



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
October 6, 2015**

President Wallace called the Committee of the Whole meeting to order at 7:21 p.m.

PRESENT: Trustees Camerer, Carbonaro, Deyne, Hopkins, Reinke, President Wallace were present.

ABSENT: Trustee Arends

ALSO PRESENT: Village Administrator Valerie Salmons, Assistant Village Administrator Paula Schumacher, Assistant to the Village Administrator Scott Skrycki, Finance Director Jeff Martynowicz, Director of Public Works Dan Dinges, Community Development Director Jim Plonczynski, Building Director Brian Goralski, Head Golf Professional Phil Lenz, Food & Beverage Manager Paul Petersen, Chief Kent Williams, Village Clerk Lorna Giless and Attorney Bryan Mraz.

PLANNING & ZONING

Bartlett Point West

Trustee Reinke stated that this discussion was regarding Case #14-27, Bartlett Point West and possibility of moving it along to the Board for a final vote.

Community Development Director Jim Plonczynski stated that Bartlett Point West is on the south side of West Bartlett Road just east of Route 25 and west of Bartlett Point. It is proposed as a 29 single family lot development. It was originally approved as a multi-family townhome plan. The developer, Reliable Materials Corporation of Illinois (RMI) represented by Rich Guerard, has submitted an application for a Preliminary Final Plat of Subdivision and a PUD Plan for the 20 single family lots. It has gone to the Plan Commission who recommended approval. They did the Public Hearing on the PUD overlay on the subject property which would allow for the following modification from the build regulations: bulk yard requirements of a rear yard of 25 feet instead of 45 feet and a reduction in the width of the right of way from 66 feet to 60 feet, although the street pavement remains the same. They have a landscape plan that surrounds the property providing buffers to the north and west. They have gone to the Park District and they agreed to accept a .365 acre park site to provide a buffer to the south and the ball fields. The balance of the park donation will be paid in cash. They are providing some fence detail and some possible elevations although they have not chosen a single family builder. The homes will be similar in size and style to Bartlett Point. It is ready to go on to a vote and discussion as well as a Public Hearing on the Annexation Agreement which needs an amendment.

Trustee Reinke asked if they would have to amend the Comprehensive Plan.



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J. Plonczynski stated that the Comprehensive Plan will have to be amended in this area. This was originally planned for commercial and adjusted for the townhomes.

Trustee Reinke stated that he liked that there was a strip of open space/recreation buffering the residential from the industrial. He wanted to make sure that they were notifying perspective purchasers that they were buying property next door to an industrial area.

J. Plonczynski stated that it was in the Annexation Agreement and he has to disclose that.

Trustee Hopkins asked if they were reducing the setbacks for the rear yard?

J. Plonczynski stated "yes" that is part of his request for a PUD and it would go down to a 25 foot rear yard setback.

Trustee Camerer asked if that was simply to have a bigger house.

Rich Guerard on behalf of Reliable Materials Corporation stated that it is to accommodate more ranch style homes with master bedrooms on the first level. It would not impact anyone around them. The townhomes had even smaller setbacks than the single family will now. On the east side is the large detention area and the west side has a short berm, a buffer, fencing, landscaping and the other side is the commercial. It does not impact anyone negatively and it accommodates a product that the market is looking for.

Trustee Hopkins asked if this would impact anyone wanting to put a patio in the yard with the impervious surface ordinance that is in place.

J. Plonczynski stated that they won't be able to put a large patio down. They will have to accommodate the impervious surface standards that are set for this SR-4.

Trustee Hopkins asked if the developer could include the impervious surfaces requirements.

Attorney Mraz stated that it is in the ordinance so it would apply to this development.

Trustee Hopkins wanted the buyers to know about this disclosure.

Mr. Guerard had no objection to that.

President Wallace stated that he thought there was a need and has heard residents complaining that there are very few larger ranch homes.



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Trustee Deyne stated that he saw this come through the Plan Commission and he concurred with the developer and thought the impervious surface should be part of the Agreement. He stated that he had no problem at all with these plans and thought it was keeping with the adjoining development.

Spring Lakes Estates

Trustee Reinke stated that this discussion was regarding Case #15-18, Spring Lakes Estates, 100 First Avenue, Site Plan Approval.

J. Plonczynski stated that Spring Lakes Estates is on the north side of West Bartlett Road, east of the railroad tracks. The mobile home park has an entrance feature and a community center. They are proposing to take the back of the community center and convert it into more refined parking and a nice open space playground area for the children with basketball courts. The ordinance for the Mobile Home Park is an MH-1 District and it states that any change to the property that requires a building permit, also requires that it goes through the site plan process. He stated that they have done all of the impervious surface calculations and storm water but they don't need to do Best Management Practices because they are replacing asphalt with grass. It will use the existing detention area. They will need to go on to the Plan Commission for a Site Plan Review.

Trustee Reinke stated that this seems to be a great amenity for that area. He asked if it was a bit onerous to have the building permit process trigger site plan review.

J. Plonczynski agreed that it is very onerous.

Trustee Reinke stated that maybe they should look at streamlining this. He felt that it would help the businesses by not having them come before the Board for a site plan review.

Administrator Salmons stated that they would be more than happy to do that.

Trustee Deyne stated that simplicity is a good idea.

J. Plonczynski stated that he read the ordinance and unfortunately that is what it states. He stated that they are moving it along as fast as they can.



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FINANCE & GOLF

Simulator

Trustee Deyne stated that they have an opportunity to enhance the quality of Bartlett Hills by adding a golf simulator. He stated that it is an excellent idea for adding additional revenue to the golf course during the winter.

