



**VILLAGE OF BARTLETT**  
**BOARD MINUTES**  
**May 7, 2019**

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Village Attorney Mraz swore in the following elected officials at 7:00 p.m. on May 7, 2019 for a 4 year term, prior to the start of the regular meeting of the President and Board of Trustees of the Village of Bartlett:

Raymond H. Deyne, Trustee  
Adam J. Hopkins, Trustee  
Kristina Gabrenya, Trustee

1. CALL TO ORDER

President Wallace called the regular meeting of May 7, 2019 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:03 p.m. in the Council Chambers.

2. ROLL CALL

PRESENT: Trustee Camerer, Carbonaro, Deyne, Gabrenya, Hopkins, Reinke, and President Wallace

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Economic Development Coordinator Tony Fradin, Sr. Management Analyst Sam Hughes, Management Analyst Joey Dienberg, Finance Director Todd Dowden, Planning & Development Services Director Roberta Grill, Planner Kristy Stone, Director of Public Works Dan Dinges, Public Works Engineer Bob Allen, Management Analyst Tyler Isham, Building Director Brian Goralski, Assistant Golf Professional Paul Galvan, Police Chief Patrick Ullrich, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

3. INVOCATION – Special Guest from the Village Church of Bartlett, Police Chaplain Breanne Fuelling, 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



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wished to remove from the Consent Agenda, or any items a Board member wished to add to the Consent Agenda.

There were no additions.

President Wallace then recited each item that was on the Consent Agenda, including the nature of the matters being considered and other information to inform the public of matters being voted upon. He then stated that he would entertain a motion to approve the Consent Agenda, and the items designated to be approved by consent therein.

Trustee Camerer moved to approve the Consent Agenda and that motion was seconded by Trustee Hopkins.

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

**AYES:** Trustees Camerer, Carbonaro, Deyne, Gabrenya, Hopkins, Reinke  
**NAYS:** None  
**ABSENT:** None  
**MOTION CARRIED**

**6. MINUTES**

Trustee Deyne moved to approve the Board Minutes from April 16, 2019 and that motion was seconded by Trustee Camerer.

**ROLL CALL VOTE TO APPROVE THE BOARD MINUTES FROM APRIL 16, 2019**

**AYES:** Trustees Camerer, Deyne, Gabrenya, Hopkins, Reinke  
**NAYS:** None  
**ABSENT:** None  
**ABSTAIN:** Trustee Carbonaro  
**MOTION CARRIED**

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

**8. TREASURER'S REPORT - None**



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9. PRESIDENT'S REPORT

A. President Wallace announced the new Committee Assignments:

Building & Zoning – Chairman Hopkins

Community & Economic Development – Chairman Gabrenya

Finance & Golf – Chairman Deyne

License & Ordinance – Chairman Reinke

Police & Health – Chairman Carbonaro

Public Works – Chairman Camerer

B. Trustee Carbonaro read a Proclamation for National Police Week from May 12 through May 18.

C. Trustee Camerer read a Proclamation recognized May, 2019 as Bike Month in the Village of Bartlett.

10. QUESTION/ANSWER: PRESIDENT & TRUSTEES

Trustee Deyne announced staff anniversaries and birthdays.

Trustee Carbonaro asked for an update on the Lake Michigan water.

Public Works Director Dan Dinges stated that they were almost there. All pipelines have been flushed and they chlorinated and drew their first samples today. Assuming they pass, they will get the operating permit from the EPA and next week the pumps will get started and they will be tested. There will be a transition when they are testing all the equipment. Lake Michigan water will flow very soon. They are going to have a valve turning ceremony on June 4<sup>th</sup> at 5:30 p.m.

11. TOWN HALL

**Marlene Palmer, 874 Groton Lane**

Ms. Palmer stated that she represented the Weathersfield subdivision and addressed the Munger and Lynnfield construction. The board has heard their oppositions, from the health standpoint, safety, traffic and the devaluation of their properties. The bottom line is that 122 residents don't want this construction and 85 businessmen are opposed also. They as residents have exhausted all their avenues to convey to the board just how much



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a negative influence this will have on their lives. They submitted letters, emails, Town Hall time, met with village officials and proposed a compromise to no avail. Will the trustees do what is in the best interest like they are pledged to do or are they looking at the dollar signs?

