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BEFORE THE VILLAGE OF BARTLETT
ZONING BOARD OF APPEALS

IN RE THE MATTER OF:)
)
Approval of the July 14,)
2016 Joint Special Meeting)
for the Draft Downtown TOD)
meeting minutes; Approval of)
the August 4, 2016 meeting)
minutes; and (#16-05) Ashton)
Gardens Variations.)

REPORT OF PROCEEDINGS

September 1, 2016
7:00 P.M.

PROCEEDINGS had and testimony taken
before the Bartlett Zoning Board of Appeals 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. MIKE WERDEN, Chairman
- MS. LINDA HANSON, Member
- MR. GEORGE KOZIOL, Member
- MR. BOB BUCARO, Member
- MS. PATRICIA HANSON, Member

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 WERDEN: Okay. I'd like to open the
2 meeting of the Zoning Board of Appeals, the
3 Village of Bartlett, the counties of Cook, DuPage
4 and Kane to order.

5 Please call the roll.

6 MR. PLONCZYNSKI: Mike Werden.

7 CHAIRMAN WERDEN: Here.

8 MR. PLONCZYNSKI: Linda Hanson.

9 MS. L. HANSON: Here.

10 MR. PLONCZYNSKI: George Koziol.

11 MR. KOZIOL: Here.

12 MR. PLONCZYNSKI: Joe Banno.

13 Bob Bucaro.

14 MR. BUCARO: Here.

15 MR. PLONCZYNSKI: Patricia Hanson.

16 MS. P. HANSON: Here.

17 MR. PLONCZYNSKI: We have a quorum.

18 CHAIRMAN WERDEN: Okay. The next item on the
19 agenda is the approval of the July 14, 2016 joint
20 special meeting for the draft downtown transit
21 oriented development meeting. I guess we would
22 entertain a motion to approve. There weren't a
23 whole lot of us there.

24 MR. KOZIOL: So moved to approve.

1 MR. BUCARO: Second.

2 CHAIRMAN WERDEN: It's been moved by George
3 and seconded by Robert. Please call the roll.

4 MR. PLONCZYNSKI: Joe Koziol.

5 MR. KOZIOL: Yes.

6 MR. PLONCZYNSKI: Bob Bucaro.

7 MR. BUCARO: Yes.

8 MR. PLONCZYNSKI: Linda Hanson.

9 MS. L. HANSON: Abstain.

10 MR. PLONCZYNSKI: Joe Banno.

11 Patti Hanson.

12 MS. P. HANSON: Abstain.

13 MR. PLONCZYNSKI: Mike Werden.

14 CHAIRMAN WERDEN: Yes.

15 The minutes from our August 4th meeting
16 are not on the agenda. Is that just an oversight?

17 MS. P. HANSON: Yes, they are.

18 CHAIRMAN WERDEN: Oh, I see. Okay. No. 2.

19 MS. P. HANSON: I'll make a motion to approve
20 the minutes of the Village of Bartlett Zoning
21 Board of Appeals for August 4, 2016 meeting
22 minutes.

23 MR. BUCARO: Second.

24 CHAIRMAN WERDEN: It's been moved by Linda.

1 Seconded by Robert. Patti, rather. Not Linda.

2 MS. P. HANSON: That's okay.

3 CHAIRMAN WERDEN: Please call the roll.

4 MR. PLONCZYNSKI: Patti Hanson.

5 MS. P. HANSON: Yes.

6 MR. PLONCZYNSKI: Bob Bucaro.

7 MR. BUCARO: Yes.

8 MR. PLONCZYNSKI: George Koziol.

9 MR. KOZIOL: Yes.

10 MR. PLONCZYNSKI: Linda Hanson.

11 MS. L. HANSON: Yes.

12 MR. PLONCZYNSKI: Mike Werden.

13 CHAIRMAN WERDEN: Yes.

14 Okay. The next item on the agenda is case
15 No. 16-05, Ashton Gardens.

16 Are the petitioners present?

17 Would you please step up to the microphone
18 so that we can swear you in.

19 Raise your right hand.

20 (Witness sworn.)

21 CHAIRMAN WERDEN: Please state your name and
22 address for the record.

23 THE WITNESS: I'm Brad Schreiber,
24 429 Trace Way Drive, Montgomery, Texas.

1 CHAIRMAN WERDEN: Okay. Do we have the
2 evidence of the mailings, the newspaper
3 publication, and the picture of the sign?

4 MS. GRILL: Yes, we do.

5 CHAIRMAN WERDEN: Mark those Exhibits A, B,
6 and C.

7 At this time we're going to have Roberta
8 Grill give the staff report on this project. Go
9 ahead.

10 MS. GRILL: This property was annexed to the
11 Village back in 1963 and was zoned manufacturing.
12 In 1978 the subject property was rezoned to the
13 B-3, neighborhood commercial, zoning district;
14 and the property to the south and west of this
15 commercial site was rezoned to the R-2, single
16 family, zoning district.

17 In 1988 Ordinance 88-104 approved a site
18 plan for the commercial property, which was
19 reduced in size to accommodate additional
20 single-family lots to the south. This ordinance
21 also approved the preliminary PUD plan to the
22 East Pointe Estates subdivision, which consisted
23 of 59 detached single-family lots, so this --
24 roughly this square area here back in the '60s

1 was zoned for manufacturing uses; and then in
2 1978 the zoning looked like this, so this was
3 public land, this was single family, and then
4 this was commercial; and then in 1988, the line
5 actually was about drawn right here, and I'll
6 show you -- the next slide shows the approved
7 site plan back in 1988 for a strip center that
8 has a parking area here. This is Devon. This is
9 Prospect Avenue. This is the strip center with
10 the loading area towards the west and the south
11 property lines and another exit off of Prospect.
12 (Indicating.)

13 So this plan was approved back in 1988 and
14 then this was the East Pointe Estates subdivision
15 also approved. You can see the commercial area
16 is now much smaller to allow for these
17 single-family lots to be created here and here,
18 and this was zoned commercial at the same time
19 this subdivision plat was recorded for the 59
20 single-family lots, and then this is an aerial
21 photo of what it looks like today. (Indicating.)

22 I thought I would go over the items that --
23 just to give you some background information.
24 Even though it was discussed at the plan

1 commission meeting, I think you might want some
2 background on this and the variation requests
3 that are your focus tonight. Is that okay?

4 CHAIRMAN WERDEN: Okay. That would be good.
5 One thing, we do have a court reporter with us,
6 so we need to be sure that we keep the noise down
7 to a point zero level because she has to be able
8 to hear everything that goes into the testimony.
9 Everyone will get a chance to speak at a later
10 point when we open it up for a public hearing.

11 Go ahead.

12 MS. GRILL: Okay. So they are requesting a
13 preliminary final PUD plan, which is before you
14 on the screen, for a proposed wedding and special
15 event facility catering exclusively to high-end
16 wedding ceremonies and receptions. The plan
17 includes a chapel, reception/banquet hall, and
18 small office to be located on the 3.8-acre piece
19 of vacant property located at the southwest
20 corner of Devon and Prospect Avenues. This PUD
21 plan was recommended for approval by the plan
22 commission on August 11, 2016.

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,
3 Marietta, Georgia, and here in Bartlett.

4 They are also requesting special uses for
5 a planned unit development primarily for three
6 principal structures on one zoning lot; a
7 reception/banquet hall, which is a place of
8 assembly; the serving of liquor; and building
9 height for the chapel, which would be
10 approximately 35 feet, 3 1/2 inches. These
11 special use requests were also discussed and
12 recommended for approval by the plan commission
13 on August 11th.

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

1 be 28 feet at its highest point while the
2 majority of the building would be 22 feet in
3 height.

4 The chapel consisting of 4,576 square feet
5 would have a maximum capacity of 252 guests. The
6 building would consist of an off-white EIFS and
7 Texas white limestone veneer exterior with a gray
8 shingled roof. Arched decorative windows, as
9 well as arched entrance door, would accent the
10 front elevation. The highest point of the
11 chapel, again, would be 35 feet, 3 1/2 inches
12 with the lower roof line sitting at 15 feet,
13 7 inches.

14 The small office building on the site
15 consisting of 1,337 square feet would
16 architecturally complement both the reception
17 hall and the chapel buildings incorporating the
18 off-white EIFS on the exterior, the decorative
19 columns along the front elevation, and the gray
20 shingles on the roof. This building would be
21 15 feet, 7 inches high.

22 The hours of operation would be Monday
23 through Thursday 9:00 a.m. to 7:00 p.m. for
24 touring the facilities; and if an event were to

1 be scheduled, it would typically end before
2 midnight. Friday, Saturday, and Sunday hours
3 would typically be from 9:00 a.m. until 12:30
4 a.m. An event may last longer if a patron pays
5 for the extra time. The petitioner has agreed to
6 reduce the hours on Sunday to close at 10:30
7 p.m., rather than the original 12:30 a.m. Liquor
8 service would end one-half hour prior to the
9 scheduled event end time and rarely would there
10 be Sunday evening events.

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

20 A 4-foot-high decorative metal fence is
21 proposed along the north and east property lines
22 with gates across each entrance drive for
23 security when the facilities are closed.

24 Emergency responders would have access to the

1 lockboxes at these locations. Trees and an
2 8-foot-high solid wood fence would be located
3 along the south and west property lines to buffer
4 these uses from the adjacent residential
5 properties. So along Devon and Prospect you
6 would have a 4-foot-high decorative fence and
7 then 8-foot-high wood fence would be along the
8 west property line buffering the residential and
9 the south property line here and landscaping
10 would be located between the fence and the
11 parking area and the buildings. (Indicating.)

12 The plan identifies three access points,
13 two along Devon Avenue and the third along
14 Prospect. The far west curb cut along Devon here
15 would allow for loading and garbage pickup only
16 while the second access located further east is
17 shown as a right-in/right-out for guests to enter
18 and exit the site. Just a side note, Devon
19 Avenue is under the jurisdiction of DuPage
20 County, which has required this curb cut to be
21 right-in/right-out. The Prospect Avenue curb cut
22 would allow for full ingress and egress here at
23 this location, and a two-way drop off in front of
24 the reception hall and the chapel would allow for

1 direct access in front of both of these
2 facilities to accommodate those guests requiring
3 easier access to the entrance of each building.
4 (Indicating.)

5 A traffic study prepared by Eriksson
6 Engineering Associates has been submitted for the
7 staff to review and the Village's Brent Coulter
8 of Coulter Transportation has reviewed and
9 commented on the traffic study.

10 In summary, Eriksson states that the
11 Devon/Prospect intersection operates at a level
12 of service B and this development will not have
13 an adverse impact on the intersection. The Devon
14 access will be 220 feet west of Prospect and the
15 Prospect access will be 300 feet south of Devon.
16 Both will operate well within the projected
17 traffic volumes for these uses. Weddings and
18 receptions will primarily be held on Friday and
19 Saturday evenings after the peak hour, which is
20 typically 5:00 to 6:00 p.m.

21 The Village's traffic consultant concurs
22 with the applicant's traffic study stating that
23 both Devon and Prospect are low volume traffic
24 streets and that left and right turn lanes do not

1 appear to be warranted at the site's access
2 drives.

3 So the variation requests before you
4 tonight are to allow for a reduction in required
5 number of parking spaces is the first one. This
6 request is primarily due to the fact that the
7 zoning ordinance requires parking to be
8 calculated for each individual use, so the office
9 space would require 5 spaces, the chapel would
10 require 63 parking spaces, and the reception hall
11 would require 90. This calculation does not
12 account for multiple uses sharing parking on one
13 site. As a result, the zoning ordinance would
14 require 158 parking spaces. This plan identifies
15 135 spaces, so 23 short of this requirement.

16 Based upon the petitioner's observations
17 at their other venues currently in operation,
18 they believe 125 spaces would be the maximum
19 number needed for this site. This is due in part
20 that the guests will be proceeding directly from
21 the chapel to the reception hall and that the
22 zoning ordinance double counts these patrons.
23 Petitioner states that the 135 spaces provided on
24 this plan are more than adequate to meet their

1 needs. Staff concurs and believes that those
2 attending the chapel service will primarily be
3 double counted and that the strict interpretation
4 of the zoning ordinance provides a hardship for
5 the party.

6 So if the 63 required parking spaces for
7 the chapel are deleted, the calculation would be,
8 again, the office requirement of 5 parking spaces
9 and the reception of 90 parking spaces for a
10 total of 95 spaces versus the 158 that was
11 required for all three individual uses. However,
12 the staff does believe that with a maximum number
13 of 30 employees at the reception hall that these
14 should be included in the required parking
15 calculations in addition to the 300 maximum
16 occupancy; and as a result, the revised
17 calculation should be, again, office 5 parking
18 spaces and the reception hall 99 parking spaces
19 for a total of 104.

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

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

9 The staff has requested the petitioner
10 secure an additional 20 to 30 parking spaces
11 within close proximity to the site for overflow
12 parking. Petitioner is currently looking at
13 using Metra commuter space, which can be used by
14 the public and are free on weekdays after
15 6:00 p.m. and all day on Saturday and Sunday.
16 The petitioner would shuttle guests to and from
17 the subject property to their vehicles at the
18 Metra lots if this overflow parking were ever
19 needed.

