



**VILLAGE OF BARTLETT  
COMMITTEE MINUTES  
January 19, 2016**

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President Wallace called the Committee of the Whole meeting to order at 7:31 p.m.

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.

**PLANNING & ZONING COMMITTEE**

**Sunset Hill Farm Concept Plan**

Trustee Reinke asked the Community Development Director to go over the details.

Community Development Director Jim Plonczynski stated that many people know of this property as the horse farm. Pulte Homes has submitted a concept plan for the developer to gain input and direction from the Board prior to submitting a full application. They are proposing 77 lots on the 35 acres and the property is currently in unincorporated Cook and DuPage counties. They are proposing an age targeted community consisting of ranch and cape cod homes that are maintenance free living (meaning the homeowner's association maintains the yards, open space, plowing of driveways and sidewalks). The Village has a similar community, Bartlett on the Green and similar to Pulte's Del Webb in Elgin. The minimum lot size is 7,800 square feet, closely matching the SR-4 lot size of 6,000 minimum. If they proceed with a full application, they will ask for re-zoning to the SR-4 with a PUD overlay as they are asking for some bulk regulation changes from the normal SR-4, particularly a rear yard setback of 25 feet rather than the 40. The road right of way would be reduced to 60 feet, the road surface and sidewalks stay the same. The entrance is off of Naperville Road. They are proposing multi-purpose trails and a park site of almost 3 acres. The impervious calculations will be altered, stormwater detention will be required as well as a traffic study. The comprehensive plan for this area is Estate Residential and that is why they suggested that Pulte apply for a concept because the plan shows it as Estate Residential. There are five models that range from 1,600 to 2,700 square feet in size and are characterized as ranch style and empty nester homes.

Peter Tremulis, Vice President of Land, Pulte Homes stated that their offices are in Schaumburg, IL. He stated that it is a beautiful property and probably the last remaining



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open space within the Village. They propose to develop the northwesterly and most southerly portion of the property for Sunset Hill. They intend to offer a community for empty nesters that would like to have the lawns maintained, walks shoveled and driveways plowed by an association. They are building homes like these in Hawthorne Hills so if anyone would like to see them they can. Each home has a proposed second floor which adds to the square footage if desired. They are here tonight to present a concept plan. He stated that the south end of the property in DuPage County is heavily treed and they are proposing a buffer around the south portions of the property. There are trees that could be saved. They don't expect any impact on adjoining properties or the ground water conditions. They have met with the Park District and showed them the park site.

Trustee Reinke stated that he felt that he was coming to this a little late. He first heard about the concept from an angry resident. He thought that as a concept, it is too dense. The density in both parcels is inconsistent with the surrounding uses. He did not see a need to amend the comp plan. The drainage seems like an issue, the impervious surface will not receive his vote. He was concerned about the trees, do they anticipate changing the plans at all?

Tremulis stated that they were open to hear the thoughts of the Board.

Trustee Reinke asked if they considered not connecting Litchfield to the south?

Tremulis stated that they did. They are looking to develop the property in two phases. The Village ordinances have requirements for a maximum length of a cul-de-sac. The earlier plan submitted had 87 lots and they were advised that cul-de-sacs were not permitted in Bartlett. The plan was revised and now have a continuous street system in the overall plan. If they were not to make a connection to the south, it would be one cul-de-sac and would change the review from both the police and fire departments. The maximum length of a cul-de-sac is 600 feet by code.

Plonczynski stated that in this particular instance there was an ideal situation to loop the street rather than have cul-de-sacs. This is for snow plowing purposes and better continuity in the road system. The Litchfield Woods Road already ties into the end of this property line and the subdivision ordinance and street pattern requires the continuation of the road system for emergency purposes and ease of plowing, etc.

Trustee Reinke stated that they have heard the resident concerns about transition and asked what their thoughts were on changing the transitions.

Tremulis stated that they build many, many, subdivisions and as long as it's single family detached, they don't believe there is a necessity to do other types of transitions in there. His personal opinion is that a variety of homes within a neighborhood is a



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desirable thing. This plan serves a different consumer than who is living south of the property on Litchfield Lane. It is an approach that they think works and generally a transition in a land plan is from retail to residential.

Trustee Reinke stated that the difference between a SR-1 and SR-4 is significant and it cries out for some kind of consideration for transition. He suggested an intermediate lot size is what he would like to see.

Trustee Deyne agreed with Trustee Reinke on the density. He would like to know the rationale regarding the lack of buffering for the residents. The zoning that they are proposing offers no buffering at all.

