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BEFORE THE VILLAGE OF BARTLETT
PLAN COMMISSION

IN RE THE MATTER OF:)
)
Approval of June 9, 2016)
minutes and July 14, 2016)
minutes; (#16-13) BAPS Phase)
4 Final PUD Plan.)

REPORT OF PROCEEDINGS

August 11, 2016
7:00 P.M.

PROCEEDINGS had and testimony taken
before the Bartlett Plan Commission of the
above-entitled cause taken at the Village Hall,
228 South Main Street, Bartlett, Illinois, before
LYNN M. EVANS, C.S.R., License #084-003473, a
Notary Public qualified and commissioned for the
State of Illinois.

PRESENT:

- MR. JIM LEMBERG
- MR. MARK HOPKINS
- MR. JOHN MIASO
- MR. JACK ALLEN
- MR. TIM RIDENOUR
- MR. AUSTIN HOPKINS
- MR. TOM CONNOR

1 ALSO PRESENT:

2 MR. JIM PLONCZYNSKI, Community Development
3 Director.

4 MS. ROBERTA GRILL, Assistant Community
5 Development Director.

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1 CHAIRMAN LEMBERG: I'd like to call to order
2 the meeting of the Bartlett Plan Commission for
3 August 11, 2016, at 7:00 p.m.

4 Will the secretary call the roll.

5 MR. PLONCZYNSKI: Jim Lemberg.

6 CHAIRMAN LEMBERG: Here.

7 MR. PLONCZYNSKI: Mark Hopkins.

8 MR. M. HOPKINS: Here.

9 MR. PLONCZYNSKI: Tim Ridenour.

10 MR. RIDENOUR: Here.

11 MR. PLONCZYNSKI: John Miaso.

12 Diane Negele.

13 Austin Hopkins.

14 MR. A. HOPKINS: Here.

15 MR. PLONCZYNSKI: Jack Allen.

16 MR. ALLEN: Here.

17 MR. PLONCZYNSKI: Jerry Kallas.

18 Tom Connor.

19 MR. CONNOR: Here.

20 MR. PLONCZYNSKI: We have a quorum.

21 CHAIRMAN LEMBERG: Next item on the agenda is
22 the approval of the June 9th, 2016 meeting
23 minutes.

24 MR. A. HOPKINS: So moved.

1 CHAIRMAN LEMBERG: Is there a second?

2 MR. RIDENOUR: Second.

3 CHAIRMAN LEMBERG: Any corrections,
4 discussions?

5 Secretary call the roll.

6 MR. PLONCZYNSKI: Austin Hopkins.

7 MR. A. HOPKINS: Yes.

8 MR. PLONCZYNSKI: Tim Ridenour.

9 MR. RIDENOUR: Yes.

10 MR. PLONCZYNSKI: Jim Lemberg.

11 CHAIRMAN LEMBERG: Yes.

12 MR. PLONCZYNSKI: Mark Hopkins.

13 MR. M. HOPKINS: Yes.

14 MR. PLONCZYNSKI: Jack Allen.

15 MR. ALLEN: Yes.

16 MR. PLONCZYNSKI: Tom Connor.

17 MR. CONNOR: Abstain.

18 CHAIRMAN LEMBERG: Next item on the agenda is
19 the minutes for July 14, 2016.

20 Is there a motion to approve?

21 MR. CONNOR: So moved.

22 CHAIRMAN LEMBERG: Second?

23 MR. ALLEN: Second.

24 CHAIRMAN LEMBERG: Is there any corrections or

1 discussions? Anybody?

2 I have a correction. On page 23, line 18,
3 it says Commissioner Lemberg made this statement.
4 I think it should be Commissioner Hopkins.
5 Mr. Lemberg was not in the room at the time, so
6 we'll make a change on that one.

7 Any other additions or corrections?

8 MR. PLONCZYNSKI: That was in the July meeting
9 minutes had that correction or the June ones?

10 CHAIRMAN LEMBERG: On here it had my name
11 listed on there.

12 MR. A. HOPKINS: For the July.

13 MR. PLONCZYNSKI: Okay. Got it.

14 CHAIRMAN LEMBERG: Take it out and put
15 Mr. Hopkins name in there.

16 MR. PLONCZYNSKI: Got it.

17 CHAIRMAN LEMBERG: Okay. That was on page 23,
18 No. 18.

19 Okay. We have a motion and second. No
20 further discussion.

21 Secretary call the roll.

22 MR. PLONCZYNSKI: Tim Ridenour.

23 MR. RIDENOUR: Yes.

24 MR. PLONCZYNSKI: Jack Allen.

1 MR. ALLEN: Yes.

2 MR. PLONCZYNSKI: Tom Connor.

3 MR. CONNOR: Yes.

4 MR. PLONCZYNSKI: Jim Lemberg.

5 CHAIRMAN LEMBERG: Yes.

6 MR. PLONCZYNSKI: Mark Hopkins.

7 MR. M. HOPKINS: Yes.

8 MR. PLONCZYNSKI: John Miaso.

9 MR. MIASO: Yes.

10 MR. PLONCZYNSKI: Austin Hopkins.

11 MR. A. HOPKINS: Abstain.

12 CHAIRMAN LEMBERG: Next item on the agenda is
13 the case No. 16-13, BAPS Phase 4 Final PUD.

14 Roberta, do we have a little background?

15 MS. GRILL: Yeah, sure. The 38-acre BAPS
16 property was annexed to the Village and rezoned
17 in September of 2012. Phases 1, 2, and 3A were
18 approved as part of a preliminary/final PUD plan
19 that included the existing buildings and expanded
20 parking area, so you can see Phase 1, that's 1
21 here, Phase 2 is the parking area here, and then
22 3A is the future parking area here. Phases 4, 5,
23 and 6 were approved as part of the PUD in concept
24 and identified on the phasing plan as for the

1 development of the BAPS property, so Phases 4, 5,
2 6. (Indicating.)

3 Petitioner is now requesting a final PUD
4 plan review for Phase 4, which would include the
5 construction of a family activity center. This
6 building located north of the temple would mirror
7 the exterior appearance, size, height, and
8 footprint, of the existing cultural center
9 located south of the temple.

10 Per the building elevations, the overall
11 height would be 53 feet and 4 inches, which is
12 below the maximum height of 71 feet, 9 inches of
13 the existing temple, and the size of the building
14 would be approximately 100,000 square feet.

15 The family activity center would consist
16 of an indoor gymnasium that's located here on the
17 left, so here is the existing temple, existing
18 cultural center, and then the proposed Phase 4.
19 The family activity center would consist of an
20 indoor gymnasium, including a track and basketball
21 court, boys' and girls' classrooms, a lounge,
22 play area, youth workshop, exhibit display area
23 along with a number of offices and substantial
24 storage space. A specialty food prep area along

1 with the small prayer area would be moved from
2 the cultural center to the lower level of the
3 youth activity center to free up space in the
4 cultural center's lower level. (Indicating.)

5 Phase 3B has been completed and consisted
6 of the BAPS property connecting to the Village's
7 water and sewer systems. These connections
8 included both on-site and off-site improvements
9 outlined in the annexation agreement.

10 Phase 3A is the last phase of parking on
11 the BAPS property and would include an additional
12 96 parking stalls. These spaces have not been
13 completed due to this being the former septic
14 field area. As required in the annexation
15 agreement, this phase would need to be completed
16 prior to the occupancy of the Phase 4 building
17 and the petitioner has agreed to this requirement.

18 As stated in the annexation agreement, a
19 traffic study was to accompany the Phase 4
20 application to verify that the parking needs on
21 this property would be satisfied. A traffic study
22 prepared by Gewalt Hamilton Associates has been
23 submitted and the Village's traffic consultant,
24 Brent Coulter with Coulter Transportation

1 Consulting, has reviewed and commented on the
2 study.

3 In summary, GHA states the proposed
4 expansion is not anticipated to be a significant
5 generator of new site traffic, but would serve
6 the current site uses and demand. The new
7 facility will provide extra space for the
8 overcrowded girls' classrooms, the boys'
9 instruction, which is taking place in the priests
10 residences and the dining area, which is
11 currently too small to accommodate the Sunday
12 activities. The family activity center will
13 allow for the current spaces in the cultural
14 center to be utilized for the their original
15 intended uses.

16 The petitioner has stated minimal activity
17 will occur in the family activity center during
18 the week, and the primary use of the building to
19 take place on Sundays when all the facilities are
20 being utilized simultaneously by existing guests
21 and worshippers.

22 So as part of the PUD, the petitioner --
23 let me put up the site plan here. This is the
24 layout of the entire facility. Again, Phase 4 is

1 here, and then the existing parking here, Phase
2 3A, the future parking is here for the 96 spaces.
3 (Indicating.)

4 So as part of the PUD, the petitioner
5 would be requesting a modification to reduce the
6 required number of parking spaces by 334. The
7 zoning ordinance would require 410 additional
8 parking spaces for the new building and its uses.
9 However, once those 96 parking spaces are
10 constructed, as I just showed on Phase 3A, the
11 parking on the site would total 821 spaces.
12 These additional spaces will provide for an
13 increase in available parking of approximately 29
14 percent above the current peak demand of 637
15 vehicles. Future peak parking in the year 2020
16 will be 757 parking spaces, still below the 821
17 provided. According to GHA, the proposed on-site
18 parking supply will accommodate the peak parking
19 demand on-site for approximately seven more years.

20 With the historical demand and membership
21 growth at 3.5 percent annually, the 821 spaces
22 should accommodate the peak on-site parking for
23 this time period. The Village's consultant,
24 Coulter Transportation, concurs with the majority

1 of GHA's findings and agrees that the petitioner
2 makes a strong argument that parking demand may
3 in some instances be double counted and some
4 adjustment of the aggregate parking required by
5 the strict parking requirements outlined in the
6 zoning ordinance is appropriate.

7 Staff concurs with Coulter's comments and
8 believes that the family activity center will
9 primarily be double counting those currently
10 attending Sunday services and that the strict
11 interpretation of the zoning ordinance provides a
12 hardship for the petitioner. The Village's
13 consultant also states that it may be important
14 to look at providing additional parking supply in
15 three to four years, rather than the seven, and
16 conditions for future parking on Phase 5, which
17 is future commercial, may need to be reviewed
18 sooner so that the future demand for parking can
19 be met in a timely manner.

20 As in the past, during special events,
21 festivals, overflow parking was available on the
22 future Yogi Plaza site and arrangements were made
23 with St. Andrews Golf Course, Resurrection
24 Church, and Bartlett High School that provided

1 additional parking with groups being bused to the
2 Mandir site during these infrequent peak times.

3 There is one existing curb cut along
4 Route 59 for ingress and egress to the temple
5 property. However, when the future commercial
6 phases are developed, additional curb cuts may be
7 developed along Army Trail Road, which would
8 provide additional access to both the future Yogi
9 Plaza and the existing BAPS Mandir site.

10 Landscaping and lighting plans have been
11 reviewed and have been approved by the staff.

12 And, therefore; staff recommends approval
13 of the petitioner's request for a final PUD plan
14 subject to the conditions and the findings of
15 fact outlined in your staff report.

16 The petitioners are here tonight too, by
17 the way.

18 CHAIRMAN LEMBERG: Any questions from staff?

19 MR. A. HOPKINS: Just really quick, so the
20 Phase 3 parking has to be done before they can
21 get the occupancy permit for Phase 4?

22 MS. GRILL: That is correct, yes.

23 MR. A. HOPKINS: So more than likely they'll
24 be doing the parking lot first or is it --

1 MS. GRILL: You can ask them that question.

2 CHAIRMAN LEMBERG: Is the petitioner here this
3 evening?

4 MS. GRILL: Yes, they are.

5 CHAIRMAN LEMBERG: Would you care to add to
6 the report. Would state your name and address,
7 please.

8 MS. JOHNSON: Yes. I'm Janet Johnson from
9 SchiffHardin in Chicago. I'm the attorney for
10 BAPS, and I'll answer that question.

11 The plan is to construct it pretty much at
12 the same time. The building will take much
13 longer to build than the parking, so depending on
14 weather and when they start construction of the
15 building versus, you know, what weather
16 conditions are, they'll phase that parking in,
17 but they know that it has to be done before they
18 can occupy it.

19 MR. A. HOPKINS: Is there any drainage
20 concerns? I know when this came before us before
21 with that retention pond and everything like that
22 there was talk of possible drainage issues. Is
23 there any concerns?

24 MS. JOHNSON: There haven't been any issues or

1 problems. They did do some work on the pond to
2 expand the capacity a little bit. The materials
3 that we supplied showed that the capacity of that
4 stormwater detention basin is still way over
5 what's necessary for this additional building.
6 In fact, it was intended to supply stormwater for
7 Phases 5 and 6 as well, so there shouldn't be any
8 more issues with that.

9 MR. A. HOPKINS: Thank you.

10 CHAIRMAN LEMBERG: Any other questions?

11 MR. RIDENOUR: Mine is more for Roberta. Back
12 in 2012 when we did the original approval of the
13 site plan, we gave a conditional -- a preliminary
14 approval to 4 and 5, and this is the final today?

15 MS. GRILL: We gave a conceptual, yes,
16 approval 4, 5, and 6. Or no, I should just
17 say -- is it just 4?

18 MS. JOHNSON: 4, 5, and 6, yeah, that's true
19 because 5 and 6 didn't have a plan.

20 MS. GRILL: Yes.

21 CHAIRMAN LEMBERG: Any other questions?

22 We will be looking for a motion for
23 approval of the petitioner's request for a final
24 PUD plan for Phase 4 subject to the conditions

1 and findings of fact.

2 MR. CONNOR: So moved.

3 MR. A. HOPKINS: Second.

4 CHAIRMAN LEMBERG: Is there any further
5 discussion?

6 MR. RIDENOUR: I have one question. Did we
7 have -- in 2012 did we have a conceptualization
8 of this Phase 4 building? So there isn't any
9 major changes?

10 MS. JOHNSON: There is no change.

11 MS. GRILL: It was the picture that -- color
12 rendering I showed you. I'm looking for it now.
13 I've got a lot of slides. Sorry. This was the
14 concept elevation here. (Indicating.)

15 MR. RIDENOUR: All right.

16 MS. JOHNSON: The intent all along was to make
17 it a mirror image of the building on the other
18 side and that has not changed.

19 MR. RIDENOUR: I'm sort of remembering.

20 MS. GRILL: Basically, conceptually, it was
21 the phasing plan, which is here, so the layout --
22 necessarily didn't have an exact layout of 5 and
23 6, but the concept was for it to be commercial.
24 (Indicating.)

1 MR. RIDENOUR: So not only are there no
2 significant changes, there really aren't any
3 changes?

4 MS. GRILL: No. Correct.

5 MS. JOHNSON: That's correct.

6 MS. GRILL: And they will be bringing a final
7 plan for you to review.

8 MR. RIDENOUR: All right.

9 CHAIRMAN LEMBERG: Okay?

10 MR. RIDENOUR: Yeah.

11 CHAIRMAN LEMBERG: Any other questions?

12 Okay. We have a motion and second.

13 Will the secretary call the roll.

14 MR. PLONCZYNSKI: Tom Connor.

15 MR. CONNOR: Yes.

16 MR. PLONCZYNSKI: Austin Hopkins.

17 MR. A. HOPKINS: Yes.

18 MR. PLONCZYNSKI: Mark Hopkins.

19 MR. M. HOPKINS: Yes.

20 MR. PLONCZYNSKI: Tim Ridenour.

21 MR. RIDENOUR: Yes.

22 MR. PLONCZYNSKI: John Miaso.

23 MR. MIASO: Yes.

24 MR. PLONCZYNSKI: Jack Allen.

1 MR. ALLEN: Yes.

2 MR. PLONCZYNSKI: Jim Lemberg.

3 CHAIRMAN LEMBERG: (Nodding head.)

4 MR. PLONCZYNSKI: Motion carries.

5 CHAIRMAN LEMBERG: Thank you.

6 MS. JOHNSON: Thank you.

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1 STATE OF ILLINOIS)
) SS.
2 COUNTY OF DU PAGE)

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5 I, LYNN M. EVANS, CSR, No. 084-003473, a
6 Notary Public in and for the County of DuPage,
7 State of Illinois, do hereby certify that LYNN M.
8 EVANS, C.S.R., reported in shorthand the
9 proceedings had and the testimony taken at the
10 public hearing of the above-entitled cause, and
11 that foregoing transcript is a true, correct, and
12 complete report of the entire testimony so taken
13 at the time and place hereinabove set forth.

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LYNN M. EVANS

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19 My Commission Expires:
20 May 20, 2017

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BEFORE THE VILLAGE OF BARTLETT
PLAN COMMISSION

IN RE THE MATTER OF:)
)
(#16-05) Ashton Gardens)
Preliminary/Final PUD Plan)
and Special Uses.)

REPORT OF PROCEEDINGS

August 11, 2016
7:00 P.M.

PROCEEDINGS had and testimony taken
before the Bartlett Plan Commission of the
above-entitled cause taken at the Village Hall,
228 South Main Street, Bartlett, Illinois, before
LYNN M. EVANS, C.S.R., License #084-003473, a
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PRESENT:

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ALSO PRESENT:

MR. JIM PLONCZYNSKI, Community Development
Director.

MS. ROBERTA GRILL, Assistant Community
Development Director.

1 CHAIRMAN LEMBERG: I'd like to call to order
2 the meeting of the Bartlett Plan Commission for
3 August 11, 2016, at 7:00 p.m.