**Phil Piscitello, 868 Groton Lane**

Mr. Piscitello stated that he has lived at this address for the last three years. He was speaking in opposition to the plans for the proposed building construction. He spoke about safeguards regarding the businesses and manufacturing that may occur in these buildings. Seeing that they are so close to the residences, he spoke about the Cheese Merchants building and the fact that in the early morning, the night shift exhausts their fermentation somewhere around 4:00 a.m. He stated that an odor wafts over there subdivision. He stated that it was unpleasant but he didn't think it was dangerous. As residents, they don't know what will be going into the commercial buildings. He cited two recent catastrophes in Lake County where there was an ammonia leak and an explosion. Should this be approved, what regulates what goes on in those buildings? He was concerned for his family and the families of the other residents.

**John Martin, 870 Groton Lane**

Mr. Martin stated that he also was concerned about the rezoning of this property. When their homes were built 20-30 years ago they worked with the village to provide a logical land use offer transition between their homes and the business park behind them. The 27 acre property in question was zoned SR-5 and OR. This is a logical land use transition for the more intense I-2 industrial uses that occur west of the intersection of Munger and Stearns in the Brewster Creek Business Park. This proposal takes the transition away from them by placing I-2 industrial zoning at the front door of their community. They propose a compromise plan which would give the builder an industrial zoning lot at the intersection of Munger and Stearns where it belongs. The Business Park is not at Lynnfield Lane where you have single-family homes backing into Stearns Road all the way to the park and all the way to Lynnfield Lane. They propose one building and an active adult residential community which would fit the existing zoning on the property as a transition to their single-family uses. Putting a big box industrial use at the front door of the community definitely has a negative impact on their daily lives.

**John Linke, 1221 Lynnfield Lane**

Mr. Linke stated that he was a homeowner in the Weathersfield subdivision. He was opposed to the rezoning at Stearns and Munger Road. The proposed development of these two gigantic buildings is not impeding with the existing commercial development adjacent to just north of the site and the existing buildings on Humbracht Circle. The berm between the existing buildings and the homes that back up to this area are considerably higher which does a good job of blocking the view of the commercial buildings from the residential properties. The current proposal allows left and right turns as well as truck traffic into and out of the property on Stearns Road which will contribute



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to the existing traffic problems and also to the safety of families and children using the playground facilities. There has been several accidents at Stearns and Munger Roads, one of which resulted in the loss of life. There is no direct access from Stearns Road to any of the other sites in the Brewster Creek Business Park. The access to this site should be from Munger Road and not from Stearns. Prior to voting on this proposal he suggested board members go out to the site and compare these issues. He does not believe this was a correct development plan for this property.

**Bob Bucaro, 961 Doral Drive**

Mr. Bucaro also wanted to make comments on the Stearns/Munger development. He stated that past developments on Prospect and Devon have failed as well as Route 59 and Schick. What they have in common is residents that are concerned and the board should listen to the residents. There are several large undeveloped parcels and the issues are always the same - traffic concerns, noise, environmental, etc. On this issue there are 122 residents that have concerns. He believed that the process works. Staff looks at developments long before the committee's look at a concept or detailed plan. Staff has looked at the developer and helped them make changes based on what they think is best for the community as well as residents living in that area. He would like to see this proposed development moved to West Bartlett Road and Naperville and there still will be residents objecting.

**Rochelle Prybylski, 875 Brewster Lane**

Ms. Prybylski stated that there were 120 oppositions on the petitions from their subdivision as well as the business owners. Is everything about money or also about quality of life? This lot is in their subdivision and is not part of Brewster Creek Business Park! They have lovely homes and these humongous buildings will be invading their subdivision - 28 truck bays and 2 shifts or maybe 3. She asked if any homeowner would want this building near their homes. She spoke about the power plant that was proposed in previous years and stated that the residents fought it like crazy. A one million gallon ammonia storage tank was included in their specs. They are putting their faith in this Board and asked them to please protect their property values. She spoke about other developments that residents spoke against and were able to make compromises. She spoke about the additional traffic and the staging. The property values will go down and their lives are going to change. She asked them to please vote "no" because it is the right thing to do.

**Michael Tessner, 860 Groton Lane**

Mr. Tessner stated that if the board approves these two gigantic buildings, we will be making a monster. Thousands of people will drive by daily and look at these two buildings traffic path, affect safety, and stand out like a sore thumb and say "what were they thinking when they allowed this to happen". What a dumb thing to allow! Who do the board members report to and who is their boss? It is the residents who will have their property values decline. Is it the Weathersfield taxpayers who you don't listen to? If the board



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approves this project they will not be taking the best interest of the Weathersfield residents and taxpayers to heart. If the board approves this project and harms them, makes a mess out of traffic and reduce safety - what does the board expect them to do? This is a lawsuit waiting to happen because they did not protect the residents from big money grabbing interests.

