



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

President Wallace called the Committee of the Whole meeting to order at 8:06 p.m.

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

ABSENT: Trustee Arends

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 Giles.

PLANNING & ZONING COMMITTEE

BAPS Final PUD Plan – Phase 4

Trustee Reinke stated that Council and the petitioners are here and he turned the matter over to the staff.

Village Planner Angela Zubko stated that the petitioner BAPS is requesting a final PUD plan review for their family activity center to be constructed on their property. There is a total of six different phases on the property and they have completed one through three. This Phase 4 building is a mirror image of the current building that is out there. Phase 5 and 6 will eventually be a commercial component. They are also looking to finish a parking lot which is located next to the storm water detention.

Trustee Reinke welcomed the petitioner and stated that they have been tremendous neighbors and part of the Bartlett community. He was concerned about traffic. The traffic study says that in eight years they will not have the capacity. He was also worried about parking and specifically the traffic on Route 59 and then potentially out on to Army Trail Road. He asked if they were anticipating a traffic light on Army Trail Road?

Janet Johnson, Legal Council from Schiff Hardin spoke on BAPS behalf. She stated that at this point in time there are no plans to do anything onto Army Trail Road. They are not building Phases 5 and 6, which is the commercial sites that front on Army Trail. They don't wish to put in any kind of a driveway because that creates another security issue for them. They don't have any problems on Route 59. The traffic studies are showing that might be a possible problem. They have renamed this building from a family activity center to a youth center. It is mostly designed for children's programming and they will be adding a gymnasium. The children served here will primarily come with



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their parents so this will not be a lot of added cars or traffic. The only time they have any difficulties with enough parking is the once a year celebration. They have handled that with off-site parking. Because they added additional parking with Phase 2, they have been able to accommodate the Sunday parking with no difficulties. They do not foresee any difficulties for a number of years, if ever.

Trustee Reinke confirmed that there is no timeframe for Phase 5.

President Wallace asked if the Chief knew how many hours per year the department supplies traffic patrol on Route 59.

Police Chief Kent Williams stated that it is about one week per year during their event.

President Wallace asked them if they have had conversations with IDOT to fix their entrance to make it safer to go in and out.

BAPS engineer stated that most of the traffic is on Sunday evening. He didn't think that this location would warrant a traffic signal.

Trustee Reinke stated that this will be turned over to the Plan Commission for further review.

President Wallace thanked BAPS for the wonderful donation to the Park District foundation and the event they put on.

Ashton Gardens Preliminary/Final PUD Plan & Special Uses

Trustee Reinke presented the Ashton Gardens Preliminary/Final PUD Plan & Special Uses. This will be discussed at the Committee level and the next step in the legal process, and it is in fact a legal process where the petitioner has certain legal rights just as the interested parties do. It will then move on to the Zoning Board of Appeals and the Plan Commission. The Board will not be approving anything, just considering it and moving it along for the proper legal processes.

Village Planner Angela Zubko stated that the petitioner Brad Schreiber is requesting the Preliminary/Final PUD Plan review for a proposed wedding and special events facility which includes a chapel, reception/banquet hall and small office to be located on the 3.8 acre vacant property at the southwest corner of Devon and Prospect. They are also requesting Special Uses for a PUD, a banquet hall, the serving of liquor and building height for the chapel. The last request is for a parking variation to reduce the number of parking spaces to 136 stalls. The current plan has you counting parking for each individual building. Since they will be using the chapel and reception with the same



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people, the traffic study shows that they support the request to reduce the parking. They are also asking for some landscape variations. The petitioner is proposing to put trees and an eight foot fence along the south and west property lines to buffer the uses from the residential use. A traffic study has been completed. It did bring up the overlap if they were having two different events in one day and also suggested no parking signs on Prospect.

Trustee Reinke asked if the individual packet of materials for Ashton Gardens that the Board has tonight could be put up on the website for easier access. He stated that they were here for discussion and vetting this proposed use. He wanted to keep an open mind. He stated that the traffic study was not creditable. He didn't understand how the traffic study could conclude that this business will not impact traffic. It seems like it would and he didn't believe that there would be no impact.

Ms. Zubko stated that they looked at the traffic and have stated that there would not be an adverse impact to the surrounding areas. They look at street congestion, effects on the level of service (which is a B level), peak times of the current roadway usage versus having a banquet and she didn't think they will conflict.

Trustee Reinke asked about the hours of operation. As part of the Special Use, one of the conditions will be the hours of operation.

Ms. Zubko stated that they can put those as "conditions".

Trustee Reinke spoke about armed security.

Mr. Schreiber stated that their policy and practice is that at every property they have an off duty police officer, understanding that the Village officers cannot suppress off-duty. The director of security for their company is speaking to the County. Their presence is there on an as-needed basis for the operation. They have strict guidelines as far as what their responsibilities are and it has to do with traffic control, noise control, monitoring the exit of guests and employees and working with local law enforcement as well.