4 Will the secretary call the roll.

5 MR. PLONCZYNSKI: Jim Lemberg.

6 CHAIRMAN LEMBERG: Here.

7 MR. PLONCZYNSKI: Mark Hopkins.

8 MR. M. HOPKINS: Here.

9 MR. PLONCZYNSKI: Tim Ridenour.

10 MR. RIDENOUR: Here.

11 MR. PLONCZYNSKI: John Miaso.

12 Diane Negele.

13 Austin Hopkins.

14 MR. A. HOPKINS: Here.

15 MR. PLONCZYNSKI: Jack Allen.

16 MR. ALLEN: Here.

17 MR. PLONCZYNSKI: Jerry Kallas.

18 Tom Connor.

19 MR. CONNOR: Here.

20 MR. PLONCZYNSKI: We have a quorum.

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24 CHAIRMAN LEMBERG: Next item on the agenda is

1 the No. 16-05, Ashton Gardens preliminary and
2 final PUD plan and special uses for planned unit
3 development, a banquet facility, assembly,
4 serving of liquor, and a building height.

5 This is a public hearing. If anyone
6 wishes to make a comment or statement or
7 questions, we have witness forms back there where
8 the clock is. You have to fill that out and hand
9 it in to Jim. If we already had the subject
10 brought up, there is no need to repeat anything.
11 So if it's mentioned once, that's good enough.
12 If anybody has a speaker for this whole group,
13 that would be great, otherwise we'll just take
14 whoever fills out a witness form.

15 Roberta, do we have all the notifications?

16 MS. GRILL: Yes, picture of the sign and
17 notifications.

18 CHAIRMAN LEMBERG: Okay. And all these emails
19 in our packets are exhibits?

20 MS. GRILL: I would like to enter those as
21 Exhibit D and then we could number them, so D1,
22 D2, since there is quite a few that were received
23 today.

24 CHAIRMAN LEMBERG: Okay.

1 MS. GRILL: And then also on the dais, I placed
2 a revised color rendering of the landscape plan.
3 If we could enter that as Exhibit E.

4 CHAIRMAN LEMBERG: Roberta, would you like to
5 give us some background.

6 MS. GRILL: Yeah. This property was annexed
7 to the Village in 1963 and was zoned
8 manufacturing. I don't have a map showing that,
9 but the manufacturing zoning district was
10 actually this square here on the map. In 1978,
11 the subject property was rezoned to the B-3
12 neighborhood commercial zoning district, and the
13 property to the south and west of this commercial
14 site was rezoned to the R-2 single family zoning
15 district. In 1988, ordinance 88-104 approved a
16 site plan for the commercial property, which was
17 reduced in size to accommodate additional single
18 family lots to the south. So, basically, what
19 happened is this B-3 district here, a line went
20 across to reduce the size to enable them to put
21 homes in this location here; and this is the site
22 plan that was approved back in 1988. It shows a
23 commercial strip center here, loading area here,
24 and contains 143 parking spaces. (Indicating.)

1 This ordinance also approved the
2 preliminary PUD plan for the East Pointe Estates
3 subdivision, which consisted of 59 detached
4 single-family lots, and up on your screen is that
5 recorded plat of subdivision; and you can see the
6 commercial center, when this was recorded, it was
7 also recorded as part of this, so here is the
8 commercial site. Here are the 59 lots.

9 (Indicating.)

10 This is a location map, aerial photo of
11 the property today, shown as B-3 and then the
12 surrounding residential to the south and to the
13 west.

14 The petitioner is requesting a
15 preliminary/final PUD plan for review -- for a
16 wedding and special event facility catering
17 exclusively to high-end wedding ceremonies and
18 receptions. The plan includes a chapel,
19 reception/banquet hall, and small office to be
20 located on the 3.8-acre piece of vacant property
21 located at the southwest corner of Devon and
22 Prospect Avenues.

23 The petitioner currently has similar
24 venues in Houston and Dallas, Texas, as well as

1 Sugar Hill, Georgia, and three projects under
2 development review in Cedar Park, Texas, Marietta,
3 Georgia, and here in Bartlett.

4 The petitioner is also requesting special
5 uses for a planned unit development. This planned
6 unit development is due to three principal
7 structures located on one zoning lot, a reception/
8 banquet hall, which is a place of assembly, and
9 the serving of liquor and building height, which
10 is the chapel that stands at 35 feet, 3 1/2
11 inches or will stand at 35 feet 3 1/2 inches.

12 The 14,367-square-foot reception/banquet
13 hall would be a maximum capacity of 300 guests.
14 The building would be constructed with off-white
15 stucco veneer on three exterior elevations and
16 hardiplank siding in white along the rear west
17 elevation. Cast stone columns and a canopy would
18 provide an inviting and elegant front entrance
19 for the guests. The roof line would have a
20 decorative cornice and parapet wall with white
21 railing/baluster accents, which would screen the
22 rooftop mechanicals. This reception hall would
23 be 28 feet at its highest point, while the
24 majority of the building would be 22 feet in

1 height.

2 The chapel consisting of 4,576 square feet
3 would have a maximum capacity of 252 guests. The
4 building would consist of an off-white EIFS and
5 Texas white limestone veneer exterior with a gray
6 singled roof. Arched decorative windows, as well
7 as an arched entrance door, would accent the
8 front elevation. The highest point of the chapel
9 would be 35 feet, 3 1/2 inches with the lower
10 roof line sitting at 15 feet, 7 inches.

11 The office building consists of 1,337
12 square feet and would architecturally complement
13 the reception hall and chapel buildings
14 incorporating the off-white EIFS on the exterior,
15 the decorative columns along the front elevation,
16 and the gray shingles on the roof. The overall
17 height of this building would be 15 feet,
18 7 inches.

19 The hours of operation would be Monday
20 through Thursday 9:00 a.m. to 7:00 p.m. for
21 primarily touring the facilities. If an event
22 were to be scheduled, it would typically end
23 before midnight. Friday, Saturday, and Sunday
24 hours would typically be from 9:00 a.m. until

1 12:30 a.m. An event may last longer if a patron
2 pays for the extra time. The petitioner has
3 agreed to reduce the hours on Sunday to close at
4 10:30, rather than the original 12:30 a.m., and
5 no outdoor events will take place on the site.
6 Liquor service would end a half hour prior to the
7 scheduled event end time and rarely would there
8 be Sunday evening events.

9 The petitioner would be requesting a
10 special use permit to serve beer, wine, and
11 liquor and would be applying for a Class A liquor
12 license. The hours for the license would be
13 Sunday through Thursday 8:00 a.m. until 1:00 a.m.
14 Friday and Saturday hours would be 8:00 a.m.
15 until 2:00 a.m. The petitioner does understand
16 they can only serve alcohol during the times
17 specified by the Class A liquor license.

18 I'm going to go back to the PUD plan. A
19 four-foot high decorative metal fence is proposed
20 along the north and east property lines, so along
21 Devon and Prospect with gates across each
22 entrance drive for security when the facilities
23 are closed. Emergency responders would have
24 access to the lockboxes at these locations.

1 Trees and an eight-foot high solid wood fence
2 would be located along the south and west
3 property lines.

4 The plan identifies three access points,
5 two along Devon and one along Prospect. The far
6 west curb cut along Devon would allow for loading
7 and garbage pickup only, while the second access
8 located further east is shown as a
9 right-in/right-out for guests to enter and exit
10 the site. Just would like to point out Devon
11 Avenue is under the jurisdiction of DuPage County,
12 which has required this curb cut to be a
13 right-in/right-out. The Prospect Avenue curb cut
14 would allow for full ingress and egress at this
15 location. A two-way drop-off and pick-up drive
16 is located directly in front of both the chapel
17 and reception hall, so this drive here is 2A,
18 front of the reception hall here and the front of
19 the chapel here, which would accommodate those
20 guests requiring easier access to entrances of
21 each building. (Indicating.)

22 A traffic study prepared by Eriksson
23 Engineering Associates has been submitted for the
24 staff to review and the Village's traffic

1 consultant, Brent Coulter of Counter
2 Transportation Consulting, has reviewed and
3 commented on the study.

4 In summary, Eriksson states that, quote,
5 the Devon/Prospect intersection operates at a
6 level of service B and this development will not
7 have an adverse impact on the intersection. The
8 Devon access would be 220 feet west of Prospect
9 and the Prospect access will be 300 feet south of
10 Devon. Both will operate well within the
11 projected traffic volumes of these uses.

12 Weddings and receptions will primarily be held on
13 Friday and Saturday evenings after the peak hour
14 of 5:00 to 6:00 p.m.

15 The Village's traffic consultant concurs
16 with the applicant's traffic study stating that
17 both Devon and Prospect are low volume streets
18 and that left and right turn lanes do not appear
19 to be warranted at the site's access drives.

20 The petitioner is requesting variances.
21 Now, these will be reviewed and discussed at the
22 zoning board of appeals public hearing. I
23 included them in your memo and I thought I should
24 still go over them because they are part of the

1 PUD.

2 So petitioner is requesting a variation to
3 allow for reduction in the required number of
4 parking spaces. This request is primarily due to
5 the fact that the zoning ordinance requires
6 parking to be calculated for each individual use,
7 so the office use would require 5 spaces, the
8 chapel would require 63 spaces, and the reception
9 hall would require 90 and does not account for
10 multiple uses sharing parking on one site.

11 As a result, the zoning ordinance would
12 require 158 total parking spaces. This PUD plan
13 identifies 135 space. 23 short of the
14 requirement. Based upon the petitioner's
15 observations at their other venues currently in
16 operation, they believe 125 spaces would be the
17 maximum number needed for this site. This is due
18 in part that many guests will be proceeding
19 directly from the chapel to the reception hall
20 and that the zoning ordinance double counts these
21 patrons. The petitioner states that the 135
22 spaces provided on this plan are more than
23 adequate to meet their needs. Staff concurs and
24 believes that those attending the chapel service

1 will primarily be double counted and that the
2 strict interpretation of the zoning ordinance
3 provides a hardship for the petitioner.

4 If the 63 required spaces for the chapel
5 are deleted because of double counting, the
6 calculation would be as follows: So the office
7 would require 5 spaces, once again, and the
8 reception hall would require 90, so that would be
9 a total of 95 spaces versus the 158 required for
10 all three individual uses. However, staff
11 believes the 30 employees at the reception hall
12 should be included in the required parking
13 calculations in addition to the 300 maximum
14 occupancy; and as a result, the revised
15 calculation, according to staff, the office,
16 again, 5 and the reception should be 99 and
17 therefore the more realistic requirement would
18 fall to -- well, actually, it would increase to
19 104 total spaces.

20 Coulter concurs that double counting may
21 occur. However, he suggests particular attention
22 be given to the scheduling of events to provide a
23 sufficient time gap to allow those leaving a
24 wedding and not attending a reception to have

1 adequate time to leave and for reception guests
2 to arrive without an overlap. He also states
3 that because no overflow parking will be allowed
4 on either Devon or Prospect Avenues and it would
5 seem obvious to most visitors to not park on
6 Devon that no parking signs may be needed to be
7 posted on Prospect due to its more residential
8 feel.

9 The staff has requested the petitioner
10 contact landowners within close proximity to the
11 site to secure an additional 20 to 30 parking
12 spaces for overflow parking. At the time that
13 this was written, there hadn't been a decision or
14 an outcome on that and the petitioner can speak
15 on this when they present their case, but they
16 have acquired an additional 50 parking spaces
17 from an adjoining property owner, which would
18 bring their total, in case they needed overflow
19 parking, to 185 spaces.

20 Landscape variations being requested
21 include a reduction from the interior parkway
22 requirement from 20 feet to 16 feet along Devon
23 Avenue, in this section only right here, and to
24 allow one tree rather than two trees on each

1 double parking island, so each of these islands
2 is considered a double parking island; and
3 according to the landscape ordinance, two trees
4 would be required on each of these islands; and
5 the petitioner has requested that only one tree
6 be allowed on each one of these islands; and
7 after discussions with the staff, he has agreed
8 that the seven trees that he originally would
9 like to eliminate, he has agreed to plant those
10 seven trees along the south and west property
11 lines for an added buffer along the property.
12 (Indicating.)

13 Revised engineering, landscaping,
14 lighting, and truck turning plans are currently
15 being reviewed by the staff, and the staff does
16 recommend approval of the petitioner's requests
17 subject to the conditions and findings of fact
18 outlined in your staff report, and the
19 petitioners are here tonight.

20 CHAIRMAN LEMBERG: Okay. Thank you. Are
21 there any questions of staff at this time?

22 MR. A. HOPKINS: Just a quick question on the
23 Class A liquor license. That has to deal with
24 the times, so they can go to 2:00 a.m. on Friday,

1 Saturday, Sunday?

2 MS. GRILL: No, just Friday and Saturday.

3 MR. A. HOPKINS: Is there -- would like a
4 Class B, would that be a different timing then?

5 MS. GRILL: Yes; and it's a different type of
6 liquor license, yes.

7 MR. A. HOPKINS: Okay.

8 CHAIRMAN LEMBERG: Anyone else have a question
9 for staff?

10 MR. RIDENOUR: So, historically, for the
11 parking requirements, is it basically one to
12 three for capacity?

13 MS. GRILL: For the reception hall?

14 MR. RIDENOUR: Right.

15 MS. GRILL: It's at 30 percent of the capacity
16 is how you calculate the parking.

17 MR. RIDENOUR: You found that to be sufficient?

18 MS. GRILL: Yes.

19 MR. RIDENOUR: Okay.

20 CHAIRMAN LEMBERG: Is the petitioner here this
21 evening?

22 Would you care to stand and be sworn in
23 and anyone else that's going to give testimony.

24 MR. SCHREIBER: Just me right now. We have

1 our engineers.

2 (Witness sworn)

3 CHAIRMAN LEMBERG: Would you care to add
4 anything to staff?

5 MR. SCHREIBER: Thank you. Brad Schreiber,
6 partner, president of Ashton Gardens. I think it
7 might be best for -- I do have some information
8 prepared in a lot of responses and in addition to
9 the presentation, so I think I would like to
10 reserve my time until after the public has their
11 opportunity to speak.

12 CHAIRMAN LEMBERG: Okay.

13 MR. SCHREIBER: Because a lot of this will be
14 in response to, I'm sure, what their concerns are
15 going to be expressed.

16 CHAIRMAN LEMBERG: So none of your others have
17 anything to say at this time?

18 Okay. Members have any questions for the
19 petitioner?

20 UNIDENTIFIED SPEAKER: We would like to hear
21 what he has to say before we ask questions so we
22 don't waste time asking questions that don't need
23 to be asked.

24 CHAIRMAN LEMBERG: Who's talking?

1 MS. GRILL: You can't speak from the audience.
2 We have a court reporter here, so --

3 MR. SCHREIBER: Might I propose I go through
4 my presentation and it might answer some of the
5 questions, maybe save some time. You all might
6 be able to prepare a little bit better in case my
7 information isn't satisfactory. Does that work?

8 CHAIRMAN LEMBERG: Okay. No questions from
9 the commissioners?

10 MR. M. HOPKINS: Not until after his
11 presentation.

12 CHAIRMAN LEMBERG: Okay. At this time, we're
13 going to open it up to the public. Again, if you
14 have one spokesperson, that would be great. If
15 not, the witness forms are in the back. Fill
16 those out. You have three minutes to make your
17 comment, questions. We would rather not have the
18 same things brought up over and over again. If
19 it was said once, that's fine. So if you want to
20 hand your papers in.

21 Jim, do we have any?

22 MR. PLONCZYNSKI: Yes. I thought that you
23 were going to give your presentation now and then
24 let the public, that's what I heard.

1 CHAIRMAN LEMBERG: Okay. So you're going to
2 give your presentation then, Is that what you
3 want to do?

4 MR. SCHREIBER: Okay. Might save a lot of
5 time. Hopefully, it will.

6 First of all, thank very much for --
7 members of the planning committee and the public
8 for showing up. Progress with pride. I'm going
9 to start with that. That's the slogan or the
10 credo for the Village. This is progress. We
11 feel, and I'll state my case here, that this is
12 progress at its best. It's a thriving business
13 in all of the other locations we have. We
14 actually have been approached by at least one
15 neighboring city once word got out that -- it's
16 quite public. Once word got out that we were
17 really targeting Bartlett for our facility, we
18 actually got a call from a neighboring city
19 expressing interest in it. We said let us do our
20 due diligence and hopefully we can land here and
21 may not have to return that phone call. We hope.
22 So we -- again, progress. Progress means
23 going forward. It means making headway. It
24 means advancing. I think that's one of the goals

1 anywhere that we've gone, and most of our -- most
2 of our properties, current and under development,
3 are in outskirts of larger cities, in smaller, if
4 you will, towns, in neighboring towns. It works
5 well for us. The locations that we pick are
6 accessible in the market, are the -- the reason
7 why we picked Bartlett, and many of the residents
8 that are here tonight may have heard this at the
9 last presentation, the west and northwest part of
10 the Chicago area is really a perfect spot for us.
11 We would attract business from north and east
12 from here and also south down towards Naperville
13 and the like and maybe even further west, so it's
14 a great location for us.

15 We have found that in all of our locations
16 that we're a, use the word loosely, but a city
17 regional destination. People travel to Ashton
18 Gardens for, typically, a wedding in some cases
19 30, 40 miles. It is an extremely unique concept
20 in that it is not a -- just a reception facility.
21 We don't like to use the word hall, but a
22 reception facility, but given the fact that it's
23 got the chapel, and quite a beautiful chapel
24 there, it really meets the needs of -- a unique

1 need of the wedding industry and that is that you
2 can get married and have the reception in one
3 place. It is the number one reason why --
4 besides how beautiful it is and all the other
5 great stuff we have going for us, it's the number
6 one reason that our guests give for seeking out
7 Ashton Gardens and visiting us to start with.

