



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
December 1, 2020**

1. CALL TO ORDER

President Wallace called the Committee of the Whole meeting to order at 7:39 p.m.

PRESENT: Chairman Carbonaro, Deyne, Gandsey, Hopkins, Reinke, Suwanski and President Wallace

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Sr. Management Analyst Samuel Hughes, Management Analyst Joey Dienberg, Finance Director Todd Dowden, Director of Public Works Dan Dinges, Planning & Development Director Roberta Grill, Building Director Brian Goralski, Police Chief Patrick Ullrich, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

BUILDING & ZONING, CHAIRMAN REINKE
Route 59/West Bartlett Road Concept Plan Review

Chairman Reinke stated the development is approximately 114-acre mixed use development site with duplexes and ranch homes. There is also a pod dedicated to commercial with 11 acres of open space.

Roberta Grill, Planning and Development Director stated this piece has many zoning designations. It straddles the east and west sides of Route 59, travels north and crosses over the Metra/Soo Line and has development north of the tracks. This is a concept plan and development consists of duplexes and ranch homes on smaller lots with snow removal and lawn maintenance provided. These lots would typically attract empty nester, retiree and/or active adult buyers. Also, included as part of this development plan, are areas designated for typical single-family homes, townhomes, wetlands, open space and commercial uses. A multi-use path meanders throughout the residential development providing connectivity to each of the water features, woodlands and wetland areas. A perimeter path would also be located along the north side of W. Bartlett Road, providing pedestrian access to the commercial area, and along the east side of Naperville Road that would connect to the existing path to the north. The plan identifies four (4) PODs or neighborhoods proposed for residential development. POD 1 would consist of approximately 90 duplexes on 9,400 sq. foot lots with reduced rear yards. POD 2 would consist of 60 ranch homes on 6,375 sq. foot lots with reduced lot widths and 30-foot rear yards. POD's 1 and 2 would be for your typical active adult buyer. POD 3 would provide for a typical single-family development with 8,750 sq. foot lots and reduced rear yards and POD 4 would consist of 104 townhome units. Six (6) acres of commercial is designated at the northwest corner of Rt. 59 and W. Bartlett Road with 11 acres proposed for open space on the east side of Rt. 59. There would also be a 50-acre wetland area north of the tracks.



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This Concept Plan identifies a full access curb cut across from Cheviot Drive on West Bartlett Road which would provide direct access to the duplex and single-family neighborhoods. They would also be requesting two additional curb cuts, a potential full curb cut located on the west end of the commercial, and a potential right in, right out closer to the intersection. On Naperville Road, two full access curb cuts are proposed; one located south of the railroad tracks providing access to the detached residential uses and one north of the tracks providing access to the townhome development. Both West Bartlett and Naperville Roads are under the jurisdiction of Cook County Department of Transportation and Highways and Rt. 59 is under the jurisdiction of IDOT. Staff has directed the Petitioner to contact both agencies to discuss the proposed curb cut locations for this development plan. To give you an update, the West Bartlett Road/Rt. 59 intersection improvements are slated for a June 2021 letting, with possible construction taking place in the fall of 2021. This improvement identifies dual left turn lanes and designated right turn lanes at each leg of the intersection. A full traffic impact statement will be required for this development at the time a formal application is submitted for the Staff's review and the petitioner has indicated that counts are currently taking place. This impact statement, along with Cook County and IDOT's input, will determine future access point locations and will guide the layout of the development plan.

It is Staff's understanding that Crown would be developing the overall property, but would sell the single-family development sites to a residential home builder. Corridor Plan. Included in this plan is the designation of an open space area at the northeast corner of Naperville and W. Bartlett Road. Upgraded lighting, landscaping and berming will also be required at the time a full application is submitted. Stormwater detention and wetland requirements would be determined at the time of a formal application submittal. Staff directed the petitioner to also contact the Park District for their review of the proposed parks and the required dedications associated with this proposed development. The petitioners are on the call tonight if you have any specific questions.

Chairman Deyne asked about the curb cuts along West Bartlett Road. West Bartlett Road backs up for people waiting to make a left hand turn on to route 59 from east bound West Bartlett Road.

