



VILLAGE OF BARTLETT
BOARD MINUTES
July 19, 2016

1. CALL TO ORDER

President Wallace called the regular meeting of July 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: Trustee Arends (via webcam), 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, Planner, Angela Zubko, Building Director Brian Goralski, Grounds Superintendent Kevin DeRoo, Police Chief Kent Williams, Deputy Chief Patrick Ullrich, Village Attorney Bryan Mraz and Village Clerk Lorna Giless.

3. INVOCATION

Pastor Andy Doyle from Christ Community 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 Reinke stated that he would like to add item 1 under the Planning & Zoning Committee (Ordinance 2016-57, An Ordinance Approving a Site Plan and Landbank Parking Agreement and Granting Variations for Parking and Loading for the Exeter Property Group Lot 9C1 in the Brewster Creek Business Park) to the Consent Agenda.

Trustee Camerer moved to amend the Consent Agenda by adding item 1 under the Planning & Zoning Committee (Ordinance 2016-57, An Ordinance Approving a Site Plan and Landbank Parking Agreement and Granting Variations for Parking and Loading for the Exeter Property Group Lot 9C1 in the Brewster Creek Business Park) in addition to



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

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 that motion was seconded by Trustee Carbonaro.

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 through March, 2016 was \$2,071,432 and it represented a 14.29% increase over the same time period last year. He stated that the Motor Fuel Tax distribution through April, 2016 totaled \$1,053,412 and represented a 2.82% increase over the same time period last year.

He updated the Board on what happened in Springfield with the budget. He stated that the State passed a six month budget. The Village will continue to see all of the revenues flowing and that includes motor fuel tax, income tax, video gaming and use tax. None of those revenues will be held up like they were last year. The budget also includes funds for capital and any grants. Most importantly, funds are flowing for the EPA loan program which is important because of the improvement with the water and sewer program.

President Wallace asked if the payments were on time.

Mr. Martynowicz stated “yes”, they have been very good and on time.



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9. PRESIDENT'S REPORT

President Wallace read a Proclamation into the record for National Night Out 2016 on Tuesday, August 2, 2016 and encouraged everyone to attend. He announced that in celebration of the Village's 125th Anniversary, we will try to break a world record for the number of simultaneous people blowing a train whistle. He encouraged everyone to attend to break the record of 1,127 whistle blows.

President Wallace stated that Pasta Mia requested a Class O Liquor License to sell alcohol at a wedding hosted at 211 W. Railroad Avenue on August 27, 2016. He stated that he intended to issue that license.

President Wallace stated that Bannerman's Sports Grill has requested a Class O Liquor License to sell alcohol at the post race event for the Kick Stand Classic on September 25, 2016. He stated that he intended to issue that license.

President Wallace stated that the police department had a video presentation that will be postponed to a future date. He recognized the police department and the Board's support to them with everything that is going on in the country. He thanked the Chief for running such a great organization and stated that they are 100% behind him.

Chief Williams stated that he would pass that on to his staff.

10. QUESTION/ANSWER: PRESIDENT & TRUSTEES - None

11. TOWN HALL

Eric Shipman, 883 Prairie

Mr. Shipman stated that he wanted to echo the sentiments of many of the people in the community mentioned regarding our police department and police officers everywhere. About two hours ago there was another murder of an officer, this time in Kansas City. His thoughts go with all the brothers and sisters in blue. We are very lucky to have the organization we have here in the community.

He commended the Board for being pro-business. He was glad they were looking for alternative businesses and this wedding chapel is certainly that. He found it ironic that it competes with the Village's own golf course which just had several hundred thousand dollars in recent renovations. His question was "do we need this"? The first question is location and he assumed that most residents in the audience live close to the proposed location. He stated that he did not live terribly close to this location, he was close enough to have concerns. It seems that there are better locations for this type of business in this



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community. We have several vacancies along Route 20 where there is TIF funding and hoped they would consider them. There have been other businesses that have been denied because of their proximity to residential neighborhoods; businesses that would not have drawn nearly the same type of crowds or number of people. The lot has been vacant forever and the question begets, is now the right time to build just anything there because it comes along? What if it was an adult entertainment facility? What about a waste transfer station? He asked the Board to consider those things in their deliberations. He felt that the Village takes a pro-business stance in everything that they do. Let's consider the worst and bleak alternative. What if they build this beautiful facility and it does not work? We have this big vacant chapel and banquet facility in the middle of a residential neighborhood to be used for what? We can't fill other retail space and yet permit the building of the white elephant that has one unique use. He had additional concerns for the parking and hoped they would take those things into consideration,

Jim Regan, 446 Hillandale Drive

Mr. Regan begged the Board to stop Ashton Gardens from building on Prospect and Devon. He has seen their other locations on the website and was not swayed by the window dressing. With or without a preceding wedding ceremony, you will be effectively approving a private dance club to be adjacent to one of the quietest residential neighborhoods in Bartlett. This business would host a one hour ceremony followed by a four to six hour party where hundreds of people would gather to eat, drink alcohol and dance to music. They have known that this plat is zoned for commercial use but this particular business is wrong for this location. His issues included increased traffic, guests passing through a residential area, parking issues. Their homes are accessible from two streets which are the closest streets to this facility. There is no possible way for the residents of the neighborhood to avoid this business by traveling south or west. This business would bring in noise late into the night, guests outside smoking or talking and overserved guests stumbling to their cars and fighting in the parking lot. Most alarming, the certain increase in impaired drivers driving through the heart of Bartlett. He wanted to highlight how horrible of a decision this would be to place this type of business in a residential location. If you approve this plan to move forward, you would be allowing a loud business to operate late into the evening when working people and families are trying to sleep and inviting impaired drivers to meander the streets trying to find their way home. He asked the Board if they would like this type of business behind their homes? The residents of this neighborhood do not, and he implored them to stop this project from moving forward.



