7 those are false.

8           Anybody else?

9           MR. PLONCZYNSKI: I have a letter that was  
10 given to me by one of the business owners. He  
11 would like me to read it into the record.

12          PRESIDENT WALLACE: Why don't we let this  
13 gentleman go. Go ahead.

14          MR. PERRY: Thanks for hearing me today,  
15 Trustees. My name is Bob Perry, and I'm a  
16 resident of Bartlett for 20 years. My background,  
17 personal background, is a small business owner.  
18 I've owned three small businesses and sold three  
19 small businesses. I feel I have the background  
20 to represent the small businesses that are here  
21 in Bartlett. I also am a member of the Economic  
22 Development Commission.

23                 Why did I vote for the TIF? I voted for  
24 the TIF because small business is the heart and

1 soul of America, not just Bartlett. Ask any  
2 economic -- anyone who does economy, small  
3 business is the heart and soul of any town or  
4 country.

5 Now, there are developers that are waiting  
6 in the wings for this TIF, whether it's going to  
7 go through or not. Why do we need developers?  
8 Why does any town need developers? To develop.  
9 New tax money. Business owners are waiting for  
10 this money also to pass the TIF, so any help from  
11 outside sources are going to be beneficial to the  
12 business owners who make the economy grow and  
13 help the Village to pay it's taxes and to pay  
14 it's bills, so I support the TIF strongly because  
15 it's the right thing to do. Leadership can be  
16 defined as doing the right thing in spite of  
17 personal and political consequences. Thank you.

18 PRESIDENT WALLACE: Thank you, Mr. Perry.

19 Jim, you want to read the letter into the  
20 record?

21 MR. MRAZ: The letter is from Edward Krueger,  
22 610 East Turner. He is the owner of Main Street  
23 Plaza.

24 My name is Edward Krueger and for some

1 time I have owned the southernmost two-thirds of  
2 the retail property in downtown Bartlett commonly  
3 known as Main Street Plaza. I am writing simply  
4 to ask that in your decision-making process  
5 regarding the redevelopment plan and the TIF  
6 funds that it would provide to local business and  
7 property owners you consider the prospective of  
8 one of those property owners.

9 I rely on rent. I must find tenants to  
10 rent the space in my property so I can pay my  
11 bills. Bills, which amongst other things include  
12 repairs, maintenance, property taxes, and  
13 insurance. I work hard to keep my property in  
14 good repair regardless of vacancies and short  
15 falls in rental income. I sweep the sidewalks,  
16 cut the grass, patch and paint, and do whatever I  
17 can to make the building attractive to businesses  
18 and their customers alike. Finding and keeping  
19 good tenants depends on the quality and appearance  
20 of my property. I am proud of my property and  
21 the condition it is in. However, my ability to  
22 service my own building is limited. At times  
23 there are major repairs needed to keep the  
24 building functioning in a manner worthy of the

1 tenants and their customers. At times the  
2 appearance of the building and the quality of the  
3 exterior and the parking lot are in need of  
4 expensive repairs and maintenance. At times it  
5 is very difficult to afford the cost of hiring  
6 the appropriate contractors to provide the needed  
7 repairs; and in recent years, I have experienced  
8 a high level of vacancy making it more difficult.

9 I am doing my best to weather the storm of  
10 a bad economy, as many people are doing. There  
11 will be good and prosperous times again, of  
12 course. In the meantime, it still rains and  
13 snows and the sun still beats down in the summer  
14 all causing wear and tear. If I am to keep my  
15 building in the best condition so that it remains  
16 an attractive property during good times and bad,  
17 I cannot cut costs while waiting for the economy  
18 to get better. All Bartlett property owners must  
19 be able to attract business tenants so that  
20 Bartlett prospers and its citizens have available  
21 the services and retail establishments that make  
22 them proud and happy residents.

23 TIF money helps property owners maintain  
24 attractive quality locations which will attract

1 quality businesses for the citizens of Bartlett  
2 to enjoy. TIF money helps owners afford needed  
3 repairs at times when the risks of ownership make  
4 it difficult, if not impossible, to afford.  
5 Consider the extremely high real estate taxes  
6 that burden commercial property owners in this  
7 area, especially in Cook County. I must pay my  
8 real estate taxes on time regardless of rent  
9 shortages or needed repairs and improvements.  
10 And regardless of vacancies and rent decreases,  
11 property taxes have increased relentlessly in  
12 recent years. The property taxes I have paid on  
13 my building have averaged 40 percent of my rental  
14 income over the past four years and 38 percent of  
15 my rental income for the past seven years. The  
16 taxes I paid in 2014 were 9.5 percent of the  
17 value of my property based on a recent appraisal.  
18 These are very high percentages.

19 If the Bartlett community wants to have  
20 attractive convenient downtown area for shopping  
21 with quality retail proprietors, then investment  
22 in this area, including TIF, is critical. In the  
23 long run, a thriving business community will pay  
24 plenty in real estate taxes and sales taxes

1 making TIF funding a worthwhile investment.

2 Thank you for your consideration.

3 Sincerely Edward Krueger.

4 PRESIDENT WALLACE: Thank you, Mr. Krueger.

5 At this point we will take any comments from the  
6 Board and we will address anything of the public  
7 hearing.

8 TRUSTEE REINKE: Don't we have more people  
9 that want to say --

10 PRESIDENT WALLACE: Oh, okay. Sorry. I  
11 didn't notice. Thank you, Trustee Reinke.

12 MR. WERDEN: Michael Werden. We've had a lot  
13 of valid points that have been brought up. In  
14 Cook County, the taxes are high in businesses.  
15 In DuPage County, they're pretty high on  
16 residences. We -- I don't think people move to  
17 Bartlett because it's advertised for being low  
18 taxes. We move here for quality of life and in  
19 the past we've had controversial decisions thrust  
20 upon us. In the late '70s and the early '80s,  
21 the Village Board had to come up with a  
22 moratorium so that developers wouldn't walk away  
23 with the town. That was a hard decision to make  
24 and it was unpopular, but it proved to be a good

1 one. We had problems with the bale fill. We  
2 fought that and we overcame it, and the decisions  
3 as you have to make now are not going to be easy.  
4 Some people are not going to like it, but you  
5 still need to think about the future and be one  
6 of the village boards who took a proactive stance  
7 in getting things done.

8           Years ago when Ellen Meyer was a trustee,  
9 she said I don't think of the tri village as  
10 Bartlett, Hanover Park, and Streamwood. I think  
11 of it as Bartlett, Barrington, and Wayne; and if  
12 we continue to let the downtown go, we're never  
13 going to see anything like that. We need to have  
14 more progress and do it with pride and make sure  
15 that Bartlett downtown gets stabilized. It's  
16 already been beautified far more than it ever has  
17 been and it still has more potential; and when we  
18 get more growth and get tax breaks and get people  
19 in here as the economy improves, I believe that  
20 that shall happen. Thank you.

21           PRESIDENT WALLACE: Thank you.

22           MR. KOZIOL: Good evening. My name is George  
23 Koziol. I reside at 654 Hazelnut Court. When I  
24 came here this evening my intent was not to speak

1 on the TIF. After hearing a number of people  
2 speak, I have to be one more citizen who voices  
3 their opinion and hopefully can convince you  
4 that -- to do the tough job and do the right  
5 thing.

6 I'm in favor of the TIF. Why? I believe  
7 the TIF could help existing businesses do  
8 improvements and buildouts in their existing  
9 properties. I also believe that the TIF might  
10 help a floundering business stay here in the  
11 community, and I think that's very important that  
12 we maintain the businesses that we have; and  
13 last, but not least, I would like to think that  
14 the TIF will be an incentive for new businesses  
15 to come and build -- and do business in Bartlett.  
16 Please vote in favor of the TIF. Thank you.

17 PRESIDENT WALLACE: Thank you, Mr. Koziol.

18 MR. THEDE: Hi. My name is Scott Thede,  
19 1195 Princeton Drive. I'm having trouble  
20 understanding how taxes -- cutting taxes on five  
21 bodies is going to benefit everybody else, and  
22 I'm going to come back to the letter for the Main  
23 Street Plaza. I've been here since '78. Back in  
24 the '80s and '90s, you couldn't even go there.

1 Village Pizza was so packed every night with  
2 little league teams. It was unbelievable.  
3 Bartlett residents as a consumer has decided  
4 that's not the place to go anymore. So we're  
5 supposed to take money from other taxing bodies  
6 to help that area when we know that the kids have  
7 gone to a small business called Bannerman's out  
8 on 59.

9 I want every Bartlett business to succeed,  
10 but I also understand that to succeed you have to  
11 have a product that people will pay for and that  
12 will give you enough income to pay all your  
13 expenses. Bottom line, that's the way it's  
14 always been. 37 years Bartlett downtown really  
15 has not changed that much in 37 years. It's --  
16 we've got the train tracks. We seem to forget  
17 that that is there. It's been there forever.  
18 I'm not sure there is a logical solution, but I  
19 do not think we should take money from other  
20 taxing bodies to try and improve it. It has to  
21 improve on its own. Economics somewhere along  
22 the lines has to take care of itself. Thank you.

23 PRESIDENT WALLACE: Thank you.

24 MR. HOROWICH: Good evening. My name is David

1 Horowich, and I'm -- for the last two and a half  
2 years I've been the new owner of beautiful  
3 Bartlett Town Center. I know the center has been  
4 a bit controversial, but since I've taken over  
5 ownership, we have brought in three new tenants  
6 and a fourth is expanding currently. We only  
7 lost one tenant since I've taken over and that  
8 was because the tenant wanted to expand and felt  
9 like there wasn't enough parking in front of the  
10 building to expand, so she went elsewhere in  
11 Bartlett.

12 I am in favor of the TIF to further  
13 improve the downtown area. In my opinion as an  
14 owner, not just Bartlett Town Center, but other  
15 buildings in other downtowns nearby, what this  
16 downtown needs, in my opinion, is more traffic.  
17 The way you get that is by more and improved  
18 businesses which a TIF can bring in. Thank you.

19 PRESIDENT WALLACE: Thank you Mr. Horowich.

20 Seeing no other people interested in  
21 speaking, does the Board have any comments?

22 UNIDENTIFIED SPEAKER: Well, I have a  
23 question. One of the speakers indicated that  
24 there were developers waiting in the wings. Can

1 staff shed any light on that for us?

2 MR. PLONCZYNSKI: Yes, we get calls regularly  
3 from people who are interested in either  
4 purchasing existing properties and -- or wanting  
5 to redevelop existing properties. There are  
6 several that are waiting to see the outcome of  
7 this TIF district discussion until they make  
8 their decision on purchasing properties. We have  
9 other people who have -- who are not here who own  
10 existing properties and, as kind of in the same  
11 vein, that they would like to sell their property  
12 to somebody who could possibly redevelop and  
13 those people are waiting until they hear the  
14 outcome of the TIF as to whether or not they want  
15 to purchase it. That's an accurate statement. I  
16 don't want to disclose any names of anybody in  
17 the risk of exposing somebody in case the deals  
18 don't go through.

19 UNIDENTIFIED SPEAKER: One of the things that  
20 I'm struggling with is the lack of a plan, and I  
21 understand that this is a conservation district,  
22 so we're not necessarily talking about, you know,  
23 redevelopment situation, but I am concerned about  
24 a lack of a plan and one of the things that

1 residents complain to me most about is, well,  
2 let's bring this type of business to downtown,  
3 let's bring that type of business downtown. A  
4 friend of mine suggested an ice skating rink and  
5 a lot of that stuff sounds wonderful, sounds like  
6 it would work well for us, but the TIF isn't self  
7 executing. We've got to get there somehow, so I  
8 would encourage -- if we're in a position to do  
9 so, I would encourage these developers to come to  
10 us. You know, come tell us what they would do if  
11 the TIF passes because right now you don't want  
12 to disclose anything and I understand that. I do  
13 a tremendous amount of development work, so I  
14 understand the behind the scenes, but, you know,  
15 this a public body, this is a public decision,  
16 and we need that information, so if there are  
17 developers out there, I would encourage them to  
18 come forward and tell us what's on tap.

19 PRESIDENT WALLACE: That's a pretty -- I  
20 wouldn't say constant, but a steady stream of  
21 people that we meet with.

22 UNIDENTIFIED SPEAKER: How do we gauge how  
23 serious they are? How do we gauge how feasible  
24 they are?

1           PRESIDENT WALLACE: Well, that's a very good  
2 question. They don't waste time and I can tell  
3 you in competition with -- conversations with  
4 other mayors, Bloomingdale just passed their TIF  
5 and I've had a conversation with that community  
6 and it's tough. It's tough competition.

7           Did you have anything else?

8           UNIDENTIFIED SPEAKER: No.

9           PRESIDENT WALLACE: I have a technical question  
10 and one of the residents brought this up regarding  
11 a consortium that I've been privy to and it's in  
12 reference to trying to amass resources to fight  
13 the Cook County tax burden; and technically  
14 speaking, are TIF funds -- is there any type of a  
15 part of the TIF legislation that allows you to  
16 use that in consortium with something like that?  
17 Marketing?

18          MR. PLONCZYNSKI: I mean, TIF dollars can be  
19 used for marketing the downtown area and they  
20 really can't be used to offset the taxes. I  
21 mean, you can't take it and use that to pay your  
22 taxes, but most of the downtown area and the TIF  
23 in terms of what is anticipated since it's a  
24 conservation TIF, it's doing just that, conserve

1 and enhance what's there, so I think what  
2 you're -- the plans would be to take some of the  
3 existing vacant structures with the owners of  
4 those properties and to put those properties back  
5 on the tax rolls to help offset some of the  
6 decreases in some of the other districts.

7 PRESIDENT WALLACE: The information I've had  
8 about that battle is it's a really uphill one to  
9 fight in Cook County.

10 MR. PLONCZYNSKI: A couple years ago I think  
11 Rolling Meadows tried to (inaudible) from Cook  
12 County and I don't think they got anywhere.

13 PRESIDENT WALLACE: It's definitely worth it.

14 UNIDENTIFIED SPEAKER: You should hire Mike  
15 Madigan.

16 PRESIDENT WALLACE: Another comment that I  
17 had, you know, one of the taxing bodies that  
18 spoke this evening, continually increases their  
19 levy to the max, so whether or not their portion  
20 of this tax bill changes or not, we're always  
21 going to get hit with a max on that particular  
22 taxing body, so...

23 Anybody else?

24 MR. PLONCZYNSKI: I think that's it for now.

1           PRESIDENT WALLACE: Very good. I'll entertain  
2 a motion to adjourn.

3           TRUSTEE CARBONARO: So moved.

4           TRUSTEE HOPKINS: Second.

5           PRESIDENT WALLACE: Moved by Trustee Carbonaro.  
6 Seconded by Trustee Hopkins. Will the clerk  
7 please call the roll.

8           MS. GILESS: Trustee Camerer.

9           TRUSTEE CAMERER: No.

10          MS. GILESS: Sorry. Carbonaro.

11          TRUSTEE CARBONARO: Yes.

12          MS. GILESS: Deyne.

13          TRUSTEE DEYNE: Yes.

14          MS. GILESS: Hopkins.

15          TRUSTEE HOPKINS: Yes.

16          MS. GILESS: Reinke.

17          TRUSTEE REINKE: Yes.

18          PRESIDENT WALLACE: We are adjourned.

19                                   (Which were all the proceedings  
20                                   transcribed at the hearing of  
21                                   the above-entitled cause.)

22

23

24

1 STATE OF ILLINOIS )  
 ) SS.  
2 COUNTY OF DU PAGE )

3

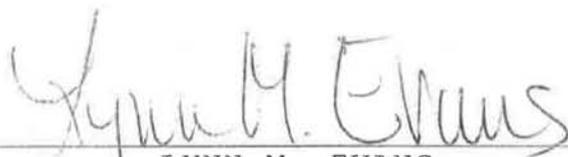
4

5 I, LYNN M. EVANS, CSR, No. 084-003473, a  
6 Notary Public in and for the County of DuPage,  
7 State of Illinois, do hereby certify that LYNN M.  
8 EVANS, C.S.R., transcribed the proceedings had  
9 and the testimony to the best of my ability taken  
10 at the public hearing of the above-entitled  
11 cause, and that foregoing transcript is a true,  
12 correct, and complete report so taken at the time  
13 and place hereinabove set forth.

14

15

16

  
\_\_\_\_\_  
LYNN M. EVANS

17

18

19 My Commission Expires:  
20 May 20, 2017

21

22

23

24

25

**VIA CERTIFIED MAIL – RETURN RECEIPT REQUESTED**



**MEMO**

TO: Affected Taxing Districts and DCEO (Attached Distribution List)  
(Copies sent to Interested Parties Registrants)

FROM: Kane, McKenna and Associates, Inc.

RE: **Proposed Village of Bartlett Downtown Tax Increment Finance (TIF) District**

DATE: April 1, 2015

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**Public Hearing:**

On behalf of the Village of Bartlett, Kane, McKenna and Associates, Inc. is providing to you the enclosed Notice of Public Hearing and Joint Review Board meeting to consider the establishment of the proposed Downtown TIF District. The public hearing is scheduled for June 2, 2015 at 7:00 p.m. at the Village Hall, 228 South Main Street, Bartlett, Illinois.

**Joint Review Board Meeting:**

Additionally, designated taxing districts as identified on the attached distribution list (see *\*asterisked\** governments) are encouraged to send a representative to participate in the Joint Review Board meeting, scheduled for April 22, 2015, 1:00 P.M. in the Village Hall, 228 South Main Street, Bartlett, Illinois. Designated taxing districts include:

Village of Bartlett	Unit School District No. 46
Cook County	Bartlett Public Library District
College of DuPage, District No. 502	Bartlett Park District
Hanover Township	Bartlett Fire Protection District

A public member and chairperson will be selected at the Joint Review Board meeting. Enclosed for your review is a copy of the most recent draft of the proposed TIF Redevelopment Plan. The Plan incorporates a TIF Qualification Report and maps as exhibits to the Plan.

**Further Information:**

For further information about these proceedings and related documentation, please contact Tony Fradin, the Village's Economic Development Coordinator, at (630) 540-5940 during normal business hours, or Chuck Durham and Bob Rychlicki of Kane, McKenna and Associates, Inc. at (312) 444-1702.

Thank you.  
Encl.

cc: Valerie Salmons, Village Administrator  
Jim Plonczynski, Community Development Director  
Tony Fradin, Economic Development Coordinator

Joint Review Board Meeting  
Proposed Village of Bartlett Downtown TIF District  
Village of Bartlett  
228 South Main Street  
April 22, 2015 at 1:00 P.M.

Meeting Agenda

- I. Call to Order (Village)
- II. Introduction of Representatives
- III. Selection of Public Member
- IV. Selection of Chairperson
- V. Review of Joint Review Board Procedures and Duties
- VI. TIF Plan and TIF Eligibility Criteria - Review
- VII. Review of Draft TIF Ordinances
- VIII. Questions/Comments (Chairperson)
- IX. Consideration of a Resolution Recommending Approval of the Redevelopment Plan and Project for the Village of Bartlett Downtown TIF District
- X. Review of Timetable and Next Steps
- XI. Adjournment

**VILLAGE OF BARTLETT  
TAXING DISTRICT DISTRIBUTION LIST  
PROPOSED DOWNTOWN TIF DISTRICT  
TAX CODE 18018**

Ms. Jacqueline Torres  
Finance Director  
Metropolitan Water Reclamation  
District of Greater Chicago  
100 East Erie Street – 2<sup>nd</sup> Floor Finance  
Chicago, Illinois 60611

Mr. P. Craig Ochoa  
Highway Commissioner  
Hanover Township  
250 South Route 59  
Bartlett, Illinois 60103

Mr. Mark Thomas  
Comptroller  
Forest Preserve District of Cook County  
69 West Washington Street – Suite 2060  
Chicago, Illinois 60602

Dr. David Sam, Ph.D., JD, LL.M.  
President  
Elgin Community College  
District No. 509\*  
1700 Spartan Drive  
Elgin, Illinois 60123-7193

Ms. Sheryl Stewart Caldwell  
Department of Planning and Development  
Office of Economic Development  
Cook County\*  
69 West Washington Street – Suite 2900  
Chicago, Illinois 60602

Mr. Michael L. Szyska  
Director  
Northwest Mosquito Abatement District  
147 West Hintz Road  
Wheeling, Illinois 60090

Mr. Brian P. McGuire  
Supervisor  
Hanover Township\*  
250 South Route 59  
Bartlett, Illinois 60103

Ms. Karolyn Nance  
Director  
Bartlett Public Library District\*  
800 South Bartlett Road  
Bartlett, Illinois 60103

Ms. Mary Jo Imperato  
General Assistance  
Hanover Township  
7431 Astor Avenue  
Hanover Park, Illinois 60133

Ms. Valerie Salmons  
Village Administrator  
Village of Bartlett\*  
228 South Main Street  
Bartlett, Illinois 60103

Dr. Kenneth Arndt  
Interim Superintendent  
School District U-46\*  
355 East Chicago Street  
Elgin, Illinois 60120

Ms. Rita Fletcher, CPRP  
Executive Director  
Bartlett Park District\*  
696 West Stearns Road  
Bartlett, Illinois 60103

\* Joint Review Board member

**VILLAGE OF BARTLETT  
TAXING DISTRICT DISTRIBUTION LIST  
PROPOSED DOWNTOWN TIF DISTRICT  
TAX CODE 18018 (continued)**

Mr. Lawrence Wilson  
Comptroller  
Consolidated Elections  
Cook County Clerk's Office  
118 North Clark Street – Room 500  
Chicago, Illinois 60602

Mr. Jim Schultz  
Acting Director  
Department of Commerce and  
Economic Opportunity  
State of Illinois  
100 West Randolph Street  
Chicago, Illinois 60602

Ms. Kristen Vana  
Manager  
Mental Health Board  
Hanover Township  
250 South Route 59  
Bartlett, Illinois 60103

Mr. Michael Falese  
Fire Chief  
Bartlett Fire Protection District\*  
234 North Oak Avenue  
Bartlett, Illinois 60103

\* Joint Review Board member

## NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on June 2, 2015 at 7:00 p.m. at the Council Chambers of the Village of Bartlett, 228 Main Street, Bartlett, Illinois, on the proposed establishment of the Downtown Corridor Tax Increment Financing and Redevelopment Project Area (the "RPA"), Project, and Plan for a tax increment financing program in Bartlett, Illinois, pursuant to the provisions of the "Tax Increment Allocation Redevelopment Act," 65 ILCS 5/11-74.4-1, *et. seq.*, as amended (the "Act").

The RPA is generally bounded by Wilmington Drive on the east, Devon Avenue on the south, Western Avenue on the west and Oneida Avenue on the north. The legal description of the proposed Redevelopment Project Area is attached as Exhibit A.

The proposed establishment of the Redevelopment Plan provides for the Village of Bartlett to implement a set of actions to facilitate primarily industrial redevelopment within this RPA. The contemplated Village of Bartlett actions include, but are not limited to, land acquisition, rehabilitation of existing facilities, the construction of public infrastructure, including water mains, sewer mains and roadways; site preparation; and related professional costs. The Village of Bartlett would realize the goals and objectives of the Redevelopment Plan through public finance techniques including, but not limited to, tax increment allocation financing. A draft of the proposed redevelopment plan shall be on file with, and available for, public inspection during normal business hours, Monday through Friday in the office of the Village Clerk, Village Hall, 228 South Main Street, Bartlett, Illinois.

Pursuant to the Act, a Joint Review Board has been established to review eligibility findings for the proposed Redevelopment Project Area. Pursuant to this Act, this Joint Review Board consists of one representative selected by each community college district, elementary school district, high school district, library district, park district, fire protection district, township, and county that has authority to directly levy taxes on the property within the proposed redevelopment project area; a representative selected by the Village of Bartlett; and a public member. The public member and the Joint Review Board's chairperson shall be selected by a majority of other Joint Review Board members.

Pursuant to the Act, the first meeting of the Joint Review Board must be held at least 14 days after this notice being sent to the Joint Review Board. The first meeting of the Joint Review Board has been scheduled for April 22, 2015 at 1:00 p.m. in the Village of Bartlett Council Chambers, 228 South Main Street, Bartlett, Illinois. The Joint Review Board's recommendation on the proposed establishment of the Redevelopment Project Area and Plan shall be advisory and non-binding and shall be adopted by a majority vote of this Board and submitted to the Village of Bartlett within 30 days after first convening. Failure of the Board to submit its report on a timely basis shall not delay the

holding of the public hearing described above, nor shall it delay any other step in the process of establishing the Redevelopment Project Area.

At this public hearing, any interested person or affected taxing district may file with the Village Clerk written objections to, and may be heard orally with respect to, any issues embodied in this notice. Written comments are invited and can be sent in advance of the hearing to the Village Clerk, 228 South Main Street, Bartlett, Illinois 60103. The Village shall hear and determine all protests and objections at this public hearing. This public hearing may be adjourned by the Village President and the Board of Trustees without further notice other than a motion to be entered upon the minutes of the hearing, fixing the time and place of the subsequent hearing.

**EXHIBIT A  
LEGAL DESCRIPTION**

**BARTLETT DOWNTOWN TIF DISTRICT – LEGAL DESCRIPTION:**

THAT PART OF SECTIONS 34 AND 35, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 16 IN BLOCK 3 IN BARTLETT'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 1873 AS DOCUMENT 121940 AND ALSO BEING THE NORTHERLY LINE OF A 20 FOOT ALLEY; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID ALLEY TO THE SOUTHWEST CORNER OF LOT 10 IN BLOCK 2 IN SAID BARTLETT'S SUBDIVISION; THENCE NORTHERLY ALONG THE WEST LINE OF LOTS 1 THROUGH 10, INCLUSIVE, IN SAID BLOCK 2 TO THE NORTHWEST CORNER OF SAID LOT 1 IN BLOCK 2 AND ALSO BEING THE SOUTH LINE OF NORTH AVENUE; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 1 IN BLOCK 2 AND LOT 30 IN BLOCK 1 IN SAID BARTLETT'S SUBDIVISION AND ALSO BEING THE SOUTH LINE OF NORTH AVENUE TO THE NORTHEAST CORNER OF SAID LOT 30 IN BLOCK 1; THENCE SOUTHERLY ALONG THE EAST LINE OF LOTS 26 THROUGH 30, INCLUSIVE, IN BLOCK 1 IN SAID BARTLETT'S SUBDIVISION TO THE NORTHWEST CORNER OF BOHN'S RESUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 1985 AS DOCUMENT 27423119; THENCE EASTERLY ALONG THE NORTH LINE OF SAID BOHN'S RESUBDIVISION TO THE NORTHEAST CORNER OF SAID BOHN'S RESUBDIVISION; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID BOHN'S RESUBDIVISION TO THE SOUTHEAST CORNER OF SAID BOHN'S RESUBDIVISION AND ALSO BEING THE NORTHERLY LINE OF SAID 20 FOOT ALLEY; THENCE EASTERLY ALONG SAID NORTHERLY LINE OF A 20 FOOT ALLEY TO THE WEST LINE OF SAID SECTION 35; THENCE NORTHERLY ALONG SAID WEST LINE OF SECTION 35 TO THE NORTHERLY LINE OF ONEIDA AVENUE; THENCE EASTERLY ALONG SAID NORTHERLY LINE OF ONEIDA AVENUE TO THE EAST LINE OF BERTEAU AVENUE; THENCE SOUTHERLY ALONG SAID EAST LINE OF BERTEAU AVENUE TO THE NORTHERLY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE SOUTHWESTERLY TO INTERSECTION OF THE SOUTHERLY LINE OF SAID CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD AND THE EAST LINE OF BERTEAU AVENUE; THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF SAID CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD TO THE EAST LINE OF SUPERWASH SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 1994 AS DOCUMENT 94508876; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SUPERWASH SUBDIVISION AND THE SOUTHERLY EXTENSION THEREOF TO THE NORTH LINE OF DEVON AVENUE; THENCE WESTERLY ALONG SAID NORTH LINE OF DEVON AVENUE TO THE

EAST LINE OF PROSPECT AVENUE; THENCE SOUTHERLY ALONG SAID EAST LINE OF PROSPECT AVENUE TO THE SOUTH LINE OF SAID SECTION 35; THENCE WESTERLY ALONG SAID SOUTH LINE OF SECTION 35 AND THE SOUTH LINE OF SAID SECTION 34 TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF HERITAGE OAKS, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 20, 1979 AS DOCUMENT 24884597; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND EAST LINE OF HERITAGE OAKS TO THE NORTHEAST CORNER OF HERITAGE OAKS AND ALSO BEING THE SOUTHERLY LINE OF BARTLETT MUNICIPAL CENTER RESUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 2005 AS DOCUMENT 0517318024; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF BARTLETT MUNICIPAL CENTER RESUBDIVISION TO THE EAST LINE OF OAK AVENUE; THENCE NORTHERLY ALONG SAID EASTERLY LINE OF OAK AVENUE TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 3 IN BLOCK 5 IN SAID BARTLETT'S SUBDIVISION; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF LOT 3 IN BLOCK 5 AND THE EASTERLY EXTENSION THEREOF TO THE SOUTHWEST CORNER OF SAID LOT 3 IN BLOCK 5; THENCE NORTHERLY ALONG THE WEST LINE OF LOTS 2 AND 3 IN SAID BLOCK 5 TO A POINT ON THE EAST LINE OF LOT 11 IN SAID BLOCK 5 THAT IS EQUI-DISTANT BETWEEN THE NORTHEAST AND SOUTHEAST CORNERS OF SAID LOT; THENCE WESTERLY TO A POINT ON THE WEST LINE OF SAID LOT 11 IN BLOCK 5 THAT IS EQUI-DISTANT BETWEEN THE SOUTHWEST AND NORTHWEST CORNERS OF SAID LOT AND ALSO BEING ON THE EAST LINE OF HICKORY AVENUE; THENCE NORTHERLY ALONG SAID EAST LINE OF HICKORY AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 3 IN BLOCK 4 IN SAID BARTLETT'S SUBDIVISION; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 3 TO THE WEST LINE OF SAID HICKORY AVENUE; THENCE NORTHERLY ALONG SAID WEST LINE OF HICKORY AVENUE TO THE SOUTH LINE OF LOT 2 IN SAID BLOCK 4 IN BARTLETT'S SUBDIVISION; THENCE WESTERLY ALONG SAID SOUTH LINE OF LOT 2 IN BLOCK 4 TO THE WEST LINE OF SAID LOT 2 IN BLOCK 4; THENCE NORTHERLY ALONG SAID WEST LINE OF LOT 2 IN BLOCK 4 TO THE SOUTH LINE OF LOT 16 IN SAID BLOCK 4 IN BARTLETT'S SUBDIVISION; THENCE WESTERLY ALONG SAID SOUTH LINE OF LOT 16 IN BLOCK 4 TO THE EAST LINE OF WESTERN AVENUE; THENCE NORTHERLY ALONG SAID EAST LINE OF WESTERN AVENUE TO THE POINT OF BEGINNING.