20 The landscape variations being requested
21 include a reduction from the interior parkway
22 requirement from 20 feet to 16 1/2 feet along
23 Devon Avenue, so only in this location right here
24 would be 3 1/2-foot variation, and to allow one

1 tree, rather than two trees, on each double
2 parking island, so the zoning ordinance requires
3 two trees on -- this is considered a double
4 parking island due to the double row. They are
5 to have two trees at these locations. They are
6 requesting to have one on each island. The
7 petitioner has stated they would prefer to plant
8 larger trees in and around the chapel and
9 reception hall for aesthetic purposes to beautify
10 these areas rather than the parking lot. In
11 addition, the petitioner has agreed to relocate
12 the seven trees as part of the variation request
13 and to plant those trees along the south and west
14 property lines, so here and these three here,
15 which would provide an additional buffering for
16 the neighbors. (Indicating.)

17 Revised engineering, landscaping,
18 lighting, and truck turning plans are currently
19 still being reviewed by the staff and that
20 concludes our presentation; and petitioner
21 obviously is here; and I think he would like to
22 elaborate a little bit on the variation requests.

23 CHAIRMAN WERDEN: Okay. Go ahead.

24 MR. SCHREIBER: Thank you, and thank you for

1 your time this evening. A few things and
2 probably the most important and probably the most
3 concern to the Village and its residents is the
4 parking. As was included in the report, it's
5 really important to understand that although we
6 have three buildings, the maximum number of
7 guests that we can have attending a function at
8 one time is 300. We will never have a ceremony
9 in the chapel and a reception going on with the
10 number of guests that will exceed the maximum
11 number that we can seat in the reception
12 building, so at maximum capacity in the reception
13 building, we can have 300. Those 300 would have
14 attended the ceremony for a wedding just prior to
15 in the chapel, so the chapel would empty out,
16 guests would go to the reception building, so
17 that's really the maximum number of guests that
18 we can accommodate at one time.

19 Of those 300, and I won't bore you with
20 the statistics, but there are X number of minors,
21 if you will, under driving age, there is X
22 number -- statistically X number of guests who
23 come in from out of town who either stay at
24 hotels and are shuttled to the property or stay

1 with friends or family and ride with them, so
2 which is more of a justification for the number
3 of parking spaces we feel is a good comfort level
4 for us.

5 At our other properties, three out of the
6 other four actually have a 400-guest capacity,
7 and we have right around the same number of
8 parking spaces. In one property, we have 13 more
9 parking spaces for a maximum capacity of 400 and,
10 to my recollection, we've never needed additional
11 parking. Maybe once or twice where we've had
12 employees, handful of employees, where we've
13 identified parking off-site, but on extremely
14 rare occasion. Once or twice that I can recall.
15 So we keep pretty good statistics on this, and we
16 agree with the analysis of the traffic study and
17 the parking requirements that you've seen.

18 We have -- I'm pretty sure it's in your
19 packet, but we have testimonials from city
20 officials at other cities -- similar size, by the
21 way, to Bartlett -- where they have -- have given
22 testimony to the benefit of having an Ashton
23 Gardens in their community, and we've never --
24 stating there has never been any negative impact

1 on it. We have letters from homeowners'
2 associations, and very similar situations that we
3 have here, stating the same, so we're very
4 conscious of all of the concerns that have been
5 expressed and probably will be tonight by the
6 residents and went to great lengths to make sure
7 that we keep that in mind everywhere we go; and,
8 again, we've got testimony from other homeowners'
9 associations stating to the fact that traffic,
10 crime, other things that -- you know, drunks,
11 whatever the case is, it just states that there
12 is no evidence of the concerns that have been
13 expressed here, which is our concerns as well.

14 In addition, each event is required to
15 have security. In all of the other locations, we
16 use off-duty police officers. We understand
17 that -- we've learned that is not a practice in
18 this area. However, our director of security for
19 the company has talked with a couple of security
20 companies and private security companies in this
21 area. It seems fairly common that they use
22 either off-duty or retired peace officers, which
23 we would require by using those services; and one
24 of their jobs is to manage the flow of the

1 traffic in and out and parking and help us
2 determine, you know, if there is a need for --
3 you know, in this case if we needed parking, we
4 determine that ahead of time. We would certainly
5 know by the number of guests that were attending,
6 and we would make -- you know, we would make
7 accommodations in the way of getting -- either
8 renting or owning a van to shuttle guests between
9 the off-site parking and our property.

10 The beauty of this business is that we
11 know exactly how many people are going to be at
12 every event; and, you know, knowing the statics
13 with the different types of attendees and the
14 comings and goings, it would be pretty easy for
15 us to predict that, the need for that as well.
16 So I think that about covers the parking.

17 As far as the landscape goes, as you saw
18 by the landscape plan, we're putting a bunch more
19 landscape than is required on this site. The
20 aesthetics of the site is really our calling
21 card. If you have an opportunity or had an
22 opportunity to look at our website, you'll see
23 that the properties are either located in a
24 forested area or they're on a piece of property

1 where we actually built a forest, if you will, to
2 create seclusion and for the chapel especially,
3 which is three sides of very tall glass walls,
4 with a view of -- if it's in a forest, an actual
5 forest, or if it's not on a forested property, of
6 trees and indigenous trees and shrubs and plant
7 life and landscaping so that the views are just
8 that and that the guests are not looking at homes
9 in the area nor would the residents be looking
10 into the chapel, if you will, while the events
11 are going on. It's exceptionally important to us
12 and is really our calling card and is the
13 seclusion and the beauty and the aesthetics from
14 not just inside -- not just outside, but also
15 inside those facilities.

16 In addition to that, creating the barriers
17 around, we're wanting to add additional trees,
18 shrubs. I'm not a landscape guy, but, basically,
19 frame Prospect and Devon all the way around so
20 that traffic noise is reduced as much as
21 possible; and, also, once you arrive on the
22 property, you get a feeling of privacy and
23 somewhat seclusion and your attention is taken
24 where we want it to be, which is towards the

1 buildings and toward the beautification of the
2 property itself; and we think that adding those
3 additional seven trees on the, I guess, it would
4 be, the south side of the property as we're
5 looking at it not only would add to the
6 aesthetics of the property and privacy of the
7 property, but also add privacy for the residents
8 on that side in addition to the fence that we're
9 going to install. I think that touches on it.

10 CHAIRMAN WERDEN: I have a question for the
11 staff. In contacting DuPage County with Devon
12 Avenue and getting the right-in/right-out, was
13 there any indication from them about any plans at
14 some point to widen Devon Avenue any farther?

15 MS. GRILL: No.

16 CHAIRMAN WERDEN: Where it would take up some
17 of the landscaping.

18 MS. GRILL: No.

19 MS. P. HANSON: My question would be to staff
20 of these proposed 135 spaces, how many of them
21 are handicap spaces? What's the required
22 handicap spaces for this facility?

23 MS. GRILL: They meet that requirement. They
24 are located right here in the front here.

1 (Indicating.)

2 MS. P. HANSON: How many are there, though, do
3 you know?

4 MS. GRILL: Five.

5 MS. P. HANSON: So there is really only 130
6 spaces with the five of them being handicap?

7 MS. GRILL: That's correct.

8 MS. P. HANSON: Is that within the guidelines
9 of what we require?

10 MS. GRILL: Yes, it is.

11 MR. KOZIOL: Not that it matters, but I think
12 I'm disappointed in DuPage County for the right
13 turn-in and right turn-out. I would have been
14 happier with a full interchange there like they
15 have there at the south corner along Prospect. I
16 don't see the value because I don't see a safety
17 issue here, but, like I said, it's irrelevant,
18 but I think, for the record, I would like to let
19 DuPage County know I don't think it's a good
20 idea.

21 MR. BUCARO: I have a question regarding the
22 overflow parking. In the event that there is an
23 event on-site where the -- you're at your
24 maximum, so you feel confident based on knowing

1 the number of people that are there ahead of time
2 and knowing -- using the statistics that you can
3 plan in advance for that overflow parking?

4 MR. SCHREIBER: Yes, sir. It's part of our --
5 we do event recaps every week with our corporate
6 management team and property management team; and
7 among all of the many things that we discuss that
8 are directly related to the set up of the chapel
9 or the menus or room sets or number of chairs,
10 you name it, is also analyzing the parking as
11 well; and, you know, if we feel like we're close,
12 we'll take precautions for that. We also do a
13 planning every week for the following week with
14 security; and we discuss the ins and the outs and
15 the timing of it and those -- if there is
16 anything special that we need from security, and
17 for the sake of this conversation, parking or
18 traffic issues, that's brought to their attention
19 and know that that's part of their -- along with
20 the management of the property, that's on their
21 radar as well; and if we think that we need it,
22 we will -- you know, we don't own vehicles at the
23 other properties. Again, we've needed them on an
24 exceptionally rare occasions, but if we feel like

1 we need them, we'll have one available. Probably
2 rent one and have it on property. The first
3 people that will be parked off-site will be our
4 employees, which will free up those parking
5 spaces immediately, so if we think at all that
6 we're going to need it, those employees as part
7 of their schedule and planning, event planning,
8 is we will go to the off-site parking, they park
9 there, they park at a particular time, we pick
10 them up with the vehicle and take them on-site
11 and free those parking spaces up first.

12 MR. BUCARO: Am I correct that in addition to
13 weddings, you may use the banquet facility for
14 corporate events or non-wedding types of venues?

15 MR. SCHREIBER: We hope so. 98 percent of our
16 events are weddings just because of they're
17 planned well in advance. They usually take the
18 Saturday nights and Friday nights, all the
19 favorite times for having events. Corporate
20 events are planned much shorter mostly because
21 they really don't know what their budgets are
22 until they get close enough to it, but we
23 certainly would take other business as it comes.
24 Certainly.

1 MR. BUCARO: And parking issues associated
2 with those other types of events, you've got a
3 history of that and so your backup plan, again,
4 you would feel confident --

5 MR. SCHREIBER: We treat every event the same.
6 We're in our 12th year at our Houston property.
7 We do about 800 plus events a year between all of
8 our properties. Every single event has the same
9 level of scrutiny, goes through the same
10 analysis. Parking is just as routine as menu
11 planning is for us, if you will.

12 MS. P. HANSON: Can I ask you a question? You
13 said you currently have two projects; is that
14 correct, one in Houston and one in Dallas, so you
15 actually have four existing right now?

16 MR. SCHREIBER: We have two in Houston, one in
17 Dallas, and one in Sugar Hill, Georgia, which is
18 north of --

19 MS. P. HANSON: And you do over 800 events?

20 MR. SCHREIBER: Between the four of them, yes,
21 we do.

22 MS. P. HANSON: So if someone came to you for
23 a wedding and they were inviting 200 people, they
24 would be the only people in that facility, that

1 time, that Saturday evening; is that correct?

2 MR. SCHREIBER: It's a good question. The
3 direct answer to the 200 number is yes. Now, we
4 can do -- the room is --

5 MS. P. HANSON: I know it's -- I saw how it
6 could be divided into two.

7 MR. SCHREIBER: It's divisible. However, the
8 capacity can't exceed 300. It's just not
9 designed for it with, you know, with dance floor
10 space, with pre-function space, with service
11 space, and all that.

12 MS. P. HANSON: But you could have a hundred
13 people at one wedding 150, 200 at another wedding
14 and different chapel times and people going and
15 coming in and out all the time; is that correct?

16 MR. SCHREIBER: We can set up to 150 on each
17 side, but the answer is yes. The way that
18 happens is at noon we have a ceremony. At 12:30,
19 1:00 the reception begins, so let's say there's
20 150 guests at that. They will take one-half of
21 the ballroom. The chapel will be cleared out.
22 All those guests will be in the reception
23 facility. Two to three hours later the next
24 ceremony will start while the reception has been

1 going on for quite some time and then those
2 guests will go into the second ballroom and
3 within an hour or so -- the way our times are
4 staggered, within an hour or so of the start of
5 the other reception the other guests will leave
6 the property.

7 MS. P. HANSON: I guess the real concern I
8 have is the parking because I just can't imagine
9 300 people at a banquet with realistically only
10 130 spaces.

11 MR. SCHREIBER: I understand that.

12 MS. P. HANSON: I find that very difficult to
13 believe.

14 MR. SCHREIBER: All I can do is just call on
15 what we -- the size of our other properties and
16 the number of events that we have and the timing
17 and all and just to say that it has been
18 adequate.

19 Our facility in Houston, the very first
20 one we opened almost 12 years ago, has 128
21 parking spaces, a maximum capacity of 300. We
22 have a small grassed area that's actually
23 designed for parking that holds another 20 or so
24 cars, if we needed it, and we use it on occasion.

1 I just don't have anything else to go on, other
2 than, you know, here is what we've done and here
3 is what we know and here is what the other
4 parking studies show.

5 MS. P. HANSON: Okay. I have another question
6 for you. The parking, is it going to be asphalt
7 or concrete?

8 MR. SCHREIBER: If asphalt is acceptable up
9 here, we would do asphalt. It's just less
10 expensive, and I think asphalt is common up here.
11 We would hope it would be asphalt because it's
12 less expensive.

13 MS. L. HANSON: I just want to ask a
14 background question. What brought you to
15 Bartlett and to this area?

16 MR. SCHREIBER: Yeah, happy to tell you that.
17 We always have a handful of markets that we're
18 looking at to grow to the next property when
19 we're ready to start our search. Chicago has
20 upwards of 50,000 weddings a year, so the real
21 short answer is number of weddings, the average
22 number of guests at the weddings, some
23 demographics as far as who the guests actually
24 are, the age of when people get married, number

1 of guests, how much they spend on certain things,
2 and it's just a good market. There is 50,000
3 weddings here in this market. Ashton Gardens is
4 not a -- kind of like a restaurant you hear
5 location, location, location. Well, with our
6 facility we found that it's just location, so
7 many of our guests travel 25, 35, 40 miles to get
8 to us. The importance of -- as all of us know,
9 I'm sure, the importance of the wedding event,
10 everything around it takes precedence over maybe
11 how far you have to drive or where -- you know,
12 you determine where the out of town guests would
13 stay close by, that sort of thing.

