



VILLAGE OF BARTLETT
PUBLIC HEARING
October 20, 2015

CALL TO ORDER

President Wallace called the Public Hearing on the Fifth Amended Annexation Agreement for the Bluff City Property Lying South of West Bartlett Road to order on the above date at 7:00 PM in the Council Chambers.

ROLL CALL

PRESENT: Trustees Camerer, Carbonaro, Deyne, Hopkins, Reinke and President Wallace

ABSENT: Trustee Arends

ALSO PRESENT: Village Administrator Valerie Salmons, Assistant Village Administrator Paula Schumacher, Assistant to the Village Administrator Scott Skrycki, Finance Director Jeff Martynowicz, Director of Public Works Dan Dinges, Community Development Director Jim Plonczynski, Building Director Brian Goralski, Food & Beverage Manager Paul Petersen, Chief Kent Williams, Deputy Chief Joe Leonas, Village Clerk Lorna Giless and Village Attorney Bryan Mraz.

Community Development Director Jim Plonczynski stated that this is the required Public Hearing for the Fifth Amended Annexation Agreement for the Bluff City Property Lying South of West Bartlett Road, which includes Bartlett Pointe West, also known as the Bluff City Materials South Business Park Annexation Agreement. Public Notice was published in the Daily Herald on October 5, 2015 which is the required timeframe. This Amended Annexation Agreement concerns a 27.35 acre property owned by Bluff City LLC that is south of West Bartlett Road just east of Route 25. It includes the 8.97 acre Bartlett Pointe West Property which will be rezoned from townhome to single family, a single family PUD and 30 lot subdivision and the 16.9+/- acre balance of the South Business Park Property zoned PD Planned Development with the permitted and special uses allowed in the B-1, B-2, B-3, O-R and I-1 Zoning districts. The petitioner is in the audience and he can answer any questions.

Trustee Reinke asked about the bike path along the north part of the property. When does the petitioner anticipate constructing that path.

Richard Guerard, attorney for the Petitioner, stated that there are two segments of the bike path. The north section adjacent to Bartlett Pointe West will be completed shortly. The Southwind Blvd and Route 25 segment still has reclamation and grading to be done in order to complete that path. It will be done by the end of 2016.

Trustee Reinke said he is going to hold him to that. He has a number of residents that have asked when it will be completed.

President Wallace asked for any questions from the Board members. There were none.



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President Wallace asked for any questions from the audience members. There were none.

President Wallace asked if there were any member of the public who desired to offer any written or verbal testimony on this subject. There were none.

ADJOURNMENT

Moved by Trustee Camerer and seconded by Trustee Carbonaro to close and adjourn the Public Hearing.

ROLL CALL VOTE

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

NAYS: None

ABSENT: Trustee Arends

MOTION CARRIED

The Public Hearing was closed and adjourned at 7:03 PM.

Lorna Giles
Village Clerk



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1. CALL TO ORDER

President Wallace called the regular meeting of October 20, 2015 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:04 p.m. in the Council Chambers.

2. ROLL CALL

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

ABSENT: Trustee Arends

ALSO PRESENT: Village Administrator Valerie Salmons, Assistant Village Administrator Paula Schumacher, Assistant to the Village Administrator Scott Skrycki, Finance Director Jeff Martynowicz, Director of Public Works Dan Dinges, Community Development Director Jim Plonczynski, Building Director Brian Goralski, Food & Beverage Manager Paul Petersen, Chief Kent Williams, Deputy Chief Joe Leonas, Village Clerk Lorna Giless and Village Attorney Bryan Mraz.

3. INVOCATION

Pastor Tim Casey from Good Shepherd United Methodist 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.

Trustee Deyne stated that he would like to add item 1 under the Finance & Golf Committee (Resolution 2015-83-R, Golf Simulator Agreement).

Trustee Reinke stated that he would like to add the Board and Committee Minutes from October 6th, and Item 3 under the Planning & Zoning Committee (Ordinance 2015-81, Spring Lakes Playground and Parking Site Plan) to the Consent Agenda.