EXCEPT THAT PART OF SAID SECTIONS 34 AND 35, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2 IN BLOCK 16 IN H.O. STONE & CO'S. TOWN ADDITION TO BARTLETT, ACCORDING TO THE PLAT THEREOF RECORDED JULY 23, 1929 AS DOCUMENT 10435526 AND ALSO BEING ON THE WEST LINE OF BERTEAU AVENUE; THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF BERTEAU AVENUE TO THE SOUTHEAST CORNER OF LOT 6 IN BLOCK 17 IN SAID H.O. STONE & CO'S. TOWN ADDITION TO BARTLETT; THENCE WESTERLY ALONG THE SOUTH LINE OF LOT 6 AND 33 IN SAID BLOCK 17 AND THE SOUTH LINE OF LOTS 6 AND 33 IN BLOCK 18 IN SAID H.O. STONE &

CO'S. TOWN ADDITION TO BARTLETT AND THE EXTENSIONS THEREOF TO THE CENTERLINE OF VACATED TATGE AVENUE; THENCE NORTHERLY ALONG SAID CENTERLINE OF VACATED TATGE AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 5 IN BLOCK 19 IN SAID H.O. STONE & CO'S. TOWN ADDITION TO BARTLETT; THENCE WESTERLY ALONG THE NORTH LINE OF LOTS 5 AND 33 IN SAID BLOCK 19 IN H.O. STONE & CO'S. TOWN ADDITION TO BARTLETT AND EASTERLY EXTENSION THEREOF TO THE NORTHWEST CORNER OF SAID LOT 33 AND ALSO BEING THE EASTERLY LINE OF MAIN STREET; THENCE NORTHERLY ALONG SAID EASTERLY LINE OF MAIN STREET TO THE NORTH LINE OF LOT 35 IN SAID BLOCK 19; THENCE EASTERLY ALONG SAID NORTH LINE OF LOT 35 TO THE NORTHEAST CORNER OF SAID LOT 35; THENCE NORTHERLY ALONG A WESTERLY BOUNDARY OF SAID H.O. STONE & CO'S. TOWN ADDITION TO BARTLETT AND ALSO BEING AN EASTERLY BOUNDARY OF BARTLETT TOWN CENTER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 10, 2003 AS DOCUMENT 0328310201 AND EXTENSION THEREOF TO AN ANGLE POINT IN THE SOUTHERLY BOUNDARY OF LOT 2 IN SAID BARTLETT TOWN CENTER SUBDIVISION; THENCE EASTERLY ALONG A SOUTH BOUNDARY OF SAID LOT 2 TO THE SOUTHEAST CORNER OF LOT 2; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 2 TO THE NORTHERLY BOUNDARY OF SAID BARTLETT TOWN CENTER SUBDIVISION AND ALSO BEING THE SOUTHERLY LINE OF RAILROAD AVENUE; THENCE EASTERLY ALONG SAID NORTHERLY BOUNDARY OF SAID BARTLETT TOWN CENTER SUBDIVISION TO THE EAST LINE OF LOT 10 IN SAID BARTLETT TOWN CENTER SUBDIVISION; THENCE SOUTHERLY ALONG SAID EAST LINE OF LOT 10 TO A SOUTHERLY BOUNDARY OF SAID BARTLETT TOWN CENTER SUBDIVISION; THENCE EASTERLY ALONG SAID SOUTHERLY BOUNDARY OF BARTLETT TOWN CENTER SUBDIVISION AND ALSO BEING THE NORTH LINE OF SAID H.O. STONE & CO'S. TOWN ADDITION TO BARTLETT TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PART OF SAID SECTION 35, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF RAILROAD AVENUE AND PROSPECT AVENUE; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PROSPECT AVENUE TO THE NORTH LINE OF DEVON AVENUE; THENCE WESTERLY ALONG SAID NORTH LINE OF DEVON AVENUE TO THE WEST LINE OF ASBURY PLACE RECORDED JANUARY 27, 2004 AS DOCUMENT 0402719063; THENCE NORTHERLY ALONG SAID WEST LINE OF ASBURY PLACE TO THE SOUTH LINE OF RAILROAD AVENUE; THENCE EASTERLY ALONG SAID SOUTH LINE OF RAILROAD AVENUE TO THE POINT OF BEGINNING.



**INTERGOVERNMENTAL JOINT REVIEW BOARD**  
for  
**Proposed Downtown Bartlett Tax Increment Financing District**

**Meeting on**  
**April 22, 2015**  
**Village Board Conference Room**  
**1:00PM**

**MEETING MINUTES**

**Members Present**

Chairperson Donna Weir, Public Member  
Jim Plonczynski, Village Representative  
Jeff King, School District U-46 Representative  
Rita Fletcher, Bartlett Park District Representative  
Karolyn Nance, Bartlett Public Library Representative  
Mike Falese, Bartlett Fire Protection District Representative  
James Barr, Hanover Township Representative  
Courtney Pogue, Cook County Representative (arrived 1:50 p.m.)

**Members Absent**

Elgin Community College Representative

**Staff Present**

Tony Fradin, Economic Development Coordinator  
Roberta Grill, Assistant Community Development Director  
Jeff Martynowicz, Finance Director  
Todd Dowden, Assistant Finance Director

**Others Present**

Aaron Reinke, Village of Bartlett Trustee  
Bryan Mraz, Village of Bartlett Attorney  
Ed Novak, Bartlett Public Library Trustee  
Jack Budz, Bartlett Public Library Trustee  
Lori Palmer, Bartlett Park District Board President  
Ralph Wood, Bartlett Public Library Trustee  
Jay Langfelder, Bartlett Fire Protection District Trustee  
Chuck Durham, Kane McKenna & Associates

Robert Rychlicki, Kane McKenna & Associates

**I. Call to Order**

The meeting was called to order at 1:05 p.m. Jim Plonczynski, representing the Village of Bartlett, announced that this is the Joint Review Board for the proposed Downtown Bartlett Tax Increment Financing (TIF) District.

**II. Introduction of Representatives**

Introductions were made among the taxing district representatives. Representatives from School District U-46, the Bartlett Park District, the Bartlett Public Library District, the Bartlett Fire Protection District, Hanover Township, the Village of Bartlett and a potential Public Member were present.

Village Attorney Bryan Mraz stated that the taxing districts within the proposed Downtown Bartlett TIF were provided notice of this meeting per State Statute. He inquired as to evidence of certified mailings, which Economic Development Coordinator Tony Fradin displayed and has placed in the Staff case file as proof.

**III. Selection of Public Member**

Jim Plonczynski, representing the Village of Bartlett, moved to select Donna Weir as the Public Member of the Board. Second by Mike Falese, representing the Bartlett Fire Protection District. Motion approved 6-0 by voice vote electing Donna Weir as the Public Member of the Board.

**IV. Selection of Chair**

Library Representative Karolyn Nance nominated Public Member Donna Weir as Chair of the Joint Review Board. Second by Jim Plonczynski, Representing the Village of Bartlett. Motion approved 6-0 by voice vote and Donna Weir was declared Chairperson.

**V. Review JRB Procedures and Duties**

Economic Development Coordinator Tony Fradin distributed informational packets including a summary of Joint Review Board Procedures and Duties to every member of the Joint Review Board, placed on the dais.

Robert Rychlicki of Kane McKenna & Associates provided a brief overview of the procedures and duties. Mr. Rychlicki noted the three possible outcomes of this meeting, including (1) the JRB concurs with the findings and recommendations; (2) the JRB disagrees, which would require a specific basis for the disagreement in writing, which would in turn create an additional thirty (30) day period for the Village to address items disagreed upon; or (3) the JRB is unable to make a decision, which would result in a "Yes" recommendation to move forward with the proposed TIF.

**VI. Review Proposed Downtown Bartlett Tax Increment Financing (TIF) Plan & Eligibility Criteria**

Robert Rychlicki presented a PowerPoint presentation of the proposed Downtown Bartlett TIF Plan & Eligibility Criteria. They noted that they had found six

eligibility factors present with state law requiring a minimum of three of the 13 factors to qualify as a Conservation Area TIF in addition to at least fifty percent of the buildings in the area are 35 years or older.

Mr. Rychlicki stated that in Kane McKenna's professional judgment, the proposed area clearly met the eligibility requirements for establishment of a Conservation Area TIF District.

#### **VII. Review of Draft TIF Ordinances**

Economic Development Coordinator Tony Fradin had distributed Draft TIF Ordinances and a proposed Resolution for the JRB's consideration as part of the informational packets for today's meeting.

Village Attorney Mraz explained the documents that members of the Joint Review Board had in their possession, including a Resolution and Recommendation of Joint Review Board to the Village President and Board of Trustees, and a proposed Ordinance approving the Village of Bartlett Downtown TIF Redevelopment Project Area Redevelopment Plan and Project.

Mr. Rychlicki noted that the Resolution and Ordinances would go to the Village Board no more than ninety (90) days. This is to give the Village Board time to digest comments from the Joint Review Board, the general public and stakeholders within the proposed TIF District.

#### **VIII. Questions/Comments**

Jeff King, representing School District U-46, inquired about residential units impacted by this Redevelopment Plan. Mr. Rychlicki replied that there are approximately six units along North Oak Avenue, a dozen or more townhome units at the east, and a number of second floor units above commercial uses that are included in the proposed TIF District and are in an area where some residential structures can be utilized by some more marginal commercial uses. Ultimately, the marketplace will dictate if those properties ever convert to commercial uses during the duration of the proposed TIF District.

Mike Falese, representing the Fire Protection District, asked Mr. Rychlicki to clarify the three potential outcomes of today's JRB meeting. Mr. Rychlicki explained the three potential outcomes of the JRB including (1) the JRB concurs with the proposed TIF Plan, (2) the JRB disagrees, which would require a written description of the objections based upon Illinois Legislation, not just "we don't like TIFs," and (3) no outcome or recommendation is made, which would equal a Yes for Legislative purposes.

Jim Plonczynski, representing the Village of Bartlett, asked if, in the event of a No vote, if the Joint Review Board or the individual No votes provide the written objection. Mr. Rychlicki replied that the written objection must come from the Joint Review Board as a whole.

Mr. Plonczynski further inquired if the JRB would be required to retain an outside consulting firm to refute the TIF eligibility and who would pay for that. Mr. Rychlicki noted that, in his firm's experience, JRBs have hired outside consultants and that one or more of the taxing districts typically split the cost.

Courtney Pogue, representative of Cook County, arrived at 1:50 p.m.

Village Attorney Mraz noted that, per the TIF Act, the Village of Bartlett would perform the administrative support including typing the report, but the Village is not obligated to hire consultants to refute the TIF analysis. If there is an objection, he noted that this meeting could be adjourned and reconvened, but the report would be due within thirty (30) days if the JRB will refute this analysis.

Mr. King noted that the School Board has not rendered a decision on this proposed TIF, and asked how it is interpreted if he does not vote either way. Mr. Rychlicki noted that this is not addressed in the TIF Act, but would be in accordance with Robert's Rules of Order in regard to abstention. Mr. Mraz noted that U-46 could file an objection in the future, but that it would not be part of the report from today's meeting.

Rita Fletcher, representing the Park District, noted that it is surprising that there is a requirement to hire an outside expert to refute the TIF analysis. Mr. Mraz explained that the TIF Act does not require the hiring of a TIF consultant, but states that a JRB member can vote No. It just has to be based on the criteria that the area does not qualify as a Conservation Area, not just a general "We don't like TIFs." Mr. Rychlicki added that the intent of the TIF Act is to identify specific elements of the Plan that do not meet the criteria if there is an objection.

Mr. Pogue, representing Cook County, asked about the eligibility criteria of obsolescence, vacancies and deterioration.

Mr. Rychlicki noted that the 24% (totally vacant) to 35% (partially or totally vacant) of vacancies is on the higher side of what they have seen. These are also sustained vacancies, not just normal turnover. In consulting with E.D. Coordinator Tony Fradin, Mr. Rychlicki noted that the deterioration and obsolescence includes age of the buildings and outdated electrical, sprinklers and communications systems. Cook County taxes have also had a negative impact.

Mr. Rychlicki then noted that there have been five consecutive years of declining EAV, including lagging behind the Village as a whole's overall EAV in four out of the past five years.

Mr. Pogue inquired as to how many reductions have been granted per the Cook County Assessor.

Mr. Rychlicki explained that the problem here, regardless of reduced Assessments, is a lack of interest. The goal is to get some interest. To refurbish and repopulate vacant structures. This is a similar challenge to older downtowns,

as business locations are driven by parking, exposure and visibility. They choose more heavily trafficked areas and the challenge is to help smaller businesses in a “grassroots” effort to fill the downtown. A TIF could offer offset costs for smaller businesses for things like tenant improvements, parking and site assembly.

Mr. Pogue concluded that part of the excessive vacancies due to a lack of retail in the downtown has caused a loss in sales tax revenues. Mr. Rychlicki agreed, noting that a vacant food store of that size causes a loss of around \$150,000 in revenues (\$15 million or higher in sales), and a restaurant with liquor sales could generate \$1 to \$2 million in sales (\$10,000 to \$20,000 in sales tax revenues). He noted that this results in not only a loss of sales tax, but a loss in property tax revenues and in jobs.

Mr. Rychlicki then further explained their findings of deterioration and obsolescence in some of the older structures in reply to Mr. Pogue’s earlier question. He added that the structures with the long-term vacancies do not generate the income to support ongoing maintenance, for example parking lot maintenance, lighting and facades. There has been a “spiraling” effect and the Village is being proactive because of its concern with this trend.

James Barr, representing Hanover Township, asked for a clarification of the difference between the boundaries of the prior Downtown TIF and this proposed Downtown TIF. Mr. Plonczynski clarified the differences in the boundaries for the JRB.

Mr. Barr asked what the Village of Bartlett would like to see occur during the life of this proposed TIF.

Mr. Plonczynski explained how this proposed TIF came about, with the Village Board directing the Economic Development Commission for recommendations regarding the downtown area. A TIF was one recommendation, and applying to the RTA for a Transportation Oriented Development Plan for the downtown was another.

He noted that the Redevelopment Plan includes the nuts and bolts of what the Village wants with this TIF; to redevelop vacant, abandoned buildings and to improve the streetscape. The Village would like to bring the West Bartlett Road corridor plan into the downtown area, address bike trail links and more. A TIF could help implement that plan and also support increased commercial and mixed-use development.

Mr. Barr questioned the qualification factor of excessive vacancies. Mr. Rychlicki replied that this is a more general qualification, but that downtown Bartlett’s vacancies are of a visible and sustained nature. Most commercial operates at a 10% vacancy rate. He has discussed this high vacancy rate with Tony Fradin and Jim Plonczynski in keeping to the intent of the TIF Act. Staff noted that some of these key vacancies have been for several years.

Mr. Barr asked about the Village's vacancy rate as a whole. Mr. Mraz read from the TIF Act, noting that in terms of qualifying as a Conservation Area, the Act defines excessive vacancies in terms of frequency, extent or duration.

Mr. Pogue asked about any comments or feedback from potential businesses regarding the older shopping center [Bartlett Plaza]. Mr. Plonczynski noted that there was a contract purchaser for Bartlett Plaza, whose contract lapsed due to not wanting to buy the center without a TIF in place to enter into a Redevelopment Agreement. They were the last ones interested in Bartlett Plaza, but others have looked and said the same thing.

Mr. Barr asked two additional questions: how does the "but for" test tie into EAV? And if there are any benchmarks for deterioration and obsolescence.

Mr. Rychlicki answered both, how they are tied together and that the decline in EAV is tied into the older buildings, some 80 to 100 years old, that are deteriorated and obsolete in terms of what modern businesses require. Without a TIF, he questioned the ability to bounce out of this pattern of decline. He mentioned that some are falling into disuse or are used for a different function than what they were originally built for. Mr. Rychlicki noted that they have worked on around 300 TIFs, and this one qualifies based on the totality of the findings.

Mr. Falese inquired about the Vote. He asked if they are voting on if the area meets the TIF Qualification criteria. Mr. Rychlicki clarified that it is based on the qualification factors as well as the Redevelopment Plan goals and objectives. He noted that the Redevelopment Plan mostly calls for a continuation of the development in the area, as mixed-use commercial area with some public improvements. He noted that the Redevelopment Plan would have to come back to the JRB if the Village proposes any major changes in the future, like if industrial uses are proposed or something like a hospital. This plan calls for a continuation of what is present already in the downtown, mixed-use transit-oriented-development.

Mr. Falese asked if a majority of the JRB votes No, do they have to produce another report that justifies why? Mr. Rychlicki noted that, in their experience, some taxing districts have brought in their own experts but, as Mr. Mraz stated, it is not necessary. The report has to be specific regarding what the JRB is not in accordance with, whether with the Redevelopment objectives or the cases have not been made with the qualification factors.

Mr. Rychlicki and Mr. Mraz both explained that the JRB is voting on both the eligibility criteria and the Redevelopment Plan. They reiterated that a No vote by the JRB would have to have some basis and documentation. Mr. Rychlicki noted that the eligibility report is more like an appendix to the Redevelopment Plan. He mentioned that an objection should be specific, so there is something for the Village to refute.

Mr. Mraz noted that the JRB may not be ready to provide this at today's meeting. The JRB meeting can be continued for members to come up with language opposing it specifically addressing the criteria.

Chairperson Donna Weir asked if it is an appropriate time to open the meeting up to questions from those in attendance. Mr. Plonczynski noted that it is fine.

Jay Langfelder, a Trustee for the Bartlett Fire Protection District, asked for a copy of the State TIF Statute. Mr. Mraz noted that the section can be found under the Illinois Compiled Statutes at Section 65 ILCS 5/11-74.3-2. Mr. Rychlicki noted that Staff will send it to him.

Jack Budz, President of the Bartlett Public Library District Board, thanked Staff and Kane, McKenna and Associates for their work on this proposed TIF. He stated that if Kane, McKenna reports that the area qualifies as a TIF, then it does.

Mr. Budz questioned if the Village is putting the cart before the horse. The Redevelopment Plan says what "can" happen rather than what "will" happen. Some of his concerns are (1) if there is \$2 million in land acquisition, will that land be taken off of the tax rolls? (2) how much of the proposed increase in EAV, from \$18.5 million to \$30 million can be attributed to the economic recovery? (3) how much will be spent on items like lamps and hanging baskets?

Mr. Budz added that he has been on the Library Board for twenty-four years and supported the operation of and the extension of the prior downtown TIF. He mentioned that this is a Finance Plan and not an Operational Plan. He asked what to expect and if there would be benchmarks and if the TIF Plan is not meeting them, then how could it be terminated early?

Mr. Budz stated that the Library Board passed a Resolution Opposing the Proposed Village of Bartlett Tax Increment District this past Monday night, and provided it to enter it into the record. He added that it is not the district, itself, that it opposes, but this draft they have before them. So, if some of those concerns are addressed, they may change their position.

Lori Palmer, President of the Bartlett Park District Board, asked if this JRB has the ability to continue this meeting if a decision cannot be reached today. Mr. Mraz and consultants answered Yes.

**IX. Consideration of a Resolution Recommending Approval of the Redevelopment Plan and Project for the Village of Bartlett Downtown TIF District**

Motion by Mr. Plonczynski, second by Mr. Pogue, to approve the Resolution to approve its advisory, non-binding recommendation to the Village of Bartlett to approve the proposed Downtown Redevelopment Plan and Redevelopment Project.

Mr. Barr inquired as to the possibility to continue this JRB meeting to a later date. Mr. Mraz suggested a three week delay, and that the JRB should select a specific date.

Motion by Mr. Barr, second by Mr. Pogue, to continue the Joint Review Board meeting for the proposed Downtown Bartlett TIF District to Thursday, May 14<sup>th</sup>, 2015 at 1:00 p.m.

Motion carried by a 5-2 vote with Mr. Plonczynski and Ms. Weir voting No.

**X. Review of Timetable and Next Steps**

Mr. Rychlicki noted that this will be covered at the continued meeting. He noted that official notices have been sent out, so this meeting is adjourned until May 14<sup>th</sup>.

**XI. Adjournment**

Chairperson Weir entered the Resolution by the Bartlett Public Library District opposing the proposed TIF into the record and called for the meeting to be adjourned.

Mr. Mraz noted that the Motion to continue this meeting served as adjournment also. This was at 2:45 p.m.

Respectfully submitted,

Tony Fradin  
Economic Development Coordinator



**INTERGOVERNMENTAL JOINT REVIEW BOARD**  
**(Continued Meeting) for**  
**Proposed Downtown Bartlett Tax Increment Financing District**

**Meeting on**  
**May 14, 2015**  
**Village Board Conference Room**  
**1:00PM**

**MEETING MINUTES**

**Members Present**

Chairman Donna Weir, Public Member  
Jim Plonczynski, Village Representative  
Jeff King, School District U-46 Representative  
Rita Fletcher, Bartlett Park District Representative  
Karolyn Nance, Bartlett Public Library Representative  
Mike Falese, Bartlett Fire Protection District Representative  
James Barr, Hanover Township Representative

**Members Absent**

Elgin Community College Representative  
Cook County Representative

**Staff Present**

Tony Fradin, Economic Development Coordinator  
Roberta Grill, Assistant Community Development Director  
Todd Dowden, Assistant Finance Director

**Others Present**

Aaron Reinke, Village of Bartlett Trustee  
Ray Deyne, Village of Bartlett Trustee  
Bryan Mraz, Village of Bartlett Attorney  
Jack Budz, Bartlett Public Library Trustee  
Lori Palmer, Bartlett Park District Board Commissioner  
Dan Palmer, Village Resident  
Gerald Kubaszko, Chairman, Economic Development Commission  
Jay Langfelder, Bartlett Fire Protection District Trustee  
Dave Barry, Bartlett Public Library Trustee  
Art Pierscioneck, Village Resident

Ted Lewis, President, Bartlett Park District Board President  
Phil Costello, School District U-46 Trustee  
James McCarthy, Bartlett Fire Protection District Trustee  
Frank Giovannelli, Bartlett Fire Protection District Commissioner  
Chuck Durham, Kane McKenna & Associates  
Robert Rychlicki, Kane McKenna & Associates

**I. Call to Order**

Chairperson Public Member Donna Weir called the meeting was called to order at 1:05 p.m. She noted that this is the continued Joint Review Board meeting for the proposed Downtown Bartlett Tax Increment Financing (TIF) District.

**II. Introduction of Representatives**

Roll call was taken and representatives from the Bartlett Public Library, Bartlett Fire Protection District, Bartlett Park District, Hanover Township, School District U-46, the Village of Bartlett and the Public Member were present. Ms. Weir noted the presence of Village Attorney Bryan Mraz.

**III. Review of April 22, 2015 Joint Review Board Minutes**

Prior to the review of the April 22<sup>nd</sup> meeting minutes, James Barr, representing Hanover Township, made a motion to amend Item #5, Consideration of a Resolution Recommending Approval of the Redevelopment Plan and Project for the Downtown Redevelopment Area, to #5(A), and to add an item #5(B), Consideration of a Resolution Not to Approve the Redevelopment Plan and Project for the Downtown Redevelopment Area.

Motion seconded by Mike Falese, representing the Bartlett Fire Protection District. Motion carried by a 6 to 1 vote, Mr. Plonczynski representing the Village of Bartlett as the No vote.

Karolyn Nance, representing the Bartlett Public Library District, noted that the April 22 minutes did not reflect the presence of Dave Barry. Motion to approve the minutes as amended by Ms. Nance, second by Rita Fletcher, representing the Bartlett Park District. Motion carried by unanimous roll call vote.

**IV. Follow up – Taxing District Review**

Robert Rychlicki of Kane, McKenna and Associates did a short review of items that continued the meeting from April 22<sup>nd</sup> to today. He noted that there was a question about the vacancy rate, which they did not have for the remainder of the Village, and about residential units within the proposed TIF District. Mr. Rychlicki noted that there were only a few residential units, a few townhomes on the east side of the area, some second floor loft units above Bartlett Town Center, and some single family homes on Oak Avenue.

He further noted that this meeting was continued for the taxing districts to review the proposed TIF District with their respective Boards.

Jeff King, representing School District U-46, noted that the School Board approved a Resolution opposing the TIF District. Village Attorney Bryan Mraz noted that the name of the Resolution should be read and entered into the record.

The Resolution was handed to Mr. Mraz, who read the RESOLUTION OF SCHOOL DISTRICT U-46 OPPOSING THE PROPOSED VILLAGE OF BARTLETT DOWNTOWN TAX INCREMENT FINANCING (TIF) DISTRICT into the record.

**V. (a) Consideration of a Resolution Recommending Approval of the Redevelopment Plan and Project for the Downtown Redevelopment Project Area**

Mr. Mraz clarified procedures under Robert's Rules of Order. He noted that there was a motion to approve a Resolution Recommending Approval of the TIF Redevelopment Plan at the April 22<sup>nd</sup> meeting, so that motion is still on the floor and what the Joint Review Board would be voting on.

Roll call vote was taken, and the Motion failed by a 2 to 5 vote.

**V. (b) Consideration of a Resolution In Opposition to the Approval of the Redevelopment Plan and Project for the Downtown Redevelopment Project Area**

Mr. Barr noted that he has handed out a Resolution and Report in Opposition of Recommending the Approval of the TIF Redevelopment Plan and Project for the Downtown Redevelopment Project Area and made a motion for its approval.

Mr. Mraz clarified that this motion recommends against the approval of the proposed Downtown TIF District.

Ms. Nance seconded the motion. Motion opposing the approval of a Downtown TIF Redevelopment Area carried by a 5 to 2 vote.

**VI. Review of the Timetable & Next Steps**

Mr. Rychlicki noted that, according to TIF procedure, the Public Hearing date for this proposed Redevelopment Project Area has already been set for June 2<sup>nd</sup>. He further noted that the Village has thirty (30) days to address the Joint Review Board's concerns, and to identify specific items of opposition that were part of the Resolution just approved.

A brief discussion about continuing this meeting to a date next month took place, with Mr. Mraz and Mr. Rychlicki explaining that the TIF Statute provides for the ability to respond to a negative recommendation.

Mr. Plonczynski noted that there were six qualification criteria met, and there was not a chance of the other JRB members of voting differently. He noted that they have stated their opposition to this TIF, and that now the Village Board should hear from the public at the upcoming Public Hearing. He noted that he does not see a reason to continue the Joint Review Board. He does not think that 30 days will change the viewpoints of the represented taxing districts regarding this

proposed TIF. There were general indications from members present that such was most likely the case.

**VII. Adjournment**

Mr. Plonczynski made a motion to adjourn the Joint Review Board.

Mr. Rychlicki noted that any member of the Joint Review Board can call another meeting, as the TIF statute says "shall respond." He further noted that Kane, McKenna will respond in writing to the points of opposition, in accordance with State Statute.

Mr. Barr seconded the motion.

Mr. Falese noted that if further information is provided by the consultants, that the Fire Board would want to reconsider. Mr. Plonczynski noted that the follow-up information will be provided to the Joint Review Board members.

Motion carried by unanimous roll call vote and the meeting was adjourned at 1:20 p.m.

Respectfully submitted,

Tony Fradin  
Economic Development Coordinator

**RESOLUTION AND RECOMMENDATION OF JOINT REVIEW BOARD**

**CREATED AND CONVEYED PURSUANT TO ILLINOIS TAX INCREMENT  
ALLOCATION REDEVELOPMENT ACT 65 ILCS 5/11-74.4-1 et. Seq. (THE "ACT")**

To: Village President and the Board of Trustees  
Village of Bartlett  
228 Main Street  
Bartlett, Illinois 60103

**WHEREAS**, the Joint Review Board convened pursuant to the Act did meet on April 22, 2015 and May 14, 2015 at the Village Hall, 228 Main Street, Bartlett, Illinois, and was attended by and comprised of representatives of affected taxing jurisdictions within the proposed redevelopment project area, a representative of the Village of Bartlett and a public member pursuant to the Act; and

**WHEREAS**, a public member of the Joint Review Board was willing to serve and was duly selected by a majority vote of all Joint Review Board members present, and a chairperson was duly selected by the Joint Review Board by majority vote of all other Joint Review Board members present; and

**WHEREAS**, the Joint Review Board did carefully review and consider the public record, planning documents and the proposed ordinances designating the Village of Bartlett Downtown Redevelopment Project Area, and the Downtown Redevelopment Plan and Redevelopment Project and the ordinance adopting Tax Increment Financing to be adopted by the Village. The Joint Review Board also reviewed the Village of Bartlett Downtown TIF Plan and Project, including the TIF Eligibility Study for the Redevelopment Project and Plan, prepared by Kane, McKenna and Associates, Inc. After considering all of said matters did agree by a vote of the members of the Joint Review Board that the proposed Village of Bartlett Downtown Redevelopment Plan and Project not be approved. It was also determined that the Village of Bartlett Downtown Redevelopment Project Area does not satisfy the eligibility criteria defined in the Act, and the Redevelopment Project Area does not qualify as a conservation area, as such term is defined in the Act. Further, the Redevelopment Project and Plan as presented are not conformant with the requirements of the Act.

As such, the majority of the Joint Review Board did direct the chairperson of the Joint Review Board to prepare and submit to the Village Board of Trustees, Bartlett, Illinois, its recommendation so finding.

**NOW THEREFORE, BE IT RESOLVED** the Joint Review Board does hereby submit its advisory, non-binding recommendation to the Village of Bartlett, Illinois that the proposed Downtown Redevelopment Plan and Redevelopment Project, not be approved and that the Village of Bartlett Downtown Redevelopment Project Area does not satisfy the requirements of the Plan does not fulfill the objectives of the Act.

**DATED** this 14<sup>th</sup> day of May, 2015

Representative of \_\_\_\_\_

Signature \_\_\_\_\_

**REPORT  
of  
VILLAGE OF BARTLETT, ILLINOIS JOINT REVIEW BOARD**

**CREATED AND CONVEYED PURSUANT TO ILLINOIS TAX INCREMENT  
ALLOCATION REDEVELOPMENT ACT 65 ILCS 5/11-74.4-1 et. Seq. (THE "ACT")**

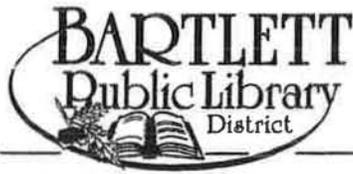
To: Village President and the Board of Trustees  
Village of Bartlett  
228 Main Street  
Bartlett, Illinois 60103

The Joint Review Board did carefully review and consider the public record, planning documents and the proposed ordinances designating the Village of Bartlett Downtown Redevelopment Project Area, and the Downtown Redevelopment Plan and Redevelopment Project and the ordinance adopting Tax Increment Financing to be adopted by the Village. The Joint Review Board also reviewed the Village of Bartlett Downtown TIF Plan and Project, including the TIF Eligibility Study for the Redevelopment Project and Plan, prepared by Kane, McKenna and Associates, Inc. After considering all of said matters did agree by a vote of the members of the Joint Review Board that the proposed Village of Bartlett Downtown Redevelopment Plan and Project not be approved. It was also determined that the Village of Bartlett Downtown Redevelopment Project Area does not satisfy the eligibility criteria defined in the Act, and the Redevelopment Project Area does not qualify as a conservation area, as such term is defined in the Act.