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Pat Bollman, 259 S. Park Place Drive

Ms. Bollman stated that she spoke at the last Board meeting when they were going through the water taste and odor issue. She learned through various phone conversations about the harmful effects of algae (www.friendsofthefox.com). She stated that in the last couple days it has calmed down but she still can't drink it. She found out about some harmful bacteria that can come about. She spoke about HAB (Harmful Algal Bacteria) and stated that the taste and odor does not have to be present in order for the algal to be present. She spoke about testing and stated that the Village only tests once per year and found that concerning.

President Wallace stated that she was at five minutes and would have to stop. He suggested she discuss this with the water department and felt that they do tests quite frequently.

Ms. Bollman stated that she would speak at the next meeting.

Roy Hunt, 442 Hillandale Drive

Mr. Hunt stated that he was concerned about the capacity of Ashton Gardens.

Brian Ozog, 568 Versaille

Mr. Ozog spoke about the Spaulding Road improvement project. Global Recycling occupies the intersection of Lambert and Spaulding. They are currently parking along Spaulding, directly in front of Lambert. The proposal is to move the driveway onto Lambert which is a "No Truck Zone" which will encourage additional parking along Lambert by staff and customers. Without a turn lane at that location, trucks backing in or pulling out will congest Lambert further. There are only two points of egress and ingress into the Castle Creek subdivision, one at Lake and Lambert and another at Spaulding and Lambert. It makes it extremely difficult to get out in the morning with the trucks there as early as 7:00 a.m.

Allison Ozog, 568 Versaille

Ms. Ozog stated that she heard about the Spaulding Road project from the Examiner and she talked to several residents who knew nothing about this. Her biggest concern is the safety. There is a park down the road and trucks already violate the "No Truck" rule. Every morning she crossed the Metra and CNN railroads and is stalled by large trucks that have to back up into Global Recycling. Today, they were up to seven cars on Spaulding. If you move the entrance to Lambert, it will be backed up on Lambert. There is also inappropriate behavior while they are waiting and she gets to witness that. She



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knew that this all relates to the Quiet Zone but she would personally rather have the horn than the traffic on Lambert. She submitted photos for the record.

Ms. Saboor, 204 Lido Trail

Ms. Saboor stated that she had concerns about Ashton Gardens and the noise pollution as well as the retention pond will be close to her backyard.

Monika Ratajczyk, 216 Lido Trail

Ms. Ratajczyk stated that she is amazed that this development is being considered for their neighborhood. The area may be zoned commercial but it is surrounded by houses and townhouses on all four sides. Two sides of the property will be adjacent to resident backyards and one is hers. This venue will be noisy, cause traffic congestion and will introduce drunk drivers onto our streets where kids play. How can any of us feel safe having our kids outside with that venue next door. They live in Bartlett because it is safe, quiet and has good schools. With this venue, Bartlett will no longer be safe and will be loud. They will have a hard time moving and their property values will drop along with their homes being a lot less desirable. She talked about the 300 guests and parking on the streets. She didn't feel that parking for 130 cars is satisfactory and asked the Board what they would say to a family that loses a child to a drunk driver that parked in their neighborhood.

Krishna Kalagara, 637 Versaille Drive

Mr. Kalagara was there to address the Spaulding Road improvement project. He stated that they have a lot of problems on Spaulding with trucks backing out and their customers parking their cars on the blind spot. Lambert has been a quiet road and there is a "No Trucks" sign and he didn't understand how it could be made into an entrance. There is a bike and walkway starting from Spaulding Road to Edinburgh that families and kids utilize. He would like to request that the Board do something to stop this. He spoke about cars parked in the intersection near the tracks. He wanted to see improvement in the in/out for the entrance to the junkyard.

Jim Sauter, 237 John Drive

Mr. Sauter stated that he was there to oppose Ashton Gardens. He believed that it would change the neighborhood a lot. He went to the meeting at Pasta Mia and talked to the petitioner regarding revamping of the Dominick's or the Fresh Market. He was told that he had a different vision. Residents were told that they would have parking for 143 cars. He later found that the Village had to revamp the parking and it would be at 133 with 30 employees, so now they are down to 103 parking spots. The Village stated to him that they will ask him to utilize the Fresh Market parking lot for overflow. He was concerned



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with people cutting through their neighborhood and parking on Lido if the parking lot is full. The hours of operation stated that the facility will be open until 12:30 p.m. The petitioner stated that they would have armed security. What kind of a crowd would necessitate armed security? The Village owns Bartlett Hills and the Park District owns Villa Olivia. Why build another reception hall that takes business away from them? The amount of money that they pay for taxes is quite a bit. What kind, if any, of a tax incentive is he getting?

