



VILLAGE OF BARTLETT
BOARD MINUTES
February 20, 2018

1. CALL TO ORDER

President Wallace called the regular meeting of February 20, 2018 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: Trustee Camerer, Deyne, Gabrenya, Hopkins, Reinke and President Wallace

ABSENT: Trustee Carbonaro

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Human Resources Director Janelle Terrance, Finance Director Todd Dowden, Public Works Director Dan Dinges, Public Works Engineer Bob Allen, Community Development Director Jim Plonczynski, Building Director Brian Goralski, Grounds Superintendent Kevin DeRoo, Police Chief Patrick Ullrich, Deputy Chief Geoff Pretkelis, Deputy Chief Chuck Snider, Village Attorney Bryan Mraz and Village Clerk Lorna Giless.

3. INVOCATION – Pastor Rob Ritacco from Jesus Journey Church gave the invocation.

A moment of silence for Parkland was observed to remember the families and responders.

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 Camerer stated that he would like to add item 1 under License & Ordinance (O'Hare's Pub Class J Liquor License Request) to the Consent Agenda.



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Trustee Reinke stated that he would like to add item 1 under Public Works (Resolution 2018-15-R, a Resolution of Support for the Submittal of an Invest in Cook Grant for the Construction of the West Bartlett Road/Devon Avenue Drainage Swale & Bike Path Replacement Project) to the Consent Agenda.

Trustee Camerer moved to amend the Consent Agenda to item 1 under License & Ordinance (O'Hare's Pub Class J Liquor License Request); item 1 under Public Works (Resolution 2018-15-R, a Resolution of Support for the Submittal of an Invest in Cook Grant for the Construction of the West Bartlett Road/Devon Avenue Drainage Swale & Bike Path Replacement Project) and that motion was seconded by Trustee Deyne.

ROLL CALL VOTE TO AMEND THE CONSENT AGENDA

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

NAYS: None

ABSENT: Trustee Carbonaro

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 Hopkins 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 Camerer.

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

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

NAYS: None

ABSENT: Trustee Carbonaro

MOTION CARRIED

6. MINUTES

Trustee Camerer moved to approve the Board and Committee minutes from February 6, 2018 and that motion was seconded by Trustee Hopkins.



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ROLL CALL VOTE TO APPROVE THE BOARD AND COMMITTEE MINUTES FROM FEBRUARY 6, 2018

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

NAYS: None

ABSENT: Trustee Carbonaro

MOTION CARRIED

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

8. TREASURER'S REPORT

Village Treasurer/Finance Director Todd Dowden stated that this was the December Treasurer's Report. Motor Fuel Tax distribution through November, 2017 totaled \$92,796. That is down slightly \$420 from the prior year. He then presented the Municipal Sales Tax Report through October, 2017, and stated it totaled \$219,639 which is up \$7,204 from the prior year or 3.39% which is what they were expecting this year.

9. PRESIDENT'S REPORT

President Wallace stated that due to consolidating a few duties amongst board members, they consolidated or renamed a couple of the standing committee's and the created new committee which was voted on at the last Board meeting. The following appointments were made:

Building & Zoning Committee – Chairman Hopkins

Community & Economic Development Committee – Chairman Gabrenya

Finance & Golf Committee – Chairman Deyne

License & Ordinance Committee – Chairman Camerer

Police & Health Committee – Chairman Carbonaro

Public Works Committee – Chairman Reinke

10. QUESTION/ANSWER: PRESIDENT & TRUSTEES

President Wallace asked for an update from the public works director on how the Village is faring with storm and ice water.

Public Works Director Dan Dinges stated that there is a lot of standing water out there because there is frozen ground along with about 20 inches of snow that recently melted plus a couple inches of rain. There is a lot of water out there - the rivers, creeks, ponds are way up and hopefully things will drain down soon.



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11. TOWN HALL

Sam Urso, 167 Ingalton Avenue, Elgin, IL

Mr. Urso stated that he owns lots 8 through 11 and has been a Bartlett resident for 52 years. He stated that they bought the property because of the open space. He stated that Mr. Kampert is a realtor that didn't even have a plat of survey before he advertised the property and sold it. He thought that he was asking for too many concessions that include 40% on the lot width, 40% on the side lot, and less than 40,000 SF of area required for ER-2 zoning. His main purpose is to profit from the property he received as an inheritance and has zero invested in the property. Everything he sells it for is a personal gain. He does not intend to build on it for himself. The building department informed him that a minimum of one acre is required to have a septic system. This lot is 6,000+ square feet less than one acre. If the variance is approved, all ER-2 requirements will be questioned and the Board would be setting a precedence by approving these variances.

John Eallonardo, Frederick Quinn Company

Mr. Eallonardo stated that the new police station is moving right along. Construction of phase number one is a little bit difficult to see because everything is happening on the inside of the building. What you are not seeing is drywall, paint, finishes on the first and second floor and paint and block walls in the basement for the police locker and training areas. Everything is moving along as expected and they continue to make the right kind of progress to turn the building over in May.

12. STANDING COMMITTEE REPORTS:

A. BUILDING & ZONING COMMITTEE, CHAIRMAN HOPKINS

Trustee Hopkins presented Ordinance 2018-14, an Ordinance Granting Side Yard, Lot Size and Lot Width Variations for Lot 7 in the Alperin's Subdivision.