Tremulis stated that there is some buffering along the south property line. It is smaller than what most people want but the idea was to provide some separation between the rear lot line and any neighboring lot to the south. The area that is proposed between the rear lot lines would be common area and maintained by the association. They are sensitive to this concern and have revised the original plan to include buffering.

Trustee Deyne asked how they picked this parcel of property. What was the mindset behind picking this particular parcel.

Tremulis stated that they have been looking at this parcel for twenty-some odd years and have known the Litchfield's for that long. When the property became available they were interested to do some developing. It has been available since 2004 and on the market looking for a buyer. Their goal is to come up with a proposal that meets the consumer need as well as a market price point that will generate a good velocity of sales for Pulte based upon their business model and practices. They think the site has some tremendous attributes and would be almost ideal for an empty nester. Their pathways systems are the number one amenity that a senior home buyer is looking for since walking is the number one activity that they are looking to avail themselves of. The Park District is looking to acquire a large percentage of the property to the west currently owned by a material company. It would have jogging and walking paths in it as well and represents another significant recreation opportunity.

Trustee Deyne stated that the homeowners association and the fact that it is age targeted is a good plan. He has a great deal of difficulty with the conceptual plan presented. He just does not see enough buffering, he has concerns about the trees and the density.

Trustee Arends stated that she has known the Litchfield family for a long time and Shirley has been very active with the Women's Club and Steven has been active through the Lions Club. These are people that really care about the community. She thanks them for what they have done for Bartlett. She stated that this is a large piece of



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the Sunset Hill Farm and she also was surprised at the size of the project. She was concerned about not having the farm on top of the property but she does not own the property or pay their taxes. She was very concerned with the density and felt that it just does not seem to belong. The planning in that area is for the ER-1 and SR-1 zoning and not SR-4. She was concerned with the lack of buffering to the incongruent zoning that would be there. She stated that she has never known Pulte to put out a bad product and asked them to work on the density and buffering.

Tremulis stated that he appreciated the opportunity to come before the Board and the comments. They will continue to work with staff to address the concerns this evening.

Trustee Reinke encouraged them to also work with the residents. He thought it was nice that they reached out and had a forum at Bartlett Hills. He thought it was a good process especially since they were trying to fit four pounds of potatoes in a one pound bag.

Tremulis stated that they also offered to meet with the residents individually or anyone concerned with adjacency with their existing homes.

President Wallace reiterated that the major concerns are density, the impervious surface problem, and one additional thing is that the vast majority of trees is in the southern portion. There is more ability to work on the Munger/Sayer Road corner where the buffer will not be as difficult with the homeowners since there is more room to work with. He would like to see some kind of a concept with less density on the Munger/Sayer Road area and some kind of a cul-de-sac down there. The area with the old oak trees is really beautiful and you will be fighting an uphill battle. He would love to see a compromise.

Tremulis stated that they have a variety of different concepts for the property. It is interesting when you look at this plan in two dimensions, it looks pretty nice. When you look at it in three dimensions, given retaining walls and other grading techniques, it becomes a little bit more complicated. They have looked at reducing the density and eliminating retaining walls to try to make the site look like it's in its more natural state and surprisingly by dropping some lots, the economics maintain or get better. In the process of looking at that, they would like to bring back some adjustments for the Board to look at.

President Wallace suggested that they work with the residents. He thanked all the residents for coming out. He stated that this is what it means to be a resident and thought it was very important to hear their feedback. He thought that this is an area that will be developed and they will find a happy medium for the end product.



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Ashton Gardens Concept Plan

Trustee Reinke asked the Community Development Director to proceed.

Plonczynski stated that they have Brad Schreiber, President of Ashton Gardens here this evening. The property is at the southwest corner of Devon and Prospect Avenue. The property is zoned Business and has been vacant for 20+ years. It is a concept plan with a 3.8 acre property for a wedding chapel, reception area, office and parking. They currently own and operate facilities in Georgia and Texas. The concept plan shows that Devon Avenue is the access for the main entrance. This would require a reduction in the number of parking spaces if they proceed to the formal PUD process. The Zoning Ordinance requires parking to be calculated for each individual use (Office=4, Chapel=61 and Reception Hall=99) resulting in a total of 164 required parking spaces. The concept plan has 142 spaces but generally the chapel and reception area are not operated at the same time. There is landscaped areas around the perimeter. The proposed elevation and facility is a nice looking design. It can hold up to 250 people. If they proceed further they would have to meet all other Village requirements.

Trustee Deyne stated that his concern was the amount of parking. What would they do with overflow parking?