Angelita Garcia, 624 Grenache Court

Ms. Garcia was there to speak against building Ashton Gardens. She is not directly behind the facility but was concerned about her property values going down and the quality of the neighborhood as well drunk driving, safety of the children and citizens.

Joe Zdybel, 213 John Drive

Mr. Zdybel stated that he has lived in East Point Estates for 23 years. He does not support the Ashton Gardens project. All of his neighbors have voiced their opinions very clearly and he supports that. He addressed the traffic and stated that the neighbors at 233 Lido had a professional event at the house in which valet service was provided. He stated that there is no room for two cars to pass when parking is allowed on both sides of the street. He wondered if they have looked at the idea of having "No Parking" signs there.

Scott Erickson, 211 Lido Trail

Mr. Erickson stated that he represented the subdivision and 20-30% of the residents were in the audience. In his preliminary survey, the majority of the residents at East Point Estates are opposed to Ashton Gardens. They are concerned about the effects of this facility on their quality of life, property values and all the other things previously mentioned. It has been a peaceful, tranquil neighborhood that they have raised their families in. A facility like this will bring in people, traffic noise, odors and activity. They understand the business side of this and the primary concerns are the roadway, drunk drivers and safety to Bartlett families, spill over parking, back to back events (excessive cars), loud noise from the building. The builder has stated the noise will not transmit but as an engineer he knew that low frequencies get through anything. They will hear thumping as well as the guest cars in the parking lot. A lot of the people that back up to the facility have two story homes and the fence is only one story. When they are in their bedrooms they will look down and see all the effects of that parking lot. He spoke about the dumpsters and garbage trucks. He wanted to make sure that they were addressed. What are the rules for the future? It is a great concept and their website has great examples of their other businesses. If it does fail, what happens to the buildings? Who will take over and what types of businesses would fit into these buildings?



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He submitted pictures of Lido Trail and what it looks like when it is fully loaded with cars. He also submitted photos of the Seville including dumpsters, smoking lounges and other considerations. He also included aerial views of Ashton Garden's other locations. He stated that from what he has gathered, most of them have a barrier of trees, forest and don't seem to be close to neighbors like they are here.

Zofia Butkiewicz, 432 Anita Drive

Ms. Butkiewicz stated that Leiseburg baseball park is adjacent to the Ashton Gardens facility and weddings or bridal showers are sometimes at noon when kids are riding bicycles to the park. Has anyone considered that this could be a hazard for the kids? She can hear the train from her home that is almost a mile away and felt that the dumpsters next store would be unbelievable noise. She didn't think this was the right place for this facility.

Brad Schreiber, Ashton Gardens

Mr. Schreiber stated that the question, comments and concerns of the residents are exactly the same everywhere they go. He wanted to address some of the comments from the audience. He stated that they have letters on record to the City from Mayor's praising their business, community involvement and good neighboring. They have three properties that are directly adjacent to homeowners (two are virtually the same number as Bartlett). They have not had any issues with them at all.

They are not a private dance club. They are a high end, expensive wedding facility. The company is run by the top professionals in the industry. Their level of integrity, business ethics, concern for the neighbors is better than any business he knows. They understand the value of being a good invisible neighbor. Ashton Garden's did traffic studies that show there will be no impact even during peak hours. They have to follow regulations set up by the State and County as well as the Village. Their parking is adequate by everyone's calculation. Should there be a need for overflow parking, they will find a local business that has a parking lot to shuttle. They have never had to utilize this option at any of the properties. He stated that the buildings are pretty solid and there should be no noise escaping. He appreciated the residents input and they have done extensive research and money on this location and feel it is a good business for the community. There is all kinds of speculation on what could happen. They have responses or requirements that will address many of those and he looked forward to the Committee meeting to do that.

Mike Baggot, 200 W. Lido Trail

Mr. Baggot stated that he has been a resident for 34 years and purchased his home with the intention that he would like here for the rest of his life. He stated that he was an



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attorney and did insurance defense work and represents companies like Mr. Schreibers and bars. He stated that there would be intoxicated people at the facility because it happens everywhere. There will be drunks and fights and incidents. He spoke about the police calls to Cadillac Ranch on Friday or Saturday night and if they are going to move that to a neighborhood where children are playing? It's a public safety issue. You are the custodians of the Village – do what's right. Its public safety and personal safety. He has a 15 and 13 year old. He would not leave them home alone while there is an event going on there. He will have to move from his home if this happens. He stated that they have to look at potential liability for the neighbors for things that happen when people are drinking there. You go to a reception to have a good time and drink. Whether it's 300 or 150 people or just 2 that are drunk – fights happen. He stated that they are the custodians and they should do what's right.

Scott Ummel, 225 John Drive

Mr. Ummell stated that he was part of the National Guard as a military police officer. His perspective is purely the law enforcement side. We have five sectors in Bartlett and he has done many ride-along's with Bartlett and has been on many DUI calls. If you have a fight, there will be multiple officers responding so you have two and possibly three sectors that are not covered any more. A DUI takes a lot of time (hours) to process where you now have officers who are supposed to be guarding and safekeeping the rest of this community that are not there. If there is a fight, that takes even more officers and you now have the whole town unguarded because of one establishment. We have Bartlett Hills Golf Course and Cadillac Ranch banquet facilities. He believed that the representative from Ashton Gardens appointed a lot of opinions as facts. He would like to see some of those facts backed by statistics, such as the music level.