8 I'll give some statistics on what we have
9 to offer the communities that we go into. We
10 expect that a facility in this location of this
11 size and capacity will generate revenues
12 somewhere upwards of \$3 million. There is some
13 tax money in there for the city, for the county,
14 et cetera. In addition to that, every event,
15 every wedding has a DJ or a band, mostly a DJ,
16 cakes, florist, photographers, officiants. All
17 of that generates another just shy of a million
18 dollars in revenue. Now, the important part of
19 that is that those trades are local. We develop
20 a, what we call, a preferred vendor list, and we
21 have a couple of each of those, a couple of DJ's,
22 a couple of local cake bakers, photographers,
23 officiants, et cetera, and they're typically in
24 or right around the community. We like to use

1 local trades for our recommended vendors. They
2 don't have to select them, but we found that
3 about 40 percent of our weddings use the local
4 vendors that we recommend, so calculated that's
5 about \$980,000 more revenue. We generate
6 somewhere right around 2,000 room nights a year
7 for local hotels. That is somewhere in the
8 \$300,000 range. All of this money produces sales
9 tax for the cities and counties that we're in, so
10 we're talking somewhere in the mid \$4 million
11 worth of revenue generated.

12 Some may not see this as a plus, but we
13 host about a thousand tours a year. Tours is
14 brides and grooms to be to visit our property to
15 look at our facility as a potential location for
16 their wedding. That's a thousand tours. We
17 host -- and those are people coming that will
18 come experience this area, that will buy goods in
19 this area on their journey to and from Ashton
20 Gardens. It's also -- we expect to host about
21 conservatively, maybe not, but a couple hundred
22 weddings a year. That equates to about 30,000
23 guests.

24 What does that do for Bartlett? The other

1 locations, in particular similar to Bartlett,
2 Sugar Hill, Georgia, and Corinth, Texas, see
3 money spent in the community in restaurants; and
4 certainly if they stay in hotels, they have to
5 eat, they have to buy gas, they have sundries,
6 they have other things that are expended, so
7 there is 30,000 people, plus the tours, that will
8 visit this community that may not otherwise do
9 so. So there is a lot of residual spending
10 besides what is just generated by Ashton Gardens.
11 The other towns that we're in, the other cities
12 see that as a plus, have experienced that as a
13 plus.

14 It is exceptionally important to us that
15 we are great stewards of our business of being
16 great neighbors, of giving back to the community,
17 and being available to the community. In
18 Corinth, Texas, for example, the police
19 department -- not just in Corinth, but in the
20 county -- every year has an awards banquet and
21 such. Well, we do that at our cost. We host
22 events for church groups and for the city. Every
23 year the city of Corinth has a holiday party for
24 their staff. Those things can get expensive. We

1 do those at cost. We try to give back. So we
2 want to be good neighbors. We've proven to be
3 good neighbors and good stewards of our business.

4 We do have -- while I'm on that. Roberta,
5 can you find the letters, testimonial letters,
6 please?

7 MS. GRILL: Brad, which letters?

8 MR. SCHREIBER: If we start with the Corinth
9 letter.

10 MS. GRILL: Those letters are not on this
11 PowerPoint.

12 MR. SCHREIBER: They're not?

13 MS. GRILL: No.

14 MR. SCHREIBER: Well, that's too bad.

15 MS. GRILL: But they are in their packet, so
16 they did receive them.

17 MR. SCHREIBER: So for the public's knowledge,
18 we have a letter from the city manager of
19 Corinth, Texas. I won't bore you with reading it
20 all, but it says that we're a premier venue in
21 the community, that we attract a significant
22 amount of visitors and corporate businesses to
23 the area, and we're very good neighbors to the
24 surrounding area.

1 We also have a letter from the homeowners'
2 association of Oakmont Country Club property
3 owners' association, which is what is directly
4 adjacent to our property with -- it backs up
5 directly to our property, similar to the south
6 side of the property here and they praise our --
7 but basically they praise us as being good
8 neighbors. They discuss the cleanliness, the
9 maintenance of our property, and they also state
10 that they have not experienced in the five years
11 we've been there noise, any type of criminal
12 activity, any type of interference in their
13 day-to-day lives. That is from the property
14 association of Oakmont in Corinth.

15 Also have a letter from the city manager
16 of Sugar Hill, Georgia, and also, which is most
17 concerning here, Inverness Forest Homeowners'
18 association, which represents the neighborhood
19 right around our Houston property, which we've
20 been there for over 11 years now and not a single
21 incident has occurred. So we have testimonials
22 from your counterparts, the public's counterparts,
23 at these locations stating that we're good
24 neighbors, we do a good job, we're conscientious,

1 and that sort of stuff.

2 There has been a -- one of the questions
3 that has come up was in the matter of property
4 values. I read in some emails and at the last
5 public meeting it was brought up a number of
6 times. This is an analysis of the property
7 values around our Dallas property, which is going
8 on six years; and these are homes that are
9 directly adjacent to the property and a block
10 away in some cases, or across the street, if you
11 will, from the properties that abut our property.
12 You can see that the overall average has gone up
13 almost 19 percent. Now, I'm not saying that
14 because Ashton Gardens is there that it went up
15 19 percent, but what I'm saying is that the
16 property values did not go down and certainly did
17 not go down as a result of Ashton Gardens.

18 There is another property value analysis,
19 Houston North. This is a real interesting
20 analysis. The Houston North property, again,
21 going on being there for over 11 years, this is
22 not the best area of the northern -- the northern
23 part of Houston. It used to be, but it -- it's
24 not a bad place. It's just not the best place.

1 The home values there, I think you can see,
2 somewhere in the mid ones and lower mid ones.
3 The property values there -- this is outside the
4 city that is actually not far from a major
5 tollway, so they have increased 17 percent.

6 It's important that we presented this to
7 show those who are concerned that Ashton Gardens
8 may not -- although we're not taking credit for
9 the positive effect, we're saying there is no
10 negative effect, and certainly not in the 11
11 years that we were -- 11 plus years around
12 Houston North, so I hope that is helpful to those
13 that have that concern.

14 The properties that we have, and it's
15 stated in the letters, and -- do you have the
16 landscape plan in there? It's -- if we for one
17 minute let our guard down and with an investment
18 of this size, if we let our guard down and don't
19 maintain the property -- wedding facilities are
20 selected on very cerebral at first, mostly by the
21 brides, and that is how does it look. You know,
22 it's got to be beautiful, unique, clean. It's
23 got to satisfy all of these visual and cerebral
24 needs that the bride has, and not only have we

1 complied with the landscape ordinance, but we
2 have far exceeded it. You can see that around
3 the chapel, around the reception building, in
4 front of -- at the west part of the parking lot
5 where the handicap parking lot is. This is all
6 extra stuff that -- to beautify the property.

7 We will have a local, local, landscape
8 maintenance company that will be in charge of the
9 beautification of our property; and by the way,
10 we will -- we're using a local landscape architect
11 and landscape company to do the installation --
12 design, installation, and maintenance, so this is
13 going to be a beautiful site. You know, we think
14 this is going to be one of the prettier sites,
15 actually. So from a -- something we can be proud
16 of. Something the Village can be proud of. It's
17 just going to be a beautiful location. It's
18 going to be very private once you enter the site
19 because around the perimeter we're putting in
20 arbovitae?

21 MS. GRILL: Arborvitae.

22 MR. SCHREIBER: Arborvitae. We use something
23 else down south, but all the way around the
24 perimeter, but we're required to put in the trees

1 that you see that have the round canopy.
2 Everything else is in addition. It's so that the
3 arrival experience to the property, the visual
4 from the outside, especially once you arrive on
5 the property, you get the feeling of privacy and
6 with the evergreens and all that around, so the
7 beauty of the facility is very important.

8 We have full time housekeeping and
9 maintenance staff because in our business if we
10 don't look as good or better than our website,
11 we're in trouble. You get found out really
12 quick. We try to look better. The website
13 attracts people. We try to look better than the
14 website, so our investment in the visuals of this
15 property far exceeds what's required by the
16 ordinance and is really exceptionally important
17 to us and one of the main reasons is that we
18 want to -- we want the community to be proud of
19 this site. It's not just a parking lot and
20 putting grasses and trees in the parking islands
21 and all that. It's far beyond that, so we
22 believe that it's something that we can all be
23 proud of and, hopefully, visited by you guys
24 quite a bit too throughout the time.

1 Real quick I'll just touch on a few
2 others. The traffic study. Roberta went through
3 that. This is something that is required of us
4 to -- that's required of us to perform so that
5 the Village can make sure that we comply. So
6 according to the traffic studies, there will be
7 no negative impact; and one of the concerns,
8 which I truly understand, one of the concerns was
9 that possibly when guests are exiting Prospect --
10 onto Prospect they might go through the
11 neighborhood. The way the traffic study -- and
12 there is a bunch of stuff that I don't
13 understand, but parsing it out, the access is
14 going to be -- the great majority of it is going
15 to be off of Devon and a very small percentage
16 off of Prospect, so there is really no need --
17 unless somebody goes -- gets lost and goes
18 through the neighborhood to get there, they won't
19 know how to get there when they're leaving, so
20 they'll use the main -- the main drive of Devon
21 Avenue, that's what the traffic study calls out.

22 As far as parking goes, we have had
23 conversation with Senior Flexonics, and they have
24 50 parking spaces right in front of their

1 property and they have agreed to let us use that
2 for overflow. We will provide -- if we ever need
3 it, we'll use it for our staff first; and then
4 after that if we need it, we'll use it for guests
5 and shuttle at our expense to get across the
6 street as needed. That takes the number of
7 parking spaces up to 185.

8 We have a -- our facility in Sugar Hill,
9 Georgia, our capacity is 400. We have 172
10 parking spaces there. Have never used them all.
11 We can't have overflow because we're on a main
12 four-lane thoroughfare, so where we are there is
13 literally nowhere else to go. We have never
14 exceeded that number and, you know, as I -- as I
15 mentioned at the last meeting, we would love to
16 do weddings of 300 every day. It just doesn't
17 happen that way. The average size wedding is
18 somewhere right around 150 and we have -- pardon
19 me just a moment while I find my notes.

20 At our Atlanta property, again, where we
21 seat 400 maximum, we did 240 events last year in
22 2015. 15 events exceeded 250. Count them, 15,
23 the whole year. Our average there is 156. The
24 average in the Chicago market, which includes all

1 in Chicago, and the weddings are larger, you
2 know -- the inner city weddings, if you will,
3 those that go to the big hotels and the private
4 clubs and such and the city clubs are downtown
5 are larger events and much more expensive events.
6 Those don't even exceed 200 on average, but
7 they're higher than what we would expect to have,
8 so I say that to refer back to the parking at 185
9 available spaces, it's really more than adequate.

10 We did that in response to the concerns of
11 the community about the parking. We don't want
12 people parking on the streets. We don't want to
13 have to have the Village install no parking signs
14 where the residents can't use the street. There
15 is no reason to restrict the residents from using
16 the legal parking areas now. There is no reason
17 to restrict that if we can do otherwise and
18 that's why we worked with Senior Flexonics and
19 got them to agree to let us use those 50 parking
20 spaces, so we feel that that's really -- that was
21 a huge hurdle for us. It was a big concern for
22 us, only that it was one of the major concerns
23 for the residents.

24 All right. Let's talk about noise. Let

1 me go back to the parking and traffic, one more
2 note. Statistically 10 to 15 percent of the
3 guests that attend the wedding at Ashton Gardens,
4 that's fairly typical, I guess of all weddings
5 really, but particularly with Ashton Gardens, 10
6 to 15 percent of the guests are from out of town.
7 They stay in local hotels. Many don't rent cars.
8 Many ride with friends or relatives that are
9 local. One of the requirements for our
10 recommended hotel is that they have shuttle
11 service to and from the hotel -- or to and from
12 Ashton Gardens, so that greatly reduces the
13 number of cars. If we take, let's call it 10
14 percent, if you take 25, 30 people out of the
15 capacity, that's fewer cars. Also, five percent
16 of the guests at a wedding at any given time are
17 children, and except in Texas where they can
18 drive tractors at any age, kids don't drive, and
19 you see it, by the way. It's okay to do that
20 there. I'm not really sure why still, but you
21 can, so that also is an aid to the traffic
22 problem and the parking problem, if you will.

23 All right. Thank you for your indulgence
24 while I'm going through all of this. Let's talk

1 about the noise. In both of our testimonials
2 from the homeowners' associations at the two
3 properties I referenced earlier, they both state
4 that there has never been a noise problem. We
5 have never gotten a call from a neighbor saying
6 that we were too loud. Now, there are people who
7 will hoot and holler, as we say down in Texas,
8 you know, out in the parking lot or maybe
9 cheering when the bride and groom leave. That's
10 a very short period of time when that happens.

11 As far as hearing the music, which I think
12 a lot were concerned with, that just simply
13 doesn't happen. If we can go to the decibel
14 study. We did a decibel study in response to the
15 concerns, and this isn't the first one we've
16 done. This is the third time we've done it
17 because of very similar concerns at the other --
18 at two of our other locations, so here is the
19 what we did, here is the criteria for the decibel
20 study, we took it at the peak dance time during a
21 wedding, which is when the music is typically the
22 loudest. The DJ's back is to the center divider
23 wall. I'll show you that in just a moment, and
24 the DJ is facing an exterior wall of the property

1 where an exit door is, not the main door, but a
2 side exit door.

3 Can we go to the Houston West? Now, this
4 is Google maps. They don't have a current one.
5 This is one under construction, but --

6 MS. GRILL: We have this one. This is current.

7 MR. SCHREIBER: There you go. You can see
8 that proximity of the houses to the building and,
9 again, this is a larger facility. It seats 400.
10 If we can show the floor plan that shows the
11 location of the DJs and the bands. Okay. So the
12 room is divisible in half. We can do two
13 weddings, not at the same time. They never occur
14 at the same time. Typically, we don't. In a
15 facility this size, typically, we have one
16 wedding at a time, but let's say for this example
17 that we have the divider walls closed in the
18 center and the location of the DJ on either side.
19 Now, the back is to the divider wall and the DJ
20 and the speakers are facing the exit door to the
21 far right in the center, okay, and know that we
22 don't allow DJs or bands just to blow it out.
23 First of all, you're with guests in the room.
24 Guests won't be able to talk. Grandmas won't --

1 won't be able to take it and, frankly, our staff
2 can't function if we just let a DJ -- by the way,
3 DJs think the only reason why anyone is having a
4 wedding is so they can come watch them; and if
5 you let them, they'll behave in such a way, so we
6 monitor the level of the volume of the DJ and the
7 bands so it's comfortable for the guests; and as
8 a result -- so if you look at the top of the
9 building, that is our back of the house. That's
10 the kitchen, that's the storage area, that's the
11 service corridor, so certainly the houses that
12 are behind there, music ain't getting through
13 there. There is just no way the sound is going
14 to get through the kitchen, et cetera, and the
15 exterior walls of the building are very highly
16 insulated as are the few windows that are along
17 each side.

18 So let's look at the position of the band.
19 Let's get that slide. So if we're using the full
20 ballroom, which would be the majority of the
21 time, the DJ or the band is playing to the front
22 of the building with his back to the -- to the
23 back of the building, so all the sound is going
24 that way. So now it's important that now you

1 know how we have our setup, our decibel
2 readings -- can we go back to the Houston West
3 property.

4 So we took decibel readings in different
5 locations. We took it inside the room, so inside
6 the ballroom; and if you remember the half
7 ballroom where the DJ was in the middle playing,
8 if you will, towards the side where the exit door
9 is, which is really the only way the sound is
10 going to get out of the building on that side, in
11 the room, our decibel reading was somewhere
12 between 96 and a hundred decibels; and just so
13 you know, for that rate, that's about three feet
14 away from a speaker in a night club, so it makes
15 sense. So the sound is typical there.

16 We took another reading directly outside --
17 directly outside the ballroom with the door closed
18 and 25 feet from the exit door. We had a decibel
19 level 74 to 80, which according to sound experts,
20 sound ratings, it's about somewhere between a
21 close alarm clock and a vacuum cleaner. So the
22 building is very well insulated, and you might be
23 able to hear it, but it's not going to be very
24 loud. The further away we got -- we took one 75

1 feet from the exit door because again that's --
2 that will be the closest point that the music
3 would exit the building. The decibel level was
4 somewhere around 70 to 74. Again, about the
5 sound of a vacuum cleaner; and we did one 130
6 feet from it in the far top corner, if you will,
7 and that was the same as -- that was the same as
8 75 feet. The reason for that is because there is
9 a street, Clay Road, very similar to Devon and
10 it's picking up the traffic noise there. Traffic
11 is about -- a semi busy local street is about 70
12 decibels, so if you can hear -- you'll be hearing
13 the cars in your backyard of your house before
14 you hear the music, so I hope addressed that.

15 We really paid close attention to this.
16 Again, it's the third time we've done it. We
17 know how important it is. We wanted to report
18 back with our findings on that and we just did
19 this more recently because this building is the
20 same shape and design, just a little smaller than
21 the one we'll be building here.

22 I'm trying to cover the concerns. I did
23 notice just as I -- I have a note here. It was
24 brought to my attention, and it was shown to me

1 today, that the Bartlett Area Moms Facebook --
2 are you all familiar with that? There were --
3 the first six postings on that Facebook page were
4 positive for Ashton Gardens. They were very
5 objective. If you're part of that, please look
6 at the page. I was kind of surprised when I was
7 shown that, but basically discussing progress,
8 saying that, you know, the surrounding -- one
9 example was that -- used Schaumburg as an example
10 that progress has married very well with local
11 residents and the city has thrived with new
12 businesses; and so I didn't have a whole lot of
13 positive stuff in my holster coming in, but that
14 was a nice surprise to see, and I thought I would
15 bring it to your attention and I invite you to
16 take a look at that.

