



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
July 6, 2021**

CALL TO ORDER

President Wallace called the Committee of the Whole meeting of July 6, 2021 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:23 p.m.

ROLL CALL

PRESENT: Chairmen Deyne, Gandsey, Gunsteen, Hopkins, Reinke, Suwanski, President Wallace

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Sr. Management Analyst Sam Hughes, Management Analyst Joey Dienberg, Finance Director Todd Dowden, Director of Public Works Dan Dinges, Assistant Public Works Director Tyler Isham, Public Works Engineer Bob Allen, Planning & Development Director Roberta Grill, Head Golf Professional Phil Lenz, Police Chief Patrick Ullrich, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

COMMUNITY & ECONOMIC DEVELOPMENT, CHAIRMAN GANDSEY
Trackside Diner BEDA Application

Chairman Gandsey stated Trackside Diner is looking to add about 8 tables, 16 chairs, four parking stoppers and new fencing and the grant would total \$2,000.

Chairman Deyne stated he thinks anything we can do to help our businesses right now would be a good thing.

The item was forwarded on to the following board meeting for approval.

BUILDING AND ZONING, CHAIRMAN HOPKINS
The Grasslands

Planning and Development Services Director, Roberta Grill stated this is coming back to you from the Plan Commission meeting and it is the second time you are reviewing it. It is a rezone of 192 acres, preliminary subdivision/PUD of the property with P-1 traditional single family, 60 active adult ranch homes and 90 active adult duplexes. There would also be 116 townhomes proposed north of the railroad tracks and commercial on the corner of W. Bartlett Rd. and Rt. 59 as well as a wetland natural area on the east side of Rt. 59. They are asking for special use permits for the PUD and wetland mitigation, and a comprehensive plan amendment to the future land use plan. The Plan Commission reviewed the requests and conducted the public hearing at their meeting on June 12,



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
July 6, 2021**

2021. The commissioners expressed concern with the size of the commercial site, lack of an emergency exit for the townhomes, reduced lot size for the active adult community and the 5' side yard set backs for the active adult community. The Plan Commission did however recommend approval subject to the conditions and findings of fact outlined by staff with the additional condition that the light pole in the subdivision entrances and the commercial center match those lights in the W. Bartlett Corridor Plan. Also, attached tonight is the draft development agreement. Staff and the petitioners can answer in questions you may have.

Chairman Deyne asked how many acres the commercial site was.

Ms. Grill stated there are 6 acres with 4 acres being useable.

Chairman Hopkins asked how staff feels about it.

Ms. Grill stated staff is recommending approval.

President Wallace stated he agrees with the Plan Commission because that is such a valuable corner. The more potential commercial we can get on that corner would be best. President Wallace asked what the potential uses would be on 4 acres.

Ms. Grill stated the concept plan shows a 35,000 sq.ft. grocer and 2,800 sq.ft. restaurant.

President Wallace asked if the duplexes to the northwest of the commercial area were in the original concept plan. He asked if there was any other space for commercial.

Dan Olsem, Director of Engineering of Crown Community Development stated that Crown has owned this property for a decade. They have been marketing almost a third of the site as commercial for a majority of that decade. They almost had a big box store at one point but it fell through. Another issue is the Cook County property taxes. All of those factors convinced them that they need to shrink the commercial a bit, which is how they came up with the 6 acres they had today.

President Wallace asked if the back area was the only area with common maintenance.

Mr. Olsem stated that the duplexes as well as the active adult ranch home areas will all be common maintenance. The single family detached homes will not.

President Wallace stated he is not worried about the lot sizes for people that do not want to take care of a lot and just want a ranch home. He understands what they are saying about the commercial area though as well.



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
July 6, 2021**

Mr. Olsem stated that retail and commercial is more profitable for them so they would rather see those uses there but there just isn't a call for it.

President Wallace asked what the main entrance to the residential area is like.

Mr. Olsem stated it is across from Cheviot. The main entrance to the commercial space is across from the retirement home. They are also proposing a right in, right out off of Naperville Road in that area. In their discussions with IDOT, they are favorable to that, but have not yet responded.

President Wallace asked if they were beginning those intersection improvements in the spring of 2022.

Mr. Olsem stated he believes they will begin in November of 2021.

Chairman Gandsey asked what type of grocery store would go in there and if none did, who would.

Mr. Olsem stated that he thought is a good fit there, but currently they have no interest in the property. A lot of those types of uses do not show up until homes do, but right now they are not getting a lot of interest.

Chairman Gunsteen confirmed that the homes that back up to the commercial space will be notified that they will have commercial behind them one day.

Mr. Olsem stated they will put up screens in between, but they will also be made aware.

Chairman Deyne asked what the screen would be.

Mr. Olsem stated there would be vegetation as well as a fence.

President Wallace confirmed that with IDOT's improvements they will have to raise the elevation of that corner somewhat.