14 Our facility is -- I'm very, very proud to
15 say it's very high-end. It's managed -- all of
16 our management team, we all come from high-end
17 hospitality background. The way it's managed is
18 far different than the independents or the mom
19 and pops. The independents. There is a whole
20 lot of other facilities, Seville being one,
21 that's locally owned and owned by family and
22 operated by a group there, and I don't know, you
23 know, their experience, and although we shopped
24 them, all of our management -- our corporate team

1 comes from high-end corporate hotel or restaurant
2 background as does mine. All of the property
3 managers come from high-end restaurant or hotel
4 or some other type of hospitality background for
5 years, so all of that experience and the
6 investment is quite large in this. The finishes
7 are very fine. We have crystal chandeliers all
8 over the building. We obviously invest in the
9 aesthetics of the property, that sort of thing.

10 So that's the reason why -- Naperville is
11 close for somebody to drive to get to us. We
12 expect -- and the reason why we picked Bartlett
13 the -- first of all, we kind of started with a
14 little larger target saying -- obviously we
15 started with Chicago. We studied the population
16 of all the suburbs from north all the way down,
17 really, through the Naperville area. Further
18 south than that, there wasn't a whole lot there
19 for us to consider. We decided not to go into
20 the city because of the expense, because of the
21 red -- you know, because of all the bureaucracy,
22 that sort of thing. We've done very well. Sugar
23 Hill, Georgia, is a town very similar in size.
24 Corinth, Texas, is a town very similar in size

1 outside of a major metropolitan area, and we
2 get -- so we started with a little bigger target.
3 We kind of narrowed it down to this part of the
4 suburbs and then we started looking for land
5 within a little smaller circle and, you know, we
6 really like -- we're not right on a highway.
7 It's relatively easy to get to from different
8 parts of the western suburbs, northwestern
9 suburbs and started searching for land, and we
10 feel comfortable in smaller suburban towns and we
11 found the property.

12 MS. L. HANSON: So this would be the fifth
13 property then; is that correct?

14 MR. SCHREIBER: This will be our fifth, yes,
15 and Cedar Park, Texas, which is outside of
16 Austin, it's a much smaller market than we're
17 used to going in, but it's a very strong market.
18 Again, we're outside of Austin northwest by 15
19 miles or so. Kind of our MO.

20 MS. P. HANSON: My next question is the
21 variation you're looking for in the reduction of
22 trees on the islands. Trees in the village of
23 Bartlett really have a pretty sensitive scenario
24 in that we lost this summer thousands and

1 thousands and thousands of trees, many of them
2 the large overhanging cathedral trees on many of
3 our suburban streets, so I look at it and say
4 what's the thought and what's the reasoning
5 behind you reducing trees? I would hate to see
6 it look like a big asphalt jungle. I would like
7 to see trees and at least have some exterior
8 beauty to it, so what's the reasoning behind
9 that?

10 MR. SCHREIBER: Yeah. I'm glad you ask
11 because that was a very important part of the
12 conversation with Roberta and the staff. First
13 of all, when -- because of the beauty of the
14 buildings themselves and because of the finishes
15 of the chapel, for example, and the finishes of
16 the exterior of the reception building, how
17 they're placed, the landscape around it, the
18 trees that we plan to plant on the sides of the
19 reception building and the rear and the sides of
20 the chapel, when you arrive on the property, we
21 want you to see that. It's a very large
22 investment. It's -- we spend a lot of time on
23 how that building looks, so, you know, regardless
24 of the size of the trees when they go in,

1 eventually these trees are going to grow big and
2 block the view --

3 MS. P. HANSON: So they're not going to be
4 Charlie Brown trees?

5 MR. SCHREIBER: They're going to be whatever
6 is required by -- no. No. I'll get to that.
7 That's a great question, but when you come up the
8 property and you get out of your vehicle, the
9 arrival experience is very important. Seeing the
10 property itself and being able to, you know, look
11 towards the chapel if you're just arriving for
12 the ceremony and all of this. There's going to
13 be landscaping in front of it. There is going to
14 be all of that other -- neutral areas going to be
15 sodded and grass, so we want you to see it. You
16 know, that's -- the beauty of this is really --
17 it's part of our calling card. The limestone
18 that we use on the front of the chapel and the
19 handwork that goes involved in that. So we would
20 hate for you to arrive in the parking lot and
21 have these trees just blocking the view of that
22 property.

23 Now, having said that, the challenge for
24 our landscape company is that if it goes in

1 green, it has to stay green. We have to have --
2 if we have an event in February, and granted I
3 know there is probably not as many in February as
4 July, but when we sell this site and we sell this
5 property, we show them pictures at their best and
6 we can't -- try lying to a bride or a bride's
7 mother; worse than that, a bride's mother, about,
8 well, you said it was going to look like this and
9 now it's that. We don't want to deal with it.
10 The main point is it's got to be -- it's got to
11 have the same look and same feel all the time, so
12 the direction for our landscape company is if --
13 whatever goes in behind the chapel, when they go
14 in green, they have to stay green, so we need
15 cedars or spruces or whatever it is that stays
16 green in cold weather. We need those there all
17 the time.

18 MS. P. HANSON: It's going to be quite a
19 challenge with the Chicago area.

20 MR. SCHREIBER: It is a challenge. It's a
21 challenge in Texas with the heat. We lost, gosh,
22 half a dozen trees behind the chapel; and those
23 things are 22-feet tall and 400-gallon root
24 balls; and we replaced them because we can't walk

1 a bride into the chapel and she goes, oh, there's
2 a dead tree and behind the dead tree is a
3 smokestack of a house because that's not where
4 they want to get married. It's really important
5 to us. We spend a lot of time on that. I'm glad
6 you asked the question because we had that
7 discussion all the time.

8 MR. KOZIOL: The single trees that you're
9 proposing, are they going to be the same size as
10 what would have been two per island?

11 MR. SCHREIBER: It's whatever is speced for
12 it. We're going to satisfy the ordinance, so
13 whatever is coming out of the islands are going
14 along the perimeter.

15 MR. KOZIOL: It would be nice to see if you're
16 going to go to the one-tree concept that the size
17 of the tree be upgraded.

18 CHAIRMAN WERDEN: The comment was made about
19 exceeding the ordinance. Is that kind of like in
20 volume or size?

21 MS. GRILL: I'm sorry. Say that again.

22 CHAIRMAN WERDEN: For the landscape requirement
23 that they were exceeding what was required and
24 part of this is coming out of the proposed

1 islands with only having one in each island and
2 those trees would be moved to the south side of
3 the property?

4 MS. GRILL: And the very west. These gray
5 ones here would be added. Those are above and
6 beyond the requirements of the landscape
7 ordinance.

8 MR. SCHREIBER: We understand the sensitivity
9 of the neighbors and the view from their backyard
10 and that sort of thing, so that's why we said
11 rather than just take them out, we'll actually
12 put them to better use, at least in our opinion,
13 and probably in the opinion of the residents as
14 well. If they could have more trees, you know,
15 blocking their view of us than in the parking
16 lot, they would probably prefer that as well.

17 CHAIRMAN WERDEN: So with the landscaping and
18 the fence, it would be a solid fence, so there
19 would not a big chance of headlights going into
20 people's houses and things?

21 MS. GRILL: This is an 8-foot-high solid wood
22 fence, yes.

23 CHAIRMAN WERDEN: Okay. Any other questions
24 before we open it up to the public?

1 MR. KOZIOL: I don't know if I had my question
2 answered. The single trees that are going to be
3 put into those islands, will they be larger, more
4 mature than what was originally planned? I think
5 it would look better.

6 MR. SCHREIBER: The current plan is just to
7 move those trees. Whatever is required there to
8 move those trees to the perimeter, that's
9 currently what the plan is, and I don't recall
10 the size or the --

11 MS. GRILL: The minimum size is a 2 1/2-inch
12 caliper tree, and I believe that's what they're
13 going to be putting in.

14 MR. SCHREIBER: Not a Charlie brown tree.

15 MS. P. HANSON: Not a Charlie brown tree.

16 MR. SCHREIBER: We don't want our guests
17 looking at those either.

18 MS. L. HANSON: I have one other question.
19 I'm not getting a good visual on where you're
20 putting the dumpster. I see that it's on here
21 someplace, but where in that area you see behind
22 the reception hall? You have the dumpster area.
23 You show it on --

24 MR. SCHREIBER: At the end of the delivery --

1 the open square at the bottom, that's where that
2 would be.

3 MS. P. HANSON: And there is no turnaround,
4 correct? So if a truck comes in there, they're
5 going to back out onto Devon, is that correct, or
6 is there a turnaround?

7 MR. SCHREIBER: No, we created a turnaround.
8 That was also required by the -- recommended by
9 the fire department.

10 MS. P. HANSON: Okay. So there is a turnaround
11 in the back?

12 MR. SCHREIBER: Yes, ma'am.

13 MS. P. HANSON: It's hard to see that.

14 MR. SCHREIBER: The delivery trucks, they're
15 used to do doing that. This is a blessing for a
16 lot of delivery trucks to have access to an
17 egress like that.

18 MR. KOZIOL: Again, a question related to the
19 islands. On the ends of each island, are you
20 going to be planting shrubbery of some sort?

21 MR. SCHREIBER: We'll put whatever is required
22 by the ordinance.

23 MS. GRILL: He's required to do that.

24 MR. KOZIOL: So there will be some vegetation

1 so it's not just flat?

2 MS. GRILL: The landscape ordinance requires
3 either shrubs, grasses, or perennials; and he
4 will do that, yes.

5 MR. KOZIOL: Thank you.

6 CHAIRMAN WERDEN: Any other questions? Go
7 ahead.

8 MS. P. HANSON: Realistically, what is your
9 count for staff to have a 300-person wedding from
10 the standpoint of busboys, waitresses, bartenders,
11 security? What realistically would you require
12 if you had -- if I was going to have a 300-person
13 wedding, which I would never do again, but
14 anyways, what's your staff capacity going to be
15 at that point?

16 MR. SCHREIBER: 26 maximum.

17 MS. P. HANSON: 26?

18 MR. SCHREIBER: 26.

19 MS. L. HANSON: And they're parking off-site?

20 MR. SCHREIBER: If need be.

21 MS. P. HANSON: Potentially.

22 MR. SCHREIBER: We find that a lot of our
23 service staff, for example, are younger citizens,
24 high school, college kids, you know, live around

1 the neighbors, that sort of thing, some travel
2 together, some walk, some ride bikes. Even if
3 they all drove their own car, 26 is -- and I can
4 break it down by position if you want, but 26 is
5 really the most I would see on an event that
6 size.

7 MS. P. HANSON: Wow, that just doesn't seem --
8 I would want at least four, five bartenders, I
9 think, with 300 people. Okay.

10 MR. SCHREIBER: Again, we just have the
11 statistics and based on the parking study and
12 it's what we have to go by.

13 Gosh, I hope we need off-site parking
14 every weekend, I really do, because then we're
15 doing okay. I'll buy vehicles if we get to that
16 point.

17 MS. P. HANSON: If this were to go through the
18 whole process, what's the anticipated day to
19 break ground and build this facility? What's the
20 length of time to build it?

21 MR. SCHREIBER: It's ten months.

22 MS. P. HANSON: Well, this is Chicago, so you
23 can't pour concrete certain times and asphalt and
24 stuff like that.

1 MR. SCHREIBER: Well, at the rate this process
2 is going, it won't get started till the spring
3 anyway, so -- I mean, we would like to start
4 tomorrow, but it doesn't look like it, so -- and
5 we have three general contractors that have been
6 in this market, not Chicago, but in this area and
7 this market for years, and we've done
8 consultations on them and that sort of thing;
9 and, you know, cold is okay. Snow is not okay.
10 We can work in the cold. We can't work in the
11 snow, so it really depends when we get through
12 the process. We're actually in coordination with
13 the -- when the final plans are submitted to the
14 Village for approval, our GCs will have them or
15 have had them already getting through the bid
16 process and the vetting process, so really as
17 soon as we were able to permit, we could start
18 immediately. That's our goal.

19 CHAIRMAN WERDEN: Anybody else?

20 Okay. At this point we shall be opening
21 it up to the public. So that we can expedite
22 things and not have to swear everybody in
23 individually, there are forms to fill out. Some
24 are in the very back. Jim is holding that up.

1 He has some there and some over there under the
2 stand, under the microphone, so if you could fill
3 those out before you speak and state your name
4 and address when you are called on to come up and
5 speak. We're going to limit this to three
6 minutes per time at the stand. You can always
7 come back for follow-up questions after others
8 have had a chance to speak. We want everyone to
9 have a chance to speak, though, to get the
10 questions heard. Let's limit the topic to what
11 is before us tonight. It is strictly on the
12 three issues, a reduction in the number of
13 required parking spaces, reduction from the
14 20-foot interior parkway requirement, and to
15 allow one tree for each double parking island.
16 Those are the only issues that are being
17 requested for a variance from this government
18 body.

19 Who would like to speak first?

20 MR. PLONCZYNSKI: I have some already.

21 CHAIRMAN WERDEN: Okay. Jim. Bring them up
22 to Jim and he will call you.

23 MR. PLONCZYNSKI: Melissa VanMaldegiam.

24 CHAIRMAN WERDEN: I'll start the timer after

1 you state your name and address.

