



**VILLAGE OF BARTLETT  
COMMITTEE MINUTES  
June 21, 2016**

---

President Wallace called the Committee of the Whole meeting to order at 8:20 p.m.

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

ABSENT: None

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, Assistant Community Development Director Roberta Grill, Economic Development Coordinator Tony Fradin, 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 Gilles.

**PLANNING & ZONING COMMITTEE**

**RLE Property Corporation Annexation**

President Wallace stated that due to a conflict of interest of Chairman Reinke, he has requested Trustee Carbonaro to present this first item.

Trustee Reinke, although present, did not participate in the discussion.

Trustee Carbonaro presented the RLE Property Corporation requests and asked the Community Development Director to give the details.

Community Development Director Jim Plonczynski stated that the petitioner was represented by Mike Anderson, Project Manager on behalf of RLE Property Corporation and the site was 1180 West Lake Street on the north side of West Lake Street approximately 0.24 miles east of Naperville Road. The property was formerly known as Abel RV. The petitioner is the owner of the Elgin Toyota dealer just to the west of the property. They are requesting the following: Annexation; Rezoning the north lot and the Cell Tower lot, upon annexation, from the ER-1 (Estate Residence) to the B-3 (Neighborhood Shopping) Zoning District; Special Uses for motor home sale and major repair including automobiles and trucks, detail shop and storage of vehicles associated with the use of the property and someday open up to the public. The Village is requiring them to make the water connection south of Lake Street into the Village property currently served by a well and septic. He will make the water connection to the south. The Village of Streamwood and the Village of Bartlett will participate in that water inner-connection and it will be part of the overall plan to have an emergency connection to



**VILLAGE OF BARTLETT  
COMMITTEE MINUTES  
June 21, 2016**

---

Streamwood. We will participate in the upsize from an 8" main to a 12" main. We will get sales tax from the sales of parts that will be in the service entity of that and an eyesore property will be cleaned up.

Trustee Deyne asked what the projected sales tax revenue will be?

Mr. Plonczynski stated that it will be around \$3,000. They figured they would do about \$300,000 in the first year of sales. It will go higher and will increase as the business increases.

Trustee Hopkins asked how soon the property will be improved.

Mr. Plonczynski stated that they would like to get the detention basin completed upon approval as soon as possible.

Trustee Carbonaro asked if we were going to use this property as a connection to the auxiliary water supply, are we going to need some kind of pump station there as well?

Public Works Director Dan Dinges stated that it is something they are looking at right now. They are working on our water model of our system and Streamwood is also working on theirs. Once they are complete, we will put them together to find out what pressures we are at and determine if a pump station is needed.

President Wallace stated that you see a lot of dealerships that have Toyota start-ups and on the other end of the dealership they have another factor. He would not want to inhibit them from selling cars on the other side. He would much rather see them sell cars instead of parts.

Administrator Salmons stated that they had a lot of discussion about that with the petitioner.

Project Manager Mike Anderson stated that this is giving a continuation of the assemblage that Mr. Loquercio (owner) has done for the property. His plan is that someday, if there is the ability to add another dealership, he has the capability of doing it. This parcel allows him to clean up the area and have other ancillary usages to his existing business. There is no guarantees right now but as the transition of business goes on, he can't go west. Toyota requires him to have so much parking at this point.

President Wallace asked if he has a service center currently.

Mr. Anderson stated "yes", but it does not do damage by hail, bodywork or detail work.



**VILLAGE OF BARTLETT  
COMMITTEE MINUTES  
June 21, 2016**

---

President Wallace asked him to encourage the petitioner to sell cars there in the future and perhaps he would be willing to join the Chamber in Bartlett.

**D'Licious Crepes & Roti Special Use**

Trustee Reinke turned the discussion over to Mr. Plonczynski.

Mr. Plonczynski stated that the petitioner is Rakesh Chopra and the subject site is 225 S. Main Street and he is requesting a Special Use Permit to serve beer and wine inside and outside at D'Licious Crepes & Roti. He is asking for a Class B liquor license.

Trustee Camerer thought it was a great idea and great to see him back. If this helps his business to succeed in Bartlett he was all for it.

President Wallace commented that his coffee is phenomenal.

**Draft Downtown TOD Plan**

Trustee Reinke stated that there was a lot of information and it is very impressive. He hoped they could get as much done as possible tonight but wanted them to take some time to "chew" on all of this.

Christine Carlyle with SCB stated that they have been working for the past eleven months with their team on the downtown Transit-Oriented-Development (TOD) Plan for the future development and redevelopment of downtown Bartlett which is part of an RTA grant. It is focused on creating a vibrant downtown. Some of the key goals is to attract new visitors, businesses, residents as well as future development.