Specifically, the Redevelopment Project Area only meets one of the three minimum factors needed to qualify as a conservation area per statute. Below the six qualifying findings asserted by the Kane, McKenna and Associates report are addressed.

- 1) Excessive vacancies do not exist as the Kane, McKenna and Associates report indicates an occupancy rate of greater than 75% within the Redevelopment Project Area overall and an 80% commercial property occupancy.

- 2) Inadequate utilities do not and have not existed in the Redevelopment Project Area. If these conditions did exist they would have been reasonably addressed in the prior Downtown Bartlett TIF district prior to funds being refunded to affected taxing jurisdictions.
- 3) Lack of community planning does not exist. The redevelopment project area was developed over the past 25 years with the benefit of a Tax Increment Financing District plan and financing. The Metra station is an asset to the Village and was recently renovated with the benefit of extensive planning by the Village.
- 4) Deterioration of structures and site improvements does not exist. The Kane, McKenna and Associates report identified 41% of the buildings in the RPA had either major or minor defects. However, the report did not separate the major from minor defects thus failing to demonstrate adequate major defects. Additionally, 87% of parcels with site improvements did not show signs of deterioration per the report.
- 5) Obsolescence does not exist. As stated previously, an 80% commercial occupancy rate demonstrates that the area is not in the condition or process of falling into disuse or that structures have become ill-suited for their original use. Additionally, if obsolescence had been present the Village would have addressed it during the prior downtown TIF before refunding funds to affected taxing jurisdictions.
- 6) Lag in equalized assessed valuation (EAV) growth does exist in the RPA as defined by statute having decreased for the last five years and at a rate less than the CPI for the last five years. However, it should be noted that similar EAV trends are present throughout the Cook County portion of Bartlett and significant areas throughout the region, and consequently this criteria may not meet the spirit and legislative intent of a TIF qualifying factor.



800 S. Bartlett Road  
Bartlett, IL 60103  
(630) 837-2855  
[www.bartlettlibrary.org](http://www.bartlettlibrary.org)

RESOLUTION OF THE BARTLETT PUBLIC LIBRARY DISTRICT  
OPPOSING  
PROPOSED VILLAGE OF BARTLETT TAX INCREMENT DISTRICT

WHEREAS, the Bartlett Public Library District provides a quality library experience for the 32,755 patrons and residents who reside within its boundaries;

WHEREAS, the Bartlett Public Library District receives approximately 2% of its revenue from grant monies from the State of Illinois, but expects to receive much less grant monies due to the current financial condition of the State of Illinois and threatened budget cuts;

WHEREAS, the Bartlett Public Library District receives approximately 96% of its revenue from property taxes;

WHEREAS; upon reliance of a thorough and conservative assessment of available revenue, the Bartlett Public Library District initiated a major renovation project of its interior space in order to provide a quality library experience for its patrons and residents, after a comprehensive community survey, which will cost approximately 1.5 million dollars;

WHEREAS, the Village of Bartlett is currently proposing to create a tax increment finance (TIF) in the heart of the Bartlett Public Library District;

WHEREAS, pursuant to Illinois law, the creation of a TIF district would freeze property tax revenue to the Bartlett Public Library District and divert future increases to the Village of Bartlett for the next twenty-two (22) years;

WHEREAS, during the next twenty-two (22) years, the Bartlett Public Library District projects that community needs for service will increase, yet revenue from the TIF District will remain at its historical level;

WHEREAS, the Village of Bartlett previously created and implemented a TIF District in virtually the same area from January 1, 1987, through December 31, 2009 – a term of almost twenty-three years, that froze the Bartlett Public Library District's revenue to the detriment of its patrons and residents;

WHEREAS, upon discussion and review, the Trustees of the Bartlett Public Library District hereby find and determine that the Proposed Village of Bartlett Downtown Tax Increment Finance (TIF) District will have a negative impact on the District's ability to provide a quality library experience to the patrons and residents of the Bartlett Public Library District;

BE IT RESOLVED; THE TRUSTEES OF THE BARTLETT PUBLIC LIBRARY DISTRICT ARE OPPOSED TO THE CREATION OF THE PROPOSED VILLAGE OF BARTLETT DOWNTOWN TAX INCREMENT FINANCE (TIF) DISTRICT;

Adopted this 20<sup>th</sup> day of April, 2015 pursuant to a roll call vote as follows:

AYES:

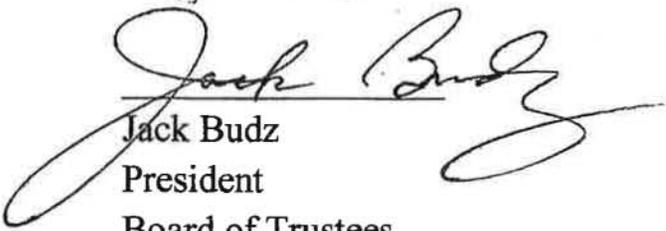
Ed Novak, Dave Barry, Francine Byron, Nudi Hopkins,  
Ralph Wood, Jack Budz

NAYS:

ABSTAIN:

ABSENT:

Bryan Darge

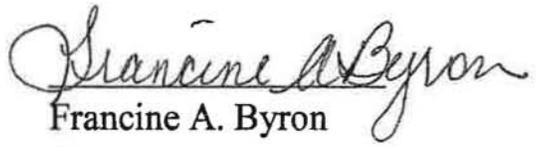
  
Jack Budz

President

Board of Trustees

Bartlett Public Library District

(SEAL)

  
Francine A. Byron

Secretary

Board of Trustees

Bartlett Public Library District

**BOARD OF EDUCATION  
SCHOOL DISTRICT U-46**

**RESOLUTION OF SCHOOL DISTRICT U-46  
OPPOSING THE PROPOSED VILLAGE OF BARTLETT  
DOWNTOWN TAX INCREMENT FINANCING (TIF) DISTRICT**

**WHEREAS**, School District U-46 provides a quality education to 40,487 students who reside within the School District boundaries, 7,141 of whom reside in the Village of Bartlett; and

**WHEREAS**, School District U-46 expects reductions in state revenue of up to 20 million dollars due to the current financial condition of the State of Illinois and threatened budget cuts; and

**WHEREAS**, School District U-46 receives 61% of its revenue from property taxes; and

**WHEREAS**, the Village of Bartlett is currently proposing to create a Downtown Tax Increment Financing (TIF) District; and

**WHEREAS**, pursuant to Illinois law, the creation of a TIF district would freeze property tax revenue to School District U-46 and divert future increases to the Village of Bartlett for the next 22 years; and

**WHEREAS**, during the next 22 years, School District U-46 projects that costs will increase, yet revenue from the Downtown TIF District will remain frozen; and

**WHEREAS**, the Village of Bartlett previously created and implemented a TIF District in virtually the same area from January 1, 1987, through December 31, 2009, a term of almost 23 years that froze the revenue to School District U-46; and

**WHEREAS**, upon discussion and review, the Board of Education of School District U-46, Kane, Cook and DuPage Counties, Illinois hereby find and determine that the Proposed Village of Bartlett Downtown Tax Increment Financing (TIF) District will have a negative impact on the District's revenues.

**NOW THEREFORE, BE IT HEREBY RESOLVED**, the Board of Education of School District U-46, Kane, Cook and DuPage Counties, Illinois, are opposed to the creation of the Proposed Village of Bartlett Downtown Tax Increment Financing (TIF) District as follows:

After a full and complete discussion thereof, Member \_\_\_\_\_ moved that the foregoing Resolution be adopted and Member \_\_\_\_\_ seconded the motion. The President directed the Secretary to call the roll for a vote upon the motion to adopt this Resolution. Upon a roll call vote taken, the Board of Education voted as follows:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

Abstaining: \_\_\_\_\_

PRESENT: \_\_\_\_\_

Absent from Meeting: \_\_\_\_\_

The President declared the motion carried and the Resolution duly adopted.

Dated this 4<sup>th</sup> day of May, 2015

By: \_\_\_\_\_  
President, Board of Education

ATTEST:

\_\_\_\_\_  
Secretary, Board of Education

1542

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VILLAGE OF  
BARTLETT

 **MEMO**

**TO:** Village of Bartlett Proposed Downtown TIF Joint Review Board (JRB)  
**FROM:** Kane, McKenna and Associates, Inc.  
**DATE:** June 5, 2015  
**RE:** Kane, McKenna Review of: JRB Resolution of May 14, 2015

---

Kane, McKenna and Associates, Inc. (“KMA”) has been retained by the Village of Bartlett (the “Village”) to serve as the TIF Consultant regarding the proposed Downtown TIF District. At the May 14, 2015 JRB meeting held in connection with the proposed TIF designation, certain JRB representatives, primarily Hanover Township, prepared a resolution including the JRB’s objections to the Downtown TIF area.

As part of the Village’s consideration of said materials, on May 21, 2015 KMA prepared a memorandum based upon our review of the resolution. At the request of Hanover Township, that memorandum has been revised to clarify that the JRB did concur with a conclusion that the TIF District met the Lagging EAV criteria. The original memorandum had incorrectly indicated that the JRB found that criteria were not met pursuant to the TIF Act.

**A. Introduction/Team Qualifications**

Please note KMA’s TIF qualifications:

- Direct involvement in the designation and implementation of over 300 TIF Districts within the State of Illinois;
- Provided input and drafting suggestions to the Illinois legislature relating to numerous TIF amendments, including the 1999 amendments that highlighted the TIF qualification factor clarifications;
- Served as a founding member (and is a current member) of the Illinois Tax Increment Association, which has continuously monitored and been involved in TIF legislation clarifications since the 1980s;
- Provided TIF consulting services – including review of amendments, annual reports, and financings – to over 150 Illinois municipalities over the last 30+ years; and

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- Members of the firm have served as expert witnesses regarding TIF designation matters.

KMA has continuously applied its expertise to TIF related assignments over the past 30 years and is a recognized expert in the industry.

KMA reviewed the proposed TIF with the Village staff over a 6 month period and had proposed the TIF eligibility report after such review.

**B. Conservation Area Factors**

A review of the JRB's six (6) point resolution is found below, with the KMA/Village response following.

**Excessive Vacancies**

- "1) Excessive vacancies do not exist as the Kane, McKenna and Associates report indicates an occupancy rate of greater than 75% within the Redevelopment Project Area overall and an 80% commercial property occupancy."

Response:

The TIF Act indicates that this factor is present if there is the presence of buildings that are unoccupied or under-utilized and that represent adverse influence on the area because of the frequency, extent or duration of the vacancies (emphasis added).

The TIF Eligibility Report stated that: Fourteen (14) of the fifty-eight (58) buildings are partially or completely vacant within the RPA. This means that approximately 24% of the buildings within the RPA are partially or completely vacant. This amount of vacancies would be alarming on its own, but examining the vacancy data more closely the RPA's economic struggles are evident. All of these vacancies exist in the commercial properties. Of the forty (40) commercial buildings in the RPA, fourteen (14) are fully or partially vacant, which means that approximately 35% of the commercial properties within the RPA are fully vacant or partially vacant. More striking is that some of the largest commercial properties within the RPA are vacant. The location of vacancies along Devon Avenue, Main Street, and Railroad Avenue represent visible and "adverse" influence on the area. The Cook County representative pointed out that amounts over 10% are considered problematic.



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### **Inadequate Utilities**

“2) Inadequate utilities do not and have not existed in the Redevelopment Project Area. If these conditions did exist they would have been reasonably addressed in the prior Downtown Bartlett TIF District prior to funds being refunded to affected taxing jurisdictions.”

Response:

Inadequate utilities can be defined as underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, or telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the redevelopment project area. Further, it is understood that utilities exist within the area, but the existing conditions are such that result in impacts to the Downtown or for future redevelopment opportunities.

The TIF Eligibility Report stated that: Portions of the utilities within the RPA are deteriorated and in poor condition requiring replacement in some sections and have not been addressed since the closure of the former TIF. The Village Public Works Department has identified certain sections of the utilities within the RPA as deficient and in need of replacement. The Public Works Department identifies both the watermain and the sanitary sewer as 50 years old and beginning to show signs of signs of failure due to age and time in service.

The Public Works Department reports that the watermain in the RPA is cast iron which is brittle and prone to break sooner than modern ductile iron, PVC and HDPE materials. In general the watermain is in poor condition and will need to be replaced with modern materials. The sanitary system is made out of clay and also beginning to show signs of failure and will need to be replaced.

### **Lack of Community Planning**

“3) Lack of community planning does not exist. The redevelopment project area was developed over the past 25 years with the benefit of a Tax Increment Financing District plan and financing. The Metra station is an asset to the Village and was recently renovated with the benefit of extensive planning by the Village.”



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Response:

Kane McKenna identified deterioration in both the buildings in the RPA and the surface areas. Of the fifty-eight (58) buildings in the RPA twenty-four (24) exhibited deterioration in certain building components, meaning 41% of the buildings in the RPA had either major or minor defects, and the TIF Act does not require differentiation, only the presence of deterioration. Of the sixty-four (64) parcels with site improvements, eight (8) showed signs of deterioration meaning 13% of the lots had signs of deterioration. The Public Works department in the Village reports that many of the concrete pavers making up the sidewalk are over 20 years old, in poor condition and need to be replaced.

### **Obsolescence**

“5) Obsolescence does not exist. As stated previously, an 80% commercial occupancy rate demonstrates that the area is not in the condition or process of falling into disuse or that structures have become ill-suited for their original use. Additionally, if obsolescence had been present the Village would have addressed it during the prior downtown TIF before refunding funds to affected taxing jurisdictions.”

Response:

The Act states that obsolescence is the condition or process of falling into disuse or structures that have become ill-suited for their original use. The area exhibits both economic and functional obsolescence as evidenced by ongoing vacancies (disuse) and the age of the buildings. The RPA exhibits area-wide obsolescence in need of investment and redevelopment for attracting new tenants.

As the KMA report stated, the age of the RPA contributes significantly to the obsolescence. With as much as 69% of the buildings over the age of 35 the need for redevelopment and investment is inevitable. The older commercial buildings, some of which are vacant, also contribute to the growing obsolescence of the area due to changing consumer and development needs. The commercial nature of the RPA makes the vacant and outdated commercial properties especially threatening to the area's economic viability. Reuse of former residential structures for commercial use, the largely vacant shopping center, and valuation reductions throughout all contribute to this finding. The finding is primarily area wide.



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### **Lag or Decline in EAV**

“6) Lag in equalized assessed valuation (EAV) growth does exist in the RPA as defined by statute having decreased for the last five years and at a rate less than the CPI for the last five years. However, it should be noted that similar EAV trends are present throughout the Cook County portion of Bartlett and significant areas throughout the region, and consequently this criteria may not meet the spirit and legislative intent of a TIF qualifying factor.”

#### **Response:**

As acknowledged by the JRB resolution, the lag in EAV growth does exist pursuant to the TIF Act. To reiterate, the total equalized assessed valuation (EAV) for the RPA has decreased for five (5) of the last five (5) years. The 2013 EAV declined by 15% from the 2012 EAV. The EAV of the proposed TIF District has lagged behind the total Village EAV in four (4) of the last five (5) years. Finally, the EAV of the proposed TIF District grew at a rate slower than the Consumer Price Index for five (5) and the last five (5) years (refer to Table 2). Just one of these three quantitative measurements would qualify the RPA under this factor but the present of all three measurements shows that the RPA has struggled. In accordance with the TIF Act, the area meets the statutory criteria for a finding of lagging or declining EAV.

The presence of similar trends outside of the TIF or within the County is not relevant to the finding, as the TIF Act specifies the finding as present regarding the valuation of properties within the TIF pursuant to the three (3) criteria described above. The fact that the decline was below the Village as a whole reinforces that the area itself was in greater distress (in part due to the presence of the conservation area factors that are present).



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**C.    Summary**

In summary, KMA's and the Villages qualification findings herein pertain to the entire area (not portions of the area).

1. The area is contiguous and is greater than 1 ½ acres in size.
2. The proposed RPA qualifies as a "conservation area". Further, the factors as documented herein are present to a meaningful extent and are distributed throughout the proposed RPA.
3. All property in the area is expected to benefit by the proposed redevelopment project improvements.
4. The sound growth of taxing districts applicable to the area, including the Village, has been impaired by the factors found present in the area.
5. The area would not be subject to redevelopment without the investment of public funds, including property tax increments.

These findings, in the judgement of KMA, provide the Village with sufficient justification to consider designation of the proposed Downtown area as a TIF District.

EXTRACT OF MINUTES of a regular public meeting of the President and Board of Trustees of the Village of Bartlett, DuPage, Cook and Kane Counties, Illinois, held at the Village Hall, 228 South Main Street, Bartlett, Illinois, at 7:00 o'clock P.M., on the 7th day of July, 2015.

\* \* \*

The President called the meeting to order and directed the Village Clerk to call the roll.

The following Trustees were allowed by a majority of the Trustees in accordance with and to the extent allowed by rules adopted by the President and Board of Trustees to attend the meeting by video or audio conference: \_\_\_\_\_

\_\_\_\_\_  
No Trustee was not permitted to attend the meeting by video or audio conference.

The following Trustees were absent and did not participate in the meeting in any manner or to any extent whatsoever: \_\_\_\_\_

Various business of the Village was conducted.

The President and Board of Trustees then discussed the redevelopment objectives of the Village relating to certain territory located therein and the need for governmental assistance to alleviate blighting conditions in said territory, thereby facilitating such redevelopment.

Trustee \_\_\_\_\_ presented and \_\_\_\_\_ explained an ordinance which was before the President and Board of Trustees and made available to any person requesting one in words and figures as follows:

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE approving the Village of Bartlett Downtown Tax Increment Financing Redevelopment Project Area Redevelopment Plan and Project.**

WHEREAS, the President and Board of Trustees (the "*Corporate Authorities*") of the Village of Bartlett, DuPage, Cook and Kane Counties, Illinois (the "*Village*"), have heretofore determined that the stable economic and physical development of the Village is endangered by the presence of blighting factors, with a resulting decline of the Village which impairs the value of private investments and threatens the sound growth and the tax base of the Village and the taxing districts having the power to tax real property in the Village (the "*Taxing Districts*") and threatens the health, safety, morals and welfare of the public; and

WHEREAS, the Corporate Authorities have heretofore determined that in order to promote and protect the health, safety, morals and welfare of the public that blighting conditions in the Village need to be eradicated and that redevelopment of the Village be undertaken and that to remove and alleviate adverse conditions in the Village it is necessary to encourage private investment and restore and enhance the tax base of the Village and the Taxing Districts by such redevelopment; and

WHEREAS, the Village has heretofore caused to be conducted and made available for public inspection an eligibility study to determine whether the proposed Village of Bartlett Downtown Tax Increment Financing Redevelopment Project Area (the "*Project Area*") qualifies as a "redevelopment project area," pursuant to the Tax Increment Allocation Redevelopment Act, as supplemented and amended (the "*TIF Act*"), which study was conducted by Kane, McKenna and Associates, Inc. ("*Kane McKenna*"); and

WHEREAS, the Village has heretofore evaluated various lawfully available programs to provide such assistance and has determined that the use of tax increment allocation financing is necessary to achieve the redevelopment goals of the Village for the proposed Project Area; and

WHEREAS, Kane McKenna is a planning and financial services firm having a national reputation for expertise in tax increment allocation and redevelopment financing in the State of Illinois; and

WHEREAS, Kane McKenna has heretofore concluded and has advised the Village that the proposed Project Area qualifies as a “redevelopment project area” under Section 11-74.4-3 of the TIF Act; and

WHEREAS, the Village has further caused the preparation of and made available for public inspection a proposed redevelopment plan and project for the proposed Project Area (the “Plan” and the “Project,” respectively); and

WHEREAS, the proposed Plan does not include the development of vacant land (i) with a golf course and related clubhouse and other facilities, or (ii) designated by federal, state, county, municipal government as public land for outdoor camping and hunting activities or for nature preserves and used for that purpose within five (5) years prior to the adoption of this ordinance; and

WHEREAS, the Corporate Authorities have heretofore, and it hereby is, expressly determined that the proposed Plan will not result in displacement of residents from ten (10) or more inhabited units, and the Project Area does not contain seventy-five (75) or more inhabited residential units, and accordingly a housing impact study need not be performed; and

WHEREAS, none of the redevelopment project costs enumerated in the proposed Plan and Project would provide direct financial support to a retail entity initiating operations in the

proposed Project Area while terminating operations at another Illinois location within ten (10) miles of the proposed Project Area, but outside the boundaries of the Village; and

WHEREAS, the proposed Plan and Project set forth in writing the program to be undertaken to accomplish the objectives of the Village, and include an itemized list of estimated redevelopment project costs proposed for the proposed Project Area, evidence indicating that the proposed Project Area on the whole has not been subject to growth and development through investment by private enterprise, an assessment of the financial impact of the Project Area on or any increased demand for services from any taxing district affected by the Plan and any program to address such financial impact or increased demand, the sources of funds to pay costs, the nature and term of the obligations to be issued, the most recent equalized assessed valuation of the Project Area, an estimate as to the equalized assessed valuation after redevelopment and the general land uses to apply in the Project Area, a commitment to fair employment practices and an affirmative action plan, and a certification that the Plan will not result in displacement of residents from ten (10) or more inhabited units, and the Plan and Project accordingly comply in all respects with the requirements of the TIF Act; and

WHEREAS, the Village has heretofore convened a joint review board consisting of a representative selected by each community college district, local elementary school district and high school district or each local community unit school district, park district, library district, township, fire protection district and county that will have the authority to directly levy taxes on the property within the proposed Project Area at the time the proposed Project Area is designated, a representative selected by the Village, and a public member (the "JRB"), as required by and in all respects in compliance with the provisions of the TIF Act; and

WHEREAS, the JRB has met at the times and as required by the TIF Act and has reviewed the public record, planning documents and a form of proposed ordinance approving the proposed Plan and Project; and

WHEREAS, the JRB has adopted by a majority vote an advisory, non-binding recommendation that the Village proceed to implement the Plan and Project and to designate the proposed Project Area as a redevelopment project area under the TIF Act; and

WHEREAS, the JRB based its decision to approve the proposed Plan and the designation of the proposed Project Area on the basis of the proposed Project Area's and the proposed Plan's satisfying the plan requirements, the eligibility criteria defined in Section 11-74.4-3 of the TIF Act, and the objectives of the TIF Act, all as provided in Section 11-74.4-5(b) of the TIF Act; and

WHEREAS, pursuant to Section 11-74.4-5 of the TIF Act, the Corporate Authorities heretofore called a public hearing (the "*Hearing*") relative to the Plan and Project and the designation of the proposed Project Area as a redevelopment project area under the TIF Act and fixed the time and place for such Hearing, being the 2nd day of June, 2015, at 7:00 P.M., at the Village Hall, 228 South Main Street, Bartlett, Illinois; and

WHEREAS, due notice in respect to such Hearing was given pursuant to Section 11-74.4-5 of the TIF Act, said notice, together with a copy of the Plan, and the name of a person to contact for further information, being given to the Taxing Districts and to the Department of Commerce and Economic Opportunity of the State of Illinois by certified mail on April 1, 2015, by publication on May 4, 2015, and May 11, 2015, and by mail to taxpayers within the proposed Project Area on May 11, 2015; and

WHEREAS, notice of the availability of the Report and the Plan, including how to obtain this information, was provided by mail on the 14<sup>th</sup> day of April, 2015, to all residential addresses

that, after a good faith effort, the Village determined are located outside the boundaries of the proposed Project Area, but which are within 750 feet of the boundaries of the proposed Project Area; and

WHEREAS, the Village has established and given public notice of an “interested persons registry” for the proposed Project Area in compliance with the requirements of the TIF Act; and

WHEREAS, the Village has given such notice to all persons and organizations who have registered for information with such registry, all in the manner and at the times as provided in the TIF Act; and

WHEREAS, the Village held the Hearing on the 2nd day of June, 2015, at the Village Hall, 228 South Main Street, Bartlett, Illinois; and

WHEREAS, at the Hearing any interested person or affected taxing district was permitted to file with the Village Clerk written objections and was heard orally in respect to any issues embodied in the notice of said Hearing, and the Village heard and determined all protests and objections at the Hearing; and

WHEREAS, the Hearing was adjourned on the 2nd day of June, 2015; and

WHEREAS, no changes have been made in the proposed Plan or in the parcels of property to be included in the proposed Project Area since the adjournment of the Hearing; and

WHEREAS, the Plan and Project set forth the factors which cause the proposed Project Area to be a “conservation area,” and the Corporate Authorities have reviewed the information concerning such factors presented at the Hearing and have reviewed other studies and are generally informed of the conditions in the Project Area which could cause the Project Area to be a “conservation area,” as defined in the TIF Act; and

WHEREAS, the Corporate Authorities have reviewed evidence indicating that the proposed Project Area on the whole has not been subject to growth and development through

investment by private enterprise, and have reviewed the conditions pertaining to the lack of private investment in the proposed Project Area to determine whether private development would take place in the proposed Project Area as a whole without the adoption of the proposed Plan; and

WHEREAS, the Corporate Authorities have reviewed the conditions pertaining to real property in the proposed Project Area to determine whether contiguous parcels of real property and improvements thereon in the proposed Project Area would be substantially benefitted by the proposed Project improvements; and

WHEREAS, the Corporate Authorities have made an assessment of any financial impact of the proposed Project Area on or any increased demand for services from any taxing district affected by the Plan and Project and any program to address such financial impact or increased demand; and

WHEREAS, the Corporate Authorities have reviewed the proposed Plan and Project and also the existing comprehensive plan for development of the Village as a whole to determine whether the proposed Plan and Project conform to such comprehensive plan of the Village:

NOW, THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Bartlett, DuPage, Cook and Kane Counties, Illinois, pursuant to the TIF Act and in the exercise of its home rule powers, as follows:

*Section 1. Findings.* The Corporate Authorities hereby make the following findings:

(a) The proposed Project Area is described in EXHIBIT A attached hereto and incorporated herein as if set out in full by this reference. The street location (as nearly as practicable) for the proposed Project Area is described in EXHIBIT B attached hereto and incorporated herein as if set out in full by this reference. The map of the proposed Project

Area is depicted on *Exhibit C* attached hereto and incorporated herein as if set out in full by this reference.

(b) There exist conditions which cause the proposed Project Area to be subject to designation as a redevelopment project area under the TIF Act and to be classified as a “conservation area” as defined in Section 11-74.4-3 of the TIF Act.

(c) The proposed Project Area on the whole has not been subject to growth and development through investment by private enterprise, and would not be reasonably anticipated to be developed without the adoption of the Plan.

(d) The Plan and Project conform to the comprehensive plan for the development of the Village as a whole.

(e) As set forth in the Plan and in the testimony at the public hearing, the estimated date of completion of the Project is not later than June 16, 2038, and the estimated date of the retirement of all obligations incurred to finance redevelopment project costs as defined in the Plan is not later than December 31, 2039, being the year in which payment to the Village Treasurer as provided in subsection (b) of Section 11-74.4-8 of the TIF Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year in which this ordinance is adopted .

(f) The parcels of real property in the proposed Project Area are contiguous, and only those contiguous parcels of real property and improvements thereon which will be substantially benefitted by the proposed Project improvements are included in the proposed Project Area.

*Section 2. Exhibits Incorporated by Reference.* The proposed Plan and Project which were the subject matter of the public hearing held on the 2nd day of June, 2015, are hereby

adopted and approved. A copy of the Plan and Project is set forth in EXHIBIT D attached hereto and incorporated herein as if set out in full by this reference.

*Section 3. Invalidity of Any Section.* If any section, paragraph or provision of this ordinance 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 ordinance.

*Section 4. Superseder and Effective Date.* All ordinances, resolutions, motions or orders in conflict herewith be, and the same hereby are, repealed to the extent of such conflict, and this ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

*Section 5. Transmittal to County Clerk.* The Village Clerk is hereby expressly directed to transmit forthwith to the County Clerk of The County of Cook, Illinois, and a certified copy of this ordinance.

AYES: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

Passed this 7th day of July, 2015.

Approved this 7th day of July, 2015.

\_\_\_\_\_  
Kevin Wallace, Village President

Recorded in Village Records this 7th day of July, 2015.

