



**VILLAGE OF BARTLETT  
COMMITTEE MINUTES  
February 20, 2018**

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President Wallace called the Committee of the Whole meeting to order at 7:26 p.m.

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

ABSENT: Chairman 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.

**BUILDING & ZONING COMMITTEE, CHAIRMAN HOPKINS**

1. Victory Center Amendments to Annexation Agreement and PUD Ordinance

A petition has been filed by Bartlett SLP Associated LP and Bartlett ILF Associates LP to Amend the Annexation Agreement, Amend the PUD Ordinance #2004-115, and Amend the Restrictive Covenant. The Amendments are to replace the existing condition and covenant in these documents with a new covenant that would allow for the covenant to be subordinate to the lien, covenants and enforcement of the Security Instrument. This would allow the petitioner to obtain refinancing from Love Funding Corporation, insured by the United States Department of Housing and Urban Development (HUD).

Community Development Director Jim Plonczynski stated Victory Centre represented by Jerry Finis and Steve Friedland were in the audience tonight. He stated that the independent living and the supportive living center are seeking refinancing for the Victory Centre complex. In that review of the financing, HUD saw the existing covenant on the current annexation agreement which is basically the age restriction for both entities. They were not satisfied with it and would like to amend those items in the annexation and PUD ordinance. It is an amendment that needs to go through our process to amend the PUD and have a public hearing.

Steve Friedland, Attorney for Applegate & Thorne-Thomsen stated that this is an odd request because they don't want to change anything at this property. It was developed a little over 10 years ago and there is a 104 unit independent living facility and a 104 unit supportive living facility that are owned and financed separately. HUD has programs that provide very reasonable refinancing of the existing loans on the property and they would like to take advantage of those. HUD also has regulations which require that any



**VILLAGE OF BARTLETT  
COMMITTEE MINUTES  
February 20, 2018**

---

covenants or restrictions on the property, have to be subordinate to the HUD financing. They are willing to accept a situation where the zoning controls that there is a PUD with senior housing as the required use. The Bartlett community provides both in the annexation as well as the PUD, an age restriction which requires that same age restriction. They are comfortable leaving that on but are requesting that the restrictive covenant indicate that is subordinate to the HUD financing. If HUD were ever to foreclose and take over the facility, that restrictive covenant wouldn't be effective against HUD. He felt that the zoning would be sufficient but will have discussions with the village attorney.

Chairman Hopkins stated that the petitioners' request be forwarded to the Plan Commission to review the PUD amendment and to conduct the required public hearing.

**FINANCE & GOLF, CHAIRMAN DEYNE**

1. Request for Proposals to Provide Broker/Consultant Services for the Village's Health, Dental and Life Insurance.

Chairman Deyne stated that the Village of Bartlett is soliciting proposals from insurance brokers/consultants qualified to perform and interested in providing brokerage services for the health, dental and life insurance plan.

Human Resources Director Janelle Terrance stated that they wanted to make sure that they are covering all of the points including everything in the RFP that the Board wants them to address for consideration moving forward with this process.

Chairman Hopkins referred to Page 5, V.(Minimum Qualifications) C.....ability to act as broker in procuring insurance from the Village's current providers. He wondered why they would require the broker to purchase the same policy.

Ms. Terrance stated that they have the ability to obtain quotes from those providers in addition to others. It is not solely those providers.

Chairman Hopkins asked why it was necessary to put that language in there.

Ms. Terrance stated that it is one of the minimum qualifications. They would like to see a full spectrum of providers and they wanted to include the current providers as well as other markets.

Chairman Hopkins stated that he saw it as an obstacle if there are other brokers out there that could possibly save us money, but with this provision they are excluded from the process.



**VILLAGE OF BARTLETT  
COMMITTEE MINUTES  
February 20, 2018**

---

Village Administrator Paula Schumacher stated that they could clarify that it is not exclusive.

Chairman Reinke stated that they are looking for a maximum amount of flexibility so we could realize some savings here. He stated that the RFP was extraordinarily detailed and one of the most detailed RFP's they have ever had in the last five years.

Chairman Reinke asked how they were going to advertise the RFP.

Administrator Schumacher stated that they have a number of brokers that have requested the RFP and we will put it on our website as well as human resource focused publications.

President Wallace stated that this was a very well thought out request.