Assistant to the Village Administrator Scott Skrycki stated that this has been an idea that Board's and staff have thought about for some time. This would be a revenue share with this company so the Village would not have to invest money in the machine. Also, the expansion allows for some additional opportunities. He stated that the simulator is 15 feet by 13 feet and would be located on the west wall of the bar area. The bar would still maintain four seats and the lounge would maintain twenty four seats. During the winter, when there is limited foot traffic, it is more than adequate space. In regards to revenue and staffing, they are looking to keep this at a low cost. The cost of the machine is between \$7,000-\$75,000 so they looked at a Revenue Sharing Agreement. The owner of the company would bring in the machine and take 60% of the revenue and the Village would get 40%. There are no up-front costs or financial risks. They estimate a profit of \$2,000, based on approximately 50 hours of play. They will charge between \$25-\$35 per hour, based on senior/weekend/weekday. If one foursome came in to play, it would be approximately \$140 per hour for that foursome. That is just on the golf side, food and beverage would also bring additional revenue.

Trustee Reinke asked him to reiterate the cost to play.

S. Skrycki stated that if an individual came in and wanted to play the simulator for one hour, the cost would be about \$30.

President Wallace stated that it is \$30 per hour but you could have four people playing.

Trustee Deyne stated that a foursome could get together and split the \$30 but keep in mind that the food and beverage goes along with that.

S. Skrycki reiterated that when you are paying \$30 per hour and you are with three other people than that makes over four hours for a round of golf.

Trustee Reinke stated that it appears to be kind of cramped in the allotted space.

S. Skrycki stated that during the months that they propose the machine, that area is in pretty low demand. They feel that the space in the bar would be more than adequate. Once March weather arrives, the machine will be removed.



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Trustee Deyne stated that they will put up with tight space just to have the comradery with the groups playing golf. He asked about the concept of having leagues.

S. Skrycki stated that is a possibility and they will do everything they can to get the most amount of people as possible. They have a good e-mail database of which they will use to get the word out.

Trustee Deyne stated that this is a “no-brainer” and he thought it should be moved along to the Board for approval especially under the revenue sharing conditions.

Trustee Camerer asked if it would only be there for the winter months.

Administrator Salmons stated that they would propose to put it in after the last big Christmas event and make sure it is gone by the first Fish Fry. They don't have any bookings in the bar that would need this extra space. She felt that a couple of months is a good time to try the simulator out. They would make sure that there are no contractual fees associated and she thought it would be worth a try.

Trustee Camerer asked why there was not a door going from the bar on the west wall to the banquet room.

Building Director Brian Goralski stated that it was the old veranda and was walled off during the renovation.

Trustee Camerer asked if there could have been. If you reversed the configuration and you put the simulator on that wall, it could have access from the banquet room and opens up much more space.

Trustee Deyne stated that there is a table there and if a door was put in than that table would be lost.

Trustee Camerer stated that it doesn't have to be a door, it could be a sliding door or something of that nature. He asked the Building Director if it could have been done.

B. Goralski stated that they elected when they did the bar expansion to not have a door into the banquet room because of sound issues.

S. Skrycki stated that they have a lot of wedding ceremonies inside the banquet room and a door in between may interfere if there are forty guys in the bar having lunch. That was one of the drawbacks of not placing a door there.

Trustee Reinke stated that it is a great opportunity to add some revenue.



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President Wallace asked if they increased any type of liability insurance.

S. Skrycki stated that once they enter into a contract they will make sure the Village Attorney looks at that insurance and it is spot-on and perfect.

President Wallace was a little concerned with potential liability. He asked if they have any tentative dates.

S. Skrycki stated that the times of availability would be during open hours during the winter – 8:30 AM to 4:30 PM. Individuals can make a tee time and they are open on weekends. If someone wanted to call 24 hours in advance they could be accommodated. They didn't want to pay staff to sit there with the hopes of somebody coming.

President Wallace stated that making a tee time was the best way to do it. He asked what was the last date for permanent tee times.

Head Golf Professional Phil Lenz stated that they are over as of the second week in September.

President Wallace asked why they are going to wait until December.

P. Lenz stated that they still have a substantial amount of foot traffic in the bar with play on a daily basis plus they have weddings in October and November.

President Wallace asked who sets up the simulator and takes it down.

S. Skrycki stated that the simulator owner does that and it is permanent until removed by them. He stated that they will make sure that if the Board wished to proceed with the contract and they don't like it or something is wrong, it will be removed.

President Wallace asked if they pushed them for a 50/50 split.

P. Lenz stated that it was a 70/30 split which he negotiated to 60/40 and he was pretty happy with that.

President Wallace stated that he has played simulators and it is a fun time. He asked if this one actually lets you do the putting.

P. Lenz stated "yes" and to expedite play you make a certain length putt a gimmee – i.e., a ten footer. It is hard to figure out how to putt.



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Trustee Camerer stated that since he made such a push to save the windows during the remodel, he wondered if there would be any risk to them.

S. Skrycki stated that they respect those windows very much.

Trustee Carbonaro wanted to make sure that the simulator would not interfere with the weddings or parties. He thought the simulator was a real good idea.

Trustee Reinke asked if somebody had too much "coffee", and broke a window, can he assume they would be liable to pay for the window.

Trustee Deyne stated that Phil and staff do an outstanding job monitoring. He felt that it would be a remote situation because the staff does a remarkable job. He has complete confidence in them.

P. Lenz stated that the machine has walls around it and it would take an effort for someone to break a window. It would have to intentionally be thrown at the window to cause a breakage which he does not foresee.

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

ROLL CALL VOTE TO ADJOURN

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

NAYS: None

ABSENT: Trustee Arends

MOTION CARRIED

The meeting adjourned at 7:49 p.m.

Lorna Giless
Village Clerk

LG/