



**VILLAGE OF BARTLETT**  
**BOARD MINUTES**  
**September 5, 2017**

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1. CALL TO ORDER

President Wallace called the regular meeting of September 5, 2017 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:00 p.m. in the Council Chambers.

2. ROLL CALL

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

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant 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, Human Resources Director Janelle Terrance, Grounds Superintendent Kevin DeRoo, Police Chief Patrick Ullrich, Deputy Chief Chuck Snider, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

3. INVOCATION – Pastor Jim DiPalma from Encounter Church gave the invocation.

4. PLEDGE OF ALLEGIANCE

5. CONSENT AGENDA

President Wallace stated that all items marked with an asterisk on the Agenda are considered to be routine and will be enacted by one motion. He further stated that there will be no separate discussion of these items unless a Board member so requests, in which event, that item will be removed from the Consent Agenda and considered at the appropriate point on the Agenda. He asked if there were any items a Board member wished to remove from the Consent Agenda, or any items a Board member wished to add to the Consent Agenda.

Trustee Hopkins stated that he would like to add item 1 under the Planning & Zoning Committee (Ordinance 2017-113, an Ordinance Approving a Second Site Plan Amendment, Granting Special Use Permits to Allow for Public Stadium Fixed Seating and Structure Height (70' Tall Light Poles) and Granting a Side Yard Variation for Bartlett High School at 701 West Schick Road) to the Consent Agenda.



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Trustee Carbonaro stated that he would like to add item 1 under the Police & Health Committee (Ordinance 2017-114, an Ordinance Amending Title 5, Chapter 10, of the Bartlett Municipal Code Entitled “Chronic Nuisance Property”) to the Consent Agenda.

Trustee Deyne moved to amend the Consent Agenda to add item 1 under the Planning & Zoning Committee (Ordinance 2017-113, an Ordinance Approving a Second Site Plan Amendment, Granting Special Use Permits to Allow for Public Stadium Fixed Seating and Structure Height (70’ Tall Light Poles) and Granting a Side Yard Variation for Bartlett High School at 701 West Schick Road); and item 1 under the Police & Health Committee (Ordinance 2017-114, an Ordinance Amending Title 5, Chapter 10, of the Bartlett Municipal Code Entitled “Chronic Nuisance Property”) and all items contained therein, and that motion was seconded by Trustee Hopkins.

**ROLL CALL VOTE TO AMEND THE CONSENT AGENDA**

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

President Wallace then recited each item that was originally on the Consent Agenda and each item that was added to the Consent Agenda, including the nature of the matters being considered and other information to inform the public of matters being voted upon on the Amended Consent Agenda. He then stated that he would entertain a motion to approve the Amended Consent Agenda, and the items designated to be approved by consent therein.

Trustee Camerer moved to approve the Amended Consent Agenda, and all items designated to be approved by consent therein as amended, and that motion was seconded by Trustee Hopkins.

**ROLL CALL VOTE TO APPROVE THE AMENDED CONSENT AGENDA AND CONSENT ITEMS THEREIN**

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

6. MINUTES - Covered and approved under the Consent Agenda.
7. BILL LIST – Covered and approved under the Consent Agenda.



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8. TREASURER'S REPORT - None

9. PRESIDENT'S REPORT

President Wallace stated that Bannerman's Sport Grill has requested a Class O liquor license to sell alcohol at the post-race event for the Kickstand Classic from 8:00 a.m. to 3:00 p.m. on October 1, 2017. President Wallace stated that he would grant that license subject to the approval by the Board.

Trustee Carbonaro moved to grant the Class O Liquor License application submitted by Bannerman's Sports Grill for a post-race event for the Kickstand Classic from 8:00 a.m. to 3:00 p.m. on October 1, 2017 and that motion was seconded by Trustee Deyne.

**ROLL CALL VOTE TO APPROVE A CLASS O LIQUOR LICENSE FOR BANNERMAN'S SPORTS GRILL**

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

NAYS: None

ABSENT: None

**MOTION CARRIED**

10. QUESTION/ANSWER: PRESIDENT & TRUSTEES - None

11. TOWN HALL

**Valerie Salmons, 1179 Litchfield Lane**

Ms. Salmons thanked the Board for the approval of the Bartlett High School Stadium. She stated that they have been working on it for some time and this final approval was a critical step.