Patti Ummel, 225 John Drive

Ms. Ummell stated that she was the mother of the previous speaker. Her children have known nothing but to grow up in this house in Bartlett and he is very emotional about it as all the other residents are. We don't understand it, don't get it, it's not the right thing to do. She was concerned that they got a note saying "as you may already know, we purchased this property". They didn't know this. It is not okay and we don't want it there. She has lived there for 22 years and it is the wrong thing to do. It would be a devastating thing for this community to have the people here who back up Bartlett forced to leave because of something like this.



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12. STANDING COMMITTEE REPORTS

A. PLANNING & ZONING COMMITTEE, CHAIRMAN REINKE

Trustee Reinke stated that Ordinance 2016-57, An Ordinance Approving a Site Plan and Landbank Parking Agreement and Granting Variations for Parking and Loading for the Exeter Property Group Lot 9C1 in the Brewster Creek Business Park was covered and approved under the Consent Agenda.

Planner Angela Zubko stated that George Reveliotis on behalf of his client is requesting a Resolution from the Village supporting its Class 6B Application for the former Main Steel plant at 802 East Devon Avenue. The applicant proposes purchasing, rehabilitating and dividing the building into smaller units while lowering the property taxes and making the building more attractive to perspective tenants. The Class 6B incentive lowers the properties assessment to 10% of the market value for the first 10 years, 15% in the 11th year and 20% in the 12th year constituting a substantial reduction in the level of assessment from the normal 25%. Applications to the Cook County Assessor must include a Resolution or Ordinance from the municipality in which the property is located supporting the application. If they do get this, they will be looking at a total cost savings of about \$2.1 million dollars in property taxes.

Petitioner George Reveliotis, attorney representing Dimitri Pouloukefalos of Pouloukefalos Enterprises II, the perspective purchaser of 802 Devon Avenue in Bartlett.

Mr. Reveliotis stated that the subject property consists of 89,000 SF and is an industrial building in Cook County. The property has been vacant for at least two years. In Cook County there is a tax incentive program which is called the Class 6B. The properties are assessed on a two tier basis, commercial and industrial at 25% of fair market value and residential/mixed use are assessed at 10% of fair market value. In all the other counties in the State of Illinois, all properties are assessed at 33-1/3% regardless of the type. Commercial and industrial properties in Cook County pay more tax on a per square footage basis than the same in DuPage County. Considering that the property has been vacant for at least two years and the building is functionally obsolescent in that it does not meet today's industrial needs. Considering that it is in the Cook County part of Bartlett in that it pays a little bit over double of what the DuPage counterpart industrial properties pay on a square footage basis. You must also consider the monetary investment that his client will put into the property of between \$4-\$5 million over and above the purchase price. They are asking the Board to approve the Class 6B property incentives. He stated that Mr. Pouloukefalos is a seasoned property owner, he owns AGT Technologies and this company makes plastics as well as holding various patents. He has recently been investing in industrial properties and most recently purchased 150 Gaylord in Elk Grove Village, IL of which he renovated and rebuilt and found a tenant. Improvements include



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raising the ceiling height from 15-20 feet to 30-35 feet, electrical, compartmentalize building for full occupancy.

Trustee Reinke asked how many tenant spaces they are planning.

Dimitri Pouloukefalos of Pouloukefalos Enterprises II stated that there will be four tenant spaces and they will be in 25,000 SF increments and a 43,000 SF increment.

Trustee Reinke asked if he had tenants lined up?

Mr. Pouloukefalos stated "no". He will be bringing one of his businesses in there with 30-40 employees.

Trustee Reinke stated that they will need to raise the roof to do that.

Mr. Pouloukefalos stated that they will demolish about 80,000 SF and bring it up.

Mr. Reveliotis stated that they are proposing to remove 48,000 SF and keep one section (42,000 SF). They will remove the exterior envelope and replace with new brick and block. The height of the existing building will remain but they will make a 75,000 SF addition, equally divided into 3 units.

Trustee Reinke asked if they submitted a site concept plans for staff review.

Ms. Zubko stated that they have not submitted anything yet. They are trying to get the incentive from Cook County first.

Administrator Salmons stated that the incentive was more clear cut than they are indicating. We would have had this on the Committee Agenda for more in-depth questioning if they understood the depth of this.

Trustee Reinke stated that the space has been vacant and the 6B program is out there but at the same time it seems that more information is needed. He spoke about motioning to Table this item.

Mr. Reveliotis stated that the Class 6B program will not be implemented by the assessor unless an occupancy permit is issued. However, with a Resolution, there is no roadmap that is put into place. The Class 6B will only be implemented by the assessor when there is occupancy in the building.

President Wallace stated that they need the Class 6B in order to start the horse.

Mr. Reveliotis stated that in order to make the considerable \$4-\$5 million dollars, it's good knowing there is a Class 6B which will enable that cash flow.



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Trustee Reinke stated that it is important to know what is going on with the property before the Board consents to this. We are conceivably losing some tax revenue and you are talking about replacing most of the building. It is much more complicated than just the Class 6B.