2 MS. VanMALDEGIAM: I'm Melissa VanMaldegiam,
3 832 Tall Grass Drive. I just wanted to say a few
4 things today. Some of the things are, you know,
5 we have rules in place. You keep saying that,
6 you know, he's covering the variances, the
7 2 1/2-inch trees, that sort of thing. I guess I
8 don't see why we need to give them a variance on
9 the 20-foot reducing it to the 16 feet. If the
10 area doesn't fit within the rules that we have,
11 then maybe this is not the right place, you know,
12 for this, you know, by -- he's staying within the
13 rules on other things. Why can't he stay within
14 the rules on all the things that are available?

15 With the trees in particular, they keep
16 saying that -- I fear that they don't know how
17 things are in the north not having any areas in
18 the north. It's not possible to keep everything
19 green in the north, as you know. Also, with
20 reducing those trees in those parking areas, look
21 at any parking lot in the city of Bartlett,
22 whether it's Jewel, whether it's the park
23 district, trees don't live in those parking
24 things. They always -- you never know which one

1 is going to be the Charlie Brown tree in the
2 spring. You never know which one is going to
3 give up the ghost with the salt spray, with the
4 cold. They just don't work, and so to plant all
5 the trees, that's great. You know, unless
6 they're going to keep coming in and replacing the
7 trees that didn't make it over the winter. I
8 guess that's a concern that I have.

9 Also, one other concern, it's not
10 really -- that 8-foot fence that runs along the
11 bottom of the property goes right up to the bike
12 path, so as people are coming out of the parking
13 lot, they're going to have to cross the bike path
14 and the sidewalk there to get to the street; and
15 how are they going to be able to see if there are
16 kids and people on that sidewalk on that bike
17 path? That's a big, big concern of mine on
18 Prospect coming down this way.

19 MS. GRILL: If I could answer that. An 8-foot
20 fence is not allowed to encroach into the
21 setback, so it will be set back probably 50 feet.
22 The bike path is not on this property, so start
23 from the property line, head west, and then the
24 fence cannot encroach at 8 feet at height beyond

1 that front setback, so it's going to be set back
2 quite a bit.

3 MS. VanMALDEGIAM: Okay. So there won't be
4 any encroachment on that sidewalk that runs down
5 Prospect?

6 MS. GRILL: No, it cannot. The bike path is
7 not on this property. It's on the right-of-way.

8 MS. VanMALDEGIAM: Yeah, I was afraid that the
9 sidewalk went right up to it. I wasn't sure
10 where that fence stopped, so I guess --

11 MS. GRILL: Now, the 4-foot fence would be on
12 their -- one foot in from their property, but
13 that's only 4-feet high. I just want to make
14 sure you're clear on that.

15 MS. VanMALDEGIAM: Yeah, the 4 foot one I
16 didn't have a problem with. It was the 8 foot
17 one that I thought went all the way to the
18 sidewalk.

19 MS. GRILL: No.

20 CHAIRMAN WERDEN: One minute left, and I'm
21 stopping it when staff is talking.

22 MS. VanMALDEGIAM: Okay. The other thing is
23 that the -- only about 70 percent of millennials
24 will actually get married in their lifetime, so

1 the rates of weddings are greatly reducing in our
2 lifetime, so any numbers they have now reduce by
3 25 percent over the course of the next time
4 because of the way millennials are not getting
5 married now. It was a big report that was just
6 out the beginning of the week, so thank you.

7 MS. P. HANSON: Thank you.

8 CHAIRMAN WERDEN: Thank you.

9 MR. PLONCZYNSKI: Eric Shipman.

10 MR. SHIPMAN: Thank you. I will try to use my
11 laser light focus to keep it under three minutes.

12 CHAIRMAN WERDEN: Okay. Name and address.

13 MR. SHIPMAN: Eric Shipman, 833 Prairie, and I
14 live in Bartlett. First of all, I would like to
15 commend the petitioner for considering Bartlett
16 for a business venture. He seems to have a great
17 plan and a great business. I'm just really,
18 really concerned about the location of it.

19 We'll talk about the historical zoning in
20 1950 when we decided to make it industrial and
21 then in 1988 when we decided to make it a little
22 less industrial. At that time the housing was
23 nothing like it is today. This all has to do
24 with parking, bear with me. Currently there is

1 housing on four sides of this property. It is
2 surrounded by single-family residential
3 properties. Kitty-corner to it is a small strip
4 mall. Part of that has to do with the number of
5 parking spaces. I'm a little incredulous that 26
6 employees can serve 300 guests, including
7 management, security, as we said, for 300 guests.
8 From my perspective, you need at least four
9 security officers, chefs, busboys, bartenders, a
10 salesperson on hand. I'm a little incredulous
11 about that, but I won't dispute the numbers with
12 the gentleman. I'm just wondering about it.

13 We talk about a right-in/right-out on
14 Devon Avenue. Well, let's say the traffic
15 engineers are always correct. They want the
16 right-in/right-out for a reason, and I suspect
17 because they feel that they're concerned about
18 the traffic leaving the place. Meaning there is
19 going to be lots of traffic, that's why they only
20 want it to go being a right-in/right-out.

21 We said, well, this is really a low volume
22 street. Well, if it's a low volume street, as
23 George mentioned, why wouldn't it be normal?

24 It's not. The engineers are saying it should be

1 right-in/right-out. Regarding those engineers,
2 we're not going to believe them and maybe we
3 shouldn't. The engineers have said no, this
4 isn't going to be a problem. We look no further
5 than Route 59 and Stearns Road whose engineer
6 said it should be okay there. Anybody drive
7 through that intersection recently at 8:00 in the
8 morning.

9 We also talked about the number of guests
10 who will be, you know, coming to the cars --
11 coming to the events and number of people inside
12 of a car. We say X number of guests. I'll tell
13 you from personal perspective, this X guest
14 always goes to a wedding alone. It sucks, but
15 that's the way that it is.

16 CHAIRMAN WERDEN: One minute.

17 MR. SHIPMAN: It's the reality of things. My
18 concern, again, is just -- and, again, I'm trying
19 to address only the zoning. There are other
20 things I can talk about. 300 spaces -- excuse
21 me -- 100 -- what we narrowed down now, to pars
22 it down to probably 130 spaces, not including the
23 security, not including everybody else.

24 The other thing I wanted to say was we

1 talked about the Metra commuter parking if it
2 were ever needed. Well, it's likely going to be
3 needed; and the problem is that it's a little bit
4 of closing the barn door after the cow's got out
5 because if it were ever needed, we already have
6 the problem. By the petitioner's own example, he
7 said, well, sometimes we have to do that.

8 So I would encourage you to consider all
9 those things when you consider the zoning change
10 here regarding the parking. I'm not so concerned
11 about the landscaping, other than saying nobody
12 wants to see a smokestack of a house --

13 CHAIRMAN WERDEN: Ten seconds.

14 MR. SHIPMAN: -- through their wedding. Nobody
15 with a house wants to look through their backyard
16 and see a wedding going on there. That's it.
17 Thank you very much.

18 MS. P. HANSON: Thank you.

19 MR. SCHREIBER: Might I respond to a couple of
20 points.

21 CHAIRMAN WERDEN: Go ahead.

22 MR. SCHREIBER: Thank you very much. First of
23 all, I didn't say often. I didn't say sometimes
24 we use it. I said on extremely rare occasion

1 have we used off-site parking, and I think I said
2 once or twice that I can actually recall.

3 As far as our employees count and the
4 number of employees, I could sit here all night
5 and bore you with productivity and how we plan
6 this. It's quite formulaic on how we schedule.
7 It's on per guest ratios, it's on meal types, all
8 kinds of other stuff like that. That's my
9 business. That's what I know. I appreciate
10 that -- you know, we don't have busboys. We
11 don't have things that you might expect that you
12 see in restaurants. This is our business, so how
13 we staff it is very specific to our business;
14 and, again, I could explain the systems to you,
15 you would be bored to tears probably. I would be
16 bored before you were.

17 As far as a right-in/right-out, I
18 understand part of that as well is to -- we've
19 had on one other location it was, actually,
20 considered by the county to put a turn lane in.
21 Well, you know, this compensates for that; and if
22 there was too much traffic for a
23 right-in/right-out and they determined that we
24 would need a turn lane, then we wouldn't be here

1 today. We've experienced that before.

2 As far as other things that, yes, we're
3 from Texas and this is Chicago. That's why we
4 hire people from Chicago to engineer our
5 buildings and to do our landscaping and to
6 determine asphalt versus concrete, that sort of
7 thing. We have experts that do that. We don't
8 do that, so I help that addressed those concerns.

9 MR. PLONCZYNSKI: Judy Fillipan.

10 MS. FILLIPAN: Judy Fillipan, 339 Mulberry
11 Court. My concern is if -- with the travel,
12 people are going to be getting off the Elgin
13 O'Hare. They're going to be coming down
14 Ontarioville Road there. I'm concerned that a
15 light needs to be put up at Newport and Devon
16 because people come flying around that corner and
17 there has -- you know, there is going to be
18 traffic there. There needs to be a light there.

19 Also, at the last meeting you said that
20 the overflow parking was going to be -- you had a
21 deal with Flexonics across the street. Tonight
22 you're talking about overflow parking at the
23 Metra. If you're going to be doing overflow
24 parking at the Metra station, I'm concerned about

1 any of the Village doings that go on here during
2 the summer, like next week you've got the flea
3 market and all those things going down. You have
4 the street -- don't you have a street fair where
5 you close off the street for events? I'm
6 concerned if you're going to be parking at the
7 Metra station and you're going to be transporting
8 people on the weekends, that's going to affect
9 the events that go on in this community, so I
10 think that needs to be considered too.

11 MR. SCHREIBER: I think all I can say is that
12 we can only work around the parameters that the
13 Village and the locale gives us. If they are
14 concerned about it, they will tell us we can't do
15 it, so, you know, again, we're just doing what
16 we're asked to do under certain parameters. So
17 if there is an issue with that, then I think that
18 the Village has to change their mind as far as
19 giving us access to it or however that works out,
20 but we've already had these conversations, so,
21 you know, if -- as far as the Senior Flexonics,
22 we actually did have an agreement with them all
23 the way down to consideration of insurability and
24 that was before the last meeting. As it turns

1 out, as recently as the end of last week, they
2 changed their mind. For whatever reason, they
3 changed their mind, so we looked for another
4 avenue and this was the recommendation we were
5 given, but if it's available and it's available
6 to the public, which we would be part of the
7 public; and the Village, you know, offers us a
8 recommendation or agrees to it or tells us we can
9 do it, I think the conversation has to be with
10 the Village officials because we're just doing
11 what we're asked.

12 MS. FILLIPAN: That's my concern. If you
13 don't have Flexonics now and you're going to be
14 use thing the Metra station, I think that's --

15 MR. SCHREIBER: I think there's 880 parking
16 spaces there. That's a lot of square footage and
17 we were going to use -- Senior Flexonics was
18 going to give access to -- I think there's 50
19 altogether, some were handicap, so roughly 35, I
20 think, is what -- not -- the non-handicap parking
21 we were going to use, which would have been more
22 than adequate.

23 MS. FILLIPAN: So they are or they are not?

24 MR. SCHREIBER: They are not now. That's why

1 we're going to the different site.

2 MR. PLONCZYNSKI: Suzanne Duffy.

3 MS. DUFFY: Suzanne Duffy. I live at
4 212 Lido Trail. I am going to be right behind
5 the chapel, so I'm going to be looking at your
6 glass windows.

7 MR. SCHREIBER: Trees. You'll be looking at
8 the trees.

9 MS. DUFFY: I have a question. How many trees
10 are you removing from the west end of the
11 property in order to make room for that driveway?

12 MR. SCHREIBER: As few as possible.

13 MS. DUFFY: Because there is a lot of them.

14 MR. SCHREIBER: I don't know if we have an
15 overlay of that, but it's actually part of the
16 landscape plan. We want -- you know, if there
17 was one tree on that whole property we could
18 keep, we would keep it.

19 MS. DUFFY: I know. Those are the only trees
20 on the property.

21 MR. SCHREIBER: So anything that can possibly
22 be salvaged there will, and we moved the --

23 MS. DUFFY: Did you see all those Xs there,
24 that's what I'm talking about.

1 MS. GRILL: They are saving, I believe, six
2 trees in this location, that's what they're
3 showing on their landscape plan. These are
4 coming out and then there will be six and you can
5 kind of see it on the other plan. It's difficult
6 to see, but there are light colored trees right
7 in here, these will be saved and they're
8 incorporated into the landscape plan.
9 (Indicating.)

10 MS. DUFFY: I'm not familiar with how all this
11 works, but if you're submitting this plan and you
12 approve it as far as landscaping and parking and
13 everything, who enforces that? Is that something
14 that's done at a closing? So if they don't plant
15 enough trees according to their map, how does all
16 that happen?

17 MS. GRILL: I have to go out and inspect it.

18 MS. DUFFY: So you account for --

19 MS. GRILL: I count every tree.

20 MS. DUFFY: All righty.

21 MR. SCHREIBER: And she's tenacious, by the
22 way, about her trees. I'm not kidding.

23 MS. DUFFY: A consideration with parking is
24 snow removal in the wintertime; and if it piles

1 up and you take spaces away, you -- and who is
2 going to enforce the fact that you are going to
3 have this bus that's going to take people a mile
4 away to the Metra station and not have people
5 going around parking in front of my house?

6 (Applause from audience.)

