



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
October 4, 2016**

President Wallace called the Committee of the Whole meeting to order at 7:16 p.m.

PRESENT: Trustee Arends (via webcam), Camerer, Carbonaro, Deyne, Hopkins, Reinke, and President Wallace

ABSENT: None

ALSO PRESENT: Village Administrator Valerie Salmons, Assistant Administrator Paula Schumacher, Assistant to the Village Administrator Scott Skrycki, Finance Director Jeff Martynowicz, Director of Public Works Dan Dinges, Community Development Director Jim Plonczynski, Assistant Community Development Director Roberta Grill, Economic Development Coordinator Tony Fradin, Building Director Brian Goralski, Food & Beverage Manager Paul Petersen, Police Chief Kent Williams, Deputy Chief Patrick Ullrich, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

PLANNING & ZONING COMMITTEE

Ashton Gardens

Trustee Reinke stated that they will be taking comments from the residents during this session rather than the Village Board meeting. He turned it over to staff and stated that they will talk about the public comments and receive the comments and consider.

Community Development Director Jim Plonczynski stated that Brent Schreiber is there this evening and he is the developer for Ashton Gardens. They are requesting a preliminary final PUD plan, a Special Use for a PUD, Special Use for reception banquet hall place of assembly, serving of liquor, building height, variations for the reduction in the number of required parking spaces, reduction from the 20 foot interior parkway requirement and to allow one tree for each double parking island (zoning calls for one tree for each parking island). The property is currently zoned as B-3 PUD (Commercial).

The concept plan was reviewed by the Village Board in January 2016. At that time the petitioner was encouraged to go through a full submittal. The Village Board Committee of the Whole in July 2016, reviewed the petitioner's request and went forward to the Plan Commission and a Public Hearing. The petitioner had submitted a site plan and final PUD plan. It shows a chapel facility, small office and the banquet hall. The petitioner has curb cuts proposed along Devon Avenue as well as Prospect and parking in the front of the property. The petitioner went through the Plan Commission review on August 11, 2016 for both a preliminary PUD, the Special Uses, serving of liquor, building height and place of assembly. The Plan Commission recommended approval subject to conditions and findings of fact outlined by the staff in their report. Basically, the petition included kitchen vents and rooftop mechanicals for the reception hall be located east as far as possible and the rooftop mechanicals be screened. There was



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also a request from one of the Plan Commissioners that incident reports for both Villa Olivia and Bartlett Hills be provided to the Trustees. The developer went on to the Zoning Board of Appeals on September 1, 2016 on the variances for the reduction in the interior parkway (one tree per island) and a reduction in the number of parking spaces. The Zoning Board with the court reporter minutes are in the packet and they voted 3-2 on the petition for the variances. A positive recommendation from the Zoning Board requires 4 members. That is why it is just a report as the petition stated.

Subsequently, they received a formal protest to the Special Use from the surrounding property owners. In the case of a written protest against any proposed Special Use is acknowledged by at least 20% of the frontage proposed to be altered or by the owners of 20% of the frontage immediately adjoining or across an alley therefrom or by 20% of the frontage directly opposite the frontage that is to be altered. It is filed with the Village Clerk and the Special Use will be passed by a favorable vote of 2/3 of the Trustee of the Village. The protest with the map confirming that the surrounding residents make up the 20% is also included in the packet.

Going back into the preliminary PUD plan, Ashton Gardens shows a fence detail surrounding the property that will be a decorative fence to block the view with landscaping. The site will be heavily landscaped around the perimeter. The petitioner prefers to put the trees along the perimeter to act as a screening as well as visual effect. There are some trees along the site that need to be removed and they will try to save some of them. The petitioner went through a number of reiterations and concessions since the Committee's initial review. He has conceded that no outdoor events would occur at this location, the Sunday hours would be reduced from a closing time of 12:30 AM to 10:30 PM, no deliveries or garbage pickup prior to 9:00 AM. The seven trees but were going to be on the islands will be provided around the perimeter of the site. They explored overflow parking if needed for large events that exceed the parking and will utilize Metra parking as a viable option and provide shuttle service. The 8 foot high solid wood fence around the perimeter is located on the south and west and has increased over the original 6 foot. The larger trees would be planted along the perimeter and the landscaping area. A 4 foot high decorative fence with evergreen shrubs will be around the perimeter along Devon and Prospect and screened with additional evergreen shrubs. The petitioner has provided information on incident reports in some of his other facilities. There are very little incident reports. There was a property value chart and the petitioner has shown that the property values in the surrounding areas have not been impacted. There was a noise analysis done which measures the decibel levels around the property. It does not exceed any of the ambient noise standards. Ashton Gardens hired a traffic engineer that did a full site analysis that determines the impact would be almost negligible on that intersection and it operates at a level of service and our traffic consultant concurred with it.



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Trustee Reinke suggested, unless there were objections, they hear from the petitioner next, and then the residents, and engage in their discussions.

Brad Schreiber, Managing Partner and President of Ashton Gardens thanked the Village for entertaining the project. He stated that most of the important points were covered by staff. Since the last meeting, clearly, some of the items of most concern with the neighbors were parking and potential incidents. He delved way back into their business back to 2005. He re-created statistics on 5,050 events. Three out of the four current operating facilities that they have, seats 400 guests and the other seats 300 guests. Out of the 5,050 events of 250 guests or more, comes up to 113 events or 2.2% of all the events. The average event is 146 guests. It is consistent with the occupancy accounts of weddings in the Chicago area which is right at 150 guests. The concern about the parking, at least according to his history, and what proves out to be the history of the size of the events in this market, even if they go up to 200+ events, they are only 16.3% of all of our events. If we do 200 events at the Bartlett facility they will have approximately 10 to 15 cars that they would need parking for. From a business standpoint, it would be a good thing but from a realistic standpoint it just isn't going to happen. He hopes that this will ease the minds of the Board as well as the public. They have overflow and they have a plan for it. The concerns have been many and the conversations have been spirited. The facts prove out to be that it is only on rare occasion that they will experience enough to require overflow parking.

Another concern that came up had to do with potential incidents of their guests drinking, driving through the neighborhoods, driving over lawns, harming pets, doing other foul things in people's yards. To add some validity to prior presentations, in the past 12 years or 5,050 events, they have had four reported incidents. All of very minor concern: a gentleman fell asleep in his car and had a cell phone stolen; one incident of the four, relative to alcohol consumption was a couple that wanted more alcohol after the bar closed and management would not serve them so their local security rectified the problem. The Seville had 39 incidents over the course of two years of certainly more major situations than they had. There was theft, domestic issues, public drunkenness and that sort of thing.