17 So a couple of other things that -- and
18 I'm getting there, I promise. This property will
19 generate 40 plus or minus, probably plus, but
20 plus or minus full and part-time jobs. With the
21 exception of two positions, which will be upper
22 management positions, which we would transfer
23 from another property, everybody would be local.
24 We have high school kids. I'm sure there are

1 some high school kids in the neighborhood. We
2 have single moms. We have retired folks. We
3 have a lot of kids, especially on the service
4 staff and that work in the kitchen, so I would
5 submit that if you have teenage kids or kids
6 going to the college and they're living in the
7 area, they would be just prime for us to employ.
8 The wages will contribute about \$700,000 a year
9 to the working community.

10 Although we have -- the liquor license
11 we're applying for, which there is only a couple
12 of choices really that meet our needs, can go
13 till 2:00 in the morning. I can't remember the
14 last time we had an event that went past 12:30.
15 The typical ending time on a Friday or Saturday
16 night is 12:30. If somebody wants to go later,
17 they can buy up to an hour, but no more than
18 that, and that doesn't happen very often because
19 you're spending another \$500 for a half dozen
20 people that want to stick around, so although we
21 can serve till 2:00, we almost virtually never
22 do.

23 Our alcohol service training, and I'll
24 touch on that. I know liquor consumption is also

1 a big concern. Besides the state of Illinois
2 requiring all service staff and managers to
3 be all under their certification, we have one as
4 well and it includes not just service staff, but
5 everybody. It is so much more comprehensive and
6 so much more aware driven, awareness driven, than
7 just, you know, what the state requires because
8 on a practical level, we require every server,
9 ever manager, if there a salesperson on-site, and
10 there is also a coordinator that every wedding is
11 assigned to, everybody is looking after any type
12 of questionable behavior, especially related to
13 alcohol.

14 Our bartenders are trained even more
15 intently than -- intensely than the service staff
16 because they're the first line of defense.
17 Everybody that needs a drink or wants a drink has
18 to go to the bar so the bartender sees them. We
19 limit the number of drinks. We don't do shots.
20 We have cut people off before because we thought
21 they had too much to drink and they had pink eye.
22 We just don't mess around with liquor service for
23 a lot of reasons, our guests safety, the
24 neighborhood safety, and, frankly, you know, we

1 can't afford to risk anything happening with our
2 liquor license. People do drink.

3 You know, there is professionals out there
4 like me that do it for a living, and it might
5 take you a little while to figure me out because
6 I've had a lot of practice at it, but eventually,
7 you know, we figure it out, and we have not had a
8 single incident in 11 years serving over a
9 million and a half people in 11 years -- a
10 million 2, excuse me, in 11 years we have not had
11 a single incident.

12 Why is that? Partly because -- mostly
13 because of our awareness in our service and our
14 training and we pre-shift meetings before every
15 event. Every pre-shift meeting we talk about
16 alcohol awareness. We also have in other --
17 every other location we have off-duty police
18 officers. We do -- our director of security for
19 the company has aligned us with a security
20 company here in Chicago that employs retired or
21 off-duty police officers. Those guys know the
22 law. You know, those guys are there to assist
23 us, number one; and, again, if there is any
24 questionable behavior -- we've never had a fight.

1 We don't allow guns. I don't care if you have a
2 license to carry. You don't get to bring it in.
3 The only guy with a gun is an off-duty police
4 officer, and we just don't allow it.

5 He's also -- the police officer there is
6 also there to ensure that we don't disturb the
7 neighbors. That people who are able to leave on
8 their own leave on their own and are safe; and
9 those who aren't, we find them a way home, either
10 with friends or relatives and on countless
11 occasions we have paid for transportation, Uber,
12 taxi, whatever that might be. We just don't mess
13 around with alcohol service. Now, that's not to
14 stay that one day somebody is going to outsmart
15 us, but I hope they don't, but we take every
16 possible precaution we can; and one of the key
17 concerns is the safety and solitude and the piece
18 of the community that we're in and so far we're
19 doing pretty good at it.

20 We end our bar service 30 minutes before
21 the event ends. We don't want somebody walking
22 up to the bar and going thanks a lot and then
23 going out to their car. We also don't give last
24 call. All that does is just send 150 people to

1 the bar and we don't want that. First of all,
2 service is going to be terrible and our
3 reputation will be shot for that event, but we
4 don't want people to know when the bar ends so
5 they're rushing at the last minute to get a
6 drink. That doesn't serve anybody's purpose
7 whatsoever, and we've never had an issue with
8 that from that standpoint.

9 You know, this process has -- for any of
10 you guys that have been involved in something
11 like this, this is no inexpensive nor is it an
12 easy task. We have our engineers here tonight.
13 We have to hire engineers, architects,
14 hydrologists, landscape architects. You know,
15 right now in all, in full disclosure, we've
16 invested over \$150,000 so far just preparing for
17 this. We are required to uphold certain things
18 from a legal standpoint and from local ordinances
19 set out by the Village. This is -- if we didn't
20 really believe in this location, in this town, in
21 the potential of what our business could be here,
22 we would go down the road somewhere, but it's a
23 perfect prospect for us and, you know, we have
24 done everything that's been asked of us and then

1 some by the Village. We've listened to your
2 concerns. I hope I've addressed them.
3 Hopefully, I didn't forget any.

4 Oh, yeah, so we really are trying to be
5 good stewards of our business and good neighbors
6 and good community representatives and, you know,
7 and I don't know a whole lot about the history of
8 Bartlett. I don't know what the -- I've been
9 privy to see a couple businesses on my visits
10 here on an official level that are coming in or
11 expanding like the one we had early this evening,
12 but I think this is what progress with pride
13 means. I think this is progress. I think it's a
14 very high quality product. It's a very large
15 investment on our part. We're -- we have only
16 the best professionals in the industry working
17 for us. Our level of integrity is unmatched by
18 anybody. Our employee retention is huge. We
19 just think this would be, you know, this would be
20 really great. I appreciate everybody's concerns.
21 I appreciate everybody taking time out tonight to
22 come indulge me and let me tell you all of this.
23 I know that there is 40,000 more residents in
24 Bartlett, and they also would be beneficiaries of

1 what we could bring to the Village and so with
2 that, I thank you all for the time and attention.

3 CHAIRMAN LEMBERG: Okay. Thank you. Any
4 questions from the commissioners?

5 MR. M. HOPKINS: I have some questions.
6 Mr. Schreiber, right?

7 MR. SCHREIBER: Yes, sir.

8 MR. M. HOPKINS: Just wanted to get that part
9 right.

10 MR. SCHREIBER: Thank you.

11 MR. M. HOPKINS: Roberta, could you go back to
12 the overhead of the Clay Street facility, Clay
13 Road facility; and if this new facility is going
14 to be very similar to that, then we have rooftop
15 equipment that we need to consider on this; and
16 in looking at the elevations that are in the
17 packet -- you know, I would imagine,
18 Mr. Schreiber, that what Roberta just pointed to
19 on the top part of the roof plan there is over
20 the kitchen area?

21 MR. SCHREIBER: Correct.

22 MR. M. HOPKINS: And then the other rooftop
23 units are over the, I guess, the toilet room area
24 in the lobby?

1 MR. SCHREIBER: We call it the gallery. It's
2 the lobby, if you will.

3 MR. M. HOPKINS: Right. Our concern is that
4 that is screened from view, so when I'm looking
5 at your -- could you bring up the west elevation,
6 Roberta? When I'm looking at then the elevations
7 of the building, they're all nicely finished,
8 except the west elevation; and the west elevation
9 is called out as a hardiplank; and it's looks
10 like it's shown in a vertical board on board, you
11 know, with a bunch of downspouts and a gutter
12 running across and then an open parapet that runs
13 into a well where this rooftop equipment would
14 be. I think what we are going to be looking for
15 is that that rooftop equipment is totally
16 screened horizontally in elevation; and if you
17 have kitchen equipment there -- you know, you've
18 got some sizable equipment and that's going to go
19 for the stuff that's over the lobby too, so at
20 least this -- so it does look like -- and it's
21 hard to tell what the level of the roof is at
22 that part of the building, but there is a fine
23 line there where the ladder stops; and I'm
24 guessing that's the ladder from the low roof to

1 the high roof, right, so I think we're going to
2 be good.

3 The residents to the west of this facility
4 are going to be staring at all that equipment.
5 You know, the fence is terrific and that's a
6 great thing to have and, you know, I applaud you
7 for that, but we have to then consider what's
8 going to be visible over the top of the fence, so
9 could you talk about how that is going to be
10 screened from view.

11 MR. SCHREIBER: Sure. The easy part, the front
12 of the building you won't be able to see it.
13 Behind the balustrade the -- we don't want guests
14 to be looking at the front of this beautiful
15 building and see the RTUs on top, so they're set
16 down and away from the front of the building. So
17 the sight angle away and as you approach the
18 building, you won't be able to see them.

19 MR. M. HOPKINS: So if I'm out at Devon and
20 Prospect, I'm not going to see rooftop equipment?

21 MR. SCHREIBER: You won't be able to see it.

22 MR. M. HOPKINS: I won't see rooftop equipment?

23 MR. SCHREIBER: No, sir.

24 MR. M. HOPKINS: I would kind of like to see

1 that demonstrated in section actually in order to
2 assure ourselves of that, but more importantly,
3 for the sake of all three of these buildings, I
4 think what we're looking for is to demonstrate
5 that the equipment is also screened from the
6 resident side.

7 MR. SCHREIBER: I would be happy to add that
8 to the plans.

9 MR. M. HOPKINS: That would be terrific, and
10 whether we call that a condition or --

11 MS. GRILL: We can --

12 MR. M. HOPKINS: -- actually ask to see that
13 in --

14 MR. SCHREIBER: I can send you the
15 architectural --

16 MR. M. HOPKINS: All three buildings have open
17 wells that face the resident side right now on
18 these exhibits and we have to cure that.

19 MR. SCHREIBER: Okay. Be happy to do that.

20 MR. M. HOPKINS: Okay. Terrific. Also, I
21 think there needs to be consideration for the
22 kitchen equipment, so I was going to ask you
23 about what the operation of that kitchen actually
24 is. Is that a full service kitchen or is it --

1 is cooking -- food prep done on the site?

2 Cooking done on site?

3 MR. SCHREIBER: We do our own.

4 MR. M. HOPKINS: You do your own, so there is
5 going to be a kitchen exhaust, hood exhaust
6 somewhere.

7 MR. SCHREIBER: That's correct.

8 MR. M. HOPKINS: We would ask you to push that
9 exhaust, you know, things like the makeup area
10 and the exhaust fans or what have you, as far
11 east as you can in the plan.

12 MR. SCHREIBER: They can be moved some. If we
13 can go back to the plan view, please, Roberta.

14 MS. GRILL: I'm sorry. Which view?

15 MR. SCHREIBER: The plan view, the floor plan
16 view of the building. So on this wall, this is
17 where the cooking line is and there are five
18 pieces of cooking equipment, so the exhaust hoods
19 will be proportionally pretty much directly above
20 probably -- we might be able to get eight or ten
21 feet from the side of the building without too
22 much trouble for those. (Indicating.)

23 MR. M. HOPKINS: And you do have -- what we
24 would be concerned with is that you move it as

1 far laterally as the equipment would allow.

2 MR. SCHREIBER: Absolutely.

3 MR. M. HOPKINS: They do allow a certain
4 horizontal length.

5 MR. SCHREIBER: Yeah, it's just sizing the
6 fans and making sure that the transitions and the
7 duct work is --

8 MR. M. HOPKINS: All of that, but whatever the
9 rules are to scoot that as far east as possible
10 to keep that away from the residents.

11 MR. SCHREIBER: We would be happy to do that.

12 MR. M. HOPKINS: Terrific. I would ask you
13 about building mounted light fixtures, what do we
14 have going -- I couldn't find on the --

15 MR. SCHREIBER: I didn't enclose all the
16 architectural and lighting plan. The exterior
17 lights on the building are really just accent
18 lights, so there will be some low voltage LED up
19 lights that illuminate the landscape, as well as
20 certain parts of the side of the building. Very
21 opaquely. It's not going to be very bright at
22 all. It's going to be very soft lights, so
23 there's not going to be any -- and other -- the
24 only other lights will be similar to these guys,

1 the can lights, on the outside of the building
2 shining down and having maybe a six-foot
3 footprint by the time it hits ground level.
4 (Indicating.)

5 MR. M. HOPKINS: You're talking about
6 architectural lights on the perimeter of the
7 building?

8 MR. SCHREIBER: That's right.

9 MR. M. HOPKINS: Do you have any wall packs or
10 anything that would be on the residents' side,
11 especially at your loading bay?

12 MR. SCHREIBER: No.

13 MR. M. HOPKINS: There is nothing there?

14 MR. SCHREIBER: No. There might be -- there's
15 going to have to be a light back at the dumpster
16 that will be switched as needed, but there is no
17 lights in the back of the building.

18 MR. M. HOPKINS: No lights in the back?

19 MR. SCHREIBER: Yeah. We don't have any
20 activity out there at night, other than us
21 taking -- you know, visiting the dumpster area.
22 All deliveries really are done by noon every day
23 just because of how we produce our food and
24 timing and all that.

1 There will be some -- a little bit of
2 traffic possibly with DJ's or florists, for
3 example, loading or unloading, but nothing that
4 creates, you know, any noise or light to speak
5 of.

6 MR. M. HOPKINS: I think we can do better on
7 the west elevation of this building -- that up on
8 the screen there -- rather than the board-on-board
9 vertical siding there. It kind of -- you know,
10 at least in our location that's a little bit
11 perceived to be more like a shed than, you know,
12 a building where kind of horizontal siding here
13 and maybe there is something that can be done
14 with a couple of trim bands or a cornice or
15 something. I guess it's a little bit more than,
16 you know, de minimus on the residents' side from
17 what would be visible on this building over the
18 top of the fence.

19 MR. SCHREIBER: Yeah, I can appreciate that.
20 There's really -- and with an eight-foot fence, I
21 think unless -- you know, eight-foot fence is
22 like -- I'm not that tall, but like way up here.
23 (Indicating.)

24 MR. M. HOPKINS: It's a foot over the height

1 of the man door, so if I'm in one of those houses
2 to the west, I'm going to be looking at the
3 gutter and right now I'm going to be looking at
4 the equipment, but we'll cure that. When we cure
5 that by bringing the parapet up, right, we've got
6 a lot of that board on board going there.

7 MR. SCHREIBER: Yeah, and that's strictly
8 economics.

9 MR. M. HOPKINS: Something to present a
10 finished face --

11 MR. SCHREIBER: Would it be acceptable if we
12 went from a certain height up to do that, rather
13 than an entire wall so the actual viewpoints from
14 the other side of the fence, from the residents'
15 side would be okay.

16 MR. M. HOPKINS: We don't have a solution for
17 you. We've kind of shown the rear end of the
18 building to the neighbors and we think we can do
19 better.

20 MR. SCHREIBER: Okay. Yeah, we can do that.
21 That's an easy one.

22 MR. M. HOPKINS: The roof of the chapel is a
23 prominent piece in this design?

24 MR. SCHREIBER: Yeah, that's our money --

1 MR. M. HOPKINS: So whatever material you
2 choose, there should probably be more than the
3 bottom of the line shingle.

4 MR. SCHREIBER: We use a -- we do use a shingle
5 for that for a lot of reasons, installation,
6 maintenance, et cetera, so we -- our design is
7 that anything like ceramic platelets or something
8 like that doesn't work on that the way that's
9 constructed.

10 MR. M. HOPKINS: Right. I would like to see
11 an upgraded shingle on that. I guess, you know,
12 we're not an architectural review board, although
13 we play one on TV. It's just that we're concerned
14 that this project is the best neighbor it could
15 possibly be.

16 MR. SCHREIBER: Yes, sir. If there is a
17 question there, I'm not sure how to answer it
18 because the design of the chapel is -- you know,
19 anything, other than the chapel, can change. Our
20 chapels are exactly the same. We have the same
21 timber frame company that builds them for us and
22 erects them; and the way they're made, the
23 beadboard ceiling, the roof deck -- and the
24 interior and exterior of the roof deck shy of the

1 finished shingle is all made together.

2 MR. M. HOPKINS: Okay. Almost done. Your
3 board-on-board fence.

4 MR. SCHREIBER: Yes.

5 MR. M. HOPKINS: The eight-foot fence on the
6 perimeter seems to have an A side and a B side to
7 it. We want to turn the A side out.

8 MR. SCHREIBER: Maybe we'll have two A sides;
9 and I believe, on that note, I believe that's
10 what's required in the ordinance is a six-foot
11 fence, and we've offered --

12 MR. M. HOPKINS: You've offered an eight-foot
13 fence.

14 MR. SCHREIBER: We've offered an eight-foot
15 fence, just to make note of that.

16 MS. GRILL: And it will have steel posts.

17 MR. SCHREIBER: Hey, Roberta, why is that?
18 Why do we have steel posts?

19 MS. GRILL: It's just a condition that the plan
20 commission likes to place upon board-on-board
21 fences.

22 MR. SCHREIBER: Okay. Well, we're going to do
23 it. I just --

24 MR. M. HOPKINS: The light fixtures you're

1 showing in the exact same places as the trees in
2 the plan. Light fixtures in the parking lot on
3 the engineering drawings are shown in the exact
4 same place as the trees in the landscape plan;
5 and then my final question and then I'll shut up,
6 where did this arb hedge come from?

7 MS. GRILL: Arborvitae hedge?

8 MR. M. HOPKINS: Arborvitae hedge.

9 MS. GRILL: That was their proposal.

10 MR. M. HOPKINS: Are there alternates?

11 MR. SCHREIBER: I have to --

12 MR. M. HOPKINS: Arb hedges are susceptible to
13 winter blight; and when it's set up where it
14 tries to be a screen and they turn six- or
15 eight-feet high, right, and then what happens, we
16 lose one here, lose one there, and it becomes
17 kind of gap tooth.