Chairman Hopkins stated that the petitioner is requesting the following variations:

- a. 10 foot reduction from the required 25 foot side yard along the north property line
- b. 10 foot reduction from the required 25 foot side yard along the south property line
- c. 2,325 square foot reduction from the required 40,000 square foot required lot size
- d. 42 foot reduction from the required 140 foot lot width

This lot is located on the west side of IL Route 59, approximately 0.4 miles north of West Bartlett Road (Lot 7 of the Alperin's First Addition to the Village of Bartlett Subdivision).

The Zoning Board of Appeals reviewed the variation request, conducted the public hearing and recommended approval at their January 4, 2018 meeting.



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Trustee Hopkins moved to approve Ordinance 2018-14, An Ordinance Granting Side Yard, Lot Size and Lot Width Variations for Lot 7 in the Alperin's Subdivision and that motion was seconded by Trustee Reinke.

Trustee Camerer asked staff if this was a normal request for a lot this size?

Community Development Director Jim Plonczynski stated "no". Usually the variations are the width on the side yards or rear yard setbacks. It is unusual to have four variations on one lot, however, in this instance, there are not many lots configured like this. This lot is in the middle of an old 11 lot subdivision that was granted in the 1960's. It is a unique location and a unique situation.

Trustee Camerer asked about the septic system and asked if they had control over this from a Village perspective.

Building Director Brian Goralski stated that they would need approval from the county for the septic permit. There are other types of septic systems besides conventional. There are multi-flow systems and others.

Trustee Deyne asked if anyone else has approached the Village with common conceptual plans for what else could be there?

Mr. Plonczynski stated that he has been there for 25 years and has never dealt with anything on this property except for an occasional code violation.

Trustee Deyne asked how far water and sewage was from the lot.

Mr. Plonczynski stated that the property will access the Village's water system and there is no sewer connection.

Trustee Camerer asked if there was any possibility of sewer runoff from the septic system onto Mr. Urso's property?

Mr. Plonczynski stated that he was not an expert on septic's but he used to own one. As long as the septic system percolates properly and doesn't leach out it should be fine. If it leaches and goes downhill, it is possible.

James Campert (petitioner) stated that it is almost an acre lot and plenty of space for a septic system and percolation field to be put in. It could also be a mound system or multi flow system. He has done a soil test on the property and it is acceptable. It is very typical to have septic fields in this area. The reason he petitioned this was because he has a 95 foot lot with 50 feet of setback that cannot be built on. This is not common and a different scenario. Because this is zoned ER-2, which the zoning requirement is 140 feet wide, it



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should not have been zoned that way. It should have been zoned ER-3, which is less than 40,000 SF, up to 100 feet wide (which this lot is). In this case, they cleaned up the setbacks to make it a re-salable property. It is a vacant lot, with demand to use it to build a home and he felt it would be against public policy if this was not permitted.

ROLL CALL VOTE TO APPROVE ORDINANCE 2018-14, GRANTING SIDE YARD, LOT SIZE/WIDTH VARIATIONS FOR LOT 7 IN ALPERIN'S SUBDIVISION

AYES: Trustees Deyne, Gabrenya, Hopkins, Reinke

NAYS: Trustee Camerer

ABSENT: Trustee Carbonaro

MOTION CARRIED

B. BUILDING COMMITTEE, CHAIRMAN GABRENYA

Trustee Gabrenya stated that Ordinance 2018-16, an Ordinance Adopting the Village of Bartlett, Illinois Official Zoning Map 2018 was covered and approved under the Consent Agenda.

C. FINANCE & GOLF COMMITTEE, CHAIRMAN DEYNE

Trustee Deyne stated that there was no report.

D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN CAMERER

Trustee Camerer stated that the O'Hare's Pub Class J Liquor License Request was covered and approved under the Consent Agenda.

E. POLICE & HEALTH COMMITTEE, CHAIRMAN CARBONARO

Trustee Carbonaro stated that there was no report.

F. PUBLIC WORKS COMMITTEE, CHAIRMAN REINKE

Trustee Reinke stated that Resolution 2018-15-R, a Resolution of Support for the Submittal of an Invest in Cook Grant for the Construction of the West Bartlett Road/Devon Avenue Drainage Swale & Bike Path Replacement Project was covered and approved under the Consent Agenda.

13. NEW BUSINESS - None

14. QUESTION/ANSWER: PRESIDENT & TRUSTEES



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Trustee Deyne thanked Public Works for their efforts during the recent snow.

President Wallace attested to that and stated that when he drove to work and got outside of Bartlett there was very challenging roads. Good job by Public Works.

Trustee Deyne asked what was going on with plowing at Lake Street and Oak Avenue?

Mr. Dinges stated that Lake Street is plowed by the State and they have a lot more area to cover. His guess would be that the plows could not keep up with how much snow was coming down.

15. ADJOURNMENT

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 Deyne moved to adjourn the regular Board meeting and that motion was seconded by Trustee Camerer.

ROLL CALL VOTE TO ADJOURN

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

NAYS: None

ABSENT: Trustee Carbonaro

MOTION CARRIED

The meeting was adjourned at 7:26 p.m.

Lorna Giles
Village Clerk