They have stated that the level of professionalism and their conscientiousness or the safety of their guests and neighbors and or employees and the public proves out in these incident facts. He does not present that to pose an argument to the public but hopes that it will give them a feeling of who they are and how they do business and the level of concern and professionalism how they manage their business. They have made some concessions, changed their event times, moved trees to the south side of the property, adjusted their landscape plan and deliveries. They do have private security which will be off-duty or retired police officers. They bring a lot to the community and will have 40+ employees that will be hired locally and he hoped that some of them would be from the direct neighbors. They bring over \$1 million of other spending such



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as local DJs, cake bakers, florists, officiates and rehearsal dinners, etc. The competition for Bartlett Hills, speaking on capacity, we have dates that are requested that are booked, they would refer dates to other neighboring facilities as well as rehearsal dinners. Most rehearsal dinners are in the vicinity of the facility because it just makes sense. They would support local restaurants and the more people that visit them or Bartlett Hills, the better for all of us. When they come to this area they are not just going to look at us, they are going to look at other facilities in the area. There is reason they could choose one over the other and it could be size, outdoor feel of a country club, price, and those are the other reasons how they enhance other local businesses. It is not just a matter of fact, but a model of their business and how they support local businesses as best they can. They want to be good neighbors and support the community at every possible opportunity.

President Wallace asked how many events they actually book as compared to how many visit the facility?

Mr. Schreiber stated that each property hosted 1,000 tours per year. They can only do 200 weddings and their booking rate is somewhere in the low 20%. Certainly if there is a way that they could recommend and send business over there, they would certainly do so.

President Wallace asked what the reason was for losing that many possible bookings.

Mr. Schreiber stated that Saturday nights are booked first and there are only 52 of those. The number one reason is availability and the second reason is price. There are a lot of other facilities in the markets that are less expensive than they are.

President Wallace asked what the average price per plate is.

Mr. Schreiber stated that the guest fee is between \$115 and \$118 per plate depending on the facility. The average price for a wedding is between the \$16,000 and \$17,000 range.

Trustee Reinke asked what the average price is per plate at Bartlett Hills for a wedding.

Food & Beverage Manager Paul Petersen stated \$70 to \$100 per plate and an average wedding for 150 people, about \$15,000.

President Wallace asked how many people does he talk to and how many become bookings.

Mr. Petersen estimated that it would be 10% to 20%.



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President Wallace stated that there is a lot of sharing between these facilities based on the fact that there are only 52 Saturdays and nobody likes Friday's or Sunday's.

Mr. Petersen stated that bookings are based on availability, pricing and the setting of which they could vision their wedding taking place at.

Mr. Schreiber stated that the potential brides may not like the formality of Ashton Gardens and may prefer a more natural setting. The market is pretty broad and tastes are pretty broad also. In his opinion, they would probably complement each other. They have really great relationships with their competitors in all the markets. They get together and talk about the market, pricing and what one venue may be experiencing versus another because they are all fishing from the same pond and refer people back and forth.

President Wallace asked if they anticipated using local vendors for food, etc. The Village has a large food manufacturing portion of the community.

Mr. Schreiber stated that produce, seafood, meats are all local and they would commit to that.

Trustee Reinke asked if they could make that a condition of the conditional use?

Trustee Arends stated that would not be fair to him.

Attorney Mraz stated that they could do them.

Trustee Reinke stated that he will now open up the discussion to the residents and he asked them to try to limit their comments to three minutes. He asked them to try not to be duplicative in their comments and yield the balance of your time to the next speaker.

Jay Schack, 120 Plymouth Court

Mr. Schack stated that he left off with taxes. Are you going to put a business in town that will compete with two facilities that are supported with our property taxes. If they start taking away from Bartlett Hills and Villa Olivia and the income stream for those two facilities goes down, the first place that the Village will look for to boost it up will be the property taxes. He is concerned that his property taxes will support Ashton Gardens by supplementing the income lost to the two facilities. He asked the Board to consider this in the considerations of the entire project. A private golf course is owned by the owners or the members and paid for by the members. Our facilities are owned by the Village and the residents, therefore the source of income and revenue stream is totally different. He spoke about the people leaving the facility at night and the fact that they could be going through a maze of streets and cause more problems.



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President Wallace commented that you could Google Earth the other facilities and see the overlying topographical. A couple of them are almost identical to the nature of this environment here in Bartlett.

Scott Erickson, 211 Lido Trail

Mr. Erickson spoke about the amount of space for emergency traffic on the side streets. They have a strong belief that although there are precautions from Ashton Gardens to handle overflow parking and maybe use Flextronics, Metra, etc., the fact is that people coming to events, show up late. This will cause people to park on the side street to avoid shuttle service. Lido Trail being the first target street, both sides of that street are filled with cars, the minimum requirement is 11.5 feet for emergency vehicles to get through. Our concern is when winter time hits, when the plows bring the cars closer to minimum clearance, emergency traffic is going to be jeopardized. He submitted a picture for the record.

George Koziol, 654 Hazelnut Ct.

Mr. Koziol stated that as a concerned resident of Bartlett, he witnessed something of great concern. He attended the Plan Commission's Public Hearing on August 11, 2016 and then the Zoning Board of Appeals Public Hearing on September 1, 2016. Both of these meetings were dedicated to the Ashton Gardens proposal to develop the property at the southwest corner of Prospect and Devon.

The majority of the people present were very much against the proposed development. Only a few spoke in favor of the proposed plan.

What is it about human nature that causes people to only speak out when they are against something that is bringing change. Why won't people take the time to speak out on behalf of something. Our elected officials need to hear when something is good. What concerns me very much is that this is a very vocal minority over ruling the silent majority. Let's pause a moment and look at some numbers related to this issue. He saw a combined total of approximately 120 residents at the Plan Commission (PC) meeting and the Zoning Board of Appeals (ZBA) meeting. So let's use 150 as the number of people who spoke about Ashton Gardens coming to Bartlett. There are approximately 42,000 residents in Bartlett. With a little quick math, the 120 represent 4/10 of 1 percent of the population of Bartlett, aka the vocal minority. The remaining 41,850 represent 99.6 percent of the population, aka the silent majority.

He is a resident and voter who is a part of that silent majority, who happens to think Ashton Gardens (AG) is a worthwhile project, a development that would serve Bartlett well.



