



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
May 17, 2016**

President Wallace called the Committee of the Whole meeting to order at 7:28 p.m.

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

ABSENT: Trustee Carbonaro

ALSO PRESENT: Village Administrator Valerie Salmons, Assistant 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, Head Golf Professional Phil Lenz, Police Chief Kent Williams, Deputy Chief Joe Leonas, Village Attorney Bryan Mraz and Village Clerk Lorna Giles

PLANNING & ZONING COMMITTEE

Blue Heron Business Park – Elgin Beverage Site Plan Review

Community Development Director Jim Plonczynski stated that this is the first development in the Blue Heron Business Park that is not in the pre-approved site plan. It is Elgin Beverage and Randy Lindenberg is here representing FCL Builders on behalf of Elgin Beverage. They are proposing to build an 80,000 SF building on a 6.71 acre lot located northeast of Slade Drive and Route 25. It is a warehouse building and distribution center for Elgin Beverage. They have the ability to expand this building if business is that great and there is no reason to believe it won't be. Site plan will be accessed off of Slade as well as Route 25.

Trustee Reinke stated that it is an exciting prospect.

President Wallace asked if they were moving the entire operation.

Randy Lindenberg stated that they were the contractor and they are moving their entire operation.

President Wallace stated that he was recently in Blue Heron for the traffic control ground breaking. He stated that they are going to try to get more places in the area for people to eat.

Trustee Arends asked if Mr. Lindenberg would be interested in joining the Bartlett Chamber of Commerce?

Mr. Lindenberg stated that as the contractor, they would be happy to do so. He could not speak on behalf of Elgin Beverage but was certain they would consider it.



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Trustee Deyne stated that he looked at the plans and thought it was a very constructive plan and looks excellent. He was very proud to have them come to the Village and thanked them.

Trustee Arends asked if they would be changing their name to Bartlett Beverage?

President Wallace stated that he spoke to them and they will not be rebranding.

Trustee Reinke stated that they will move this matter along to the Plan Commission.

Exeter Site Plan & Parking Variation

Community Development Director Jim Plonczynski stated that Exeter is a project in the Brewster Creek Business Park on lot 9C1 which is at the southwest corner of Munger and Brewster Creek Boulevard. This is the Site Plan Review and there are variations for parking and loading docks in the setbacks. They are proposing to land bank 122 parking spaces; there is 429 total needed. The Exeter site plan shows a nice building along Brewster Creek Boulevard. Because it is a dual frontage lot, the loading docks can't be located without having them on the front. It is a very large building with 421,403 SF, 47 exterior docks and will be a pre-cast panel building, beige in color. The site plan identifies 227 parking spaces and the zoning ordinance requires more. They do not want to build all the parking at this time because they don't know their user. They will do it but they want to land bank it. There is also 40 truck stalls on the north side of the building. They have looked at our business park for a long time and we are excited to get them into the community.

Trustee Reinke asked what is the parking situation in Brewster Creek?

Mr. Plonczynski stated that they have had problems out there. We have addressed some of them. We had a problem with Get Fresh, which is a company that has been tremendously successful since they relocated. They were staging their loading and truck parking in the street as well as employee parking. We worked with them and they bought an additional piece of property from the business park and built a separate parking lot.

We still continue to have problems with the Rana manufacturing plant. They have numerous employees and are undergoing a renovation and addition. They are currently working on an off-site parking lot to accommodate their employees.

Mr. Plonczynski stated that they have done land banking before with Creative Works and they have been able to keep all their employees on site.

Trustee Reinke asked what the trigger is for the land bank.



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Mr. Plonczynski stated that it is in the agreement. If they had to add a third office space to the plan, it would trigger the additional parking.

Trustee Reinke stated that if we do have a parking problem, the Village can tell them to build out.

Attorney Mraz stated that is what we would put as a condition in the ordinance. It may or may not require a Letter of Credit but there would certainly be land earmarked for that. It would be part of the ordinance that approves of their Site Plan and whatever other zoning relief they need.

Trustee Reinke stated that he wanted to encourage building but he is very skeptical about parking. It is one of the first things everyone wants is a parking variance.

