



VILLAGE OF BARTLETT
BOARD MINUTES
January 7, 2020

1. CALL TO ORDER

Clerk Giles called the regular meeting of January 7, 2020 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

ABSENT: Trustee Reinke, President Wallace

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Sr. Management Analyst Sam Hughes, Management Analyst Joey Dienberg, Finance Director Todd Dowden, Planning & Development Services Director Roberta Grill, Director of Public Works Dan Dinges, Public Works Engineer Bob Allen, Building Director Brian Goralski, Food & Beverage Manager Paul Petersen, Police Chief Patrick Ullrich, Deputy Chief Geoff Pretkelis, Deputy Chief Jim Durbin, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

3. SELECTION OF PRESIDING OFFICER

Clerk Giles asked if there was a motion to appoint a Chairman for the meetings in the absence of President Wallace.

Trustee Camerer moved to appoint Trustee Deyne as Chairman of the meetings and that motion was seconded by Trustee Carbonaro.

ROLL CALL VOTE TO APPOINT TRUSTEE DEYNE AS CHAIRMAN OF THE MEETINGS

AYES: Trustees Camerer, Carbonaro, Gabrenya, Hopkins

NAYS: None

ABSENT: Trustee Reinke

ABSTAIN: Trustee Deyne

MOTION CARRIED

President Pro Tempore Deyne stated that since he was appointed to the Plan Commission in 1981, he had the privilege of serving under six different Village Presidents. They all face challenges during their term but the one thing they have in common is a vision for the community and the residents. It is with great pride that he has the opportunity of sitting in this seat tonight.



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4. INVOCATION – Father Christopher Ciomek from St. Peter Damian Catholic Church gave the invocation.

5. PLEDGE OF ALLEGIANCE

6. CONSENT AGENDA

President Pro Tempore Deyne 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 Camerer stated that he would like to add Item 2 under Public Works, Resolution 2020-03-R, a Resolution Approving an Intergovernmental Agreement Between the Village of Streamwood and the Village of Bartlett for the Setting and Sharing of Costs for the Use of Emergency Water Interconnect to the Consent Agenda.

He also stated that in the absence of Trustee Reinke, he would like to add Item 1 under License & Ordinance, Ordinance 2020-02, an Ordinance creating a Class A Liquor License to the Consent Agenda.

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

Trustee Carbonaro moved to Amend the Consent Agenda and that motion was seconded by Trustee Camerer.

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

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

NAYS: None

ABSENT: Trustee Reinke

MOTION CARRIED

Trustee Camerer moved to approve the Amended Consent Agenda and that motion was seconded by Trustee Hopkins.



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

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

7. MINUTES – Covered and approved under the Consent Agenda.
8. BILL LIST – Covered and approved under the Consent Agenda.
9. TREASURER’S REPORT - None
10. PRESIDENT’S REPORT - None
11. QUESTION/ANSWER: PRESIDENT & TRUSTEES

Trustee Gabrenya wanted to say thank you to our law enforcement personnel for Law Enforcement Appreciation Day which takes place this Thursday, January 9th. She stated that they deserve way more than one day per year for us to thank them for what they do and their amazing team.

President Pro Tempore Deyne mentioned the birthdays and anniversaries of the staff and wished them the best.

12. TOWN HALL - None
13. STANDING COMMITTEE REPORTS

A. BUILDING & ZONING COMMITTEE, CHAIRMAN HOPKINS

Trustee Hopkins stated that Ordinance 2020-04, an Ordinance Amending the Bartlett Zoning Ordinance to Allow Six (6) Foot High Fences in the Corner Side Yard was covered and approved under the Consent Agenda.

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GABRENYA

Trustee Gabrenya presented Ordinance 2020-01, an Ordinance Prohibiting the Use of Groundwater as a Potable Water Supply by the Installation or Use of Potable Water Supply Wells or by any Other Method Within a Certain Area in the Village of Bartlett, Illinois.



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Attorney Bryan Mraz stated that this basically concerns the old Amoco gas station on 555 W. Lake Street at E. Bartlett Road. There was contamination and the property fell into disrepair and the Board inquired as to what can be done. To pursue that, you would almost have to take ownership and then you would be liable for the cleanup. We worked with different property owners over time and the fire marshal ordered the tank to be taken out of the ground. The buyers of the property bought it without knowing what they were getting into as far as contamination goes. An environmental consultant that BP Amoco normally works with, can buy the position of BP Amoco and try to get state funds to pay for the cleanup of the site. They applied for that several years ago and asked the village to consider a groundwater ordinance with no limitations. The village subsequently responded "no". At that point we did not have Lake Michigan water so we did not know where we would be needing another well. When the village converted to Lake Michigan water, BP Amoco approached us again, and we said that if it is limited to a precise area, we would consider it. It has taken some time and no one will be able to sink a well in that area. For the parcel to be developed, the IEPA must issue a "no further remediation" letter and unless that happens, commercial developers will not have an interest in purchasing and banks won't loan on it. This is the first step in getting an NFR letter. The attorney for the IEPA reviewed the ordinance and they are fine with it. This will allow an NFR letter to be recorded against the property. This will allow the property to be cleaned up and sold.

Trustee Gabrenya asked if there was an NFR letter, what would they be required to clean up.