Mr. Reveliotis stated that this can be given under three different scenarios: re-occupancy of a vacant building that has been vacant for at least two years or construction of a new building or substantial rehabilitation. You can grant it on any of those three. With a considerable investment of \$4-\$5 million and because the building is functionally obsolescent, and the taxes currently are at \$99,530. With the incentive and occupancy, it would be increased to \$129,000 which is after the \$4-\$5 million dollar investment. To the community that means that all the incidental benefits like human beings coming in and out of the building, people going out to lunch at local restaurants, employment opportunities. If this continues to remain vacant, it will become completely useless.

Trustee Deyne asked if they had a contract? Is it contingent upon the Class 6B incentive?

Mr. Reveliotis stated that they have a contract that is not contingent upon the 6B.

Trustee Deyne stated that he knew there was additional information needed and they will have to work with staff. He thought before they spent any additional money, the Class 6B should be issued to this group. The building is vacant and the petitioner is willing to bring it up to par and offer jobs. He preferred to move forward with it.

President Wallace asked how many other potential suitors have there been for the building?

Administrator Salmons stated there have been two since Main Steel left. There is a lot of information that would cause this to be a Committee item.

President Wallace disagreed because they need some kind of assurance that the Class 6B is a possibility. If we don't act tonight they won't know if it is possible.

Mr. Reveliotis stated that if the Board grants the Class 6B tonight, it is not something that will be implemented tomorrow and only upon issuance of an occupancy permit will the assessor implement the 6B. You can't get the 6B and leave the property idle. From the time of purchase, until the time of occupancy, the incentive to race to find occupancy is there.

Attorney Mraz asked if they will need a variation to raise the building height they are proposing.



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Ms. Zubko stated that they will have to come through the site plan review and at that time they would see if they needed a variation.

Trustee Arends stated that even though they approve this ordinance, they do have recourse.

Trustee Reinke stated that if the purchaser closes and we grant the 6B and they decide not to make improvements to the building but the building is in such condition that they can get the 6B.

Ms. Zubko stated that the 6B has certain requirements in order to get the money. They have to use a certain amount of money for rehabilitation so they would have to make some type of improvements and follow those guidelines.

Trustee Reinke moved to approve Resolution 2016-58-R, A Resolution Consenting to and Supporting Approval of Class 6B Classification for the Abandoned Property Commonly Known as 802 East Devon Avenue, Bartlett, Illinois, and that motion was seconded by Trustee Camerer.

Trustee Hopkins asked what the loss of revenue would be to the Village if this is granted.

Administrator Salmons stated that there is none.

Trustee Hopkins asked if the impact is spread over all three counties.

Administrator Salmons stated just in Cook County.

Trustee Hopkins asked if the Cook County taxpayers will make up the difference.

Administrator Salmons stated that they all would.

Attorney Mraz stated that the property is vacant and probably getting tax relief. With these improvements it will be assessed higher. The 6B gives them some tax relief for a period of ten years and then it kicks in at the assessed value.

President Wallace stated that once the property is improved and developed, even the discounted tax rate will be higher than the current rate of tax now.

Ms. Zubko stated that it is about \$30,000 extra per year.

Mr. Reveliotis stated that the current taxes, with vacancy and no incentive are at \$99,530. If the building were to be improved, occupied, with Class 6B at the current square footage the tax would be approximately \$129,000. The current square footage is 89,000 SF, the



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projected square footage after all the improvements will be approximately 113,000 SF so that could potentially be \$135,000 to \$140,000.

President Wallace stated that in ten years that will be double or triple that.

Mr. Reveliotis stated that in the thirteenth year it will be more than double.

ROLL CALL VOTE TO APPROVE RESOLUTION 2016-58-R, APPROVING CLASS 6B CLASSIFICATION FOR 802 EAST DEVON AVENUE

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

NAYS: None

ABSENT: None

MOTION CARRIED

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 the National Night Out McGruff Balloon Special Display Permit Request, National Night Out Picnic in the Park Amplifier Permit Request, Modi Amplifier Permit Request, Jain Society Amplifier Permit Request, Zamora Amplifier Permit Request, Heritage Days Right of Way Permit Request were covered and approved under the Consent Agenda.

E. POLICE & HEALTH COMMITTEE, CHAIRMAN CARBONARO

Trustee Carbonaro stated that there was no report.

F. PUBLIC WORKS COMMITTEE, CHAIRMAN CAMERER

Trustee Camerer presented Resolution 2016-59-R, Spaulding Roadway Improvements.

Trustee Camerer stated that staff went out to bid and five bids were submitted. The bids ranged from a high of \$448,243 to the low of \$246,309. Schroeder Asphalt Services, Inc. submitted the low bid of \$246,309.

Public Works Director Dan Dinges stated that they worked with Schroeder in the past and they have done good work.

Trustee Camerer moved to approve Resolution 2016-59-R, Spaulding Roadway Improvements and that motion was seconded by Trustee Deyne.



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Trustee Reinke stated that this is just part of the Spaulding Road improvement and doesn't directly correlate with the public comments. What is going on with the parking over there? We have to do something about this.