She stated that it was an eleven month process. The first three months were existing conditions with stakeholder interviews and a lot of research. There were a number of Steering Committee meetings and one public meeting. The next three months were focused on land use market and transportation, urban design and analysis. The next three months they worked on the draft recommendations and had the third public meeting. In the last two months they worked on the final plan which is before you. The community process was really robust. They had a number of stakeholder focus groups, five in total of the local experts participated from the downtown businesses, property owners, residents, employers and the village institutions and programming in downtown. They had 287 responses to their survey as well as a Steering Committee where there were five meetings and fourteen members present. The project website had over 4,000 views and of that there were 1,500 visitors and 70 people chose to follow. They had three community meetings and multiple Village staff members to review the plan.



**VILLAGE OF BARTLETT  
COMMITTEE MINUTES  
June 21, 2016**

---

The attached slide presentation was presented to the Board.

Trustee Reinke stated that when they struggled with the downtown they always focused on the commercial business. The plan struck him because of the emphasis on residential. He asked if increasing the downtown residential drives demand for commercial property.

Ms. Carlyle stated that it is not necessarily the number of cars in the downtown. Many retailers look at that for location purposes. It will be a neighborhood serving retail. It will be destination oriented and is based on creating loyalty and having this walkable environment. A lot of communities are thriving on this. Having vacant land and not enough critical mass in terms of people who live there is something that there isn't enough daytime or nighttime population to support the retailers. Getting more residential creates the driver for retail and also puts a different spin on the downtown.

Trustee Reinke talked about the traffic and referred to a study done in 2014 that told them that this was as good as it is going to get. He referred to reconnecting the street grid from the presentation and asked if they reached out to the property owners and discussed the notion of creating new right of ways?

Ms. Carlyle stated that they talked it through with the Bartlett Plaza. The other property owners would have to be worked through the process of that. They also talked to the owners of the Town Center as well.

Trustee Arends wondered how towns like Glen Ellyn and Arlington Heights who have added residential and yet their downtowns are still dwindling.

Ms. Carlyle stated that Glen Ellyn is doing very well. Arlington Heights is not comparable because of the size and the scale. They have a much bigger downtown.

Trustee Deyne commended their group and the Steering Committee for their efforts. He was extremely impressed with the progress and how this has all come together. He asked her thoughts on how this could be financed.

Ms. Carlyle stated that they have land and should think about improvements such as moving the parking to create the demand for a developer to come in. Most developers are seeking some coordination with the Village.

Trustee Deyne asked if she was talking about a TIF district for that area.

Ms. Carlyle stated that their Economic Analyst has talked to and worked with many of the surrounding communities and they do have TIF's and therefore a way to give incentives. It doesn't mean that you could not start off with a straight market rate



**VILLAGE OF BARTLETT  
COMMITTEE MINUTES  
June 21, 2016**

---

project. If you offered land as the incentive, that could be a starting point. Most development is looking for some incentive to make it all pencil out.

Trustee Deyne stated that he agreed. They have had developers and interest in the downtown area but they are looking for some type of relief. The creation of a TIF District would be an enticement.

Trustee Hopkins stated that they have done a good job.

Trustee Deyne stated that he will be curious to see what happens when they have the joint meeting with the ZBA, Plan Commission and EDC.

Trustee Reinke stated that they will have a joint meeting. Does it make sense to have separate meetings?

Trustee Deyne stated that it does not happen often but he thought it was quite beneficial because there was a lot of interaction back and forth and it worked out pretty well.

President Wallace stated that he was very impressed by the recommendations and the staging. It is practical and something easy to follow. At least we have a valid starting point. He pointed out their courage in that some of this plan will be very controversial, especially the pathways and changing of the street dynamics. He never even considered these possibilities but thought it made all the sense in the world. He is looking forward to future meetings.

Trustee Reinke stated that this will be forwarded to the EDC, Plan Commission and ZBA. He hoped they would also talk about the split platform train.

### **Marketing Plan**

Assistant Village Administrator Paula Schumacher stated that this plan has been carefully considered by the EDC. They took the Board's direction and identified six development areas and the established marketing goals for each. The first is the downtown area, second is Route 59 Corridor, third Brewster Creek Business Park, fourth is Blue Heron Business Park and fifth is Route 59 and West Bartlett Road, and sixth is the Lake Street Corridor. In addition to the goals assigned for each area, the plan has key demographic information for each of the locations and a map showing the vacant and built up parcels. The goals give direction for the marketing efforts for specific areas and the business sectors that they hope to attract. The EDC felt strongly that the plan include measures by which to judge the success of the plan. Some of those performance indicators include the percentage of occupancy based on square footage and also based on the number of buildings and units. Staff worked with the



**VILLAGE OF BARTLETT  
COMMITTEE MINUTES  
June 21, 2016**

---

EDC to determine what matrix would be used and how often things would be reported back to the EDC.