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- AG is probably the most interesting commercial (proposed) project outside of Brewster Creek to come to Bartlett in many years.
- The executives from Ashton Gardens looked all over the Chicago suburban area and chose Bartlett.
- Ashton Gardens believes strongly in making it work and they are willing to spend a large sum of money to make it happen.
- The likelihood of success would be high because there is no end in sight to brides and couples looking for a place to celebrate their weddings.
- AG would take a property that has been vacant since 1963 when the property was annexed to the Village and develop it and put it to an exciting use.
- Although the AG project is outside the area of the Bartlett TOD Plan, this might just become the start, the catalyst to jumpstart the TOD development and other positive activity in downtown Bartlett.
- Just think, Bartlett along with Ashton Gardens, might just become a real destination in the Chicago area, having the one and only venue such as this.
- Visitors might just like what they see and want to move to Bartlett to live or to start their businesses.
- The property is zoned for Commercial and AG has a plan.
- AG will change the property tax status from a vacant/undeveloped property to developed and will pay higher real estate taxes as a result.
- AG will bring sales tax revenue to the Village.
- AG will bring jobs to Bartlett.
- Limited hours of operation Friday & Saturday 9:00 a.m. to 12:30 a.m. and Sunday 9:00 a.m. until 10:30 p.m.
- Limited hours of operation during the week for deliveries and public visits.
- Outer perimeter will be landscaped with an aluminum, wrought iron like fence with a variety of landscaping, trees and shrubs.



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- Inner perimeter (residential), will include an 8 foot wood stockade fence along with heavy landscaping, trees and shrubs.
- Remember, this property is zoned commercial and could become another strip mall with many unknowns and in operation 24 hours per day, 7 days per week.

He hoped that the Board understands that he is speaking for more than myself. He is speaking for the silent majority, the 99.6 percent of the residents of Bartlett who did not attend either of the public meetings to voice their opinions. It is possible that their silence is a form of acceptance for the project.

May the discussions during the Committee of the Whole be positive, upbeat and beneficial to all. In the end, he is hoping that you rule positively for Ashton Gardens and move the project on to a meeting of the entire Village Board for approval.

The Ashton Gardens project just might benefit all of Bartlett. We are hoping that you will do what is right and best for all of Bartlett. He thinks that we can say that with this project, the “glass is more than half full.”

Trustee Carbonaro referenced the picture that was submitted earlier and he asked the Chief if there would be problems with emergency vehicles if there were cars parked on both sides of the street. His understanding was that these vehicles would be towed – correct?

Chief Williams stated that during a significant snowfall there is no on-street parking – they would be towed.

Adam Newman, Evanston, IL – works for Cynthia Borbas who circulated petitions

Mr. Newman submitted petitions with 68 names and stated that he did not want to get into the statistics or the math about what a minority 68 names are. As elected officials, you know how difficult it is to get signatures and how hard it is to get people to come to meetings. People work really hard and don't really want to get engaged in politics especially after such a mess this election season. They expect their local leaders to do the right things and it is hard to find childcare and so the fact that there is so much outpouring, especially from the people that are most concentrated, says a lot.

Ann Marie Westfall, 109 S. Western Ave.

Ms. Westfall stated that this town is always glad to have new businesses opening up. Recently in the Examiner, there were several new businesses that will be opening - It is called economic growth. The way the economy is with no jobs, Mr. Schreiber is going to employ people and is a good thing. Mr. Schreiber has brought a very well-thought-out



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plan to the Village Board and the people of Bartlett. He has always been very cooperative with the Board and changes that were asked of him. He also addressed all the people's questions and concerns at the last meeting. The people that bought the houses where Ashton Gardens is hopefully going to be built, knew that the property was zoned for commercial use and that is the chance that you took when you bought your house at that location.

Scott Ummel, 225 John Drive

Mr. Ummel stated that a lot of the statements that were made tonight by the petitioner himself and some of the staff members have no credibility to those statements. There are no statistics to back it up or companies that got these decibel readings. One thing that he learned in school is the fact that when you write a paper you have to cite your sources and it is illegal not to do so. For someone to come up here and say that there was a crime report written and they looked into it and there are only four. Where did you get that information from? Who is the town that reported that? Where is the paperwork that says that? Another thing he noticed from taking criminology classes is if you are a witness or on the stand you were not supposed to put your own feelings or opinions into a case. For some of the staff members to be up there and say what there was a nice overhang or nice windows shows the level of unprofessionalism on this point.

Mr. Plonczynski stated that he is not an architecture designer. He was trying to express the desire of the windows.

Margaret Territo-Erdman, 220 Dallas Drive

Ms. Territo-Erdman stated that they have had their difficulties with the businesses staying open and populated in the downtown area for many years. She didn't think this venue was the right place for this neighborhood area. She didn't think the parking was enough with only 120 spots. If you have two events going on with 150 guests plus 30 to 40 workers, there will be overflow and she feels sorry for the folks who will have excess flow parking on their streets. She didn't think it would help the businesses in the downtown area. She mentioned the two other banquet venues and she wasn't sure but she didn't think they were packed all the time. What happens in 5 to 6 years if they don't succeed in their business and we have another empty building or vacant business. The fresh market has been empty for a long time and do we really want another empty building.

President Wallace stated that we can absolutely, 100% control parking on Lido Trail. He has heard that repetitively and it was one of his concerns as well. He agreed with one of the resident comments that when people are late they may choose to park there but if that car is not there when they get out, they will wish that they didn't. There are controllable's involved with this parking question and part of those controllable's are something that the Village can enforce and it is an additional revenue stream.



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He stated that several people have mentioned that this venue is in direct competition to a taxpaying body right now and he has a tendency to disagree with that statement just because of the price level at which this organization operates. It is well above the price level of Villa Olivia or Bartlett Hills. As Mr. Schreiber stated there are only 52 Fridays and 52 Saturdays and you only book 20% of your venues, the hardest thing is to get people to come and look at the place. If you have people coming from other venues that are going to drive right down the street on the same day and look at that venue and it's part of the challenge of booking your banquet hall. He believes this an enhancement to the number of events we can have at all of the locations. He also agreed with Mr. Koziol, there is a very silent majority, he wanted to make this clear, he has heard from a very silent majority that they are very, very interested in seeing this move forward. He thought it was important that everyone here this. We have a continual environment in this country with retail jobs shrinking and shrinking because everyone is buying online. If we are going to think about a strip mall there eventually, we are having a hard enough time filling those stores and the other strip mall right across the street. You have this shrinking environment of retail jobs so you are going to have some kind of service environment there that will be a food store or restaurant or something in that state law that they will not like at all. The service-oriented jobs are the biggest growing market. The amount of time that it would take us to replace this particular location with a similar type business would be very unusual.