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Trustee Carbonaro moved to amend the Consent Agenda to add item 1 under the Finance & Golf Committee (Resolution 2015-83-R, Golf Simulator Agreement), Board and Committee Minutes from October 6th, and Item 3 under the Planning & Zoning Committee (Ordinance 2015-81, Spring Lakes Playground and Parking Site Plan) to the Consent Agenda in addition to the items already shown on the Consent Agenda, and that motion was seconded by Trustee Deyne.

ROLL CALL VOTE TO AMEND THE CONSENT AGENDA

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

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

ROLL CALL VOTE TO APPROVE THE AMENDED CONSENT AGENDA

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

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

Finance Director, Jeff Martynowicz summarized the Municipal Sales Tax Report for the month ended August, 2015 to be at \$565,503 and indicated that it represents a 3.28% increase over the same time period last year. He stated there was no Motor Fuel Tax Allotment or Gaming Tax and it was his understanding that the State was not going to be distributing these funds until the budget is approved.

9. PRESIDENT’S REPORT

2015 Passport to Adventure Recognition Night

Museum Director, Pam Rohleder stated that this past August 31st brought an end to the 24th annual “Passport to Adventure” program sponsored and produced by the museums and nature center members of the Kane-DuPage Regional Museum Association. For the past 18 years, the Village of Bartlett Museums have participated in



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this program that encourages children, ages 4 and older, and their families to visit local museums and nature centers in Kane and DuPage counties throughout the summer months. This program has been a very popular activity for our Village's families with the distribution of 600 booklets in Bartlett alone! Bartlett is one of the top museum sites in distribution numbers.

She added that she is the President of the Kane DuPage Regional Museum Association (KDRMA) and along with their 69 member institutions and many individual members know the value of their missions and the diverse engaging opportunities they provide all our visitors. Not only are our institutions a center for learning and fun but also contribute to our local economies by bringing people into communities who discover our restaurants to dine in and stores to shop. This year KDRMA printed and distributed 17,000 Passport to Adventure booklets throughout Kane and DuPage Counties.

She stated that the Village of Bartlett Museums is proud to announce the top three site going families for 2015 and congratulates each one of them on their dedication and perseverance.

The Wilson Family, 54 sites

If nine-year-old Jacob Wilson looks familiar, he is. Last year he and his parents Rodney and Elizabeth were our third place recipients. This year the family went on a real adventure and visited 54 sites! That's 40 more sites from the previous year! Jacob enthusiastically will tell you SciTech was his favorite museum of this summer because of all the hands-on activities. Next year his goal is to visit all the sites in the passport booklet. Jacob is a 4th grader and attends Centennial Elementary School where he is Franz Von Trapp in the school's upcoming production of the Sound of Music. He can also enthusiastically tell you he remembers when the Bartlett History Museum visited his classroom and he learned all about our community's history. Jacob would like to be an author when he grows up.

The Marhofke Family, All 69 sites, Mayor's Medallion recipients

Aiden is a 4th grader and attends Home School University in West Chicago and this summer he and his parents, Scott and Stacie, visited every one of the 69 museums in the Passport to Adventure booklet. Stacie will tell you, "it was a quest" and that Aiden was the one who wanted to "do it all." This was Aiden's first year participating in the program but his sister has done it in the past. Aiden's favorite museum was also SciTech in Aurora. For home schooled families the passport is a year around resource of institutions that support, guide and help families in learning and the Marotke family will tell you they "leaned a lot" this summer!