7 MR. SCHREIBER: Look, we he know people have
8 to drive up to our property first before they get
9 anywhere to discover there is no parking. Our
10 security is there to direct people to available
11 parking here or to direct off-site. Like I said,
12 our employees, maximum of 26, will be parking
13 off-site first, so it's just -- we have to manage
14 it; you know, and if there is an enforcement by
15 the Village, I'm sure they'll let us know and we
16 will comply.

17 MS. DUFFY: Besides your 26 employees, there's
18 a lot of people that will be driving up in cars
19 like a photographer or the DJ or band, the
20 minister, so that's another potentially ten cars.
21 Are you going to have them park off-site?

22 MR. SCHREIBER: They'll be the first ones to
23 park off-site, if we have to.

24 MS. DUFFY: That I struggle with.

1 MR. SCHREIBER: We manage that. I would love
2 to send you our standard operating procedure on
3 what our outside vendors are supposed to do
4 because it's very specific. Yeah, we manage
5 that. It's not a free-for-all.

6 MS. DUFFY: And the issue -- the maturity of
7 the plantings around the property, you know, is
8 there a rule on how big -- I mean, that's his own
9 design, so he gets to decide how big it will all
10 be, like, around the chapel and --

11 MS. GRILL: Our minimum for an evergreen tree
12 is typically around 6 feet high. He wants to do
13 quite a bit bigger than that. He's oversizing
14 many of the trees, so he's exceeded our landscape
15 requirements.

16 MR. SCHREIBER: The Village doesn't require
17 any of the trees behind it or -- behind the
18 chapel or to either side of the reception
19 building. We're doing that, and the guests in
20 the reception building -- when they -- we have
21 windows -- so if this is our reception building
22 and this is one side, there is windows and, you
23 know, any more than a bride getting married in a
24 chapel wants to look out over an open building,

1 anybody inside that building doesn't want to look
2 at -- you know, into a dormant chapel, so it's
3 part of our -- it's really part of our image. I
4 mean, if you look on the site, and I would
5 encourage you to --

6 MS. DUFFY: I have.

7 MR. SCHREIBER: You'll see all you see are
8 trees everywhere.

9 MS. DUFFY: Three of four are like that, but
10 the one on Clay Road looks like a parking lot.

11 MR. SCHREIBER: Well, the parking lot looks
12 like a parking lot because we're not required to
13 put anything in it.

14 MS. DUFFY: There is no landscaping on this --

15 MR. SCHREIBER: Well, there is.

16 MS. DUFFY: I'm just concerned about all of
17 the landscaping being planted the way you said
18 it's going to be and it's going to look that way.

19 MR. SCHREIBER: I understand.

20 MS. DUFFY: Because I am looking -- I'm going
21 to be looking at two of the glass walls.

22 MR. SCHREIBER: You won't see them.

23 MS. DUFFY: I have a question too about last
24 week or a couple weeks ago they were talking

1 about the air conditioning units. Where is the
2 air conditioning unit located on the chapel? Is
3 that going to be on the --

4 MR. SCHREIBER: On the ground.

5 MS. DUFFY: There is nothing on top? I won't
6 be looking at anything on top of your building?

7 MR. SCHREIBER: No, ma'am. It's a peak, it's
8 a gabled roof.

9 MS. DUFFY: Right. What about those two
10 things that go out like that?

11 MR. SCHREIBER: Those are -- the extensions,
12 those are the groom's room and the bridal dressing
13 suites and public restrooms and, actually -- if
14 you go back to the other one, Roberta, the one
15 just prior to that, the site plan.

16 You see the wings of the chapel, just
17 inside of those, so like right there where that
18 light is, on either side on the ground is where
19 the AC units will be for that building.

20 MS. DUFFY: And then how many light fixture
21 poles are going to be in the parking lot?

22 MS. GRILL: There's a few here.

23 MS. DUFFY: Is there an ordinance for that?

24 MS. GRILL: Yes, there is. There is very few

1 actually --

2 MS. DUFFY: One on each island or is it --

3 MS. GRILL: I would say less than that. I
4 don't recall exactly, but one, two, three light
5 poles here and maybe every other island is what I
6 recall.

7 MS. DUFFY: And then how tall are they? Am I
8 going to be looking out my bedroom at those
9 lights? Are they going to be on all night?

10 MS. GRILL: Our maximum is going to be 25 feet
11 in height.

12 MR. SCHREIBER: We are required to have -- we
13 did a couple of things with our -- with our
14 lighting specifications. Number one, we're
15 specing the lowest possible power that is
16 acceptable for reasons of not to be obtrusive to
17 the neighbors, and also -- we're also required to
18 put -- they're not reflectors, but they're panels
19 that hide the light, so if you're on that side,
20 if you're in your backyard and there is a light
21 pole, the light will not reflect towards your --
22 you won't even see the light actually. You'll
23 see the glow on the other side, but we are
24 required to block that off.

1 MS. GRILL: He would have to put a shield up,
2 which we've talked about. If you could see the
3 Xs on this plan. I know it's a little difficult.
4 There is one right here, there is one here, one
5 here, and here and I believe 1, 2, 3, 4, 5, 6.

6 MS. DUFFY: Are those supposed to be on all
7 night or turn off at particular time?

8 MR. SCHREIBER: No. No. They stay on for an
9 extra ten minutes to allow our -- they're on
10 timers. There's two lights on timers so that
11 once the guests are gone and we just have our
12 closing staff, the exterior lights go off; and
13 there are a couple lights that stay on; and there
14 is two of them that will be on timers, ten-minute
15 timers, so our staff can leave the building, lock
16 it up, get to their cars safely or get off
17 property safely, and it will be dark.

18 MS. DUFFY: All right. My biggest concern is
19 the parking. I don't think there is enough.

20 MR. PLONCZYNSKI: Jim Regan.

21 MR. REGAN: Good evening. My name is James
22 Regan. I live at 446 Hillandale Drive. I'm here
23 to appeal to the board to not allow this exception
24 for the parking. I think you're right to question

1 that it's completely inadequate for the size of
2 the facility.

3 Prior to the meeting last month, you
4 offered a magic bullet of off-site parking, so
5 don't worry about how few parking spots are here.
6 We've got some somewhere else. Well, that deal
7 fell through. What we're proposing now is the
8 Metra station.

9 With the county's recommendation of a
10 right-in/right-out, how are they supposed to get
11 there? They're either going to have to make a
12 left onto Prospect after making a right out of
13 your facility crossing two lanes of traffic at
14 peak hours or a U-turn to cross four lanes of
15 traffic to get to Main Street, so unless you're
16 suddenly proposing some other magic bullet, like
17 I don't know what, I don't see how that's a
18 solution at all.

19 Yeah, this off-site parking to get around
20 this what's required, it's not a solution.
21 You're just offering thoughts and ideas, but
22 there is nothing concrete about how this is going
23 to work, how you're going to get people there,
24 how you're going to get people back. This is,

1 frankly, making empty promises, my opinion,
2 because I don't see how -- unless you're parking
3 people east of the facility, how they're going to
4 get there. Have you thought that far ahead? Do
5 you have a proposal?

6 MR. SCHREIBER: First of all, and I said it a
7 handful of times last week, you know, it's -- I'm
8 at a disadvantage to try to respond to sheer
9 speculation. All I can tell you is that, you
10 know, there are -- we spent a bunch of money
11 doing the parking studies and paying engineers
12 hired by the city to analyze all this stuff and
13 we have historical data, so all we can do is go
14 there. For us to say that they're wrong is your
15 opinion or my opinion when we're going through
16 the motions that are required by the Village and
17 required by the county and taking direction as
18 such, so all I can do is offer you that. Whether
19 you think or I think or anybody else thinks that
20 it's not enough parking, I have pages of
21 statistics and these statistics, personal and
22 professional statistics, show that this is enough
23 parking, and beyond that it's up to us to manage
24 our business and that's what we do, and we didn't

1 invent other off-site parking. There's other
2 businesses and churches do it all the time.
3 There is ways of doing it. We're just going to
4 have to manage it like we do anything else. I
5 understand it's foreign to you, but it's not
6 foreign to us because this is the business we're
7 in.

8 MR. REGAN: Right. With all due respect,
9 we're also at a disadvantage to respond to your
10 proposals for how we're getting around this
11 inadequate parking when it changes every meeting.

12 MS. GRILL: Well, it's not --

13 MR. REGAN: -- answer when it was off-site
14 parking west of there and now it's three quarters
15 of a mile away.

16 MR. SCHREIBER: And that is now our answer,
17 and your opinion of inadequate is your opinion.
18 I have statistics to show otherwise and that's
19 all I can offer. It is adequate. In my opinion, it's
20 adequate. In studies, it's adequate, unless --
21 again, unless the Village or the county changes
22 the way they do their calculations, we -- that's
23 what we have to go by, that's what we have to
24 abide by.

1 MR. REGAN: I understand that. Can I ask is
2 the requirement of number of parking spaces on
3 the assumption that a facility like this where
4 everyone is there at the same time, it's not in
5 and out like Jewel, it's not an in and out strip
6 mall, everyone pretty much arrives at the same
7 time, leaves the same time? Is there any
8 difference in the number of parking spots based
9 on the type of business?

10 MS. GRILL: Well, each use has its own parking
11 calculation, so the reception hall is based on 30
12 percent of the total occupancy.

13 MR. REGAN: So 3.3 people per vehicle?

14 MS. GRILL: Yes. The chapel is one for every
15 4 seats, so 252 divided by 4; and then the office
16 is 1 for every 275 square feet, so each one is
17 calculated differently.

18 MR. REGAN: They still need an extension for
19 the number of parking spaces they're proposing?

20 MS. GRILL: Yes. 23 -- the variation request
21 is for 23 short of the requirement.

22 MR. REGAN: Okay. Thank you.

23 MR. PLONCZYNSKI: Geneva Baker-Cotton.

24 MS. BAKER-COTTON: Geneva Baker-Cotton,

1 402 Hillandale Drive, Bartlett. With regard to
2 the parking, you wanted to reduce it by how many
3 did you say? How many spaces did you want to --
4 personally, I can't understand -- we were here
5 just not long ago. At that time I said I thought
6 it was rigged. Now I'm going to say not only
7 that, but now reneging on what you said. How can
8 this short of period of time you want to have
9 variances? You should have allowed for all these
10 things you're talking about in your original
11 proposal, but since you didn't with regard to the
12 parking, and you like to talk about your position
13 in hospitality and your degree of management,
14 well, you can't manage where the people are going
15 to park, the customers, but you can manage where
16 your staff is going to park. I say that the
17 overflow that you're working out let your staff
18 park there, bus them back and forth over there,
19 and leave these other parking spaces for the
20 customers.

21 You mentioned that you had hospitality.
22 Hospitality is giving good customer service,
23 service quality, to your customers, to the people
24 that are there, also at East Pointe Estates. I

1 feel that we've given enough. There is some
2 concessions. You've got to give some too.

3 Seven trees you're doing, but then you
4 want to take one tree per whatever you're talking
5 about instead of having two. Couple weeks ago
6 you were having two in the front. Now you only
7 want to have one. You're talking aesthetics.
8 I'm also thinking about the environmental control
9 for the sounds. The trees help buffer some of
10 the music and all. I don't think there should be
11 a variance for the parking or the trees and that
12 other thing too. I can't remember what it is.
13 Whatever it is. Let it stand as you said a
14 couple weeks. Why you changing it now?

15 You talk about hospitality. When you made
16 your presentation, you direct everything to the
17 board. You didn't once -- maybe once or twice
18 did you look at the people that it was going to
19 affect, so how is that hospitality in your heart?
20 If you want business as usual, and we all
21 understand about profitability, so I do
22 understand that, but you should have a heart for
23 the people that are going to be affected, and not
24 that any of this matters, but it was on my mind

1 and I wanted to say it, so there. I'm done.

2 (Applause from audience.)

3 MR. SCHREIBER: Well, thank you, and the
4 landscape plan and the parking and all of this
5 stuff has -- this has been in the works for
6 months. We don't get here -- I can't propose
7 something last week and change it this week and
8 have these guys pay any attention to me. I've
9 got to follow pretty darn strict -- and I'm not a
10 bureaucrat, so this stuff drives me nuts. These
11 guys are in charge of making sure everything
12 stays in place and people do what they're
13 supposed to do and all that. I'm more of a, you
14 know -- that stuff makes me crazy, but we have to
15 go through it anyway, but this plan has been like
16 this since we first submitted it for -- months
17 ago, so we haven't changed a thing on parking.
18 We haven't changed a thing on -- you know, the
19 only thing we asked for was the trees and we
20 agreed to -- if the neighbors would rather have
21 the trees in the parking lot than at their --
22 behind their property, you know, we can consider
23 that. I don't think that that's -- you know, we
24 thought that was a great idea.

1 MS. BAKER-COTTON: Well, then do it.

2 MR. SCHREIBER: Well, we're going to.

3 MS. BAKER-COTTON: Give us something just for
4 inconvenience. Do it all.

5 MR. SCHREIBER: But this has all been in the
6 works for many, many months and what you see now
7 is the outcome of, you know, a whole lot of
8 different people hired to do what's required by
9 the Village, what's required by us, changes based
10 on what the Village is asking us to do, some
11 changes based on what we would do anyway being in
12 the location that we're at, so this hasn't
13 changed really at all. If anything, it's gotten
14 more cumbersome for us to, you know, to comply.

15 MR. PLONCZYNSKI: Mike Tovella.

16 MR. REGAN: Mike Tovella, 208 Lido Trail.
17 I'll be looking directly at the chapel at 35-feet
18 high. Brad says that we won't be able to see it.
19 I don't know how we won't be able to see it.
20 It's 35-feet high. That's one of my points. My
21 other point is where is he putting the snow when
22 we get 11 inches of snow? That's my question to
23 you, Brad.

