



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
April 5, 2016**

President Wallace called the Committee of the Whole meeting to order at 7:37 p.m.

PRESENT: Trustee Arends, Camerer, Carbonaro, Deyne, Hopkins and President Wallace

ABSENT: Trustee Reinke

ALSO PRESENT: Village Administrator Valerie Salmons, Assistant Administrator Paula Schumacher, Assistant to the Village Administrator Scott Skrycki, Finance Director Jeff Martynowicz, Community Development Director Jim Plonczynski, Director of Public Works Dan Dinges, Public Works Engineer Bob Allen, Building Director Brian Goralski, Head Golf Professional Phil Lenz, Chief Kent Williams, Deputy Chief Patrick Ullrich, Deputy Chief Joe Leonas, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

PLANNING & ZONING COMMITTEE

Bartlett Ridge Subdivision

President Wallace stated that in the absence of Trustee Reinke, he would present Bartlett Ridge subdivision's request for (a) Amended Preliminary/Final Subdivision Plat, (b) Amended Preliminary/Final PUD Plan, (c) Special Use Permits for an Amended PUD and Wetlands.

Community Development Director Jim Plonczynski stated that this is a project that the Board previously approved their preliminary plat and zoning. The subject property is located along the east side of Naperville Road, approximately 1,200 feet south of Lake Street. The petitioner is William Ryan Homes and they are petitioning for a 49 home subdivision that will have 47 buildable single family lots. In keeping with the same layout as the preliminary plan, they did have some changes to the design. There were stormwater and drainage issues with the Inglesia Bautista Betel Church that couldn't be worked out so the engineering design has driven a change in the development. They are asking for an Amended Preliminary/Final PUD Plan, a Special Use for that amended Final PUD Plan. They also encountered some wetlands in their development in the detention area and that necessitates a Special Use. They would also like to continue with the same basic lot pattern and the rear lot lines are a little reduced. They will also continue to heavily buffer and landscape the perimeter to the subdivision to the south. They have removed the emergency access through the Cadillac Ranch parking lot. The Fire District and staff believe that it wasn't as necessary as originally thought. There is an ability to get through there in an emergency but it will not have the elongated easement through the Cadillac Ranch property.



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
April 5, 2016**

The petitioner, Nate Wynsma and his attorney Mark Eiden were there as well as other representatives.

Trustee Arends asked about the seven foot side yard part of the SR-4.

Plonczynski stated that they can actually go down to five feet. The changes that have to do with the PUD are rear yard setbacks.

Trustee Hopkins asked if they added the recommended bike path to the existing park.

Plonczynski stated that they have added it and it is maintained by the Park District.

Trustee Hopkins stated that he appreciates them doing the requested tree survey.

Plonczynski stated that they will try to save as many trees as possible on the perimeter.

Trustee Camerer asked if it changes anything with the wetlands as far as the trees go.

Nate Wynsma with William Ryan Homes stated “no”, not too much from the previous plan. The detention area/wetland area has been modified to work with the County and consultants to come up with a more enhanced wetland design basin. It will be a much more extensive planting plan to be a naturalized wetland.

Trustee Camerer questioned the wetland design and specifically the trees that are existing versus being planted.

Karl Krogstad, Arborist for Ryan Homes stated that there are some existing as well as proposed trees, as well as the native plantings that meet the stormwater requirements. Wherever there is new grading, they will put in new landscaping. They will save as many existing trees as possible.

Trustee Camerer stated that he drove out there and there are quite a bit trees. He didn't understand why they need to remove so many. He hoped that somehow they could plant trees on the banks of the detention area.

Krogstad stated that there is some of that in the landscape plan but it would not be as wooded as you see it today.

President Wallace recommended that this be moved to the Plan Commission.



VILLAGE OF BARTLETT COMMITTEE MINUTES

April 5, 2016

2007 Ridgemore Drive Fence Variation

President Wallace stated that this was a variation to allow a six foot high fence where a four foot high fence is permitted. The Zoning Board of Appeals reviewed the variation request, conducted the public hearing and recommended approval at their March 3, 2016 meeting.

Trustee Hopkins asked if Mr. Plonczynski had any issues with this.

