



**VILLAGE OF BARTLETT  
COMMITTEE MINUTES  
May 16, 2017**

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President Wallace called the Committee of the Whole meeting to order at 7:27 p.m.

PRESENT: Chairmen Camerer, Carbonaro, Deyne, Gabrenya, Hopkins, Reinke, and President Wallace

ABSENT: None

ALSO PRESENT: Acting Village Administrator Paula Schumacher, Assistant to the Village Administrator Scott Skrycki, Finance Director Todd Dowden, Community Development Director Jim Plonczynski, Director of Public Works Dan Dinges, Public Works Engineer Bob Allen, Building Director Brian Goralski, Head Golf Professional Phil Lenz, Chief Patrick Ullrich, Deputy Chief Geoff Pretkelis, Deputy Chief Geoff Pretkelis, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

**PLANNING & ZONING COMMITTEE**

1. Everwash Car Wash

Chairman Hopkins stated that the petitioner is requesting a preliminary/final PUD plan review and a special use permit for a car wash to be located along the west side of Route 59, north of Schick Road.

Community Development Director Jim Plonczynski stated that Mr. Thomas Kim on behalf of Everwash, LLC2 was in the audience. He is proposing a car wash that will enter on the west side of Route 59 and south of the Quincy Bridge Road access. It is a nice looking building that will also have dog and pet washes. The petitioner has designed the car wash to keep the dryer portion furthest away from the residential area. General hours of operation for the car wash would be from 7:00 AM until 9:00 PM Monday through Saturday and 7:00 AM until 5:00 PM on Sunday. Two employees will generally be on site at the car wash will always have an employee available when it operates.

Chairman Hopkins stated that it is in close proximity to a residential area as well as a daycare center. How much noise is going to be emitted from these vacuums?

Thomas Kim stated that this is his third location and they have a silencer on the vacuum producer. It produces 55 dB with the silencer about 40 feet away. The residential homes are 83 feet away. 55 dB is less than street traffic which gets up to about 80 dB. He did not see an impact to the residents.

President Wallace asked how the drainage works with all those chemicals.



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Mr. Kim stated that they have a four stage filtration process that goes underground and that's your first line filtration before it goes on to the sanitary system. It also provides separation for not only particulate but the oils in the water. There are four (1,500 gallon) holding tanks that they have pumped out as needed throughout the year so it does not enter into the sanitary system.

## 2. Residential Rental Registration

Chairman Hopkins disclosed that he does own several rental properties in the Village and he did discuss with the Village Attorney who does not think it is a conflict.

Mr. Plonczynski stated that staff did some research on what other communities do and what options there would be for single and multi-family rental units. About 10% of the housing stock or an estimated 1,071 single-family rental units and 2,408 multi-family units in roughly 29 buildings.

The police department recommended enacting a Crime Free Housing Ordinance, which requires a Crime Free Housing Addendum attached to all leases in the Village. This is a separate ordinance that the Village may enact in conjunction with any of the options described below:

- Option 1: Not to enact a landlord registration ordinance
- Option 2: Enact a landlord registration ordinance and create a registry
- Option 3: Enact Option 2 and include inspections
- Option 4: Enact Option 3 and include mandatory landlord training

Option 1 and 2 would not require additional staff. Option 3 and 4 would require additional qualified staff as well as additional police resources and additional professional development insurance. The police and staff do not recommend Options 3 or 4.

Chairman Deyne stated that he also owns rental property in the Village. He would recommend scrapping Options 3 and 4. He asked if there was a problem and why we were looking at these options.

Acting Village Administrator Paula Schumacher stated that Chairman Carbonaro asked staff to look into a rental registry program based on a broken window in his neighborhood where there was difficulty locating the property owner.

Chairman Hopkins stated that most renters have to sign up for water service and fill out the tenant application, can they fill out the Crime Free Addendum at that time?

Mr. Plonczynski stated that it is recommended that landlords add it to their leases.