18 MR. SCHREIBER: As soon as we lose one, we'll
19 replace it with another. We just don't mess
20 around with it.

21 MR. M. HOPKINS: We're going to suggest that
22 you consider an alternate to that, so rather than
23 have an eight-foot high continuous green arb
24 hedge around this thing, we're going to suggest

1 that you look at an alternate.

2 MR. SCHREIBER: Just so I'm clear --

3 MR. M. HOPKINS: Whether it's a yew hedge or
4 something that's a little bit lower that could be
5 just behind your four-foot decorative --

6 MR. SCHREIBER: Lower hedge?

7 MR. M. HOPKINS: Lower hedge.

8 MR. SCHREIBER: Oh, sure. That's cheaper.
9 Save me some money.

10 MR. M. HOPKINS: It might last for you too.

11 MR. SCHREIBER: Just so you know, the
12 assignment given to the landscape architect is
13 the same that we give in every location -- and we
14 have our own issues with heat down in Texas, as
15 we do with cold up here -- is that whatever we
16 put in there has got to be -- the trees
17 especially -- has to be green all the time. We
18 can't advertise -- and you've seen pictures of
19 the chapel, and we have glass windows all the way
20 around, very tall windows; and around the chapel
21 you saw the landscaping, those are going to be
22 very tall trees that enclose from the interior
23 view of the chapel, that's what you're going to
24 see. We want it to feel like you're in a forest

1 because we started out putting them in forests
2 and forests are hard to find in a lot of places,
3 so we're going to build a forest. So it is vital
4 to our identity that all of that stuff we put in
5 there stays green all the time; and if we put in
6 seasonal color, we replace them so that our
7 guests can't see dead plants or dead trees or
8 gaps in the trees any more than they can see, you
9 know, dirty floors or unset tables or anything
10 like that when they visit the property.

11 MR. M. HOPKINS: Okay. Appreciate it.

12 MR. SCHREIBER: Thank you very much.

13 MR. A. HOPKINS: Just a few questions. I
14 guess mine more relates to parking. I know you
15 went over it, but I know a lot of people here are
16 probably concerned about that.

17 How many employees, again, did you say
18 were going to be during, say, a large scale event,
19 wedding? How many employees will be working?

20 MR. SCHREIBER: At maximum capacity if we have
21 300 guests, the full service dinner, full bar,
22 kitchen coordinators and all that, we'll have at
23 most 26.

24 MR. A. HOPKINS: Is there a designated staff

1 parking area? If, let's say, Senior Flexonics
2 was out for some reason, it's not there,
3 something happens, is there a designated employee
4 parking area?

5 MR. SCHREIBER: Typically during the events
6 it's the furthest parking places from the
7 building.

8 MR. A. HOPKINS: And there is no parking
9 behind the building at all.

10 MR. SCHREIBER: I suppose it's there if we need
11 it with that service drive. We could certainly
12 use it as such. We aren't planning on it, but we
13 can certainly use it as such because it's not
14 occupied during events.

15 MR. A. HOPKINS: Okay. And then you mentioned
16 full-time landscapers. Where would they be
17 storing their equipment?

18 MR. SCHREIBER: Wherever their shop is.

19 MR. A. HOPKINS: Okay. So you're contracting
20 it? You're not --

21 MR. SCHREIBER: Right. It will be a local
22 landscape contractor.

23 MR. A. HOPKINS: Okay. All right. And then a
24 DJ, obviously people can bring their own DJ, so

1 that would be -- where would they be loading and
2 unloading?

3 MR. SCHREIBER: In the back. It depends on --
4 I guess part of the answer it depends on the
5 time. If there is nothing going on and they come
6 at a certain time, they can park in front or on
7 the side and come around the side of the building.
8 It really depends on the activity in the building
9 at the time and, you know, all of the vendors,
10 whether they -- if an event selects their own
11 vendor, let's say, a DJ, they have to be a
12 professional DJ. They have to have insurance.
13 They have to name Ashton Gardens as additional
14 insured. They have to have a business license.
15 They have to be professional. You can't bring,
16 you know, cousin Bobby and his boom box in to be
17 a DJ. I guess you could, but we're not going to
18 set you up as a DJ, but same with the cake baker,
19 has to be all -- the cake baker has to have a
20 place of business, inspected and licensed by the
21 health department, and carry insurance.

22 MR. A. HOPKINS: And then what about when
23 these events are over when people are leaving.
24 The majority of people are going to be going east

1 on Devon, so they're obviously going to turn out
2 there. Are we worried about any type of stacking
3 issue with cars leaving or cars that have to turn
4 left onto Devon where they're going to be exiting
5 onto Prospect? Are we going to have to have some
6 type of traffic control? Are the police going to
7 be needed at all.

8 MR. SCHREIBER: We have a similar situation in
9 our Atlanta property and, you know, we -- I mean,
10 I suppose we could have traffic cops out there,
11 but for -- people find their way out. They don't
12 all go out at once. We find that a measurable
13 number of guests are gone by the time, you know,
14 right after dinner or right after the cake
15 cutting and that sort of stuff is happening; and
16 then, certainly, by the end of the event, you've
17 got maybe 30 percent of the guest count or so is
18 there. People trickle out, so we haven't
19 experienced it. I can't really answer it. All I
20 can say is the traffic study shows that there
21 won't be a problem; and I guess if you're leaving
22 the property, you got to figure out how to get
23 home.

24 MR. A. HOPKINS: Just a couple more questions.

1 Now, I know your primary events are going to be
2 weddings on Friday, Saturday nights. Will there
3 be things during the week? Will there be
4 luncheon events and those type of things during
5 the week or maybe somebody wants to save money
6 and have a wedding on a Wednesday night?

7 MR. SCHREIBER: I hope so. Yeah.

8 MR. A. HOPKINS: Okay. So there is other
9 times as well.

10 MR. SCHREIBER: If I can -- sorry for
11 interrupting, but I want to address this now
12 since you mention it. There was also a question
13 of competition of the Bartlett Hills and -- I'm
14 sorry. Let's see. The name of the other
15 facility here.

16 UNIDENTIFIED SPEAKER: Villa Olivia.

17 MR. SCHREIBER: First of all, competition is
18 good. If you think about the McDonald's effect,
19 a long time ago -- and there's kind of a joke in
20 the food industry that back when Burger King was
21 coming onto its own, they would wait to find out
22 where McDonald's built and buy the land, the
23 secondary land, not far from there because it
24 creates traffic. If we have a thousand tours a

1 year visiting our property -- and people the way
2 they search for -- they're much more -- you know,
3 20-some-year-old girls are much more
4 sophisticated at this than I am. The way they
5 search is pretty much online, mostly online, and
6 they will have a tendency -- if they're finding
7 Ashton Gardens in this area and they're searching
8 for weddings, they're going to find the other
9 locations as well. They're going to visit these
10 other locations. There is going to be times
11 where -- and this is an example of our being good
12 neighbors. There is going to be times where
13 people will want to have a particular day or time
14 for a wedding that we can't accommodate. We
15 would recommend -- and we do this in our other
16 properties in the cities where we are where there
17 is facilities to support them. We'll refer them
18 to these other places to go see and it happens
19 vice versa. Hopefully, we're all so busy we're
20 referring back and forth, but this sort of thing
21 is good. These folks that come visit us are
22 going to visit Bartlett Hills. They're going to
23 visit the other facilities.

24 We also have to have places where we refer

1 rehearsal dinners right after the rehearsal,
2 which is typically the day before the wedding.
3 Everybody leaves and goes right to -- the bridal
4 party goes right to a place to eat. We're going
5 to find our local business neighbors and
6 assuming, you know, quality and service and all
7 that stuff is there, we're going to try to send
8 business to other local businesses. That's just
9 what we do. That's part of what we think our
10 obligation is of being good community members.

11 MR. A. HOPKINS: Final question for me. I
12 appreciate you guys coming to look at Bartlett.
13 Bartlett is a great community and we would love
14 to have you. Did you look at other locations
15 within our Village?

16 MR. SCHREIBER: No. I can tell you this, we --
17 my partner and I came up here four times and
18 spent four days driving around, if you will, in
19 the target area where we wanted to be and we just
20 kept coming back to here. We love the location.
21 The access, it's fairly easy to get to from --
22 it's not -- our business is not location,
23 location, location because we're a destination.
24 People when they get married, something -- I

1 don't know what happens, but I got married in Las
2 Vegas. My wife and I went to Las Vegas, so I
3 wouldn't know how to do this, but they look for
4 the venue. They look for the place they want to
5 have their wedding and wherever it is, they'll go
6 to and at least it's been proven out that -- and
7 we don't have the most convenient locations in
8 everywhere we are, but people get to us. People
9 drive -- we're 27 miles north of Atlanta, 26
10 miles north of Atlanta. If anybody's driven in
11 Atlanta right after lunch, you know, traffic
12 backs up going out of the city, so it ain't easy
13 to get to us, but people get to us; and so the
14 fact that you may have to come off of one of the
15 major roads or a highway and drive for 10 to 15
16 minutes to get to us, we're okay with that. We
17 looked at property right off of highways, real
18 convenient to highways. We just love the feel of
19 that piece of property and where we're located
20 here in the Village and it's great -- you know,
21 you can get to us from Schaumburg and Hanover
22 Park and South Barrington. I hope I'm getting
23 the towns right, so it works.

24 MR. A. HOPKINS: Thank you.

1 MR. SCHREIBER: Thanks.

2 CHAIRMAN LEMBERG: Anyone else have a question?

3 Okay. Jim.

4 MR. PLONCZYNSKI: Okay. First person is Yasir
5 Rizvi and Hina Nawab. Just go up there and speak.

6 CHAIRMAN LEMBERG: Could you state your name
7 and address, please.

8 MS. NAWAB: My name is Hina Nawab and I'm at
9 228 Lido Trail.

10 Is this land already sold?

11 MR. SCHREIBER: No. We haven't closed on it
12 yet.

13 MS. NAWAB: Okay. We were concerned about the
14 noise and safety. I am a physician. I work
15 nights; and when I'm at the hospital, I'm at
16 peace of mind that my family is safe, so there is
17 a lot of concern about safety.

18 MR. SCHREIBER: Well, I can just refer back to
19 the example I gave earlier about how we manage
20 the business, alcohol consumption, how we manage
21 the exit, how we have a trained peace officer on
22 property. All of the things that -- you know, we
23 do everything we possibly can to ensure the
24 safety of our guests and, you know, beyond that

1 I'm not sure specifically what you mean by
2 safety. As far as traffic and all that goes, I
3 think I tried to address that.

4 MS. NAWAB: There would be traffic, there
5 would be, you know, drinking, there would be
6 people coming out for smoking, so a lot of things
7 happen people coming out for weddings and events.

8 MR. SCHREIBER: Sure. We just do absolutely
9 our best, you know, the way we manage the
10 business with our security; and as I said, in 11
11 years and a million plus guests, we haven't had
12 an incident yet. We can just continue to do the
13 best that we can do and hope for the same result.

14 MS. NAWAB: Okay. Thank you.

15 MR. SCHREIBER: Thank you very much.

16 MR. RIZVI: My name is Yasir Rizvi. Same
17 property as my wife. I'm at the corner of Lido
18 and Prospect there, so where that -- right there
19 by the third park entrance, and I'm concerned
20 that there will be a lot of traffic going in and
21 out and that's my backyard. I have small kids,
22 so -- plus also the parking concern is that if
23 people don't find parking to park in your parking
24 lot they will come on Lido Trail.

1 MR. SCHREIBER: Well, as I said, we're going
2 to -- you know, one of the reasons why we have
3 the security officer is to manage the parking as
4 well, so if we even think that our event -- an
5 event is big enough to warrant the off-site
6 parking, we'll make arrangements for it and we
7 will let people know that and we'll monitor that.
8 That's one of the jobs of -- by the way, anything
9 other 150 guests is required to have two
10 officers, partly for that reason as well, so all
11 of that is watched. That's part of their job.
12 We've got a, if you will, our own job description
13 of what security officers do on property and
14 traffic control and parking, and things of that
15 sort is part of the -- they have to be at certain
16 areas of the property at certain times of the
17 event, arrival and departure --

18 MR. RIZVI: So you're saying you're going to
19 have an off-duty police officer at every single
20 event?

21 MR. SCHREIBER: Every single event, yep, and
22 two if it's over 150.

23 MR. RIZVI: Thank you.

24 MR. SCHREIBER: And shuttle service to the

1 other parking, if we need it.

2 MR. RIZVI: Okay. Thank you.

3 MR. SCHREIBER: You're welcome. Thank you.

4 MR. PLONCZYNSKI: Annmarie Westfall.

5 MS. WESTFALL: Hi. I'm Annmarie Westfall. I
6 think you've covered a lot of good topics. I
7 think this town is always saying they want
8 economic growth. I think this would give a lot
9 of employment for a lot of people and that pretty
10 much sums it up.

11 MR. SCHREIBER: Thank you.

12 MR. PLONCZYNSKI: Theresa Materna.

13 MS. MATERNA: Good evening. My name is
14 Theresa Materna. I live at 329 West North Avenue,
15 so I am within walking distance. I walk past
16 here all the time. I'm not one for a lot of new
17 things, but I really think that this would be a
18 really good thing for this community. Actually,
19 I was kind of surprised, but you actually read my
20 email earlier because I'm the person who took my
21 wedding to Schaumburg because I couldn't find a
22 facility within the price range that we were
23 looking for. I've lived in Bartlett since 1993,
24 and I would have loved to have had my wedding

1 here, but Bartlett Hills was just too pricey for
2 us at the time and it would have been nice to
3 have choices, and I think this is going to be a
4 good choice and bring choices to the area.

5 MR. SCHREIBER: On that note, we're in the
6 business of -- we're in the business of having
7 business; and, you know, more times than not, if
8 we have an available day and time and event space
9 that goes unsold, we'll ask people what their
10 budget is. We'll try to -- you know, it's like a
11 hotel room. It's the old management, if you have
12 something sitting empty, you're better off
13 getting something than nothing for it, and so we
14 negotiate prices, we customize events, whether
15 it's menu or bar packages or facility fees or
16 usage or times or something like that because
17 we're in the business of doing business and, you
18 know, so we're -- we are -- we're going to be --
19 our rack rate, our peak pricing is going to be
20 more than Bartlett Hills is going to be, but if
21 somebody wants to come on an open Sunday and we
22 haven't sold it and we need to, we can get there.
23 We can customize an event for it. Again, it's
24 just the more business, the better for everybody,

1 really.

2 MR. PLONCZYNSKI: Michael Baggot.

3 MR. BAGGOT: Good evening. Michael Baggot,
4 B-a-g-g-o-t.

5 Mr. Schreiber, how are you this evening?

6 MR. SCHREIBER: How you doing, Michael? Good
7 to see you again.

8 MR. BAGGOT: Good to see you as well. I have
9 some points that I want to bring up that I think
10 are important to discuss. You talked about pride
11 of progress. I think a bigger issue is integrity.
12 I think keeping the integrity of the neighborhood
13 as it is, as a residential area, is important.

14 You talked about safety issues. Well, we
15 have other areas that are reception halls. One
16 similar to your type of plan is Seville, and I
17 had the opportunity to pull the police calls for
18 the Seville over a two-year period of time. So
19 you're talking about putting a hall right in the
20 middle of a residential area completely
21 surrounding use of the Flexonics part, right
22 around there.

23 Now, when I pulled the police calls for
24 the Seville located in Streamwood on Barrington

1 Road, during the course from January of 2014 to
2 July 2016 there were 76 calls made to that
3 facility, so over the course of two and a half
4 years 76 calls made to that facility. During
5 those calls, things that were called for were
6 people who were sick or injured, theft, domestic
7 trouble, intoxicated subjects, which we talked
8 about in the prior meeting, disturbances, criminal
9 trespass to vehicles, aggravated domestic battery,
10 and simple assault.

11 As you heard me say before, I do insurance
12 defense for a living. I represent companies like
13 you who are sued all the time and, unfortunately,
14 I see the bad side of what takes place when people
15 are drinking and what happens when you have 150
16 to 300 people in a facility consuming alcohol;
17 and despite all the grand assurances you've given
18 us regarding what's not going to happen, based on
19 what's taken place at a facility nearby, to put
20 something like that in a residential area is going
21 to do nothing but cause problems. You're going
22 to disrupt the integrity of that neighborhood,
23 the residential area surrounding it. Despite
24 anything you tell us, there is no way to prevent

1 these things from happening even with one or two
2 guards there during the facility (sic).

3 (Applause from audience.)

4 MR. BAGGOT: I'll be happy to submit the
5 findings I have --

6 MS. GRILL: Everyone has to speak into the
7 microphone. We have a court reporter here.
8 Okay?

9 MR. BAGGOT: I'll be happy to submit the
10 findings I have to the commission so they can
11 review it. These are picked right from the
12 Streamwood Police Department.

13 MR. MIASO: Do you have the calls from
14 Bartlett Hills and from Villa Olivia?

15 MR. BAGGOT: I don't have those calls, no. I
16 got the calls from Seville because Seville is
17 primarily a reception only institution similar to
18 what Mr. Schreiber is trying to put in place here;
19 and, quite frankly, to be honest with you, the
20 cost and time was prohibited as well, so I wanted
21 to get something similar to what Mr. Schreiber is
22 proposing to put in a residential area surrounded
23 by families and kids and individuals who will be
24 disturbed by the presence of Ashton Gardens

1 despite the fact it could be a great facility in
2 a different location.