Trustee Deyne stated that the two situations that Jim described are really good problems. It is really exciting to hear that we have some successful businesses here.

Attorney Mraz stated that the key would be the language and how they trigger the requirement to kick in. It may be secured by a Letter of Credit or some kind of license so the Village can go on property if the situation arose. At this point, until they know their users and number of employees, it's a little difficult. It could be over-parked if it were built to the extent in the ordinance. With these large industrial buildings a lot of it depends on the number of employees. We can work with that.

Trustee Deyne asked what the largest building size was.

Mr. Plonczynski stated that this will be the biggest one.

Trustee Camerer asked if this building could be split into four units?

Mr. Plonczynski stated that when they build these large buildings they set it up that way so you can put the demising walls down the middle. They have two office space buildouts anticipated.

Trustee Hopkins asked how big the office space buildouts would be.

Mr. Plonczynski stated 10,000 SF.

Trustee Arends asked for the estimated number of jobs this would create.

Jason DeFilippis on behalf of Exeter Property Group stated that it is an unknown at this point. When they do the development he didn't think there would be 10,000 SF of office speculatively. It is dependent on the user. They would like to go in with a 3,000 SF



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speculative office and design that for the actual use. With respect to parking, they have identified three of the most competing buildings that range in size from 400,000 SF to 588,000 SF. They would have more land bank parking than those developments have in existence today. It speaks to the demand of users for that size facility which generally see about 200 parking spaces. They own the Creative Works site and that building has 200 spaces and has worked well for them. If there is a need for the tenant, that is our number one concern. Otherwise, it does not work for us or the Village. They are happy to provide that parking when there is that need.

President Wallace stated that Rana's construction will be complete by the end of the summer. He asked if Get Fresh is off the street?

Mr. Plonczynski stated that when he went by there it looked pretty clear. They have the trucks on the alternative parking area.

President Wallace stated that he wanted to make sure that this gets cleaned up before Exeter's users look at the site.

Mr. Plonczynski stated that Rana is currently constructing their off premise parking to accommodate their employees. Once the construction is done, it will clear up that whole area.

Trustee Arends asked if Exeter would become a Chamber member.

Mr. DeFilippis stated that he would recommend it to the company.

Trustee Reinke stated that unless there was objections they would move this along to the Zoning Board of Appeals.

PUBLIC WORKS

Sanitary Sewer System in Brewster Creek Business Park

Trustee Camerer stated that when business parks expand, we have to deal with their sewer and sanitary system.

Public Works Director Dan Dinges stated that this is a revision to the sewer ordinance, mainly focusing at the pre-treatment portion of it which focuses on Brewster Creek. Over a year ago the Village hired Trotter & Associates to do a local limits evaluation. They came in and did sampling throughout our system and at our treatment plant to figure out what the plant can actually handle and from there we could set the limits. From that evaluation, we have set the limits. One of the main issues they have had in the industrial park with some of the food industry is Fats, Oil and Grease (FOG) and our limit was 15 milligrams per liter which was very low. Based on the evaluation, we were



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able to put it up to 100 milligrams per liter. The industrial businesses will be able to discharge into our sanitary sewer up to 100 milligrams per liter without any penalty. The ordinance also includes a Surcharge Program for four constituents, FOG being one of them, Biochemical Oxygen Demand (BOD), Total Suspended Solids (TSS) and Ammonia Nitrogen (NH₃-N). From the evaluation, they were able to come up with a normal sewer waste stream. Anything above that costs us more to treat. We will put a surcharge on that customer if they choose to exceed the set limit. For instance, if FOG is at 100, the maximum limit is 400 so at no time can they exceed 400 otherwise they will get a violation notice. Our treatment plant can handle these amounts and still meet the EPA permit.

Trustee Deyne asked if there were any companies out there that are approaching these limits?

Mr. Dinges stated that there are a couple that struggle to meet the 15 milligram per liter. They have installed pre-treatment so with the new limit going to 100, they will be able to adjust their pre-treatment process and it will save them money. If those industries that have the pre-treatment should decide to shut it off and pay the surcharge that is something that they will have to evaluate. Brewster Creek is doing well and there is food industry out there and they hope more will come.