Attest:

\_\_\_\_\_  
Lorna Giles, Village Clerk

**EXHIBIT A — LEGAL DESCRIPTION**

**BARTLETT DOWNTOWN TIF DISTRICT – LEGAL DESCRIPTION:**

THAT PART OF SECTIONS 34 AND 35, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 16 IN BLOCK 3 IN BARTLETT'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 1873 AS DOCUMENT 121940 AND ALSO BEING THE NORTHERLY LINE OF A 20 FOOT ALLEY; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID ALLEY TO THE SOUTHWEST CORNER OF LOT 10 IN BLOCK 2 IN SAID BARTLETT'S SUBDIVISION; THENCE NORTHERLY ALONG THE WEST LINE OF LOTS 1 THROUGH 10, INCLUSIVE, IN SAID BLOCK 2 TO THE NORTHWEST CORNER OF SAID LOT 1 IN BLOCK 2 AND ALSO BEING THE SOUTH LINE OF NORTH AVENUE; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 1 IN BLOCK 2 AND LOT 30 IN BLOCK 1 IN SAID BARTLETT'S SUBDIVISION AND ALSO BEING THE SOUTH LINE OF NORTH AVENUE TO THE NORTHEAST CORNER OF SAID LOT 30 IN BLOCK 1; THENCE SOUTHERLY ALONG THE EAST LINE OF LOTS 26 THROUGH 30, INCLUSIVE, IN BLOCK 1 IN SAID BARTLETT'S SUBDIVISION TO THE NORTHWEST CORNER OF BOHN'S RESUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 1985 AS DOCUMENT 27423119; THENCE EASTERLY ALONG THE NORTH LINE OF SAID BOHN'S RESUBDIVISION TO THE NORTHEAST CORNER OF SAID BOHN'S RESUBDIVISION; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID BOHN'S RESUBDIVISION TO THE SOUTHEAST CORNER OF SAID BOHN'S RESUBDIVISION AND ALSO BEING THE NORTHERLY LINE OF SAID 20 FOOT ALLEY; THENCE EASTERLY ALONG SAID NORTHERLY LINE OF A 20 FOOT ALLEY TO THE WEST LINE OF SAID SECTION 35; THENCE NORTHERLY ALONG SAID WEST LINE OF SECTION 35 TO THE NORTHERLY LINE OF ONEIDA AVENUE; THENCE EASTERLY ALONG SAID NORTHERLY LINE OF ONEIDA AVENUE TO THE EAST LINE OF BERTEAU AVENUE; THENCE SOUTHERLY ALONG SAID EAST LINE OF BERTEAU AVENUE TO THE NORTHERLY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE SOUTHWESTERLY TO INTERSECTION OF THE SOUTHERLY LINE OF SAID CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD AND THE EAST LINE OF BERTEAU AVENUE; THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF SAID CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD TO THE EAST LINE OF SUPERWASH SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 1994 AS DOCUMENT 94508876; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SUPERWASH SUBDIVISION AND THE SOUTHERLY EXTENSION THEREOF TO THE NORTH LINE OF DEVON AVENUE; THENCE WESTERLY ALONG SAID NORTH LINE OF DEVON AVENUE TO THE EAST LINE OF PROSPECT AVENUE; THENCE SOUTHERLY ALONG SAID EAST LINE OF PROSPECT AVENUE TO THE SOUTH LINE OF SAID SECTION 35; THENCE WESTERLY ALONG SAID SOUTH LINE OF SECTION 35 AND THE SOUTH LINE OF SAID SECTION 34 TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF HERITAGE OAKS, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 20, 1979 AS DOCUMENT 24884597; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND EAST LINE OF HERITAGE OAKS TO THE NORTHEAST CORNER OF HERITAGE OAKS AND ALSO BEING THE SOUTHERLY LINE OF BARTLETT MUNICIPAL CENTER RESUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 2005 AS DOCUMENT 0517318024; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF BARTLETT MUNICIPAL CENTER RESUBDIVISION TO THE EAST LINE OF OAK AVENUE; THENCE NORTHERLY ALONG SAID EASTERLY LINE OF OAK AVENUE TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 3 IN BLOCK 5 IN SAID BARTLETT'S SUBDIVISION; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF LOT 3 IN BLOCK 5 AND THE EASTERLY EXTENSION THEREOF TO THE SOUTHWEST CORNER OF SAID LOT 3 IN BLOCK 5; THENCE NORTHERLY ALONG THE WEST LINE OF LOTS 2 AND 3 IN SAID BLOCK 5 TO A POINT ON THE EAST LINE OF LOT 11 IN SAID BLOCK 5 THAT IS EQUI-DISTANT BETWEEN THE NORTHEAST AND SOUTHEAST CORNERS OF SAID LOT; THENCE WESTERLY TO A POINT ON THE WEST LINE OF SAID LOT 11 IN BLOCK 5 THAT IS EQUI-DISTANT BETWEEN THE SOUTHWEST AND NORTHWEST CORNERS OF SAID LOT AND ALSO BEING ON THE EAST LINE OF HICKORY AVENUE; THENCE NORTHERLY ALONG SAID EAST LINE OF HICKORY AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 3 IN BLOCK 4 IN SAID BARTLETT'S SUBDIVISION; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 3 TO THE WEST LINE OF SAID HICKORY AVENUE; THENCE NORTHERLY ALONG SAID WEST LINE OF HICKORY AVENUE TO THE SOUTH LINE OF LOT 2 IN SAID BLOCK 4 IN BARTLETT'S SUBDIVISION; THENCE WESTERLY ALONG SAID SOUTH

LINE OF LOT 2 IN BLOCK 4 TO THE WEST LINE OF SAID LOT 2 IN BLOCK 4; THENCE NORTHERLY ALONG SAID WEST LINE OF LOT 2 IN BLOCK 4 TO THE SOUTH LINE OF LOT 16 IN SAID BLOCK 4 IN BARTLETT'S SUBDIVISION; THENCE WESTERLY ALONG SAID SOUTH LINE OF LOT 16 IN BLOCK 4 TO THE EAST LINE OF WESTERN AVENUE; THENCE NORTHERLY ALONG SAID EAST LINE OF WESTERN AVENUE TO THE POINT OF BEGINNING.

EXCEPT THAT PART OF SAID SECTIONS 34 AND 35, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 2 IN BLOCK 16 IN H.O. STONE & CO'S. TOWN ADDITION TO BARTLETT, ACCORDING TO THE PLAT THEREOF RECORDED JULY 23, 1929 AS DOCUMENT 10435526 AND ALSO BEING ON THE WEST LINE OF BERTEAU AVENUE; THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF BERTEAU AVENUE TO THE SOUTHEAST CORNER OF LOT 6 IN BLOCK 17 IN SAID H.O. STONE & CO'S. TOWN ADDITION TO BARTLETT; THENCE WESTERLY ALONG THE SOUTH LINE OF LOT 6 AND 33 IN SAID BLOCK 17 AND THE SOUTH LINE OF LOTS 6 AND 33 IN BLOCK 18 IN SAID H.O. STONE & CO'S. TOWN ADDITION TO BARTLETT AND THE EXTENSIONS THEREOF TO THE CENTERLINE OF VACATED TATGE AVENUE; THENCE NORTHERLY ALONG SAID CENTERLINE OF VACATED TATGE AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 5 IN BLOCK 19 IN SAID H.O. STONE & CO'S. TOWN ADDITION TO BARTLETT; THENCE WESTERLY ALONG THE NORTH LINE OF LOTS 5 AND 33 IN SAID BLOCK 19 IN H.O. STONE & CO'S. TOWN ADDITION TO BARTLETT AND EASTERLY EXTENSION THEREOF TO THE NORTHWEST CORNER OF SAID LOT 33 AND ALSO BEING THE EASTERLY LINE OF MAIN STREET; THENCE NORTHERLY ALONG SAID EASTERLY LINE OF MAIN STREET TO THE NORTH LINE OF LOT 35 IN SAID BLOCK 19; THENCE EASTERLY ALONG SAID NORTH LINE OF LOT 35 TO THE NORTHEAST CORNER OF SAID LOT 35; THENCE NORTHERLY ALONG A WESTERLY BOUNDARY OF SAID H.O. STONE & CO'S. TOWN ADDITION TO BARTLETT AND ALSO BEING AN EASTERLY BOUNDARY OF BARTLETT TOWN CENTER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 10, 2003 AS DOCUMENT 0328310201 AND EXTENSION THEREOF TO AN ANGLE POINT IN THE SOUTHERLY BOUNDARY OF LOT 2 IN SAID BARTLETT TOWN CENTER SUBDIVISION; THENCE EASTERLY ALONG A SOUTH BOUNDARY OF SAID LOT 2 TO THE SOUTHEAST CONER OF LOT 2; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 2 TO THE NORTHERLY BOUNDARY OF SAID BARTLETT TOWN CENTER SUBDIVISION AND ALSO BEING THE SOUTHERLY LINE OF RAILROAD AVENUE; THENCE EASTERLY ALONG SAID NORTHERLY BOUNDARY OF SAID BARTLETT TOWN CENTER SUBDIVISION TO THE EAST LINE OF LOT 10 IN SAID BARTLETT TOWN CENTER SUBDIVISION; THENCE SOUTHERLY ALONG SAID EAST LINE OF LOT 10 TO A SOUTHERLY BOUNDARY OF SAID BARTLETT TOWN CENTER SUBDIVISION; THENCE EASTERLY ALONG SAID SOUTHERLY BOUNDARY OF BARTLETT TOWN CENTER SUBDIVISION AND ALSO BEING THE NORTH LINE OF SAID H.O. STONE & CO'S. TOWN ADDITION TO BARTLETT TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PART OF SAID SECTION 35, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF RAILROAD AVENUE AND PROSPECT AVENUE; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PROSPECT AVENUE TO THE NORTH LINE OF DEVON AVENUE; THENCE WESTERLY ALONG SAID NORTH LINE OF DEVON AVENUE TO THE WEST LINE OF ASBURY PLACE RECORDED JANUARY 27, 2004 AS DOCUMENT 0402719063; THENCE NORTHERLY ALONG SAID WEST LINE OF ASBURY PLACE TO THE SOUTH LINE OF RAILROAD AVENUE; THENCE EASTERLY ALONG SAID SOUTH LINE OF RAILROAD AVENUE TO THE POINT OF BEGINNING.

## **EXHIBIT B — STREET LOCATION**

The Project Area contains 118.7 acres. The street location of the Project Area is as follows:

The Project Area is generally bounded by Wilmington Drive on the east, Devon Avenue on the South, Western Avenue on the west and Oneida Avenue on the north.

**EXHIBIT C — MAP**



**EXHIBIT D — PLAN AND PROJECT**

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**VILLAGE OF BARTLETT  
REDEVELOPMENT PROJECT AREA  
REDEVELOPMENT PLAN AND PROJECT  
DOWNTOWN TAX INCREMENT FINANCING DISTRICT**

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“Redevelopment Plan” means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a “blighted area” or “conservation area” or combination thereof or “industrial park conservation area,” and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area as set forth in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et. seq., as amended.

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**Jointly Prepared by:**

**Village of Bartlett, Illinois**

**And**

**Kane, McKenna and Associates, Inc.**

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**JULY 2015**

**VILLAGE OF BARTLETT  
REDEVELOPMENT PROJECT AREA  
REDEVELOPMENT PLAN AND PROJECT  
DOWNTOWN TAX INCREMENT FINANCING DISTRICT**

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## **LIST OF EXHIBITS**

### **EXHIBITS**

- Exhibit 1 - Legal Description
- Exhibit 2 - Boundary Map
- Exhibit 3 - Existing Land Use Map
- Exhibit 4 - Proposed Land Use Map
- Exhibit 5 - TIF Qualification/Designation Report

## I. INTRODUCTION

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The Village of Bartlett (the “Village”) is community located in Cook County, DuPage County, and Kane County in the state of Illinois, approximately thirty-six (36) miles northwest of the City of Chicago’s “Loop”. The Village lies adjacent to the municipalities of Elgin, South Elgin, Streamwood, Hanover Park, Carol Stream, and Wayne.

The primary land uses of the Village are residential, commercial, industrial, institutional, open space and tax exempt uses.

Illinois Route 59 bisects the Village on a north-south axis, while Lake Street, Bartlett Road, and Stearns Road run through the Village on east-west routes. The Village is serviced by Metra’s Milwaukee District West Line (MD-W) and is situated approximately six (6) miles south of Interstate 90 and seventeen (17) miles west of Interstate 355. The Village is approximately twenty (20) miles west of Chicago O’Hare International Airport and sixty (60) miles east of Chicago-Rockford International Airport.

The Downtown Tax Increment Financing (TIF) area discussed in this Plan (the “Redevelopment Project Area” or “RPA”) is generally bounded by Wilmington Drive on the east, Devon Avenue on the south, Western Avenue on the west and Oneida Avenue on the north. The area includes residential, commercial and other mixed-uses. The RPA is legally described in Exhibit 1. A boundary map of the RPA is included as part of Exhibit 2.

Recognizing the strategic location and economic significance of the RPA, the Village is taking a proactive step toward encouraging creative approaches for restoration, rehabilitation, and/or adaptive reuse of structures within the RPA through private investment and the use of Tax Increment Financing. The Village believes that the RPA should be redeveloped in a coordinated and planned basis consistent with the highest quality standards of design that would meet the revitalization goals for the Project Area and the overall goals and objectives of the Village’s development strategy. The Village intends to attract and encourage mixed use commercial and retail uses to locate within the Village as part of its ongoing economic development planning.

The RPA consists of residential, commercial, retail, and light industrial uses. Due to the strategic location and economic significance of the RPA to the Village’s downtown and commercial district the Village’s intent is to focus attention on those areas that can provide increases to the local tax base. The Village’s goal is to enhance this area and the downtown area as a whole as a thriving, mixed use district.

## **The Redevelopment Plan**

The Village recognizes the need for implementation of a strategy to revitalize the property within the boundaries of the RPA and to stimulate and enhance private development. The enhancement of private investment is a key component of the strategy. The needed private investment may only be possible if tax increment financing (TIF) is adopted pursuant to the terms of the Tax Increment Allocation Redevelopment Act (the "Act") Illinois Compiled Statutes, Chapter 65, Section 5/11-74.4-1 et seq., as amended.

Incremental property tax revenue generated by the development will play a decisive role in encouraging private development. Site conditions that may have precluded intensive private investment in the past will be eliminated. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the Village and all the taxing districts, which encompass the area in the form of a significantly tax base.

The designation of the area as a RPA will allow the Village to address area deficiencies cited in the *Bartlett Town Center Improvement Plan* and *The Strategic Plan 2014-2015* including (but not limited to):

- Increase residential densities throughout the project area to support transit and new commercial activity;
- Attract and retain a diverse business population;
- Foster development that serves as community focal points and considers adjustments to reflect evolving needs and market trends;
- Promote an inviting outdoor environment;
- Continue to provide and maintain infrastructure, facilities and services to focus on core municipal service areas; and
- Provide needed improvements or facilities, including, but not limited to, parking and streetscape improvements in proper relationship to the projected demand for such facilities and in accordance with accepted design criteria for such facilities.

Source: *Village of Bartlett Strategic Plan 2014-2015* and *Bartlett Town Center Improvement Plan*

The area on the whole would not reasonably be anticipated to be developed in a coordinated manner without the adoption of a Redevelopment Plan and Project. Therefore, the Village, with the assistance of Kane, McKenna and Associates, Inc. has undertaken this Redevelopment Plan and Project to use tax increment financing in order to address local needs and to meet redevelopment goals and objectives.

The adoption of this Redevelopment Plan and Project makes possible the implementation of a comprehensive program for the economic redevelopment of the area. By means of public investment, the RPA will become a more viable area that will attract private investment. The public investment will set the stage for the redevelopment of the area with private capital. This in turn will lead to operation of viable retail, commercial and mixed uses within the area.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the redevelopment project. Also pursuant to the Act, the area is not less in the aggregate than 1 ½ acres.

Through this Redevelopment Plan and Project, the Village will serve as the central force for marshalling the assets and energies of the private sector for a cooperative public-private redevelopment effort. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the Village and all the taxing districts which encompass the RPA in the form of a stabilized and expanded tax base and creation of new commercial opportunities within the Village as a result of new private development in the area.

### **Village Findings**

The Village, through legislative actions as required by the Act, finds:

- 1) That the RPA as a whole has not been subject to growth and development through investment by private enterprise;
- 2) That in order to promote and protect the health, safety, and welfare of the public, certain conditions that have adversely affected redevelopment within the RPA need to be addressed, and that redevelopment of such areas must be undertaken;
- 3) To alleviate the adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts in such areas by the development or redevelopment of certain areas;
- 4) That public/private partnerships are determined to be necessary in order to achieve development goals;
- 5) That without the development focus and resources provided for under the Act and as set forth in this Plan, growth and development would not reasonably be expected to be achieved;

- 6) That the use of incremental tax revenues derived from the tax rates of various taxing districts in the RPA for the payment of redevelopment project costs is of benefit to the taxing districts, because the taxing districts would not derive the benefits of an increased assessment base without addressing the coordination of redevelopment; and
- 7) That the TIF Redevelopment Plan conforms to the Village's Comprehensive Plan, as detailed in Section III of this report.

It is further found, and certified by the Village, in connection to the process required for the adoption of this Plan pursuant to the Act, that the projected redevelopment of the RPA will not result in the displacement of 10 or more inhabited residential units. Therefore, *this Plan does not include a Housing Impact Study.*

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA. Redevelopment of the RPA area is tenable only if a portion of the improvements and other costs are funded by TIF.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the redevelopment project. Also pursuant to the Act, the area in the aggregate is more than 1½ acres.

## **II. REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION**

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The Redevelopment Project Area legal description is attached in Exhibit 1.

### **III. REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES**

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The following goals and objectives are presented for the RPA in accordance with the Village's comprehensive planning process. The Redevelopment Plan and Project also conform to the Village's economic development strategy and community development goals and objectives.

#### **General Redevelopment Goals of the Village**

- 1) To sustain and enhance the Bartlett downtown area;
- 2) To improve and augment the area's overall land-use mix;
- 3) To attract new shopping and service business opportunities;
- 4) To improve the overall physical conditions of the area;
- 5) To maintain an attractive pedestrian environment;
- 6) To improve pedestrian, bicycle, and vehicular circulation; and
- 7) To create a cooperative partnership between Village and prospective business owners and developers

#### **Redevelopment Objectives**

RPA designation will allow the Village to:

- 1) Assist in coordinating redevelopment activities within the RPA in order to provide a positive business environment;
- 2) Reduce or eliminate negative factors, such as vacant structures, within the area;
- 3) Accomplish redevelopment over a reasonable time period;
- 4) Provide for high quality development within the RPA; and
- 5) Provide for an attractive overall appearance of the area

The implementation of the Redevelopment Project will serve to improve the physical appearance of the RPA and contribute to the economic development of the area. The implementation of the RPA will provide new employment opportunities for community and Village residents.

**Specific Strategies for the RPA**

TIF designation would allow the Village to pursue the following objectives within the RPA:

- 1) Encourage redevelopment activities along Main Street and the downtown area;
- 2) Enhance the necessary infrastructure and related improvements in order to support the redevelopment of the parcels;
- 3) Improve existing roadway service, and ingress/egress to parcels located within the RPA, where necessary;
- 4) Provide for the necessary site preparation, site remediation if warranted, grading, and excavation of property located within the RPA;
- 5) Coordinate the rehabilitation and redevelopment of uses within the RPA; and
- 6) Coordinate redevelopment activities within the RPA in a manner that conforms to the fiscal and economic development policies of the Village and its common interests with overlapping tax districts

#### **IV. EVIDENCE OF THE LACK OF DEVELOPMENT AND GROWTH WITHIN THE RPA AND ASSESSMENT OF FISCAL IMPACT ON AFFECTED TAXING DISTRICTS**

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##### **Evidence of the Lack of Development and Growth within the RPA**

As demonstrated in Exhibit 5 of this Plan, the RPA qualifies as a “conservation area” as defined in the Act. The area has not benefited from significant private investment and/or development. The Village seeks to encourage redevelopment along an important arterial road and improve area appearance.

##### **Assessment of Fiscal Impact on Affected Taxing Districts**

It is not anticipated that the implementation of this Redevelopment Plan and Project will have a negative financial impact on the affected taxing districts. Instead, action taken by the Village to stabilize and cause growth of its tax base through the implementation of this Redevelopment Plan and Project will have a positive impact on the affected taxing districts by arresting the potential assessed valuation declines.

It is not anticipated that the RPA will require increase services from any affected taxing districts except by the Village. Though strategies will be encouraged to promote growth via private investment within the area, specific objectives are geared to stabilize the RPA’s existing strengths and revitalize the RPA’s redevelopment potential.

To the extent that the Village utilizes TIF funding to assist in the redevelopment of residential units and that redevelopment results in increased enrollment and use for eligible school districts and library districts than reimbursement shall occur per the TIF Act. In such cases, the Village will provide for the cost incurred by eligible school districts and library districts in the manner prescribed by 65 ILCS Section 5/11-74.4.3(q)(7.5) of the Act.

## **V. TIF QUALIFICATION FACTORS PRESENT IN THE REDEVELOPMENT PROJECT AREA**

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### **Findings**

The RPA was studied to determine its qualifications under the Tax Increment Allocation Redevelopment Act. It was determined that the area as a whole qualifies as a TIF district under Illinois law. Refer to the TIF Qualification/Designation Report, (Exhibit 5) which is attached as part of this plan.

### **Eligibility Survey**

The RPA was evaluated from June to this date, by representatives of Kane, McKenna and Associates, Inc., (KMA), Village staff and the Village engineer. Analysis was aided by certain reports obtained from the Village and other sources. In KMA's evaluation, only information was recorded which would directly aid in the determination of eligibility for a TIF District.

## **VI. REDEVELOPMENT PROJECT**

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### **A. Redevelopment Plan and Project Objectives**

The Village proposes to realize its goals and objectives of encouraging the development of the RPA and encouraging private investment through public finance techniques including, but not limited to, Tax Increment Financing:

- 1) By implementing a plan that provides for the attraction of users to redevelop and improve property in the downtown area.
- 2) By continuing to maintain and enhance the streetscape and pedestrian areas. The overall streetscape should be continued to address the following:
  - i. Special paving on corners and crosswalks;
  - ii. Landscaping;
  - iii. Planters, benches, lighting, signage; and
  - iv. Recreational facilities and public improvements.
- 3) By entering into Redevelopment Agreements with developers for qualified redevelopment projects, including (but not limited to) the provision of an interest rate subsidy as allowed under the Act.
- 4) By providing for site preparation and clearance, including demolition, grading excavation, and environmental mitigation if necessary.
- 5) Coordinating improvements and efforts associated with several public uses located within the RPA (Village, educational, recreational, and public related uses).
- 6) Providing job training programs in coordination with any Village, federal, state, and county programs.

## **B. Redevelopment Activities**

Pursuant to the foregoing objectives, the Village will implement a coordinated program of actions, including, but not limited to, acquisition, site preparation, clearance, demolition, provision of public infrastructure and related public improvements, and rehabilitation of structures, if necessary.

### Site Preparation, Clearance, and Demolition

Property within the RPA may be acquired and improved through the use of site clearance, excavation, environmental remediation or demolition prior to redevelopment. The land may also be graded and cleared prior to redevelopment.

### Land Assembly and Relocation

Certain properties in the RPA (or the entire RPA) may be acquired, assembled and reconfigured into appropriate redevelopment sites. Relocation activities may also be undertaken by the Village.

### Public Improvements

The Village may, but is not required to provide, public improvements in the RPA to enhance the immediate area and support the Redevelopment Plan and Project. Appropriate public improvements may include, but are not limited to:

- Parking facilities and transportation related amenities;
- Improvements and/or construction of public utilities including extension of water mains as well as sanitary and storm sewer systems;
- Roadway and roadway related improvements; and
- Beautification, identification markers, landscaping, lighting, and signage of public right-of-ways.

### Rehabilitation/Taxing District Capital Costs

- The Village may undertake rehabilitation of public or private improvements or taxing district capital improvements, as provided for in the Act.

### Interest Rate Write-Down

The Village may enter into agreements with owners/developers whereby a portion of the interest cost for construction, renovation or rehabilitation projects is paid for on annual basis out of the Special Tax Allocation fund of the RPA, in accordance with the Act.

### Job Training

The Village may assist facilities and enterprises located within the RPA in obtaining job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to:

- Federal programs;
- State of Illinois programs;
- Applicable local vocational educational programs, including community college sponsored programs; and
- Other federal, state, county or non-profit programs that are currently available or will be developed and initiated over time.

### **C. General Land Use Plan**

Existing land use generally consists of mixed uses, including institutional, residential, commercial, and retail properties and adjacent right of ways. Existing land uses are shown in Exhibit 3, attached hereto and made a part of this Plan. Exhibit 4, attached hereto and made a part of this Plan designates intended general land uses in the RPA that include institutional, mixed uses (including residential) and commercial/retail uses. The land uses will conform to the Village's comprehensive planning principles and community development goals and objectives of the Village as either may be amended from time to time.

### **D. Additional Design and Control Standards**

The appropriate design controls shall apply to the RPA.

**E. Estimated Redevelopment Project Costs**

Redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, as provided in the TIF statute, and any such costs incidental to this Redevelopment Plan and Project. Private investments, which supplement “Redevelopment Project Costs”, are expected to substantially exceed such redevelopment project costs. Eligible costs permitted under the Act which may be pertinent to this Redevelopment Plan and Project includes:

1. Costs of studies and survey, development of plans and specification, implementation and administration of the redevelopment plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected; no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of three (3) years. In addition, “redevelopment project costs” shall not include lobbying expenses;
  - 1.1 Annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment project area or approved a redevelopment plan;
  - 1.2 The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
2. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
3. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;

4. Costs of the construction of public works or improvements, and redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to the effective date of the amendatory Act of the 91<sup>st</sup> General Assembly or (ii) the municipality makes a reasonable determination the redevelopment plan, supported by information that provided that basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
5. Costs of job training and retraining projects including the costs of “welfare to work” programs implemented by businesses located within the redevelopment project area;
6. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued pursuant to the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
7. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district’s capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;
8. Relocation costs to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;

9. Cost of job training, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the RPA; and (ii) when incurred by a taxing district or taxing districts other than the Village, are set forth in a written agreement by or among the Village and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Section 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Section 10-22.20a and 10-23-3a of the School Code;
10. Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
  - 10.1 Such costs are to be paid directly from the Special Tax Allocation Fund established pursuant to the Act;
  - 10.2 Such payments in any one-year may not exceed 30% of the annual interest costs incurred by the developer with regard to the redevelopment project during that year;
  - 10.3 If there are not sufficient funds available in the Special Tax Allocation Fund to make the payment pursuant to this paragraph (10) then the amounts so due shall accrue and be payable when sufficient funds are available in the Special Tax Allocation Fund;
  - 10.4 The total of such interest payments paid pursuant to this Act may not exceed 30% of the (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act;
11. Unless explicitly stated herein the costs of construction of new privately owned buildings shall not be an eligible redevelopment project cost;

12. None of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment projects if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, has become economically obsolete, or was no longer a viable location for the retailer or serviceman; and
13. School district or library district costs as provided for in the Act.

Estimated costs are shown in the next section. Adjustments to these cost items may be made without amendment to the Redevelopment Plan.

**VILLAGE OF BARTLETT DOWNTOWN REDEVELOPMENT PROJECT  
ESTIMATED PROJECT COSTS**

<b>Program Actions/Improvements</b>	<b>Estimated Costs</b>
Land Acquisition and Assembly Costs	\$2,000,000
Site Preparation/Environmental Remediation	\$2,000,000
Utility Improvements (Including but not limited to, Water, Storm, Sanitary Sewer, Service of Public Facilities, and Road Improvements)	\$6,000,000
Rehabilitation/Taxing District Costs	\$5,000,000
Interest Costs Pursuant to the Act	\$1,000,000
Planning, Legal Engineering, Administrative and Other Professional Service Costs	\$1,000,000
Job Training	\$250,000
Statutory School and Library District Payments	\$250,000
<b>TOTAL ESTIMATED TIF BUDGET</b>	<b>\$17,500,000</b>

- 1) All project cost estimates are in year 2015 dollars. Costs may be adjusted for inflation per the TIF Act.
- 2) In addition to the costs identified in the table above, any bonds issued to finance a phase of the Project may include an amount sufficient to pay (a) customary and reasonable charges associated with the issuance of such obligations, (b) interest on such bonds, and (c) capitalized interest and reasonably required reserves.
- 3) Adjustments to the estimated line-item costs above are expected. Adjustments may be made in line-items within the total, either increasing or decreasing line-items costs for redevelopment. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The totals of the line-items set forth above are not intended to place a total limit on the described expenditures, as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection the redevelopment of the RPA – provided the total amount of payment for eligible redevelopment project costs shall not exceed the overall budget amount outlined above.

**F. Sources of Funds to Pay Redevelopment Project Costs Eligible Under Illinois TIF Statute**

Funds necessary to pay for public improvements and other project costs eligible under the Act are to be derived principally from property tax revenues, proceeds from municipal obligations to be retired primarily with tax increment revenues and interest earned on resources available but not immediately needed for the Redevelopment Plan and Project. In addition, the Village may utilize incremental property tax revenues received from any other contiguous RPAs to pay eligible RPA costs or obligations (conversely, incremental revenues from the Downtown TIF may be allocated to any contiguous TIF Districts).

“Redevelopment Project Costs” specifically contemplate those eligible costs set forth in the Act and do not contemplate the preponderance of the costs to redevelop the area. The majority of development costs will be privately financed, and TIF or other public sources are to be used, subject to approval by the Village Board, only to leverage and commit private redevelopment activity.

The tax increment revenues which will be used to pay debt service on the municipal obligations, if any, and to directly pay redevelopment project costs shall be the incremental increase in property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2014 tax year for the RPA. TIF revenues may be shared between adjacent, contiguous TIF districts, all as provided for in the Act.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the Village may from time to time deem appropriate.

**G. Nature and Term of Obligations to Be Issued**

The Village may issue obligations secured by the tax increment Special Tax Allocation Fund established for the RPA pursuant to the Act or such other funds as are available to the Village by virtue of its power pursuant to the Illinois State statutes.

Any and/or all obligations issued by the Village pursuant to this Redevelopment Plan and Project and the Act shall be retired not more than twenty-three (23) years from the date of adoption of the ordinance approving the RPA. However, the final maturity date of any obligations issued pursuant to the Act may not be later than twenty (20) years from their respective date of issuance. One or more series of obligations may be issued from time to time in order to implement this Redevelopment Plan and Project. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year, may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

Those revenues not required for principal and interest payments, for required reserves, for bond sinking funds, for redevelopment project costs, for early retirement of outstanding securities, and to facilitate the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan, may be declared surplus and shall then become available for distribution annually to taxing districts overlapping the RPA in the manner provided by the Act.

Such securities may be issued on either a taxable or tax-exempt basis, as general obligation or revenue bonds, with either fixed rate or floating interest rates; with or without capitalized interest; with or without deferred principal retirement; with or without interest rate limits except as limited by law; and with or without redemption provisions, and on such other terms, all as the Village may determine.

**H. Most Recent Equalized Assessed Valuation (EAV) of Properties in the Redevelopment Project Area**

The most recent estimate of equalized assessed valuation (EAV) for the 2014 tax year of the property within the RPA is approximately \$20,002,523. The Boundary Map, Exhibit 2, shows the location of the RPA. It is anticipated that the 2014 EAV will serve as the Base EAV.

**I. Anticipated Equalized Assessed Valuation (EAV)**

Upon completion of the anticipated private development of the RPA over a twenty-three (23) year period, it is estimated that the equalized assessed valuation (EAV) of the property within the RPA will be approximately \$30,000,000 to \$35,000,000.

## **VII. DESCRIPTION AND SCHEDULING OF REDEVELOPMENT PROJECT**

### **A. Redevelopment Project**

An implementation strategy will be employed with full consideration given to the availability of both public and private funding. It is anticipated that redevelopment projects will be undertaken over the term of the TIF District. Multiple projects may be undertaken either consecutively or simultaneously based upon market conditions.

The Redevelopment Project will begin as soon as the private entities have obtained financing approvals for appropriate projects and such uses are conformant with Village zoning and planning requirements. Depending upon the scope of the development as well as the actual uses, the following activities may be included in each phase:

Land Assembly: Certain properties in the RPA may be acquired and assembled into an appropriate redevelopment site.

Site Preparation: The redevelopment plan contemplates site preparation, or other requirements necessary to prepare the site for desired redevelopment projects. Demolition of certain improvements may be necessary for future projects.

Landscaping/Buffering/Streetscaping: The Village may fund certain streetscape or landscaping projects, which serve to beautify public properties or rights-of-way and provide buffering between land uses, including adjacent residential uses.

Rehabilitation/Taxing District Costs: The Village may fund certain rehabilitation or taxing district costs as provided for in the Act.

Water, Sanitary Sewer, Storm Sewer and Other Utility Improvements: Certain utilities may be extended or re-routed to serve or accommodate the new development. Upgrading of existing utilities may be undertaken. The provision of necessary detention or retention facilities may also be undertaken by the Village.