3 (Applause from audience.)

4 MR. BAGGOT: The other concern I have you
5 talked a little bit about competition; and, in
6 general, competition is a great thing. However,
7 as Bartlett taxpayers, we have two facilities in
8 Bartlett that are currently to be used for
9 potentially receptions, so it is a direct
10 interference with what Bartlett residents are
11 paying for -- that we're paying for other
12 facilities to be used.

13 So I think in the end having a facility
14 like yours, again, in the middle of Bartlett is
15 in direct conflict with what other facilities
16 that are owned by Bartlett, are facilitated by
17 Bartlett, and, hopefully, in the business of
18 filling those things up should be done for.

19 So how would you address the competition
20 part of that.

21 MR. SCHREIBER: I think I already have. You
22 know, I'm not an attorney, so I wouldn't profess
23 to get into how your business works, but I can
24 only go by the statistics and by the things that

1 we know have occurred in other locations; and
2 simply by the laws of business, business helps
3 other businesses. Perhaps the other locations --
4 you know, we believe will benefit by it, so all I
5 can tell you is that that's how we do business.
6 We refer to other local businesses, and we have
7 seen -- and we work with our competitors. We
8 don't fight against them. We work with them
9 whenever there is opportunity and vice versa, so
10 that's just -- that's the type of business people
11 that we are.

12 As far as the Seville goes, to be quite
13 direct, I don't know who manages it. They're not
14 us. You know, they have 680 seating capacity.
15 They have a 106 parking spaces. I don't know if
16 they require security or have security. I don't
17 know how they manage it. I can only tell you
18 that if you want to talk about statistics, we
19 have not had a single call. I take it you've
20 probably looked for that. You haven't found one.
21 There is not one because of how we manage our
22 business because of the level of professionals
23 that we hire because of their experience, because
24 of our standard operating procedures, because of

1 how we train our staff, and what we expect from
2 our security, so you cannot compare us to an --
3 and we're not a hall, by the way.

4 You cannot compare us to a Seville. I
5 visited them. I shopped them. We know the
6 competition. I know them better than you do
7 because I visited them. I talked to them. I
8 know a whole bunch about it; and one of the
9 emails that came to the Village was about the
10 Seville of somebody who went to a wedding there
11 and had to park a couple blocks away. That's
12 because they seat 680 people and 106 parking
13 spots. I've done my homework on it. As far as
14 the management goes over there, they ain't us, so
15 there's -- as far as I'm concerned, there's no
16 comparison, so --

17 MR. BAGGOT: A reception is a reception is a
18 reception. A drunk's a drunk's a drunk.

19 (Applause from audience.)

20 MR. SCHREIBER: I can sit here and we can
21 speculate -- I can address every speculative
22 possibility you can come up with or anybody else.
23 I can't rationalize speculation. All I can do is
24 tell -- just like there is good attorneys and bad

1 attorneys. There is operations that are run well
2 by professionals with integrity, with security,
3 with all of the things and I've been there. You
4 know what, it ain't such a -- you know, I don't
5 know how they do business. I'm not saying that
6 they do it badly. I'm not arguing the fact that
7 they've had problems. I can tell you that we
8 have more weddings, more facilities, been open
9 longer than they have and not had a single
10 incident. That's all I can tell you. We can
11 make up any possible scenario and argue it and I
12 may or may not be able to address it. I can only
13 tell you what we do and how we've done it, what
14 the history is.

15 MR. BAGGOT: See, here's the problem,
16 Mr. Schreiber, one time it happens it happens in
17 a neighborhood full of residents.

18 MR. SCHREIBER: It's speculation. Strictly
19 speculation.

20 MR. BAGGOT: Right, and we're here to
21 speculate because we don't know what's going to
22 happen in the future.

23 MR. SCHREIBER: It hasn't happened yet.

24 CHAIRMAN LEMBERG: Okay. Your time is up.

1 MR. BAGGOT: Yes. I do. I'll be real fast.
2 One issue that wasn't -- that was sort of brought
3 up --

4 MR. PLONCZYNSKI: Len Giambalvo.

5 MR. BAGGOT: -- that wasn't addressed was
6 lighting in the parking lot. You're talking about
7 residential homes and you're going to have --

8 MR. SCHREIBER: We've got -- there are
9 restrictions placed on lighting by the Village
10 all the way down to the decimal point of candle
11 power that's allowed to be -- that's allowed to
12 be shone in certain areas. If lighting is not
13 permitted to -- and we have to put shades on the
14 lights in the parking lot so that the light does
15 not reflect back onto the residents. That's an
16 ordinance. You can look that up. We've got to
17 abide by that.

18 MR. BAGGOT: Thank you.

19 MR. SCHREIBER: Thank you.

20 CHAIRMAN LEMBERG: Okay. Thank you.

21 (Applause from audience.)

22 MR. PLONCZYNSKI: Len Giambalvo.

23 MR. GIAMBALVO: Hi. I'm Lenny Giambalvo. I
24 actually live across the street in the Hearthwood

1 Farms subdivision. One of the things you didn't
2 mention in your study is we already have a traffic
3 problem here at Devon and Ontarioville Road. It
4 is a nightmare. It takes me five minutes to pull
5 off of a side street onto that road and now
6 you're going to add more traffic, so that's just
7 not true. It's already a problem.

8 The other things that, you know, that I
9 want to talk about, the lighting he just did, so
10 I'll leave that alone. We just had a factory go
11 up over by me and they put those halogen lights
12 up. It lights up the whole neighborhood. When
13 you want to sit on your back porch right behind
14 your facility and watch the stars at night, you
15 can't do that no more because now you got a
16 spotlight in your eye, and I'll tell you it's a
17 real pain to deal with.

18 The other thing is these air conditioning
19 and heating units on top of the roof, they make a
20 lot of noise. I work on them. I know what they
21 do; and at 2:00 in the morning when them things
22 kick on and it's 40 feet from your back porch,
23 you hear it, you know, and that's a fact, you
24 know.

1 something that you're not going to present, you
2 know, but that's true. When they're done in the
3 kitchen, they open the back door because it's hot
4 as hell in the kitchen and they're all standing
5 outside 40 feet from somebody's back porch.
6 These are the little things that you're not
7 mentioning, you know, and they're important to
8 the neighbors that live right there.

9 You know, so mainly the traffic. We need
10 a stoplight or a traffic light at Devon and
11 Ontarioville Road there because it's a nightmare
12 already, so to add all of this is going to be
13 even harder. Turning around here -- we have a
14 lot of bicycle traffic and a lot of kids, you
15 know, and you've got a line of trying to pull
16 off -- I can just see it now. You're going to
17 have them all backed up in your lot trying to
18 turn here to go east on Devon. It's going to be
19 a nightmare.

20 I love your facility, but, honestly, I
21 don't know why you're downsizing to put it on a
22 little spot like that. Something tells me you're
23 going to want to upgrade it later and add more to
24 it. I know you guys, but, you know, I would love

1 this here in town, but it's my opinion, you know,
2 nicely said, I don't like that spot. It's all
3 homes. This Village changed in the last 30 years
4 and it's all residential here now. The factory
5 got grandfathered in 40, 50 years ago, otherwise
6 that would have never been allowed here now.
7 Look for a different spot and stay with our town,
8 you know.

9 (Applause from audience.)

10 MR. SCHREIBER: Can I address a couple of
11 things here?

12 MR. PLONCZYNSKI: Sure.

13 MR. SCHREIBER: First of all, again, we're not
14 a bar. We manage differently. We're a -- you
15 know, people at a Lexus dealership operate -- you
16 know, work differently than a Chevy dealership,
17 so businesses are run differently. We don't
18 allow smoking, by the way, on property by our
19 staff. If they're on a break, it's because
20 they're given a break at a certain time by
21 management. They have to stay in the building in
22 the break room. They're not allowed to smoke on
23 property. They're not allowed to smoke off
24 property if they do smoke. We don't have down

1 times enough to where staff can just leave the
2 building and goof off outside.

3 Now, that's just the way we do business,
4 you can believe it or not believe it, but that's
5 just the way we do business. We can speculate
6 again. We can make up anything that we want to
7 argue here and say that's the rule. We haven't
8 experienced and we have, again, letters from
9 homeowners' associations that are in some cases
10 closer than you guys that say this stuff doesn't
11 happen, so, you know, I don't know how to
12 address, you know, things that we can make up
13 and, with all due respect, things that we can
14 make up that are any possibility. So, you know,
15 all I can do is tell you how we run our business
16 and all the things that we know and all the
17 things that we do and our history and what the
18 outcome is. You know, I mean, shy of -- you
19 know, something could fall out of the sky. We
20 can't do anything about that either, but I can't
21 really argue that because we don't know about
22 that.

23 CHAIRMAN LEMBERG: Okay. Thank you. Jim.

24 MR. PLONCZYNSKI: Rick Ramirez.

1 MR. RAMIREZ: Rick Ramirez. 483 East Railroad.
2 I'm speaking as an individual, but I'm also the
3 vice president of the Asbury Place Homeowners'
4 Association and I'm not speaking for them, but I
5 can tell you I have not got any negative or
6 positive feedback. I don't know if there is
7 anybody from Asbury here. So we just have one.

8 I haven't experienced any kind of
9 information either way, so I'm just speaking as
10 an individual, but I would like to address some
11 of the things I've heard, starting with the most
12 recent. As far as the people are concerned about
13 the traffic, at least the road traffic, not
14 directly around the unit, but somebody mentioned
15 at Ontarioville and Devon. Has been anybody
16 driven by at 10:00, 11:00 on Devon Avenue and
17 Prospect? I mean, there is no traffic. I don't
18 know who we're kidding here. After 9:30 there is
19 nothing going on in this town as far as traffic,
20 so maybe a Friday evening when people would be
21 coming in there might be a little traffic, but
22 otherwise I don't see the traffic as an issue and
23 I live in the area.

24 Secondly, I think that, you know, Bartlett

1 talks about wanting to promote business and bring
2 vitality into the downtown area and everything.
3 I think this is an exceptional opportunity for
4 the Village. I don't think there is anything you
5 can put on that commercial lot, anything, that
6 the residents that back up to it are going to be
7 happy with. I kind of feel for them and I
8 understand, but that's just a fact of life. No
9 matter what you put there, they will not be happy.

10 Okay. And as far as the property values
11 that you spoke to, I was a residential appraiser
12 for seven years, and I can tell you if you back
13 to property, and the way you've described it how
14 you're going to fence it and what the fence and
15 everything, there is really very little that
16 affects the property value when it's like that.
17 Now, if you had a house there and a house on a
18 lake, I'm not going to tell you that the house on
19 the lake won't sell quicker, but it's not going
20 to affect your property values hardly at all, and
21 I can tell you that from seven years experience
22 as a certified residential appraiser.

23 When Asbury was selling, the parcels
24 around the park, they were going for \$15,000 more

1 because the builder can do that to you, they can
2 sell that in. Once those units are sold in, you
3 will never get that \$15,000 back because that
4 part of the location doesn't make that big of a
5 difference, but so, you know, getting back to my
6 original thought was I understand how some of
7 these residents feel, but it is a commercial lot.
8 If not this, what are you going to put there? I
9 would rather see this than another strip mall or
10 something that would be, you know, unsightly and
11 it is a commercial lot. That's what it's zoned
12 for. Anybody that bought near that property
13 knows that it's a commercial lot. They're taking
14 their chances, and I think -- unless you're
15 willing to rezone it as residential. If you
16 zoned it as commercial, I think it's an excellent
17 project. That's all I have to say.

18 CHAIRMAN LEMBERG: Okay. Thank you.

19 (Applause from audience.)

20 MR. PLONCZYNSKI: Rob Entzminger.

21 MR. ENTZMINGER: Rob Entzminger, 875 Prairie
22 Avenue. I think some of the gentlemen before me
23 did an excellent job expressing the concerns of
24 the people that live right in that community.

1 Another location would be more conducive to
2 getting businesses that you can work with a
3 little bit easier and also having the customers
4 that you're going to be serving having better
5 ingress and egress access to your location.

6 I have four kids. We ride our bikes all
7 the time around there and all hours of the day.
8 It's not just talking about Friday and Saturday
9 nights. You want to try and have business all
10 the time. May not happen all the time, but there
11 it is. You have a park right to your west. You
12 have a school right to the south of you. You
13 have another park that's to the north like -- you
14 also have another park that goes down toward
15 County Farm. Lots of residential activities
16 there.

17 I'm not going to get into an anecdotal
18 debate about the possibilities. We know that
19 people aren't always going to be respectful of
20 that community because they don't live in that
21 community, so really when you look at it from my
22 point, we ask you as residents and longstanding
23 residents take our requests into consideration.
24 Other sites in the community are going to be much

1 better suited for what their needs are and
2 building that community and getting clientele
3 because it's not just about getting people from
4 Bartlett to have events there. It's all over
5 Chicagoland, and we know that everyone has a
6 different perspective of their community and the
7 way they respect it and take care of it. We want
8 ours to be respected the way we need it to be
9 respected, right, and to protect our children and
10 the rest of the community.

11 (Applause from audience.)

12 MR. SCHREIBER: Again, all I can say is that
13 we have testimonials from years of being
14 neighbors with other communities that have given
15 us the report card I presented to you guys, so --
16 and as far as selecting a site for our business,
17 I think that's the job that we're -- that's the
18 business we're in. We spent a lot of time and a
19 lot of money finding what we thought is the best
20 site. That is our job, that is our prerogative,
21 and this is what we think is great, and, you
22 know, again, with all due respect with everybody
23 taking your time and effort to be here tonight,
24 this is a -- there is 40,000 other people that

1 can benefit from this and there is not going to
2 be a perfect location for us and there is not
3 going to be a perfect business for the residents.

4 Quite honestly, you know, we've -- we've
5 had nothing but great positive support and
6 response in the other places; and, although, we
7 do appreciate and we're trying to address
8 everything we possibly can. However, we do have
9 a history. We do -- you know, we do have
10 testimonials. You know, we do have facts to back
11 up our claims, and we do the best that we can do.

12 CHAIRMAN LEMBERG: Thank you.

13 MR. PLONCZYNSKI: Rocky Shah.

14 MR. SHAH: Hi. I'm Rocky Shah and I live on
15 217 Lido Trail, so I do agree with a lot of
16 people here that it's not the best spot for your
17 business. Along with that, I also wanted to say
18 that traffic is going to be a big concern if
19 you're expecting 30,000 people, as you mentioned,
20 per year. It's going to be an issue. I'm not
21 sure what the traffic study said, but it could be
22 biased.

23 Okay. Second thing I wanted to address
24 also was the officers that you mentioned during

1 the time that people are going to be there,
2 they're also going to be inside. I don't think
3 they're going to be strictly outside managing the
4 traffic, so I think that's also biased in your
5 presentation because you're going to have
6 people -- one officer or two officers inside
7 managing the parties and not necessarily the
8 traffic outside.

9 Also, some concerns I have if they are
10 going to pursue this with the board here is
11 liquor license. That has to be at 12:00. I do
12 like to sleep relatively before that, so with the
13 traffic and noise and also liquor license being
14 past that it gives them the time to increase
15 their business to 1:00 or 2:00 in the morning.

16 Second thing I want to address with the
17 board also was to look into if an average wedding
18 is about 150 that you mentioned, maybe we can
19 allow 150 percent (sic), so maybe 200 occupancy.
20 I don't think there is a need for the 300
21 occupancy and that's going to bring more traffic
22 to our area also.

23 Once again, I'm not for this at all, but
24 this is something that we need to address as a

1 concern in our area; and, also, if you guys are
2 going to pursue, I do agree with Rizvi here the
3 entrance on Prospect has to be eliminated. The
4 traffic needs to be mostly on Devon because on
5 Prospect it's mostly residential. I can't get a
6 school bus to give me a bus ride for my kids.
7 They expect my kids to walk to the school or get
8 a ride, so with having that traffic there on that
9 street, I think the residential feel is going to
10 be gone away from the community.

11 As far as the Seville was mentioned, it's
12 on a more of a commercial road. Barrington is
13 fully commercial. That's what we're going to
14 maybe expect on Devon, so our board has to look
15 into that also, making sure that we are able to
16 accommodate the traffic. I know 9:30 there is
17 not traffic there, but we're going to experience
18 the traffic when the party leaves at 9:30, 10:30,
19 11:30, or 12:30.

20 And bigger concern also is on Ontarioville
21 and Barrington, I can never get out of that
22 intersection. It takes forever. It gets backed
23 up all the way to past the train -- all the way
24 towards the turning point. You can never get out

1 and that's going to be the main intersection
2 where people are going to enter from.

3 So we need to look at the capacity of the
4 hall also. If the average wedding is 150, we
5 don't need to go up to 300. Also the entrance,
6 we need to eliminate the entrance on Prospect.
7 We mentioned that already. The liquor license
8 there is no need if -- if your party ends at
9 12:00, mostly 99 percent of the time there is no
10 need to have it past 12:00. I think that's all.

11 CHAIRMAN LEMBERG: All right. Thank you.

12 (Applause from audience.)

13 MR. SCHREIBER: I would like to address a few
14 of those things. First of all, I don't make the
15 laws. We don't make the laws. Certain things
16 like the liquor licenses, that's state and local
17 driven, so we don't determine what the laws are.
18 We determine what our business needs are and how
19 to operate our business. Your speculation about
20 what the officers are doing is completely wrong
21 because, as I said earlier, we have specific
22 places for those officers to be at certain times,
23 so, you know, without nothing how we manage our
24 business, and I would be happy to discuss any

1 parts of it in whatever detail you want to. As
2 I've said before, we have standard operating
3 procedures on how those things are handled, so we
4 can get up here and say you're not going to do
5 it, but I'm telling you that that's how we do it;
6 and I don't know what else to offer, other than
7 the fact that I can tell you what our officers
8 do. I can tell you how we do our liquor. We
9 don't make the lighting ordinances. We don't
10 determine where the entrances and exits are. The
11 traffic study is done -- required by the Village,
12 done by an independent party that we pay for. We
13 don't make that stuff up, so all we're doing is
14 complying with what is required by the Village.
15 If some of those things -- if you don't agree
16 with them then -- you know, again, we're just
17 trying to do what's expected of us. Talk to the
18 Village about changing the laws and rules and
19 ordinances and then we have to change the way we
20 do business and we will comply with that, but
21 right now we're complying with everything that's
22 expected of us and then some, so we're really
23 trying.

