



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
May 4, 2021**

CALL TO ORDER

ROLL CALL

PRESENT: Trustees Deyne, Gandsey, Gunsteen, 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, Assistant Public Works Director Tyler Isham, Planning & Development Director Roberta Grill, Building Director Brian Goralski, Head Golf Professional Phi Lenz, Chief Patrick Ullrich, Deputy Chief Geoff Pretkelis, Deputy Chief Jim Durbin, Village Attorney Bryan Mraz and Village Clerk Lorna Giless.

BUILDING & ZONING, CHAIRMAN HOPKINS
The Grasslands Subdivision

The petitioner is requesting to rezone 192 acres in a planned development subdivision. They are proposing a mixed use development located at Rt. 59 and W. Bartlett Rd.

Planning and Development Services Director Roberta Grill stated she will give an overview of the project. The proposed property contains quite a few different zoning classifications right now. They are requesting to zone the 192 acres to PD Planned Development district. The district is specifically designated for a mixture of uses for commercial, attached residential and single family. There 81 single family traditional lots located on the southwest corner. The properties would be maintained by the homeowners just like any other regular single-family lot. There are also active adult single family cottages that have smaller lots and are maintenance free. There are also proposed active adult duplex lots that would be maintenance free. These three neighborhoods would be similar to a phase 1 development that would be sold to a builder. Phase 2 would be a 116 unit townhome development located north of the railroad tracks off of Naperville Road. Cook County asked the petitioner to move the proposed curb cut location as far north from the railroad tracks as possible. It will be located in a tree preservation easement.

Chairman Hopkins asked how many feet the preservation is.

Ms. Grill stated it was 40'.

President Wallace asked if it included all of the trees because it is pretty thick there.



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Ms. Grill stated it would.

Chairman Reinke asked if there was going to be a tree survey and if there were any diseased trees they would be cut down.

Ms. Grill stated that was correct.

Chairman Suwanski asked if they would be replaced.

Ms. Grill stated it depended on the size. Typically, that is what the ordinance calls for, but it also depends on the spacing of the trees. The tree survey will come in at the final platting stage.

Ms. Grill stated the townhome development would be a phase 2 in the future and at this time they do not have someone that is looking to purchase the property. The commercial area at the southeast corner of Rt. 59 and West Bartlett is approximately 6 acres in size, but when you take out the right away, buffer area and wetland, this property is only about 4 acres of buildable area.

Chairman Deyne asked how long the buildout would be for residential if approved.

Ms. Grill stated she thinks the residential portion will go quickly.

Chairman Deyne asked about the commercial piece.

Ms. Grill stated we are sending people their way, but once construction starts, that commercial piece will be more valuable.

Ms. Grill stated the current curb cut locations are proposed as a right-in-right-out at the location off the commercial site. They are also proposing a full access point across from the drive of Victory Center which would lead into the commercial site as well and the third access point would be coming from the north inside the neighborhood so anyone that lives in the neighborhood could access the commercial.

Chairman Deyne asked for an update on the intersection improvements on West Bartlett Road and Rt. 59.

Mr. Dinges stated they are waiting on an update from IDOT. It was supposed to have a June letting. That is very unlikely, so it is probably pushed back a year.

Chairman Suwanski confirmed that the intersection would be expanded.



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Mr. Dinges stated that it would be identical to what the Stearns and Rt. 59 intersection looks like. It will greatly improve the eastbound to northbound movement which backs up during peak hours. That is one of the issues with Naperville Road now. When it backs up, Naperville Road tends to be favored, but once that intersection gets improved, he thinks some of that traffic would be drawn from Naperville Road.

President Wallace stated he thought it would draw a lot of it because they currently cannot stack and have to wait 2 or 3 lights before turning onto Rt. 59.

Ms. Schumacher stated communication with the State has been difficult throughout the pandemic. We hear nothing and then all of a sudden, we have to get it on our agenda in two days. She wants to hear confirmation from the State on this intersection because they could say its still on.

President Wallace asked to have a phone call with our new representative.

Ms. Schumacher stated we have a phone call with the new representative this weekend.

Chairman Suwanski asked if it would be better for the intersection to be done before construction started.

President Wallace stated they won't start the commercial portion until it is done.

Chairman Reinke stated he assumes IDOT will request money from the developer since they are getting access on Rt. 59.

President Wallace stated he knows a lot of people looking for these types of senior homes.

Chairman Reinke asked if any of the full access points on West Bartlett Road will be signalized.

Ms. Grill stated they did not need to be at this time.

Ms. Grill stated the primary access located across from Cheviot Dr. is about 1,000' from the Rt. 59 intersection.

Chairman Gandsey asked if there is a stop sign near the full access point off Naperville.

Ms. Grill stated there would be.

Chairman Gandsey asked how the access points were determined off of West Bartlett Rd.



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Ms. Grill stated we always try to align with what's across the street. We have a minimum separation in our subdivision ordinance, but this far exceeds that. They did what staff recommends which is putting the primary access across from an existing curb cut.

