



**VILLAGE OF BARTLETT**  
**BOARD MINUTES**  
**July 18, 2017**

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1. CALL TO ORDER

President Wallace called the regular meeting of July 18, 2017 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, Gabrenya, Hopkins, Reinke, and President Wallace

ABSENT: None

ALSO PRESENT: Acting Village Administrator Paula Schumacher, Assistant to the Village Administrator Scott Skrycki, Finance Director Todd Dowden, Community Development Director Jim Plonczynski, Assistant Community Development Director Roberta Grill, Director of Public Works Dan Dinges, Public Works Engineer Bob Allen, Building Director Brian Goralski, Human Resources Director Janelle Terrance, Food & Beverage Manager Paul Petersen, Deputy Chief Geoff Pretkelis, Deputy Chief Chuck Snider, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

3. INVOCATION – Pastor Susan Tyrell from Immanuel United Church of Christ gave the invocation.

4. PLEDGE OF ALLEGIANCE

5. CONSENT AGENDA

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

Trustee Hopkins stated that he would like to add item 1 under the Planning & Zoning Committee (Ordinance 2017-91, An Ordinance Granting a Side Yard Variation for 132 Amherst Drive) to the Consent Agenda.

Trustee Camerer moved to amend the Consent Agenda to add item 1 under the Planning & Zoning Committee (Ordinance 2017-91, An Ordinance Granting a Side Yard Variation for 132



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Amherst Drive) and all items contained therein, and that motion was seconded by Trustee Deyne.

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

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

President Wallace then recited each item that was originally on the Consent Agenda and each item that was added to the Consent Agenda, including the nature of the matters being considered and other information to inform the public of matters being voted upon on the Amended Consent Agenda. He then stated that he would entertain a motion to approve the Amended Consent Agenda, and the items designated to be approved by consent therein.

Trustee Deyne moved to approve the Amended Consent Agenda, and all items designated to be approved by consent therein, and that motion was seconded by Trustee Hopkins.

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

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

6. MINUTES - Covered and approved under the Consent Agenda.
7. BILL LIST – Covered and approved under the Consent Agenda.
8. TREASURER'S REPORT

Village Treasurer/Finance Director Todd Dowden stated that some of these numbers are preliminary and they are still wrapping up their prior year. Motor Fuel Tax distribution through April, 2017 was down slightly but totaled \$1,082,280 which was down about \$9,000 from prior year. He then presented the Municipal Sales Tax Report through March, 2017, and stated it was down \$2,400. April came in at \$186,000 so they ended up with \$2,363,000 or 5% up from the prior year. Sales tax continues to do well.



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9. PRESIDENT'S REPORT

President Wallace read a Proclamation for National Night Out on August 1, 2017 in order to commemorate this community event. He stated that they are still accepting block party applications.

President Wallace made the following Commission appointment:

**Zoning Board of Appeals (ZBA) – 1 Year Term**

Jennifer Rasmussen

Trustee Deyne moved to Consent to the Appointment of Jennifer Rasmussen to the ZBA for a 1 year term, and that motion was seconded by Trustee Carbonaro.

ROLL CALL VOTE TO CONSENT TO THE MAYORS APPOINTMENT TO THE ZBA

AYES: Trustees Camerer, Carbonaro, Deyne, Gabrenya, Hopkins, Reinke,  
President Wallace

NAYS: None

ABSENT: None

MOTION CARRIED

10. QUESTION/ANSWER: PRESIDENT & TRUSTEES - None

11. TOWN HALL

**Valerie Salmons, 1179 Litchfield Lane**

Ms. Salmons stated that she was there to address the issue of the Bartlett High School Sports Stadium. She stated that she joined a group of parents who for many years have been getting ready to have a stadium. In the early years, they were looking for appropriate land and spent some time looking at other properties nearby. They talked to DuPage County regarding drainage requirements relative to their wetlands if they put the stadium south of the school. They also spent time with the folks from South Elgin who were successful in building their stadium. Over the last 1-1/2 years they have really focused on fundraising. With her partner, George Kantzavelos, and the help of other parents, they have done a tremendous amount of outreach relative to fundraising. They pretty much have Phase 1 covered and are probably closing in on \$1 million. Not only have they had a tremendous response from the businesses and the people in Bartlett, there is also a tremendous amount of enthusiasm that goes along with that. The community knows it's coming and they are excited. This is a wonderful opportunity for her to be back in the board room and to talk about this wonderful stadium. This will be an all activity stadium with soccer, football, etc. She stated that they have always talked about building



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community and it is part of the Village's strategic plan. This stadium will build community in ways that they have not been able to. I hope it happens as soon as possible.

