



**VILLAGE OF BARTLETT**  
**BOARD MINUTES**  
**October 2, 2018**

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1. CALL TO ORDER

President Wallace called the regular meeting of October 2, 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: Trustees Camerer, Deyne, Gabrenya, Hopkins, Reinke, and President Wallace

ABSENT: Trustee Carbonaro

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant to the Village Administrator Scott Skrycki, Management Analyst Sam Hughes, Human Resources Director Janelle Terrance, Economic Development Coordinator Tony Fradin, Finance Director Todd Dowden, Acting Community Development Director Roberta Grill, Management Analyst Tyler Isham, Public Works Director Dan Dinges, Public Works Engineer Bob Allen, Building Director Brian Goralski, Food & Beverage Manager Paul Petersen, Police Chief Patrick Ullrich, Deputy Chief Geoff Pretkelis, Deputy Chief Chuck Snider, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

3. INVOCATION – Reverend Ed Weiss, Faith World Outreach Church of Bartlett, 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 Gabrenya stated that she would like to add item 1 under Community & Economic Development, Resolution 2018-113-R a Resolution Approving of the Listing Extension Agreement to the Exclusive Right to Sell Contract Between the Village of Bartlett and SVN Landmark Commercial Real Estate to the Consent Agenda.



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Trustee Camerer moved to amend the Consent Agenda to add item 1 under Community & Economic Development, Resolution 2018-113-R a Resolution Approving of the Listing Extension Agreement to the Exclusive Right to Sell Contract Between the Village of Bartlett and SVN Landmark Commercial Real Estate to the Consent Agenda 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 Deyne 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 – Covered and approved under the Consent Agenda.
7. BILL LIST – Covered and approved under the Consent Agenda.
8. TREASURER’S REPORT - None
9. PRESIDENT’S REPORT

Museum Director Pam Rohleder stated that the Village of Bartlett Museums is proud to announce the top four site going Bartlett families in the 2018 Passport to Adventure program sponsored by the Kane-DuPage Regional Museum Association. We



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congratulate the Koontz, Stalzer, Trevino and Won families their amazing accomplishments, dedication and perseverance in visiting all the sites this summer.

This year the Kane-DuPage Regional Museum Association printed 18,000 passports containing 73 participating sites. More than 700 passport booklets alone were pick-up in Bartlett at the Village's four participating sites, the Bartlett History Museum, Bartlett Depot Museum, Bartlett Nature Center and Arts in Bartlett making Bartlett one of the top distribution communities. The program brings families from all over the two counties, and beyond the borders, who come into Bartlett and discover not only our museums but also our community's businesses and restaurants.

### **Stella Stalzer, All 73 sites**

On June 11, six-year-old Stella Stalzer claimed her 7 visits prize and certificate in the Passport to Adventure program. Her picture was posted to the museums' Facebook page where she received encouraging reactions and comments from followers to reach her then goal of visiting all 73 sites. A few days before school started she did. A first grader, this is Stella first year in participating in the program and she loved it. When asked about her favorite museum, her answer is "ALL". From nature centers to historical places, Stella always took the "full tour" when offered and was excited to learn all things new. Her parents Kris and Ben supported Stella's goal in lofty achievement driving her to all the sites. Another family member that helped was Grandpa Mike. Stella had a great time with her family.

### **Michael Trevino, All 73 sites**

Recognize the Trevino family? Last year, Michael visited 35 sites and was Bartlett's third place winner. This year, now seven-years-old, Michael went to all 73 sites and is being awarded his first Mayor's Medallion. This first grader picked up his passport at the Depot Museum on May 4 and was the first in Bartlett to complete all the sites! And he did so by July 25. His parents Bobby and Dawn love the program, as you have already heard, for all it offers in the way of learning while having fun. Michael's favorite site this year was the Morton Arboretum where in the children's garden he enjoyed water cans!