Roadway/Street/Parking Improvements: Reconstruction of existing road improvements may be undertaken by the Village. Certain secondary streets/roads may be extended or constructed. Related curb, gutter, and paving improvements could also be constructed as needed. Parking facilities and bus shelters may be constructed that would be available to the general public.

Utility services may also be provided or relocated in order to accommodate redevelopment.

Public Improvements: Recreational facilities, institutional related improvements, community facilities and/or related improvements may be funded by the Village as provided for in the Act.

Traffic Control/Signalization: Traffic control or signalization improvements that improve access to the RPA and enhance its redevelopment may be constructed.

Public Safety Related Infrastructure: Certain public safety improvements including, but not limited to, public signage, public facilities, and streetlights may be constructed or implemented.

Interest Costs Coverage: The Village may fund certain interest costs incurred by a developer for construction, renovation or rehabilitation of a redevelopment project. Such funding would be paid for out of annual tax increment revenue generated from the RPA as allowed under the Act.

Professional Services: The Village may fund necessary planning, legal, engineering, administrative and financing costs during project implementation. The Village may reimburse itself from annual tax increment revenue if available.

School District and Library District Costs: The Village may fund increased school tuition or library district costs as provided for in the Act.

**B. Commitment to Fair Employment Practices and Affirmative Action**

As part of any Redevelopment Agreement entered into by the Village and any private developers, both entities will agree to establish and implement an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the Village. The program will conform to the most recent Village policies and plans.

With respect to the public/private development's internal operations, both entities will pursue employment practices which provide equal opportunity to all people regardless of his or her race, color, sex, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, gender identity, or housing status. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, age, or the presence of physical handicaps. These nondiscriminatory practices will apply to all areas of employment, including: hiring, upgrading and promotions, terminations, compensation, benefit programs, and education opportunities.

All those involved with employment activities will be responsible for conformance to this policy and compliance with applicable state and federal regulations.

The Village and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, any public/private entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment, with specific attention to minority and/or female individuals.

Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

**C. Completion of Redevelopment Project and Retirement of Obligations to Finance Redevelopment Costs**

This Redevelopment Project and retirement of all obligations to finance redevelopment costs will be completed within twenty-three (23) years after the adoption of ordinances designating the RPA. The actual date for such completion and retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third year after the ordinances approving the RPA are adopted.

**VIII. PROVISIONS FOR AMENDING THE TAX INCREMENT REDEVELOPMENT  
PLAN AND PROJECT**

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This Redevelopment Plan and Project may be amended pursuant to the provisions of the Act.

**EXHIBIT 1**  
**LEGAL DESCRIPTION**

**BARTLETT DOWNTOWN TIF DISTRICT – LEGAL DESCRIPTION:**

THAT PART OF SECTIONS 34 AND 35, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 16 IN BLOCK 3 IN BARTLETT'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 1873 AS DOCUMENT 121940 AND ALSO BEING THE NORTHERLY LINE OF A 20 FOOT ALLEY; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID ALLEY TO THE SOUTHWEST CORNER OF LOT 10 IN BLOCK 2 IN SAID BARTLETT'S SUBDIVISION; THENCE NORTHERLY ALONG THE WEST LINE OF LOTS 1 THROUGH 10, INCLUSIVE, IN SAID BLOCK 2 TO THE NORTHWEST CORNER OF SAID LOT 1 IN BLOCK 2 AND ALSO BEING THE SOUTH LINE OF NORTH AVENUE; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 1 IN BLOCK 2 AND LOT 30 IN BLOCK 1 IN SAID BARTLETT'S SUBDIVISION AND ALSO BEING THE SOUTH LINE OF NORTH AVENUE TO THE NORTHEAST CORNER OF SAID LOT 30 IN BLOCK 1; THENCE SOUTHERLY ALONG THE EAST LINE OF LOTS 26 THROUGH 30, INCLUSIVE, IN BLOCK 1 IN SAID BARTLETT'S SUBDIVISION TO THE NORTHWEST CORNER OF BOHN'S RESUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 1985 AS DOCUMENT 27423119; THENCE EASTERLY ALONG THE NORTH LINE OF SAID BOHN'S RESUBDIVISION TO THE NORTHEAST CORNER OF SAID BOHN'S RESUBDIVISION; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID BOHN'S RESUBDIVISION TO THE SOUTHEAST CORNER OF SAID BOHN'S RESUBDIVISION AND ALSO BEING THE NORTHERLY LINE OF SAID 20 FOOT ALLEY; THENCE EASTERLY ALONG SAID NORTHERLY LINE OF A 20 FOOT ALLEY TO THE WEST LINE OF SAID SECTION 35; THENCE NORTHERLY ALONG SAID WEST LINE OF SECTION 35 TO THE NORTHERLY LINE OF ONEIDA AVENUE; THENCE EASTERLY ALONG SAID NORTHERLY LINE OF ONEIDA AVENUE TO THE EAST LINE OF BERTEAU AVENUE; THENCE SOUTHERLY ALONG SAID EAST LINE OF BERTEAU AVENUE TO THE NORTHERLY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE SOUTHWESTERLY TO INTERSECTION OF THE SOUTHERLY LINE OF SAID CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD AND THE EAST LINE OF BERTEAU AVENUE; THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF SAID CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD TO THE EAST LINE OF SUPERWASH SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 1994 AS DOCUMENT 94508876; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SUPERWASH SUBDIVISION AND THE SOUTHERLY EXTENSION THEREOF TO THE NORTH LINE OF DEVON AVENUE; THENCE WESTERLY ALONG SAID NORTH LINE OF DEVON AVENUE TO THE EAST LINE OF PROSPECT AVENUE; THENCE SOUTHERLY ALONG SAID EAST LINE OF PROSPECT AVENUE TO THE SOUTH LINE OF SAID SECTION 35; THENCE WESTERLY ALONG SAID SOUTH LINE OF SECTION 35 AND THE SOUTH LINE OF SAID SECTION 34 TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF HERITAGE OAKS, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 20, 1979 AS DOCUMENT 24884597; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND EAST LINE OF HERITAGE OAKS TO THE NORTHEAST CORNER OF HERITAGE OAKS AND ALSO BEING THE SOUTHERLY LINE OF BARTLETT MUNICIPAL CENTER RESUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 2005 AS DOCUMENT 0517318024; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF BARTLETT MUNICIPAL CENTER RESUBDIVISION TO THE EAST LINE OF OAK AVENUE; THENCE NORTHERLY ALONG SAID EASTERLY LINE OF OAK AVENUE TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 3 IN BLOCK 5 IN SAID BARTLETT'S SUBDIVISION; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF LOT 3 IN BLOCK 5 AND THE EASTERLY EXTENSION THEREOF TO THE SOUTHWEST CORNER OF SAID LOT 3 IN BLOCK 5; THENCE NORTHERLY ALONG THE WEST LINE OF LOTS 2 AND 3 IN SAID BLOCK 5 TO A POINT ON THE EAST LINE OF LOT 11 IN SAID BLOCK 5 THAT IS EQUI-DISTANT BETWEEN THE NORTHEAST AND SOUTHEAST CORNERS OF SAID LOT; THENCE WESTERLY TO A POINT ON THE WEST LINE OF SAID LOT 11 IN BLOCK 5 THAT IS EQUI-DISTANT BETWEEN THE SOUTHWEST AND NORTHWEST CORNERS OF SAID LOT AND ALSO BEING ON THE EAST LINE OF HICKORY AVENUE; THENCE NORTHERLY ALONG SAID EAST LINE OF HICKORY AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 3 IN BLOCK 4 IN SAID BARTLETT'S SUBDIVISION; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 3 TO THE WEST LINE OF SAID HICKORY AVENUE; THENCE NORTHERLY ALONG SAID WEST LINE OF HICKORY AVENUE TO THE SOUTH LINE OF LOT 2 IN SAID BLOCK 4 IN BARTLETT'S SUBDIVISION; THENCE WESTERLY ALONG SAID SOUTH

LINE OF LOT 2 IN BLOCK 4 TO THE WEST LINE OF SAID LOT 2 IN BLOCK 4; THENCE NORTHERLY ALONG SAID WEST LINE OF LOT 2 IN BLOCK 4 TO THE SOUTH LINE OF LOT 16 IN SAID BLOCK 4 IN BARTLETT'S SUBDIVISION; THENCE WESTERLY ALONG SAID SOUTH LINE OF LOT 16 IN BLOCK 4 TO THE EAST LINE OF WESTERN AVENUE; THENCE NORTHERLY ALONG SAID EAST LINE OF WESTERN AVENUE TO THE POINT OF BEGINNING.

EXCEPT THAT PART OF SAID SECTIONS 34 AND 35, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 2 IN BLOCK 16 IN H.O. STONE & CO'S. TOWN ADDITION TO BARTLETT, ACCORDING TO THE PLAT THEREOF RECORDED JULY 23, 1929 AS DOCUMENT 10435526 AND ALSO BEING ON THE WEST LINE OF BERTEAU AVENUE; THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF BERTEAU AVENUE TO THE SOUTHEAST CORNER OF LOT 6 IN BLOCK 17 IN SAID H.O. STONE & CO'S. TOWN ADDITION TO BARTLETT; THENCE WESTERLY ALONG THE SOUTH LINE OF LOT 6 AND 33 IN SAID BLOCK 17 AND THE SOUTH LINE OF LOTS 6 AND 33 IN BLOCK 18 IN SAID H.O. STONE & CO'S. TOWN ADDITION TO BARTLETT AND THE EXTENSIONS THEREOF TO THE CENTERLINE OF VACATED TATGE AVENUE; THENCE NORTHERLY ALONG SAID CENTERLINE OF VACATED TATGE AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 5 IN BLOCK 19 IN SAID H.O. STONE & CO'S. TOWN ADDITION TO BARTLETT; THENCE WESTERLY ALONG THE NORTH LINE OF LOTS 5 AND 33 IN SAID BLOCK 19 IN H.O. STONE & CO'S. TOWN ADDITION TO BARTLETT AND EASTERLY EXTENSION THEREOF TO THE NORTHWEST CORNER OF SAID LOT 33 AND ALSO BEING THE EASTERLY LINE OF MAIN STREET; THENCE NORTHERLY ALONG SAID EASTERLY LINE OF MAIN STREET TO THE NORTH LINE OF LOT 35 IN SAID BLOCK 19; THENCE EASTERLY ALONG SAID NORTH LINE OF LOT 35 TO THE NORTHEAST CORNER OF SAID LOT 35; THENCE NORTHERLY ALONG A WESTERLY BOUNDARY OF SAID H.O. STONE & CO'S. TOWN ADDITION TO BARTLETT AND ALSO BEING AN EASTERLY BOUNDARY OF BARTLETT TOWN CENTER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 10, 2003 AS DOCUMENT 0328310201 AND EXTENSION THEREOF TO AN ANGLE POINT IN THE SOUTHERLY BOUNDARY OF LOT 2 IN SAID BARTLETT TOWN CENTER SUBDIVISION; THENCE EASTERLY ALONG A SOUTH BOUNDARY OF SAID LOT 2 TO THE SOUTHEAST CONER OF LOT 2; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 2 TO THE NORTHERLY BOUNDARY OF SAID BARTLETT TOWN CENTER SUBDIVISION AND ALSO BEING THE SOUTHERLY LINE OF RAILROAD AVENUE; THENCE EASTERLY ALONG SAID NORTHERLY BOUNDARY OF SAID BARTLETT TOWN CENTER SUBDIVISION TO THE EAST LINE OF LOT 10 IN SAID BARTLETT TOWN CENTER SUBDIVISION; THENCE SOUTHERLY ALONG SAID EAST LINE OF LOT 10 TO A SOUTHERLY BOUNDARY OF SAID BARTLETT TOWN CENTER SUBDIVISION; THENCE EASTERLY ALONG SAID SOUTHERLY BOUNDARY OF BARTLETT TOWN CENTER SUBDIVISION AND ALSO BEING THE NORTH LINE OF SAID H.O. STONE & CO'S. TOWN ADDITION TO BARTLETT TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PART OF SAID SECTION 35, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF RAILROAD AVENUE AND PROSPECT AVENUE; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PROSPECT AVENUE TO THE NORTH LINE OF DEVON AVENUE; THENCE WESTERLY ALONG SAID NORTH LINE OF DEVON AVENUE TO THE WEST LINE OF ASBURY PLACE RECORDED JANUARY 27, 2004 AS DOCUMENT 0402719063; THENCE NORTHERLY ALONG SAID WEST LINE OF ASBURY PLACE TO THE SOUTH LINE OF RAILROAD AVENUE; THENCE EASTERLY ALONG SAID SOUTH LINE OF RAILROAD AVENUE TO THE POINT OF BEGINNING.

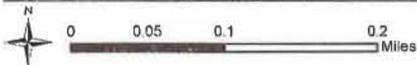
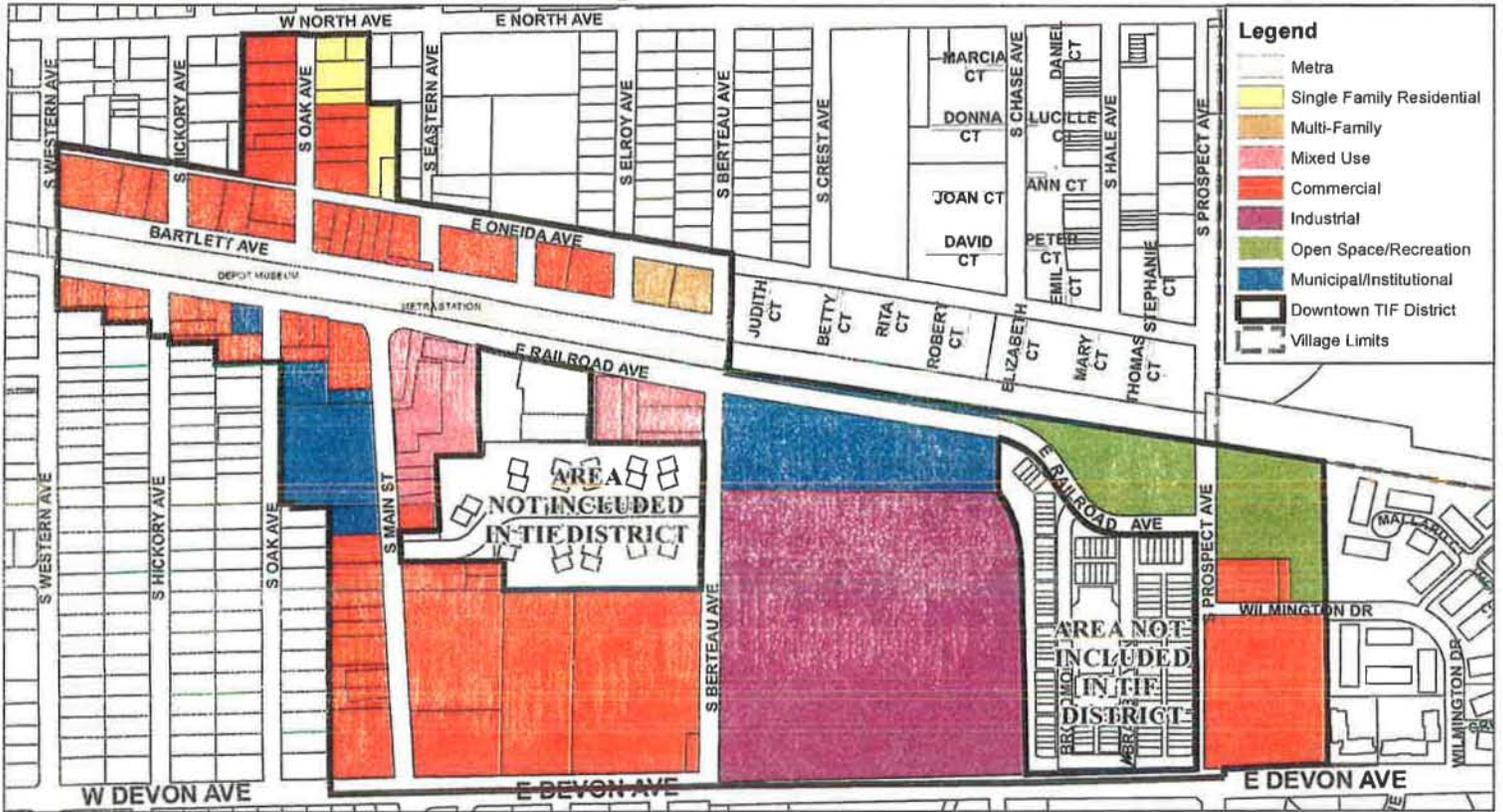
**EXHIBIT 2**  
**BOUNDARY MAP**

# DOWNTOWN TIF DISTRICT MAP



**EXHIBIT 3**  
**EXISTING LAND USE MAP**

# Village of Bartlett Existing Land Use for Downtown TIF District



Prepared by: The Village of Bartlett  
 Data Sources: Cook County & Village of Bartlett

**EXHIBIT 4**  
**PROPOSED LAND USE MAP**



**EXHIBIT 5**

**TIF QUALIFICATION/DESIGNATION REPORT**

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**VILLAGE OF BARTLETT  
TAX INCREMENT FINANCING QUALIFICATION REPORT  
DOWNTOWN TAX INCREMENT FINANCING DISTRICT**

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A study to determine whether all or a portion of an area located in the Village of Bartlett qualifies as a “conservation area” as defined in the Tax Increment Allocation Redevelopment Act of 65 ILCS 5/11-74.4-1, et. seq., as amended.

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**Jointly Prepared by:**

**Village of Bartlett, Illinois**

**And**

**Kane, McKenna and Associates, Inc.**

**July 2015**

**VILLAGE OF BARTLETT  
TAX INCREMENT FINACING QUALIFICATION REPORT  
DOWNTOWN TAX INCREMENT FINANCING DISTRICT**

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## Executive Summary

Kane, McKenna and Associates, Inc. (“KMA”) has been retained by the Village of Bartlett to conduct an analysis for the potential qualification and designation of the Proposed Downtown Redevelopment Project Area (“TIF District”) pursuant to 65 ILCS 5/11-74-1 et. seq., as amended (the “Act”) for an area located in the traditional Bartlett downtown area and generally bounded by Oneida Avenue and North Avenue on the north, Devon Avenue on the south, Wilmington Drive on the east and Western Avenue on the west. The Village is pursuing the TIF District designation as part of its overall strategy to promote (i) the revitalization of key properties generally located along Railroad Avenue, Prospect Avenue, Oneida Avenue and Main Street, and (ii) to encourage the continued redevelopment in the Bartlett downtown in general.

The Village has two principle aims in pursuing the potential designation of the TIF District. The first is to promote redevelopment of certain parcels that have experienced obsolescence, due in part to the economic downturn in recent years, and stalled investment. The combination of these two factors has created underutilized properties within the TIF District. The second is to encourage the redevelopment of parcels of land in the downtown area thereby creating a place for the Village residents to congregate which is walkable with mixed-uses and easily accessible. The slowdown of mixed-use development and onset of obsolescence related to such uses led the Village to revisions in both development goals and strategy for the proposed TIF District. This points the Village toward a strategy for the encouragement of growth through the reuse and redevelopment of older properties in the downtown of Bartlett and the continued development of an area in which development has stalled due to economic conditions.

Based upon the analysis completed to date, KMA has reached the following conclusions regarding the potential TIF District qualification land within the area:

- 1) *The proposed TIF District qualifies as a “conservation area” under the Act.* Overall, the improved land within the proposed TIF District is found to be in a condition as defined in the Act that prevents, or threatens to prevent, the economic and physical development of properties in a manner that the community deems essential to its overall economic health.
- 2) *The conditions found within the proposed TIF District present a barrier to the area’s successful redevelopment.* Factors that negatively impact coordinated and substantial private sector investment in the overall area are part of the consideration for TIF District designation. Without Village planning and use of economic development resources in eliminating such factors, potential redevelopment projects (along with other activities that require private sector investment) are not likely to be economically feasible.
- 3) *There are several potential redevelopment sites within the proposed TIF District.* These sites could produce sufficient incremental property tax revenue that, if used in combination with Village resources for redevelopment incentives or public improvements, would likely stimulate private investment and reinvestment in these sites and ultimately throughout the proposed TIF District.

- 4) *Formal designation recommended.* To address current conditions, to promote the economic viability of the proposed TIF District, and to foster private sector investment and redevelopment efforts, KMA recommends that the Village proceed with the formal TIF District designation process for the entire area under consideration.

The KMA analysis of the proposed TIF District in conjunction with the statutory criteria is detailed in the following pages.

## **I. BACKGROUND**

The Village of Bartlett (the “Village”) has initiated action related to the study of the Proposed Downtown Redevelopment Project Area (the “TIF District”) or (the “RPA”) to determine whether it qualifies for consideration as a Tax Increment Financing District. Kane, McKenna and Associates, Inc., agreed to undertake the study of the area.

### **Background on the Village and Proposed RPA**

The Village of Bartlett is a well-established community located approximately 33 miles northwest of the downtown of the City of Chicago. The Village is located in Cook, DuPage and Kane Counties, adjacent is the Village of South Elgin to the west, the Village of Elgin to the northwest, the Village of Streamwood to the north, the Village of Hanover Park to the east, and the Village of Carol Stream to the southeast. The Village was incorporated in 1891.

The population of Bartlett was 41,208 in 2010, a slight uptick over its population of 36,706 in 2000 according to the U.S. Census. Bartlett is a mature community which is experiencing a slight aging in its population. In 2000 the proportion of the community at 62 years or older was 6.9% but it grew to 10.7% in 2010. According to the U.S. Census in 2012 76% of the Village was White, 14.7% of the Village is Asian and 3.8% of the Village is Black. In 2012 the labor force was 23,334 strong with a 7.9% unemployment rate which was significantly lower than the statewide average of 10.8% but higher than the national average of 7.5%.

The proposed RPA includes an area that is located in the traditional downtown area of the Village. The area is the location of the Metra Milwaukee District West railway station along with commuter parking areas for the Metra riders. The redevelopment of the RPA has been a longstanding goal of the Villages dating back to mid-1980s. More recently in 2002 the Village requested proposals from developers in, and contracted Houseal Lavigne & Associates to produce the *Bartlett Town Center Summary of Findings* report in 2010. In general the Village has witnessed disinvestment in the area resulting in obsolescence and even vacancy. The RPA is the traditional downtown area for Bartlett and any transit oriented development taking place in the Village would be happening within the RPA. The area thus stands as an important economic engine for the Village and the current disinvestment levels are unsustainable.

The proposed RPA currently consists of a variety of land uses. The area is dominated by commercial uses but there are also residential and mixed-uses. As of the date of this report, the RPA contained approximately one hundred and twenty-two (122) tax parcels and approximately fifty-eight (58) buildings.

## **Context for Redevelopment**

The downtown area of the Village has been the focus of redevelopment efforts dating back to the creation of the 1986 Tax Increment Financing Redevelopment Plan. The Village has had some success in redeveloping the area, specifically in encouraging the redevelopment of the Town Center area within the RPA. However, with the onset of the recession in 2008 the Village has once again witnessed a decline in investment. The area faces economic challenges due to its location within Cook County which has a higher sales tax than DuPage or Kane Counties. The higher sales tax in Cook County can act as a disincentive to developers looking to invest in commercial businesses in Bartlett. Other commercial areas around downtown Bartlett reside in DuPage and Kane Counties and thus have lower sales and property taxes. The property owners within the RPA are particularly burdened by the higher property taxes.

Despite the challenges that the RPA is facing the area does have numerous strengths which the Village is trying to harness to encourage investment. The area receives a high amount of foot traffic due to the daily commuters on the Metra train. The area is a walkable commercial district which makes it unique and an important asset for the Village and the community. From a Village economic development perspective, the properties within the proposed RPA have significant assets that offer excellent potential for redevelopment. The area has an excellent network of transportation options: close proximity to Interstates I-90 and I-355, local arterial roads, and the Metra commuter rail station is located within the RPA. Additionally, the proposed RPA is located in the Village's downtown area with the potential for residential density that would allow it to support transportation-oriented development and related redevelopment uses. As such, the Village has identified objectives for redevelopment with tax increment financing acting as a tool to achieve them.

Without the application of public resources, the proposed RPA is likely to continue to be underutilized and fail to attract significant private sector investment. The Village needs to bring community planning, economic development initiatives and private resources into concert to help spur investment in the RPA. The Village recognizes that the RPA represents a unique opportunity within the Village due to its unique features and opportunity for mixed-use development with both commercial and residential uses. The Village has long recognized that the RPA is strategically important to its overall economic health but its previous attempts to catalyze development have been subject to the recession and other market forces.

### **General Scope and Methodology**

KMA formally began its analysis by conducting a series of meetings and discussions with Village staff, starting in July, 2014 and continuing periodically through the November 2014. The purpose of the meetings has been to establish boundaries for a study area and to gather data related to qualification criteria for properties included in the study area. These meetings were complemented by a series of field surveys for the entire study area. The field surveys were completed by KMA staff. Data concerning the buildings, lot sizes and equalized assessed value (EAV) were collected from Cook County and the U.S. Census Bureau. The field surveys and data collected have been utilized to gauge if the properties located within the study area would qualify for TIF designation.

The qualification factors discussed in this report qualify the RPA as a “conservation area,” as such term is defined pursuant to the TIF Act.

During the course of its work, KMA reported to Village staff its findings regarding TIF qualification and feasibility prospects for the study area. Based on these findings the Village made refinements to the study area boundaries, directed KMA to complete this TIF Qualification Report (the “Report”), and moved forward with the preparation of a Redevelopment Plan and Project for the area.

For additional information about KMA’s data collection and evaluation methods, refer to Section IV of this report.

## **II. QUALIFICATION CRITERIA USED**

With the assistance of Village staff, Kane, McKenna and Associates, Inc. examined the proposed RPA and reviewed information collected for the area to determine the presence or absence of appropriate qualifying factors listed in the Illinois “Tax Increment Allocation Act” 65 ILCS 5/11-74.4-1 et. seq., as amended (hereinafter referred to as the “Act”).

The Act sets out specific procedures that must be adhered to in designating a redevelopment project area. By definition, a “Redevelopment Project Area” is:

“an area designated by the municipality, which is not less in the aggregate than 1½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted area and conservation area.”

Under the Act, “blighted area” or “conservation area” means any improved or vacant area within the boundaries of a development project area located within the territorial limits of the municipality where certain conditions are met.

### **TIF Qualification Factors**

In accordance with the Illinois TIF Act, KMA performed a two-step assessment to determine if the proposed RPA qualified as a “conservation” area. First, KMA analyzed the threshold factor of age to determine if 50% or more of structures in the RPA were 35 years of age or older.

Secondly, if a proposed conservation area meets the age threshold, then the following factors are to be examined to determine if the RPA meets the TIF qualification factors:

If a conservation area, industrial, commercial and residential buildings or improvements are detrimental to the public safety, health or welfare because of a combination of three (3) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the redevelopment project area:

- 1) **Dilapidation**: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.
- 2) **Obsolescence**: The condition or process of falling into disuse. Structures become ill-suited for the original use.

- 3) Deterioration: With respect to buildings, defects including but not limited to major defects in the secondary building components such as doors, windows, porches, gutters and downspouts and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas evidence deterioration, including but not limited to surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.
- 4) Presence of Structures Below Minimum Code Standards: All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.
- 5) Illegal Use of Individual Structures: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.
- 6) Excessive Vacancies: The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.
- 7) Lack of Ventilation, Light, or Sanitary Facilities: The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.
- 8) Inadequate Utilities: Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the redevelopment project area.

- 9) Excessive Land Coverage and Overcrowding of Structures and Community Facilities: The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety; and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings; increased threat of spread of fire due to the close proximity of buildings; lack of adequate or proper access to a public right-of-way; lack of reasonably required off-street parking; or inadequate provision for loading and service.
- 10) Deleterious Land-Use or Layout: The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.
- 11) Environmental Clean-Up: The Proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for – or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for – the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
- 12) Lack of Community Planning: The Proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.
- 13) Stagnant EAV: The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available or increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.

### **III. THE PROPOSED RPA**

The proposed RPA includes properties located on Railroad Avenue, Bartlett Avenue, Prospect Avenue, Wilmington Drive, Devon Avenue, Oneida Avenue, Main Street, Berteau Avenue, and Oak Street. The RPA is generally bounded by Wilmington Drive on the east, Devon Avenue on the south, Western Avenue on the west and Oneida Avenue on the north. The area includes residential, commercial and other mixed-uses.

The proposed RPA is closely related to an area that was analyzed as part of the *Bartlett Town Center Summary of Findings* (2010), *Bartlett Town Center Request for Developer Qualifications* (2002), and *Tax Increment Financing Redevelopment Plan* (1986). Although not coterminous, the boundaries of the proposed RPA generally follow the areas addressed by these plans and documents.

Refer to Exhibit A for a map of the RPA.

#### **IV. METHODOLOGY OF EVALUATION**

In evaluating the proposed RPA's potential qualification as a TIF District, the following methodology was utilized:

- 1) Photographic analysis and site surveys of the proposed RPA were undertaken by representatives from Kane, McKenna and Associates, Inc. Site surveys were completed for the proposed RPA.
- 2) KMA performed EAV trend analysis, to ascertain whether EAV growth in the proposed RPA underperformed EAV growth in the remaining part of the Village or declined per the requirements of the TIF Act.
- 3) Exterior evaluation of structures, noting deterioration or dilapidation as well as vacancies or possible code violations was completed. The inspections conducted by KMA noted signs of aging of certain structures, the current condition of improvements and infrastructure, and current roadway conditions.
- 4) The RPA was studied in relation to available planning reports, Village ordinances, flood maps, local history, and an evaluation of area-wide factors that have affected the area's development (e.g., lack of community planning, obsolescence, lag in EAV growth, deleterious layout, etc.). Kane, McKenna reviewed the area in its entirety. Village redevelopment goals and objectives for the area have also been established and reviewed.
- 5) Existing structures and site conditions were initially surveyed only in the context of checking, to the best and most reasonable extent available, TIF Act pertaining to criteria specific structures and site conditions on the parcels.
- 6) The proposed RPA was examined to assess the applicability of the different factors required for qualification for TIF designation under the Act. Evaluation was made by reviewing the information and determining how each measured when evaluated against the relevant factors. The land within the proposed RPA was examined to determine the applicability of the thirteen (13) different conservation area factors for qualification for TIF designation under this statute.

**V. QUALIFICATION FINDINGS FOR PROPOSED RPA**

As a result of KMA’s evaluation of each parcel in the proposed RPA, and analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support qualification of the proposed RPA as a conservation area under the TIF Act. These factors are summarized in the Table 1 below.

**Table 1  
Qualifying Factors Present in RPA**

Area within Proposed RPA	Maximum Possible Factors per Statute	Minimum Factors Needed to Qualify per Statute	Qualification Factors Present in Proposed RPA
Conservation Area	13	3	6* <ul style="list-style-type: none"> <li>• Lag in EAV Growth</li> <li>• Inadequate Utilities</li> <li>• Excessive Vacancies</li> <li>• Lack of Community Planning</li> <li>• Deterioration</li> <li>• Obsolescence</li> </ul>

\*The six factors are in addition to meeting the age requirement that a majority of buildings be over 35 years in age.