President Wallace thanked her for her countless hours of effort in this fundraising event.

**George Kantzavelos, 1306 Geneva Lane**

Mr. Kantzavelos stated that he has been a resident of Bartlett for over 20 years. He is the Director of the activity complex at Bartlett High School representing the boosters and the community. He stated that he has been working on this for 11 years. With the communities help they have been able to purchase a scoreboard. They received a significant donation from the Bartlett Rotary Club along with some parents and have been able to put up a state-of-the-art scoreboard. With the help of U-46 and the citizens of Bartlett, the community members were able to lay sod on the football field. Before yesterday, they had raised \$450,000 from Bartlett businesses or residents. One of the biggest things that happened yesterday was that they received the commitment for \$500,000 from Greco Foods and Cheese Merchants, both Bartlett companies. Mr. Greco is 100% behind the project and this puts them close to \$1 million in funding. This is a joint project with U-46 and they would not be here without the help of U-46. His purpose tonight was to explain to the Board how important it is for the community to have an activity complex for all sports at Bartlett High School so they do not have to travel to Streamwood. They are very excited to get this out to bid.

**John Eallonardo, Vice President, Frederick Quinn**

Mr. Eallonardo stated that he works for Frederick Quinn Corporation, the construction manager that was hired by the Village in order to construct the new police station. He stated that he will be available tonight, and on a monthly basis to answer any questions, provide an update, or to be here for resident questions. He would be happy to give an update or show some pictures. They have just started over the last couple of weeks to tear things apart and get the existing building configured for the temporary renovation. They are working on the parking lot on the west side of Oak Street. They are in the final process of putting together the second bid package, which is the work for the balance of the building which will go out in mid- August. They will bring the responses and recommendations to the Board in September.

Trustee Reinke asked if they were finding any surprises with the teardown?

Mr. Eallonardo stated that things are pretty consistent with what they expected.

President Wallace asked if the scope of the project is a little bit over one year?

Mr. Eallonardo stated that they expect to deliver the project in a couple of phases with 100% completion by December, 2018. The first phase will turn over to the police department right around June 1, 2018. The second phase will finish by the year end.



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President Wallace asked him if he could stop by one of the Chamber of Commerce meetings and give them some updates so they can push it out to the businesses.

Mr. Eallonardo stated that he will put together a brief summary to be included in the Board packet on a monthly basis.

12. STANDING COMMITTEE REPORTS

A. PLANNING & ZONING COMMITTEE, CHAIRMAN HOPKINS

Trustee Hopkins stated that Ordinance 2017-91, An Ordinance Granting a Side Yard Variation for 132 Amherst Drive was covered and approved under the Consent agenda.

Trustee Hopkins presented Ordinance 2017-92, an Ordinance Approving a Preliminary/Final PUD Plan and Granting a Special Use Permit to Allow a Carwash on Lot 2 of the Chesterbrook Academy's Resubdivision of Lot 3. He stated that there was a public hearing before the Plan Commission on June 8<sup>th</sup> and they recommended approval.

Community Development Director Jim Plonczynski stated that the owner, Mr. Kim, has installed some additional baffling and noise protection on the western edge of the site where the dryer motors are. The Plan Commission requested this and he has agreed. The owner has agreed that if it ever gets crowded they will have their employees out there to direct traffic.

Trustee Hopkins moved to approve Ordinance 2017-92, an Ordinance Approving a Preliminary/Final PUD Plan and Granting a Special Use Permit to Allow a Carwash on Lot 2 of the Chesterbrook Academy's Resubdivision of Lot 3, and that motion was seconded by Trustee Camerer.

