



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
January 19, 2021**

CALL TO ORDER

President Wallace called the Committee of the Whole meeting of January 19, 2021 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:19 p.m. and NOTICE IS HEREBY GIVEN pursuant to Section 7(e) of the Open Meetings Act as set forth in Senate Bill 2135 signed by Governor J.B. Pritzker on June 12, 2020, making it effective upon said signing ("SB 2135"), that the regular meeting of the Village President and Board of Village Trustees of the Village of Bartlett (the "Committee of the Whole") scheduled to be held on January 19, 2021 at the Bartlett Municipal Building, 228 South Main Street, Bartlett, Illinois, may be conducted by audio or video conference without a physical quorum of the members of the Village Board present because an in-person meeting is not practical or prudent due to a disaster, that being COVID-19 pandemic and the applicable restrictions imposed under various laws rules, restrictions, Executive Orders and/or announcements issued by Illinois Governor J.B. Pritzker and/or Ngozi O. Ezike MD, Director of the Illinois Department of Public Health, including without limitation "Restore Illinois: A Public Health Approach to Safely Reopen Our State", which currently limits gatherings to the lesser of 25 people or 25% of the capacity of the meeting room as a public health measure.

PRESENT: Chairman Carbonaro, Deyne, Gandsey, Hopkins, Reinke, Suwanski, 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, Head Golf Professional Phil Lenz, Police Chief Patrick Ullrich, Village Attorney Bryan Mraz and Village Clerk Lorna Giless.

COMMUNITY & ECONOMIC DEVELOPMENT, CHAIRMAN GANDSEY
West Bartlett Road Transportation Corridor Study

Chairman Gandsey stated the first item is the West Bartlett Road transportation corridor study and asked staff to take over.

Planning and Development Director, Roberta Grill introduced Cindy Fish and Tim Doran from Fish Transportation Group.

Cindy Fish stated that they were glad to be there to talk about the study and the work they did, as well as the recommendations and preliminary strategies. The Fish Transportation



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Group is a multi-mobile transportation firm that has been in business for over twenty-five years. They have worked on many corridor studies and municipal planning. They worked on the previous Transit Oriented Development (TOD) study.

Tim Doran from Fish Transportation stated that he was a transportation consultant and has worked with traffic engineering studies for the last twenty years. He has a history of doing corridor studies as well as the individual transportation plans and traffic studies.

Cindy Fish talked about the objectives that the village asked them to complete was a planning level assessment of the West Bartlett Road corridor with a particular focus on the truck traffic. She supplied the attached West Bartlett Road Transportation Corridor Study as a tool to the village so they can work with the Cook County Department of Highways who has jurisdiction over West Bartlett Road. It will specifically identify and project the volume of truck traffic and understand how it impacts the other corridor modes and land uses. The final objective is to put together some preliminary strategies and recommendations that the village can pursue. They collected data on new traffic counts, training movement counts, 24-hour data on the east and west end, IDOT traffic volumes, crash data from IDOT and the village police department, speed data, development activities, CMAP. They compared the data between all those different sources to have an understanding of what they are looking at and what has changed since one year ago. They analyzed all the different truck characteristics and identified key takeaways and moved into developing some potential strategies.

Mr. Doran stated that there is a mix of industrial uses, high-end residential, four business parks, truck parking facilities, trailer park, and a school or two. The problem is that you are mixing heavy trucks with cars in residential areas and there are a lot of roadway jurisdictions. He talked in detail about the traffic and the 24-hour average traffic numbers (see traffic study). They spoke about truck traffic by classification (pages 14-15). They looked at peak hour traffic volumes (page 16-17). Speed and crash data was also analyzed on pages 18-20. He spoke about intersection improvements on West Bartlett and Route 59 which will be helpful to move traffic.

Chairman Gandsey asked why they chose West Bartlett and Route 59 instead of Lake and Naperville where there are increased accidents.

Mr. Doran stated that he was not aware of the accident statistics for Naperville and Lake because the study was done on West Bartlett and Route 59. He spoke about recent/proposed developments (pages 21-23) and stated that there was quite a lot of building still to come in Brewster Creek as well as the west end of town.

Ms. Fish covered key takeaways (page 25-26) and stated that the key thing is that the village does not manage most of the roadways within the area. There is also land that is Elgin or unincorporated. The studied area is not a truck route but will continue to carry a



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lot of trucks. The growing need for shipping will impact the future of West Bartlett Road (pages 26-27).

Mr. Doran spoke about strategies for the long term involved talking with the county. He suggested hiring an engineering firm to look at the potential for extending the bike path. Another strategy that he suggested on Naperville Road and Spaulding was a roundabout or elliptical about. He stated that it is a nice visual and a traffic calming visual that slows traffic down. He thinks it would be a wonderful enhancement to Naperville Road which has a large residential population. In addition to that, a weight limit should be placed on Naperville Road with signage at the front and the south end. He suggested a 20,000 weight limit.

Chairman Gandsey asked for an estimate of how much that would bring the traffic down.

Mr. Doran was not able to answer that question. He also suggested signage saying “truck route straight ahead” to Stearns Road would reduce the number of trucks on West Bartlett (page 28).