**George Koziol, 654 Hazelnut Court**

Mr. Koziol stated that at the last Village Board/Committee of the Whole meeting, he couldn't help but be interested in the discussion about a new sales tax that could generate anywhere from \$400,000 to \$800,000 as a result of less state funding. With reductions in state funding, this is of real concern. This is something we have no control over. As a Home Rule community, we could pass a new sales tax to help make up the shortfall. The discussions were all across the board. No one wants to see an additional tax but sometimes it is inevitable and must happen.

He was on social networking, Facebook, to see what was being said. Some said that pay cuts are in order (as if you earned that much); some say that we should look to save and to cut wherever possible; some said that if we did nothing, we could use our reserves to cover the short fall; some say that we should look to reduce spending by whatever means



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possible; some say we could defer the purchase of big ticket items; some say don't fill vacancies.

All these may be good ideas if they were not done before, but they have. The "well may just be empty", so to speak. Where have these people been over the past few years. I have been here, with you, and I have some idea of what was done by all to keep expenses in check. You can only do these items so many times and then there is nothing more to cut. He guessed that another option is to cut services and people.

Is that what we want to do, he hoped not. If we should tap into reserves, that is a very finite and dangerous process. What happens when the reserves are gone? Along the way we would probably encounter one or more reductions in our bond ratings.

All this reminded him of something that happened to the Bartlett Fire Department last fall when a referendum to increase taxes failed. They are now faced with having to use reserves to pay the current budget, this year and next. They are talking about cutting services and people. They are not able to replace equipment that is at its suggested life spans. He hoped we do not get ourselves into the same situation as the Fire Department.

He and his wife are retired and therefore, on a fixed income. Yes, we are not happy hearing that there might be a sales tax in Bartlett. We could accept the tax increase if it were for the good of all Bartlett. If you were to tell him the amount of new tax, he would pay in the coming year and would write a check right now. He did not want to see risking losing what we are so blessed to have in Bartlett.

He hope that the Board would give this a long, hard look, considering what this means to all living in Bartlett, today and tomorrow. If necessary, sometimes the hard thing to do is the right thing. I'm counting on you to do the right thing.

**Mike Werden, 431 S. Main Street**

Mr. Werden stated that he is a revenue collection officer for the Illinois Department of Revenue and he has first-hand experience with sales tax issues. He stated that they have been so blessed for so long with having such high standards and fiscal responsibility in Bartlett and we certainly would not want to lose that. When you look at other communities around us that don't have anything near the good standing that we have, they have higher sales taxes. He thought the board needed to do what's best for Bartlett and he thought a small home rule tax would be commendable. We certainly don't want to drop any bond ratings and lose any good standing that we have. He would not object to a small sales tax increase because it is a lot less than others around us have.



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**John Eallonardo, Frederick Quinn**

Mr. Eallonardo stated that he was there to give an update on the construction of the new police facility. He stated that the police department is all moved in to their temporary facility and portions of the existing building. They have installed the earth retention, the large sheeting process finished today and they are in the process of finishing demolition on the 1<sup>st</sup> phase of the existing building. All these things are moving along and happening consistently with the project schedule. Last Thursday, August 31, they received bids for bid package number 2. They had 31 bid packages and received 115 bids. They are in the process of going through those bids to check the paperwork and vet the scope of the project. At the September 12 meeting, they will make the recommendation that includes a summary and recap of the bids received as well as an overall budget update on the project itself.

Trustee Deyne asked what the purpose of the retaining wall was between the fire barn and the demolition area.

Mr. Eallonardo stated that the basement in the Police Department building is about 16 feet deep and they are closer than that to the property line. Based on the standards that OSHA requires to excavate to, they can't cut that hole without doing some earth retention. If they did not use earth retention they would undermine the neighbor's property. The foundation of the fire barn and the AT&T parking lot would be compromised by the excavation of the building.

**Mike Werden, 431 S. Main Street**

Mr. Werden stated that he wanted to thank the board for all their support with the trolley for Heritage Days. He stated that he would be a docent at the 2:00 ride and thought that everyone enjoyed it. He was glad to see that the village was in support of that again. He plugged the Bartlett Historical Society Cemetery Walk on the following week and hoped that everyone could come out to support this fundraiser.

11. STANDING COMMITTEE REPORTS:

A. PLANNING & ZONING COMMITTEE, CHAIRMAN HOPKINS

Trustee Hopkins stated that Ordinance 2017-113, an Ordinance Approving a Second Site Plan Amendment, Granting Special Use Permits to Allow for Public Stadium Fixed Seating and Structure Height (70' Tall Light Poles) and Granting a Side Yard Variation for Bartlett High School at 701 West Schick Road was covered and approved under the Consent Agenda.