Trustee Deyne stated that he said just about everything he wanted to say. We talked about vacant buildings and he is going to hitchhike on what President Wallace said. He was going through the permitted uses in B-3 and he won't read them all but they do include: convenience store, garden supply and feed store, meat markets, supermarkets, postal distribution, those would not require any special behavior. You could wake up one morning and have a strip shopping center there. He spoke about the vacant Gorski Plaza and his fear is that if we talk about vacancies, if we do strip shopping centers, the potential of having vacant spots would be greater on what we would possibly have here. In essence, when we look at this, in lieu of some of the other uses we possibly could have on that property are special uses. These would include animal hospitals, dog kennels, automobile repair shops (including major repair), automobile and truck sales, banquet halls, car washes and it goes on and on. It is zoned B-3 and we can't regulate specifically what will be there. We have to treat this as the project that's been presented before us this evening. We don't regulate dentist or other medical offices, hair salons, restaurants and that is not the purpose of this Board. If somebody wants to make an investment in the community they have rights and we don't regulate. He agreed with regulation of the parking and felt that it would resolve any potential problems. We represent the entire community and that was brought up with the silent majority. We have to take a look at what this could potentially bring to the Village and the amount of jobs, the amount of revenue and tax dollars. Right now the property is vacant. Isn't it about time we do something with this parcel of property? He would like to see it move forward.



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Trustee Hopkins stated that one of his issues is parking. How would we regulate parking on Lido Trail.

Chief Williams stated that with a snow event they would tow the vehicles. As far as preventing a car from parking there, it's easier said, then done and they would get a citation. If that became a problem, we work with the community and the business owner to do more signage more high visibility patrols on those particular events especially if we were to get communication from the owner that he will have an overflow evening. They could put staff out there to help the neighborhood and that would be a primary concern of theirs.

Trustee Hopkins stated that the first step would be ticketing cars?

Chief Williams stated that it would be ticketing cars and removing them in a significant weather event and also working with the owner in the neighborhood to make sure that their presence is known as a preventative measure. We would have to monitor that to determine how much proactive efforts were needed in that neighborhood during a significant event.

Trustee Reinke asked if he proposed banning parking on Lido and Hillandale?

Chief Williams stated that you certainly wouldn't want to do that on both sides but that would be a question of the Board. If the Board wanted to prevent it altogether it would just be a matter of simple signage.

Trustee Reinke stated that if they ban parking on one or both sides of the street, this is somebody's neighborhood. People park on the street.

Chief Williams stated that the unintentional consequences of that is if they have an overflow in their driveway.

Attorney Mraz stated that we currently do not have restrictions for residents to have permits, etc. If it became a problem it could be something that could be adopted. We typically say parking or not on one side of the street but that limits the parking for the residents of the neighborhood.

President Wallace stated that it is a doable thing. He has been to many, many different locations in his years of traveling to sporting events where signs say "no parking here during game day". Wheaton towed a bunch of cars one day when people were ignoring the sign. There has to be a workaround for that particular situation.

Trustee Reinke asked if the workaround is a parking permit?



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Attorney Mraz stated that is an option if it became a problem.

President Wallace stated that only 2.2% of the events are 250+ and 16.3% are 200+. He stated that he certainly wouldn't want to park on Lido and have to go all the way around the berm and the fence to get to the chapel. He would just assume to be a little later and take the shuttle.

Trustee Camerer stated that now that we are able to accommodate bigger weddings at Bartlett Hills, what are the parking accommodations there and do we ever have issues where there is not enough parking?

Mr. Petersen stated that they could have more difficulty during the day on weekends when the golf course is full and they have wedding showers where they would have a 50, a 60, and an 80 at the same time. Once all of the permanent tee-time people leave on the weekend nights, even if they have a wedding with 230 people (10% of events), they have 206 parking spaces and it's never a problem.

President Wallace stated that it is the theory that no one goes to a wedding by themselves.

Trustee Reinke stated that looking at the diagrams it appears there is no sidewalk or bike path on the east side of the property and he asked if that was true.

Mr. Plonczynski stated that there are sidewalks on Prospect and a path on Devon that will remain.

Trustee Reinke stated that this is a tough one. He thought President Wallace's and Trustee Deyne's points are well taken. When you look at the uses in the B-3, they are undesirable for a residential neighborhood. One of the themes from one of the hearings was "would you and your family want to live next door to this". That is a great question because we all live here and have families. If the question was "would you rather live next to a strip-mall or this banquet hall" his answer would be that he preferred to live next to the banquet hall. He stated that he has experience with strip malls and if it is five or seven tenants in a strip-mall, it is problematic because each one of them is going to be doing their own thing. He thinks this is a much more desirable use than a strip-mall. At the same time he can't get his mind around this parking issue. If we ban parking on Lido and Hillandale it will be problematic, is the 135 spaces going to be enough, maybe or maybe not, what about snow, what about people that park goofy. It is problematic for him and we can't flood these peoples neighborhood with cars. The 390 extension is another thing he hasn't heard in these conversations. He thought it was important to talk about because wasn't the current design to have North Avenue as one of the off ramps?



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Mr. Plonczynski stated that was in the conceptual plan for the future of the Elgin O'Hare.

Trustee Reinke stated that if we have cars coming down North Avenue and they decided to zip down Prospect than that can be a bear. The traffic and the parking here make it very difficult to support this.

President Wallace stated that he disagrees. They are both controllable things.

Trustee Deyne stated that there have been a number of concerns regarding the traffic. He wanted to address that the facts that they have were not just created. Staff has put a great deal of time researching and putting these numbers together so the Board would have information and could make an intelligent decision. A traffic study was submitted by the petitioner and our consultant reviewed and concurred with the findings of the petitioner's findings. We did, under a FOIA request, receive incident reports from the other locations that the petitioner has and found that there was little to no police activity. Everything was minor as the petitioner stated and he was not lying. He also wanted to mention the decrease in property values and stated that the numbers presented this evening were researched and we did see over a five year period, a 17-18% increase in property values. This has not reduced property values. He agreed with Trustee Reinke on the parking issues but when you talk about the number of events that they will have on an annual basis, parking issues will be confronted with will be a small percentage of the events that he will have. He does not think that will be enough to preclude the project from moving forward. He felt that between the staff and the police department they could deal with the parking situation.