24 MR. SCHREIBER: We'll put it wherever

1 everybody else puts it. We'll hire snow removal
2 like other businesses to.

3 MR. TOVELLA: Where?

4 MR. SCHREIBER: I don't have a location for
5 you. I hear there is services out there that
6 remove snow.

7 MR. REGAN: If you don't know where you're
8 going to put it, are you going to lose parking
9 spaces?

10 MR. SCHREIBER: No.

11 MR. REGAN: No? Then how do you know if you
12 don't know where you're going to put it? Where
13 is it going to go? It has to go somewhere if we
14 get 11 inches of snow.

15 MR. SCHREIBER: Where do snow removal
16 companies take it when they remove snow?

17 MR. REGAN: I don't know.

18 MR. SCHREIBER: I don't either, but there are
19 companies that to do that, and we'll hire
20 companies to do that.

21 MR. REGAN: Are you going to have a truck on
22 your parking lot to remove the snow? What are
23 you going to do?

24 MR. SCHREIBER: That's not the business we're

1 in. We'll hire people to do that, just like
2 we'll hire people to maintain the landscaping and
3 there are plumbers to fix the plumbing.

4 MR. REGAN: My other question is outside
5 vendors. You said you had 26 staff. Outside
6 vendors, what's the number on that?

7 MR. SCHREIBER: I'm sorry.

8 MR. REGAN: Outside vendors, band people,
9 whoever, how many do you -- if you have two
10 weddings going on at one time, how many do you
11 anticipate having outside vendors?

12 MR. SCHREIBER: It will vary. If each one has
13 a DJ, there will be two. If each one has a band,
14 I don't know, there will be 10, but --

15 MR. REGAN: Each party has 10, so that's
16 another 20.

17 MR. SCHREIBER: No. You know, a five-piece
18 band is pretty large for a facility this size.

19 MR. REGAN: Well, you have a five-piece band
20 and then you have people that set it up and
21 whatever, so --

22 MR. SCHREIBER: They don't stay on property.

23 MR. REGAN: Okay. But they have to take a
24 parking spot sometime.

1 MR. SCHREIBER: I'm not sure how to answer
2 you. All I can tell you is we do this all the
3 time; and, yes, we'll manage the parking.

4 MR. REGAN: I know you do it all the time.
5 You keep saying you do it all the time, but --
6 and then you say that it's only happened a couple
7 times when you needed overflow parking. Now
8 you're saying we'll take all our employees and
9 park them over there, so that's a lot different
10 than a couple times if you have to park them over
11 there all the time.

12 MR. SCHREIBER: When we need them to, we will,
13 and it has happened a couple of times, so --

14 MR. REGAN: So do you anticipate it happening
15 more than a couple times here?

16 MR. SCHREIBER: I hope so. That means we're
17 doing great business and I'll do it everyday if I
18 have to. I'll be paying a lot more taxes too.

19 MR. REGAN: Let me just go over the numbers in
20 my head. 130 parking spaces.

21 CHAIRMAN WERDEN: One minute.

22 MR. REGAN: You've got 26 employees and you've
23 got another 10 to 15, so what are we at, 41, so
24 you're down to, what is it, 89 parking spaces for

1 300 people?

2 MS. P. HANSON: 96.

3 MR. REGAN: 96 parking spaces for 300 people.
4 I doubt it. That's all I got.

5 MR. PLONCZYNSKI: Carlo Madonia.

6 MR. MADONIA: My name is Carlo Madonia. I
7 live at 224 Lido. I got to direct my concern to
8 the board. I've been living in this property --
9 I bought the house 23 years ago. First thing
10 that strike when I saw the neighborhood that I
11 love the neighborhood and I say this is the house
12 that I want to raise my family, which I did. For
13 23 years I've been in this address. Love the
14 neighborhood. Great neighborhood. Now all of a
15 sudden we got this dilemma here. To me is
16 ridiculous that we even here addressing this
17 matter because the way I look at it -- like I
18 say, you know, it's great neighborhood. This
19 little space there for you guys to even consider
20 putting an establishment like this it's craziness
21 really because not only the traffic will bring to
22 Lido, which I live second house coming from
23 Prospect to the right, so this establishment will
24 be 100 feet from my backyard. So we talking

1 about a hundred feet. So a hundred feet to have
2 an establishment like this in a neighborhood, a
3 family neighborhood, you got kids playing,
4 including my grandkids. You got bikers. You got
5 people walking the dogs. I mean, this is a
6 family neighborhood. How you guys even consider
7 putting establishment like this in this little
8 tiny area? That's my question to the board
9 because it boggle my mind.

10 I don't know if you read one of my emails.
11 It really upsets me so much, not because of the
12 company. He's here just to make money. He
13 doesn't care about us. He doesn't care about
14 anybody here. He just is here to make money and
15 the city of Bartlett, I think, has got wake up
16 and really --

17 CHAIRMAN WERDEN: One minute.

18 MR. MADONIA: One minute. Okay. I'm telling
19 you, the city of Bartlett, I've been paying taxes
20 in this neighborhood and let me tell you guys,
21 which is pretty steep. We pay almost thousand
22 dollars a month on my property to be in my house
23 to have privacy, no noise, not rats in my
24 backyard, which you will bring, no drunken people

1 pissing all over the ground, and the traffic will
2 be circle to Lido and parking all over my
3 driveway, all over my street. That's what's
4 going to happen. You guys going to create really
5 an environment that I will be the first one to
6 disappear out of Bartlett and this subdivision;
7 and one more thing, I got to tell you something,
8 you guys call this East Pointe Estates. Okay.
9 Well, you guys should rephrase that and make it --
10 if you guys going to go ahead and pass this, it's
11 going to be the dump estates.

12 (Applause from audience.)

13 MR. PLONCZYNSKI: Navin Chandra and Smita
14 Shah.

15 MS. SHAH: I'm Smita Shah. I'm living in
16 401 Hillandale. This is -- my first house enter
17 Hillandale left side. I want to -- whatever the
18 guy previous I totally agree with him.

19 (Applause from audience.)

20 MR. PLONCZYNSKI: Jim Sauter.

21 MR. SAUTER: Hello. My name is Jim Sauter. I
22 live at 237 John Drive in East Pointe Estates.
23 My question isn't really directed at him. My
24 question is directed to you. We had -- he had a

1 meeting at Pasta Mia that we went to, and
2 afterwards I came in to you and talked to you
3 about it. I don't remember if you remember that
4 or not because I was asking you about cutting
5 down some trees, but the question was I told him
6 that -- he was saying he was going to have a
7 maximum capacity of 300 people; and at that time
8 you told me he can't have that, he can only have
9 a maximum of 150, that he was going to have 150
10 and then he would take a break and then there'd
11 be another reception 150 because you told me the
12 parking lot didn't have enough people for that.
13 Now he's talking about having 300, okay, and back
14 then you told me the parking lot wasn't big
15 enough for that. Those were your words. That's
16 what you told me.

17 MS. GRILL: I'm sorry. I disagree with that.
18 I did not say that.

19 MR. SAUTER: Yes, you -- because you even told
20 me when I told him about the 300, you said I took
21 him out of context, that it was only 150. That's
22 exact words that you told that.

23 MS. GRILL: I'm sorry. I disagree with that
24 statement.

1 MR. SAUTER: I'm sorry, but that's what you
2 told me. That's all I have to say.

3 CHAIRMAN WERDEN: This is a public hearing.

4 MR. SAUTER: The parking lot wasn't sufficient
5 then for only 150, how can it be sufficient for
6 300? I don't care how many surveys or how many
7 consultants you get, if it wasn't good enough
8 then -- because you had to revamp the parking lot,
9 that's what you told me. You had 146 spots --

10 MR. PLONCZYNSKI: The plan has been for 300
11 spaces. The plan has not changed since you came
12 in.

13 MS. GRILL: The plan has been the same from
14 the day it's been submitted.

15 MR. PLONCZYNSKI: It's always been the same.

16 MR. SAUTER: That's not what you told.

17 MS. GRILL: I'm sorry. Again, I disagree with
18 your statement. That's not true.

19 MR. SAUTER: I'm sorry, but that's what you
20 told me in that meeting.

21 CHAIRMAN WERDEN: I'm sorry. This is a public
22 hearing. We go on what's presented here, not
23 off-site.

24 Do you have anything else to add

1 concerning the zoning?

2 MR. SAUTER: I'm just telling you that this is
3 what happened.

4 CHAIRMAN WERDEN: Okay. Next.

5 MR. PLONCZYNSKI: Diane Swenson.

6 MS. SWENSEN: Hi. I'm Diane Swensen, 237 John
7 Drive. I live in East Pointe Estates
8 neighborhood, which is to the south of this
9 proposed wedding chapel and facility. What I
10 think, as I agree with Carlo in so many ways,
11 that it's going to affect our quality of life;
12 and you could say that it doesn't matter, but
13 we've been supporting this community. We've
14 lived in our home for 22 years. I have a rough
15 estimate, our taxes were \$200,000 that we paid
16 over the 20 years, 22 years. There are 59 homes
17 in our subdivision. That's \$12 million that our
18 neighborhood has contributed to this community,
19 and I feel like we need some support because I
20 think this area is just way too small for this
21 type of facility, and there is going to be too
22 much traffic coming in and out.

23 I notice the fences, and I agree I was
24 worried about -- well, I wasn't worried because I

1 know anytime you have a fence that comes close to
2 a road, we reduce the height of the fence. Well,
3 we've been told that we have 9-foot fences so it
4 will protect our view and we're not going to be
5 bothered by things. Well, we know the first
6 house on each corner is going to have a reduced
7 fence. The one -- Carlo's house and the one next
8 door right on the corner is going to have traffic
9 going in and out constantly; and I'll tell you,
10 in our neighborhood, we sleep with our windows
11 open and we know that when people leave weddings
12 and happy times with alcohol you stand in the
13 parking lot say goodbye to family and friends and
14 it's going to be very disruptive to the quality
15 of our life; and I feel like we've paid and
16 deserve a right to have a good quality of life.
17 We love our neighborhood.

18 (Applause from audience.)

19 MR. PLONCZYNSKI: That's all the cards that I
20 have.

21 CHAIRMAN WERDEN: Okay. Are there more people
22 that would like to speak? You may also speak if
23 you've -- just because you had one time at the
24 microphone doesn't mean you're through. You can

1 still have more time.

2 MR. COTTON: Thomas Cotton, 402 Hillandale,
3 East Pointe Estates. I'm right on the corner of
4 Devon and Hillandale and been there close to 20
5 years, and I like to know is the parking going to
6 be the same after 10:00 at night, cars get
7 ticketed or whatever if they park on the street
8 the way the Village always had it? I'm speaking
9 to the Village people.

10 MS. GRILL: Yes, that would not change.

11 MR. COTTON: Okay. 10:00 at night, make no
12 difference what night it is, cars got to be gone?

13 MS. GRILL: On the street, on the public
14 right-of-way.

15 MR. COTTON: Okay. And Prospect is the same
16 thing?

17 MS. P. HANSON: There won't be any parking on
18 Prospect at all.

19 MR. COTTON: I moved from Scott Court -- down
20 Prospect and Scott Court to that house over 25
21 years ago.

22 MS. P. HANSON: There is no anticipated
23 parking at all on Prospect.

24 MR. COTTON: Yes. Okay. Thank you.

1 MS. KELLY: Pat Kelly, 1009 Bentley Lane. I
2 appreciate you wanting to bring business to
3 Bartlett, and I hope your concept is great. I
4 think you're just trying to cram a lot onto a
5 smaller parcel of land than perhaps is prudent.

6 I'd like to know how big the other sites
7 are that you have your venues, similar venues.
8 Is it the same acreage?

9 MR. SCHREIBER: Sure. The last one we built
10 on Clay Road in West Houston is within tenths of
11 the size of this one; and for those of you who
12 were at the last meeting, we also showed the
13 proximity to homeowners, which in some cases were
14 closer, but we have two sides with residents as
15 well. They are very similar to how this is set
16 up, and we -- again, as stated before, was shown
17 in the last meeting and it's access for anybody
18 to see, we have letters from the homeowners'
19 associations praising the business and talking
20 about it.

21 MS. KELLY: I appreciate all that. I don't
22 live right around your venue.

23 MR. SCHREIBER: So to answer your question, we
24 have -- one property is on nine acres, but the

1 space that is built on is all within -- very
2 similar because we just don't need any more room
3 than that.

4 MS. KELLY: No, I understand, but when you
5 have nine acres, you also have a bigger area. My
6 concern is you spend a lot of money for experts
7 to do your parking study, the Village of Bartlett
8 also spent a lot of time and money determining
9 minimum standards for parking, and you're asking
10 for a pretty significant deviation from that.
11 You're not including, again, some of the staff --
12 and you can lose a whole row of your parking with
13 our snow. You can go to any -- unfortunately,
14 with our winters and if everything is pushed to
15 the side, you will have less; and regardless of
16 where your remote parking is, with all due
17 respect, they're going to park on Prospect
18 because whether they see no parking signs or not,
19 people that don't know the neighborhood are going
20 to park on Prospect.

21 MR. SCHREIBER: And we're going to support you
22 on that. Again, that's number one why we have
23 peace officers, current or retired, police
24 officers, they're here to protect those things as

1 well, protect the homeowners as well, protect
2 from noise, protect from traffic; and if there is
3 no parking on that road, then we'll be the first
4 ones to either tell them or call the police.
5 We're here to -- our interest goes beyond that
6 little four-acre piece. It really does.