B. BUILDING COMMITTEE, CHAIRMAN GABRENYA

Trustee Gabrenya stated that there was no report.



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**C. FINANCE & GOLF COMMITTEE, CHAIRMAN DEYNE**

Trustee Deyne stated that Resolution 2017-115-R, a Resolution Approving of Disbursement Request for Payout No. 4 from the General Subaccount, Totaling \$368,838.50 for Costs of Improvements for the Elmhurst Chicago Stone Bartlett Quarry Redevelopment Project and the Village of Bartlett; and Ordinance 2017-116, an Ordinance Authorizing the Sale by Internet Auction of Surplus Personal Property Owned by the Village of Bartlett were covered and approved under the Consent Agenda.

**D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN CAMERER**

Trustee Camerer stated that the Heritage Days Road Closure Request; Bartlett High School Homecoming Fireworks Request; and Bartlett High School Homecoming Parade Request was covered and approved under the Consent Agenda.

**E. POLICE & HEALTH COMMITTEE, CHAIRMAN CARBONARO**

Trustee Carbonaro stated that Ordinance 2017-114, an Ordinance Amending Title 5, Chapter 10, of the Bartlett Municipal Code Entitled "Chronic Nuisance Property" was covered and approved under the Consent Agenda.

**F. PUBLIC WORKS COMMITTEE, CHAIRMAN REINKE**

Trustee Reinke stated that Ordinance 2017-114, an Ordinance Amending Title 7, Chapter 5, Article A, Section 7-5A-6: Water Conservation Regulations of the Bartlett Municipal Code and Authorization to Purchase (1) Ford F-250XL Pick Up Truck were covered and approved under the Consent Agenda.

**13. NEW BUSINESS**

**14. QUESTION/ANSWER: PRESIDENT & TRUSTEES**

Trustee Deyne asked about the progress of the Marathon Station on Lake Street.

Community Development Director Jim Plonczynski stated that they have had that case in local adjudication. The owner was fined when he first appeared and subsequently brought his attorney to the second local adjudication. In the interim, he has been cleaning up the property, removing some of the junk and debris, the subject of the local adjudication complaint. He has done quite a bit of work to get it to look decent. His intention is still to fix it up and open up a gas station. He will come back to local adjudication in September and he and his attorney are going to argue the fines.



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Trustee Deyne also asked about Bartlett Tap and Lucky Jacks.

Attorney Bryan Mraz stated that Lucky Jacks is in court and there has been service by publication on one of the defendants. Some of the defendants have appeared without attorneys and the court has instructed them to acquire one. They have all talked but he would not view it as jockeying for position among the lender, the owner and the tax buyer. All of whom would be interested in demolishing it, which is what we want to accomplish, but we can't do anything to jeopardize the Village's ability to recover its costs. Ultimately, the Village hopes to perfect a demolition lien and then foreclose the lien. All three principals were there but have not filed appearances. The court gave them until the next court date to plead to the complaint.

Mr. Plonczynski stated that Platform 18 was in local adjudication and were fined. They had a few items to remain in terms of complying with the code officers list. They were told if they come back to local adjudication and comply, the fine could be reduced and they have not shown up since then. He did not believe there was any interest on the principles at the local adjudication to do anything or to ever appear in our court again.

Attorney Mraz stated that it was his understanding that there was a mortgage foreclosure proceeding that had been filed against them and some of that is triggered by what is going on at the neighboring property, Lucky Jacks.

Trustee Hopkins asked when they would be getting an update on the excess flow facility.

Administrator Schumacher stated that it would be on the October 17 agenda.

Public Works Director Dan Dinges stated that they recently met with MWRD and they suggested that they send a letter to the executive director requesting them to take additional flow. They want that to play out before they brought it to the Board. They are ready as far as what they need to do on the plant side but a lot depends on how much they need to do if MWRD takes additional flow.

President Wallace stated that upon adjournment of this meeting, the Board will be moving into the Committee of the Whole meeting. There being no further business to discuss, Trustee Camerer moved to adjourn the regular Board meeting and that motion was seconded by Trustee Deyne.



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ROLL CALL VOTE TO ADJOURN

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

The meeting was adjourned at 7:22 p.m.

Lorna Giles  
Village Clerk