



VILLAGE OF BARTLETT
BOARD MINUTES
January 19, 2016

1. CALL TO ORDER

President Wallace called the regular meeting of January 19, 2016 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 Arends, Camerer, Carbonaro, Deyne, Hopkins, Reinke, President Wallace were present.

ABSENT: None

ALSO PRESENT: Village Administrator Valerie Salmons, 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, Assistant Community Development Director Roberta Grill, Building Director Brian Goralski, Grounds Superintendent Kevin DeRoo, Chief Kent Williams, Village Clerk Lorna Giless and Village Attorney Bryan Mraz.

3. INVOCATION

Rosemary Traynor from Jesus Journey 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 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 Carbonaro stated that he would like to add item 1 under the Police & Health Committee (Ordinance 2016-04, Weapons Ordinance Code Amendment) to the Consent Agenda. No Trustee asked to remove any item from the Consent Agenda.

Trustee Deyne moved to amend the Consent Agenda to add item 1 under the Police & Health Committee (Ordinance 2016-04, Weapons Ordinance Code Amendment) in



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addition to the items already shown on the Consent Agenda, and that motion was seconded by Trustee Carbonaro.

ROLL CALL VOTE TO AMEND THE CONSENT AGENDA

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

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

ROLL CALL VOTE TO APPROVE THE AMENDED CONSENT AGENDA

AYES: Trustees Arends, Camerer, Carbonaro, Deyne, 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

Finance Director, Jeff Martynowicz summarized the Municipal Sales Tax Report for the year to date was \$970,597 and indicated that it represented a 8.44% increase over the same time period last year. He stated that the Motor Fuel Tax distribution came in after the Board packets were distributed.

9. PRESIDENT'S REPORT

President Wallace stated that there is an opening on the Plan Commission and Jack Allen sent him an e-mail requesting to serve this community. He was happy to announce his appointment and appreciated him volunteering his services. President Wallace stated that he hereby appoints Jack Allen to the Plan Commission.

Trustee Camerer moved to confirm and consent to the appointment of Jack Allen to the Plan Commission for a four year term as stated by the Village President and that motion was seconded by Trustee Deyne.



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ROLL CALL VOTE TO CONFIRM AND CONSENT TO THE APPOINTMENT OF JACK ALLEN TO THE PLAN COMMISSION

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

NAYS: None

ABSENT: None

MOTION CARRIED

10. QUESTION/ANSWER: PRESIDENT & TRUSTEES - None

11. TOWN HALL

Janet Knupp, 7N760 Sayer Road

Ms. Knupp stated that she has lived on Sayer Road for 30 years and 24 of those years her property bordered the property that is being discussed tonight. Her major concern was that the houses are too small and the lots are too small in keeping with the rest of the area. She distributed pictures of the homes in the subdivision as well as the proposed new homes. She explained that the homes in that subdivision are custom homes and are 3,500 ft. whereas the new proposed homes are half that size. She stated that this property is filled with pristine mature oaks and probably the most beautiful property in the Bartlett area. Two hundred year-old oaks would be obliterated to fit these homes. She stated that Pulte had no plans to transition the new proposed homes into the subdivision. She stated that this property is zoned SR-1 and it should stay that way. This is not appropriate for the property. Her major concern is that this development may be appropriate for Bartlett but it is not appropriate for this piece of property. It is going to have a very negative affect on all of the homeowners around there.

Matt Knupp, 7N760 Sayer Road

Mr. Knupp stated that they have worked with a number of Village Boards to develop Naperville/Sayer Road. Somewhere around 1988 Campanelli purchased the property at the corner of Stearns and Sayer Road. It was then rezoned and developed as SR-2 with a minimum of 10,800 ft. lots. That property is self-contained and has a major buffer on the north which is the ComEd easement that separates it from the rest of Sayer/Naperville Road. Around 1990 Preserve Trail which is about 17 homes was annexed to the Village and is zoned as ER-3 with 20,000 ft. minimum lots. In 1995 Sundance homes came to the Village and extended Auburn Lane out to Route 59 and developed a parcel off of Sayer/Naperville Road and that was zoned ER-3 with 20,000 ft. lots. Around 1998 Litchfield Woods was developed as an ER-3 with 20,000 ft. lots and this is where the Pulte development would adjoin. There is a history here of how this road developed and he hoped that the Board will listen to them tonight and hear their concerns. There is no buffer and no transition for this development and it is going to be a shocking transition. Market conditions should not dictate zoning and when you start doing that we lose the



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integrity that the town is and the character that we have. He felt that this was the wrong use for this property.

Jennifer Lela, 635 Hamilton Court

Ms. Lela urged the Board not to rezone this property. She felt that this type of development at the end of their road would decrease the value and also increase traffic through their hidden rural neighborhood. They are not only asking to rezone but are also asking for an exemption on the impervious cover. One of their models would require over 52% impervious cover for a lot. As an environmental professional she didn't think it was a good steward and didn't think it followed best management practices. She urged the Board to consider denying that exception.

Patrick Hartle, 619 Hamilton

Mr. Hartle stated that of the 60 homeowners that are part of that homeowner's association, they are concerned about this Pulte subdivision. Opening up Litchfield Lane would increase a tremendous amount of traffic. They all paid a premium for their homes and you are looking at homes that have an evaluation of \$500,000-\$800,000. Pulte will be selling homes from \$250,000 to \$350,000. There is no buffer and will add an incredible amount of traffic as well as other issues that come with that. He asked the Board to make this a serious decision and not to rezone this.