Trustee Reinke stated that they talked about a berm on the west side of the property the last time he was there. He asked if the berm was still on the table.

Trustee Camerer stated that he suggested the berm for additional sound aversion.

Attorney Mraz stated that they can define hard and fast hours of operation as a condition in the Special Use permit.



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Trustee Camerer stated that one of the major resident concerns is parking off the side streets. His concern is with the amount of parking on the actual proposed facility. He stated that they have more parking than the Village has asked and asked how amenable are they to increasing that amount to help with this potential overflow that people are concerned about and the runoff into the streets.

Mr. Schreiber stated that they would consider it. Based on their experience and based on similar and larger sized properties and ratios to parking, they have not had any issues. They would be open to squeezing more parking spaces without compromising the aesthetics of the property. They also intend to have defined off-site parking where they would provide shuttle service for employees and/or guests. Something very important to understand about the guest count is that there is a measurable percentage of guests that come in from out of town. Their statistics show somewhere around 20%. They would arrive by friends, relatives, hotel shuttle, bus service, etc. Statistically this still works, however, they do have a "Plan B" at their expense, and will talk to local business owners to arrange for backup parking.

Trustee Camerer stated that some of the residents mentioned that there would be a conflict of interest between the banquet facilities owned by the Village and the Park District and asked for an explanation.

Mr. Schreiber stated that there will be some competition. They do competition studies and look at material, visit the sites, talk to the owners and representatives and try to get a feel for where the business is and where it is coming from. Their business is a destination property and their experience is that people drive to their properties up to forty plus miles to get to them. Their facility is different than the Seville or a country club with the chapel and reception concept in one location. It sets them apart from others. They are a city regional destination and will attract people from all parts of the western suburbs north and northwest of the City of Chicago that normally would not come to a local country club or an independent facility. He suspects that their business will come from 25-30 miles around.

Trustee Camerer asked about the noise levels and how they plan to circumvent that issue. Do they use a particular building grade material that is soundproof?

Mr. Schreiber stated that it is a steel structure with stucco, insulation and double pane windows. The banquet hall has a divider wall that will frequently be closed because the typical size of a wedding is about 144 guests. From a business and tax generation standpoint, they hope they have 300 people every day of the week but that just doesn't happen that way. There is a very small percentage of times that they are at capacity. They will typically be using only half of the property. They set up their bands so they face the exterior wall so the noise does not have an opportunity to escape from there.



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He stated that some of the other properties are completely glass enclosed so they don't have the solid wall structure and it is still very sound.

Trustee Deyne thanked the residents for their comments this evening. He asked the petitioner to explain how they picked this location and asked if they currently own the property.

Mr. Schreiber stated that it is under contract pending approval of the plan.

Trustee Deyne stated that there is some validity with what the residents said that it is not on a major thoroughfare and he wondered why they picked that location.

Mr. Schreiber stated that they do well in smaller communities. They get better interaction with the City Officials and residents. From a business standpoint, it is a lot easier not to work in a major city because of restrictions, cost, etc. They studied several markets and Chicago is a great market for the wedding business. They then decide on the demographics and arteries for the area. Because they are a "destination" and major roadways lead here, they decided they did not want to be as far south to be in Naperville but wanted to attract that business area. They did not want to go north of Chicago because you alienate the business on the west and southwest side of the city. They like the location, access, and like the town.

Trustee Deyne stated that the property has been vacant for a long time and ultimately will be developed. If it were to be developed with a strip shopping center, residents would encounter more difficulties with noise, dumpsters, etc. and the hours would be from 7:00 a.m. until 12:00 p.m. and wondered if the residents considered that.

Mr. Schreiber stated that they have heard that point in other locations. It is an upscale, classy project that is professionally run. All of the great stuff you think about with managing and running a business as well as core values – they are it. The point that other residents have made is "we could do a lot worse" – there could be a strip center where everyone is responsible for their own trash. They have heard that there could be a lot of other businesses that won't enhance the city like they will.

Trustee Deyne asked if the security will be a uniformed police officer.

Mr. Schreiber stated that is their policy at every property.

Trustee Reinke stated Trustee Deyne's comments fit in with former Trustee Shipman's. He had mentioned the possibility of an adult business or a waste transfer facility. A lot of that is well outside the realm of possibility but he did look at the B-3 Zoning District and the residents have to understand that there are other things that can go in there that may not be as nice. Staff is in the process of re-writing the B-3 so there may be



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some unintended consequences. He thought they should look at “no parking” on Hillandale as well as Lido. The consequences would be that the residents would also have no guest parking. The Plan Commission and the Zoning Board need to address these issues. There are a lot more questions tonight than answers but he thought they identified a lot of issues and the petitioner has a flavor of where they need to go. He talked with the Village Administrator on the break and it sounds like she has an idea about how to encourage some discussion in going forward.

