



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
October 18, 2016**

President Pro Temp Arends called the Committee of the Whole meeting to order at 8:23 p.m.

PRESENT: Trustee Arends, Camerer, Carbonaro, Deyne, Hopkins, Reinke

ABSENT: President Wallace

ALSO PRESENT: Village Administrator Valerie Salmons, Assistant Administrator Paula Schumacher, Assistant to the Village Administrator Scott Skrycki, Finance Director Jeff Martynowicz, Director of Public Works Dan Dinges, Public Works Engineer Bob Allen, Community Development Director Jim Plonczynski, Economic Development Coordinator Tony Fradin, Building Director Brian Goralski, Police Chief Kent Williams, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

PLANNING & ZONING COMMITTEE

Sonic Drive-In Site Plan Amendment and Variation

Trustee Reinke asked staff for some background information.

Community Development Director Jim Plonczynski stated that there is a petition in front of them for the Sonic Drive-In and they are requesting a Site Plan Amendment and Variations. It is a pretty simple variation request. This property is going to be affected by a right-of-way acquisition by IDOT for the intersection improvements at Route 59 and Stearns Road. The petitioner wanted to maintain the conformity of the property and are therefore seeking a variation to reduce the previously granted variation for the building canopy set back from 53 to 43 feet and elimination of the previously reduced 10 foot interior parkway requirement for the property located at 1121 W Stearns Rd. in the Home Depot subdivision. This request is precipitated by the IDOT right-of-way acquisition and they are looking to move this forward for a Public Hearing.

Trustee Reinke stated that Sonic didn't do anything, this is all IDOT.

Mr. Plonczynski stated that it is all the IDOT acquisition.

Trustee Deyne asked why IDOT is forcing this on them? Why does it have to go before the ZBA and Plan Commission?

Mr. Plonczynski stated that the petitioner understands that if the property is acquired, it places them in a nonconforming status. The Village does not have a policy for when right-of-way is required and their corporation would like to seek the conformance after the right-of-way take, prior to the action, and allow IDOT to go through. It is just housekeeping and they're going to try to expedite it as quickly as possible.



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Trustee Reinke stated that they would forward this on to the Zoning Board of Appeals and the Plan Commission and hopefully fast-track it to the Village Board.

Trustee Reinke stated that the next item is the Ace Hardware sales tax rebate.

Ace Hardware Sales Tax Rebate

Mr. Plonczynski stated that this is good news. Staff has been working with David and Adam Ziegler, the owners of eight Ace Hardware stores and they have always liked Bartlett. They are hoping to open their ninth Ace Hardware store at the location where the former Ace Hardware was once located at 136 W. Bartlett Plaza. They have requested a sales tax rebate to help offset the cost with rebuilding the site and buying inventory. The building has been vacant since 2008. The proposed rebate is a \$50,000 sales tax rebate payable at 50% over a period of 10 years or until the \$50,000 threshold is reached. They estimate around \$1 million in sales initially and it could increase.

Trustee Deyne thanked the petitioner for coming to the Village. He stated that a number of them remember the old Ace Hardware and he misses it immensely. He wished them the best of luck and stated that he was very happy they were there.

Trustee Arends stated that she thought this was an excellent idea. She asked about the term of the rebate and asked what would happen if the store closed before they were able to fully collect that rebate amount. She asked if there was some language we could put in the agreement.

Administrator Salmons stated that they can put that in there.

Trustee Arends stated that she deals with an Ace Hardware store way up north in Wisconsin and Ace has a terrific reputation. She stated that she can buy anything from a saddle to winter wear. She thought it was a terrific kind of store and she hoped that his store would be just as good.

David Ziegler, Ace Hardware stated that they intended to but they would not be carrying saddles.

Trustee Arends thanked him for considering Bartlett and she hoped they would join the Chamber of Commerce.

Attorney Mraz referred to page 5 of the draft agreement, section IV, paragraph D. He stated that if it occurs during the first five years from when the agreement begins, they would have to reimburse the Village 100% of what the Village paid them. After that, they would not be required to reimburse.



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Trustee Camerer stated that hopefully it's going to be much longer than five years. We are looking forward to having them in the Plaza.

Trustee Hopkins asked when the projected opening would be?

Mr. Ziegler stated that he would expect it to be in the Spring.

Trustee Reinke stated that this will be moved onto the Village Board for a final vote.

Mr. Ziegler thanked the Board and stated that they look forward to doing business. He thought it was a wonderful partnership to have the Village and the Gorski family, along with Ace Hardware Corporation. They really appreciate the Village's support and they will do their best to make them proud.

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

ROLL CALL VOTE TO ADJOURN

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

NAYS: None

ABSENT: None

MOTION CARRIED

The meeting adjourned at 8:32 p.m.

Lorna Gilles
Village Clerk

LG/