**PUBLIC WORKS, CHAIRMAN REINKE**

**1. Public Works Complex Lake Michigan Water Receiving Station and Storage Tanks Second Site Plan Amendment and Special Use Permits**

Mr. Plonczynski stated that this is the second site plan amendment for this property on Bittersweet Lane. The first one was done for salt storage and wetland mitigation in 1993. The Village would like to put the Lake Michigan water pumping station and storage facilities on this Village owned property. The Site Plan Amendment and Special Use Permits are for two (2) 1.5 MG Potable Water Storage Tanks, a Lake Michigan Water Receiving Station (Pumping Station), and a Metering Facility (to be constructed by DuPage Water Commission). All of the proposed facilities will be located south of the existing Public Works Administration Building and north of the street garages. They will keep the existing berm and include some natural landscaping to shield the tanks from residents. They did a resident survey, in terms of the distances (220 to 230 feet) from the homes. They did some outreach to the residents and they will receive a public hearing notice.

Chairman Reinke stated that when they were talking about the cost of switching to Lake Michigan water, did we contemplate that we would put these tanks at this location?

Mr. Dinges stated that they actually factored in purchasing land but when they started looking at where things were at and the timing, this made the most sense since we already own this land.

Chairman Reinke asked about the possibility of cross-contamination.

Mr. Dinges stated that it is upstream and everything is protected to avoid something like this from happening.



**VILLAGE OF BARTLETT  
COMMITTEE MINUTES  
February 20, 2018**

---

Chairman Reinke asked how long he anticipated it would take to build the tanks.

Mr. Dinges stated that they are scheduled to go out to bid this Spring. They are working on the IEPA loans and with that, they will not be able to award until July. Construction will start in August with substantial completion (meaning we can pump Lake Michigan water to our residents) in May, 2019.

Chairman Reinke asked about the response from the community outreach.

Mr. Dinges stated that they have not heard a word. They hand-delivered letters informing them of the public hearing and invited them to come visit the facility with any questions. There has been no response at this point.

Chairman Reinke asked what color they would be painting the tanks.

Mr. Dinges stated that there are two of the same tanks on the wastewater side and they are navy blue glass lined tanks. You might see the tanks at the Acquastore plant which is off of Interstate 88 by DeKalb. Since the tanks are glass lined they will never need painting. They do come in other colors but they were going to stick with the navy blue unless the Board directed them otherwise. He welcomed anyone that wanted to see the tanks to come to the Public Works wastewater treatment plant.

Chairman Hopkins asked if there would be a cost savings since we did not have to purchase land.

Mr. Dinges stated "definitely".

Chairman Hopkins asked if it was economical to build two 1.5 MG storage tanks?

Mr. Dinges stated "yes".

President Wallace asked Mr. Dinges if we could hold him to that date of May, 2019.

Mr. Dinges stated "yes".

Chairman Camerer asked what kind of covering was on the tank. Will it decay or rust?

Mr. Dinges stated that is an aluminum dome-type structure to cover everything and avoid anything getting into the tank. He stated that they have not had any incidences with the tanks at the wastewater treatment plant and they deal with wastewater going through them.

Chairman Gabrenya asked if beyond the construction time, will there be any additional noise, traffic, maintenance to those buildings that would be notable to the residents.



**VILLAGE OF BARTLETT  
COMMITTEE MINUTES  
February 20, 2018**

---

Mr. Dinges stated that once everything is done, all the noise will be contained within the building. We have a backup generator so when that is running there may be minimal humming. His staff will check in and make sure everything is functioning but they will not have any full-time employees there.

Chairman Hopkins asked if they planned on making an additional parking lot?

Mr. Dinges stated that years ago they were looking at a garage but don't anticipate needing it at this point. Since the 30" water main is coming down Stearns Road from Roselle, this is an ideal location.

President Wallace asked for confirmation on the groundbreaking date.

Mr. Dinges stated that it is tentatively set up for March 14<sup>th</sup> at 4:00 at the Public Works facility on Bittersweet.

President Wallace asked what kind of activity they have at the other end.

Mr. Dinges stated that right now they have ordered the pipe which has a long lead time. March is a big month and hopefully the rain and the weather cooperate. They plan on starting in March with the transmission main and will probably have multiple crews going. They have a deadline to get done in Roselle by July because they have a road project right behind it. They also want to try to get in the sod farm area and get that stretch done. Hopefully, all of our stuff with the IEPA loan moves forward and we can start all of our stuff in August.

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

**ROLL CALL VOTE TO ADJOURN**

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

**NAYS:** None

**ABSENT:** Chairman Carbonaro

**MOTION CARRIED**

The meeting adjourned at 7:49 p.m.

Lorna Giles  
Village Clerk