Ms. Grill stated the 10-acre piece of open space has a small finger that goes all the way to Rt. 59 and there is another 11 acres on the east side of Rt. 59. The petitioner is proposing to dedicate those areas to the park district and the park district board is reviewing those at this time. There is also a path that would flow all the way through the development to Naperville Road. Staff thinks we can put a retaining wall with fencing for an underpass under Rt. 59.

Chairman Hopkins asked why the plan says "by other."

Ms. Grill stated that is a good question because they are negotiating that with the owners right now and it will be in the development agreement we bring to the board.

Chairman Reinke asked if the developer will be paying for this work.

Ms. Grill stated we are looking at various options. We have talked about possibly having the petitioner put it in and the village pay for it through grants, but we are still working that out.

Chairman Reinke confirmed that the village would be obtaining the grant, not giving the grant.

Ms. Grill stated that's what we are thinking. There are a couple Cook County grants out there right now. Also, we have asked the petitioner to contribute the villages share of the West Bartlett Road and Rt. 59 intersection improvement.

Chairman Gandsey asked if we can request them to have their trucks drive down Rt. 59 for when they begin their project.

President Wallace stated it is easier for a truck to go down Rt. 59 and take a left instead of using Naperville Road, they just don't do it now because they do not want to sit in traffic. As soon as you get two lanes there to stack trucks, it will be much more convenient for trucks to take Rt. 59.

Chairman Hopkins asked if we can mandate truck traffic during construction to turn left on to Naperville Road.

Ms. Grill stated we can ask that.



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Chairman Deyne asked if it would be enforceable.

Ms. Grill stated we can sign it and put it in the agreement.

Chairman Gunsteen stated we can ask the developer not to have their trucks exit onto Naperville Rd.

Ms. Grill stated that is true.

President Wallace stated he thought it was a great usage for that land and he was very supportive of the project.

The item was forwarded on to the Plan Commission for a Public Hearing.

Bike & Run Committee Recommendations

The Committee was established by Ordinance 2016-21 for the purpose of reviewing the villages existing bike paths to make recommendations to the corporate authorities and they have done so here.

Ms. Stone stated the village was awarded a local technical assistance grant by C-MAP for a bicycle plan in 2019 along with the Village of Streamwood. Unfortunately, due to circumstances beyond our control, the plan was not started until March of this year and is not expected to be completed until fall 2021. The Bike and Run Advisory Committee requested staff come up with a few bike projects the village could completed in the short term before the plan is underway. Staff proposed three possible projects to the Bike and Run Committee. The first one was to do a signed bike route from Rt. 59 that IDOT completed as part of their intersection improvements, which would be an on-street route, that would take people to the villages downtown. It meets several of our strategic plan goals. It is also something we would be able to complete in the short term. The second plan was to do a signed bike path on Mayflower and stripe parking lanes on Mayflower and E. Struckman Blvd. It is something that other towns have done. It provides on street parking, allows for bicycling outside of the traffic lane and calms traffic by making people feel like the lanes are narrower. There will not be any changes to the pavement width. The third proposal we had was to approach DuPage County about doing a designated bike lane on W. Stearns Rd. shoulder. Both the village and the county have had this in their plans for years. We want to approach them now that the Stearns and Rt. 59 intersection improvements are done and we can get connection all the way to the state park.

Chairman Hopkins asked if this was all paid for by grant money.

Ms. Stone stated it was not all paid for by grant money.



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Chairman Reinke thanked the staff for their assistance with the committee and stated that the committee was very helpful with this.

Mr. Dinges stated item #1 was signage. We will do in-house, so it is minimal impact. Item #2 is striping, we do a striping contract every year and is a minimal impact. Item #3 is Stearns Rd. and they are actually paving that now, so we have already reached out to them.

President Wallace asked if we had spoken with the county's representatives yet.

Mr. Dinges stated we had not yet, but that it an option. The biggest items on that stretch is the sidewalk as you get closer to Rt. 59 would needs to be torn up and put in as a bike path and on the far west edge, you have to connect it up with the stone path in the state park. It's relatively short and would not be too much to get that installed.

Mr. Hopkins asked how quickly this could be turned around and set to the village board for a vote.

President Wallace asked to get it on next meeting.

Chairman Gandsey asked if we can promote that once its completed.

President Wallace stated it can.

Ms. Schumacher stated the signage will be under the \$20,000 limit, the striping will be in the striping contract which you will vote on and we have the direction to turn up the heat with DuPage County.

The Committee Adjourned to Executive Session to Discuss Sale of Village Owned Property Pursuant to Section 2(c)6 of the Open Meetings Act.

Chairman Hopkins moved to adjourn the meeting and that motion was seconded by Chairman Deyne.

ROLL CALL VOTE TO ADJOURN THE MEETING

AYES: Chairman Deyne, Gandsey, Gunsteen, Hopkins, Reinke, Suwanski
NAYS: None
ABSENT: None
MOTION CARRIED



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The Committee of the Whole meeting adjourned following executive session at 8:44 p.m.

Sam Hughes
Deputy Village Clerk