**Conservation Area**

As indicated in Section II, KMA performed a two-step assessment, first KMA needed to establish if 50% or more of the structures within the RPA were over 35 years of age, thus making it eligible for consideration under the conservation area criteria for establishing TIF Districts. Then KMA considered if the area was affected by any of the 13 factors which designate a conservation area. Based upon preliminary analysis, the RPA would qualify as a conservation area under the statutory criteria set forth for a conservation area. Based upon Cook County data, KMA determined that forty (40) of the fifty-eight (58) structures are at least thirty-five (35) years of age. This means that approximately 69% of the buildings in the RPA are older than thirty-five (35) years of age.

As a second step, KMA reviewed the criteria needed to qualify an area as a conservation area, determining that six (6) factors were present:

1) **Lag in Equalized Assessed Valuation (EAV) Growth**

The total equalized assessed valuation (EAV) for the RPA has decreased for four (4) of the last five (5) years. The EAV of the proposed TIF District has lagged behind the total Village EAV in three (3) of the last five (5) years. Finally, the EAV of the proposed TIF District grew at a rate slower than the Consumer Price Index for four (4) and the last five (5) years (refer to Table 2). Just one of these three quantitative measurements would qualify the RPA under this factor but the present of all three measurements shows that the RPA has struggled extensively for investment. In accordance with the TIF Act, the area meets the statutory criteria for a finding of lagging or stagnant EAV.

**TABLE 2**  
**EAV TRENDS FOR PROPOSED TIF DISTRICT**

	2014	2013	2012	2011	2010	2009
Total EAV for RPA	\$ 20,002,523	\$ 18,584,042	\$ 21,956,121	\$ 24,077,923	\$ 27,936,812	\$ 28,347,334
Annual Change	7.63%	-15.36%	-8.81%	-13.81%	-1.45%	
Village EAV*	\$ 940,746,310	\$ 1,037,050,483	\$ 1,136,623,089	\$ 1,245,445,915	\$ 1,337,994,960	\$ 1,314,228,539
Annual Change	-1.14%	-9.29%	-8.76%	-8.74%	-6.92%	
CPI-U	1.6	1.5	2.1	3.2	1.6	

Source: Cook County, Village of Bartlett, and Bureau of Labor Statistics

\* Village EAV is less the RPA EAV

## 2) Inadequate Utilities

Inadequate utilities can be defined as underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, or telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the redevelopment project area.

Portions of the utilities within the RPA are deteriorated and in poor condition requiring replacement in some sections. The Village Public Works Department has identified certain sections of the utilities within the RPA as deficient and in need of replacement. The Public Works Department identifies both the watermain and the sanitary sewer as 50 years old and beginning to show signs of signs of failure due to age and time in service.

The Public Works Department reports that the watermain in the RPA is cast iron which is a brittle and prone to break sooner than modern ductile iron, PVC and HDPE materials. In general the watermain is in poor condition and will need to be replaced with modern materials. The sanitary system is made out of clay and also beginning to show signs of failure and will need to be replaced. The age of these systems combined with the report of failures shows that the utilities within the RPA are deteriorated, antiquated, obsolete, and in disrepair and therefore the RPA qualifies under this factor.

## 3) Excessive Vacancies

The TIF Act indicates that this factor is present if there is the presence of buildings that are unoccupied or under-utilized and that represent adverse influence on the area because of the frequency, extent or duration of the vacancies.

Currently fourteen (14) of the fifty-eight (58) buildings are partially or completely vacant within the RPA. This means that approximately 24% of the buildings within the RPA are partially or completely vacant. This amount of vacancies would be alarming on its own but upon examining the vacancy data more closely the RPAs economic struggles are evident. All of these vacancies exist in the commercial properties. Of the forty (40) commercial buildings in the RPA fourteen (14) are fully or partially vacant which means that approximately 35% of the commercial properties within the RPA are fully vacant or partially vacant. More striking is that some of the largest commercial properties within the RPA are vacant. The RPA has a total of 617,000 square feet of commercial property

and 120,911 square feet are vacant; or 20% of the current commercial space is vacant. This amount of vacancies in the commercial downtown area of the Village represents an economic threat to all tax bases. The adverse influence and the extent are clear and present.

4) Lack of Community Planning

The redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

Much of the development that has occurred within the RPA took place in an era prior to modern community planning techniques, and/or occurred under a lack of comprehensive and coordinated planning. Much of the original layout and design of the downtown echoes the historical roots of the downtown, with the central point of focus being the train station. This design model dates back to the 1800s and though the Metra station is an asset to the Village and needs to be utilized in an effective manner new planning techniques should be implemented to maximize the utility of the station.

The *Draft Village of Bartlett Downtown Traffic Evaluation* highlights the traffic and parking issues caused by the current configuration of the Metra station and its relationship to commuting patterns, pedestrian access and parking. These issues alone represent some of the conditions associated with this qualifying factor. Though seemingly minor the traffic flows and pedestrian interactions with commercial space can greatly influence the success of commercial areas. Commuting patterns and the available commercial options could be evaluated and improved with spatial interventions to enhance the experience of the public. These interventions along with continued planning focus from the Village will help ensure that an onset of blighting conditions never become evident in the Village

5) Deterioration of Structures and Site Improvements

Per the TIF Act, deterioration can be evidenced by defects to buildings including, but not limited to major defects in the secondary building components such as doors, windows, porches, gutters and downspouts and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas evidence deterioration, including, but limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

Deterioration can be evidenced in major or secondary building defects. For example, such defects include but are not limited to, defects in building components such as windows, porches, gutters, doors and brick mortar.

Many of the structures and site improvements within the RPA exhibited various degrees of deterioration which require repairs, upgrades and replacement.

Regarding surface improvements, the area exhibited a number of problems:

- Broken and missing brick or other exterior materials;
- Deterioration of brick and mortar;
- Buckled and caved in asphalt (or gravel base surfaces) and concrete driveways/walkways/parking/storage areas;
- Surface cracking of pavement areas;
- Potholes and depressions in roadways and parking areas; and
- Weeds protruding through paved and concrete areas

Kane McKenna identified deterioration in both the buildings in the RPA and the surface areas. Of the fifty-eight (58) buildings in the RPA twenty-four (24) exhibited deterioration in certain building components, meaning 41% of the buildings in the RPA had either major or minor defects. Of the sixty-four (64) parcels with site improvements, eight (8) showed signs of deterioration meaning 13% of the lots had signs of deterioration. The Public Works department in the Village reports that many of the concrete pavers making up the sidewalk are over 20 years old, in poor condition and need to be replaced. This amount of deterioration can deter investment and may well have contributed to lack of investment within the RPA.

#### 6) Obsolescence

The Act states that obsolescence is the condition or process of falling into disuse or structures that have become ill-suited for their original use. The area exhibits both economic and functional obsolescence. The RPA exhibits area-wide obsolescence in need of investment and redevelopment for attracting new tenants.

The age of the RPA contributes significantly to the obsolescence. With as much as 69% of the buildings over the age of 35 the need for redevelopment and investment is inevitable. The older commercial buildings, some of which are vacant, also contribute to the growing obsolescence of the area due to changing consumer and development needs. The commercial nature of the RPA makes the vacant and outdated commercial properties especially threatening to the area's economic viability. The disinvestment in the RPA lead to the obsolescence evidenced now.

One of the RPA's strengths is the Metra railway station but do to evolving commuter and parking needs the area is not adequately equipped for transit oriented development as it stands. The need for better pedestrian crossings and more consumer friendly parking both contribute to the areas current underutilization. The lagging EAV of the entire area further exemplifies the area-wide obsolescence.

## **VI. SUMMARY OF FINDINGS / GENERAL ASSESSMENT OF QUALIFICATION**

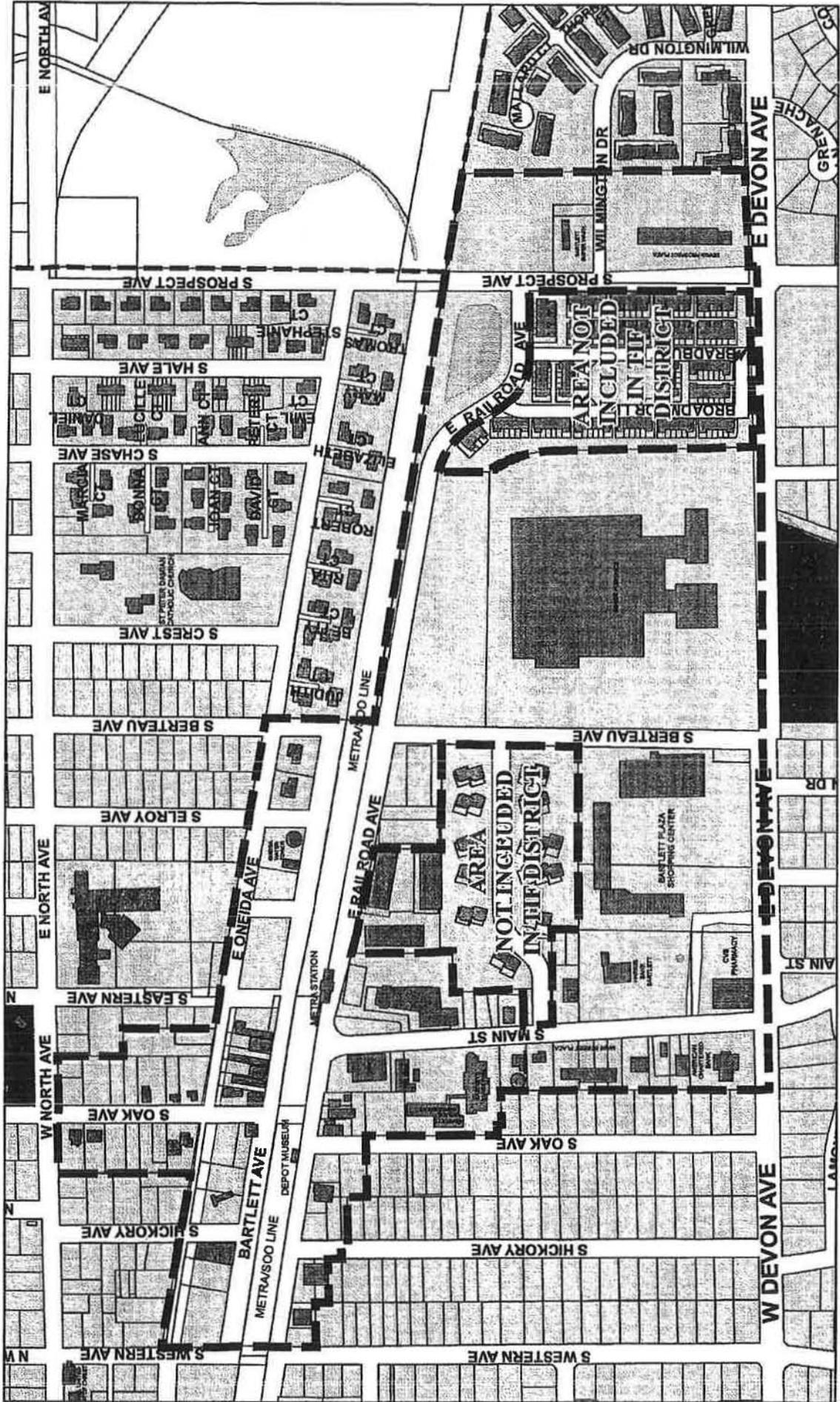
The following is a summary of relevant qualification findings as it relates to potential designation by the Village of the proposed RPA as a TIF District. The findings herein pertain to the entire area.

1. The area is contiguous and is greater than 1½ acres in size.
2. The proposed RPA will qualify as a “conservation area”. Further, the factors as documented herein are present to a meaningful extent and are distributed throughout the proposed RPA. (A more detailed analysis of the qualification findings is outlined in Section V of this report.)
3. All property in the area would substantially benefit by the proposed redevelopment project improvements.
4. The sound growth of taxing districts applicable to the area, including the Village, has been impaired by the factors found present in the area.
5. The area would not be subject to redevelopment without the investment of public funds, including property tax increments.

These findings, in the judgment of KMA, provide the Village with sufficient justification to consider designation of the proposed RPA as a TIF District.

**Exhibit A**

# DOWNTOWN TIF DISTRICT MAP



BARTLETT DOWNTOWN TIF- PARCELS PROPOSED FOR INCLUSION

	<b>PIN</b>	<b>Tax Code</b>	<b>Class</b>
1	06-34-403-013-0000	Exempt	0-00
2	06-34-403-014-0000	18018	5-90
3	06-34-403-015-0000	18018	5-17
4	06-34-404-007-0000	18018	2-12
5	06-34-404-011-0000	18018	5-92
6	06-34-404-012-0000	18018	5-28
7	06-34-404-015-0000	18018	1-00
8	06-34-404-017-0000	18018	2-12
9	06-34-404-018-0000	18018	2-05
10	06-34-404-021-0000	18018	2-05
11	06-34-404-022-0000	18018	5-22
12	06-34-404-023-0000	18018	2-05
13	06-34-404-026-0000	Exempt	0-00
14	06-34-404-027-0000	18018	5-28
15	06-34-405-002-0000	18018	2-03
16	06-34-405-004-0000	18018	2-12
17	06-34-405-005-0000	18018	2-12
18	06-34-405-006-0000	18018	2-12
19	06-34-405-018-0000	18018	5-17
20	06-34-405-019-0000	18018	5-17
21	06-34-405-020-0000	18018	5-92
22	06-34-405-021-0000	18018	2-12
23	06-34-405-022-0000	18018	2-12
24	06-34-405-023-0000	Exempt	0-00
25	06-34-405-033-0000	18018	5-17
26	06-34-405-034-0000	18018	2-12
27	06-34-405-035-0000	18018	2-02
28	06-34-405-036-0000	18018	2-03
29	06-34-405-041-0000	18018	2-05
30	06-34-405-042-0000	18018	2-41
31	06-34-405-043-0000	18018	2-04
32	06-34-405-044-0000	18018	2-03
33	06-34-407-021-0000	18018	5-17
34	06-34-407-023-0000	18018	5-17
35	06-34-407-024-0000	18018	5-90
36	06-34-407-032-0000	18018	5-17
37	06-34-408-010-0000	18018	1-00
38	06-34-408-019-0000	18018	2-12
39	06-34-408-020-0000	18018	2-24
40	06-34-408-022-0000	18018	2-12
41	06-34-408-023-0000	Exempt	0-00
42	06-34-408-024-0000	18018	2-24
43	06-34-409-001-0000	18018	2-12

	<b>PIN</b>	<b>Tax Code</b>	<b>Class</b>
44	06-34-409-002-0000	18018	2-12
45	06-34-409-003-0000	18018	2-12
46	06-34-409-004-0000	18018	2-90
47	06-34-409-024-0000	Exempt	0-00
48	06-34-409-036-0000	18018	5-97
49	06-34-409-037-0000	Exempt	0-00
50	06-34-409-038-0000	Exempt	0-00
51	06-34-409-039-0000	Exempt	0-00
52	06-34-410-011-0000	18018	5-17
53	06-34-410-012-0000	Exempt	0-00
54	06-34-410-013-0000	18018	5-90
55	06-34-410-014-0000	18018	5-17
56	06-34-410-015-0000	Exempt	0-00
57	06-34-410-016-0000	Exempt	0-00
58	06-34-410-018-1001	18018	2-99
59	06-34-410-018-1002	18018	2-99
60	06-34-410-018-1003	18018	2-99
61	06-34-410-018-1004	18018	2-99
62	06-34-410-018-1005	18018	2-99
63	06-34-410-018-1006	18018	2-99
64	06-34-410-018-1007	18018	2-99
65	06-34-410-018-1008	18018	2-99
66	06-34-410-018-1009	18018	2-99
67	06-34-410-018-1010	18018	2-99
68	06-34-410-018-1011	18018	2-99
69	06-34-410-018-1012	18018	2-99
70	06-34-410-018-1013	18018	2-99
71	06-34-410-018-1014	18018	2-99
72	06-34-410-018-1015	18018	2-99
73	06-34-410-018-1016	18018	2-99
74	06-34-414-049-0000	18018	5-28
75	06-34-414-050-0000	18018	2-12
76	06-34-414-066-0000	18018	5-17
77	06-34-414-068-0000	18018	5-17
78	06-34-414-069-0000	18018	5-17
79	06-34-414-070-0000	18018	5-92
80	06-34-414-071-0000	18018	5-17
81	06-34-414-072-0000	18018	5-17
82	06-34-414-073-0000	18018	5-92
83	06-34-414-074-0000	18018	5-92
84	06-34-414-075-0000	18018	5-17
85	06-34-500-003-0000	Exempt	0-00
86	06-35-307-006-0000	Exempt	0-00

BARTLETT DOWNTOWN TIF- PARCELS PROPOSED FOR INCLUSION

	<b>PIN</b>	<b>Tax Code</b>	<b>Class</b>
87	06-35-308-007-0000	18018	5-90

88	06-35-308-008-0000	Exempt	0-00
89	06-35-309-008-1001	18018	2-99
90	06-35-309-008-1002	18018	2-99
91	06-35-309-008-1003	18018	2-99
92	06-35-309-008-1004	18018	2-99
93	06-35-309-009-1001	18018	2-99
94	06-35-309-009-1002	18018	2-99
95	06-35-309-009-1003	18018	2-99
96	06-35-309-009-1004	18018	2-99
97	06-35-315-058-0000	18018	1-00
98	06-35-315-065-0000	Exempt	0-00
99	06-35-315-066-0000	Exempt	0-00
100	06-35-315-067-0000	Exempt	0-00
101	06-35-315-068-0000	Exempt	0-00
102	06-35-316-042-0000	18018	1-00
103	06-35-316-043-0000	18018	5-28
104	06-35-316-044-0000	18018	5-17
105	06-35-316-046-0000	18018	1-00
106	06-35-316-047-0000	18018	1-00
107	06-35-316-048-1001	18018	5-99
108	06-35-316-048-1002	18018	5-99
109	06-35-317-042-0000	18018	5-31
110	06-35-318-042-0000	Exempt	0-00
111	06-35-318-047-0000	18018	5-30
112	06-35-319-004-0000	Exempt	0-00
113	06-35-319-005-0000	18018	5-93
114	06-35-320-001-0000	Exempt	0-00
115	06-35-400-024-0000	18018	5-31
116	06-35-400-112-0000	18018	1-00
117	06-35-400-113-0000	18018	1-00
118	06-35-400-114-0000	18018	5-97
119	06-35-500-003-0000	Exempt	0-00

Trustee \_\_\_\_\_ moved and Trustee \_\_\_\_\_ seconded the motion that said ordinance as presented be adopted.

After a full and complete discussion thereof including a public recital of the nature of the matter being considered and such other information as would inform the public of the business being conducted, the President directed that the roll be called for a vote upon the motion to adopt the ordinance as presented.

Upon the roll being called, the following vote was taken:

AYES: \_\_\_\_\_

\_\_\_\_\_

NAY: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

Whereupon the President declared the motion carried and the ordinance adopted, and henceforth did approve and sign the same in open meeting and did direct the Village Clerk to record the same in full in the records of the President and Board of Trustees of the Village of Bartlett, DuPage, Cook and Kane Counties, Illinois.

\* \* \* \* \*

Trustee \_\_\_\_\_ presented and \_\_\_\_\_ explained the following ordinance which was made available to the President and Board of Trustees and to any person requesting one in words and figures as follows:

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE designating the Village of Bartlett Downtown Tax Increment Financing Redevelopment Project Area.

WHEREAS, it is desirable and for the best interests of the citizens of the Village of Bartlett, DuPage, Cook and Kane Counties, Illinois (the "*Village*"), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as supplemented and amended (the "*TIF Act*"), for a redevelopment plan and redevelopment project (the "*Plan*" and the "*Project*," respectively) within the municipal boundaries of the Village and within a proposed redevelopment project area (the "*Project Area*") described in Section 1 of this ordinance; and

WHEREAS, the President and Board of Trustees of the Village (the "*Corporate Authorities*") have heretofore by ordinance adopted and approved the Plan and Project, which Plan and Project were identified in such ordinance and were the subject, along with the Project Area designation hereinafter made, of a public hearing held on the 2nd day of June, 2015, and it is now necessary and desirable to designate the Project Area as a redevelopment project area pursuant to the TIF Act:

NOW, THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Bartlett, DuPage, Cook and Kane Counties, Illinois, pursuant to the TIF Act and in the exercise of its home rule powers. as follows:

*Section 1. Area Designated.* The Project Area, as described in *Exhibit A* attached hereto and incorporated herein as if set out in full by this reference, is hereby designated as a redevelopment project area pursuant to Section 11-74.4-4 of the TIF Act. The street location (as nearly as practicable) for the Project Area is described in *Exhibit B* attached hereto and incorporated herein as if set out in full by this reference. The map of the Project Area is depicted on *Exhibit C* attached hereto and incorporated herein as if set out in full by this reference.

*Section 2. Invalidity of Any Section.* If any section, paragraph or provision of this ordinance 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 ordinance.

*Section 3. Determination of Total Initial Equalized Assessed Valuation; Parcel Identification Numbers Identified.* It is hereby expressly found and determined that the year the County Clerk of The County of Cook, Illinois (the "*County Clerk*") shall use for determining the total initial equalized assessed valuation of the Project Area is 201\_. It is further hereby expressly found and determined that the list of the parcel tax identification numbers for each parcel of property included in the Project Area is attached hereto as EXHIBIT D and included herein by this reference is a true, correct and complete list of said numbers for said parcels of property.

*Section 4. Superseder and Effective Date.* All ordinances, resolutions, motions or orders in conflict herewith be, and the same hereby are, repealed to the extent of such conflict, and this ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

*Section 5. Transmittal to County Clerk.* The Village Clerk is hereby expressly directed to transmit forthwith to the County Clerk a certified copy of this ordinance, which is hereby expressly found to include a legal description of the Project Area, a map of the Project Area, identification of the year that the County Clerk shall use for determining the total initial equalized assessed value of the Project Area and a list of the parcel of tax identification number of each parcel of property included in the Project Area.

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

Passed this 7th day of July, 2015.

Approved this 7th day of July, 2015.

\_\_\_\_\_  
Kevin Wallace, Village President

Recorded in Village Records this 7th day of July, 2015.

Attest:

\_\_\_\_\_  
Lorna Giles, Village Clerk

**EXHIBIT A — LEGAL DESCRIPTION**

**BARTLETT DOWNTOWN TIF DISTRICT – LEGAL DESCRIPTION:**

THAT PART OF SECTIONS 34 AND 35, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 16 IN BLOCK 3 IN BARTLETT'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 1873 AS DOCUMENT 121940 AND ALSO BEING THE NORTHERLY LINE OF A 20 FOOT ALLEY; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID ALLEY TO THE SOUTHWEST CORNER OF LOT 10 IN BLOCK 2 IN SAID BARTLETT'S SUBDIVISION; THENCE NORTHERLY ALONG THE WEST LINE OF LOTS 1 THROUGH 10, INCLUSIVE, IN SAID BLOCK 2 TO THE NORTHWEST CORNER OF SAID LOT 1 IN BLOCK 2 AND ALSO BEING THE SOUTH LINE OF NORTH AVENUE; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 1 IN BLOCK 2 AND LOT 30 IN BLOCK 1 IN SAID BARTLETT'S SUBDIVISION AND ALSO BEING THE SOUTH LINE OF NORTH AVENUE TO THE NORTHEAST CORNER OF SAID LOT 30 IN BLOCK 1; THENCE SOUTHERLY ALONG THE EAST LINE OF LOTS 26 THROUGH 30, INCLUSIVE, IN BLOCK 1 IN SAID BARTLETT'S SUBDIVISION TO THE NORTHWEST CORNER OF BOHN'S RESUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 1985 AS DOCUMENT 27423119; THENCE EASTERLY ALONG THE NORTH LINE OF SAID BOHN'S RESUBDIVISION TO THE NORTHEAST CORNER OF SAID BOHN'S RESUBDIVISION; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID BOHN'S RESUBDIVISION TO THE SOUTHEAST CORNER OF SAID BOHN'S RESUBDIVISION AND ALSO BEING THE NORTHERLY LINE OF SAID 20 FOOT ALLEY; THENCE EASTERLY ALONG SAID NORTHERLY LINE OF A 20 FOOT ALLEY TO THE WEST LINE OF SAID SECTION 35; THENCE NORTHERLY ALONG SAID WEST LINE OF SECTION 35 TO THE NORTHERLY LINE OF ONEIDA AVENUE; THENCE EASTERLY ALONG SAID NORTHERLY LINE OF ONEIDA AVENUE TO THE EAST LINE OF BERTEAU AVENUE; THENCE SOUTHERLY ALONG SAID EAST LINE OF BERTEAU AVENUE TO THE NORTHERLY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE SOUTHWESTERLY TO INTERSECTION OF THE SOUTHERLY LINE OF SAID CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD AND THE EAST LINE OF BERTEAU AVENUE; THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF SAID CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD TO THE EAST LINE OF SUPERWASH SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 1994 AS DOCUMENT 94508876; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SUPERWASH SUBDIVISION AND THE SOUTHERLY EXTENSION THEREOF TO THE NORTH LINE OF DEVON AVENUE; THENCE WESTERLY ALONG SAID NORTH LINE OF DEVON AVENUE TO THE EAST LINE OF PROSPECT AVENUE; THENCE SOUTHERLY ALONG SAID EAST LINE OF PROSPECT AVENUE TO THE SOUTH LINE OF SAID SECTION 35; THENCE WESTERLY ALONG SAID SOUTH LINE OF SECTION 35 AND THE SOUTH LINE OF SAID SECTION 34 TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF HERITAGE OAKS, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 20, 1979 AS DOCUMENT 24884597; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND EAST LINE OF HERITAGE OAKS TO THE NORTHEAST CORNER OF HERITAGE OAKS AND ALSO BEING THE SOUTHERLY LINE OF BARTLETT MUNICIPAL CENTER RESUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 2005 AS DOCUMENT 0517318024; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF BARTLETT MUNICIPAL CENTER RESUBDIVISION TO THE EAST LINE OF OAK AVENUE; THENCE NORTHERLY ALONG SAID EASTERLY LINE OF OAK AVENUE TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 3 IN BLOCK 5 IN SAID BARTLETT'S SUBDIVISION; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF LOT 3 IN BLOCK 5 AND THE EASTERLY EXTENSION THEREOF TO THE SOUTHWEST CORNER OF SAID LOT 3 IN BLOCK 5; THENCE NORTHERLY ALONG THE WEST LINE OF LOTS 2 AND 3 IN SAID BLOCK 5 TO A POINT ON THE EAST LINE OF LOT 11 IN SAID BLOCK 5 THAT IS EQUI-DISTANT BETWEEN THE NORTHEAST AND SOUTHEAST CORNERS OF SAID LOT; THENCE WESTERLY TO A POINT ON THE WEST LINE OF SAID LOT 11 IN BLOCK 5 THAT IS EQUI-DISTANT BETWEEN THE SOUTHWEST AND NORTHWEST CORNERS OF SAID LOT AND ALSO BEING ON THE EAST LINE OF HICKORY AVENUE; THENCE NORTHERLY ALONG SAID EAST LINE OF HICKORY AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 3 IN BLOCK 4 IN SAID BARTLETT'S SUBDIVISION; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 3 TO THE WEST LINE OF SAID HICKORY AVENUE; THENCE NORTHERLY ALONG SAID WEST LINE OF HICKORY AVENUE TO THE SOUTH LINE OF LOT 2 IN SAID BLOCK 4 IN BARTLETT'S SUBDIVISION; THENCE WESTERLY ALONG SAID SOUTH

LINE OF LOT 2 IN BLOCK 4 TO THE WEST LINE OF SAID LOT 2 IN BLOCK 4; THENCE NORTHERLY ALONG SAID WEST LINE OF LOT 2 IN BLOCK 4 TO THE SOUTH LINE OF LOT 16 IN SAID BLOCK 4 IN BARTLETT'S SUBDIVISION; THENCE WESTERLY ALONG SAID SOUTH LINE OF LOT 16 IN BLOCK 4 TO THE EAST LINE OF WESTERN AVENUE; THENCE NORTHERLY ALONG SAID EAST LINE OF WESTERN AVENUE TO THE POINT OF BEGINNING.

EXCEPT THAT PART OF SAID SECTIONS 34 AND 35, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 2 IN BLOCK 16 IN H.O. STONE & CO'S. TOWN ADDITION TO BARTLETT, ACCORDING TO THE PLAT THEREOF RECORDED JULY 23, 1929 AS DOCUMENT 10435526 AND ALSO BEING ON THE WEST LINE OF BERTEAU AVENUE; THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF BERTEAU AVENUE TO THE SOUTHEAST CORNER OF LOT 6 IN BLOCK 17 IN SAID H.O. STONE & CO'S. TOWN ADDITION TO BARTLETT; THENCE WESTERLY ALONG THE SOUTH LINE OF LOT 6 AND 33 IN SAID BLOCK 17 AND THE SOUTH LINE OF LOTS 6 AND 33 IN BLOCK 18 IN SAID H.O. STONE & CO'S. TOWN ADDITION TO BARTLETT AND THE EXTENSIONS THEREOF TO THE CENTERLINE OF VACATED TATGE AVENUE; THENCE NORTHERLY ALONG SAID CENTERLINE OF VACATED TATGE AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 5 IN BLOCK 19 IN SAID H.O. STONE & CO'S. TOWN ADDITION TO BARTLETT; THENCE WESTERLY ALONG THE NORTH LINE OF LOTS 5 AND 33 IN SAID BLOCK 19 IN H.O. STONE & CO'S. TOWN ADDITION TO BARTLETT AND EASTERLY EXTENSION THEREOF TO THE NORTHWEST CORNER OF SAID LOT 33 AND ALSO BEING THE EASTERLY LINE OF MAIN STREET; THENCE NORTHERLY ALONG SAID EASTERLY LINE OF MAIN STREET TO THE NORTH LINE OF LOT 35 IN SAID BLOCK 19; THENCE EASTERLY ALONG SAID NORTH LINE OF LOT 35 TO THE NORTHEAST CORNER OF SAID LOT 35; THENCE NORTHERLY ALONG A WESTERLY BOUNDARY OF SAID H.O. STONE & CO'S. TOWN ADDITION TO BARTLETT AND ALSO BEING AN EASTERLY BOUNDARY OF BARTLETT TOWN CENTER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 10, 2003 AS DOCUMENT 0328310201 AND EXTENSION THEREOF TO AN ANGLE POINT IN THE SOUTHERLY BOUNDARY OF LOT 2 IN SAID BARTLETT TOWN CENTER SUBDIVISION; THENCE EASTERLY ALONG A SOUTH BOUNDARY OF SAID LOT 2 TO THE SOUTHEAST CONER OF LOT 2; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 2 TO THE NORTHERLY BOUNDARY OF SAID BARTLETT TOWN CENTER SUBDIVISION AND ALSO BEING THE SOUTHERLY LINE OF RAILROAD AVENUE; THENCE EASTERLY ALONG SAID NORTHERLY BOUNDARY OF SAID BARTLETT TOWN CENTER SUBDIVISION TO THE EAST LINE OF LOT 10 IN SAID BARTLETT TOWN CENTER SUBDIVISION; THENCE SOUTHERLY ALONG SAID EAST LINE OF LOT 10 TO A SOUTHERLY BOUNDARY OF SAID BARTLETT TOWN CENTER SUBDIVISION; THENCE EASTERLY ALONG SAID SOUTHERLY BOUNDARY OF BARTLETT TOWN CENTER SUBDIVISION AND ALSO BEING THE NORTH LINE OF SAID H.O. STONE & CO'S. TOWN ADDITION TO BARTLETT TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PART OF SAID SECTION 35, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF RAILROAD AVENUE AND PROSPECT AVENUE; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PROSPECT AVENUE TO THE NORTH LINE OF DEVON AVENUE; THENCE WESTERLY ALONG SAID NORTH LINE OF DEVON AVENUE TO THE WEST LINE OF ASBURY PLACE RECORDED JANUARY 27, 2004 AS DOCUMENT 0402719063; THENCE NORTHERLY ALONG SAID WEST LINE OF ASBURY PLACE TO THE SOUTH LINE OF RAILROAD AVENUE; THENCE EASTERLY ALONG SAID SOUTH LINE OF RAILROAD AVENUE TO THE POINT OF BEGINNING.