Attorney Mraz stated that there are ten off street parking spaces that would be on the Village property for which a license was granted (approved at last Board meeting). The Village will pay for seven of those spaces. The owner of Global/Eagle Z LLC and the operator of Global Towing were concerned that it was not enough parking and did not sign that Agreement. We need an Agreement with that owner so we can close down the entrance at the south end of the property. They met with him today and talked about the ability for him to add ten more spaces at his cost. There would be a license and he would pay the fair market value to add more parking as well as filling the area and putting down asphalt. They will bring that Agreement back to the next meeting. His concern is that there will not be enough parking. He thinks that this will solve the problem. The Village is trying to get this contract within the window of Metra doing the crossing improvements to try and save some money. Staff is working to figure out what we can do to not block off his access, construct the alternative entrance, approve this with Schroeder but not issue it or direct the contractor to proceed until the Village is sure that it has a signed revised agreement with Eagle Z and Global. Staff will not proceed until the Board approves the Amendment at the next meeting. Staff previously believed it had an agreement with the Owner's attorney but the Owner balked at signing over concerns about enough parking.

Trustee Reinke asked if he saw the photos.

Attorney Mraz stated that what Staff is proposing will solve the issue, more so than what was originally proposed. Staff thought the ten off street parking spaces was sufficient when you factor in parking along Spaulding. Based on the residents' comments and concerns, he may need the additional ten spaces, but it will not be on the Village's dime.

Trustee Reinke stated that they are working to resolve this situation.

President Wallace asked if this sounds like a working situation.

Attorney Mraz stated that the entrance will be off of Lambert and they will be able to pull up as far as the entrance or just past it. There will be no parking on Lambert. The trade-off is the quiet zone that will benefit over 2,000 residents.

Administrator Salmons stated that there is no change in the trucks that go up and down Lambert. That restriction is still there and they will ticket them if they do so.

Attorney Mraz stated that the new access will be safer and more efficient. There will be some trucks utilizing Lambert to get in but it would be safer and they won't be able to



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travel down Lambert off of Lake Street once the improvements are done. When the roads are closed there will be some truck traffic but once the construction is done, the same restrictions to keep them from going on Lake Street and pulling in there would remain in place. The only exception will be Global trucks coming off of Spaulding up to the new entrance.

ROLL CALL VOTE TO APPROVE RESOLUTION 2016-59-R, APPROVING THE SPAULDING ROADWAY AGREEMENT WITH SCHROEDER ASPHALT

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

NAYS: None

ABSENT: None

MOTION CARRIED

13. NEW BUSINESS

Trustee Deyne stated that he would like to recognize a special and dedicated individual with the following accomplishments:

1. Bicentennial Commission 1975
2. Park District Commission 1979-1991
3. Chairman of the Bartlett Salvation Army Unit 1982-2009
4. President of the Chamber of Commerce 1984
5. Park District President 1986
6. Economic Development Commission 1986
7. Zoning Board of Appeals 1987
8. President of Elgin PTO 1990
9. Chairperson for Bartlett Centennial 1991
10. Bartlett Living Legend 1991
11. Advisory Council for Iowa State Parents 1992-1995
12. First Chairman of Bartlett 4th of July Committee 1993-1994
13. Bartlett Veterans Memorial Foundation 2006-2009
14. President of Bartlett Rotary 2009
15. Village Trustee 1991-Present

She also received a couple of different awards which was the Melvin Jones Award issued by the Bartlett Lions Club in 2008 and the Paul Harris Fellow issued by the Bartlett Rotary in 2007.

He asked that they obtain a plaque for TL Arends and have this inscribed on this plaque to be placed on the Village fountain in the downtown area.



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Trustee Reinke stated that it is a very nice idea to honor the decades of work that Trustee Arends has put into this community. It is part of who we are in Bartlett that we recognize people who step forward and help.

It seemed to be the consensus of the Board that they would move forward with this.

President Wallace stated that he thought he left out a lot of information. She has been in the Lions Club and Rotary for numerous years and an active member of the community for a long, long, time.

Trustee Deyne stated that he knew the list would be reviewed and scrutinized by other individuals to perfect it.

Trustee Arends thanked them.

Trustee Hopkins stated that it was a wonderful idea.

President Wallace thought it was a great idea.

Trustee Arends stated that she ran across a typewritten poem in her grandmother's papers that she wanted to share with the Board. It read as follows:

5,000 years ago, Moses said "pick up your shovel, mount your ass or camel and I will lead you to the Promised Land"

5,000 years later, Roosevelt said, "Lay down your shovels, sit on your asses, and light up your Camel."

If you don't watch out, Truman will take away your shovel, and take away your promised land.

I'm glad that I am an American, I'm glad that I am free, I wish I was a great big dog and Truman was a tree.

She stated that unhappiness with leadership is not new at all!

President Wallace thanked her and stated that it was very enlightening.

14. QUESTION/ANSWER: PRESIDENT & TRUSTEES - None



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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 and a five minute break.

There being no further business to discuss, Trustee Carbonaro moved to adjourn the regular Board meeting and that motion was seconded by Trustee Reinke

ROLL CALL VOTE TO ADJOURN

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

NAYS: None

ABSENT: None

MOTION CARRIED

The meeting was adjourned at 8:42 p.m.