### **Axel and Vala Koontz, All 73 sites**

For the third year in a row, Axel, age 7 and Vala, age 5, had visited all the museums listed in the Passport to Adventure book. Tonight they will be recognized with their third Mayor's Medallion. That is an amazing total of more than 200 visits in the last three summers! Their parents Sandy and Jason dedicate their time to having their kiddos discover the history, nature and art in Kane and DuPage Counties. Axel's favorite site this year was Benedictine University's Jurica-Suchy Nature Museum where hundreds of specimens are exhibited. Vala's favorite site was SciTech Hands On Museum where interactive exhibits encourage math and science learning. Museums are just a part of the Koontz's family activities. Axel and Vala are competitive swimmers too!



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**Ella Joy and Asaph Won, All 73 sites**

Ella Joy, age 9 and Asaph, age 7, are being recognized tonight with their third Mayor's Medallion also. They completed all the sites in 2015 and 2016. When asked if they are going to participate next year, mom Anne replied, "The kids beg to it." In fact, the family, which includes dad Mike, can visit up to five sites in a day. This year, Ella Joy loved the Lizzadro Museum of Lapidary Art in Elmhurst where fine jade, gemstone & mineral carvings are on exhibit. Asaph enjoyed visiting Blackberry Farm in Aurora where visitors can experience a one-room school, log cabin, train depot and more.

President Wallace presented a Proclamation for Bartlett Arts DuPage month and called upon all citizens to celebrate and promote the arts and culture in DuPage County.

President Wallace stated that due to the retirement of Community Development Director Jim Plonczynski, the Bartlett Zoning ordinance does not expressly create the office of Zoning Administrator, but states that the Board designates them.

Trustee Deyne moved to designate Roberta Grill as Zoning Administrator with the advice and consent of the Village Board and that motion was seconded by Trustee Camerer.

**ROLL CALL VOTE TO DESIGNATE ROBERTA GRILL AS ZONING ADMINISTRATOR**

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

NAYS: None

ABSENT: Trustee Carbonaro

**MOTION CARRIED**

President Wallace stated that the Freedom of Information Act ("FOIA") requires each public body to designate one or more officials or employees to act as the public body's Freedom of Information officer or officers.

Trustee Deyne moved to appoint Samuel Hughes as the FOIA Officer and Scott Skrycki (in his absence) with the advice and consent of the Village Board and that motion was seconded by Trustee Camerer.

**ROLL CALL VOTE TO APPOINT SAMUEL HUGHES AS THE FOIA OFFICER AND SCOTT SKRYCKI (IN HIS ABSENCE)**

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

NAYS: None

ABSENT: Trustee Carbonaro

**MOTION CARRIED**



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10. QUESTION/ANSWER: PRESIDENT & TRUSTEES

Trustee Deyne asked about the status of the Marathon gas station on Lake and South Bartlett Roads.

Public Works Director Dan Dinges stated that they are working on the contaminated soils and the Village is working with the environmental engineer to figure out if they could work with them. It is all about how far the water could migrate outside of his property. They are asking the Village to waive it, so we are working with our environmentalist to see if it is something we could even consider at this point.

Village Administrator Paula Schumacher stated that they sent us a groundwater assessment report and we asked our environmental engineer, Gary Diegan, to take a look at it. He had some additional concerns and was going back to them to get further information. We are checking the soil to make sure that the groundwater is safe and how far any contaminate could be leaching in that area. So far, it is all contained but we want to make sure that it stays that way.

Trustee Reinke asked if flags will be hung at the new stop sign at Braintree and Auburn to make it more visible?

Police Chief Patrick Ullrich confirmed that there will be flags.