The Won Family, All 69 sites, Mayor's Medallion recipients

Ella Joy, age 6, a first grader, and her brother Asaph, age 4, a home schooled preschooler, brighten up our Saturday mornings at the Bartlett Depot Museum when



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they bound through the door and begin engaging in the activities and hands-on offerings at our museum. It is here that the Won's learned of the passport program and this is the family's first year participating. First driven by the Mayor's Medallion, mom Anna and dad Mike, began the planning, mapping and driving of what it takes to accomplish a challenge of this magnitude. But they quickly discovered how they "looked forward to" visiting each of the 69 sites. Both children liked Hickory Knolls or "Nickory Knolls" as Asaph says it. For some people a museum is a learning experience, for others it is an entertainment activity. For the Won's, our museums also provided a haven and respite from hospitals and treatments and offered Ella Joy and her family a place to take a break and be a kid and most of all just have fun. In summing up the Won's passport experience, Anne stated they also learned a lot and this summer journey was "such a treasure and one they never will forget."

President Wallace read a Proclamation into the record for Illinois Arts & Humanities Month and proclaimed October as "Illinois Arts & Humanities Month" in the Village of Bartlett.

Rita Lipinski on behalf of Arts in Bartlett accepted the Proclamation.

10. QUESTION/ANSWER: PRESIDENT & TRUSTEES

Trustee Camerer stated that he felt that the Village is doing very well with doing as much business in the Bartlett community as possible. He noticed that some of the auto and truck parts invoices and street maintenance invoices were from out of town vendors. He encouraged staff to look towards the Bartlett businesses first.

Public Works Director Dan Dinges stated that his staff has been directed to check with Bartlett suppliers first and they always go there. If they don't carry the needed parts then they are forced to go outside.

Trustee Deyne received a fax from a Petrochina Company Limited that stated they were looking for investors. He stated that it was a scam and forwarded it to the Police Chief. He wanted residents to be extremely aware of faxes, e-mails and telephone calls they may receive.

Police Chief Williams stated that they are turned over to computer investigators who track them down. They are usually international and usually have no IP address.

Trustee Deyne thanked Public Works. He received a phone call from a resident who had high water usage. A gentleman from the water department came to his home and resolved his issues. The most important thing is how he spoke about the staff member and how respectful, courteous and professional he was.



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11. TOWN HALL

Diane Rocha, 315 W. North Avenue

Ms. Rocha spoke about Daniela's Bistro and she understood that we are looking for businesses in the downtown but she didn't think that they needed this bistro. She stated that it is really a gaming establishment. She understood that a pharmacy was interested in this space and they would not generate the kind of tax dollars that the gaming businesses do. She stated that it is very upsetting to her. She wanted to let her children know that she was willing to come out of her comfort zone and speak for what she feels is right. She wondered what kind of legacy this Board would be leaving for this Village.

12. STANDING COMMITTEE REPORTS

A. PLANNING & ZONING COMMITTEE, CHAIRMAN REINKE

Trustee Reinke presented Ordinance 2015-80, An Ordinance Approving the Fifth Amended Annexation Agreement for the Bluff City's South Business Park Property. He stated that this was just the formal approval after the Public Hearing previously conducted this evening.

Trustee Reinke moved to approve Ordinance 2015-80, An Ordinance Approving the Fifth Amended Annexation Agreement for the Bluff City's South Business Park Property as presented and that motion was seconded by Trustee Camerer.

ROLL CALL VOTE TO APPROVE ORDINANCE 2015-80, APPROVING THE FIFTH AMENDED ANNEXATION AGREEMENT FOR THE BLUFF CITY SOUTH BUSINESS PARK PROPERTY

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

NAYS: None

ABSENT: Trustee Arends

MOTION CARRIED

Trustee Reinke presented Ordinance 2015-82, An Ordinance Granting a Site Plan Approval on Lot 9L, (Ridge BC1) in the Brewster Creek Business Park.

Community Development Director Jim Plonczynski stated that this is a new building in the business park. This building is just west of the Cheese Merchants building. They are proposing to build a speculative building that is 271,200 ft. Mr. Duplo is the builder and this building is going to be taller than his last. This building can be divided into four separate units depending how it lays out. It is on a 14 acre parcel with 36 exterior docks and four drive-in doors. The building is designed with offices on each corner. Triumph



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Construction is the builder. It is before the Board tonight from the Plan Commission who recommended approval subject to the findings of fact and conditions.

Trustee Camerer asked if it was the intention of the builder to make four separate businesses or was it going to be one big office.