## **EXHIBIT B — STREET LOCATION**

The Project Area contains 118.7 acres. The street location of the Project Area is:

The Project Area is generally bounded by Wilmington Drive on the east, Devon Avenue on the South, Western Avenue on the west and Oneida Avenue on the north.

**EXHIBIT C — MAP**



**EXHIBIT D**

**LIST OF PARCEL IDENTIFICATION NUMBERS**

	<b>PIN</b>	<b>Tax Code</b>	<b>Class</b>
<b>1</b>	06-34-403-013-0000		0-00
<b>2</b>	06-34-403-014-0000		5-90
<b>3</b>	06-34-403-015-0000		5-17
<b>4</b>	06-34-404-007-0000		2-12
<b>5</b>	06-34-404-011-0000		5-92
<b>6</b>	06-34-404-012-0000		5-28
<b>7</b>	06-34-404-015-0000		1-00
<b>8</b>	06-34-404-017-0000		2-12
<b>9</b>	06-34-404-018-0000		2-05
<b>10</b>	06-34-404-021-0000		2-05
<b>11</b>	06-34-404-022-0000		5-22
<b>12</b>	06-34-404-023-0000		2-05
<b>13</b>	06-34-404-026-0000		0-00
<b>14</b>	06-34-404-027-0000		5-28
<b>15</b>	06-34-405-002-0000		2-03
<b>16</b>	06-34-405-004-0000		2-12
<b>17</b>	06-34-405-005-0000		2-12
<b>18</b>	06-34-405-006-0000		2-12
<b>19</b>	06-34-405-018-0000		5-17
<b>20</b>	06-34-405-019-0000		5-17
<b>21</b>	06-34-405-020-0000		5-92
<b>22</b>	06-34-405-021-0000		2-12
<b>23</b>	06-34-405-022-0000		2-12
<b>24</b>	06-34-405-023-0000		0-00
<b>25</b>	06-34-405-033-0000		5-17

PIN	Tax Code	Class
26	06-34-405-034-0000	2-12
27	06-34-405-035-0000	2-02
28	06-34-405-036-0000	2-03
29	06-34-405-041-0000	2-05
30	06-34-405-042-0000	2-41
31	06-34-405-043-0000	2-04
32	06-34-405-044-0000	2-03
33	06-34-407-002-0000	2-03
34	06-34-407-021-0000	5-17
35	06-34-407-023-0000	5-17
36	06-34-407-024-0000	5-90
37	06-34-407-032-0000	5-17
38	06-34-407-033-0000	2-03
39	06-34-408-019-0000	2-12
40	06-34-408-020-0000	2-24
41	06-34-408-022-0000	2-12
42	06-34-408-023-0000	0-00
43	06-34-408-024-0000	2-24
44	06-34-408-025-0000	2-03
45	06-34-409-001-0000	2-12
46	06-34-409-002-0000	2-12
47	06-34-409-003-0000	2-12
48	06-34-409-004-0000	2-90
49	06-34-409-024-0000	0-00
50	06-34-409-036-0000	5-97
51	06-34-409-037-0000	0-00

	PIN	Tax Code	Class
52	06-34-409-038-0000		0-00
53	06-34-409-039-0000		0-00
54	06-34-410-011-0000		5-17
55	06-34-410-012-0000		0-00
56	06-34-410-013-0000		5-90
57	06-34-410-014-0000		5-17
58	06-34-410-015-0000		0-00
59	06-34-410-016-0000		0-00
60	06-34-410-018-1001		2-99
61	06-34-410-018-1002		2-99
62	06-34-410-018-1003		2-99
63	06-34-410-018-1004		2-99
64	06-34-410-018-1005		2-99
65	06-34-410-018-1006		2-99
66	06-34-410-018-1007		2-99
67	06-34-410-018-1008		2-99
68	06-34-410-018-1009		2-99
69	06-34-410-018-1010		2-99
70	06-34-410-018-1011		2-99
71	06-34-410-018-1012		2-99
72	06-34-410-018-1013		2-99
73	06-34-410-018-1014		2-99
74	06-34-410-018-1015		2-99
75	06-34-410-018-1016		2-99
76	06-34-414-049-0000		5-28
77	06-34-414-050-0000		2-12
78	06-34-414-066-0000		5-17
79	06-34-414-068-0000		5-17
80	06-34-414-069-0000		5-17
81	06-34-414-070-0000		5-92
82	06-34-414-071-0000		5-17
83	06-34-414-072-0000		5-17
84	06-34-414-073-0000		5-92
85	06-34-414-074-0000		5-92
86	06-34-414-075-0000		5-17
87	06-34-500-003-0000		0-00
88	06-35-307-006-0000		0-00
89	06-35-308-007-0000		5-90
90	06-35-308-008-0000		0-00
91	06-35-309-008-1001		2-99
92	06-35-309-008-1002		2-99

PIN	Tax Code	Class
93	06-35-309-008-1003	2-99
94	06-35-309-008-1004	2-99
95	06-35-309-009-1001	2-99
96	06-35-309-009-1002	2-99
97	06-35-309-009-1003	2-99
98	06-35-309-009-1004	2-99
99	06-35-315-058-0000	1-00
100	06-35-315-065-0000	0-00
101	06-35-315-066-0000	0-00
102	06-35-315-067-0000	0-00
103	06-35-315-068-0000	0-00
104	06-35-316-042-0000	1-00
105	06-35-316-043-0000	5-28
106	06-35-316-044-0000	5-17
107	06-35-316-045-0000	0-00
108	06-35-316-046-0000	1-00
109	06-35-316-047-0000	1-00
110	06-35-316-048-1001	5-99
111	06-35-316-048-1002	5-99
112	06-35-317-042-0000	5-31
113	06-35-318-042-0000	0-00
114	06-35-318-047-0000	5-30
115	06-35-319-004-0000	0-00
116	06-35-319-005-0000	5-93
117	06-35-320-001-0000	0-00
118	06-35-400-024-0000	5-31
119	06-35-400-112-0000	1-00
120	06-35-400-113-0000	1-00
121	06-35-400-114-0000	5-97
122	06-35-500-003-0000	0-00

Trustee \_\_\_\_\_ moved and Trustee \_\_\_\_\_ seconded the motion that said ordinance as presented be adopted.

After a full and complete discussion thereof including a public recital of the nature of the matter being considered and such other information as would inform the public of the business being conducted, the President directed that the roll be called for a vote upon the motion to adopt the ordinance as presented.

Upon the roll being called, the following vote was taken:

AYES: \_\_\_\_\_  
\_\_\_\_\_

NAY: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

Whereupon the President declared the motion carried and the ordinance adopted, and henceforth did approve and sign the same in open meeting and did direct the Village Clerk to record the same in full in the records of the President and Board of Trustees of the Village of Bartlett, DuPage, Cook and Kane Counties, Illinois.

\* \* \* \* \*

Trustee \_\_\_\_\_ presented and \_\_\_\_\_ explained the following ordinance which was available to the President and Board of Trustees and to any person requesting one in words and figures as follows:

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE adopting Tax Increment Financing for the Village of Bartlett, DuPage, Cook and Kane Counties, Illinois, in connection with the designation of the Village of Bartlett Downtown Tax Increment Financing Redevelopment Project Area.

WHEREAS, it is desirable and for the best interests of the citizens of the Village of Bartlett, DuPage, Cook and Kane Counties, Illinois (the "*Village*"), for the Village to adopt tax increment allocation financing, pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as supplemented and amended (the "*TIF Act*"); and

WHEREAS, the President and Board of Trustees of the Village (the "*Corporate Authorities*") have heretofore approved a redevelopment plan and project (the "*Plan*" and the "*Project*," respectively) as required by the TIF Act by passage of an ordinance, and have heretofore designated the Village of Bartlett Downtown Tax Increment Financing Redevelopment Project Area (the "*Project Area*") as required by the TIF Act by the passage of an ordinance, and the Village has otherwise complied with all other conditions precedent required by the TIF Act:

NOW, THEREFORE, Be It Ordained by the President and Board of Trustees of the Village of Bartlett, DuPage, Cook and Kane Counties, Illinois, pursuant to the TIF Act and in the exercise of its home rule powers, as follows:

*Section 1. Tax Increment Financing Adopted.* Tax increment allocation financing is hereby adopted to pay redevelopment project costs as defined in the TIF Act and as set forth in the Plan and Project within the Project Area as described in *Exhibit A* attached hereto and incorporated herein as if set out in full by this reference. The street location (as nearly as practicable) for the Project Area is described in *Exhibit B* attached hereto and incorporated herein

as if set out in full by this reference. The map of the Project Area is depicted on *Exhibit C* attached hereto and incorporated herein as if set out in full by this reference.

*Section 2. Allocation of Ad Valorem Taxes.* Pursuant to the TIF Act, the *ad valorem* taxes, if any, arising from the levies upon taxable real property in the Project Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the TIF Act each year after the effective date of this ordinance until the Project costs and obligations issued in respect thereto have been paid shall be divided as follows:

(a) That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Project Area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

(b) That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property in the Project Area over and above the initial equalized assessed value of each property in the Project Area shall be allocated to and when collected shall be paid to the Village Treasurer or to his designee, who shall deposit said taxes into a special fund, hereby created, and designated the "Village of Bartlett Downtown Tax Increment Financing Redevelopment Project Area Special Tax Allocation Fund" of the Village, and such taxes shall be used for the purpose of paying Project costs and obligations incurred in the payment thereof.

*Section 3. Invalidity of Any Section.* If any section, paragraph or provision of this ordinance 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 ordinance.

*Section 4. Superseder and Effective Date.* All ordinances, resolutions, motions or orders in conflict herewith be, and the same hereby are, repealed to the extent of such conflict, and this ordinance shall be in full force and effect immediately upon its passage by the Corporate Authorities and approval as provided by law.

*Section 5. Transmittal to County Clerk.* The Village Clerk is hereby expressly directed to transmit forthwith to the County Clerk of The County of Cook, Illinois, and a certified copy of this ordinance.

AYES: \_\_\_\_\_

\_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

Passed this 7th day of July, 2015.

Approved this 7th day of July, 2015.

\_\_\_\_\_  
Kevin Wallace, Village President

Recorded in Village Records this 7th day of July, 2015.

Attest:

\_\_\_\_\_  
Lorna Gilles, Village Clerk

**EXHIBIT A — LEGAL DESCRIPTION**

**BARTLETT DOWNTOWN TIF DISTRICT – LEGAL DESCRIPTION:**

THAT PART OF SECTIONS 34 AND 35, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:  
BEGINNING AT THE SOUTHWEST CORNER OF LOT 16 IN BLOCK 3 IN BARTLETT'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 1873 AS DOCUMENT 121940 AND ALSO BEING THE NORTHERLY LINE OF A 20 FOOT ALLEY; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID ALLEY TO THE SOUTHWEST CORNER OF LOT 10 IN BLOCK 2 IN SAID BARTLETT'S SUBDIVISION; THENCE NORTHERLY ALONG THE WEST LINE OF LOTS 1 THROUGH 10, INCLUSIVE, IN SAID BLOCK 2 TO THE NORTHWEST CORNER OF SAID LOT 1 IN BLOCK 2 AND ALSO BEING THE SOUTH LINE OF NORTH AVENUE; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 1 IN BLOCK 2 AND LOT 30 IN BLOCK 1 IN SAID BARTLETT'S SUBDIVISION AND ALSO BEING THE SOUTH LINE OF NORTH AVENUE TO THE NORTHEAST CORNER OF SAID LOT 30 IN BLOCK 1; THENCE SOUTHERLY ALONG THE EAST LINE OF LOTS 26 THROUGH 30, INCLUSIVE, IN BLOCK 1 IN SAID BARTLETT'S SUBDIVISION TO THE NORTHWEST CORNER OF BOHN'S RESUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 1985 AS DOCUMENT 27423119; THENCE EASTERLY ALONG THE NORTH LINE OF SAID BOHN'S RESUBDIVISION TO THE NORTHEAST CORNER OF SAID BOHN'S RESUBDIVISION; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID BOHN'S RESUBDIVISION TO THE SOUTHEAST CORNER OF SAID BOHN'S RESUBDIVISION AND ALSO BEING THE NORTHERLY LINE OF SAID 20 FOOT ALLEY; THENCE EASTERLY ALONG SAID NORTHERLY LINE OF A 20 FOOT ALLEY TO THE WEST LINE OF SAID SECTION 35; THENCE NORTHERLY ALONG SAID WEST LINE OF SECTION 35 TO THE NORTHERLY LINE OF ONEIDA AVENUE; THENCE EASTERLY ALONG SAID NORTHERLY LINE OF ONEIDA AVENUE TO THE EAST LINE OF BERTEAU AVENUE; THENCE SOUTHERLY ALONG SAID EAST LINE OF BERTEAU AVENUE TO THE NORTHERLY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE SOUTHWESTERLY TO INTERSECTION OF THE SOUTHERLY LINE OF SAID CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD AND THE EAST LINE OF BERTEAU AVENUE; THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF SAID CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD TO THE EAST LINE OF SUPERWASH SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 1994 AS DOCUMENT 94508876; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SUPERWASH SUBDIVISION AND THE SOUTHERLY EXTENSION THEREOF TO THE NORTH LINE OF DEVON AVENUE; THENCE WESTERLY ALONG SAID NORTH LINE OF DEVON AVENUE TO THE EAST LINE OF PROSPECT AVENUE; THENCE SOUTHERLY ALONG SAID EAST LINE OF PROSPECT AVENUE TO THE SOUTH LINE OF SAID SECTION 35; THENCE WESTERLY ALONG SAID SOUTH LINE OF SECTION 35 AND THE SOUTH LINE OF SAID SECTION 34 TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF HERITAGE OAKS, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 20, 1979 AS DOCUMENT 24884597; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND EAST LINE OF HERITAGE OAKS TO THE NORTHEAST CORNER OF HERITAGE OAKS AND ALSO BEING THE SOUTHERLY LINE OF BARTLETT MUNICIPAL CENTER RESUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 2005 AS DOCUMENT 0517318024; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF BARTLETT MUNICIPAL CENTER RESUBDIVISION TO THE EAST LINE OF OAK AVENUE; THENCE NORTHERLY ALONG SAID EASTERLY LINE OF OAK AVENUE TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 3 IN BLOCK 5 IN SAID BARTLETT'S SUBDIVISION; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF LOT 3 IN BLOCK 5 AND THE EASTERLY EXTENSION THEREOF TO THE SOUTHWEST CORNER OF SAID LOT 3 IN BLOCK 5; THENCE NORTHERLY ALONG THE WEST LINE OF LOTS 2 AND 3 IN SAID BLOCK 5 TO A POINT ON THE EAST LINE OF LOT 11 IN SAID BLOCK 5 THAT IS EQUI-DISTANT BETWEEN THE NORTHEAST AND SOUTHEAST CORNERS OF SAID LOT; THENCE WESTERLY TO A POINT ON THE WEST LINE OF SAID LOT 11 IN BLOCK 5 THAT IS EQUI-DISTANT BETWEEN THE SOUTHWEST AND NORTHWEST CORNERS OF SAID LOT AND ALSO BEING ON THE EAST LINE OF HICKORY AVENUE; THENCE NORTHERLY ALONG SAID EAST LINE OF HICKORY AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 3 IN BLOCK 4 IN SAID BARTLETT'S SUBDIVISION; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 3 TO THE WEST LINE OF SAID HICKORY AVENUE; THENCE NORTHERLY ALONG SAID WEST LINE OF HICKORY AVENUE TO THE SOUTH LINE OF LOT 2 IN SAID BLOCK 4 IN BARTLETT'S SUBDIVISION; THENCE WESTERLY ALONG SAID SOUTH

LINE OF LOT 2 IN BLOCK 4 TO THE WEST LINE OF SAID LOT 2 IN BLOCK 4; THENCE NORTHERLY ALONG SAID WEST LINE OF LOT 2 IN BLOCK 4 TO THE SOUTH LINE OF LOT 16 IN SAID BLOCK 4 IN BARTLETT'S SUBDIVISION; THENCE WESTERLY ALONG SAID SOUTH LINE OF LOT 16 IN BLOCK 4 TO THE EAST LINE OF WESTERN AVENUE; THENCE NORTHERLY ALONG SAID EAST LINE OF WESTERN AVENUE TO THE POINT OF BEGINNING.

EXCEPT THAT PART OF SAID SECTIONS 34 AND 35, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 2 IN BLOCK 16 IN H.O. STONE & CO'S. TOWN ADDITION TO BARTLETT, ACCORDING TO THE PLAT THEREOF RECORDED JULY 23, 1929 AS DOCUMENT 10435526 AND ALSO BEING ON THE WEST LINE OF BERTEAU AVENUE; THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF BERTEAU AVENUE TO THE SOUTHEAST CORNER OF LOT 6 IN BLOCK 17 IN SAID H.O. STONE & CO'S. TOWN ADDITION TO BARTLETT; THENCE WESTERLY ALONG THE SOUTH LINE OF LOT 6 AND 33 IN SAID BLOCK 17 AND THE SOUTH LINE OF LOTS 6 AND 33 IN BLOCK 18 IN SAID H.O. STONE & CO'S. TOWN ADDITION TO BARTLETT AND THE EXTENSIONS THEREOF TO THE CENTERLINE OF VACATED TATGE AVENUE; THENCE NORTHERLY ALONG SAID CENTERLINE OF VACATED TATGE AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 5 IN BLOCK 19 IN SAID H.O. STONE & CO'S. TOWN ADDITION TO BARTLETT; THENCE WESTERLY ALONG THE NORTH LINE OF LOTS 5 AND 33 IN SAID BLOCK 19 IN H.O. STONE & CO'S. TOWN ADDITION TO BARTLETT AND EASTERLY EXTENSION THEREOF TO THE NORTHWEST CORNER OF SAID LOT 33 AND ALSO BEING THE EASTERLY LINE OF MAIN STREET; THENCE NORTHERLY ALONG SAID EASTERLY LINE OF MAIN STREET TO THE NORTH LINE OF LOT 35 IN SAID BLOCK 19; THENCE EASTERLY ALONG SAID NORTH LINE OF LOT 35 TO THE NORTHEAST CORNER OF SAID LOT 35; THENCE NORTHERLY ALONG A WESTERLY BOUNDARY OF SAID H.O. STONE & CO'S. TOWN ADDITION TO BARTLETT AND ALSO BEING AN EASTERLY BOUNDARY OF BARTLETT TOWN CENTER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 10, 2003 AS DOCUMENT 0328310201 AND EXTENSION THEREOF TO AN ANGLE POINT IN THE SOUTHERLY BOUNDARY OF LOT 2 IN SAID BARTLETT TOWN CENTER SUBDIVISION; THENCE EASTERLY ALONG A SOUTH BOUNDARY OF SAID LOT 2 TO THE SOUTHEAST CONER OF LOT 2; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 2 TO THE NORTHERLY BOUNDARY OF SAID BARTLETT TOWN CENTER SUBDIVISION AND ALSO BEING THE SOUTHERLY LINE OF RAILROAD AVENUE; THENCE EASTERLY ALONG SAID NORTHERLY BOUNDARY OF SAID BARTLETT TOWN CENTER SUBDIVISION TO THE EAST LINE OF LOT 10 IN SAID BARTLETT TOWN CENTER SUBDIVISION; THENCE SOUTHERLY ALONG SAID EAST LINE OF LOT 10 TO A SOUTHERLY BOUNDARY OF SAID BARTLETT TOWN CENTER SUBDIVISION; THENCE EASTERLY ALONG SAID SOUTHERLY BOUNDARY OF BARTLETT TOWN CENTER SUBDIVISION AND ALSO BEING THE NORTH LINE OF SAID H.O. STONE & CO'S. TOWN ADDITION TO BARTLETT TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PART OF SAID SECTION 35, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF RAILROAD AVENUE AND PROSPECT AVENUE; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PROSPECT AVENUE TO THE NORTH LINE OF DEVON AVENUE; THENCE WESTERLY ALONG SAID NORTH LINE OF DEVON AVENUE TO THE WEST LINE OF ASBURY PLACE RECORDED JANUARY 27, 2004 AS DOCUMENT 0402719063; THENCE NORTHERLY ALONG SAID WEST LINE OF ASBURY PLACE TO THE SOUTH LINE OF RAILROAD AVENUE; THENCE EASTERLY ALONG SAID SOUTH LINE OF RAILROAD AVENUE TO THE POINT OF BEGINNING.

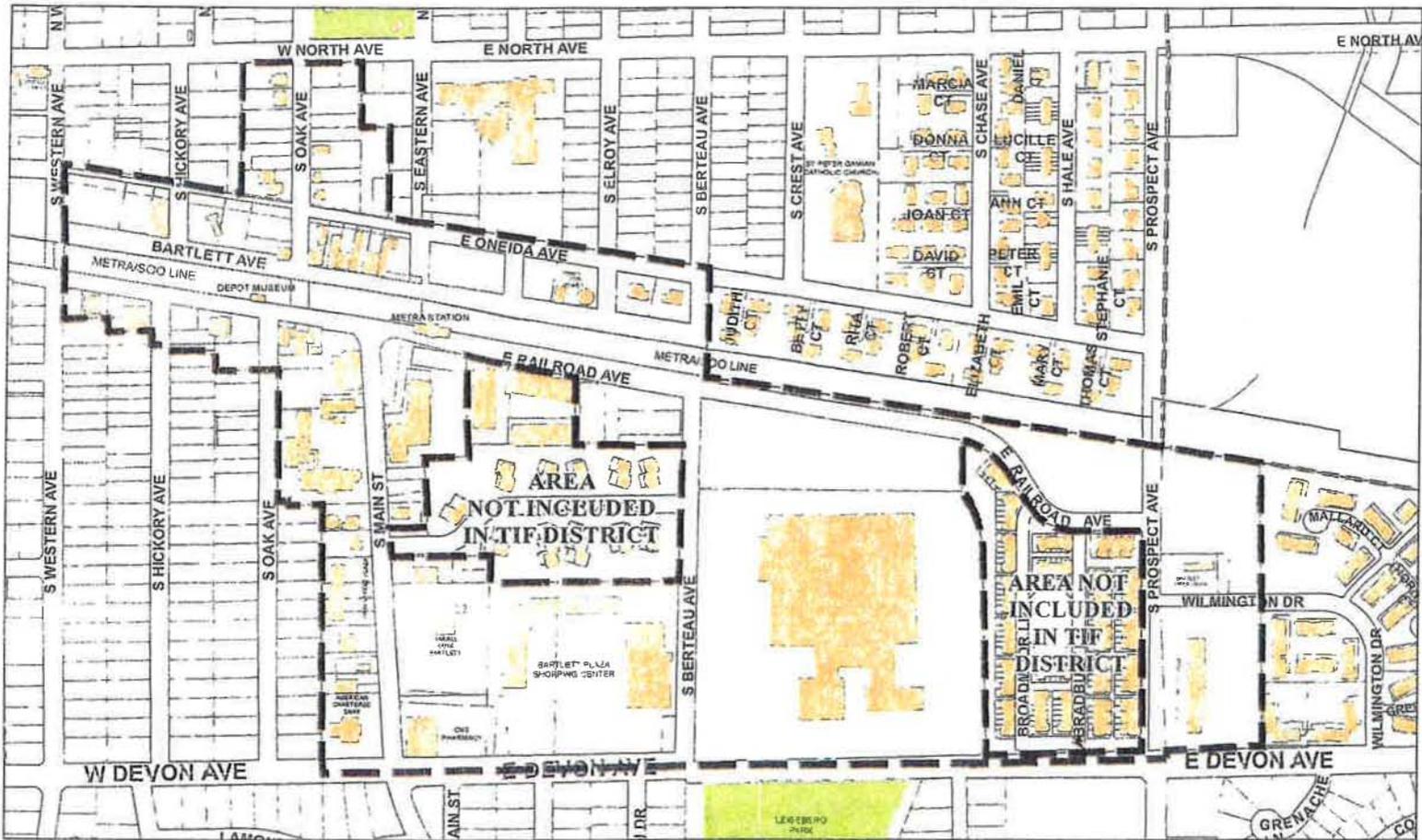
## **EXHIBIT B — STREET LOCATION**

The Project Area contains 118.7 acres. The street location of the Project Area is:

The Project Area is generally bounded by Wilmington Drive on the east, Devon Avenue on the South, Western Avenue on the west and Oneida Avenue on the north.

**EXHIBIT C — MAP**

# DOWNTOWN TIF DISTRICT MAP



Trustee \_\_\_\_\_ moved and Trustee \_\_\_\_\_ seconded the motion that said ordinance as presented be adopted.

After a full and complete discussion thereof including a public recital of the nature of the matter being considered and such other information as would inform the public of the business being conducted, the President directed that the roll be called for a vote upon the motion to adopt the ordinance as presented.

Upon the roll being called, the following vote was taken:

AYES: \_\_\_\_\_  
\_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

ABSTAIN: \_\_\_\_\_

Whereupon the President declared the motion carried and the ordinance adopted, and henceforth did approve and sign the same in open meeting and did direct the Village Clerk to record the same in full in the records of the President and Board of Trustees of the Village of Bartlett, DuPage, Cook and Kane Counties, Illinois.

Other business not pertinent to the adoption of said ordinances was duly transacted at said meeting

Upon motion duly made and seconded, the meeting was adjourned.

\_\_\_\_\_  
Lorna Giles, Village Clerk

STATE OF ILLINOIS            )  
  ) SS  
COUNTY OF COOK            )

**CERTIFICATION OF ORDINANCES AND MINUTES**

I, the undersigned, do hereby certify that I am the duly qualified and acting Village Clerk of the Village of Bartlett, DuPage, Cook and Kane Counties, Illinois (the "*Village*"); and as such officer, I am the keeper of the journal of proceedings, books, records, minutes, and files of the Village and of the President and Board of Trustees thereof (the "*Corporate Authorities*").

I do further certify that the foregoing constitutes a full, true, and complete transcript of the minutes of the legally convened regular meeting of the Corporate Authorities held on the 7th day of July, 2015, insofar as same relates to the adoption of ordinances entitled:

AN ORDINANCE approving the Village of Bartlett Downtown Tax Increment Financing Redevelopment Project Area Redevelopment Plan and Project.

AN ORDINANCE designating the Village of Bartlett Downtown Tax Increment Financing Redevelopment Project Area.

AN ORDINANCE adopting Tax Increment Financing for the Village of Bartlett, DuPage, Cook and Kane Counties, Illinois, in connection with the designation of the Village of Bartlett Downtown Tax Increment Financing Redevelopment Project Area.

true, correct, and complete copies of which said ordinances as adopted at said meeting appear in the foregoing transcript of the minutes of said meeting.

I do further certify that the deliberations of the Corporate Authorities at said meeting were conducted openly, that all votes taken at said meeting were taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice, that the agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities at least 96 hours in advance of the holding of said meeting, that at least one copy of said agenda was continuously available for public review during the entire 96-hour period preceding said meeting, that a true, correct and complete copy of said agenda as so posted is attached hereto as *Exhibit A*, that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and with the provisions of the Illinois Municipal Code, as amended, , except as said Act and said Code may be validly superseded by the home rule powers of the Village, and that the Corporate Authorities have complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Corporate Authorities in the conduct of said meeting

IN WITNESS WHEREOF, I have hereunto affixed my official signature and the seal of the Village, this 7th day of July, 2015.

---

Lorna Giles, Village Clerk

[SEAL]

[VILLAGE CLERK TO ATTACH AGENDA]

STATE OF ILLINOIS        )  
                                      ) SS  
COUNTY OF COOK         )

**CERTIFICATE OF FILING**

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of The County of Cook, Illinois, and as such officer I do hereby certify that on the \_\_\_ day of \_\_\_\_\_, 2015, there was filed in my office a properly certified copy of certain ordinances passed by the President and Board of Trustees of the Village of Bartlett, DuPage, Cook and Kane Counties, Illinois, on the 7th day of July, 2015, and entitled:

AN ORDINANCE approving the Village of Bartlett Downtown Tax Increment Financing Redevelopment Project Area Redevelopment Plan and Project.

AN ORDINANCE designating the Village of Bartlett Downtown Tax Increment Financing Redevelopment Project Area.

AN ORDINANCE adopting Tax Increment Financing for the Village of Bartlett, DuPage, Cook and Kane Counties, Illinois, in connection with the designation of the Village of Bartlett Downtown Tax Increment Financing Redevelopment Project Area.

together with a legal description of the Village of Bartlett Downtown Tax Increment Financing Redevelopment Project Area (the "*Project Area*"), a map of the Project Area, identification of the year to be used for determining the total initial equalized assessed value of the Project Area and a list of the parcel tax identification number of each parcel of property included in the Project Area, and that the same have been deposited in, and all as appears from, the official files and records of my office.

IN WITNESS WHEREOF I have hereunto affixed my official signature and the seal of The  
County of Cook, Illinois, this \_\_\_\_ day of \_\_\_\_\_, 2015.

---

County Clerk of The County of  
Cook, Illinois

[SEAL]



## Agenda Item Executive Summary

Item Name Executive Session Minutes Committee or Board Board

### BUDGET IMPACT

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

### EXECUTIVE SUMMARY

The attached Resolution is necessary to comply with the Open Meeting Act, which 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.

### ATTACHMENTS (PLEASE LIST)

Memorandum, Resolution and minutes for Approval, Release and Hold.

### ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion:

Staff: Bryan Mraz, Village Attorney Date: 6/30/2015

**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  
Valerie L. Salmons, Village Administrator

FROM: Bryan E. Mraz

DATE: June 23, 2015

RE: Executive Session Minutes

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**CONFIDENTIAL – SUBJECT TO ATTORNEY/CLIENT PRIVILEGE**

The attached Resolution is necessary to comply with the Open Meetings Act, which 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 Resolution approves of new executive session minutes from September 16, 2014 through April 21, 2015, which neither the old Board nor the new Board has yet seen or approved. Those minutes start after the first tab in the attached enclosure entitled "APPROVE" and will be approved pursuant to Section One of the attached Resolution if it passes.

All executive session minutes, including minutes of meetings that occurred before a Trustee or the Village President took office, must 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 February 14, 2014, 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 under the second tab entitled "RELEASE", and which executive session minutes I recommend should continue to be held and remain confidential under the third tab entitled "HOLD". In addition, recorded verbatim transcripts of minutes do not need to be kept when more than 18 months has passed since their completion and the minutes of those meetings approved. Section Four of the Resolution provides that the recordings can be destroyed and the minutes of those meetings will stand as the record for those meetings.

Therefore, I recommend the Board pass the attached Resolution entitled "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 2015 – \_\_\_\_\_

**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**

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**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:

September 16, 2014  
November 4, 2014  
January 6, 2015

January 20, 2015  
February 17, 2015  
April 21, 2015

**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:

2/1/2005 Item 2  
7/5/2005 (all)  
2/7/2006 Item 1  
10/17/2006 Item 1  
10/6/2009 Item 2  
12/15/2009 Item 2  
2/16/2010 Item 1

9/7/2010 (all)  
9/6/2011 (all)  
10/18/2011 (all)  
12/6/2011 (all)  
3/6/2012 Item 1  
4/3/2012 (all)  
4/10/2012 (all)  
11/5/2013 (all)

**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)   | 8/15/2006 Item 1 | 7/21/2009 Item 1              | 1/2/2013 (all)   |
|                  | 8/15/2006 Item 2 | 9/1/2009 Item 1               | 2/5/2013 (all)   |
| 11/19/2002 (all) | 9/19/2006 (all)  | 9/1/2009 Item 2               | 6/4/2013 (all)   |
|                  | 10/3/2006 Item 1 | 10/6/2009 Item 2              | 9/3/2013 (all)   |
| 3/4/2003 (all)   | 11/7/2006 Item 1 | 11/17/2009(Session#1, Item 1) | 11/19/2013 (all) |
|                  | 11/7/2006 Item 3 | 12/15/2009 Item 2             |                  |
| 6/1/2004 (all)   | 11/7/2006 Item 4 |                               | 9/16/2014 Item 1 |
|                  | 12/19/2006 (all) | 2/16/2010 Item 1              | 9/16/2014 Item 2 |
| 2/15/2005 Item 1 |                  | 2/16/2010 item 2              | 9/16/2014 Item 3 |
| 2/15/2005 Item 2 | 4/3/2007 (all)   | 3/16/2010 (all)               | 11/4/2014 (all)  |
| 3/1/2005 (all)   | 7/17/07 Item 2   | 7/20/2010 (all)               |                  |
| 3/15/2005 (all)  | 9/18/2007 (all)  | 10/19/2010 (all)              | 1/6/2015 (all)   |
| 6/21/2005 (all)  |                  |                               | 1/20/2015 (all)  |
| 8/16/2005 Item 1 | 5/6/2008 (all)   | 1/4/2011 (all)                | 2/17/2015 (all)  |
| 8/16/2005 Item 2 | 7/17/2008 Item 2 | 4/19/2011 Item 1              | 4/21/2015 (all)  |
| 9/6/2005 Item 1  | 12/2/2008 (all)  | 6/7/2011 Item 1               |                  |
|                  |                  |                               |                  |
| 1/17/2006 Item 3 | 3/17/2009 Item 1 | 3/6/2012 Item 2               |                  |
| 3/21/2006 Item 1 | 3/17/2009 Item 3 | 7/17/2012 (all)               |                  |
| 6/20/2006 (all)  | 4/21/2009 Item 3 | 10/16/2012                    |                  |
| 7/18/2006 Item 1 | 5/5/2009 (all)   |                               |                  |
| 7/18/2006 Item 2 | 6/16/2009 (all)  |                               |                  |

**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 following executive session meetings, 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)):

- |            |            |
|------------|------------|
| 10/16/2012 | 9/3/2013   |
| 1/2/2013   | 11/5/2013  |
| 2/5/2013   | 11/19/2013 |
| 6/4/2013   |            |

**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: July 7, 2015

APPROVED: July 7, 2015

\_\_\_\_\_  
Kevin Wallace, Village President

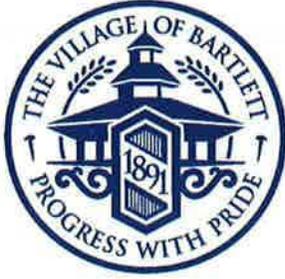
ATTEST:

\_\_\_\_\_  
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 2015 - \_\_\_\_\_ enacted on July 7, 2015, and approved on July 7, 2015, as the same appears from the official records of the Village of Bartlett.

\_\_\_\_\_  
Lorna Giles



## Agenda Item Executive Summary

Item Name Bartlett Police Dept Committee or Board Village Board

### BUDGET IMPACT

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

### EXECUTIVE SUMMARY

A request for an **AMPLIFIER PERMIT** (a) to allow for a DJ at the National Night Out Tailgate Party & Twilight Skate Park Bash at Apple Orchard Community Skate Park, 620 W. Stearns Rd. on Friday, July 31<sup>st</sup> from 6:00 P.M. to 10:00 P.M.

### ATTACHMENTS (PLEASE LIST)

Memo, Application, Location Map, Motion

### ACTION REQUESTED

For Discussion Only \_\_\_\_\_

Resolution \_\_\_\_\_

Ordinance \_\_\_\_\_

Motion: To approve the Amplifier Permit for the Bartlett Police Dept for National Night Out Tailgate Party & Twilight Skate Park Bash at Apple Orchard Community Skate Park, 620 W. Stearns Rd.

Staff: Jim Plonczynski Date: 7/7/15

**COMMUNITY DEVELOPMENT MEMORANDUM**

**15-134**

**DATE:** June 23, 2015  
**TO:** Valerie L. Salmons, Village Administrator  
**FROM:** Jim Plonczynski,  Director  
**RE:** Amplifier Permit Request

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Attached is the application from Sergeant Geoffrey Pretkelis, Public Services Bureau, requesting approval for a permit to operate an amplifier for a DJ for the National Night Out Tailgate Party & Twilight Skate Park Bash at Apple Orchard Community Park, 620 W. Stearns Rd. This event is scheduled to take place on Friday, July 31, 2015 from 6:00P.M. to 10:00P.M.

Attached for your review and consideration is a Village Board motion to approve the Amplifier Permit to conform with Village Ordinance 3-22-2(A) "Except as provided in subsections B and C... no licensee shall use, operate or employ any such device within the Village limits on Sunday, or **after the hour of eight o'clock (8:00) P.M. to the hour of eleven o'clock (11:00) P.M. (prevailing time) of any day** or before the hour of eight o'clock (8:00) A.M. (prevailing time) of any day without the approval of the Bartlett Village Board; no licensee shall use or operate or employ any such device within the radius of two (2) blocks from any hospital or within the radius of two (2) blocks of any church while services are being held therein."

VILLAGE BOARD MOTION

July 7, 2015

I hereby move to approve the request of Sergeant Geoffrey Pretkelis, Public Services Bureau, for an Amplifier Permit to allow for a DJ to operate during National Night Out Tailgate Party & Twilight Skate Park Bash on Friday, July 31, 2015 from 6:00P.M. until 10:00P.M. at Apple Orchard Community Park, 620 W. Stearns Rd

**AMPLIFIER PERMIT APPLICATION**

**For Office Use Only:**  
 Permit #: 2015 01062  
 Received:



**Village of Bartlett**  
 Community Development Dept.  
 228 S. Main Street  
 Bartlett, IL 60103  
 Ph: (630) 540-5940  
 Fax: (630) 540-5436  
 E-mail: [CommunityDevelopment@vbartlett.org](mailto:CommunityDevelopment@vbartlett.org)  
 Web: [www.village.bartlett.il.us](http://www.village.bartlett.il.us)

Village Board approval is required for those requests taking place: Mon-Sat. before 8:00 A.M. or after 8:00 P.M., and on Sundays (all day). **Not to exceed 11:00 P.M.**

**APPLICANT MUST COMPLETE AND SIGN APPLICATION**

**PERMIT APPLICANT:**  
Bartlett Police Department 228 S Main St Bartlett, IL 60103 630-837-0846  
NAME ADDRESS PHONE

**ADDRESS OF EVENT:** 620 W Stearns Rd, Bartlett, IL 60103

**OWNER OF PROPERTY WHERE EVENT WILL BE HELD:**  
Bartlett Park District 696 W Stearns Rd, Bartlett, IL 60103 630-540-4800  
NAME ADDRESS PHONE

**DESCRIPTION OF EVENT:** National Night Out Tailgate Party + Twilight Skate Park Bash  
- This police-community event encourages families, kids, + teens  
to interact with emergency personnel

**DAY, DATE, BEGINNING & ENDING TIME OF EVENT:** Friday, July 31, 2015  
6pm - 10pm

**AMPLIFIER DEVICE BEING USED:** (e.g. DJ, live band, stereo) DJ

**CONTRACTOR (if any):** \_\_\_\_\_  
NAME PHONE LICENSE #  
 (All Contractors/Electricians completing work on any portion of the project must be licensed with the Village of Bartlett).

**SIGNATURE OF APPLICANT:** [Signature]

**SIGNATURE OF PROPERTY OWNER:** [Signature]

**FOR OFFICE USE ONLY**

Zoning Dist. <u>P1</u>	FINAL INSPECTION DATE	ISSUED BY	TOTAL FEE <u>-15.00</u>
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# LOCATION MAP





## Agenda Item Executive Summary

Item Name Bartlett Police Dept Committee or Board Village Board

### BUDGET IMPACT

Amount: N/A Budgeted N/A

List what fund N/A

### EXECUTIVE SUMMARY

A request for an **AMPLIFIER PERMIT** (a) to allow for a DJ for National Night Out Picnic in the Park at Bartlett Park, 102 N. Eastern Ave. on Tuesday, August 4<sup>th</sup> from 5:00 P.M. to 10:00 P.M.

### ATTACHMENTS (PLEASE LIST)

Memo, Application, Location Map, Motion

### ACTION REQUESTED

For Discussion Only \_\_\_\_\_

Resolution \_\_\_\_\_

Ordinance \_\_\_\_\_

Motion: To approve the Amplifier Permit for Bartlett Police Dept at 102 N.Eastern Ave.

Staff: Jim Plonczynski Date: 7/7/15

**COMMUNITY DEVELOPMENT MEMORANDUM**

15-133

**DATE:** June 23, 2015  
**TO:** Valerie L. Salmons, Village Administrator  
**FROM:** Jim Plonczynski, CD Director  
**RE:** Amplifier Permit Request

---

Attached is the application from Sergeant Geoffrey Pretkelis, Public Services Bureau, requesting approval for a permit to operate an amplifier for a DJ for National Night Out Picnic in the Park at Bartlett Park, 102 N Eastern Ave. This event is scheduled to take place on Tuesday, August 4, 2015 from 5:00P.M. to 10:00P.M.

Attached for your review and consideration is a Village Board motion to approve the Amplifier Permit to conform with Village Ordinance 3-22-2(A) "Except as provided in subsections B and C... no licensee shall use, operate or employ any such device within the Village limits on Sunday, or **after the hour of eight o'clock (8:00) P.M. to the hour of eleven o'clock (11:00) P.M. (prevailing time) of any day** or before the hour of eight o'clock (8:00) A.M. (prevailing time) of any day without the approval of the Bartlett Village Board; no licensee shall use or operate or employ any such device within the radius of two (2) blocks from any hospital or within the radius of two (2) blocks of any church while services are being held therein."

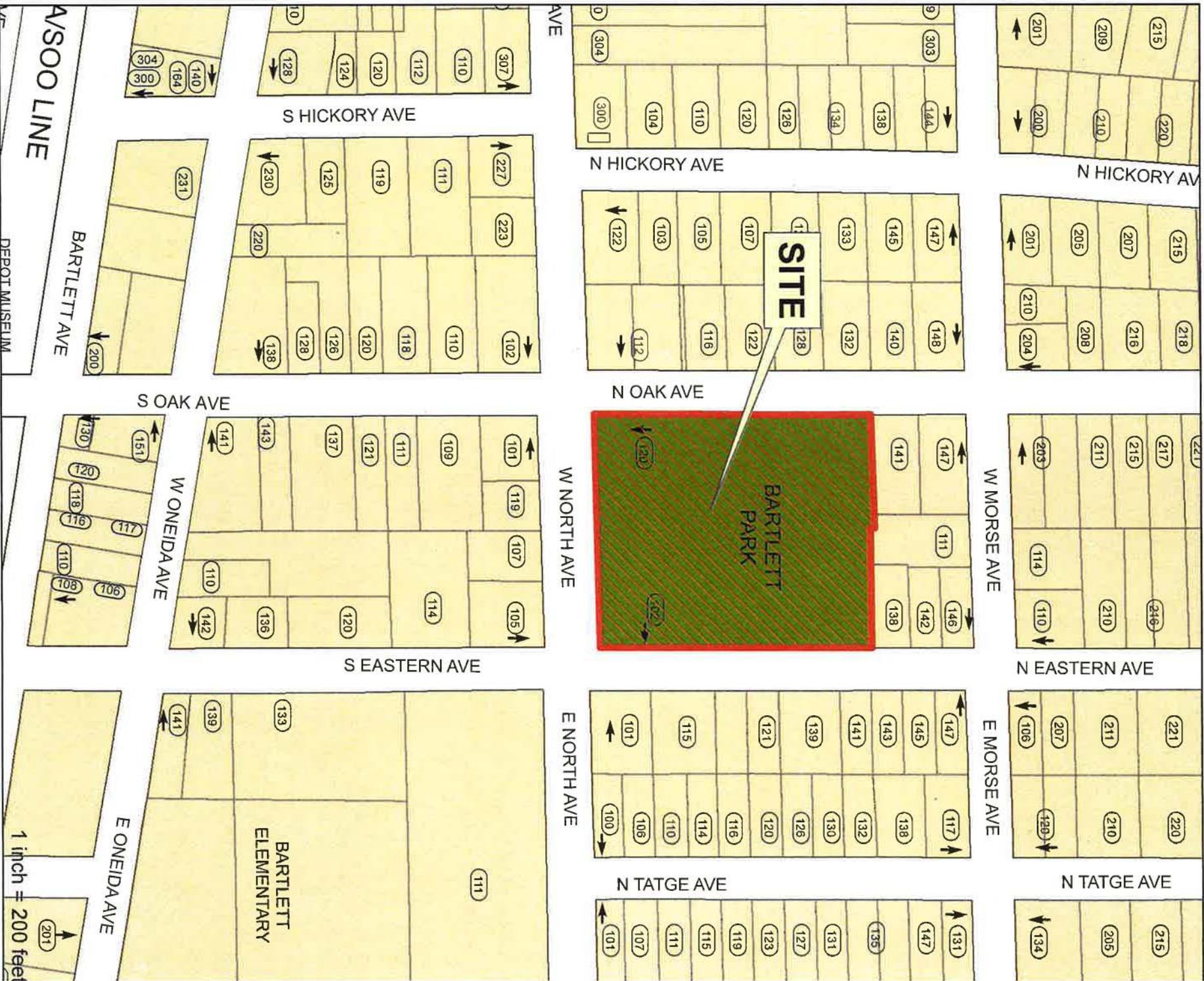
VILLAGE BOARD MOTION

July 7, 2015

I hereby move to approve the request of Sergeant Geoffrey Pretkelis, Public Services Bureau, for an Amplifier Permit to allow for a DJ to operate during National Night Out Picnic in the Park on Tuesday, August 4, 2015 from 5:00P.M. until 10:00P.M. at Bartlett Park, 102 N Eastern Ave



# LOCATION MAP





## Agenda Item Executive Summary

Item Name Bartlett Police Dept Committee or Board Village Board

### BUDGET IMPACT

Amount:	<u>N/A</u>	Budgeted	<u>N/A</u>
List what fund	<u>N/A</u>		

### EXECUTIVE SUMMARY

A request for a **SPECIAL DISPLAY PERMIT (a)** to allow for a twenty-foot (20') McGruff the Crime Dog inflatable balloon for National Night Out Picnic in the Park at Bartlett Park, 102 N. Eastern Ave. on Tuesday, August 4<sup>th</sup> for 24 hours.

### ATTACHMENTS (PLEASE LIST)

Memo, Application, Letter, Location Map, Motion

### ACTION REQUESTED

For Discussion Only \_\_\_\_\_

Resolution \_\_\_\_\_

Ordinance \_\_\_\_\_

Motion: To approve the Special Display Permit for Bartlett Police Dept for National Night Out Picnic in the Park at 102 N. Eastern Ave.

Staff: Jim Plonczynski Date: 7/7/15

**COMMUNITY DEVELOPMENT MEMORANDUM**

**15-132**

**DATE:** June 23, 2015  
**TO:** Valerie L. Salmons, Village Administrator  
**FROM:** Jim Plonczynski, CD Director  
**RE:** Special Display Permit Request

---

Attached is the application and letter from Sergeant Geoffrey Pretkelis, Public Services Bureau, requesting a **SPECIAL DISPLAY PERMIT** to allow for a twenty-foot (20') McGruff the Crime Dog inflatable balloon to be on display at the National Night Out Picnic in the Park at Bartlett Park, 102 N. Eastern Ave. This event is scheduled to take place on Tuesday, August 4, 2015 for a 24 hour period.

Attached for your review and consideration is a Village Board motion to approve the Special Display Permit to conform with Village Ordinance 10-12-4:O. "Special Displays: Special displays used for holidays, public demonstrations, or the promotion of civic welfare or charitable purposes, provided they are approved by the village board after submission of a written application, they contain no noncharitable advertising, and they are removed by the deadline established by the board in their approval."

## VILLAGE BOARD MOTION

July 7, 2015

I hereby move to approve the request of Sergeant Geoffrey Pretkelis, Public Services Bureau, for an Amplifier Permit to allow for a twenty-foot (20') McGruff the Crime Dog inflatable balloon to be a **Special Display** for a 24-hour period on Tuesday, August 4, 2015 for National Night Out Picnic in the Park at Bartlett Park, 102 N. Eastern Ave, in accordance with the Zoning Ordinance, Signs: Section 10-12-4:O. Special Displays.

Village of Bartlett  
 Community Development Dept.  
 228 S. Main Street  
 Bartlett, IL 60103  
 Ph: (630) 540-5940  
 Fax: (630) 540-5436  
 E-mail: [CommunityDevelopment@vbartlett.org](mailto:CommunityDevelopment@vbartlett.org)  
 Web: [www.village.bartlett.il.us](http://www.village.bartlett.il.us)



**For Office Use Only:**  
 Permit #: 201501064  
 Received: \_\_\_\_\_

McGruff Balloon **Sign Permit Application**

**Applicant Data**  
 Name: Bartlett Police Department Address/Email: 228 S. Main St, Bartlett, IL Phone/Fax #: 630-837-0846

**Job Location**  
 Name of Tenant: Bartlett Park Address: 102 N. Eastern Ave Bartlett, IL Phone #: 630-540-4800

**Property Owner Data**  
 Name: Bartlett Park District Address: 696 W Stearns Rd, Bartlett Phone #: 630-540-4800

**Sign Contractor Data**  
 Name: Sgt. Pretkelison behalf of the IL Criminal Justice Authority Phone/Fax/Email: \_\_\_\_\_ Bartlett Lic. # & Exp. \_\_\_\_\_  
 Electrician's Name: \_\_\_\_\_ Phone #: \_\_\_\_\_ Bartlett Lic. # & Exp. \_\_\_\_\_

**Signage Data:**  ALL SIGNS MUST BE UL LISTED AND LABELED \* Estimated Cost of Project \$ \_\_\_\_\_

\*\*\* Plan Review Fee: Payable at the time of application. \$50 nonrefundable fee for new sign permit applications plus a \$40 electrical plan review fee for new illuminated signs. A \$40 nonrefundable fee will be charged for the second and subsequent plan reviews. \*\*\*

**Permanent Sign Type:**  Non-Illuminated (\$55)  Internally Illuminated (\$75)  Externally Illuminated (\$75)

Ground  Tenant Panel  Wall  Window  Awning/Canopy  Pole  Roof  Sign Plan/Amendment

**Ground/Pole Signs**  
 Overall Height 20 ft. # of faces 1 5  
 Width 8 ft. Height 20 ft. Depth 5 ft.  
 Total Sign Area \_\_\_\_\_ sq.ft. Setback \_\_\_\_\_ ft.

**Wall/Window Signs**  
 Projection \_\_\_\_\_ in.  
 Width \_\_\_\_\_ ft. Height \_\_\_\_\_ ft.  
 Total Sign Area \_\_\_\_\_ sq.ft.

\*No sign shall be constructed, erected, originally painted, converted, altered, rebuilt, enlarged, remodeled, relocated or expanded BEFORE a permit for such sign has been obtained in accordance with the standards and procedures set out in Chapter 12 of the Bartlett Zoning Ordinance. A violation of this ordinance could result in a fine of \$50-\$750.

Signature of Owner: \_\_\_\_\_ Initials of Applicant\* \_\_\_\_\_  
 Signature of Tenant: \_\_\_\_\_  
 Signature of Applicant (if other than above): \_\_\_\_\_

**For Office Use Only:**  
 Zoning: \_\_\_\_\_ Street Frontage: \_\_\_\_\_ Ind. Max. Allowed: \_\_\_\_\_ Total Max. Signage Allowed: \_\_\_\_\_  
 Approved Signs: Existing Signage: \_\_\_\_\_ Total Requested Signage: \_\_\_\_\_ Remaining: \_\_\_\_\_  
 Sign 1 Dimensions: \_\_\_\_\_ Sign 2 Dimensions: \_\_\_\_\_ Sign 3 Dimensions: \_\_\_\_\_  
 Setbacks: \_\_\_\_\_ Max. Height: \_\_\_\_\_ Easements: \_\_\_\_\_ Vision Triangle: \_\_\_\_\_  
 Approved By: \_\_\_\_\_ Date: \_\_\_\_\_ Plan Review Fee: \$ \_\_\_\_\_ Permit Fee: \$ \_\_\_\_\_ Total Fee: \$ \_\_\_\_\_



Est. 1892

## DEPARTMENT OF POLICE

# The Village of Bartlett



Police Department, 228 South Main Street, Bartlett, Illinois 60103-4495  
Telephone 630.837.0846 Fax 630.837.0865

June 9, 2015

Village President Kevin Wallace  
Village of Bartlett  
228 S. Main Street  
Bartlett, Illinois 60103

Dear Village President Wallace and Board of Trustees:

On Tuesday, August 4, 2015 the Village of Bartlett will be participating in its 22nd annual National Night Out Picnic in the Park. As a part of this celebration, we are requesting a permit for an 8 ft. x 20 ft. x 5 ft. inflatable McGruff the Crime Dog balloon at Bartlett Park. It will require a 20 ft. x 20ft. area to stake and 24 hour 20 amp. service. The balloon needs to be on grass no further than 100 ft. from an electrical source. It will stay inflated for a 24-hour period on the date listed above.

I am requesting Village Board approval under Zoning and Planning requirements.

Please feel free to contact me at (630) 837-0846 if you have any further questions regarding this matter.

Respectfully,

Sergeant Geoffrey Pretkelis  
Public Services Bureau



450th Nationally  
Accredited





# Agenda Item Executive Summary

Item Name Amplifier Permit request for John Kiss Committee or Board Village Board

BUDGET IMPACT			
Amount:	N/A	Budgeted	N/A
List what fund	N/A		
EXECUTIVE SUMMARY			
A request for an <b>AMPLIFIER PERMIT</b> (a) to allow for a Live Blues Band as part of a post wedding celebration at 807 Braintree Lane on Saturday, July 18 <sup>th</sup> from 3:00 P.M. to 10:00 P.M.			
ATTACHMENTS (PLEASE LIST)			
Memo, Application, Location Map, Motion			

### ACTION REQUESTED

For Discussion Only \_\_\_\_\_

Resolution \_\_\_\_\_

Ordinance \_\_\_\_\_

Motion: To approve the Amplifier Permit for John Kiss at 807 Braintree Lane

Staff: Jim Plonczynski Date: 7/7/15

**COMMUNITY DEVELOPMENT MEMORANDUM**

**15-136**

**DATE:** June 29, 2015

**TO:** Valerie L. Salmons, Village Administrator

**FROM:** Jim Plonczynski, CD Director

**RE:** Amplifier Permit Request

---

Attached is the application from John Kiss, requesting approval for a permit to operate an amplifier for a Live Blues Band as part of a post wedding celebration at 807 Braintree Lane. This event is scheduled to take place on Saturday, July 18, 2015 from 3:00 P.M. to 10:00 P.M.

Attached for your review and consideration is a Village Board motion to approve the Amplifier Permit to conform with Village Ordinance 3-22-2(A). "Except as provided in subsections B and C... no licensee shall use, operate or employ any such device within the Village limits on Sunday, or **after the hour of eight o'clock (8:00) P.M. to the hour of eleven o'clock (11:00) P.M. (prevailing time) of any day** or before the hour of eight o'clock (8:00) A.M. (prevailing time) of any day without the approval of the Bartlett Village Board; no licensee shall use or operate or employ any such device within the radius of two (2) blocks from any hospital or within the radius of two (2) blocks of any church while services are being held therein."

VILLAGE BOARD MOTION

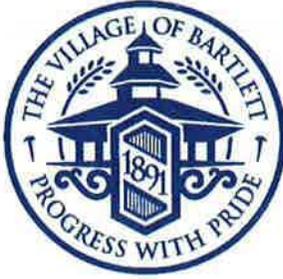
JULY 7, 2015

I hereby move to approve the request of John Kiss for an Amplifier Permit to allow for a Live Blues Band to play during a post wedding celebration on July 18, 2015 from 3:00 P.M. to 10:00 P.M. at 807 Braintree Lane.



# LOCATION MAP





# Agenda Item Executive Summary

Item Name Danielle Bahr Committee or Board Village Board

BUDGET IMPACT	
Amount:	N/A
List what fund	N/A

**EXECUTIVE SUMMARY**  
A request for an **AMPLIFIER PERMIT** (a) to allow for a Stereo for a Block Party at 1274 Silk Oak Ln. on Saturday, August 8<sup>th</sup> from 9:00 A.M. to 11:00 P.M.

**ATTACHMENTS (PLEASE LIST)**  
Memo, Application, Location Map, Motion

**ACTION REQUESTED**  
For Discussion Only \_\_\_\_\_  
Resolution \_\_\_\_\_  
Ordinance \_\_\_\_\_  
Motion: To approve the Amplifier Permit for Danielle Bahr at 1274 Silk Oak Ln.

Staff: Jim Plonczynski Date: 7/7/15

**COMMUNITY DEVELOPMENT MEMORANDUM**

**15-138**

**DATE:** June 29, 2015  
**TO:** Valerie L. Salmons, Village Administrator  
**FROM:** Jim Plonczynski, CD Director  
**RE:** Amplifier Permit Request

---

Attached is the application from Danielle Bahr, requesting approval for a permit to operate an amplifier for a Stereo for a Block Party at 1274 Silk Oak Ln. This event is scheduled to take place on Saturday, August 8, 2015 from 9:00 A.M. to 11:00 P.M.

Attached for your review and consideration is a Village Board motion to approve the Amplifier Permit to conform with Village Ordinance 3-22-2(A) "Except as provided in subsections B and C... no licensee shall use, operate or employ any such device within the Village limits on Sunday, or **after the hour of eight o'clock (8:00) P.M. to the hour of eleven o'clock (11:00) P.M. (prevailing time) of any day** or before the hour of eight o'clock (8:00) A.M. (prevailing time) of any day without the approval of the Bartlett Village Board; no licensee shall use or operate or employ any such device within the radius of two (2) blocks from any hospital or within the radius of two (2) blocks of any church while services are being held therein."

**AMPLIFIER PERMIT APPLICATION**

201501225

**For Office Use Only:**  
 Permit #: 201501224 - with reasons changed times  
 Received: **RECEIVED**  
**COMMUNITY DEVELOPMENT**  
 JUN 29 2015



**Village of Bartlett**  
 Community Development Dept.  
 228 S. Main Street  
 Bartlett, IL 60103  
 Ph: (630) 540-5940  
 Fax: (630) 540-5436  
 E-mail: [CommunityDevelopment@vbartlett.org](mailto:CommunityDevelopment@vbartlett.org)  
 Web: [www.village.bartlett.il.us](http://www.village.bartlett.il.us)

**VILLAGE OF BARTLETT**  
 Village Board approval is required for those requests taking place: Mon-Sat. before 8:00 A.M. or after 8:00 P.M., and on Sundays (all day). **Not to exceed 11:00 P.M.**

**APPLICANT MUST COMPLETE AND SIGN APPLICATION**

**PERMIT APPLICANT:**

Danielle Bahr 1274 Silk Oak Lane 630 398 6113  
 NAME ADDRESS PHONE

**ADDRESS OF EVENT:** 1274 Silk Oak Lane (Block of Silk Oak)

**OWNER OF PROPERTY WHERE EVENT WILL BE HELD:** 70866

Michael Bahr 1274 Silk Oak Lane 630-3986113  
 NAME ADDRESS PHONE

**DESCRIPTION OF EVENT:** Block Party

**DAY, DATE, BEGINNING & ENDING TIME OF EVENT:** 8/8/2015 9AM-11PM Saturday

**AMPLIFIER DEVICE BEING USED:** (e.g. DJ, live band, stereo) Stereo

**CONTRACTOR (if any):** \_\_\_\_\_  
 NAME PHONE LICENSE #

(All Contractors/Electricians completing work on any portion of the project must be licensed with the Village of Bartlett).

**SIGNATURE OF APPLICANT:** Danielle Bahr

**SIGNATURE OF PROPERTY OWNER:** Michael Bahr

**FOR OFFICE USE ONLY**

Zoning Dist. <u>SR6 PUD</u>	FINAL INSPECTION DATE	ISSUED BY <u>AM</u>	TOTAL FEE <u>15.00 Pd</u>
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# LOCATION MAP



VILLAGE BOARD MOTION

June 29, 2015

I hereby move to approve the request of Danielle Bahr for an Amplifier Permit to allow for a Stereo to operate during a Block Party on Saturday, August 8, 2015 from 9:00 A.M. until 11:00 P.M. at 1274 Silk Oak Ln.