Lorna Gilless
Village Clerk



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Global Recycling



*March
30, 2016*





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*Lambert
&
Spaulding
intersection*

3-3-2016





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Lambert
+
Spaulding
intersections



7/8-16



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*Global
Recycling
Parking
on
Sp...*





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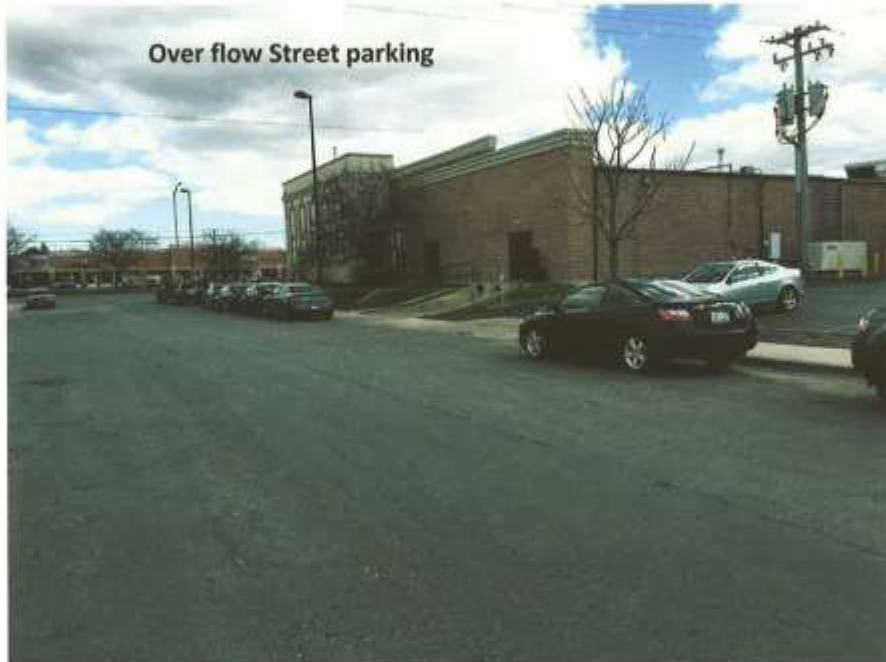


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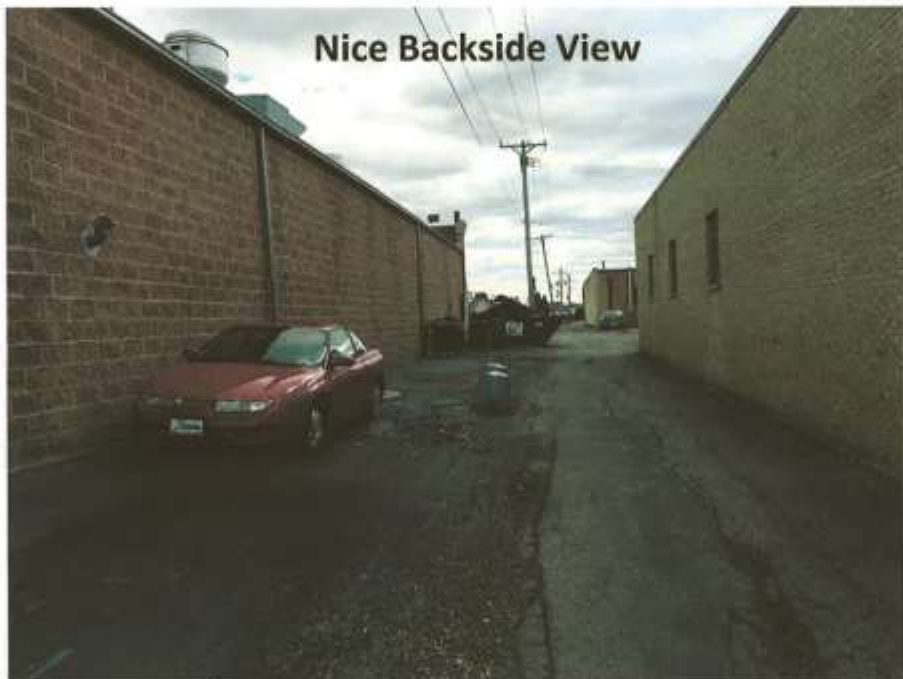