Ms. Grill stated right now this is just conceptual and neither of these locations have been approved by the County. When the Route 59 improvements occur next year, there will be dual left turn lanes, so that stacking will be shortened.

Chairman Deyne asked when the estimated completion date of that intersection will be.

Dan Dinges, Public Works Director, stated that if they stay on schedule and have a June letting, that means they will likely start utility relocates in the fall and in the spring of 2022 will be about the time they start actual road improvements. It will take about a year to do all road improvements if they stay on schedule.



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Chairman Deyne asked about the detention areas south of the railroad.

Ms. Grill stated those areas will be reviewed when they submit a formal application.

Chairman Deyne asked about annexing property around Rt. 59.

Ms. Grill stated those homes are in the village.

Chairman Carbonaro asked about the Naperville Rd. curb cuts. Is there going to be a decelerating lane and left turn lane so people can get in and out safely.

Ms. Grill stated that would depend on what the results are of the traffic impact statement.

Chairman Reinke thanked the petitioner for choosing Bartlett. He stated some of the issues that have come up tonight surround the curb cuts and that will be something the Village is concerned about. In terms of POD 3, do you have any notions on who you might sell that POD to?

Dan Olsem with Crown Community Development heads up the engineering and construction department with Crown and also present was Chris Naatz who heads up the sales and marketing department. Roberta is right, the timing of this is pretty fortunate because of the improvements that will be occurring at that intersection which will make a tremendous impact on the queuing at that intersection. The corridor transportation study that's being done now is good as well because we were able to provide them this information so they could include that into their study. Our traffic engineer has already reached out to IDOT to discuss turn lanes that are coming off West Bartlett Road, even though it's not IDOT's jurisdiction, because Cook County will defer to them. Crown's traffic study will be finalized in about another month.

Chris Naatz stated they are grateful this opportunity and stated that Pulte Homes is expressing interest in making the homes for that section.

Chairman Deyne asked who might be interested in that commercial area.

Mr. Olsem stated they have had some inquiry's, but nothing specific thus far.

Chairman Suwanski asked how many units would be in each building of POD 4.

Mr. Naatz stated he believed they were mostly 4-unit buildings, there may be some 5- or 6-unit buildings.



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Chairman Gandsey asked if there would be a path connecting over Rt. 59 for people to walk to the downtown area.

Mr. Olsem stated it would be difficult to cross that many lanes, but we are going to see if that is an option in our traffic study. The wider the intersection, the more concern with safety you get.

President Wallace stated that there is an overpass south of Army Trail that would be ideal.

Mr. Olsem stated Kane County put in an overpass for one of their projects not long ago. The topography of the land is not ideal for a bridge in this location.

President Wallace stated he loved the concept and thought having a ranch home was a great idea. There is a lot of heavy lifting as far as the traffic concerns, but he thought it was a great plan and thanked the petitioner.

Mr. Olsem thanked President Wallace and stated that Crown as been property owners in the village for quite some time and they are happy to finally have a plan that will work well.

Chairman Hopkins stated that with all the construction that will be starting in 2022 along Rt. 59, it would be nice for the village to work with IDOT to get a pedestrian bridge for across Rt. 59. It would help connect both sides of the village.

Bucky's on Stearns-Site Plan, Special Use, Variations

Ms. Grill stated the petitioner is asking for Special Use Permits for an automobile service station, to sell packaged liquor and outdoor sales. They are also asking for variations for their fuel pump canopy and to reduce interior parkway landscaping. At the Zoning Board of Appeals (ZBA) meeting, they reviewed the variation request and conducted the requisite public hearing at their meeting on November 5, 2020. The ZBA recommended approval based on the findings of fact outlined in the staff report. The Plan Commission reviewed the petitioners request for a Site Plan Review and three (3) Special Use Permits and conducted the requisite public hearing on November 12, 2020. Based on discussions with the Petitioner and Village's Traffic Consultant, Staff revised condition G to the following: The Petitioner will work with Staff to set restrictions for tanker deliveries in the event the Village determines that the timing of fuel deliveries creates circulation problems on the property and/or within the Home Depot Subdivision. Mr. McMahan is on the zoom call tonight if you have any further questions.