Trustee Arends stated that she believes fully in the free enterprise system. This is what has made this country great and she thinks that the use on this property is far superior to another strip-mall. If she lived on an adjacent street, she would much rather see this than a strip-mall. As far as the traffic goes, we have done our due diligence on that and addressed most of the objections. She respects the fact that the people that live there are all of the sudden being asked to put up with development there. After all this time, I might be a little perturbed too. We cannot dictate exactly what goes in a certain area specifically. The only thing that this petitioner is looking for is some leeway on parking. He has cooperated and gone beyond what we have requested of him. For that reason, she thinks this is a good use and should move forward.

Trustee Hopkins asked Mr. Plonczynski if he knew of any other communities that use commuter property to shuttle patrons back-and-forth?

Mr. Plonczynski stated that he didn't know about shuttling but the use of the Metra lot is regularly advertised for business use after the Metra hours. Our businesses in the downtown district do use this parking.



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Trustee Arends asked if this were to go through would the petitioner join the Chamber of Commerce.

Mr. Schneider stated “absolutely”. They don’t want to take advantage of anyone or any part of the city and he felt they demonstrated that with all the concessions and all the efforts that they have made. Once they get in, they are part of the community. One of the things they do relative to parking is to publish in advance, meet with their security and discuss all of the events on every detail including parking. The security is to protect the guests, protect the business, manage parking to whatever it is that they feel is necessary including protecting neighbors and their interests. The local law enforcement person will know, if they so desire, what events are happening, when they are happening, and how many guests will be there. If someone attending their event parks illegally, they want them towed. They are part of the community and most of the guests that attend these events are not part of the community. They do not want them to take advantage of any special treatment at all. They will take every effort in communicating and partnering with whatever is asked of them to help manage things. That is part of their business model and part of the way they run their company.

Trustee Camerer stated that not everyone is going to drive to the wedding and leave, some people stay overnight. At his son’s recent wedding in Bartlett they had people stay at a hotel and the hotel provided a shuttle service back and forth. Not everyone that comes in for a Saturday night wedding, especially when they’re coming from out of town, are going to leave and drive off.

Trustee Carbonaro stated that they annexed this property back in 1963 and it has been empty ever since. When he moved here in 1985 Prospect went from Stearns to Country and there was no connection to Devon. If you wanted to get to Devon you would have to drive around. When they sold the farm, they put in Wilcox and Amherst. The whole area was still unincorporated. It has been sitting there empty for over 50 years and he thought it was time they put something there. It will bring in the revenue to the Village and he agrees with Trustee Deyne that we don’t restrict businesses in town because we have eight pizza places, 14 dentists, 11 hairstylists, 7 nail salons, 12 restaurants which include fast food, 11 places to receive physical therapy or chiropractic services, and 9 cleaners. We are only at 2 wedding facilities so maybe we should try third one.

Trustee Deyne stated that he was not a parking expert but we are on the same page as far as parking stickers or permit parking. He wondered if the petitioner could have a master list of the people in the neighborhood and when he has a large wedding that would require additional parking he could place “no parking” signs in the neighborhood.

Trustee Reinke stated that the next step is to move this on to the Village Board for a vote. The objections and the failure to receive a positive recommendation from the ZBA both require a vote of two thirds of the Trustees. The Mayor’s vote would not count



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because of not having the positive recommendation from the ZBA but the neighbors petitions that require two thirds of the Trustees votes for the Special Use. He stated that four trustees would have to vote in favor for this to pass. He thought that the petitioner and the audience has a good idea of where they are all at.

Downtown TOD Plan

Mr. Plonczynski stated that the downtown TOD plan put forth a vote at a previous meeting where it was tabled to the October 18th meeting. There was also a discussion to bring it back to the Village Board Committee prior to that meeting. There were some concerns expressed at that meeting concerning business owners in the Bartlett Plaza not being fully aware of the plan. Subsequent to that meeting the staff has visited and handed out the TOD plan to all the businesses in the Bartlett Plaza and talked to several of the business owners to answer their questions and concerns about the plan. In addition, our consultant from SCB prepared a memorandum regarding the section on implementation strategies of the plan. It basically emphasized that it is just a plan, it's conceptual in nature and it is also flexible. All plans have to be implemented, have a developer who is interested in doing something and there has to be support from the Village Board, Plan Commission and the Zoning Board for that type of implementation of the plans.

One of the residents assumed that there would be a loss of parking. Let's assume that there is this loss of parking because there is a road being put in. How are we going to deal with that?

Mr. Plonczynski stated that with any development that occurs, the Board reviews the project and considers the implications just like they are doing with Ashton Gardens. That is part of the review process.

Trustee Reinke stated that if they don't like what they see then they can kill it.

Administrator Salmons stated that you do what Metra has us do. We look at some development in downtown and if we want to use the parking that we have, we replace it somewhere else. If there were compelling reasons why this road had to fill in and it's taking away from parking she would think it would be the responsibility of the developer to replace it in a location where it is convenient for that which was there before.

Trustee Camerer asked that the audience be allowed to make comments. He stated that part of the reason he was concerned about this even though it was a conceptual plan is that it has the potential to dispose several service oriented businesses in a Plaza without having a plan where to put them. Who's going to provide buildout and shift these businesses and keep them in town. You also have a plan that potentially takes



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down apartment buildings. Who is going to be taking on this project? He also looks at it from a historical perspective and how the downtown has conceptualized change through bringing in condominiums and townhomes but it didn't bring change instantaneously. He wanted the Board to be concerned about the businesses and how to keep these businesses in Bartlett. One of the statements in the plan says that 50.4% of the businesses in downtown Bartlett are professional, medical and service businesses and yet the study would displace 20 businesses in Bartlett Plaza without a plan of saying where they will put them. Are they going to build the commercial places first before they tear down a part of the building? It is so vague in how they talk about tearing down the east side of the shopping center as well and as part of the north part of the parking lot for a road. Where does it stop? We lose our post office? If this plan is conceptualized to do this, do you think that this post office is going to move to another location in Bartlett with the postal economy being the way it is, we could have our doubts and potentially lose it. The other concern he has is that he does not want to give the impression to businesses that may be viable businesses to come into the shopping center that why should they bother since it's going to be torn down anyhow. He thinks they should be careful about portraying that vision and the prospect of looking at things into critical overview. He also takes issue with the fact that somehow we are saying to build more apartments because that is going to bring in more people and revitalize the downtown area. If it does, it will not be quick. Somehow we are gearing these apartments to people in their 20's and the seniors 55 to 74 and 75+. The last time he looked those are not age groups that have expendable income to get out and live in a \$1,600 apartment and every night go out and eat. He liked some of the changes that were made and felt that it gave them a little more direction... although it is not in a direction he is so certain of.