Trustee Reinke asked if the 54 dB of sound was at the lot line or standing next to the vacuum units.

Mr. Plonczynski stated that it was at the property line.

Trustee Hopkins asked if it was just the vacuum itself or the motor or the complete carwash when it is operating?

Mr. Thomas Kim stated that it is for the vacuum producer which is the highest noise generating item. All of the blowers which also produce noise are angled to go out towards Route 59 so it would not affect the lot line or residents.

Trustee Hopkins asked if a resident had concerns, would there be any way to get the decibel level lower?



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Mr. Kim stated “absolutely”. At his Lake in the Hills location there are three residents that backup to his property line and they have great relationships with all of them. If there were any complaints they would do everything they could to make sure residents were happy and comfortable. They close at 9:00 PM so they do not run into the night. There is also opportunity for additional noise reduction.

Trustee Camerer verified that the 54 dB is with the additional soundproofing.

Mr. Kim stated that they currently have a silencer on the vacuum producer which is what brings it down significantly. 54 dB is less than the noise level of the human voice. The decibel level of a semi traveling down Route 59, at 50 miles per hour, is over 100 dB. He stated that there is additional investment that they could make if necessary but it is pretty costly.

Trustee Hopkins asked if the Village could do decibel readings in case of complaints.

Mr. Plonczynski stated that they have had sound issues and have hired a sound engineer to take level readings with a sound meter. The ordinance will have the 54 dB standard and they will make sure it is complied with.

Trustee Reinke stated that the Village does not have this equipment, they would have to hire someone to take those measurements.

Attorney Mraz stated that the typical sound meter that you could buy is really not sophisticated enough. The IEPA has noise regulations and they require testing of all the different sound bands and octave levels, etc. Typically, to put someone in violation of our performance standards where we incorporate the IEPA noise standards, you need a sound engineer who does the proper testing. They have had this issue before with factories and have had to litigate the matter.

Trustee Hopkins asked if the manufacturers make recommendations on what the decibel levels are of their vacuums and handles.

Mr. Kim stated that a lot of operators will have the vacuum producer out in the open with no shielding at all. Referencing the decibel levels depends on the residents in the area. The silencer that they have on there will be the greatest help in reducing the sound level.



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**ROLL CALL VOTE TO APPROVE ORDINANCE 2017-92 APPROVING OF A PRELIMINARY/FINAL PUD AND SPECIAL USE TO ALLOW A CARWASH**

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

Trustee Hopkins presented Ordinance 2017-93, an Ordinance Granting a Special Use Permit to Allow Outdoor Seating at O'Hare's Pub. He stated that this has gone to the Plan Commission for a public hearing and the Plan Commission recommended approval.

Trustee Hopkins moved to approve Ordinance 2017-93, an Ordinance Granting a Special Use Permit to Allow Outdoor Seating at O'Hare's Pub, and that motion was seconded by Trustee Reinke.

Trustee Hopkins asked how late the outdoor seating will be open.

Mr. Vance stated that they are open until 9:00 PM Monday through Friday and 10:00 PM Friday to Sunday for the outdoor seating.

**ROLL CALL VOTE TO APPROVE ORDINANCE 2017-93 GRANTING A SPECIAL USE PERMIT FOR OUTDOOR SEATING AT O'HARE'S PUB**

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

**B. BUILDING COMMITTEE, CHAIRMAN GABRENYA**

Trustee Gabrenya stated that there was no report.

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

Trustee Deyne presented Resolution 2017-94-R, a Resolution Approving Amendments to the FY 2016-17 Budget. He stated that amendments needed to the original budget due to projects approved during the year and carryover of prior year expenditures.

Finance Director Todd Dowden stated that this is a housekeeping issue. The Board approved some projects during the middle of the year - the Police construction and the bond issue; Brewster Creek TIF ramped up their development so the Village issued \$9.2 million to pay off the developer notes; Quiet Zone work on Spaulding (funded by CN);



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carryover items from the stormwater project on North and Prospect (funded by FEMA grant money and the 2000 bond issue); Letter of Credit draw project where the residential developer did not finish the Blue Heron retention pond (money was held in reserve from developer); and the garage addition that was carryover from previous year.