Attorney Mraz stated that it allows the contamination in the ground to remain there. The lower levels of soils and ground water is covered by an engineered barrier. They do not want people eating the dirt, drinking or drawing from that groundwater for a well or using it for a potable water source. They will not be able to sink a well on this particular piece.

Planning and Development Director Roberta Grill stated that they are also limiting any type of future uses that can go on the site with that barrier, which is going to be commercial and industrial uses.

President Pro Tempore Deyne stated that the restrictions will be for commercial and industrial use. It won't be residential because of the fact that they are asking for a groundwater ordinance. This is something that is very typical throughout the area. They see NFR letters that are issued in all different types of communities because of the level of contamination that exists. This allows them to have this land become useful again. They will submit a site drawing to the Illinois EPA for approval of what will be on that site. The Illinois EPA does go out and check to make sure there are no deviations. This is one of the best forms of protection a purchaser can have. The property has been devalued because of the contamination which exists. When they walk in with the NFR letter that is approved by the Illinois EPA, it becomes a viable piece of property again and marketable.

Trustee Hopkins stated that the IEPA rules state that if you dig on that site, contaminated soil can be left on the site. He would like to see an ordinance where whatever is dug is required to be removed. He thinks about excavators digging and taking the soil and



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moving it and maybe building a berm with it. If they disturb that soil that is 10 to 30 feet down, which they will have to do to put underground storage tanks in...

President Pro Tempore Deyne stated that he can only speak about the current regulations that they have. If he wants to have that argument he suggested him calling the Illinois EPA.

Trustee Hopkins stated that is one reason why he will be voting “no” on this. If you are disturbing soil that is 10 to 30 feet down and building a berm with it, and now people are playing and standing on it – he has an issue with that.

President Pro Tempore Deyne stated that he has removed contaminated soil and left it on site. They have had extremely high readings on a PID meter, when they go back a day later it oxidizes so rapidly, you don’t even get a reading on the PID meter.

Trustee Hopkins stated that it is his personal opinion. He will be voting “no” for the obvious reasons.

Trustee Gabrenya moved to approve Ordinance 2020-01, an Ordinance Prohibiting the Use of Groundwater as a Potable Water Supply by the Installation or Use of Potable Water Supply Wells or by any Other Method Within a Certain Area in the Village of Bartlett, Illinois and that motion was seconded by Trustee Camerer.

ROLL CALL VOTE TO APPROVE ORDINANCE 2020-01, PROHIBITING THE USE OF GROUNDWATER AS A POTABLE WATER SUPPLY IN A CERTAIN AREA

AYES: Trustees Camerer, Carbonaro, Deyne, Gabrenya

NAYS: Trustee Hopkins

ABSENT: Trustee Reinke

MOTION CARRIED

C. FINANCE & GOLF COMMITTEE, CHAIRMAN DEYNE

President Pro Tempore Deyne stated that Ordinance 2020-05 an Ordinance Amending Amending Title 3, Chapter 2, Municipal Occupation and Use Taxes by the Addition of Section 3-2-4: Imposing a Municipal Cannabis Retailers’ Occupation Tax and Resolution 2020-06-R, a Resolution Waiving Bids for Hot Water Heater Replacement and Accepting Proposal of Jensen’s Plumbing & Heating, Inc. for Said Work were covered and approved under the Consent Agenda.

D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN REINKE

Trustee Camerer in the absence of Trustee Reinke stated that Ordinance 2020-02, an Ordinance Creating a Class A Liquor License (120 Live) and the NSSEO Open Burn Permit for Sunrise Lake were covered and approved under the Consent Agenda.



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E. POLICE & HEALTH COMMITTEE, CHAIRMAN CARBONARO

Trustee Carbonaro stated that there was no report.

F. PUBLIC WORKS COMMITTEE, CHAIRMAN CAMERER

Trustee Camerer stated that Resolution 2020-07-R, a Resolution Approving of the Memorandum of Understanding Between the Village of Bartlett and DuPage Public Safety Communications and Resolution 2020-03-R, a Resolution Approving an Intergovernmental Agreement Between the Village of Streamwood and the Village of Bartlett for the Setting and Sharing of Costs for the Use of Emergency Water Interconnect were covered and approved under the Consent Agenda.

14. NEW BUSINESS

Trustee Hopkins stated that with the expiration of the Brewster Creek TIF District right around the corner, he would like to have a discussion on a future committee agenda of what the future expenses are, any surplus at the end and/or figures or numbers for discussion.

Village Administrator Paula Schumacher stated that the folks at Elmhurst Chicago Stone are working on a budget and it will be presented at a future meeting.

Trustee Camerer asked if there was a broken water main this evening on South Bartlett Road.

Public Works Director Dan Dinges stated that there was a water main break and there are crews out fixing it.

Trustee Camerer asked how many water main breaks they had this year.

Mr. Dinges stated that they have had about twice what they normally have. A lot of that is with the transition to DuPage Water in changing directions with flow. It has been back to normal in the last month or so.

15. QUESTION/ANSWER PRESIDENT & TRUSTEES - None

16. ADJOURN TO COMMITTEE OF THE WHOLE MEETING

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



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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, Gabrenya, Hopkins

NAYS: None

ABSENT: Trustee Reinke

MOTION CARRIED

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

Lorna Giles
Village Clerk