Christine Carlyle from SCB stated that the plan was done with the Steering Committee and they talked to a lot of businesses, had pre-community meetings, not a lot of input from people throughout the community about this. It is a series of actions for the downtown. The main purpose of the plan is to enhance the downtown area to look at various sites where it can have future development. Her emphasis was to create a series of options for the Village, create a roadmap and to think about development as a sequence and that you can do one or the other. When they met with the Gorski's there was a focus on the fact that they had a grocery store space that was obsolete and they knew that. They were not going to put any more money into it and there was no viable option for them in terms of today's commercial value for the site. It has a lot more value as residential. They looked at ways to make the very large block that goes north of the railroad tracks to Devon to Prospect and over to Main Street and how to break it up so you could have some other through traffic to serve those businesses. The issue of the parking could be accommodated by creating the right-of-way for the apartments. Every one of these recommendations will take a lot of coordination. Development doesn't just take place from a plan. The next set of sequences is if there is a developer or if it is Village initiated, looking at the infrastructure, water, sewer and how it services some of



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these properties. There are many different elements to implementation and you have to be talking to your businesses on a regular basis because it is very, very important that everyone is accommodated. You have 20% of the Bartlett Plaza that is vacant so there is an opportunity for moving some of the businesses into that area. She understood that moving has significant costs and if there was a TIF in place, funds could be used to help mitigate those kinds of concerns. There are many different processes for implementing any of these recommendations and one of the first steps is to have a plan in place which you can say, in general, we agree with these elements. Each one of them will be a planning process and you will be meeting with each other and your prospective developers. In terms of the point of apartments and senior housing in millennials, there is a lot of data out there and she would be happy to send him a report in terms of where the growth is projected in the next 20 to 30 years. It will be from two generations. There are big chunks of people who have been waiting a long time in their lives to make decisions and the millennials have been strapped with a lot of debt. They are looking for places to go and communities that have access to trains and other amenities are benefits for them because they are looking for little more open environment. A lot of seniors have been held back from selling their properties and want to stay in the community. We can offer them a little more carefree lifestyle and apartments. Those things are out there and there is a lot of real estate data. She thought it would be an important thing to make sure for your community that you can have places where people can buy into and not necessarily a single-family home.

Trustee Camerer stated that he is not saying that millennial's and seniors wouldn't want apartments, he is just that he doesn't know if that particular age group is going to revitalize the downtown area. He didn't think she has statistics that the twenty-some-things revitalize cities.

Ms. Carlyle stated that they have actually have statistics in this region. They have been working with Palatine on their downtown area and a good percentage are in those two brackets. They have looked at a variety of different communities and thinks that there are real benefits from both of those groups.

Trustee Camerer stated that he is not saying that there are not benefits to having groups there but he disagrees that this age group will bring expendable income. He asked what happens when a landlord can't rent out a \$1,600 a month apartment. He will have to rent it and will be bringing in a lower income housing group.

Ms. Carlyle stated that right now you have a phenomenal rental vacancy rate - it's like 98% is occupied and that is pretty amazing in Bartlett.

Trustee Reinke stated that he hears two different conversations going on and one reminds him of George Koziol's statement when the TOD plan was first up. He stated "this was a good plan and you might not like all parts of it, don't vote it down just



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because you don't like one part of it". It sounds like there are parts of it that we don't like and he is not a big fan of the apartment building on Western and Bartlett Avenue. It does not make sense to him but they are not voting on that. There's nothing magic about this plan but nothing magic about development. It is part of what he does for a living, and it is very difficult. Let's take Bartlett Plaza for example, the Gorski's could sell that place from under you. You probably have a written lease, there is probably a provision where you will consent to that sale and what is the subsequent buyer going to do. That can happen for each and every parcel in this area. It can be sold out from under you unless you own it. They are going to be constrained by their legal obligations and he can't imagine that the post office is going to roll over and walk away. He understood what he was saying but it's a very organic, long-term process. If there is a market for the millennial's and they wanted apartments and then some developer is going to figure out a way to make it work monetarily. If they don't, you have plenty of examples of that in town while developers think they are going to charge a fortune for downtown space and then we can't keep the business down here. That pie-in-the-sky thinking – those are the bad developers. The good developers have an idea of how much things are going to cost and what they need to make on the other side of it regardless if there is a TIF. He thinks it's a good plan, it's not perfect, there are challenges and he could see where it is very scary for particular business owners. This is a long-term plan.

Trustee Camerer stated that he likes parts of the plan as well, especially the downtown area. He is happy to see some of the potential areas are built up and have new parking garages. We just need to give it some thought when it comes to small businesses and the impact it is going to have on them. That is the reason he delayed this.

President Wallace stated that he thought it was very effective and he thought that his point was well taken. He shouldn't worry because this is not going to happen until 20 things happen prior. It is disconcerting for people who put their time in the particular area and suddenly somebody bulldozes their place.

Trustee Reinke suggested that they have a sunset provision so every five years it should pop back up and they should talk about it, get input from the residents, see where the market is going, maybe something will happen with the millennial's or the baby boomers. We should renew this every few years and should be part of whatever we are going to vote for.

Administrator Salmons stated that they can write that into the final.

Trustee Carbonaro asked if it was going to take them six months to approve this? Batavia recently passed a \$40 million downtown renovation in about six days. Maybe they are used to having businesses downtown, he didn't know. This is a visionary plan that has taken a year to put together. There were four meetings at 7:00 PM and he



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didn't see anyone else at those meetings except Trustee Deyne. If you had concerns, you should have gone to those meetings. There were two daytime meetings of which he took a vacation day and a personal day to show up so they could discuss Village business. This is a Village plan. For you to take your personal business and put this on hold is absolutely despicable Trustee Camerer.

Trustee Deyne stated that no plan is perfect but one of the advantages we have here is that anything a developer would want to do has to come before the Board and go through the process. He thought some consideration should go towards how this will be funded and now we are back to where we were early on when we talked about a TIF. He didn't know if that was the answer but thought it should deserve some consideration.