Chairman Reinke stated there is a perception that "we" are removing the Sonic and replacing it with a gas station. It is his understanding that this Sonic site has been under



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performing and is probably not something that would be viable in the medium term anyway. He asked if we have any information on that.

Ms. Grill stated we do and Mr. McMahon can address that.

Mr. McMahon stated that they are selling it to him because the owner owns several and this one is under performing.

Chairman Hopkins stated that he read an article that Bucky's was bought or is merging, is there any truth to this.

Mr. McMahon stated there is and that Casey's is acquiring Bucky's as a stock purchase as of December. Nothing will change, but he imagines Casey's will probably try to come in and get approval for resigning and maybe some interior changes to the kitchen, but the layout will remain the same.

Chairman Hopkins thanked the petitioner.

President Wallace stated hat being from Iowa, he would agree that the pizza is very poplar. It does not compare to Chicago pizza, but it is good. It will be a nice addition to that corner, but it is unfortunate that the Sonic could not make it there.

Chairman Deyne asked what the timeline was.

Mr. McMahon stated construction will start in April or May and will be completed in 90-120 days.

The item was forwarded on to the Village Board.

FINANCE & GOLF, CHAIRMAN DEYNE
Debt Refunding Bond Ordinance

Todd Dowden, Finance Director stated a couple of meetings ago, we talked about two refinancing opportunities the village has, one is to refinance the DuPage Water Commission loan to lock in at a low rate and the other is to refund the callable portion of the 2012 general obligation bonds that are still outstanding for savings. This is a parameter style ordinance. The village has been using this kind of ordnance the last three bond issuances. It offers flexibility and allows the bonds to be issued over the next six months. It also sets the limits that must be followed when the final bond terms are established. Lastly, it delegates the final approval to the Village President or administrator so bonds can be sold sometime other than right at a Board meeting. All of these parameters have to be set before a bond can be issued. The parameters sets the max par at \$18.8 million with a final maturity date of 2039, the maximum annual maturity



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amount would be \$1.6 million, the max coupon interest rate of 6%, and the maximum bond tax levy would be \$1.7 million. The 2021 B series would have a maximum par of \$11.95 million with a final maturity of 2031, max maturity amount would be \$2.02 million, max interest rate of 5% and maximum bond tax levy of \$2,028,800. Delena Welkomer is on the call tonight, she looked at the current market and rates have gone up slightly with the water loan refinancing. Estimated savings is right around 7%, they had been over 8% at the beginning of October. Savings would still be estimated around \$1.25 million. As far as the 2012 refunding, estimated savings is around 10% on a present value basis of \$1.1 million. The next step would be to approve the ordinance at the December 15th meeting. Staff still has to meet with Moody's to put a rating on these bonds. We are currently at a AA-1 which is second highest level for a municipality.

Chairman Hopkins asked when these bonds will be eligible for refinancing again.

Mr. Dowden stated the 2012 bonds could be refinanced in about 8 years.

President Wallace asked if there was anyway we can accelerate what we are doing so we don't lose another percent.

Ms. Welkomer stated we would be in a position to submit documents to Moody's next week. The driving force behind moving the timeline forward is how quickly Moody's can schedule a conference call with us and get us a rating. We are hoping to get a rating before or just after Christmas. We would post the preliminary official statement and then we could have a competitive sale as early as the first week in January. She agreed with President Wallace the sooner to get in the market the better.

President Wallace stated it would be fantastic if we could get this finished as quickly as possible.

Chairman Carbonaro asked when we sell these bonds are we cutting out the Boards approval.

Ms. Welkomer stated that is correct. The parameters ordinance establishes criteria that has to be met in order for one of the officers to authorize the sale of the bond.

The item was forwarded on to the Village Board.

Chairman Deyne moved to adjourn and that motion was seconded by Chairman Carbonaro.

ROLL CALL VOTE TO ADJOURN

AYES: Chairmen Carbonaro, Deyne, Gandsey, Hopkins, Reinke and Suwanski



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NAYS: None
ABSENT: None
MOTION CARRIED

The meeting was adjourned at 8:18 p.m.

Samuel Hughes
Deputy Village Clerk