



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
October 3, 2017**

President Wallace called the Committee of the Whole meeting to order at 7:42 p.m.

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

ABSENT: Chairman Carbonaro

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Finance Director Todd Dowden, Economic Development Coordinator Tony Fradin, 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, Food and Beverage Manager Paul Petersen, Police Chief Patrick Ullrich, Deputy Chief Chuck Snider, Deputy Chief Geoff Pretkelis, Village Attorney Bryan Mraz and Village Clerk Lorna Gilles.

PLANNING & ZONING COMMITTEE

1. Home Depot Preliminary/Final Resubdivision, Second Site Plan Amendment, Site Plan, Special Use Permits and Variations

Chairman Hopkins asked Mr. Plonczynski to summarize.

Community Development Director Jim Plonczynski stated that this project is located at the corner of Stearns and Route 59. They are planning to subdivide off of Lot 1 in Home Depot and build an 8,000+ square-foot retail center.

He stated that the petitioner is requesting:

**Preliminary/Final Resubdivision of Lot 1 of the Home Depot Subdivision
Second Site Plan Amendment for Lot 1 of the Home Depot Subdivision
Site Plan for Lot 2 of the Home Depot Resubdivision
Special Use Permits (Lot 2):**

- a) To allow a drive-thru establishment; and
- b) To allow outdoor seating; and

Variations:

- a) To reduce the required parking spaces for Lot 1 of the Home Depot Resubdivision from 450 to 395 spaces,
- b) A 14'-6" reduction in the required 30 foot side yard building setback along the southern property line,
- c) A 30 foot reduction from the required 30 foot side yard parking setback along the southeastern property line, and



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- d) A 9'-4" reduction in the required 40 foot rear yard building setback along the western property line.

The proposed out lot would be carved out into for commercial spaces, of which one of them will have a drive through.

The Zoning Board of Appeals reviewed the Petitioner's variation requests, conducted the public hearing and recommended approval at their September 7, 2017 meeting subject to the findings of fact outlined in the Staff Report.

The Plan Commission reviewed the Petitioner's requests, conducted the public hearing and recommended approval at their September 14, 2017 meeting subject to the conditions and findings of fact outlined in the Staff Report.

The Board discussed Home Depot's seasonal sales area in the parking lot.

Chairman Camerer asked about having the ability for a right in/right out into the property.

Lynn Means, Senior Transportation Engineer with Gewalt Hamilton Associates

Ms. Means stated that the previous plans showed during the planning process explored the right in/right out in the Home Depot and was at first going to be permitted. When it went to review with IDOT, they decided that the cross access from the Mobil gas station was sufficient. Additional striping will be put on to formulate the in and out movements.

Chairman Camerer stated that a right in/right out in the middle of the shopping center would make sense.

President Wallace asked if anyone ever thought of a right in/right out across the street from Bartlett Commons Road?

Mr. Plonczynski stated that Home Depot opted for the stoplight intersection, in lieu of any other.

Chairman Reinke stated that there is no logic or reason to a governmental entity like IDOT who bases decisions, in part, by how many people are killed at road crossings. There really is nothing that can be done.

Ms. Means stated that the improvements at Route 59 and Stearns will help to increase the mobility along both Stearns and Route 59 and will in turn improve access getting in and out of the plaza.



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Chairman Camerer stated that he would like to see this buildout do great. He is just looking for ways to promote that and thought that if people have easy access to it, there is a much greater chance for success. He thought it should be lobbied for from IDOT.

Chairman Hopkins asked if a right in/right out would take up parking spaces.

Ms. Means stated that it would take up many parking spaces.

Chairman Hopkins asked if the parking lot was full and it becomes an issue, can we restrict seasonal sales at Home Depot.

Mr. Plonczynski stated that we granted them a special use for this and if it became a problem we could approach that with Home Depot.

Larry Freedman, Attorney for Ash, Anos, Freedman & Logan

Mr. Freedman stated that Ms. Means did some of her counts at a time when there were seasonal sales to determine not only how many spaces were filled but where they were utilized.

Ms. Means stated that they counted in May of this year, which is historically Home Depot's busiest sales month of the year. Seasonal area was occupied as well as some additional areas beyond it. They surveyed the parking lot during that timeframe and found there to be 250 parking spaces unoccupied. They also have photographs going back to when Home Depot was built, and have continuously saw this area to be unoccupied.