11. TOWN HALL

**Michelle Sarwas, 1340 Deerfield Lane**

Ms. Sarwas stated that she came tonight to support a business (Gambit's). She recalled when she came before the Board to open her business 11 years ago and the support that she received. She stated that she has given back to this Village as a resident and as a business owner and truly believes that would not have happened if she didn't have her business in town. She understood that there were zoning issues and residential concerns. There are always challenges and this Village has faced a lot of changes. We have to change with it – if we continue to let rules and regulations that were set up many years ago hold us back for fear of what might be, we might send a business that would do really well in this Village, to another town. She stated that her business was successful because she had a business plan and she stuck to it. Gambit's also has a business plan and they need a certain size and a certain amount of traffic and they need gaming. Asking them to change that is changing the business plan that will allow them to break even in three years. She asked the Board to open their eyes to the idea of giving them any possible chance.



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**Vincent Mancini, Attorney for Marvel One Management (Gambit's)**

Mr. Mancini stated that there are some applications pending before the Committee of the Whole and asked if it was more appropriate to speak at that time.

President Wallace stated that he should wait for the Committee meeting.

**Dale Kasuba, 806 Kent Circle**

Ms. Kasuba stated that she spends most of her year working on Bartlett Heritage Days. She came to speak on behalf of Gambit's. She stated that they have spent a lot of time volunteering at Heritage Days and Arts in Bartlett and they appreciate their efforts. She thought it demonstrates their commitment to the Village and the community and she would hate to see their business go to another town. She was at the meetings when the wedding chapel and banquet hall was discussed for Prospect and Devon and the Board voted it down. Her one frustration about living in Bartlett is the number of people who complain about their taxes and stop viable businesses that pay taxes from coming to our town. She hoped that the Board would reconsider and give them the zoning variance so they can start their business here.

**Phyllis Boyd, 1041 Apple Valley Drive**

Ms. Boyd stated that she lives directly next door to the proposed Gambit's. She wanted to set the record straight that she and her husband are not opposed to change or progress. They were very happy to see the property behind them developed (Artis Senior Living) and thought it was a benefit to the community and an asset to the neighborhood. If Gambit's goes from the Committee to the Board, they would like to send an open invitation to any Board members or Village representatives to come to their property and see the actual scope of this issue, and make an educated decision, not based on an aged aerial photo.

**Matt Codak, 1025 Apple Valley Drive**

Mr. Codak addressed the Gambit's restaurant. They have lived in Bartlett for eight years, six houses down from the proposed location. They would be more open if it was a family restaurant and not over 21. He felt that the 2:00 a.m. closing time was very late since people would be stepping outside to smoke and talk. The dumpster currently sits on the property line and he believes the smell of the garbage from the restaurant would not be very pleasant. With twelve businesses already having gaming in Bartlett, he saw no need to change an ordinance. He suggested finding a more suitable location with the proper ordinance already established.

**Peggy Dalton, 1040 Valewood Road**

Ms. Dalton stated that she was there to talk about the proposed Gambit's. She stated that they already have issues in that area and this is just going to add to that (smell, traffic, access, overflow of parking lot). She loves this town and lived here her whole life as well as raising her kids and their kids. She thought Bartlett could do better since we already



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have twelve gambling facilities. We need functioning restaurants and stores and not an over 21 environment or the negative impact that it may attract. She didn't think that they needed to change the zoning for this type of facility - there has to be a better allocated space for Gambit's. She stated that it is not being sold as just a restaurant but for gambling and no one would want it in their neighborhood.

**Theresa Materna, 329 W. North Avenue**

Ms. Materna spoke about the stop sign traffic on North Avenue and Western. She spoke with some of the police officers that recommended that she get the neighborhood together for discussion. She passed out flyers, held a meeting at her home where several of the neighbors came up with potential solutions. She was willing to be on a committee to help get this intersection equipped with a speed bump, possibly a one way street, a blinking stop sign, no right turn during certain hours, no designated truck route sign, etc. She stated that she has seen an increase in traffic with the construction on Lake Street and Route 59. She has seen more police presence which is appreciated. One of her neighbors also has trouble getting out of her driveway in the morning on Hickory and North. She has taken videos and recorded 59 cars going through the intersection in 15 minutes and there were only 18 cars that stopped at the stop sign. She has also contacted the businesses whose trucks failed to make the stop. She also spoke about pedestrians that were almost hit by cars that don't stop for the sign.