Administrator Salmons stated that she took good notes from the residents and they will try to put together some kind of sense of what the issues are. They are pretty much the same and we have heard them again and again. We will talk to the petitioner and see if there are some compromises. I think that’s an effort worth putting out there. The next step in the process is to go on to the Plan Commission Public Hearing on August 11th.

Trustee Reinke stated that will be a formal Public Hearing with a court reporter and residents will be entitled to speak as well as the petitioner and his experts. The Board will be furnished with the transcript and they will have a sense of what has transpired. After the Plan Commission it will go to the Zoning Board of Appeals which will be another Public Hearing to discuss the different variations requested and that will take place on September 1st. At that point, those recommendations will come before the Committee of the Whole again and back to the Board, possibly, at the end of September.

Trustee Hopkins asked what the likelihood is of Ashton Gardens using off-site parking?

Mr. Schreiber stated that the likelihood is rare, considering what they know statistically about wedding attendance, timing, traffic, etc. It does not mean they would not have it ready to plan for. They very rarely use it at the other facilities. Out of 800 weddings last year, they used it only once.

Attorney Mraz stated that a strict reading of the ordinance calls for 158 parking spaces and they want some credit for the overlap and the fact that their chapel is on the same site as the reception hall. It does require a variation of 22 spaces and there is some discretion relative to that. People have asked for variations before and the Board often wants to see the easement or agreement before they will take credit for any off-site parking. It is spelled out pretty well in the staff memo relative to why they are requesting 136 parking spots and their studies stating that it would be sufficient but the residents have raised the concern of the overlapping.

Mr. Schreiber stated that if you take the chapel out, the most they could ever accommodate at one time is 300 people. There is no scenario where they will have 300 guests in the reception building and have a ceremony going on in the chapel. The ceremony and reception are interdependent. If there is 150 people on one side having



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a reception and another wedding overlapping that somehow, they can only fit 150 people in there regardless of the chapel capacity. Mathematically it just doesn't work. The maximum number of employees they would have at capacity would be 20.

Trustee Reinke asked how big the storm water retention area was. It looks like it will be in four backyards. How deep will it be? Is there a topo?

Mr. Schreiber stated that he has an expert on that.

Trustee Reinke asked if the bottom of the retention will be wet?

Chris Keppner, PE from Eriksson Engineering stated that the detention pond is designed to be a dry bottom base. They need to provide 1.6 acre feet of volume and they will actually provide .38 acre feet in the pond. The rest is in pipes and stone under the parking lot and will never be seen.

President Wallace stated that comments from the audience are not accepted during this meeting. There will be a couple Public Hearings and it will move on from there. A few of the uphill battles that we have here from his notes are:

- They need to end their events earlier.
- Prove that the noise is not an issue.
- Prove the fact, from the other facilities that safety is not an issue in those residential areas. He was a little bit confused on this being an issue since there are not a lot of younger kids running around at 12:00 at night. Anything that you put in this commercial area is going to drive in traffic and if it doesn't, not a single business is going to survive there.
- Property values – perhaps the Plan Commission can research this.

Those are the items he noted from the public comments. Could the location be better? That's the petitioner's choice. One of the questions that keeps ringing in his mind is the competition thing with the other banquet facilities. He asked what their average price per plate is?

Mr. Schreiber stated that their average event cost is north of \$15,000 and that includes 300 people on a Saturday night for as much as they will spend and a Sunday afternoon for 100 people having brunch. The average per guest cost is \$115 per plate.

President Wallace stated that now they have something to compare. It gives them somewhat of an answer as to how competitive this would be as to what we offer. He



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thought they were at a lower end at both venues. Some of the issues that the residents have brought up are measurable and there are compromises that we can come up with. If it still does not seem like the Plan Commission and Zoning Board feels it is comparable to the area then we will go from there.

PUBLIC WORKS COMMITTEE

Trustee Camerer stated that they have two items but due to the late time, he motioned to Table the Mosquito Funding and Sewer Rate Study until the next meeting and that motion was seconded by Trustee Reinke.

ROLL CALL VOTE TO TABLE MOSQUITO FUNDING AND SEWER RATE STUDY

AYES: Trustees Camerer, Carbonaro, Deyne, Hopkins, Reinke
NAYS: None
ABSENT: Trustee Arends
MOTION CARRIED

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

ROLL CALL VOTE TO ADJOURN

AYES: Trustees Camerer, Carbonaro, Deyne, Hopkins, Reinke
NAYS: None
ABSENT: Trustee Arends
MOTION CARRIED

The meeting adjourned at 9:36 p.m.

Lorna Giless
Village Clerk

LG/