Jeff Duplo from Triumph Construction stated that it is pretty versatile. It can be a single user or up to four users depending on the need of the particular business or businesses.

Trustee Camerer asked if there would be any issues with the parking.

J Plonczynski stated that they include in the site plan the ultimate buildout if it was four users and that is how they determine the parking.

Trustee Reinke moved to approve Ordinance 2015-81, An Ordinance Granting a Site Plan Approval on Lot 9L, (Ridge BC1) in the Brewster Creek Business Park as presented and was seconded by Trustee Deyne.

ROLL CALL VOTE TO APPROVE ORDINANCE 2015-81, AN ORDINANCE GRANTING A SITE PLAN APPROVAL ON LOT 9L IN THE BREWSTER CREEK BUSINESS PARK

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

NAYS: None

ABSENT: Trustee Arends

MOTION CARRIED

Trustee Reinke stated that Ordinance 2015-84, An Ordinance proposing the establishment of Special Service Area Number One for the Bartlett Pointe West Subdivision of the Village of Bartlett, DuPage, Cook and Kane Counties, Illinois, and the Issuance of Bonds to an amount not to exceed \$1,098,656 for the purpose of paying the cost of providing Special Services for such area; Ordinance 2015-81, An Ordinance Approving a Site Plan for a Playground in the Spring Lakes Mobile Home Estates were covered and approved under the Consent Agenda.

B. BUILDING COMMITTEE, CHAIRMAN HOPKINS

Trustee Hopkins stated that there was no report.

C. FINANCE & GOLF COMMITTEE, CHAIRMAN DEYNE

Trustee Deyne stated that Resolution 2015-85-R, A Resolution Approving of Disbursement Request for Payout No. 29 from the Subordinate Lien Tax Increment



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Revenue Note, Series 2007 for the Elmhurst Chicago Stone Bartlett Quarry Redevelopment Project; Resolution 2015-86-R, A Resolution Approving of Disbursement Request for Payout No. 30 from the Subordinate Lien Tax Increment Revenue Note, Series 2007 for the Elmhurst Chicago Stone Bartlett Quarry Redevelopment Project; Resolution 2015-83-R, and A Resolution Approving of the High Definition Golf Simulator Operating Agreement Between the Village of Bartlett and Tom Newman, Inc. were covered and approved under the Consent Agenda.

D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN ARENDS

In the absence of Trustee Arends, President Wallace stated that the Poplar Creek Church Amplifier Permit 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 CAMERER

Trustee Camerer stated that there was no report.

13. NEW BUSINESS

Trustee Reinke stated that the Heritage Days Halloween parade request was presented forth at the last minute so the Board cannot take a formal action this evening. He wanted to get a sense from the Board whether this would be approved or disapproved but not in any official type of capacity. The certificate of insurance and necessary paperwork were all in order. There were no objections from the Board.

Trustee Reinke stated that there was a sixth grader who started a petition on change.org that he saw on Facebook and he was very interested in extending the existing bike trails along W. Bartlett Rd. from West Ridge and South Elgin. He felt that the Village should have a comprehensive bike plan. Staff has worked on this in various ways and he felt they should have a more broad-based, open plan that the public could comment on. He stated that it doesn't necessarily mean they are going to do it, since he is pretty fiscally conservative. He is in no hurry to spend millions of dollars on bike paths because he doesn't think the Village can afford it. He directed staff to start looking at creating a bike plan committee and putting together the resources to get that done.

President Wallace stated that Terry Witt would embrace that and that would take minimal staff time.



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14. QUESTION/ANSWER: PRESIDENT & TRUSTEES - None

15. ADJOURNMENT

President Wallace stated that the Board will be going into the Committee of the Whole meeting immediately following the close of this meeting.

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

ROLL CALL VOTE TO ADJOURN

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

NAYS: None

ABSENT: Trustee Arends

MOTION CARRIED

The meeting was adjourned at 7:33 p.m.

Lorna Giless
Village Clerk

LG/