Trustee Camerer asked staff if they have attendance records for all of the meetings? He asked for records of attendance to be sent to all the Board members so he could know who showed up to every meeting. One of the people that he asked to be on the committee only showed up one time. He stated that he did not show up because his impression was that it was a downtown TOD plan not incorporating Bartlett Plaza. He stated that he has more invested in this downtown than Trustee Carbonaro could ever think about. He has a business here for 27 years, he owns one of the apartments downtown and he has more invested than he can ever think about.

Trustee Carbonaro stated that what he is saying is that his personal business takes over.

Trustee Reinke stated that this matter will be moved on to the Village Board for a vote.

President Wallace stated that they will be taking a five minute recess at 9:00 PM.

The Board reconvened the meeting at 9:06 PM.

FINANCE & GOLF COMMITTEE

General Obligation Bonds for Proposed Police Facility

Trustee Deyne asked the Finance Director to proceed with his presentation.

Finance Director Jeff Martynowicz stated that the Board has been looking at plans and discussing a new police facility and we are now coming into the process of proposing a financing plan for that police facility. The bond ordinance in the packet tonight is one formal action to be taken by the President and Board of Trustees to approve general obligation bonds which will be issued for the purpose of financing and constructing a police facility. Most importantly this ordinance establishes a parameter style ordinance



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which means that the final interest rates and other repayment concerns of the bonds are not set forth the ordinance but rather the ordinance established parameters which act as limitations that must be followed when the final terms of the bonds are established. The ordinance delegates the final approval of those terms to the designated officers which are the Village President, Clerk, Treasurer and Finance Director on some statistics or parameters of the ordinance. We are including a maximum amount to be borrowed at \$16.2 million with a \$3.8 million contribution from the Village. The maturity date would be in 2037 and an annual maturity amount of \$1.42 million and a maximum interest rate of 7%. We had a question tonight about the 7% and that is very flexible and Tom Gavin with RW Baird, who serves as our financial advisor, can explain the process of issuing bonds. They looked at what \$16.2 million would mean to a resident on a \$250,000 home and that would increase the property tax bill by approximately \$88.76.

Trustee Hopkins stated that one thing that jumps out at him is the parameters for the interest rate. It is 3.985% and the maximum amount is 7%. Obviously, he didn't think it would ever reach the 7% but in the event it does, it makes the police facility not feasible. The tax rate on a resident would be well above \$88 per year. Is that something that can be changed?

Tom Gavin from RW Baird stated that what is in demand right now is premium bonds that bear higher interest rates but give you more money for the amount you borrow. You would actually issue your bonds on a premium structure. He stated that 7% is a little bit generous and they could cut that down to 5% if that were acceptable. That would give them plenty of room to allow for premium bonds that would get better financing.

Trustee Hopkins stated that he thought 5% was a lot better than 7%.

President Wallace stated that it is all based on the market. You're not going to create any magic but he agreed that some kind of would make you feel better.

Mr. Gavin stated that they will be accepting bids for the bonds and expect many bids so it should be pretty tight.

Trustee Reinke asked if they get good bids, is it possible that this \$88 projection is going to last?

Mr. Gavin stated "sure".

Trustee Reinke stated that \$88 scares him. He looked at his tax bill and the Village portion is \$617 and if you raise that \$88 that is like 14%. That is a lot of money for people especially when we are getting hammered by other taxing districts.

Trustee Deyne asked if there were any other options.



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Trustee Reinke asked if there was a way to push the cost down on this.

Trustee Arends stated that we should thank our lucky stars that we have such a good bond rating because that in itself is quite a bit to do with what the options will be on these bonds.

Trustee Reinke stated that this new ordinance designates officers who approve the bonds and their three people were authorized to approve it. Is there a way that in the event it goes $\frac{1}{2}$ a percent over the 3.98% that it comes back before the Board for a final approval?

Attorney Mraz stated that is the point of the 5%. The bond rates change daily.

Mr. Martynowicz stated that if the bids came over the parameters that were set in the ordinance they would have to reject the bids and they would come back and start over again.

Attorney Mraz stated that one of his clients at the Schaumburg Park District have done this parameter style ordinance every year for at least the last 5 to 10 years and it has worked well. You actually captured, timing wise, some of the best market that is available even though it's a little disconcerting because you haven't done it this way and were giving up a little control. He thought that Mr. Gavin can explain this a little further.

Mr. Gavin stated that they work for the Village and have a fiduciary duty to the Village. His goal is to make sure the interest rate is as low as possible and to look towards structuring the bond issue to allow premium bonds allowing a broader investor base to pay attention and want your bonds. It is just really shining the blue light special on Bartlett bonds versus all the other hundreds of bond issues that are done every week. Everybody is searching for investor attention and when you offer flexibility, investors are more likely to care about your bond issuance and that drives interest rates down.

Trustee Hopkins asked how many times they will solicit bonds over the course of one year?

Mr. Gavin stated that he handles about 30 to 40 transactions per year. His office in Naperville handles about 75 transactions per year.

Trustee Hopkins asked if when this goes before the Board for a vote is there any way we can list the cost to other home values just to be more transparent?

Administrator Salmons stated that it will return to the Board for a final vote at the appropriate time.



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POLICE & HEALTH COMMITTEE

Trustee Carbonaro stated that the Village Board approved the contract for architectural services for a proposed police facility with Williams Architects on June 21, 2016. He stated that this would be the presentation for the floor plans.

Mark Bushhouse, President of Williams Architects stated that his goals were as follows: keep the police facility here on this site, keep the police department in operation through the construction so they do not need to go to temporary facilities, build the right size facility to meet the near and longer-term space requirements and connect it to the Village Hall. He presented several illustrations of the proposed facility. He stated that the new structure will be built while the police remains in the existing building. Once the building is complete the staff will be able to move into the new facility. Most of the existing building will then be removed and they will build a one story slab on grade piece that will complete the project. Along Oak Street to the west there is a piece of property that the Village is working to acquire and they will put staff parking on the site. Right now you have between 42 to 46 off-street parking spaces for staff and patrol vehicles. This plan gets them all the way up to about 70 spaces. There is an enclosed garage to the north that will hold patrol cars and a parking area to the south that will hold vehicles for investigations, some visitors, other police vehicles and they will at least be covered. There is also a garage area in the back that has a drive-through that is a combined sallyport and evidence garage to allow for those uses.

Trustee Camerer stated that one of the concepts they talked about was underground parking.

Mr. Bushhouse stated that this is a slab on grade one story garage area. This was all about budget and this was the least expensive way to provide amenities. He stated that there is a basement area under this structure for additional storage.

Trustee Deyne stated that he did not see the existing Fire Barn.

Mr. Bushhouse indicated that it still remains in its current location.