Chairman Deyne stated that this is their most dangerous intersection in the Village so this is why they are concerned.

Ms. Means stated that with the Route 59 and Stearns Road improvements, there will be two left turns on all four approaches as well as right turn lanes. The northernmost access on Route 59 for serving the Mobil will be closed. The purpose of the improvement project is to improve safety through that intersection.

Chairman Camerer asked if there was a right in/right out in the middle of the property, would parking spaces be taken away?

Ms. Means stated that there are 250 spaces available. This outlot takes away 135 spaces which would leave about 90 spaces available. The right in/right out would not be approved with the traffic signal. With a potential coffee shop type use, a lot of that traffic is not new to the area. Eastbound traffic on Stearns Road will turn in at the eastbound entrance and will not go through the traffic light. In her opinion, it will not be a significant benefit to have the right in/right out serving the site.



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Chairman Hopkins asked Attorney Mraz if they would have the right to restrict seasonal sales parking if it became an issue.

Attorney Mraz stated that he would have to review the ordinance that granted the special use for the seasonal storage. He did not believe there was the ability to do that. He felt that if Home Depot thought it was a problem, they would not want to hurt their business that way.

Chairman Gabrenya stated that this is a private lot for private business and it would be self-limiting. If they don't have enough room for their patrons to park, they won't succeed. She didn't think it was something they have control or should have desire to have control over.

President Wallace agreed.

Chairman Hopkins disagreed with that. If it becomes traffic chaos over there, we need options.

Chairman Gabrenya stated that traffic is different than parking.

Chairman Camerer stated that it is private property.

Chairman Hopkins stated that if they are separating their lot to create value, this could create a big headache for residents who live here as well as people shopping there.

Chairman Reinke stated that he was initially very critical about parking. He took the opportunity to sit there and imagine the layout. He felt that it would pull the parking further south. It is self-limiting.

Mr. Friedman stated that he could provide staff with historical figures that go back every year. They don't believe they will be short on parking with the seasonal sales.

Chairman Reinke felt that there would be a natural rebalancing and he supports this.

Chairman Hopkins stated that they will forward this on to the Village Board for a final vote.

2. 802 E. Devon Avenue Addition

Chairman Hopkins stated that they are requesting a special use permit to disturb a wetland and a reduction in the required number of parking spots.



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The Zoning Board of Appeals reviewed the Petitioner's variation request, conducted the public hearing and recommended approval at their September 7, 2017 meeting subject to the findings of fact outlined in the Staff Report.

The Plan Commission reviewed the Petitioner's requests, conducted the public hearing and recommended approval at their September 14, 2017 meeting subject to the conditions and findings of fact outlined in the Staff Report.

Mr. Plonczynski stated that this is the old Main Steel site, 802 E. Devon Avenue, about 0.8 miles east of Newport Boulevard. They received the Class 6B incentive from Cook County to help improve the site and create spaces for additional industrial users.

Chairman Hopkins stated that they would forward this on to the Village Board for a final vote.

Chairman Gabrenya asked how we determine what is appropriate for wetlands and what is our role in approving permits to disturb a wetland.

Mr. Plonczynski stated that they have a wetland in the corner and they have to go to the Army Corps of Engineers to mitigate it. Our special use adds that condition that they satisfy the Army Corps before they do anything.

3. Zoning Ordinance Update – Chapters 13, 9, 2

Mr. Plonczynski stated that this is the administrative review of the site plan. This is the current process for site plan reviews. It would be more of a building permit application. We would still continue to invite the Fire District, Police Department, Public Works engineering. Below is a summary of the changes:

Chapter 13 – Administration and Enforcement (Partial)

- A Text Amendment to allow for the Administrative Review of Site Plans by the Technical Staff in conjunction with a Building Permit Application. This Text Amendment would expedite the Site Plan review and approval process if all of the bulk requirements in a particular zoning district are satisfied and no Rezoning, Special Use(s) and/or Variation(s) are requested. The proposed Administrative Site Plan Review process would save approximately three (3) months of review time from the current process. *The entire Chapter will be reviewed and modified at a future date.*



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Chapter 9 – Planned Unit Developments (Partial)

- A modification for Site Plan Reviews and to allow Administrative Site Plan Reviews. *The entire Chapter will be reviewed and modified at a future date.*

Chapter 2 – Rules & Definitions (Partial)

- A modification to the definition of Planned Unit Development Plat to include Kane County in the list of Counties Bartlett is located in.