24 MR. PLONCZYNSKI: Scott Erickson.

1 MR. ERICKSON: I pass.

2 MR. PLONCZYNSKI: Okay. Geneva Baker-Cotton.

3 MS. BAKER-COTTON: Good evening. My name is
4 Geneva Baker-Cotton, 402 Hillandale Drive. You
5 spoke of progress. You spoke of pride, but this
6 main thing is about profitability, and a lack of
7 providence because those of us that live at East
8 Pointe Estates -- live in East Pointe Estates
9 this is a major inconvenience for us. I won't go
10 and belabor the point.

11 They've mentioned safety, traffic, and
12 number of other things, and it doesn't seem like
13 any thought has really been given to the
14 residents, to the wishes of the residents. The
15 profitability of 3 million, \$4 million for
16 Bartlett that's great, but it's at the expense
17 and it makes us East Pointe Estates sacrificial
18 lambs in order to get that.

19 (Applause from audience.)

20 MS. BAKER-COTTON: And another thing, in the
21 words of Donald Trump, this is rigged because no
22 matter what we say, how many times -- you're
23 going to do it anyway. You give, you know, just
24 artificial due process, artificial due diligence,

1 and your presentation, it's already done and
2 you're going to do it, so, you know, that's that,
3 but at least give some consideration for the
4 people in the East Pointe Estates.

5 What are you going to do for us as
6 residents who are being so sorely inconvenienced?
7 Probably nothing. That's it.

8 MR. SCHREIBER: You know, this isn't a done
9 deal. We stand to lose everything we've invested
10 so far. We have not closed on the property yet.
11 The Village has not given us approval yet. This
12 is why we're doing this. You know, we believe in
13 this project. Anybody who builds anywhere on a
14 commercial piece of land is going -- any business
15 is going to want to be profitable, that's just
16 the nature of business. That's why you have
17 commercial zoned property. That's why cities
18 thrive. You know, without it you got nothing,
19 but, you know, we're going beyond what we had
20 hoped for certainly. We're willing to do as much
21 as we possibly can. You just heard we made some
22 allowances on our building design. You know,
23 we've changed our landscape plan. You know, we --
24 I wish it was a done deal, but it ain't and we

1 stand to lose a lot of money on this.

2 We believe in the Village. We believe in
3 the location. We believe that there are -- that
4 there is a community of 40,000 here that can
5 benefit from this and, you know, we want
6 everybody to like us. It ain't working out that
7 way, but, like I said, I wish it was a done deal.
8 That's why the Village has these types of
9 meetings. That's why we come up here time after
10 time. We could easily just call it quits, cut
11 our losses, and go someplace else.

12 (Applause from audience.)

13 MR. SCHREIBER: We believe in you guys more
14 than you believe in you guys because we want it
15 to be there and we think it's good for the
16 Village.

17 (Boos from audience.)

18 MR. PLONCZYNSKI: Melissa VanMaldegiam.

19 MS. VanMALDEGIAM: Hello. My name is Melissa
20 VanMaldegiam, 832 Tallgrass Drive. One of the
21 things people were saying -- so bear with me
22 because I was scratching things out so I didn't
23 say things twice. I don't believe this is
24 appropriate for this neighborhood space.

1 Weddings typically, you know, 2:00, 1:00 or 2:00,
2 noon, middle of the day, weekend times. If you
3 are in that area, there are thousands of little
4 kids, parents, families going from Leisberg Park
5 in the summer where there's that slash pad all
6 the way down to Newport Park. There's always
7 joggers, bike riders, all kinds of people coming
8 through in that area. I realize that it could be
9 a strip mall. It could be something else, but I
10 don't feel like when the mass -- if you look at a
11 strip mall, people are trickling in from 8:00 in
12 the morning till 8:00 at night. Something like
13 this facility people will be arriving -- 2:00
14 wedding, 1:40 people are trying to jam into the
15 parking lot as fast as possible because they're
16 going to be late for the wedding with not any
17 respect for the kids and other people who are in
18 the neighborhoods.

19 That intersection at Prospect and Devon,
20 if you're on the -- I'm really bad with
21 directions -- directly across from 7-Eleven, that
22 intersection is wrecked. The road is full of
23 potholes. There's no lines painted on the road.
24 It's terrible. You're going to increase the

1 traffic, you know, to 30,000 people almost going
2 through that one intersection. It's not
3 appropriate as a -- as a wear and tear standpoint.
4 The road is already ripped up and in a bad
5 condition on that one section of the road.

6 We already have multiple, and not that any
7 of them would be appropriate for this position,
8 but we have multiple large square footage areas
9 just empty in Bartlett. We have the old Ace
10 Hardware. The old Fresh Market.

11 (Applause from audience.)

12 MS. VanMALDEGIAM: None of them are appropriate
13 for this place, but we don't need -- in three or
14 four years when this place doesn't work we have
15 another large empty space not doing anything. As
16 somebody else touched on it, we have Villa Olivia.
17 We have Bartlett Hills. They aren't working to
18 capacity. They're not full every weekend.
19 They're not full with weddings every weekend.
20 The addition of another more expensive place in
21 a, you know, middle class area of Bartlett is not
22 going to support it. I don't really see Bartlett
23 as future awesome destination wedding area.

24 (Applause from audience.)

1 MS. VanMALDEGIAM: You know, I would like to
2 see the values -- you know, with all due respect,
3 statistics aren't worth the paper they're written
4 on. You showed us property values how they went
5 up 17 percent. Well, those houses directly
6 affected went up 17 percent. Well, did the ones
7 four miles away go up 40 percent, so it doesn't
8 help -- you know, so they're not really worth the
9 paper they're written on. I'm not a big fan of
10 statistics unless I can see all the numbers, so
11 that's just, you know, something that -- let's
12 see.

13 The other thing is that not only is
14 everybody arriving at the same exact time, 2:00,
15 whatever, then everybody is leaving -- I know
16 they kind of trickle out after dinner. Here,
17 again, all due respect, probably hasn't been to
18 too many Chicago area weddings. You know, what
19 about the poor Irish people who want to be able
20 to do shots? Never been to an Irish wedding that
21 shots wasn't a big problem or a big issue.
22 There's alcohol. If people can't get it from
23 you, I 99 percent guarantee that they'll be
24 bringing it in with them; and then at 10:00 at

1 night, all of these people are going to be on our
2 roads at the same exact time that our teenagers
3 will be returning from their jobs in time to get
4 home from curfew between 10:30 and 11:30, 12:30
5 at night.

6 (Applause from audience.)

7 MS. VanMALDEGIAM: What works in the south may
8 not work up here in the north. You know, Texas,
9 Georgia, way different people up here than we
10 have down there.

11 One thing you mentioned was that you try
12 to direct business to local hotels. There are
13 none.

14 (Applause from audience.)

15 MS. VanMALDEGIAM: Closest hotel is the
16 Marriott at 59 and Hoffman -- the interstate or
17 the Extended Stay. Can't really see them
18 providing transportation to -- back and forth.

19 Also, when you said people come in and
20 look and then you have to do things for the
21 reversal dinner, the only place to eat that would
22 be even remotely large enough to hold a rehearsal
23 dinner maybe Pasta Mia. What, are they going to
24 go to Subway? There is no place to hold a

1 rehearsal dinner.

2 (Applause from audience.)

3 MS. VanMALDEGIAM: You mentioned that all of
4 the trees around the chapel have to be green.
5 It's Illinois. Nothing is green after October
6 15th. Nothing. Unless you're going to put giant
7 shrubs of, you know, yew trees, which if you
8 drive down Devon, you will see that due to the
9 spray from the highway, the temperature of the
10 area going up, due to climate change, a lot of
11 the evergreens that have been planted in the last
12 10 or 15 years are now dead; and so yes, you can
13 keep replanting trees, but there is no such thing
14 as an all green tree in Illinois seven months of
15 the year. Seven months of the year you are going
16 to have dead sticks, and so I don't really see
17 how your having your green everything is really
18 going to --

19 CHAIRMAN LEMBERG: Okay. Thank you. Your
20 time is up.

21 MS. VanMALDEGIAM: One other thing I would
22 like to bring up is that just I happened to look
23 at the statistics because there too he does
24 statistics with the decibels. 70 decibels. Some

1 of those houses are 36 feet away from -- the back
2 of their houses are 36 feet away from the chapel
3 and some of the other areas. 100 feet -- at 100
4 feet, 70 decibels is the same as two people
5 having a conversation at three to five feet away,
6 so these people at 11:00 at night who might want
7 to have their windows open on the first nice day
8 that we've waited eight months for and the music
9 coming from the house would be the same as if
10 somebody was standing in their backyard speaking
11 having a conversation; and we all know what
12 that's like when your neighbor is having a little
13 party or whatever, that's fine, but every single
14 night and that's just from the music in the
15 building. That doesn't --

16 CHAIRMAN LEMBERG: Your time is up.

17 (Applause from audience.)

18 MR. PLONCZYNSKI: Jim Regan.

19 MR. SCHREIBER: May I just make a quick
20 response to that?

21 (Chorus of no from
22 audience.)

23 MR. PLONCZYNSKI: Jim Regan.

24 Did you respond to that? Go ahead.

1 MR. SCHREIBER: Yeah, I guess I have to just
2 go back, again, to what I said that, you know,
3 your speculation about what happens, again, we
4 can -- you know, you talk about people bringing
5 liquor into the building. Doesn't happen. Look,
6 I don't -- folks --

7 (Boos from audience.)

8 MR. SCHREIBER: -- we can make -- you know, at
9 the risk of sounding repetitive, we could make up
10 any scenario that you want to make up and believe
11 it and applaud it and apply it to my business,
12 doesn't matter what I say because you won't
13 believe it, but I can tell you that certain
14 things happen and certain things don't; and if
15 you would like to address the things that -- and
16 we're getting very repetitive, so I don't want to
17 keep repeating myself either, but the speculation
18 of, you know, any possibility that could happen
19 that whatever the experience is or whatever we're
20 making up, you know, it's hard to address that
21 because most of this stuff doesn't happen in our
22 property.

23 You know, if someone brings -- first of
24 all, it's against the law. Our license is at

1 risk if somebody brings liquor onto our property.
2 We watch that. We have systems for that. We
3 have people that look out for that. From the
4 time -- even in the parking lot. That's part of
5 the security officer's job is to make sure that
6 people aren't leaving the building, going
7 drinking in the parking lot. You don't have to
8 believe that, but that's what we do. I can't
9 speak for other places. I can't speak for any of
10 the possibilities that we can make up and apply
11 to this business. I can just tell you what we do
12 and how we do it and what our experience is, and
13 we can argue traffic studies and we can say there
14 is going to be traffic jams and all that. All we
15 have to go on is what this Village required us to
16 do, which they have accepted in terms of the
17 studies, so we have done all this due diligence.

18 We know what -- we're in this business,
19 you know, for the long haul. We know what
20 Chicago weddings do. We know where they go. We
21 know how much they spend. We know how far they
22 drive. We know how old they are. We know how
23 many dogs they have. So we don't go into this
24 just, you know, shooting from the hip. We don't

1 make investments like this hoping that they work.
2 You know, we spent months and months studying
3 every location that we try to get into. You have
4 to believe that. It's just the truth, so all
5 this other stuff that, you know, when -- that we
6 apply to this, some of it I can't argue because
7 it just simply isn't true. It's strictly
8 speculation. Thank you. Sorry.

9 MR. PLONCZYNSKI: Jim Regan.

10 MR. REGAN: My name is Jim Regan. My address
11 is 446 Hillandale Drive. Forgive me, I wrote up
12 a great script, let me tell you it's awesome, but
13 a lot of this has been covered, so I'm going to
14 go and try to hit the things I haven't heard yet.

15 First of all, you compare this property to
16 others you have in the south, but one thing I
17 didn't see in the aerial views of those other
18 properties are that the only egress -- the only
19 way in and out of our neighborhood borders this
20 facility, and we look at studies and we look at
21 traffic flow and we look at how many parking
22 spots there are, and I applaud you for at least
23 trying to find off-site parking. I'm very
24 suspect it will be used. I'm sure people would

1 prefer to park on the streets of our neighborhood
2 because it's closer, but those other locations,
3 can you speak to whether or not the only way in
4 and out borders your facility because all the
5 concern I hear is about Devon and Prospect. We
6 can't have parking on Devon. We can't have
7 parking on Prospect. Worried about traffic on
8 Devon and Prospect. Well, that's impacting us
9 even reaching our homes. There is no other way
10 to get to my house beyond those two streets.

11 MR. SCHREIBER: Roberta, can you put up the
12 east and west aerials, please?

13 MR. REGAN: Okay. On the east side, is that
14 the only way into that neighborhood?

15 MR. SCHREIBER: That's it. Right there.
16 That's the only way on.

17 MR. REGAN: That's fine. I'm talking --

18 MR. SCHREIBER: There are homes back here.
19 There are residents over here. This is the only
20 way in and out of those residence without going
21 way out of your way.

22 (Unidentifiable speakers
23 in audience.)

24 MR. SCHREIBER: I'm using it as an example.

1 We have -- we have two streets that are going in
2 and out of here and this one has one. There has
3 been zero problems with that. Zero, and the
4 capacity there is 400.

5 (Unidentifiable speakers
6 in audience.)

7 MR. SCHREIBER: And this was approved by -- by
8 the local authorities, so, you know, it does
9 work. That's all I can tell you there.

10 MR. REGAN: Well, that's a concern that I
11 didn't hear brought up and that's something I
12 appeal to you to defend on the part of the
13 residents in the neighborhood. That's are only
14 way home in or out.

15 The other thing I want to bring up is the
16 matter of public safety to the community as a
17 whole, not just those of us closest to the
18 facility, and this is really what I think this is
19 a horrible location for this business. I like
20 your business. I'd like to have it in Bartlett.
21 I don't want to have it at that location, and the
22 reason for that is we're talking about 150
23 vehicles per event coming out after a four-hour
24 open bar. I'm not going to say 150 drunk

1 drivers, but they're impaired. You cannot draw a
2 straight line from your facility to Lake Street
3 to Route 59 to I-90. They're going to wiggle
4 through neighborhoods. It's surrounded in every
5 single direction along every street that comes to
6 that facility past residential areas.

7 MR. SCHREIBER: These guys here figure it out,
8 you know, and that's one way in and out, so all I
9 can tell you is we've -- we were asked --
10 actually, we were instructed on where to put the
11 entrances and how many to put, so, again, we're
12 complying with -- if you have a problem with
13 how -- with how we're complying with ordinances
14 and with what's requested by the local DOT and by
15 the Village, address the Village. We're just
16 doing what we're asked to do, and they're a lot
17 smarter about traffic than I am. I'm not a --
18 you ought to see the traffic study. It's like
19 six pages of -- or ten pages of -- I don't even
20 know what the heck it is, so they've got
21 professionals doing this that know a hell of a
22 lot more than I do about it; and if they say
23 that -- you know, this is what they do for a
24 living. If they say put another entrance in,

1 which we did, and we want a right in/right out,
2 then we put it there. We don't argue with them,
3 so maybe the requirements from the DOT and the
4 Village have to be changed. We're just complying
5 with that.

6 CHAIRMAN LEMBERG: Okay. Thank you. Jim,
7 next one.

8 MR. PLONCZYNSKI: Cynthia Barbas.

9 MS. BARBAS: Hello. Hello. My name is
10 Cynthia Barbas. I'm actually from Carol Stream.
11 1110 Mill Court. I'm here as a private citizen
12 and not as a candidate for state representative
13 in this area. What I would really like to let
14 Ashton Gardens know is I feel like you need to
15 have more empathy for the people here. They have
16 to live with this. I'm a member of the Carol
17 Stream Chamber of Commerce. I have my own
18 business for 13 years. I've very pro business.
19 I understand, but I feel Ashton Gardens really
20 needs to listen and work with the residents
21 rather than argue on all the logical points, so
22 that's all I have to say.

23 (Applause from audience.)

24 MR. PLONCZYNSKI: Robert Paszta.

1 MR. PASZTA: Good evening, Chairman,
2 Commissioners. Robert Paszta, 421 Deanna Drive.
3 After listening to the presentation tonight, I
4 feel more informed, but still have three specific
5 concerns that, I think, the commission should
6 consider.

7 First is parking. I know they've got an
8 overflow lot. I've heard parking addressed, but
9 I think the neighborhood would be put somewhat at
10 ease if the Village proactively put no banquet
11 parking signs on all the streets in the
12 neighborhood. I think -- nobody likes to take a
13 shuttle. I wouldn't take a shuttle. I'd
14 probably park on my street too, so I think that
15 should be considered and done in the event this
16 is approved.

