



**VILLAGE OF BARTLETT  
COMMITTEE MINUTES  
November 3, 2015**

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President Wallace called the Committee of the Whole meeting to order at 8:35 p.m.

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

ABSENT: None

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, Public Works Engineer Bob Allen, Community Development Director Jim Plonczynski, Building Director Brian Goralski, Grounds Superintendent Kevin DeRoo, Chief Kent Williams, Deputy Chief Patrick Ullrich, Village Clerk Lorna Giless and Attorney Bryan Mraz.

**PLANNING & ZONING**

**Blue Heron Business Park Amended Annexation**

Community Development Director Jim Plonczynski stated that Dean Kelley was present who represents Blue Heron Business Park and is with Abbott Land and Investment. He stated that it is on the northeast corner of Route 25 and West Bartlett Road. It has undergone quite a bit of land reclamation. There is one building almost completed and another going up soon. Dean is requesting the Third Amendment to the Annexation Agreement, which is to reduce the buffer zone to a uniform 50'; revised overall PUD/Concept plan with 50' buffer zone; revised PUD pre-approved Site Plan with 50' buffer zone and Special Use for revised PUD plan.

He explained that there was a Blue Heron Rookery in the business park and the consultant recommended that the buffer be wider in the middle section to protect the rookeries. Over the years the herons developed pretty well and now they have an eagles nest. Mr. Kelley had an ecological analysis done and they believe that the old buffer zone and berming does not have much of an impact on the herons. They are asking for the buffer zone to remain 50' uniform throughout the width and be planted in native grass species. There is also a pre-approved site plan with this property and if the developer matches parameters of the pre-approved site plan for a typical lot, they can go right to a building permit.

Trustee Camerer stated that the only reduced area is the 150' area to 50'. It's just a grassy area and still a buffer zone.

J. Plonczynski stated that is correct.



**VILLAGE OF BARTLETT  
COMMITTEE MINUTES  
November 3, 2015**

---

Village Attorney Bryan Mraz stated that the area in the prior annexation agreement was called for a berm and landscaping in terms of trees.

Dean Kelley stated that things have changed out there and the birds have moved. It didn't make sense to have a very small berm. They are proposing the 50' uniform buffer and any storage yards will have fences at 51 ft. from the property line. They will set up an association to maintain.

Trustee Hopkins asked if there was no setback for the rear of the site plan.

J. Plonczynski stated that the setback was the 50' buffer. Typically, they are marketing to people that have outdoor storage.

Trustee Hopkins asked if someone could put a building up to the 50' buffer.

J. Plonczynski stated that they would not come to the Board, they go directly to a building permit. The other lots would need site plan approval.

Mr. Kelley stated that the rear yard setback is less than 50'. If someone needed a building that large, they would steer them towards the frontage lots on Route 25. These outside storage lots are buffered by the 300 acre park. It is set up so the buildings are in front and that screens the storage in the back. On the west side of the main road, between Route 25 is where they envision the Brewster Creek type buildings with pre-cast. They have a proposed 60,000 SF pre-cast and felt it would be good for the Village.

Trustee Camerer asked how big the actual lots are.

Mr. Kelley stated that the current building is about 7-8 acres and another that is on a 9 acre parcel.

Trustee Camerer stated that it would be an enormous building to put there and would probably not be done.

Mr. Kelley stated that he could not envision a building that size.

Trustee Hopkins asked what was the purpose of reducing the berm.

Mr. Kelly stated that it impedes their ability to develop that lot because you can't sell it or use it. They are still providing a 50' buffer which is more than normal required in industrial.



**VILLAGE OF BARTLETT  
COMMITTEE MINUTES  
November 3, 2015**

---

Trustee Reinke stated that they will pass this along to the Plan Commission for a Public Hearing.

**PUBLIC WORKS**

**Overhead Sewer Program**

Trustee Camerer asked staff to present information regarding the overhead sewer program.

Public Works Director Dan Dinges stated that this is in regards to the overhead sewer program and the possibility of amending the program to include rental properties. This program was developed in the early 90's to help those older properties that have gravity sewers in their basements. They are drained by gravity into the Village's sanitary sewer system. During large rain events, the systems get inundated with storm water and surcharges which causes backups into those gravity drains in the basement. This program breaks that connection and puts in an ejector pit where it is pumped up and out to the sewer which prohibits the backup. At the time, they were doing a 50/50 program and there was not a lot of interest at that time. Around 2000, they made the change to 100% funded by the Village for the overhead sewer portion. If they had tile footings, sump pumps, etc, that were illegal connections to the sanitary sewer system, the resident was required to make that separation at their own cost. He stated that there has not been a lot of requests to date. As far as rental properties go, the thought back then was that these people are making money renting their property so they are considered commercial and therefore not qualified under the program.