The Zoning Board of Appeals reviewed the proposed Text Amendments, conducted the public hearing and recommended approval at their September 7, 2017 meeting.

Chairman Hopkins stated that he likes the idea of this and thinks it will speed up the process for development in Bartlett. He asked if there was a way to keep the Board in the loop on some of the projects.

Mr. Plonczynski stated that they could do a tally sheet, etc. but they will typically be communicated in the Friday 5.

3. Zoning Ordinance Update – Chapters 5, 3

Mr. Plonczynski stated that this is a full chapter where they reduced the written language into the tabular form. It was reduced from 15 pages to 4 or 5 and below is a summary:

Chapter 5 – OR Office/Research District

- Condensed from 6 pages to 3 with the utilization of charts.

Policy Issues:

- Churches/Religious Institutions/Places of Assembly have been incorporated into this updated OR Office/Research Zoning District similar to what was approved in the Residential Zoning Districts regarding size and whether it is a permitted or special use.

Chapter 3 – Accessory Uses, Buildings and Structures

Housekeeping Issues- Section 10-3-5 (REGULATIONS FOR SPECIFIC STRUCTURES AND USES)

- A modification and deletion of repeated language regarding commercial vehicles which was updated as part of Chapter 4A (Residential Districts)



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The Zoning Board of Appeals reviewed the proposed Text Amendments, conducted the public hearing and recommended approval at their September 7, 2017 meeting.

Chairman Hopkins stated that this will go to the Village Board for a final vote.

PUBLIC WORKS COMMITTEE

1. Waste Hauler RFP

Chairman Reinke asked the Assistant Village Administrator Scott Skrycki to summarize:

Mr. Skrycki stated that the Board has the results from the waste hauler RFP which was released on August 23, 2017 and extended until September 21, 2017. The RFP had six options for the companies to respond on. They had three submittals, Groot Industries, Lakeshore Recycling Systems and Advanced Disposal. He explained that Groot industries recently purchased Republic's routes so Groot is essentially our current waste hauler.

Recommendation: Staff recommends approval of Groot's proposal for "Option #1, Unlimited Flat Fee Refuse Collection" and a one day pick up. The base rate would be $\$18.40 + \$0.50 = \$18.90$ (single family rate). That cost includes unlimited electronics recycling. Currently, residents are paying \$23.72, so this would come to a savings of \$57.84 per year. They also recommend for brush collection, a \$2.50 sticker for bundled brush. This would eliminate the in-house brush collection and hand it over to the waste hauler. One of the other features that the Board requested was to get rid of the branded bags. Residents would use generic bags with a \$2.50 a sticker.

Chairman Reinke verified that staff is recommending "Option #1: Unlimited Flat Fee Refuse Collection" since it is similar to what we currently have and is a significant savings. Staff is also recommending "Alternate #1B: E-Recycling Collection: Unlimited" and he stated that this would be very convenient for residents wanting to eliminate tube televisions, etc. for \$.050 per month.

Mr. Skrycki stated that they do get a lot of phone calls. Electronic recycling is becoming more and more difficult on the residents and we have to refer them out of town.

Chairman Reinke then talked about "Alternate #2B: Brush Collection-Weekly" that is based on a \$2.50 sticker.

Chairman Camerer stated that he has issues with that. He stated that the brush must be put into bundles not more than 50 pounds, 2 feet tall/wide and 4 feet long and tied at



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both ends. In his neighborhood, where there are a lot of wooded lots, people could put out brush 3 feet high by 20 feet long. For them to bundle that all up and put stickers on it will be a real inconvenience. He is not in favor of the stickers at all.

President Wallace stated that there are some people that never have brush pickup and to put it into the main fee is just ridiculous.

Public Works Director Dan Dinges stated that right now the pickup is just twice per month where this proposal allows you to put it out every week.

Chairman Camerer stated that every time you put out ten bundles, you are looking at \$25. That's a hidden cost to the residents.

President Wallace stated that it is a hidden cost if you charge every resident a fee when some of them never, ever have brush picked up.

Chairman Camerer stated that people have to have something when they do their bushes or their shrubs or their trees.

President Wallace stated that half of his neighborhood has a lawn service where they take the brush with them.

