



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
June 20, 2017**

President Wallace called the Committee of the Whole meeting to order at 7:49 p.m.

PRESENT: Chairman 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, Assistant Community Development Director Roberta Grill, 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, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

PLANNING & ZONING COMMITTEE

1. Acton Mobile Site/PUD Plan Amendment

Chairman Hopkins presented Acton Mobile Site/PUD Plan Amendment. The petitioner is requesting a Site/PUD Plan Amendment at an existing building on 2300 Graham Street on the east side of Route 25.

Community Development Director Jim Plonczynski stated that this was a recently approved project for a PUD plan. After going through some of the construction, they have decided that they need a bigger building with a 40 x 50 add on. Dean Kelley was there to answer any questions. Because this is an amended PUD plan it will require a Public Hearing and they are hoping to move forward to the Plan Commission.

Chairman Hopkins stated that he did not see an issue with it and it will move forward.

Chairman Reinke asked if it could go straight to the Board following the Public Hearing.

Mr. Plonczynski stated that the petitioner would appreciate that.

2. Olivia's Place Special Use Permits

Chairman Hopkins stated that this is a Special Use to serve beer and wine, allow outdoor seating, including serving beer, wine and food and allow live entertainment.

Mr. Plonczynski stated that Olivia's Place owner/operator Walter Jack was here and is petitioning for the space in the Oakfield Center at 143-149 E. Lake St. for a video



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gaming/deli/entertainment center. It is an interesting concept consisting of a deli and will also have music as well as video gaming. The outdoor seating is in front of the establishment. Eastview Middle School is over 200 feet away from the proposed location. The Public Hearing would be for the liquor license, outdoor seating serving beer and wine and live acoustical entertainment.

Chairman Camerer asked the petitioner if they were a restaurant or a video gaming establishment?

Bryan Sterbenz, partner to Walter Jack stated that he has other locations. Several of them are in towns that do not allow video gaming. They have a very unique concept in multiple revenue drives which makes them successful. They sell Boar's Head meat and cheese by the pound as well as 20 to 30 different kinds of wines, salads, gluten-free options. It is upscale in nature, blue-collar, and they do have live acoustical music on Friday and Saturday nights. They use gaming as a supplement to their initial investment. The typical gaming café is roughly between 1,000 SF and 1,200 SF and most of his locations are 2,000 SF plus. The investment for each location ranges between \$250,000-\$350,000. The typical gaming café is frozen product that is thrown into the microwave. They are invested in the front end of the business and the restaurant business is very, very tough. They lose money in the first six months of business and hope that the gaming will help them to at least break even. He invited the Board and staff to check out one of their locations to get a better idea of this unique concept.

Chairman Hopkins expressed concern with the outdoor seating stating that kids from the school frequent the 7-Eleven and Dairy Queen. He felt the patrons and outside drinking and kids are not a good combination.

Mr. Sterbenz stated that he would not be opposed to keeping the alcohol inside and just serving food outside on the patio.

Chairman Gabrenya asked if when they approved gaming in 2012 was there a limit to the amount of establishments that they would approve? She asked if there was any increase in crime related activity with the other gaming establishments in town?

Police Chief Patrick Ullrich stated that the answers to both was "not at all".

President Wallace stated that in the past five years there has not been any police activity necessary in any of the gaming establishments.

Chairman Camerer stated that he understands and likes the concept but he just does not like the video gaming. When you come to the findings of fact for Special Uses in the Village, he has always questioned the effect that this has on a select group of people in



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our community who have gaming addictions. It puts it within walking distance and nobody cares. When the question comes up whether this will be detrimental to the health, safety, morals and general welfare of persons residing or working in that area he has to state that it does. If the establishment came to him without the video gaming machines he would think it is a great idea. He is very disappointed with the video gaming machines, personally.

Mr. Sterbenz stated that he understood and every Village that they approach has this hurdle. He stated that his \$300,000 investment in this business must have the video gaming to lower his risk. They are an upscale business and feels that it prevents that type of clientele. He invited the Board to check out his other establishments in Huntley and Spring Grove.

Chairman Deyne stated that the reality of what they are dealing with is the fact that if a business is issued a liquor license they are legally allowed to obtain a gaming license. He stated that two other businesses in Bartlett have recently added gaming machines. When they initially came before the Board, they never mentioned video gaming machines. The business owners have told them that the money from video gaming helps to subsidize their businesses.

President Wallace stated that in the five years that he has been in these local establishments, he has seen people throw \$20 in a machine for entertainment purposes. He has rarely ever seen the same people, at the same thing, all the time. If you have a gambling issue and want to spend a lot of money, you are not going to go to a place like that. He respectfully disagreed with Chairman Camerer.

Acting Village Administrator Paula Schumacher stated that it is part of their signage requirement to post gambling addiction information.

The Board discussed the long-term vacancies in this strip mall as well as the improvements that will be made to the buildout as well as the parking lot.

Chairman Reinke stated that he thought it was early in the process and he wanted to see what will happen at the Public Hearings. He felt that their proposal was an incredible improvement for that strip mall in terms of the buildout and the menu offerings. He suggested they move it on to the Plan Commission for the Public Hearing process.



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3. O'Hare's Pub Special Use Permits

.Chairman Hopkins stated that O'Hare's Pub would like to sell packaged liquor, have an outdoor seating area to serve beer, wine and food as well as allowing live entertainment.