Trustee Reinke asked if there was anything wrong with the Village sewer system.

D. Dinges stated "no" but they have miles of sanitary sewer that has aged and has cracks. When they get rain, the treatment plant gets a lot more flow. During these large events, they can have sewer backups.

Administrator Salmons stated that it is mainly in the older area that does not have the overhead sewers.

Trustee Reinke asked how many households are out there that would potentially use this? How does this policy change in terms of numbers?

D. Dinges stated that it is the north side of town. He did not have the number of potential users. He referenced Mr. Smogolski from the Town Hall portion of the Board meeting and stated that his circumstance was that he had a renter in his home but was planning on living there in the Spring.



**VILLAGE OF BARTLETT  
COMMITTEE MINUTES  
November 3, 2015**

---

Trustee Reinke stated that he wanted to make sure that the Village did not do anything wrong.

Trustee Hopkins stated that he would be interested in knowing how many more people could apply for this program if these changes were implemented to see what the potential costs would be to the Village.

Administrator Salmons asked how they would go about doing this count.

D. Dinges stated that he was not sure how to determine if the unit was a rental or not.

Trustee Hopkins stated that through the assessor's office they pay a different property tax when owner occupied versus a landlord. He thought perhaps the assessor's office could supply additional information.

Trustee Reinke stated that he is interested in an order of magnitude – is there 10 homes, 100 or 1,000? He was looking for a ballpark figure.

Administrator Salmons asked if he was interested in a number for “owner occupied” or just “landlords”?

Trustee Reinke stated “yes”. They always like to help the residents and try to make this right but at the same time, they want to understand the potential for liability. He stated that he represented other communities that do the 50/50 system. If there is no interest that means that there is no problem. He felt that 100% is very generous.

President Wallace stated that in his personal experience as a landlord, that was not paid for. His opinion was that if you were renting properties that is part of the expense of doing business. He felt that it should be just for homeowners.

Building Director Brian Goralski stated that this has been on the books for a number of years and if someone gets flooded out and loses catastrophically, they will seek their help to see what can be done. He felt that there was not very many residences left that would need assistance.

Trustee Deyne stated that even a renter is part of the makeup of this Village. If this program were available, whether it's a homeowner or a renter, if their personal belonging are in that basement and destroyed – that is impact on one of our residents that live in this community. He thought that they should give relief to all residents equally.

Trustee Arends stated that if their property is destroyed they have recourse with the landlord. If the roof started to leak would the Village come over and fix the roof?



**VILLAGE OF BARTLETT  
COMMITTEE MINUTES  
November 3, 2015**

---

Trustee Deyne stated that this is deterioration of the product that was put in by the Village.

Trustee Arends stated that it is the cost of doing business.

Trustee Reinke stated that the problem was not created because the Village sewers are in bad shape. This is a system issue and occurs in older communities and not just in the Village of Bartlett. It is nothing that they have done wrong. He agreed with President Wallace that it is a cost of doing business and they could even take a tax deduction on it.

President Wallace stated that maybe Mr. Smogolski still claims the homeowner's exemption and maybe there was a way to sweep it under the carpet.

Trustee Reinke stated that the problem will resolve itself if his daughter moves back in there.

Trustee Deyne stated that his concern was for the residents of this community. There is a program in place and residents are being penalized because they are renters. He believed in his heart that they are being penalized wrongly.

President Wallace asked if they could put this subject on another Committee meeting. He asked staff for a ballpark figure of how many homes they are talking about.

Trustee Hopkins asked about the \$50,000 in the ordinance.

Administrator Salmons stated that they budget \$50,000 every year but never take advantage of all of it.

President Wallace asked staff to find out how many single family rentals there are on the north side of town.

Trustee Hopkins asked how many rentals there are in the whole Village?

J. Plonczynski stated that the overhead sewer issue is only on the north end of town. The rest of the town does not have a problem and are not eligible because they already have it.

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



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ROLL CALL VOTE TO ADJOURN

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

NAYS: None

ABSENT: None

MOTION CARRIED

The meeting adjourned at 9:03 p.m.

Lorna Gilles  
Village Clerk

LG/