**Michael Werden, 431 S. Main Street**

Mr. Werden stated that he thought there were valid concerns on both sides. He was impressed on how many changes the developer was willing to make to accommodate. His concern was that the residential was allowed in there 21 years after it was going to be commercial. At the time he felt that it was going to come back to haunt them and stop the development of the Business Park. He was concerned with the proposal to put senior living and more because it would be hard for them to make a left-hand turns onto Lynnfield to go over to Route 59. He would like to see this resolved in such a way where they have consistency in zoning and more current strip zoning that exists.

He also spoke about the branch pickup with the garbage company. He did not think that Groot was very efficient with branch pick-up. We had a very good system before when the Village did it. He spoke about a bundle he put out last year in May that did not get picked up until August and thought it was inconsistent with the village contract. He thought the village did an excellent job and would like to see it returned.

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

Ms. Materna spoke about traffic at North Avenue and Western. She thanked the village arborist for taking care of a problem she had with a tree. She appreciated the police presence and enforcement but she thought it was beyond that. There was a traffic study done in November and in one week, on a residential street, there were 44,000 cars that went by. The speed limit is 30 mph and some cars were doing 60 mph. At 3:20 p.m. today, she counted 36 cars in 5 minutes and only 11 stopped at the Stop sign (30%). She had concerns for the children in the area and felt that we have to come up with other alternatives to alleviate this traffic concern.

**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 presented Ordinance 2019-40, an Ordinance Approving of a Preliminary Final Plat of Subdivision; Rezoning from the OR and SR-5 Districts to I-2 EDA Zoning District; Site Plan Approval for Lots 1 and 2; Granting a Special Use Permit to Fill



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Two Wetlands; and Granting a Variation to Reduce the Required Number of Parking Spaces for Lot 1 for the Property Located at the Northeast Corner of Stearns and Munger Roads.

Planning and Development Services Director Roberta Grill stated that the petitioner is requesting: Preliminary/Final Plat of Subdivision; Rezoning from the OR (Office Research) and SR-5 (Suburban Residence-Multiple Family – Low Density) Zoning Districts to the I-2 EDA (General Industry Economic Development Area) Zoning District; Site Plan Review for Lots 1 and 2; Special Use Permit to fill two (2) wetlands, and a Variation to reduce the required number of parking spaces for Lot 1 (12 spaces).

The above requests are for the property located at the northeast corner of Stearns and Munger Roads for two (2) 207,000 square foot warehouse buildings.

The Zoning Board of Appeals reviewed the variation request and conducted the required public hearing at their meeting on March 7, 2019. The Zoning Board recommended approval based upon the Findings of Fact outlined in the Staff Report.

The Plan Commission reviewed the Petitioner's requests and conducted the public hearing at their March 14, 2019 meeting. The Plan Commission recommended approval subject to the conditions and findings of fact outlined in the Staff Report. The Commission directed the petitioner to work with the Village Engineer to increase the height of the berm. At the public hearing several residents presented two petitions of opposition for the project. The concerns were focused on traffic, trash, noise, emissions, lighting and the rezoning of the property.

The Committee of the Whole reviewed the Petitioner's requests at their meeting on April 16, 2019. The Committee had concerns with left turn truck movements onto Stearns and Munger Roads and requested Staff to research if any idling citations had been issued in the Brewster Creek Business Park in the past. Several residents also commented both for and against the Petitioner's requests. The Committee forwarded the petition on to the Village Board for a final vote.

In response to the Trustee's concerns regarding the left turn truck movements on Stearns and Munger Roads, the Village's Traffic Consultant states "future traffic conditions with the proposed development indicate there are sufficient gaps with the adjacent traffic stream along Stearns Road and Munger Road to permit the anticipated automobile and truck development traffic to both enter and exit the site. The proposed access driveways on both Munger Road and Stearns Road are designed in accordance with DuPage County Division of Transportation (DuDOT) guidelines, providing sufficient spacing and adequate sight distance for vehicles to safely enter and exit the site/minimize conflicts."



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As requested, the Police Department researched if idling had been an issue within the Brewster Creek Business Park. To date, there have been no idling complaints, nor have any tickets been issued for idling in the Park.

After the Committee of the Whole meeting, the DuPage County Division of Transportation informed Staff that they have preliminarily approved all three curbcuts as proposed by the Petitioner. (Both Stearns Road and Munger Road are under the jurisdiction of the DuPage County Division of Transportation.) The plans for the widening of Stearns Road are currently being reviewed. The County provided an exhibit of the proposed widening and re-striping. Staff has superimposed the existing edge of pavement on the exhibit to clearly show the change in width of Stearns Road along the south side of the right-of-way.