Trustee Deyne asked if he was comfortable with these new limits.

Mr. Dinges stated "yes".

President Wallace stated that Rana invested in an expensive pre-treatment when it was built. Did we require them to buy that piece of equipment because we did not have something like this ordinance?

Mr. Dinges stated that our limit was 15 so they had to figure out pre-treatment wise what they needed to do based on what they were producing and achieve the 15 milligrams per liter. One thing that this will do for Rana is that we hope they will continue to expand their production side. This will give them flexibility on their existing pre-treatment and any future pre-treatment they may need.

President Wallace asked if this loosens up our requirements for them to install pre-treatment equipment.

Mr. Dinges stated that they are requiring that they hit the 15 milligrams per liter and now it will be 100. If the limit were 100 then Rana's pre-treatment may be different or the same but they can tweak how they operate that facility to meet 100 rather than the 15. We have evaluated that our plant will not have issues treating it and meeting all of our EPA permit requirements.



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President Wallace stated that 100 to 400 seems like a big gap. Is it a progressive surcharge? If you put a flat fee on it, they will push it at 399 all the time.

Mr. Dinges stated that they had that discussion. They are comfortable even if they did go to the 400. That is why they set that dollar amount, basically a poundage, and it will get pricey for them to do that. If they choose to do that, we are confident that we can treat it and not have any issues.

President Wallace stated that a progressive surcharge would make them think twice about putting in their own equipment.

Attorney Mraz stated that they will still have to put in their own pre-treatment. Frankly, Rana struggled to meet our requirements. We plugged the system and they spent a lot more than the surcharge in having it shipped out. This ordinance also provides for some remedies if they exceed it that were not in the old ordinance. It is important that we have some regulations so there is some leeway for them. We took that into account with the numbers and surcharges in other towns. They looked at the 100 versus 400 on FOG but there is other categories as well.

President Wallace stated that the ordinance right now is not scaring any food producers off. His biggest concern is that we loosen it up too much and then we have a mess on our hands.

Mr. Dinges stated that is why they had Trotter do that sampling and evaluation at the treatment plant. We are comfortable, even if everyone decided to do that. We can always change it.

President Wallace stated that businesses don't like change.

Attorney Mraz stated that it was taken into consideration in sizing these limits.

Trustee Reinke stated that it seems like 15 to 100 is a heck of a jump. He assumes that our costs will increase because we will have to haul more stuff away from the facility, wear and tear of the machines, etc.

Attorney Mraz stated that is where the surcharge is built in.

Mr. Dinges stated that the treatment plant processes it. They feel very comfortable with the 100 and don't feel that it will add any costs. If they find that they run into issues, the surcharge dollar could be raised and that would discourage them. Seeing that there are only a couple current customers, they don't anticipate any issues at all.



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Administrator Salmons stated that our ordinance was low because we didn't have the kind of industrial businesses in town that would need it. We are kind of catching up now that Brewster Creek has come in and these businesses can use it and we feel that it is set more appropriately.

President Wallace stated that if we attracted all these food companies and we didn't have the hassle of the clean-up, it seems backwards to change it now and push more burden on the Village to manage the clean-up. Are we going to possibly attract new people or other manufacturers? He was confused.

Trustee Reinke stated that similarly, are we going to regularly review where we are at. He didn't think they would want too many users coming in at the 100 and then we change it to 80 making everyone mad that they will have to retrofit. Is this something we will evaluate every couple of years?

Mr. Dinges stated that part of their pre-treatment program will require them to do sampling weekly so we will know where they are going.

Administrator Salmons spoke about putting the burden on the Village. We don't have to haul this away. It will be treated just like the rest of the sewage that we have. When we try to attract people to Brewster Creek or the other industrial areas, we talk about our capacity.

Trustee Camerer stated that this will go on to the Board for a vote.

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 Hopkins.

ROLL CALL VOTE TO ADJOURN

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

NAYS: None

ABSENT: Trustee Carbonaro

MOTION CARRIED

The meeting adjourned at 8:01 p.m.

Lorna Gilless
Village Clerk

LG/