17 Second, and this is something I just --
18 was brought to my attention today, but with the
19 entrance on Devon being right in/right out,
20 people coming from the Elgin O'Hare are going to
21 have to turn around somewhere. You can't come in
22 that way, so they're going to be forced to either
23 come in through the Prospect Street entrance or
24 cut through the neighborhood to go around and

1 MR. PLONCZYNSKI: Roy and Pam Hunt.

2 MR. HUNT: Good evening. Roy and my wife,
3 Pam, is over there. She's right here. Hunt.
4 442 Hillandale, down the street there, and we
5 just want to point out that, you know, the
6 location that's surrounded by families with a
7 regular routine where lights go out 9:00, 10:00
8 and it's not -- you know, just doesn't seem
9 right, and there is properties nearby that are
10 wide open fields for sale that, you know, could
11 be done. You haven't presented any testimonials,
12 although you've mentioned them, of other places
13 that had no complaints or good things to say as
14 far as I heard. You said 15 -- 10 to 15 percent
15 of people will be coming from out of town. That
16 leaves us with 85 to 90 percent of the people
17 will be coming from nearby towns or Bartlett, I
18 guess. It's progress for a lot of people, but it
19 seems like it would digress our immediate
20 neighborhood. The property is zoned commercially,
21 right, with -- isn't there different commercial
22 zones? Like you can't put a dump -- a garbage
23 pit there, right? You can't put just anything.
24 Isn't this a special -- isn't this outside of

1 what it was zoned for? No, it's not. That's all
2 I got.

3 CHAIRMAN LEMBERG: Thank you.

4 MR. PLONCZYNSKI: Karen Widlacki.

5 MS. WIDLACKI: Karen Widlacki, 128 Wilcox
6 Drive. I have three questions and you have great
7 reviews online. I'm not opposed to you coming to
8 the Village at all. I think there are better
9 locations for you.

10 First question, you had mentioned that you
11 had 40 employees or you were looking at 40
12 employees with about \$400,000 in salaries paid to
13 those employees and then you said full event 26
14 employees, so that's an average about \$17,000 of
15 payroll a year per employee, so is the majority
16 of your employees part-time employees then?
17 What's your full-time staff that you're going to
18 add to the Village?

19 MR. SCHREIBER: Yeah, about half are full
20 time, half are part time because we have events
21 three days a week, so the service staff,
22 bartenders, you know, certain culinary employees
23 will be part time, meaning 30 plus or minus
24 hours.

1 MS. WIDLACKI: Okay. Is your pay for the part
2 time, obviously, at base minimum wage?

3 MR. SCHREIBER: No, it's a lot more.

4 MS. WIDLACKI: Okay. And then you mentioned
5 at the back of your building that the only
6 lighting is for dumpsters. However, if you're
7 bringing your own DJ in, they're expected to load
8 their equipment after the event in the dark?

9 MR. SCHREIBER: No. The light at the dumpster
10 will give limited lighting in that area back
11 there. They'll pretty much -- at the end of an
12 event, they'll pretty much unload out from the
13 side door, as you see one of the two side doors.

14 MS. WIDLACKI: Can you highlight where those
15 doors are?

16 MR. SCHREIBER: He'll come in and out of here,
17 actually.

18 MS. WIDLACKI: Okay. And then their equipment
19 will be loaded at the front of the building or
20 back?

21 MR. SCHREIBER: Possibly in the front depending
22 on -- you know earlier in the day, more than
23 likely in the back, but, you know, it could be --

24 MS. WIDLACKI: But there is no sidewalk going

1 to the side doors, correct?

2 MR. SCHREIBER: There is here. There is an
3 entrance here, so it depends on the time of the
4 event, if it's day or nighttime, and what's going
5 on. You know, for the most, they'll approach
6 from the sides.

7 MS. WIDLACKI: Okay. And the third thing, I
8 am a licensed realtor and have been for 15 years.
9 When you brought up the study of the property
10 values surrounding your other properties, that's
11 somewhat obsolescent because -- for a reason.
12 Did you do property studies going further out, as
13 the other lady mentioned? What is the property
14 impact throughout the community a half mile out?
15 Have you looked at that in our other locations?

16 MR. SCHREIBER: We haven't.

17 MS. WIDLACKI: Okay. That was my questions.

18 CHAIRMAN LEMBERG: Thank you.

19 MR. PLONCZYNSKI: Okay. William Berg.

20 (Applause from audience.)

21 MR. BERG: Good evening. I'm William Berg. I
22 live at 137 Amherst Drive in Bartlett. Welcome
23 to Bartlett, Mr. Schreiber.

24 MR. SCHREIBER: Yeah, thanks.

1 MR. BERG: I've lived in Bartlett since 1984.
2 Lived in the area since 1965. Seen it go from a
3 small town up to what it is today, and I've also
4 seen a lot of businesses come and go. When they
5 developed the downtown area and built La Dolce
6 Vita and Antonio told me how much money he had
7 invested in that place, I felt like telling him
8 take your money that you have and run now because
9 I'll tell you one thing, the reason there is no
10 high-end restaurants in Bartlett is because the
11 people don't support it and that's just the way
12 it is. If your person testified that they have
13 their -- they would love to have their wedding in
14 Bartlett, but they couldn't afford Bartlett
15 Hills, they can't afford you. So my concern is
16 you build this facility, everything is great, you
17 fail, you move out, what's left? We have who
18 knows who going to come and take it over; and
19 maybe in addition to, you know, weddings, they're
20 going to have bachelor parties or they're going
21 to have something else going on there; and before
22 you know it, we have another albatross in the
23 city that sit there and do nothing but take tax
24 revenue away from the other facilities that we

1 support, so as a businessman to businessman, I
2 would say cut your losses and leave town.

3 (Applause from audience.)

4 MR. SCHREIBER: Yeah, thanks a lot. All I can
5 tell you is that we don't build in Bartlett, we
6 don't build in Sugar Hill, Georgia, we don't
7 build in Corinth, Texas, to make an investment
8 like this to have all of our business come from
9 40-, 50- or 60,000 local residents. Our draw,
10 our population draw, for location like this is
11 upwards of two and a half million people. We do
12 that homework. You know, what happens if we go
13 out of business? Gosh, I don't want to think
14 about it. We haven't yet. We think we have a
15 good business model, but we're -- again, we're
16 not -- we hope we get some business from Bartlett;
17 and by the way, you all get neighborhood family
18 deals, but, you know, the draw is really a much
19 bigger target than here, so --

20 CHAIRMAN LEMBERG: Thank you. Jim.

21 MR. PLONCZYNSKI: Luke Muczydlewski.

22 MR. MUCZYDLEWSKI: Good evening. Luke
23 Muczydlewski, 622 Lido Terrace West. Can you
24 please bring up that other view we had, that

1 it's a good location for the neighborhood and for
2 the Village.

3 (Applause from audience.)

4 CHAIRMAN LEMBERG: Jim, do we have another?

5 MR. PLONCZYNSKI: That was the last one.

6 There is no more.

7 CHAIRMAN LEMBERG: That's it. Okay. All
8 right. Close the public hearing.

9 Commissioners, have any other questions or
10 comments for the petitioner or staff?

11 MR. A. HOPKINS: I have a question -- I have a
12 question for staff. Roberta, you know, with
13 their private security, what can their private
14 security do? Can they direct traffic? Can they
15 issue parking tickets? Can they do anything on
16 the public right-of-way?

17 MS. GRILL: I don't believe so.

18 MR. A. HOPKINS: Okay. That's what I thought.
19 I just wanted to get that in the minutes.

20 MS. GRILL: Although, I take that back. Well,
21 no. Our police officers actually direct traffic
22 in the public right-of-way. These would be
23 privately -- private officers, off-duty, that
24 type of thing, so I don't think so.

1 MR. A. HOPKINS: And if there is that traffic
2 control needed, is that something that, again,
3 would be paid for by the taxpayers, not by that
4 event?

5 MS. GRILL: What do you do in your other
6 communities?

7 MR. SCHREIBER: We don't -- we haven't had a
8 need to direct traffic, but if the need came up,
9 we would be -- well, the -- I'm not sure how the
10 Village would handle it, but we can't pay police
11 officers to work for Ashton gardens, so I'm not
12 sure how that would work, but --

13 MS. GRILL: Typically, what -- we have other
14 churches in town and BAPS has done traffic
15 control with our police officers and I believe
16 they pay.

17 MR. A. HOPKINS: Okay. Thank you.

18 MR. SCHREIBER: We would be happy to cover the
19 cost.

20 MR. RIDENOUR: What traffic control are you
21 talking about?

22 MR. A. HOPKINS: Just in case there was a
23 need. If they had a wedding of, you know, 300
24 people, but it was at an off time, maybe it's

1 going to start at 2:00 and end by 8:00. I mean,
2 we can't guarantee that all the weddings are the
3 same time and always going to be.

4 MR. RIDENOUR: So you brought this up earlier
5 as far as the lot filling up. You will have an
6 officer out there who will realize that the lot
7 is filling up, is that correct, and at that point
8 you will direct them to your overflow lot?

9 MR. SCHREIBER: Part of the job is to direct
10 traffic and manage the parking, yes.

11 MR. RIDENOUR: Okay. I don't have a problem
12 with the signs on the residential streets, that's
13 for sure, but I think the parking is probably, in
14 my opinion, controlled. How often do you have
15 300 people? You said that one.

16 MR. SCHREIBER: 15 times a year in our larger
17 facility in Dallas -- excuse me -- in Atlanta.
18 That was last year 15 times 250 and up.

19 MR. RIDENOUR: According to -- tell me again
20 the parking ratio. If we have 300, how many
21 spaces do we typically need?

22 MS. GRILL: The calculation is 30 percent of
23 capacity.

24 MR. RIDENOUR: So that would be 100?

1 MS. GRILL: 300 is -- no.

2 MR. RIDENOUR: A third of 300 would be 100
3 spaces, would that be the calculation here?

4 MS. GRILL: Yes, and it came out to -- 333 was
5 99 spaces, that's what staff --

6 MR. RIDENOUR: How many spaces do you have?

7 MR. SCHREIBER: We'll have 185 available.

8 MR. RIDENOUR: Okay. All right.

9 CHAIRMAN LEMBERG: Anyone else? We will be
10 looking for a motion for approval of the
11 petitioner's request subject to the following
12 conditions and findings of fact for
13 preliminary/final PUD plan and special uses:
14 A, planned unit development, PUD;
15 B, reception/banquet hall, a place of assembly;
16 C, the serving of liquor; and, D, building height.

17 MR. MIASO: So moved.

18 CHAIRMAN LEMBERG: There is a motion. Is
19 there a second?

20 MR. A. HOPKINS: Second.

21 CHAIRMAN LEMBERG: Discussion?

22 MR. RIDENOUR: I would like to consider tabling
23 this and gather a little bit more information.

24 MR. PLONCZYNSKI: You can't do a table once

1 there is a motion made.

2 MR. RIDENOUR: What?

3 MR. PLONCZYNSKI: You've already made your
4 motion and second.

5 MR. RIDENOUR: We would have to cancel that
6 vote.

7 MR. PLONCZYNSKI: You would have to vote on
8 the motion on the -- that is in front of you.

9 CHAIRMAN LEMBERG: You need more information
10 for what?

11 MR. RIDENOUR: I'd like to have a little more
12 information on the police reports that someone
13 brought up with regard to --

14 MR. PLONCZYNSKI: Those police reports were
15 not Bartlett police reports. Those were another
16 town.

17 MR. RIDENOUR: I understand that, but I would
18 like to gather that information that we have from
19 our town. We don't have anything from our town.

20 MS. GRILL: Could you be more specific?
21 Police reports from what entity?

22 MR. RIDENOUR: I would like to -- you've got
23 an item there. I would like to have some items
24 from the Bartlett Police Department with regard

1 to our facilities.

2 MS. GRILL: Bartlett Hills?

3 MR. RIDENOUR: Bartlett Hills, Villa Olivia.

4 I don't think the park district is big enough.

5 MR. PLONCZYNSKI: You do have a motion that
6 you have to vote on. It's already been made and
7 seconded. Asking for additional information is
8 fine, but you still have to vote on your motion.

9 MR. RIDENOUR: Do we have to vote tonight?

10 MR. PLONCZYNSKI: Yes. You already made the
11 motion and seconded it. You have to vote tonight.

12 CHAIRMAN LEMBERG: Okay. Further discussion?

13 MR. A. HOPKINS: You know, I agree. I would
14 like to have that additional information --

15 (Applause from audience.)

16 MR. A. HOPKINS: Hang on. Hang on. You know,
17 I do feel that there's -- there's not going to be
18 the problems that maybe the Seville has.

19 MR. RIDENOUR: I agree with you. It may not
20 be there at all, but I would like to know.

21 Can we withdraw our motion and second?

22 Can we withdraw our second first and then withdraw
23 our motion?

24 MR. PLONCZYNSKI: Yeah, you can withdraw that

1 motion, but it has to be the person who made the
2 motion has to withdraw his motion, the person who
3 did the second has to withdraw theirs, and tabling
4 it would not be the right thing to do. Continuing
5 the public hearing would be appropriate, but you
6 closed the public hearing already.

7 CHAIRMAN LEMBERG: Okay. We have a motion and
8 a second.

9 MR. A. HOPKINS: Let me finish the discussion.
10 I know we have the motion and second here. Again,
11 my concern with this -- I think it's a great
12 facility. I'm not concerned with the possibility
13 of public safety issues. I'm not concerned with
14 the noise. I don't think that's going to be a
15 big issue.

16 My issue is the parking and Devon,
17 Prospect, and Ontarioville Road, which Devon out
18 that way, it's not meant for this type of
19 increased traffic out that way. There is not
20 enough --

21 (Applause from audience.)

22 MR. A. HOPKINS: I think the bigger concern
23 for the residents, and I hope they would voice
24 their concern to the county, is the number of

1 dump trucks and semi trucks that go down that
2 way. I run down that way all the time and I
3 don't like looking at an empty lot, that's for
4 sure. I would like to see something there, but I
5 think, you know, the time and energy should be
6 spent at the county level getting that changed
7 because those are definitely alternate routes
8 they could be taking, but, again, my concern is I
9 don't think Devon, which is a county road, and
10 Prospect is built up for this type of increased
11 traffic and, again, the parking issues that could
12 definitely arise and people missing the turn at
13 Prospect and going down and cutting through that
14 area to get back to the facility.

15 CHAIRMAN LEMBERG: Okay. There is a motion
16 and second. Secretary call the roll.

17 MR. RIDENOUR: Wait a minute. We're not done
18 with discussion yet.

19 MR. PLONCZYNSKI: Your chairman is calling for
20 us to do the vote. You don't -- he's ended the
21 discussion.

22 MR. RIDENOUR: All right.

23 CHAIRMAN LEMBERG. Calling for a vote.

24 MR. RIDENOUR: All right. Go.

1 MR. PLONCZYNSKI: John Miaso.

2 MR. MIASO: Yes.

3 MR. PLONCZYNSKI: Austin Hopkins.

4 MR. A. HOPKINS: No.

5 MR. PLONCZYNSKI: Tim Ridenour.

6 MR. RIDENOUR: Yes.

7 MR. PLONCZYNSKI: Jack Allen.

8 MR. ALLEN: Yes.

9 MR. PLONCZYNSKI: Tom Connor.

10 MR. CONNOR: Yes.

11 MR. PLONCZYNSKI: Mark Hopkins.

12 MR. M. HOPKINS: Yes.

13 MR. PLONCZYNSKI: Jim Lemberg.

14 Sorry. The motion carried.

15 CHAIRMAN LEMBERG: Motion carried. Thank you.

16 Good luck.

17 Okay. We still have future business, so
18 if anyone has any comments, take it out into the
19 hallway please or into the parking lot.

20 Can we take it out into the hallway,
21 please?

22 MR. PLONCZYNSKI: The meeting is still going
23 on, folks. If you can go out in the hall. Thank
24 you.

1 CHAIRMAN LEMBERG: Okay. Next item on our
2 agenda is old business/new business.

3 MR. PLONCZYNSKI: I don't think we have much
4 in the way of old business, other than to tell
5 you that Jerry Kallas has expressed a desire to
6 return to the ranks of the plan commission and
7 hopefully by next month we'll be able to do it
8 through the use of the video camera and phone,
9 which we have the hook up. Unfortunately, he
10 couldn't join us tonight. He was close to it,
11 but didn't work out for him; and in terms of new
12 business, we probably won't have a meeting next
13 month. I'm not sure. There is nothing really in
14 the pipeline. You pretty much reviewed and
15 approved everything so far, so right now we don't
16 know if we have a meeting next month unless we
17 get another project, but you've gone through all
18 your industrial and subdivision, so right now
19 it's on hold. We'll see.

20 MR. CONNOR: Jim, if I could just say thank
21 you for the gift and card.

22 MR. PLONCZYNSKI: You're welcome.

23 CHAIRMAN LEMBERG: Anyone else have any
24 questions, comments?

1 Motion to adjourn.

2 MR. MIASO: So moved.

3 MR. CONNOR: Second.

4 CHAIRMAN LEMBERG: All in favor.

5 (Ayes were heard.)

6 (Which were all proceedings
7 had at the hearing of the
8 above-entitled cause.)

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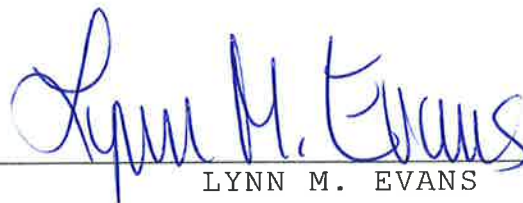
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1 STATE OF ILLINOIS)
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I, LYNN M. EVANS, CSR, No. 084-003473, a
Notary Public in and for the County of DuPage,
State of Illinois, do hereby certify that LYNN M.
EVANS, C.S.R., reported in shorthand the
proceedings had and the testimony taken at the
public hearing of the above-entitled cause, and
that foregoing transcript is a true, correct, and
complete report of the entire testimony so taken
at the time and place hereinabove set forth.


LYNN M. EVANS

My Commission Expires:
May 20, 2017