Plonczynski stated that it went to the Zoning Board of Appeals after extensive discussions with the staff. He thought the Zoning Board and staff would not have been in favor of it if they had wanted to keep the fence on the property line. The petitioner moved it back ten feet off of the property line and the staff and Zoning Board thought that was a concession. They did not have any issues with it.

Trustee Deyne stated that he drove out there and looked at the property. With the ten foot setback, he didn't believe there would be any visibility issues or safety issues. He looked at it from the corner down Cedarfield, from Ridgemore and there was no problem with the ten foot setback as far as visibility. In addition, he saw other homes on those streets with ten foot fences. He felt that the Cox's really have a need for some type of protection. There is a serious problem in that area. If you look at the amount of young people that are knocking on their windows, destroying their property, etc., he believes they should be offered some type of peace and serenity.

Trustee Camerer asked if they have already done things like this.

Plonczynski stated that there have been other fence variations in similar subdivisions.

Trustee Camerer asked if it was a wooden fence.

Plonczynski stated it was a board on board.

Trustee Deyne respected the input from the Zoning Board. He feared for the safety of the residents that live there.

Trustee Carbonaro asked if the current three foot fence will be removed.

Plonczynski stated "yes". The new fence will stay in line with the three foot fence.

Trustee Camerer asked if there was any objections from the neighbors.

Plonczynski stated "no".



VILLAGE OF BARTLETT COMMITTEE MINUTES

April 5, 2016

Trustee Arends stated that does not mean anything. This homeowner will not be there forever and the next guy that moves in may not like it. Who do we please? She stated that she was not a fence person. She thought a six foot fence in a residential property takes away from everyone's property. If they grant this, they will grant it for many more. You will have a neighborhood of walls. A six foot fence is a big fence. You can't see into the yard and they can't see out. She stated that she has been on the board for many, many years and they never had a child abduction. A six foot fence is a border between neighbors and not an easy border to overcome.

Trustee Deyne asked what size fence they are currently allowed.

Plonczynski stated that they could have a four foot fence in the corner side yard. They currently have a three foot but they asked for a six footer.

Trustee Deyne stated that six foot fences are common in this area. You can find them if you drive along Ridgemoor. The difference is that they are not reverse corner lots. We are not setting precedence. We are saying that this is a variance and the purpose is so they can have a public hearing with the committee members of the board. He believes that in this case, the variation is fair and reasonable and should be granted. They have had incidences that terrified them. His obligation is to protect the residents that currently live in this Village and he is not worried about somebody else moving in at a later date.

Trustee Hopkins asked if where the current six foot fence stops, did they get a variance for that.

Plonczynski stated "no". That's in the rear yard and it was transitioned to the corner side yard. They complied with Village code.

Trustee Camerer asked why they couldn't go to a four of five foot fence?

Plonczynski stated that they asked for the six foot for the variation. They felt that a four foot fence was not appropriate for their needs.

Trustee Deyne stated that this resident is not living on the south side of Chicago. They are afraid to go to bed at night because of the acts of vandalism occurring there. Someone could easily get over the four foot fence. A variance is totally justified.

President Wallace stated that this will go to the Village Board for a final vote.



VILLAGE OF BARTLETT COMMITTEE MINUTES

April 5, 2016

FINANCE & GOLF COMMITTEE

Financial Advisor Presentation (Police Building)

Trustee Deyne stated that they have a presentation from Tom Gavin of the firm Robert W. Baird to discuss financing options for a new police facility.

Tom Gavin, Managing Director of Robert W. Baird and Company stated that he was there to present options for possible financing of the new police facility. He talked about the bond market and factors affecting Illinois bonds. The Village has a bond rating of Aa1 by Moody's. It is the second highest rating you can have. That takes into account the economy, demographics, financials, reserve levels, the way you are managed, and policies adopted. All the things go into saying that this is a well-run community with sufficient financial strength that it deserves a rating nearly equal to the United States government! It will help when you issue bonds because those that are willing to buy Illinois paper, only want to buy the best – you will be among the best!