She also talked about the vacant home (6 years) on Western Avenue with the mold problem. She asked if there was any way they could work with the realtor to fix this so the home could be sold. She asked at what point is the home condemned and torn down.

Building Director Brian Goralski stated that there is not a timeframe. The mold will not cause the house to be torn down. The mold is in the lower level of the home. The realtor has made sure that air is circulating throughout the house so the mold does not continue to grow. He stated that it is a nice house and they just need someone to pay the asking price. Unfortunately, there is no time limit to how long the home can remain vacant.

Trustee Reinke addressed the police chief about what they can do for that intersection and asked if there was any progress.

Chief Patrick Ullrich stated that they have talked about some of the solutions that Ms. Materna proposed and will get together and come up with more ideas. He has directed his staff to continue enforcement at that intersection. They sat down with Ms. Materna about two weeks ago and showed her a program that they have that tracks enforcement measures. His staff will continue to talk with the residents in that area to devise other solutions for improvement.



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**Edward Boyd, 1041 Apple Valley Drive**

Mr. Boyd stated that last Sunday, he went out and collected signatures opposing Gambit's (attached). He stated that twenty years ago he sat down with the Board and worked out a solution for the property. He does not feel that it is right for them to come back and make changes.

**Krestal Wright, 149 Rushmore Drive**

Mr. Wright spoke on behalf of Gambit's. He stated that he was looking forward to a cajun restaurant and he was a 22 year resident. He stated that he frequents all the restaurants in Bartlett and felt that they need a little more variety. He was familiar with restaurants in Bartlett that have gaming machines and didn't really know what the difference was – most restaurants have them.

**Elzbieta Prusak, 1037 Apple Valley Drive**

Mr. Prusak stated that she is in support of her neighbors and did sign the petition. She has concerns about the proposed restaurant.

12. STANDING COMMITTEE REPORTS

A. BUILDING & ZONING COMMITTEE, CHAIRMAN HOPKINS

Trustee Hopkins stated that there was no report.

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GABRENYA

Trustee Gabrenya stated that Resolution 2018-113-R, a Resolution Approving of the Listing Extension Agreement to the Exclusive Right to Sell Contract Between the Village of Bartlett and SVN Landmark Commercial Real Estate as well as the Indian Express BEDA approval were 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 there was no report.

E. POLICE & HEALTH COMMITTEE, CHAIRMAN CARBONARO

In Trustee Carbonaro's absence, President Wallace stated that there was nothing to report.





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F. PUBLIC WORKS COMMITTEE, CHAIRMAN REINKE

Trustee Reinke stated that Resolution 2018-114-R, a Resolution Approving of the Agreement Between the Village of Bartlett and CAM, LLC for the 2018 Pavement Preservation Treatment Project and Ordinance 2018-115, an Ordinance Amending the Bartlett Municipal Code Section 6-11-1204.2: Schedule II, Stop Intersections were covered and approved under the Consent Agenda.

13. NEW BUSINESS - None

14. QUESTION/ANSWER: PRESIDENT & TRUSTEES - None

15. ADJOURN TO COMMITTEE OF THE WHOLE MEETING

President Wallace stated that the Board will be going into the Committee of the Whole meeting immediately following the close of this meeting.

There being no further business to discuss, Trustee Camerer moved to adjourn the regular Board meeting and that motion was seconded by Trustee Hopkins.

ROLL CALL VOTE TO ADJOURN

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

NAYS: None

ABSENT: Trustee Carbonaro

MOTION CARRIED

The meeting was adjourned at 7:39 p.m.

Lorna Gilles  
Village Clerk