7 MS. KELLY: I appreciate -- and I think you
8 can be less disruptive to people in the
9 neighborhood than something going all the time
10 too. I just think you're trying to put too much.
11 I don't think to ask for a deviation is
12 appropriate because I don't think even the
13 Village's minimums are sufficient. I can't see
14 how a 300-person venue -- I've had -- I've paid
15 for 300-people weddings. You're not only going
16 to have 125 cars. You're going to have more than
17 that and it's going to be a problem for parking;
18 and another issue outside of this, you can't go
19 any bigger because the water -- where is the
20 water going to go and you're going to have issues
21 with that because there is no place for the
22 drainage. You have a retention area, so you
23 can't move any parking in there. I just don't
24 think the deviation for parking should be

1 granted.

2 MR. SCHREIBER: Thank you.

3 (Applause from audience.)

4 MS. P. HANSON: Can I ask a question, and this
5 may sound really ridiculous, but you have this
6 black wrought iron fence that's going to go onto
7 Devon and along Prospect and there are actually
8 gates that will be closing and the fire department
9 will have access to these gates. Okay. What
10 happens when someone is too inebriated to drive
11 and they leave their car there? What's your
12 scenario for that? What do you do on your
13 current properties in that situation to have
14 somebody come back, you know, the next day and
15 pick up their vehicle or that -- what's the
16 scenario?

17 MR. SCHREIBER: It does happen on occasion.

18 MS. P. HANSON: I'm sure it does. I've been
19 to weddings like that, so --

20 MR. SCHREIBER: The car gets locked on
21 property. When we leave the property, we secure
22 it; and they come while there is somebody on
23 property and the gates are open and we're in
24 business to pick up the car.

1 MS. P. HANSON: So you don't have a towing
2 company that would come in --

3 MR. SCHREIBER: No. No. We won't have it
4 towed. I mean, if it's there --

5 MS. P. HANSON: The next day it would still be
6 there.

7 MR. SCHREIBER: Yeah, or we'll call local law
8 enforcement and say, look, at the license. Tell
9 us who it is. We'll call them. We'll try to
10 work it out. It doesn't hurt anything to be
11 there for a day or so.

12 MR. KOZIOL: I have a question. If this
13 facility can support 300 attendees, on average
14 what do you think is a number of attendees
15 because you're not always going to be maxing out
16 at 300.

17 MR. SCHREIBER: Great question. I'll tell you
18 exactly. 148 is the average number of guests and
19 that is -- you know that is -- we rarely fill
20 these buildings. Believe me, we would love to do
21 300 all the time. It just doesn't happen that
22 way. The average is 148 with a low somewhere in
23 the low hundreds and the high somewhere in the
24 upper hundreds. Less than 20 percent of our

1 business is over 200 guests and that's how we get
2 to that average because if it was higher, that
3 average would be closer to 200, but it really is
4 not.

5 I mean, we're talking about in our Atlanta
6 property which seats 400, last year we did 16 at
7 capacity, 16 events at capacity out of 200 --
8 just shy of 230, so the arguments are valid, but,
9 you know, as much as we would love to fill that
10 place every day, it just isn't going to happen.
11 The average number of guests in a wedding in the
12 Chicago market is four higher than the Dallas
13 market, and our statistics are frighteningly
14 similar at every property, and we're within, you
15 know, that many on the average of every property
16 and it's in the upper 140s and three of those
17 properties hold 400 guests.

18 CHAIRMAN WERDEN: I would like to address a
19 couple of issues. I think, first of all, DuPage
20 County has been pointed out has jurisdiction over
21 Devon Avenue. We do not. I think the
22 right-in/right-out is a very good idea because if
23 you've ever driven in high traffic times, for
24 example, at Countryside Funeral Home or Moretti's

1 when people are turning left, they need to have
2 some right-in/right-out over there on certain
3 occasions because it gets to be quite a traffic
4 hazard; and at least here it's going to be easier
5 to exit on Prospect and go up to the light and
6 turn left at the traffic signal, as opposed to
7 trying to cross two lanes of traffic on Devon
8 Avenue. That was one reason why I asked the
9 question at the beginning to see if there was
10 plans by DuPage County to widen it or put a
11 median in or something like that. Generally
12 speaking, when they have right-in/right-out, they
13 do not change it later on; and I think that's a
14 very good safety issue.

15 Some of the other things that was pointed
16 out that this property was zoned as
17 non-residential, as business-type things all the
18 way back in the 1960s. I mean, I've lived in
19 Bartlett for 55 years. I've sat on this board
20 for 37 years. I can remember when that was
21 farmland. This portion under consideration now
22 has never been designed for residential; and so
23 some of the points that people have talked about
24 20 years or 23 years ago, some of the things that

1 have come before us for zoning changes, or for
2 potential changes, you could have had a strip
3 mall there with stores that might have been open
4 24/7, and you would have had a lot more traffic
5 going in and out at various times than what this
6 has proposed for limited times per year. Most of
7 the traffic is going to be generated on a Friday
8 or Saturday night when something is going on.
9 It's not going to be there every night of the
10 week, and it's not going to be after 2:00 a.m.

11 Did you want to speak again?

12 MS. VanMALDEGIAM: I did, but I can wait till
13 you're finished.

14 CHAIRMAN WERDEN: Go ahead.

15 MS. VanMALDEGIAM: Melissa VanMaldegiam,
16 832 Tall Grass Drive. Couple questions I had was
17 about the security officers and then parking on
18 Prospect. With that respect, you had mentioned
19 that they will be, you know, directing people to
20 different areas. Essentially, correct me if I'm
21 wrong, the police officers or security people who
22 will be there, they have no jurisdiction over --
23 because they will be off-duty, they will have no
24 jurisdiction over the city streets, so all they

1 can do is tell the people you can't park there.
2 The people don't necessarily have to follow that
3 rule because they won't be in, you know, uniform.
4 Who will be paying for the no parking signs that
5 will need to go up on Lido and those streets and
6 those areas, if they're going to do no parking
7 signs; and, you know, if people are going to run
8 the -- people will take the -- they'll take the
9 risk. Well, I'm just going to park here because
10 odds are I'm not going to get a ticket, you know,
11 instead of parking a mile away and having to wait
12 for some bus when there's two feet of slush on
13 the ground. They're going to go around the
14 corner. They're either going to park in the park
15 district parking lot that's just, you know,
16 around the corner from there or down there on the
17 street.

18 Can we increase the fines on those parking
19 tickets for people who do that to make it harsher
20 for them because that's what's going to happen,
21 people are going to park there. They're going to
22 be, yeah, I would rather pay the \$10 ticket than
23 wait for the shuttle to take me back to the train
24 station.

1 MS. P. HANSON: Unfortunately, we don't have
2 any control over that. That will be at your
3 Village board meeting, and I hope you attend that
4 because they need to hear those thoughts from
5 you. Unfortunately, the only thing we have
6 tonight are these variations and whether or not
7 we approve them to the Village board. I will
8 tell you that the park district has specific
9 hours, and I can tell you that they do ticket,
10 the Bartlett police or whatever it is, because I
11 have had a ticket from a surprise birthday party
12 where I parked in a park that closed at 10:00, so
13 there are things that can be enforced.

14 I live a block from the 4th of July
15 festivities. Believe me, you don't know what
16 traffic is until you live a block from there, so
17 we have had and worked very closely with the
18 Bartlett Police Department to help us out there
19 and make our streets coming in there one way only
20 so the people go around the circle and pull out.
21 So there is a lot of different concerns, and the
22 board and the staff are all here to listen to
23 what your complaints are and to help understand
24 what you're looking for and they're going to help

1 you do that. These are the elected officials
2 that you elected.

3 MS. VanMALDEGIAM: When is that meeting -- or
4 when would that be a meeting that we could go and
5 talk about that?

6 MS. GRILL: It hasn't been decided yet.

7 MS. P. HANSON: Board meetings are twice a
8 month.

9 MS. VanMALDEGIAM: Okay. So just go to anyone
10 and talk to --

11 CHAIRMAN WERDEN: Well, it will be on the
12 agenda.

13 MS. GRILL: You can call. We'll let you know.

14 MS. VanMALDEGIAM: Okay. And then the other
15 thing is I know that you say with the weddings
16 being 140 average, in Bartlett, you know, the
17 demographic has been changing over the last
18 several years, you know, last 20 years. We have
19 a lot of Indian people in Bartlett now. I don't
20 know if you've ever been to an Indian wedding,
21 but I haven't been to an Indian wedding that was
22 140 people. I mean, that's not even first
23 cousins for a Polish family or an Indian family,
24 so I think we're going to be -- if this goes

1 through, I think you'll be surprised at how many
2 times you would exceed capacity in a situation
3 like this. Just something to keep in mind when
4 we're talking about 300 people at a parking spot.
5 Thank you.

6 CHAIRMAN WERDEN: Well, at some point they
7 can't violate the capacity. They have fire
8 marshal issues and other issues of people coming
9 down on them if the capacity is too high. This
10 is a high-end place also. It's not -- a lot of
11 people probably are not going to be able to
12 afford to have something here.

13 MR. SCHREIBER: You know, you make a good
14 point. We do more Indian weddings in Atlanta
15 than we do any other property. We do a few in
16 Dallas; and you're right, they're larger; they're
17 longer. Our capacity is what our capacity is
18 and, frankly, those -- there aren't as many of
19 them that go to our facilities as we would like,
20 but they are larger, you're absolutely right
21 about that. We wish they were more frequent
22 because they spend a whole bunch of money and lot
23 of people show up, but they're very infrequent.

24 Again, we're talking about -- you know,

1 with all due respect, we're arguing about a
2 capacity of a building that happens 16 times a
3 year at our larger property, and we're -- look,
4 we're not here to pillage and plunder and, you
5 know, herds of locust come in and just, like,
6 make this place barren. You know, we are very
7 conscious of our neighbors. We are very
8 conscious of what goes on around us. There is an
9 ordinance in Harris County, Texas, where with a
10 \$15 permit you can blast off fireworks on a piece
11 of property. We don't allow it because we don't
12 want to disturb the neighbors. They could do it,
13 legally they could do it. We don't allow that.

14 MS. VanMALDEGIAM: With all due respect, you
15 keep comparing us to the south and we're not the
16 south. I know you can take your statistics based
17 on, you know, well, these kinds of weddings and
18 these kinds of weddings, but the people up
19 here -- I've lived in the south. I know that
20 they're different. I know the way they do things.
21 I know the way things take and the amount of
22 people.

23 You know, you keep saying that people that
24 Naperville are going to come here. People would

1 rather drop dead, the people who live in
2 Naperville, than come up and have their wedding
3 in Bartlett. It will never ever happen because
4 of the way the boundaries, the quote, unquote,
5 boundaries of the areas are set up. It will
6 never happen.

7 If you are trying to get the people in the
8 area to have their weddings there, you're going
9 to have more larger weddings because of the
10 nature of the people who live in the area; and
11 so, therefore, you're over your -- you have your
12 300 people more than your 16 times a year, and so
13 then -- I understand that you -- so that's just
14 my opinion.

15 MR. SCHREIBER: That's just wrong. We're not
16 just shooting from the hip. We've done a lot of
17 studies before we even considered this area, so
18 we know how many weddings there are, where they
19 are, how much they spend, how far they drive, how
20 many kids they have. We study this stuff. We're
21 not just up here raising something out of the
22 ground in an arbitrary location. We know the
23 statistics. We study this. We're not about to
24 make an investment like this on chance. We're

1 just not, so we know that people from Naperville,
2 we know how far they drive. I'll be glad to show
3 you the demographic maps and the zip code studies
4 that we do and all of that. We spend a lot of
5 time on this, so you can -- anybody can speculate
6 and create any scenario that you want to and
7 apply it to our business and I'll be happy to
8 share statistics otherwise. After that, we don't
9 have anything. I mean, after parking studies and
10 after traffic studies and after wedding
11 statistics and after, you know, landscape
12 ordinances, if you don't want to believe any of
13 that, then, you know, I can't argue any of that,
14 but this is -- we're trying to take a scientific
15 approach to it, and, yes, we do know how many
16 people get married here. I know how many Indian
17 weddings there are. I know where they live.
18 This is our business. This is what we do. This
19 area -- now, we can go five miles down the
20 street. We can go to Schaumburg. We can go to
21 Arlington Heights. It's the same demographics,
22 but we found a place that we like that fits and
23 everything else works around it. I don't know
24 how else to explain it. I really don't.

1 MS. DUFFY: Suzanne Duffy, 212 Lido. To
2 restate, you say that if there isn't enough
3 parking, they're going to be directed to the
4 off-site at the Metra station, and you have said
5 that this is going to be a destination-type
6 wedding location, so these people will not be
7 from the area. Are you going to give them a map
8 and show them how they have to go up and around
9 and get to that Metra parking lot? Probably not.

10 My other question is where is your signage
11 on Devon or Prospect so that people that are
12 coming from east, west, north, south, how are
13 they going to know where to turn? If they're
14 coming from the east off the Elgin O'Hare,
15 they're going to come down Devon. Are they going
16 to see a sign right away so that they know they
17 have to turn onto Prospect, or are they going to
18 go down Devon and see that they can't get a left
19 turn in, then they're going to have to turn at
20 Hillandale? You know, they'll have their GPS on,
21 they'll say, oh, here is a street, we can cut
22 down here and then they're going to go on Lido,
23 and then come back around. They're going to see
24 they can park there too if they go back in and

1 see that it's full. No, you have to go park a
2 mile away at the Metra station. They'll come
3 back out and go park on the side streets.