He compared the bond issuance to a typical home mortgage. What the Village staff is interested in seeing is what the impact will be on a typical homeowner. He stated that they are looking at a \$20 million dollar project and that is where they start. The next question is if the Village makes a down payment or not. The Village has sufficient reserves and staff would like to consider making a contribution to the payment. Depending on what amount you use, that determines what the interest rate is and the years you are funding over. Past practices are to pay back over twenty years. The Village also wanted to consider twenty-five years on the repayment. The interest rate assumption used is dependent on how long the term of the loan is. They did a conservative estimate as follows:

- Borrow \$20 million and deposit to the project fund. There is going to be some cost of issuance equivalent to \$340,000. You need to raise \$20,340,000 to get enough to net \$20 million for the project. The Village contributes \$3.5 million from reserves and applies that to the project, therefore borrowing \$16,840,000. The average potential net interest cost is approximately 4.25%. The total debt service is approximately \$1.1 million per year and the assumed interest is \$10,910,072. This equates to about \$85 per year on a \$250,000 home and is based on a 25 year amortization.
- Borrow \$20 million and deposit to the project fund. There is going to be some cost of issuance equivalent to \$320,000. You need to raise \$20,320,000 to get enough to net \$20 million for the project. The Village contributes \$4.5 million from reserves and apply that to the project, therefore borrowing \$15,780,000. The average potential net interest cost is approximately 4.27%. The total debt service is approximately \$1.0 million per year and the assumed interest is



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
April 5, 2016**

\$10,222,810. This equates to about \$79 per year on a \$250,000 home and is based on a 25 year amortization.

- Borrow \$20 million and deposit to the project fund. There is going to be some cost of issuance equivalent to \$320,000. You need to raise \$20,320,000 to get enough to net \$20 million for the project. The Village contributes \$4.5 million from reserves and apply that to the project, therefore borrowing \$15,780,000. The average potential net interest cost is approximately 3.98%. The total debt service is approximately \$1.1 million per year and the assumed interest is \$7,474,825. This equates to about \$89 per year on a \$250,000 home and is based on a 20 year amortization.

He stated that you pretty much cut off about \$3 million in interest by amortizing over a shorter period of time. What's the give-back – higher annual debt service. See attached charts for further details.

President Wallace stated that this was a great example and it keeps it simple and easy to read.

Trustee Hopkins asked how the Robert W. Baird company was chosen.

Administrator Salmons stated that they have had them as their financial consultant for several years now. They wanted a consultant that did a lot of municipalities and there are not a lot of those out there. They interviewed Mr. Gavin and decided he was the man for the job.

Trustee Hopkins asked if other municipalities that do projects like these put it out to bid.

Administrator Salmons stated that they absolutely will. They will do a competitive bond bid.

Attorney Mraz stated that there isn't an RFP because this is a specific expertise. There is only a handful of them.

Administrator Salmons stated that a bond underwriters will sell the bonds. They don't do negotiated sales of bonds because you never get the lowest interest rate on that.



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
April 5, 2016**

POLICE & HEALTH COMMITTEE

Police Building Study

Trustee Carbonaro stated that this discussion is regarding the Police Building Study and introduced Mr. Bushhouse.

Administrator Salmons stated that the first thing she would like him to do was to answer the questions that the Board raised last time and present a couple of new designs.

Mark Bushhouse, President of Williams Architects addressed the following questions:

Could the building site move more to the south?

This would put the building site on the property where there is an existing pump house and water storage. The cost to remove the pump house and reservoir south of Village Hall would be approximately \$100,000 to remove the pump house and an additional \$700,000 for ground storage or \$1.25 million for additional elevated storage. The space available would not provide enough room to site the building. Instead, it would more likely be used for parking, thus making such an option cost prohibitive.

What would be the access to parking for other uses in the downtown including the Fire Barn?

Some of the concept designs eliminate the parking directly adjacent to the Fire Barn. There remains parking available to downtown visitors.

Would it be practical to build a fourth floor?

Designing the police facility to have four floors (three levels above grade) would diminish the site area required for the building, however the tradeoffs include:

- A less efficient police layout due to having fewer functions on the main level as would be strongly recommended.
- Would cause police building to be taller than the Village Hall.

What is the cost estimate to move the department off site, demolish and rebuild the police station on the same site?

While this option eliminates conflicts between police operations and construction, it comes with significant costs. The cost considerations for relocating the department during construction include the costs to improve a new location, moving costs, and rent. We expect to need a location with a minimum of 20,000 square feet at a rental cost of \$10-\$14 per square foot (\$200,000-\$280,000 for one year). Estimated build-out costs are approximately \$150 per square foot (\$3,000,000), and moving costs are estimated at \$50,000 per move for a total of \$100,000.