Mr. Plonczynski stated that O'Hare's Pub would like to have the outdoor seating in front of the unit that they currently occupy. It is going to be a nice fenced in area with a gate at the main opening as well as the ability to serve beer, wine and food. They would also like to have live entertainment (inside) on certain nights with acoustical irish music. In terms of the liquor, they would like to sell beer and wine out of this facility.

Chairman Deyne stated that they have Town Liquors right down the street - he had an objection to it.

Chairman Reinke stated that he thought it was odd that the Town Center PUD does not have outdoor seating as a permitted use.

Mr. Plonczynski stated that because of the configurations of the restaurant, the outdoor seating was granted for 2Toots restaurant. Originally, the Town Center was going to have a companion building and it was granted with that in mind.

Chairman Deyne stated that they had complaints on St. Patrick's Day when they had a previous event with the residents.

Attorney Mraz stated that they could put time limits on the entertainment.

Chairman Gabrenya stated that her previous business bordered on the wall which is now O'Hare's Pub south wall. She indicated that certain bands were loud and she liked the idea of having a time limit on it for the residents. She asked if the three requested Special Uses could be separated in individual ordinances?

Attorney Mraz stated that they could.

Chairman Hopkins stated that they will forward this on to the Plan Commission for further review and they will conduct a Public Hearing on the Special Uses.

4. Consolidation of Zoning Board and Plan Commission

Mr. Plonczynski stated that they have researched 20 other communities that have combined Zoning and Plan Commissions. Generally, they function in dual capacity so they are hearing both site plan, special uses, findings of fact, reviewing the staff report



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that pertains to the engineering, zoning, setbacks, etc. In an instance where you have a project that needs a variance or height requirement, they will also sit in that capacity. Other communities don't have any issue with it and it works well. They do it for a number of reasons like expediting the process or because they do not have enough people to fill the commissions. It also makes it easier for the petitioner since they only need one Public Hearing. Our current commission meetings are just a week apart so it does not delay the process.

Chairman Deyne asked what prompted this combination idea?

President Wallace stated that they had an instance in front of the Zoning Board of Appeals that had such a short amount of commissioners that it detrimentally affected that business. It prompted him to make sure that we had enough people present at all meetings to get the job done. He had two concerns, one was attendance and the second was the timing of approvals. He interviewed several people and there are plenty of commissioners to fill our boards. He believed that staff has thwarted any of his concerns with timing since the meetings are back-to-back and they fixed the problem of attendance. As far as he was concerned it was a mute point at this stage unless someone had really strong feelings about combining these commissions.

Chairman Carbonaro stated that they should monitor the attendance.

President Wallace stated that he believed the solution was to have more than enough commissioners and the problems were solved.

Chairman Reinke stated that he felt strongly about the consolidation because he does a tremendous amount of zoning work. A lot of communities do this and the one stop shop is fantastic for a professional developer. When you are talking about two nights, even though they are back-to-back or week-to-week, the attorneys are paid thousands of dollars to sit at a meeting. It sends a very strong message to the development community. There was a time when we needed the two entities when there was an overload of development. He didn't think they were there at this point. It made sense to combine one stop shopping to streamline the development process. He didn't think any commissioners needed to lose their seat and there would be room for everybody on this new committee.

Chairman Deyne stated that they have approximately 9 people that regularly attend the Plan Commission meeting and 7 that attend the Zoning Board of Appeals. By combining these Boards, they will lose approximately 8 people that are currently active within our Village, support the Village, live in our community and are part of it. Some of these people have been on these commissions for years.



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Attorney Mraz stated that the Board could dictate how many people are on the commission. He usually likes it to be an odd number in case of ties.

Chairman Deyne stated that they have a process that is working and it does not need to be fixed.

Chairman Camerer stated that he agreed with Chairman Reinke. The perception is that it is difficult to get things done in Bartlett. If this simplifies the matters than it helps to change the perception. He thinks there is a certain degree of attrition and they could still maintain a group of 12 commissioners which would retain most of the people involved. If it speeds up the process and avoids attorney fees, it would not be such a bad thing.

Chairman Reinke stated that it sends the message that Bartlett is open for business and is interested in development. From his personal experience as an attorney, he attends one meeting and is done.

Chairman Deyne stated that he could not turn his back on the commissioners. He has been one of those commissioners for over 30 years and he knew what they go through. They leave their families after dinner and have missed many sporting events. He feels that this is a slap in the face to the commissioners that currently serve our Village. We should be ashamed of ourselves to tell these people that some of them will not be able to serve. They have been loyal participants in this Village ever since they served. He thinks they are wrong and will never ever support a combination of the Planning and Zoning Commissions.

Chairman Hopkins asked if they could start an hour early and do both commissions on the same night?

Ms. Schumacher stated that you don't know how long the hearing is going to be or how to notice the meetings. It becomes a timing nightmare because you are moving Boards in and out and you don't know how long the testimonies will be.

Attorney Mraz stated that you will have problems with the Open Meetings Act and the process and notice when people don't know when they are starting the meeting.

Chairman Reinke stated that before they get wrapped up in the emotion of all of this, did we actually talk to all of the members to see if they all wanted to return?

Chairman Deyne stated that they all want to return.



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President Wallace stated that he will go back to the drawing board and have more discussions with staff. Instead of drawing this out any further, they will bring this back to a future Committee meeting.

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

ROLL CALL VOTE TO ADJOURN

AYES: Chairmen Camerer, Carbonaro, Deyne, Gabrenya, Hopkins, Reinke
NAYS: None
ABSENT: None
MOTION CARRIED

The meeting adjourned at 8:45 p.m.

Lorna Gilless
Village Clerk