Chairman Hopkins asked for price tags on some of the ideas he had.

Mr. Doran stated that the roundabout would be a simpler cost estimation but the roadway improvements would require a further study since they don't know the available right away. He stated that the traffic engineer should be able to do a more accurate estimate.

Ms. Schumacher stated that they have Lynn Means from Gewalt Hamilton Associates, Inc. doing the geometrics for a roundabout or ellipse about and they are working on numbers right now.

Chairman Deyne asked if they could just start with something inexpensive like signage. Why won't the county cooperate with them?

Mr. Doran stated that a trucker that delivers all the time coming from the east or west to the Brewster Creek Industrial Park knows that Naperville Road is a nice quick cut through way to get into the park and they don't have to navigate the busy intersections.

President Wallace asked if they were allowed to put a ten-ton weight limit on Naperville Road.

Mr. Doran stated that they would have to get county permission.

President Wallace asked if Route 25 was considered a truck route?

Mr. Doran stated that it was a state route but not a designated truck route.



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Chairman Suwanski asked if they were allowed to lower the speed limit on Naperville Road.

Ms. Fish stated “no”. One of the recommendations was setting up a multijurisdictional committee or working group to work on the preferred routes or things that the entities can work together on.

Chairman Reinke asked how they can get Cook County to finally pay attention to this problem. They just don’t seem to care.

Chairman Deyne stated that it seems relatively simple to just sit down and talk about it and work it out. It doesn’t make any sense to him.

President Wallace stated that he thought that collaboration with multijurisdictional entities is a good way to start. He thought a lot of talk went on in those meetings but not a lot of action.

Ms. Schumacher stated that by having this data and actionable solutions is a good way to start the conversation with the county.

Chairman Gandsey asked if Mr. Lebron was happy with this information.

President Wallace stated that they now have the information they need to show the county that things are only going to get worse in this area.

Ms. Schumacher asked Attorney Mraz to address using TIF funds.

Village Attorney Bryan Mraz stated that the TIF Act limits you to eligible TIF expenditures and those tie into the Brewster Creek TIF to the extent that it is a contributing factor, which it is, but it is not a 100 percent contributing source of this problem. You can use some of your 15% of village TIF funds towards these costs, but not all of it since it is not all attributable to Brewster Creek.

Chairman Hopkins stated that it is good that they could use some TIF funds to correct some of the issues on Naperville Road and some improvements on West Bartlett.

Chairman Reinke asked if there are sufficient funds left in the TIF for this purpose.

Ms. Schumacher stated that there are some but it certainly would not cover the whole project.

Chairman Deyne asked if there was enough to build the roundabout.



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Ms. Schumacher was not sure.

President Wallace stated that the most possible way forward is to take this information, assign some price tags to these items, knockout the low hanging fruit that we could get away with from Cook County, like signage. We should then see if we could have some meaningful meetings and push some efforts by Cook County and other taxing bodies to get something done for residents on that corridor.

Chairman Hopkins asked staff to reach out to Mr. Lebron with strategies to move forward.

Chairman Suwanski asked if they would get pushback from Tri-County and several other parks off of Stearns if additional traffic was pushed in that direction?

Chairman Deyne stated that Stearns Road is a designated truck route and Bartlett Road is not.

President Wallace stated that in an ideal world he would like to move this traffic to Stearns or Route 25 or Route 59 instead of using the cut throughs like Naperville Road. He suggested using diplomacy with some of the businesses in Brewster Creek. He suggested that companies with their own drivers should be pushed to observe the good neighbor diplomacy. Perhaps they could get a little relief that way.

Chairman Gandsey read an online “chat” from Steve Coffinbargar, 805 Foster Avenue. Mr. Coffinbargar stated that another piece of low hanging fruit to discuss with Cook County Transportation staff is the potential to improve bike/ped access across the south leg of Naperville Road at West Bartlett Road. He believes the existing traffic signals at this location include pedestrian count down signals. What he is asking is that the board consider pursuing improving the actual path in the southwest quadrant to extend a short distance to the actual intersection, a curb cut in the southwest and southeast quadrants, and the appropriate roadway striping. He thanked the board for considering this small price tag improvement recommendation.

O’Hare’s Pub & Restaurant BEDA Application

Chairman Gandsey stated that they have a BEDA recommendation for O’Hare’s Pub & Restaurant. They are moving to the Streets of Bartlett and the new location is being built in tandem with Midway Lanes bowling alley and they will be the food service provider for that business. They have been in the village since 2013 when this will be their third location change. The current expansion requires a complete buildout of a portion of the long vacant grocery store space in the Streets of Bartlett. The applicant details costs totaling \$276,492 and since the architectural fees are not considered BEDA eligible, the staff values the physical improvements to the space at \$270,000 and recommends a grant



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in the maximum amount of \$50,000. This was presented at the Economic Development Commission on January 11th and it passed through them with a unanimous recommendation.

Chairman Deyne stated that he would be in favor of moving this to the next board meeting for approval.

Peggy O'Hare Vance stated that if the board had any questions she would be happy to answer them. They are incredibly excited to open this new venue.