4 (Applause from audience.)

5 MR. SCHREIBER: I imagine our customers will
6 find us the same way we all find other businesses
7 we go to, you know, however that happens. They
8 manage to get -- you know, we manage to get
9 around and find businesses. You know, I got a
10 little thing that says your destination is on the
11 right. That's usually how I get there.

12 MR. SHIPMAN: All right. It's Eric again. I
13 will keep both of these directed toward traffic
14 the best I can. The first question I have is
15 either for Roberta or Jim, whichever one of you.
16 Regarding Lido and the other streets around
17 there, what authority does the Village have to
18 prevent somebody from parking on that street,
19 other than the hours of 2:00 a.m. to 5:00 a.m.?

20 MS. GRILL: That's correct.

21 MR. SHIPMAN: But other than 2:00 a.m. to 5:00
22 a.m.?

23 MS. GRILL: That's it.

24 MR. SHIPMAN: 6:00 p.m. till midnight or 1:00

1 or 2:00, are there any restrictions on the street?

2 MS. GRILL: No.

3 MR. SHIPMAN: So anyone can park there for
4 hours at a time?

5 MS. GRILL: That is correct.

6 MR. SHIPMAN: You could fill up every single
7 available curbside spot in that residential
8 neighborhood and there would be no law prohibiting
9 that?

10 MS. GRILL: That is correct.

11 MR. SHIPMAN: I guess my second question is
12 directed to you because you've brought this up,
13 so I'm very, very curious. Again, commend you
14 for considering Bartlett. I want to see more
15 business in our town. I think your business is a
16 great idea. I just don't think the parking and
17 everything else is right for this corner.

18 So when you look at all these other myriad
19 of locations and you did all this voluminous
20 research and due diligence, why not like some
21 place on Lake Street or Route 59 where there is
22 great ingress and egress and lots of room for all
23 the parking you could ever need? I'm just
24 curious from your -- why does your business plan

1 say that being in kind of a small spot
2 comparatively for what you need and too many
3 parking spots and surrounded by housing, why is
4 that a good business idea? Help me understand
5 that. That's all I have for now.

6 MR. SCHREIBER: Well, let me first of all say
7 the size is big enough. We do have enough parking
8 so all of that stuff we've already covered.

9 MR. SHIPMAN: Not according to the Village
10 code.

11 MR. SCHREIBER: According to the Village code,
12 but that's something you can take up with them.

13 MR. SHIPMAN: That's why we're here.

14 MR. SCHREIBER: That's why we're here. This
15 actually is -- first of all, we like the quiet of
16 it as well. Our guests -- we don't have a
17 property near a highway or off of an exit ramp or
18 near a mall or something of that sort. Quiet,
19 seclusion, well, all of that is important to us
20 as well and, frankly, we've done very well in
21 smaller towns. There is great available
22 property. Typically, you know, they're happy to
23 see a nice business come to town of this quality
24 that contributes to the tax base, that is a

1 good -- you know, good neighbors, good community
2 involvement, and that sort of thing, so, you
3 know, it's -- again, this isn't a -- you know,
4 we're not just here to scrape a piece of land
5 clean and run off to the next one. There is a
6 lot of consideration in that, and up to now we've
7 been very openly accepted in other communities
8 because of what we bring to it.

9 I saw the initial plan for what was going
10 in there, the little strip center, and I saw the
11 drive that goes on the west side of the property,
12 the full length of the west side and full length
13 of the south side, which would be delivery,
14 dumpsters, and, you know, those areas aren't kept
15 very clean and when you got multiple businesses
16 in a strip center like that, everybody has their
17 own trash. They've got noise going on. There is
18 deliveries. There's all kinds of stuff going on.
19 We're not going to do that. You know, I mean, I
20 don't think that's a pretty good alternative
21 either. We saw the original plan for that when
22 we were looking at the past zoning for the place
23 and the past uses, and -- you know, you see every
24 one of those square things at the bottom, those

1 are exits and that's where everybody is going to
2 put their dumpsters, you know, so we thought it
3 was a pretty good alternative.

4 CHAIRMAN WERDEN: Okay. Any further comments
5 from anyone on staff or anyone on the board?

6 MS. P. HANSON: No.

7 MR. KOZIOL: Somebody made a comment about
8 reduction in the interior parkways from 20 feet
9 to 16 1/2 feet. That's not uncommon. If my
10 memory serves me correctly, we did something
11 similar at Walgreens on Route 59.

12 MS. GRILL: That is correct, and the CVS.

13 MR. KOZIOL: That is a very common thing to
14 ask for.

15 MR. BUCARO: I have a question, I guess, for
16 Roberta. Your comment about today's parking
17 restrictions on Village streets is what exists
18 throughout the Village today right now, but the
19 Village board has the power and authority to set
20 up a special parking restriction on any street
21 for any reason; is that not correct?

22 MS. GRILL: Well, that depends. This is a
23 public street; and if you limit parking in front
24 of their house, how -- who else would be allowed

1 to park there?

2 MR. BUCARO: Okay. A nonresident?

3 MS. GRILL: Regardless, it's a public
4 right-of-way; and a public right-of-way is for
5 the public until 2:00 a.m. There is no overnight
6 parking. That is the only restriction on all
7 streets in Bartlett.

8 MS. P. HANSON: Could it be changed to a
9 one-way street?

10 MS. GRILL: Would the neighbors want it to be
11 changed to a one-way street?

12 MS. P. HANSON: I don't know.

13 MS. GRILL: I can't answer that. The
14 right-of-way is the standard -- well, it's a
15 60-foot right-of-way in that subdivision, which
16 is for two-way and allows for parking on the
17 street in front of the houses.

18 MR. BUCARO: Okay. Wrigley Field in Chicago,
19 it's a public -- the streets around the ballpark
20 are public streets. Yet the city established
21 during games parking restrictions for residents
22 only or -- so there are other considerations that
23 can be made.

24 MS. GRILL: Yes, but those also involve with

1 stickers and times. It becomes -- I'm not saying
2 it's not possible, but it would apply to
3 everyone.

4 CHAIRMAN WERDEN: So if they had a graduation
5 party and people came over, they might get
6 ticketed or towed or something if they didn't
7 have a ticket, a resident sticker?

8 MR. PLONCZYNSKI: It's not something we
9 typically do in the Village. I think, as Roberta
10 said, it's possible to do that, but I don't think
11 there is a demand for it. I don't think there
12 would be -- you know, it's just like when we
13 decide where to put stop signs. There has to be
14 an analysis, a traffic study. The street has to
15 be at capacity, accidents, those types of things.
16 This is a fairly normal residential street. I
17 don't think there is going to be a demand to put
18 no parking signs on the interior streets in this
19 subdivision, but it is possible for the board to
20 consider something like that.

21 MR. BUCARO: I'm just trying to look down the
22 road if it gets approved and parking is an issue
23 and you have, you know, your security people say
24 where to go, to park at the Metra lots, but they

1 come around the corner and park on Lido Terrace
2 and there is no ramifications and the Village has
3 no ramifications to solve that problem after the
4 fact. I guess this is what I'm trying to figure
5 out.

6 MR. PLONCZYNSKI: I think, you know, in a
7 scenario where if it got to that extent, it's
8 possible that they could do something like where
9 you would have a resident parking sticker. The
10 neighborhood I live in -- I live near a high
11 school. We have it. It's not a problem because
12 the kids -- they put in extra parking. It's
13 conceivable the Village board they do have that
14 authority.

15 MR. KOZIOL: A question to staff, south of the
16 property on Prospect Avenue, from what I can see
17 on the map and what memory serves me, I believe
18 that there are no fronts of homes on Prospect.

19 MS. GRILL: Yes, and there is parking on
20 Prospect south of this site.

21 MS. P. HANSON: Where?

22 MS. GRILL: South of this property, further
23 down on Prospect, the closer you get to the
24 elementary school, Centennial, there is parking

1 on Prospect.

2 CHAIRMAN WERDEN: And it's posted and it's
3 marked.

4 MR. PLONCZYNSKI: It's also like Wilcox and --

5 MR. KOZIOL: So that's legal parking?

6 MS. GRILL: That is correct.

7 MS. P. HANSON: They're not going to be
8 walking from there, George.

9 MR. KOZIOL: Right, so they're safe. That's
10 why I wonder what the complaints are.

11 CHAIRMAN WERDEN: Anything else? Any further
12 discussion?

13 MR. KOZIOL: A question to the developer. In
14 the -- with venues like this, weddings, I
15 personally envision traffic as staggered coming
16 in and going out. It's not an Indy 500 start.
17 People come in over a period of time. Is that
18 not correct or --

19 MR. SCHREIBER: Yeah, more so exiting. We see
20 that, you know, approximately 85 percent of the
21 guests come within a certain period of time for
22 the ceremony, and the -- if someone sent out an
23 invitation says the wedding is at 6:00, people
24 start trickling in, you know, 5:30, quarter to

1 6:00, some late, some never get there, some
2 later. Exiting we see that about 50 percent of
3 the guests in a reception leave at a certain
4 point, which is after the ceremonial garter toss
5 and bouquet toss and other stuff like that; and,
6 you know, closer to the end of the evening, the
7 last hour, there is somewhere around 30, maybe 40
8 percent on the high end of guests that stick
9 around that late. You've got kids and elderly
10 people and things like that just don't stay until
11 12:30. It's more on the exit, later in the
12 evening. It's more drawn out than it is the
13 entrance, but upon the entrance, it's typically
14 within 30 minutes of the start time.

15 CHAIRMAN WERDEN: One other thing, I think
16 since we've had a lot of revamping with the
17 zoning ordinances compared to how it was in the
18 late 1970's, we've learned about calculating the
19 parking places and was pointed out earlier there
20 is presumed to be some overlapping between the
21 chapel and the banquet hall. For the most part,
22 you're not going to usually have two sets of
23 activities going on and that's why they have
24 different formulas that are being used to

1 calculate this, as well as handicap parking.
2 We've revamped our ordinances quite a bit because
3 we've learned over the years what to expect at
4 different types of facilities, and I think that's
5 one thing that keeps being brought up about a
6 shortage of parking places, and I think it's been
7 calculated on many years of experience with
8 different types of business. We've had a lot of
9 professional people within the Village and people
10 hired outside of the Village to try to figure the
11 things out so it makes it easier for us.

12 The purpose of the zoning board is to hear
13 variances when it might be possible or necessary
14 to vary from the strict interpretation of the
15 ordinance. Whatever decision we come to tonight,
16 the Village board still has the authority to
17 override us.

18 Anything further or any motions?

19 MS. P. HANSON: I make a motion we close the
20 public hearing.

21 CHAIRMAN WERDEN: I can't until there is a
22 motion on the table. We make a motion, get a
23 second, then we close the public hearing.

24 Any motions?

1 MS. P. HANSON: I make a motion that we send a
2 positive recommendation to the Village board.

3 MR. KOZIOL: Second.

4 CHAIRMAN WERDEN: On all three?

5 MS. P. HANSON: On all three -- you want to
6 separate them?

7 CHAIRMAN WERDEN: I'm just asking you.

8 MS. P. HANSON: On all three variance requests.

9 CHAIRMAN WERDEN: Okay. Moved by Patti,
10 seconded by George.

11 MR. KOZIOL: Still second.

12 CHAIRMAN WERDEN: At this point, I shall close
13 the public hearing portion.

14 Any further discussion?

15 MS. P. HANSON: No.

16 CHAIRMAN WERDEN: Please call the roll.

17 MR. PLONCZYNSKI: Patti Hanson.

18 MS. P. HANSON: No.

19 MR. PLONCZYNSKI: George Koziol.

20 MR. KOZIOL: Yes.

21 MR. PLONCZYNSKI: Bob Bucaro.

22 MR. BUCARO: Yes.

23 MR. PLONCZYNSKI: Linda Hanson.

24 MS. L. HANSON: No.

1 MR. PLONCZYNSKI: Mike Werden.

2 CHAIRMAN WERDEN: Yes.

3 MR. PLONCZYNSKI: Three to two.

4 CHAIRMAN WERDEN: Okay. So that is not enough
5 of a quorum. All's it is is a split vote that
6 gets passed on to the Village board.

7 MR. PLONCZYNSKI: It will go as a report of
8 the proceedings of the meeting to the Village
9 board.

10 CHAIRMAN WERDEN: Okay. So this likely will
11 appear sometime in September at one of the
12 meetings, right?

13 MS. GRILL: Yes. It will be posted online.
14 You can call the staff anytime and we'll let you
15 know when we find out.

16 CHAIRMAN WERDEN: Okay. Anything under old
17 business/new business.

18 MR. PLONCZYNSKI: I don't think we have a
19 meeting scheduled for next month at this time.

20 MS. GRILL: Not yet.

21 MR. PLONCZYNSKI: And I don't know the last
22 time any of the old business -- I don't know
23 when the last variance we had that we heard is on
24 the Village board for vote on Tuesday and then

1 the other section -- the other variance that we
2 had last month is on committee and that was the
3 accessory building, so those are on for
4 September 6th, just to let you know. Nothing for
5 next month.

6 MS. P. HANSON: Make a motion to adjourn.

7 CHAIRMAN WERDEN: Okay. Move to adjourn.

8 All in favor.

9 (A chorus of ayes.)

10 (Proceedings concluded at
11 9:10 p.m.)

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1 STATE OF ILLINOIS)
) SS.
2 COUNTY OF DU PAGE)
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4

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.

14
15 
16 _____
17 LYNN M. EVANS
18

19 My Commission Expires:
20 May 20, 2017
21
22
23
24