Chris Franson, 148 Jodi Lane

Mr. Franson stated that he has been a 10 year resident and basically 200 feet from this proposed development. He stated that there are homes in that area on well and septic and their water quality is not beautiful. They are drawing up enough iron to make a foundry. He stated that he has three filtering systems and it is not enough. His concern is that if this construction were to go through, how it would affect the water table. He felt that his water quality would diminish greatly. He also expressed concerns about coyotes and being driven into their subdivision.

Judy Langlois, 1161 Alder Lane

Ms. Langlois stated that her guests always comment on how beautiful the area is around her home. She stated that they paid a premium price for their home and they continue to pay very high taxes. She would hate to see the property cheapened by little tiny houses. She felt that there were other places where smaller lots would be more conducive to the area.

John Moose, 1143 Litchfield Lane

Mr. Moose stated that he has lived in Bartlett for almost 10 years. He felt that everyone was eloquent in their concerns. He didn't believe that the Village of Bartlett benefited from the increase in the tax base. He felt that there should be a buffer between the two developments and no connection between the two roads. The discount they get off of a tax base by putting a new development in on Hidden Oaks



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is only going to go to Pulte in the form of higher house prices in their development. There is no extra tax base incentives for Bartlett to keep the connection between these two divisions.

12. STANDING COMMITTEE REPORTS

A. PLANNING & ZONING COMMITTEE, CHAIRMAN REINKE

Trustee Reinke stated that Ordinance 2016-06, establishing Special Service Area Number One for the Bartlett Pointe West Subdivision of the Village of Bartlett, DuPage, Cook and Kane Counties, Illinois, and authorizing the levy of an annual maintenance tax 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 in and for such Area was 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 there was no report.

D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN ARENDS

Trustee Arends stated that there was no report.

E. POLICE & HEALTH COMMITTEE, CHAIRMAN CARBONARO

Trustee Carbonaro stated that Ordinance 2016-04, An Ordinance Amending Title 5, Chapter 4, of the Bartlett Municipal Code Entitled "Weapons" was covered and approved under the Consent Agenda.

F. PUBLIC WORKS COMMITTEE, CHAIRMAN CAMERER

Trustee Camerer presented Ordinance 2016-05, An Ordinance Authorizing and Granting a Franchise to Northern Illinois Gas Company (d/b/a Nicor Gas Company) its Successors and Assigns to Construct, Operate and Maintain a Natural Gas Distributing System in and Through the Village of Bartlett, Illinois.

Administrator Salmons stated that this was negotiated with a group of other municipalities and the DuPage Mayors and Managers and they are proposing that the Board consider this 25 year franchise agreement. This agreement would allow the Village to take a lump



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sum payment instead of getting free therms because they were never used up. This will allow the Village to get cash and they will come out ahead on that.

Director of Public Works Dan Dinges stated that the new option is being able to take the annual payment instead of taking the free therms. Based on their use, they are only using half. The consortium did a good job of working it through with NICOR and it was a long process but the end result is positive.

Trustee Camerer moved to approve Ordinance 2016-05, An Ordinance Authorizing and Granting a Franchise to Northern Illinois Gas Company (d/b/a Nicor Gas Company) its Successors and Assigns to Construct, Operate and Maintain a Natural Gas Distributing System in and Through the Village of Bartlett, Illinois as presented and that motion was seconded by Trustee Arends.

President Wallace asked if there was a downside to this.

Dan Dinges stated that they have always had the franchise agreement so it is kind of a renewal where they were able to get some extra things out of it.

Trustee Carbonaro asked what the one time renewal payment equates to.

Dan Dinges stated that it was in the range of \$40,000.

ROLL CALL VOTE TO APPROVE ORDINANCE 2016-05 GRANTING A FRANCHISE TO NORTHERN ILLINOIS GAS TO MAINTAIN NATURAL GAS IN THE VILLAGE

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

NAYS: None

ABSENT: None

MOTION CARRIED

13. NEW BUSINESS - None

14. QUESTION/ANSWER: PRESIDENT & TRUSTEES

President Wallace stated that with the first snow this year residents were asking what happened as far as the snow removal went.

Dan Dinges stated that it was a nightmare. It started out as ice that was supposed to change over to rain and it never did. The ice just kept on building up and his crews were out there but the ice continued to come down faster than the salt could work. In the middle of all that they had a water main break that was flooding out an area and getting close to



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doorways. They had to take some of the men off the street to deal with that water main break.

Trustee Arends asked if they have ever had any requests for a warming center.

Administrator Salmons stated that they always open up the police department area for a warming center anytime the temperature reaches below 25°.

Chief Williams stated that they opened it up for approximately five days this year already. They opened up the police department training room and brought in refreshments and coffee.

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 Arends moved to adjourn the regular Board meeting and that motion was seconded by Trustee Carbonaro.

ROLL CALL VOTE TO ADJOURN

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

NAYS: None

ABSENT: None

MOTION CARRIED

The meeting was adjourned at 7:30 p.m.

Lorna Gilles
Village Clerk

LG/
Attachments