President Wallace stated that they are totally excited to have them open the new venue.

Chairman Deyne wished them the best of luck and stated that they would support them in any way they could.

BUILDING & ZONING, CHAIRMAN REINKE **Puckett Reserve Concept Plan Review**

Chairman Reinke introduced the Puckett Reserve concept plan review and stated that the petitioner is requesting a concept plan review for a medium density development on 15 acres located on the east side of Naperville Road. The development would consist of 146 apartments divided into 5 two-story buildings.

Planning and Development Director Roberta Grill stated that this is a medium density development proposed on the east side of Naperville Road for 146 apartments. It would be contained within four 2-story buildings and each building would have a mix of studios, one bedroom, two and three bedroom units. They are also proposing a 10,000 SF building proposed for a micro-office rental for the residents use. They are also identifying two courtyard areas, outdoor amenity areas of which may contain a swimming pool. The concept plan proposes a full access curb cut off of Naperville Road. This road would connect north to Tamarack Drive, providing a second point of ingress and egress for this development. They are also proposing a ten-foot wide public bike path along the east side of Naperville Road which will connect the existing paths to the north and south. There also proposing a private five-foot wide trail system or runners path around the perimeter of the property which will connect to the bike path. At the time of a full application submittal they would request annexation of this property and to rezone to the SR-6 PUD, multi-family medium density zoning district which allows for up to 14 dwelling units per acre. The comprehensive plan designates the subject property as low density (5-8 dwelling units per net acre). The zoning ordinance requires a total of 309 parking spaces for this development and they have provided 310. A variation would be required to allow for parking within the forty-foot perimeter along the north and south property lines. The petitioner is proposing to install decorative walls along the north and south property



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lines to screen the headlights and noise from the surrounding properties. The development also identifies a park site on the east end of the property adjacent to the required stormwater detention area. She indicated that the petitioner and family members were ready to show a presentation to the board (see attached).

Development partner Kevin Lange stated that he was the grandson of Elmer Puckett, his brother Kenny Lange is his twin brother, his mother is Linda Puckett as well as his uncle Dean Puckett. He indicated that he was pretty much raised in the summers and the holidays on this fifteen acres of property. He indicated that they were very particular with the developer that they chose. His proposed housing development is called "horizontal big house" targeted to provide a new housing alternative. They looked at market demand and vetting what people want.

He presented four concept designs that will blend in with the family property.

President Wallace asked if this was all rental properties.

Mr. Lange stated that it is all rental properties with land acreage and greenery.

Chairman Suwanski asked what the rental costs would be.

Mr. Lange stated that a one bedroom would approximately be \$1,400-\$1,600, two bedroom-\$2,200-\$3,000, three bedroom-\$2,800-\$4,000. He spoke about air filtration within the buildings.

Chairman Suwanski asked about the multi-purpose building and asked if the workstations are included in the rent or are they a separate cost.

Mr. Lange stated that they would pay for the private offices but the conference rooms are open to everyone and are included in the rent. Families are welcome to watch TV in the large theater room and the fitness center is also included for the residents.

Chairman Deyne stated that over the years he has looked at many, many projects and he thinks this is one of the most attractive projects that he has seen in all of the years that he has been part of the village. He hoped that it came through to fruition.

Chairman Hopkins asked what kind of material did they plan on using on the exterior of the buildings.

Taylor Sonoskey stated that it would be brick and siding. They are still looking at options.

Chairman Hopkins stated that he liked the design and the fact that they have been part of Bartlett for a while. He wanted to make sure that once they start the design work, they



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don't cut corners and use quality materials. He asked if they would be willing to contribute funds for roadway improvements in that area such as the roundabout or bike paths.

Mr. Lange stated that they included that in the pro forma. He suggested they look into the industrial development authority bonds. He has dealt with the IDA and state, local and federal basis for five states. He felt that they may be able to get some infrastructure money from them. He does plan on helping out with the expansion of the right-away.

Chairman Hopkins asked if the development will have to get the approval from the homeowner associations to the north and south to connect into their subdivisions.

Ms. Grill stated that they do not. The right-of-way for Tamarack Drive actually butts the property line and was always envisioned for any development on this property to connect with the public street.

Dean Puckett stated that he was very happy that everyone liked their design. He stated that he was 53 years old and has lived here his entire life. His family has a long history in the village. He had several development offers and they have been very particular in who they chose. He has been maintaining the fifteen-acre property by himself for many years now and will not sell to a big box developer. He wants his family name remembered.

Chairman Reinke indicated that his feedback is that he agrees that this is very attractive. He wished it was on Lake Street and thought the density may be an issue with the neighbors. Tree preservation is fantastic but may also be an issue with neighbors as well as the traffic. He felt that they could lower the density and that might be something he would appreciate.

President Wallace thanked the whole family and he could tell that they were very proud of this product. He thought it was a fantastic concept and thanked them for sharing their family history in making this a part of Bartlett's future.



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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

NAYS: None

ABSENT: None

MOTION CARRIED

The meeting was adjourned at 8:51 p.m.

Lorna Gilles
Village Clerk