Trustee Reinke stated that one of his concerns is how long this building will work for the Village. He did not want to revisit this in 25 years from now. He assumed that as part of the needs analysis they took a look at the reasonable likelihood of an increase in population, increasing officer and staff sizes, do we have some flexibility from here?

Mr. Bushhouse stated that there will be more space in here than the staff could occupy the day they move in. The police department did a review of likely staffing in the year 2030, based on societal trends and expectations from the community. The belief is that this building could be adequate for a long period after that year.



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Trustee Camerer asked if this building would be capable of adding further storage to it?

Mr. Bushhouse stated that his recommendation would be that spending that money now would not be in their best interest and there may be other options available in the decades ahead.

Trustee Camerer stated that this is the problem they had before. Nobody had the foresight to build or didn't think they would need to put a second floor on the building. If they did then we would just be building a second story instead of a whole new facility.

Mr. Bushhouse stated that they can only conjecture what the people were thinking those years ago. The stories that they have heard was that the building was completely full the day they moved in even though the Village projected significant growth at that point. Budgets are what they are and you can't throw stones at people in the past because everyone has to make it work in their own day.

Administrator Salmons stated that some of those people from the past are still here. The reason why the Village did it that way was because they were not home ruled and the Board was absolutely convinced that they were going to stay within their budget. They did not have the option of looking at the needs or going through the process. As a non-home ruled community this was where they could be and they made it fit. They knew it was not going to last into perpetuity but they did the best they could. The reason they did not put on a roof that could support a second story had to do with the cost involved at the time. When they designed the current building, the Board said it has to be built to last into perpetuity and will last long beyond. They did what they did out of a conservative nature because they did not want to spend the money.

Trustee Reinke stated that it was just a recognition that they want to make sure that going forward they are in a different position and will do it right.

Mr. Bushhouse continued with the floor plans and spoke about the flow and general layout. He stated that the idea of this design, besides being very functional and efficient, is to enhance and grow the department sense of one group of people working together, talking, sharing information. A very horizontal sort of organization with a huge focus on customer service. An officer's ability to get to and meet with the public to service them well has been a driving aspect. He stated that they are looking for the Board's positive concurrence that they are on the right track and in a good position on design. Their goal is to finish the schematic design next week and prepare those documents in a finished way and give those to staff. The staff has been reviewing the qualifications and interviewing potential construction managers. Your first task will be to take the schematic design and go vet and review the cost estimating for the project to verify that they are on budget.



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They showed a video of a fly around showing the proposed new facility and surrounding area which will be published on the website.

Trustee Deyne asked if they were going to do anything with the pump house?

Administrator Salmons stated that they will when they decide upon the future water supply and then be able to remove that completely.

Mr. Bushhouse stated that they will come back to the Board once the construction manager has done the cost estimating and that is when they will ask for the official approval of the schematic design. Once they get that approval they will continue with the design work and they are looking to get the shovel in the ground this summer. The completion will be done in late 2018 which is in the range of 14 to 16 months.

Trustee Hopkins asked if they have done any cost estimates so far.

Mr. Bushhouse stated that they have and it shows \$20 million-\$22 million range. They understand that \$20 million is the maximum and expect to come back for formal approval with a facility that is at or below \$20 million.

Trustee Hopkins asked if it would be possible to get an option if they were going to cut +- \$4 million from the plan?

Mr. Bushhouse stated that there are certainly things they could look at. Would they have impact on the police department's meeting the longer-term goals or impact on providing good parking for the patrol vehicles. These are certainly things they could explore if that is what is important to the Board. His thought is to let them get this estimated by the construction manager and they can find out where the money is going for the different parts. If it pleases the Board they can show some of these pieces cost and they could be debated.

Chief Williams stated that they have been working overtime, making sure that this meets with the primary goal and that it is not coming back saying that "they wish they would have". At the same time being very conscious on cost and not being extravagant at all but not coming back saying "we should have". He stated that this has really been, almost a scientific effort to try and create a healthy balance for everyone. That being said, of course they could explore it.

Trustee Hopkins asked if they worked value engineering in from the start.

Mr. Bushhouse stated that they have been contemplating structural methods, HVAC methods, phasing methods, from the years of experience that they have. They are always looking for ways to provide maximum building for the best dollar. When the



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construction manager gets on board, that is one of those early things that they do as they get to understand the cost estimating, they are also reviewing with them the systems and techniques that they thought would be very efficient for the building and getting their feedback while working together to give the Village the best value.

Trustee Hopkins asked if they always worked with a construction manager.

Mr. Bushhouse stated that they do about 90% of the time.

Trustee Hopkins asked if it makes his job easier.

Mr. Bushhouse stated “yes”, it brings the right kind of professional knowledge to do the things that they are better at than they are, such as cost estimating, construction phasing, etc.

Trustee Reinke liked the idea that they were using permeable pavers for some of the parking lots so they are not putting out the neighbors. He knew there was a cost trade-off to this that if they could make it a little more user-friendly he thinks it’s a great thing.

Administrator Salmons stated that there were just minimal land costs. She thought this will be a great addition to downtown Bartlett. Staying in downtown Bartlett not only saved them money but they will be putting a great-looking building in the downtown that will always be here. The people who come here and work here have to eat lunch somewhere so you are putting a lot of people into downtown Bartlett and it is a real commitment to the downtown and the businesses that we are going to stay forever.

Trustee Deyne asked what concept we were following as far as being “green”.

Mr. Bushhouse stated that they will be as green as possible. This is all about efficiency. They are selecting electrical, mechanical and lighting systems that are extremely efficient uses of energy. They are insulating the building very, very well. They do look for opportunities for recycling but they also have to compare that to the possibilities of these materials ultimately themselves are recycled and frankly are they going to last a long time with the kind of use and abuse a police station gets. Frankly, one of the most environmental things they can do is build this facility tough so they are not having to remodel, fix, rework this thing. They built them tough and it will easily be a lead ratable building if they want to spend money to do that.

He stated that the staff has thrown themselves into this with great effort, great vigor. They have met with him many, many times. They have vetted the designs, disagreed often, argued periodically, all in positive ways. They have pushed them hard to get the best design possible and a lot has been invested but they have great momentum and a



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design that we are both excited about. This is going to be an excellent, good functioning police facility.

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

ROLL CALL VOTE TO ADJOURN

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

NAYS: None

ABSENT: None

MOTION CARRIED

The meeting adjourned at 9:44 p.m.

Lorna Gilles
Village Clerk

LG/