Trustee Reinke talked about the old Dominick's site and stated that he looked at the demographic information. When you look at the numbers relative to the downtown and 59/Stearns, the plan talks about the number of "miles" when referring to the downtown and 59/Stearns is talked about in the number of "minutes".

Economic Development Coordinator Tony Fradin stated that a lot of the retailers are considering drive time more than mile demographics. Typically, in the downtown, they have looked at radius rings based on miles since it is more of a local shopping area. Whereas, Route 59 attracts a lot of commuters and for some of the larger retailers like a Home Depot or Walgreens look at it as minutes rather than just how close it is to their home. It is more of a convenience issue. Either demographic is available upon request to retailers or interested parties.

President Wallace asked if 99,000 people live within a three mile radius of the downtown?

Mr. Fradin stated that the downtown has much more dense demographics than out towards Route 59. He reminded him that it is taking in apartment complexes along Lake Street and even into some neighboring communities.

Trustee Reinke stated that the plan makes a lot of sense. It fits well with the TOD Plan.

President Wallace asked if they discussed this with the businesses along Route 59?

Mr. Plonczynski stated that Mr. Fradin, Ms. Schumacher and himself worked with a lot of the brokerage community. The business owners in the sense of the shopping center owners were their major contacts. They are going to commercial and industrial trade shows because this plan also involves the business parks.

Trustee Reinke complimented him on the vacant commercial space database and thought it was a wonderful tool. In terms of Lake and Route 59, do they realistically think there will be any development before the intersection improvements.

Mr. Plonczynski stated that he thought that would be the case. Everyone is aware of the IDOT improvements and the person that wanted to do the high end apartment buildings has kind of held back on things.

Administrator Salmons stated that the good news is that this is happening this year.



**VILLAGE OF BARTLETT  
COMMITTEE MINUTES  
June 21, 2016**

---

Trustee Reinke stated that at least there is an identifiable reason why no one wants to touch that area.

Trustee Deyne asked about the development on Lake Street and North Bartlett Road.

Mr. Plonczynski replied that it was the recession.

President Wallace asked about the timing with IDOT and West Bartlett.

Administrator Salmons stated that their first priority is Lake Street and Route 59 (this year), the second is Stearns and Route 59 (next year), the third is more minor improvements at Army Trail and Route 59 that should have some sheltered left turn lanes, the fourth is West Bartlett and Route 59. The good news is, when they first got the IDOT plans, it did not improve the intersection in ways that were critical to attract a development. They were able to convince IDOT that they needed to re-think this whole intersection for safety issues. The bad news is that it is their fourth priority so it's probably three years out. As we are talking to developers, this is a critical issue and we are now able to say that they will have dual lefts.

President Wallace recalled that they were pressing the gentleman for a time frame and he stated that it is more than conceptual on West Bartlett and Route 59. They actually made the first step into the process. He thought it was crucial for the downtown as well.

Ms. Schumacher stated that the next step is to start building those marketing pieces that correlates to the goals that have been set.

**PUBLIC WORKS COMMITTEE**

**Spaulding Road Quiet Zone**

Trustee Camerer asked staff to summarize.

Administrator Salmons stated that several years ago when the CN purchased the rail line and increased the number of trains, the Village was secured a million dollars for sound attenuation. They looked at how they could impact that area with the most bang for the buck. They decided that a Quiet Zone would be the answer. They began to work through the requirements from Metra, the ICC and the FRA and have worked on it diligently for a few years now. They were able to work with their neighbors at Global Auto and secure their agreement to move their access which was a critical part of the approval for the Quiet Zone and we have done that. If we do this now, while Metra is out there doing work, we will save substantial amounts of money, like several hundred



**VILLAGE OF BARTLETT  
COMMITTEE MINUTES  
June 21, 2016**

---

thousands of dollars. They hope to move this forward, be able to access the money and get a much quieter area out there.

President Wallace stated that he was privy to the calls that came in. CN attempted to do a similar thing that IDOT did and that was to put a band-aid on it. Staff worked diligently and did a ton of research to come up with a viable solution for the residents. The wonderful Village Administrator kept pushing CN and not allowing them to take back the million dollars.

Trustee Deyne was shocked that there are approximately 2,800 residents in that area.

Trustee Reinke stated that it was great work.

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 and to Discuss Pending or Imminent Litigation Pursuant to Section 2(c)11 of the Open Meeting Act immediately following the close of this meeting.

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

**ROLL CALL VOTE TO ADJOURN**

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

**NAYS:** None

**ABSENT:** None

**MOTION CARRIED**

The meeting adjourned at 10:31 p.m.

Lorna Giless  
Village Clerk

LG/