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
April 5, 2016**

What are the sizes and costs of other area police stations?

- Hanover Park Police Department
 - Final total project cost: \$19,082,500
 - Building size: 63,760 square feet
- Bensenville Police Department
 - Final total project cost: \$15,800,000
 - Building size: 47,000 square feet
- Proposed St. Charles Police Department
 - Projected total project cost: \$18,600,000 - \$21,800,000
 - Building size: 50,000 square feet

Trustee Hopkins stated that they talked about a second level on the current location and decided that they could not do that because of the foundation. He asked what the foundation requirements are and what they currently have.

Mr. Bushhouse stated that a structural engineer was never called out to do this specific review. The building was designed and the foundation were put in to hold the basement and the one story above. Therefore, the footings themselves are either on the edge of the building under the foundation or the square ones are under each column. None of those would be large enough to sustain the weight above. They would have to be twice the size that they are now and the columns would all need replacement with bigger ones to hold the weight. They would have to cut slab out and put in bigger footings. That is not real simple to do and not a way to save any money.

He presented two concept plans (attached):

Option 1 – The police would continue to operate in the current building. They would build a new building in the parking lot that would have enough square footage that when complete, the police could move into it and rework parts of the old facility.

Trustee Deyne asked about parking.

Bushhouse stated that the municipal parking lot would go from 52 existing spaces to 32 proposed spaces.

Trustee Deyne stated that 30 parking spaces is inadequate.

Trustee Camerer stated that the original option had a breezeway going all the way to Oak Street.



VILLAGE OF BARTLETT COMMITTEE MINUTES

April 5, 2016

Bushhouse stated that there were concerns about not having a physical link between the buildings and staff would have to go outside to get to the other building. It would diminish the connectivity between the departments. If the parking lot went all the way through, there were concerns that people would use it as a shortcut between Oak and Main and a safety problem.

Option 2 – The existing municipal parking lot is untouched. They would build on the northern part of the facility with a basement and two levels above grade. They would maintain their operation in a substantial portion of the building to the south. When that is done, they can move over and they will rework that portion. When entering the municipal lot, there would be two entrances – Village Hall and Police.

These are the concepts that they are working with staff on right now. Option 2 addresses their needs and maintains the parking in the best way. Both options have the facility in the same square footage.

Trustee Camerer agreed with utilizing the existing police parking lot and look for off-site parking.

Trustee Deyne stated that he would hate to lose the existing Village Hall parking. He asked the Chief for his comments.

Chief Williams stated that there is other questions about parking, etc. and it can be addressed as well. As a first glance, he thought the plan was do-able and they really worked had with Mark and the entire staff to make sure that they remain operational without the expense of moving off site.

Trustee Camerer asked what the basement would be utilized for and wondered if they thought about making it underground parking.

Chief Williams stated that they discussed that. It will come down to numbers and real use of space.

Trustee Deyne asked if they were leaning towards Option 2.

Chief Williams stated “yes”. It was most advantageous for the entire downtown to maximize parking.

Trustee Hopkins stated that he like Option 2 and thought if they could work underground parking in there it would be a good amenity.



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
April 5, 2016**

Bushhouse stated that they have been very frugal in only asking for the amount of garage parking for the patrol cars as they think is really essential. Other patrol vehicles will have covered areas outside to protect them from the snow and ice.

Administrator Salmons stated that there are further reviews when the Board goes into Executive Session they would like to talk about.

President Wallace stated that both options are the same square footage and asked if that is around 22,000 square feet.

Chief Williams stated that it was slightly less than that.

President Wallace stated that they will tear out what is in the current facility and re-vamp the building.

Bushhouse stated that areas can be reused in the existing building.

Trustee Carbonaro verified that Option 2 would not involve any relocating.

Trustee Hopkins asked if there were any public comments.

Administrator Salmons stated "no".

President Wallace stated that the Board would be going into Executive Session to Discuss Property Acquisition Pursuant to Section 2(c)5 of the Open Meeting Act immediately following the close of this meeting.

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

ROLL CALL VOTE TO ADJOURN

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

NAYS: None

ABSENT: Trustee Reinke

MOTION CARRIED

The meeting adjourned at 8:49 p.m.

Lorna Giless
Village Clerk
LG/