Brad Schreiber, President of Ashton Gardens stated that they have never needed overflow parking at any of the other facilities. The capacity of the reception building is the maximum capacity of the number of people that would be on the property. The chapel and reception building are not used at the same time. Guests that would attend a ceremony in the chapel would then move over to the reception building. They would not occur simultaneously.

Trustee Camerer stated that if there was an overflow, maybe they could work out a deal with Bartlett Plaza to shuttle bus them.

Trustee Deyne asked how many people the reception building accommodates.

Schreiber stated that it is designed to hold a maximum of 300 people. He stated that the average capacity is in the 145 range. Based on automobile occupancy, guests that arrive and hotel shuttles, that number seems to work for them.

Trustee Camerer stated that they took into consideration the setback and buffering for the residents. He asked about the distance they would have from the actual property owners that surround this.

Plonczynski stated that they recommended the 20 foot landscape buffer around the perimeter. In addition, there is 40 feet to the property line and 60-80 feet to the backs of



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the homes. They will try to maintain some of the trees. They have an extensive landscaping plan that they will provide around the perimeter.

Trustee Camerer asked if it was a bermed landscaping perimeter.

Plonczynski stated that it is not designed as a berm.

Schreiber stated that it is designed according to the Village code.

Trustee Reinke stated that a berm is a good idea because they will be hearing from the residents.

President Wallace asked if there was an association in the East Point Estates subdivision.

There was not.

Schreiber stated that they would construct an 8 foot fence on their property line for privacy for all the residents.

President Wallace asked how many locations they currently have.

Schreiber stated that they have four currently and three more under construction this year.

Trustee Reinke asked why they chose Bartlett.

Schreiber stated that in looking at the Chicago area they knew they wanted to stay out of the city. Land costs and the hassle of building narrowed down their choices to be north of Naperville and not too far northeast. In this area, wherever they go, they are a destination wedding facility. They are very high end and pretty classy and the food is great. The access in this area, geographically to the market and the density and demographics of the suburbs was a good fit for them.

Trustee Camerer stated that they are a destination business that people go out of their way to go to and that is what Bartlett needs in the downtown area. He wanted to make sure that the resident's needs were met as well.

Schreiber addressed some of the frequent questions:

1. Noise late at night and what is the effect on residents.  
*They don't do any outside events.*



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2. They employ off duty local police to manage traffic and the event itself. In the over 1 million guests they have served, they have not had a single alcohol related incident.

Trustee Deyne stated that the way the concept plan is presented he would not have any objections with them moving forward with it. It could really earmark the downtown area and possibly improve it by bringing other people from other communities into our village.

Schreiber stated that they will conservatively attract about 40,000 people per year that will come for other tours or attend events that typically would not come to this area. They expect to do upwards of 200 events per year. Other local small businesses such as photographers, cake bakers, florists, linen companies, grocers will be utilized as well.

Trustee Carbonaro stated that the City of Corinth quoted Mr. Schreiber as being a model corporate citizen and thinks that speaks for itself. He thought a bakery should be included on that corner.

Trustee Reinke stated that the residents in that area are used to the roadways being the way they are and used to that property not being utilized. Can he assume that they will do a traffic study and understand how it will impair flow. Plus, there is a school right down Prospect and he wanted to make sure that people would not cut through the school speed zone.

Schreiber stated that as far as traffic goes, their business occurs after 5:00 on Fridays through Sunday evenings. There are very few weekday events. The effect on traffic will be minimal.

President Wallace asked how this business will be competing with Bartlett Hills of which we just expanded. He wanted to know about their advertising and if there will be opportunities to get overflow. Will we get more business?

Schreiber stated that there is opportunity for overflow. Their advertising is limited because brides search online at "The Knot" and other online services. They invest in Google Search advertising and "Wedding Wire" as well as "The Knot". As far as referral business goes, after they sell a Saturday night, there is a lot of opportunities for things such as rehearsal dinners, etc.

Trustee Carbonaro asked if they will be open for dinner on Monday through Friday.

Schreiber stated that they would not.

President Wallace encouraged them to reach out to the residents in East Point Estates because it would be very beneficial to his business as well.



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Schreiber stated that they would send out letters when they do the Public Hearing. He stated that they would spring for food and drinks and invite the East Point Estates subdivision to answer questions prior to the Public Hearing.

Trustee Arends stated that a resident called her recently to compliment the police department. They were locked out of their home and the garage door opener would not operate. The police went to the store and purchased a battery of which made the door operational. She stated that the police are your friends forever and she thanked them for the great service.

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

**ROLL CALL VOTE TO ADJOURN**

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

NAYS: None

ABSENT: None

**MOTION CARRIED**

The meeting adjourned at 8:30 p.m.

Lorna Gilles  
Village Clerk

LG/