Chairman Hopkins agreed with that.

Chairman Gabrenya stated that those yards with big trees also have lots of leaves. Would they be saving on their leave collection because the stickers cost less than the bags and therefore, for those particular homes, would it then be a wash. She agreed with the Mayor that if you are in a subdivision with no trees, they shouldn't be expected to pay that fee.

Chairman Reinke stated that it seems that public works really has struggled with this job. The Village is large, you have a limited staff and often that twice a month is not twice per month. We have to do something and it seems that it would be more expensive to extend the public works staff and incur all the workers comp issues, equipment issues, etc.

President Wallace stated that we are supposed to line everything up along the curb in certain amounts and certain sizes in this town has been so spoiled - nobody does this, himself included. The Village staff has accepted yard waste in any condition and we have been very spoiled. This is not how most programs work.

Chairman Reinke asked if there was a bulk program, whereas, if someone bought twenty stickers, could they perhaps get a discount?



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Mr. Skrycki asked for a chance to investigate these options.

President Wallace stated that he would like to keep the option of one day pickup per week on Tuesdays.

Chairman Reinke stated that they were in agreement on refuse and e-recycling and the Board will get future details on brush.

Administrator Schumacher stated but they will have an option for brush collection and they would like to have it at the Board level.

Chairman Hopkins asked if these options exclude them from getting recycled royalties?

Mr. Skrycki stated "yes", they took it out of the RFP's. They went about 14 straight months of seeing zero dollars return on the recycled sharing revenue. Eliminating the recycled sharing brought down the base cost to the residents. This information was given to them from all of the vendors that bid.

Chairman Hopkins asked if they could negotiate that back in?

Administrator Schumacher stated that they did not get that much revenue from it and it was keyed to the market. It was never anything they relied upon for revenue. Their focus was driving down the price for the residents and that was one of the areas that allowed us to do that.

Mr. Skrycki stated that some of that recycling revenue was in the red and was costing money. That would be a negative in incorporating that back in.

Chairman Camerer asked Mr. Dinges if they were to take public works off of brush pickup, does he have an estimation of how much money would be saved? Where would your staff be diverted to and how would they be used? If he could see the justification of taking people off brush pickup and doing other things, when it would be a little easier to swallow.

Mr. Dinges stated that this is one of their highest workmen's comp. issues with a lot of back issues. The staff members would be assigned to other duties such as storm sewer projects, pavement patching, bike path maintenance. If they could focus more on doing asphalt paving, the money they would save by hiring a contractor would be substantial. They would be maintaining the infrastructure. They would also do routine tree trimming on the parkways.

Chairman Camerer stated that by having a list of these things, they would be able to inform residents of the benefits of this trade-off.



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Administrator Schumacher stated that they will have some extended life on the chipper and thought they would see additional savings there, also.

Chairman Hopkins thought that trying to get people to tie up their bundles and have 50 pound weight limits was ridiculous.

Chairman Reinke asked if there was a way to outsource the brush collection so the Village would pay whatever flat fee per month and the contractor would just collect all the brush.

Mr. Dinges stated "yes" you can. He stated that it would be a totally separate contractor and would come out of the General Fund.

Chairman Hopkins stated that he thought it was worth looking into. He asked if other communities restrict the residents by making them tie up their bundles.

Attorney Mraz stated that Bartlett residents are spoiled. Most communities require bundling and the bundles are much smaller. The contractor will hold you to certain rules and we can set those parameters.

Administrator Schumacher stated that we can see if you can move on those. Dan will include the cost of outsourcing completely and what they would take out of the General Fund to pay for it so you get a sense of value for the service compared to the \$2.50 for the sticker.

President Wallace advised the Board to do a little homework since this may be a contemptuous issue. He asked staff to provide the additional information prior to the packets going out so they can thoroughly review it.

Chairman Hopkins asked that they keep the option of having brush pickup in-house.

Chairman Camerer moved to adjourn the Committee of the Whole meeting and that motion was seconded by Chairman Hopkins.



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ROLL CALL VOTE TO ADJOURN

AYES: Chairman Camerer, Deyne, Gabrenya, Hopkins, Reinke

NAYS: None

ABSENT: Chairman Carbonaro

MOTION CARRIED

The meeting adjourned at 8:37 p.m.

Lorna Gilles
Village Clerk