Trustee Gabrenya moved to approve Ordinance 2019-40, an Ordinance Approving of a Preliminary Final Plat of Subdivision; Rezoning from the OR and SR-5 Districts to I-2 EDA Zoning District; Site Plan Approval for Lots 1 and 2; Granting a Special Use Permit to Fill Two Wetlands; and Granting a Variation to Reduce the Required Number of Parking Spaces for Lot 1 for the Property Located at the Northeast Corner of Stearns and Munger Roads and that motion was seconded by Trustee Deyne.

Trustee Deyne stated that they have an extremely controversial issue before them tonight. He has gone through this before with the plan commission on a number of different issues such as the bale fill and power plant. At one point his home was egged because residents did not like the comments that he made. He stated the Village has over 42,000 residents and yes, we do listen to our residents. The board was elected to serve the entire community. He understood their passion to preserve their subdivision but there are 120 people there and 40,000 plus others. He has read and discussed this proposal numerous times. This developer and the Village staff have worked diligently to meet the concerns of the residents. He stated that sometimes we have to go back to the horse and buggy because we have to have progress in this Village. We have to trust the experts that we have as well as the staff, village engineers and commissioners. He stated that this board lives in the community as well and would not like to see any property values diminished. They want what is beneficial for the community and they have to represent the 42,000 residents. In his opinion, this should never have been zoned OR and SR-5. He sympathized with the residents but thought this was going to be great addition to the Village.

Trustee Hopkins stated that he voiced his concerns at the last meeting and he still feels the same.

Trustee Camerer stated that there is a process and they have gone through that process. There is reason why these things don't just come directly to the board. They have gone



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through committees as well as staff and there seems to be a substantial nod of support for the building.

ROLL CALL VOTE TO APPROVE ORDINANCE 2019-40, APPROVING PRELIMINARY FINAL PLAT OF SUBDIVISION, REZONING, SITE PLAN APPROVAL, SPECIAL USE AND VARIATION TO REDUCE PARKING SPACES AT NORTHEAST CORNER OF STEARNS AND MUNGER

AYES: Trustees Camerer, Carbonaro, Deyne, President Wallace

NAYS: Trustees Gabrenya, Hopkins, Reinke

ABSENT: None

MOTION CARRIED

C. FINANCE & GOLF COMMITTEE, CHAIRMAN DEYNE

Trustee Deyne stated that there was no report.

D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN REINKE

Trustee Reinke presented the Annual Appointments of Village Officers by the Village President with the Advice and Consent of the Board.

- a. Village Administrator, Paula Schumacher
- b. Village Attorney, Bryan Mraz
- c. Village Treasurer, Todd Dowden
- d. Village Budget Officer, Todd Dowden
- e. Director of Public Works, Daniel Dinges
- f. Director of Building Department, Brian Goralski
- g. Electrical Inspector, William Dettmer
- h. Plumbing Inspector, Dewayne Burris
- i. Chief of Police, Patrick Ullrich
- j. Village Engineer, Robert Allen
- k. Administrative Hearing Officer, Thomas Bastian
- l. Open Meetings Act Officer, Paula Schumacher
- m. Freedom of Information Act Officers, Samuel Hughes, Scott Skrycki (in his absence)

Trustee Reinke moved to Consent to the Annual Appointments of Village Officers by the Village President with the Advice and Consent of the Board and that motion was seconded by Trustee Gabrenya.



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**ROLL CALL VOTE TO CONSENT TO THE ANNUAL APPOINTMENT OF VILLAGE OFFICERS**

AYES: Trustees Camerer, Carbonaro, Deyne, Gabrenya, Hopkins, Reinke  
NAYS: None  
ABSENT: None  
**MOTION CARRIED**

2. Trustee Reinke presented the Designation by the Board of Trustees of Zoning Administrator, Roberta Grill.

Trustee Reinke moved to approve the Designation by the Board of Trustees of Zoning Administrator, Roberta Grill, and that motion was seconded by Trustee Hopkins.

**ROLL CALL VOTE TO APPROVE ANNUAL APPOINTMENT OF ZONING ADMINISTRATOR ROBERTA GRILL**

AYES: Trustees Camerer, Carbonaro, Deyne, Gabrenya, Hopkins, Reinke  
NAYS: None  
ABSENT: None  
**MOTION CARRIED**

3. Trustee Reinke presented Resolution 2019-41-R, a Resolution Approving of the Professional Service Agreement Between the Village of Bartlett and Bryan E. Mraz & Associates, P.C.

Trustee Reinke moved to approve Resolution 2019-41-R, a Resolution Approving of the Professional Service Agreement Between the Village of Bartlett and Bryan E. Mraz & Associates, P.C., and that motion was seconded by Trustee Deyne.