Trustee Deyne moved to approve Resolution 2017-94-R, a Resolution Approving Amendments to the FY 2016-17 Budget and that motion was seconded by Trustee Hopkins.

**ROLL CALL VOTE TO APPROVE RESOLUTION 2017-94-R APPROVING AMENDMENTS TO THE FY 2016-17 BUDGET**

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

Trustee Deyne stated that Resolution 2017-95-R, a Resolution Approving of the Agreement Between the Village of Bartlett and School District U-46 Providing for a School Resource Officer was covered and approved under the Consent Agenda.

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

Trustee Camerer that Ordinance 2017-96, an Ordinance Rescinding a Class B Liquor License for Starbucks #2347 was covered and approved under the Consent Agenda.

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

Trustee Carbonaro stated that there was no report.

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

Trustee Reinke stated that there was no report.

**13. NEW BUSINESS**

Trustee Deyne thanked the 4<sup>th</sup> of July Committee as well as the Bartlett Lions Club. The parade was outstanding and continues to grow every year. He thought it was something they could all be proud of and he thanked them from the bottom of his heart.

Trustee Camerer thanked the police department for the great job they did with the BAPS traffic at their event on Sunday.





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14. QUESTION/ANSWER: PRESIDENT & TRUSTEES

Trustee Deyne wanted to discuss the Marathon gas station on Lake and Bartlett Road and stated that its condition is worsening. He also wanted an update on Platform 18 as well as the status of Lucky Jacks. He also indicated that the gazebo in Bartlett Park needs to be painted.

Mr. Plonczynski stated that the Marathon is in local adjudication tomorrow. Public Works has put barricades in the driveway to prevent people from entering. He hopes that there will be fines and clean up.

Trustee Deyne asked what kind of timeframe they were looking at?

Mr. Plonczynski stated that when you don't have cooperative owners it can take a long time. They hope to fine them and hope that they will clean it up. We don't have the authority to go on the site without getting a court order. He stated that Platform 18 is closed and the last known owners cannot be reached. He will try to make contact with them. There are four code violations and they have not shown up for court dates.

Attorney Mraz stated that they have filed a complaint for demolition for Lucky Jacks. That is pending in the Circuit Court of Cook County. They have served ten defendants. It is due back in court in about a month. The only defendants that appeared were the lender and a tax buyer. The tax buyer is contemplating whether or not to redeem the taxes and become the owner. There is a three count complaint, fines, basically submit plans under our vacant property registration ordinance and lastly, either fix it or demolish it. He spoke to the lender's attorney who got a judgment against the principal owners and they are pursuing a collection of that. They may not foreclose their lien on the property (\$500,000) and it is likely that we will have to go the whole nine yards. He tried to encourage them to demolish the building themselves but did not know if that was going to happen. They are pursuing it as fast as the court system allows.

President Wallace stated that they are doing everything they can to get rid of the eyesore.

Trustee Reinke stated that they should keep up the pressure on Platform 18 so it doesn't end up becoming as bad as Lucky Jacks.

Trustee Hopkins asked if daily fines were being levied against Lucky Jacks and the Marathon gas station.

Attorney Mraz stated that seeking daily fines against Lucky Jacks is part of the complaint. He is looking for the authority to demolish and then they would file a demolition lien and foreclose it to try to recoup our money. In that complaint, there is count for damages and a slew of building code demolitions. There is the authority under our ordinance to impose



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daily fines. If the lien is foreclosed, the Village becomes the owner and can sell the property to recoup demolition costs. The Village would not want to become the owner of the Marathon site because it has environmental contamination.

President Wallace stated that upon adjournment of this meeting, the Board will be moving into the Committee of the Whole meeting and then into Executive Session to Discuss Property Acquisition Pursuant to Section 2(c)5 and to Discuss Personnel Pursuant to Section 2(c)1 of the Open Meetings Act.

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

**ROLL CALL VOTE TO ADJOURN**

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

The meeting was adjourned at 7:51 p.m.

Lorna Giles  
Village Clerk