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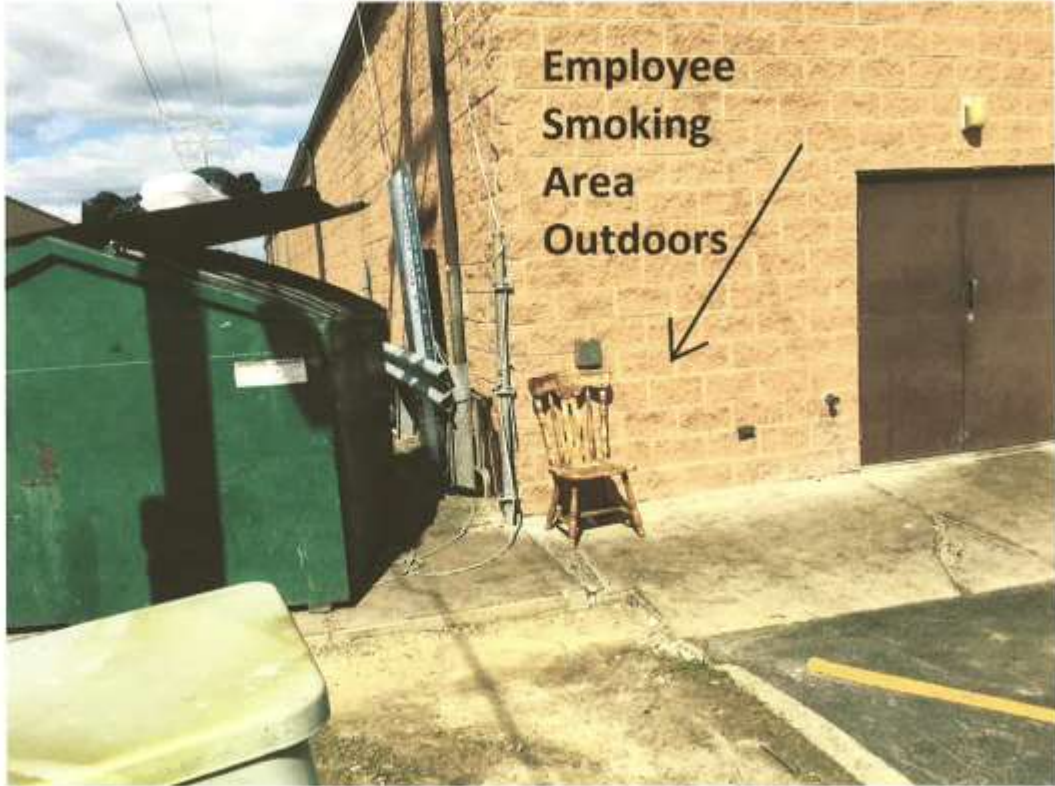


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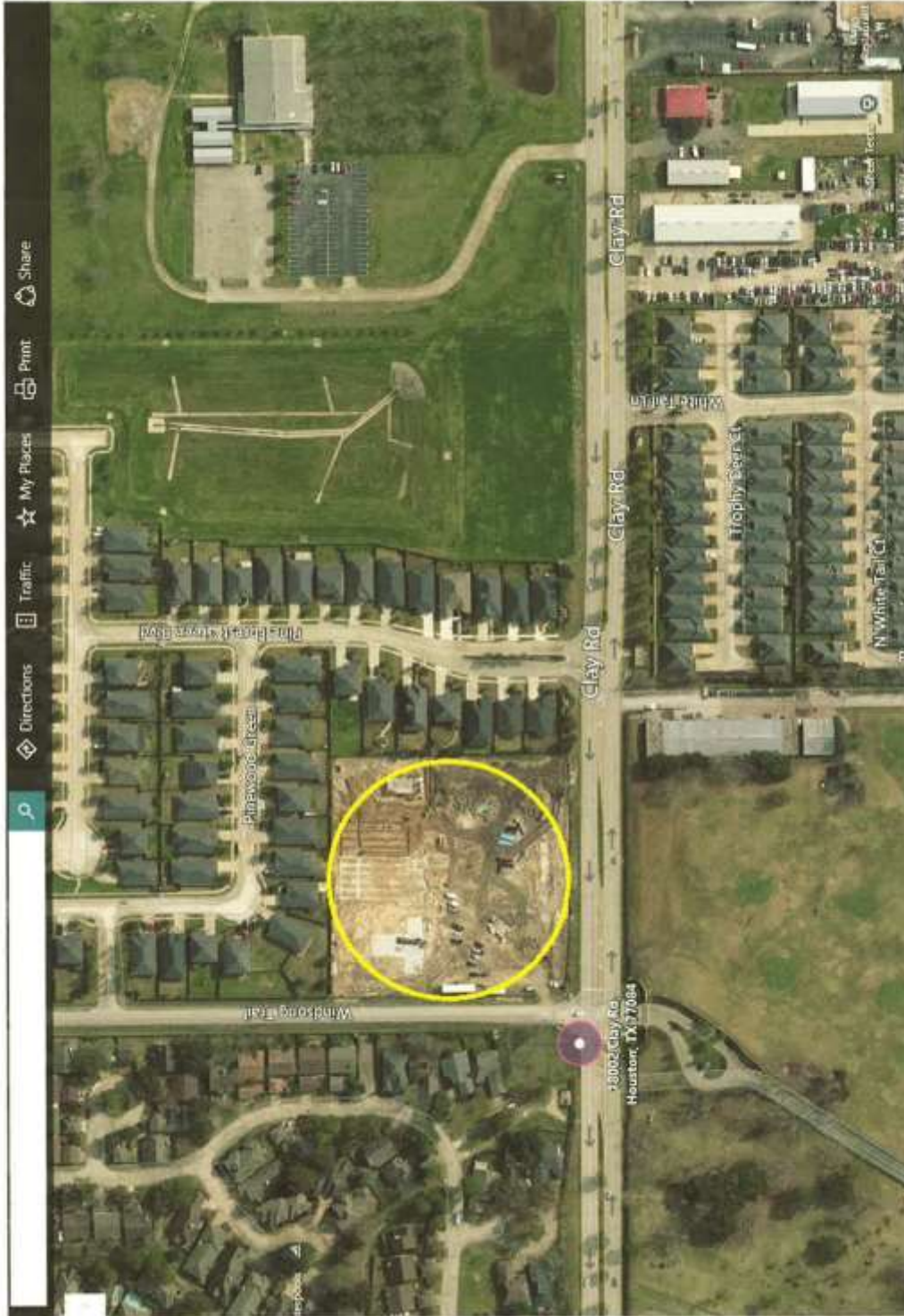


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