**ROLL CALL VOTE TO APPROVE PROFESSIONAL SERVICE AGREEMENT FOR BRYAN E. MRAZ & ASSOCIATES**

AYES: Trustees Camerer, Carbonaro, Deyne, Gabrenya, Hopkins, Reinke  
NAYS: None  
ABSENT: None  
**MOTION CARRIED**

4. Trustee Reinke presented Resolution 2019-42-R, a Resolution Approving of the Professional Service Agreement Between the Village of Bartlett and the Law Offices of Robert J. Krupp, P.C.



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Trustee Reinke moved to approve Resolution 2019-42-R, a Resolution Approving of the Professional Service Agreement Between the Village of Bartlett and the Law Offices of Robert J. Krupp, P.C., and that motion was seconded by Trustee Deyne.

**ROLL CALL VOTE TO APPROVE PROFESSIONAL SERVICE AGREEMENT FOR ROBERT J. KRUPP, P.C.**

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

**NAYS:** None

**ABSENT:** None

**MOTION CARRIED**

5. Trustee Reinke presented Resolution 2019-43-R, a Resolution Approving of the Professional Service Agreement Between the Village of Bartlett and the Law Firm of Storino, Ramello & Durkin

Trustee Reinke moved to approve Resolution 2019-43-R, a Resolution Approving of the Professional Service Agreement Between the Village of Bartlett and the Law Firm of Storino, Ramello & Durkin and that motion was seconded by Trustee Gabrenya.

**ROLL CALL VOTE TO APPROVE PROFESSIONAL SERVICE AGREEMENT FOR STORINO, RAMELLO & DURKIN**

**AYES:** Trustees Camerer, Carbonaro, Deyne, Gabrenya, Reinke

**NAYS:** Trustee Hopkins

**ABSENT:** None

**MOTION CARRIED**

Trustee Reinke stated that the Memorial Day Open Burn Request, Arts in Bartlett Class D Liquor License Application and the Parade Permit Request for BAPS Charities Walkathon were covered and approved under the Consent Agenda.

**E. POLICE & HEALTH COMMITTEE, CHAIRMAN CARBONARO**

Trustee Carbonaro stated that the authorization to purchase one police vehicle was covered and approved under the Consent Agenda.

**F. PUBLIC WORKS COMMITTEE, CHAIRMAN CAMERER**

Trustee Camerer stated that Resolution 2019-44-R, a Resolution Authorizing the Purchase of up to 1,300 Tons of Road Salt from Compass Minerals America, Inc.; Ordinance 2019-45, an Ordinance Accepting the Public Improvements for Muirfield West Building at 1361 Schiferl Road; the purchase of Sewer Televising Van; Resolution 2019-



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46-R, a Resolution Approving of the Agreement for Professional Engineering Services Between the Village of Bartlett and Engineering Enterprises, Inc. were covered and approved under the Consent Agenda.

13. NEW BUSINESS

Trustee asked about the status of the deteriorated cleaners across from Village Hall.

Ms. Grill stated that they have placed a lien on the property about one month ago per the advice of the village attorney. They are investigating actions they can take on this private property. The owner claims that he has no money.

Trustee Reinke suggested that they have an executive session to talk about this pending litigation.

Ms. Grill stated that the roof is in severe need of repair and she will be talking with the village attorney as to other avenues they can pursue.

Trustee Deyne stated that he has seen work going on at the Mobil gas station on Lake and West Bartlett.

Ms. Grill stated that they have recently met with an interested buyer for the property. He would like to tear it all down and build something very nice. They are hoping that this happens. Because they had this interest, they held up on the removal of the underground storage. They are proceeding with the groundwater ordinance with the Illinois EPA.

Trustee Hopkins asked what it would cost to have public works pick up brush once or twice per year.

Public Works Director Dan Dinges stated that his concern with doing it only once or twice per year would be the volume that would be out there. Another idea would be to get pricing from another contractor for the pick-up.

President Wallace stated that it is not for everyone because many people use individual contractors. He felt that we could provide a service contact to those in need and they would pay per their individual need.

Trustee Camerer stated that people in his community would pay to have the village pick up the brush. It doesn't necessarily have to be an expenditure by the village if they could get the residents to pay a nominal amount.

Trustee Reinke asked if Groot had an option where they could supply a large tote.



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Mr. Dinges thought they had a yard waste option where the branches would be trimmed down to fit into the tote.

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

ROLL CALL VOTE TO ADJOURN

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

NAYS: None

ABSENT: None

MOTION CARRIED

The meeting was adjourned at 8:00 p.m.

Lorna Gilles  
Village Clerk