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President Wallace asked if anyone had issues with Option 2.

Chairman Hopkins stated that he thought Option 1 was better.

Chairman Camerer stated that he also has a rental property in town and he sees it as just another burden on people trying to invest in the community. He felt that 98% of the time the owner could be contacted.

The Board discussed background checks on renters.

Chairman Reinke stated that the program for each community is tailored to the challenges of that community. It seems like the big challenge that we are identifying here is emergency type situations. He asked how often they have an emergency situation where they need to talk to the owner immediately.

Mr. Plonczynski stated that they have to do board ups only a couple of times per year.

Building Director Brian Goralski stated that their Vacant Building Registry really helps also because they have contacts and property caretaker information.

Chairman Reinke stated that it makes sense to have the Crime Free Housing Ordinance. Otherwise, he was not supportive of a registry or licensing - it is the landlord's problem.

President Wallace agreed with Chairman Reinke and was in favor of Option 1.

Ms. Schumacher summarized that they have the lists and processes in the works now to deal with those kinds of contacts. They would like to see the Crime Free Ordinance drafted for review.

### 3. Complete Streets Policy

Chairman Hopkins stated that this policy was forwarded from the Bike and Run Committee.

Mr. Plonczynski stated that they worked with Wayne Township and the downtown TOD Plan who had elements of "Complete Streets" as recommendations in those plans and policies. The Complete Streets Policy states the Village's commitment to creating a transportation network for all users.

The Board agreed to move it forward and prepare the necessary resolution to adopt the policy.



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**PUBLIC WORKS COMMITTEE**

**1. Waste Hauler Contract Discussion**

Chairman Reinke stated that staff was seeking the Board's input relative to collection days, brush pickup, yard waste collection bags and stickers.

Ms. Schumacher stated that they wanted input before they started drafting the bid.

Assistant to the Administrator Scott Skrycki stated but the current contract expires at the end of this year. They have been with Republic for many, many years and most recently extended the contract 4 years ago.

Chairman Reinke stated that he has very strong feelings about the brush pickup. He thought it was a challenge for public works because it is a huge job. There are a lot of wrenched backs and hurt shoulders and it takes away their efforts to maintain vital village infrastructure. He would like to see the RFP include brush pickup.

Public Works Director Dan Dinges stated that it does take up about half of the week for 2 crews to be able to do half of the town. It would free up those crews to pave roads, bike paths, and do tree trimming.

Chairman Camerer stated that he has heard that the multi-day pick up would save a lot of money and he would like to see that pursued.

Chairman Reinke stated that the transition would be challenging for some people but he would be interested in seeing the price differences.

Chairman Deyne stated that he would like to see the brush pickup as a separate price so they can do some comparisons.

The Board discussed the cost of brush pickup and if it was possible to only charge those that use the service.

Chairman Camerer asked staff to look into electronic refuse and thought it would be a real asset to the community.

Chairman Hopkins asked if they could put together some numbers regarding the cost to collect brush.

Ms. Schumacher stated that she would like to include a number of our accident claims ranging from wrenched arms to bee stings which come from the brush collection



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process. She asked for clarification on the multi-day garbage pickup and asked how many days they would be comfortable with.

Mr. Dinges stated that it opens up the bid opportunities.

The Board agreed that it didn't matter how many pick-up days there were.

President Wallace directed them to look at a 1 to 3 day pick-up comparison, brush pick-up versus doing it internally and the generic bag and stickers.

The Board agreed that the customized bags are not good.

Chairman Gabrenya spoke about brushing the leaves to the curb where the truck comes by and sucks them up.

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

**ROLL CALL VOTE TO ADJOURN**

**AYES:** Chairmen Camerer, Carbonaro, Deyne, Gabrenya, Hopkins, Reinke

**NAYS:** None

**ABSENT:** None

**MOTION CARRIED**

The meeting adjourned at 8:17 p.m.

Lorna Gilles  
Village Clerk