Mr. Olsem stated IDOT has purchased property from them a number of years ago to expand the intersection and raise the land a bit. Their commercial area will be raised up, but not as high as the roadway.

Chairman Hopkins asked how soon they would be selling houses if it were approved.

Mr. Olsem stated they would not be developing or building the homes, they would sell to Pulte homes to develop and sell the homes. Their hope is that they would be able to start



VILLAGE OF BARTLETT COMMITTEE MINUTES July 6, 2021

land development this year, get the underground work done in the winter, get roads down next year and build immediately.

Chairman Hopkins stated they have been working to connect our bike paths and the Rt. 59 underpass is an important connection to that. He does not want to wait four years to get that done so he is not fond of the language that was spelled out in negotiating. One thing he wants to add to that is, not one residential permit should be approved until this bike path is complete. He didn't mind if the village pays a little bit of money.

Mr. Olsem stated that they share in getting the bike path completed as quickly as possible. The problem with waiting to issue permits until the bike path is complete is that there are jurisdictions beyond their control. It takes a while to get through IDOT and he is guessing that they have higher priorities like the intersection improvements down the road a bit. They will act aggressively and are starting the design which will be completed within six months and that will open up the opportunities for grants to pay for the improvement. They will get it before IDOT as quickly as possible so they can get their feedback. When they first met with IDOT, they were favorable to it but they must have the plans in hand. It will not work with Pulte as far as holding up building permits because they need to move ahead and he hoped they could appreciate that.

Chairman Hopkins stated that if they have to wait ten years to get this overpass, perhaps we can work on the language and certain milestones or some kind of insurance with IDOT before this comes back to the board. He was happy that they chose Bartlett to develop this land but felt that this was key.

Mr. Olsem stated that they will not get any further assurance from IDOT except that it looks good until they get a plan in front of them. When they first met with the board, there were issues with crossing. They worked very close to the staff to find the best way to cross such as tunneling (expensive), going over with a bridge (expensive and would eat up a lot of the commercial land). They don't think, as developers that this is a good idea. The plan that they presented to the board is the best idea and a good likelihood it is going to happen. If it doesn't and they don't get the permit, they are back to the grade crossing that exists there now.

Chairman Reinke stated that he did not like negotiating from the dais, but he agreed with Chairman Hopkins. He conveyed to the staff that if there is a way we can expedite this and not wait five years. He understood the complications and issues.

Chairman Suwanski stated that the Plan Commission was questioning a stop light on West Bartlett Road because this development is going to add a lot of traffic.

Mr. Olsem stated that the traffic report showed that it is not warranted as well as the traffic consultant. The State of Illinois will not grant a traffic signal if it is not warranted.



VILLAGE OF BARTLETT COMMITTEE MINUTES July 6, 2021

There is also spacing requirements that is an issue as well.

Chairman Suwanski stated that perhaps once this gets built out and purchased, maybe another traffic study could be completed. She also questioned the emergency access.

Mr. Olsem stated that they struggle with that and they are landlocked with the railroad, wetland and the townhomes to the north. That is why they relocated the main entrance as far north as possible. With the turn lanes they can't get too close to the railroad tracks. They support the Plan Commissions recommendation to do emergency access there as long as Cook County will allow. That will be part of the final plan.

Chairman Suwanski asked what the fire departments input was after they looked at it.

Ms. Grill stated that they still have not approved it at this time but they are tweaking a few minor changes. It has nothing to do with emergency access, it is more the location of the townhomes and the turning radius for the fire trucks.

Chairman Reinke asked if they have some alternative access.

Mr. Olsem stated that they have talked with other communities and if there is an accident that blocks the entrance and there is a fire simultaneously, how do they get in. Some communities agree to a boulevard and they are also considering this. They will work with staff on it.

Chairman Gunsteen had concerns with the site layout. He was excited to see development happen and he thought it was great. He shared the same concerns as the Plan Commission regarding the commercial space. He suggested an increase to the potential commercial area.

Mr. Olsem stated that one of the considerations was the entrance to the community with access to commercial is not quite as desirable from a residential standpoint. One of the issues is the high grades that are uphill straight down to the bottom. They have grade transitions that they are trying to meet. They can look at it again.

President Wallace agreed with Chairman Gunsteen on the additional commercial.

Chairman Reinke stated that he would like to see a topo.

Chairman Gunsteen asked if the cost for the underpass bridge was defined by an engineer.

Mr. Olsem stated that they talked to several engineers and their best estimation is \$150,000. They talked to IDOT about grants and feel there is opportunities.



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
July 6, 2021**

Chairman Gunsteen stated that he was not in favor of holding up building permits. He suggested a bond or escrow to put this money aside until they have a hard number.

They discussed an overpass and unfortunately it would not be feasible.

Chairman Hopkins stated that they will forward this to the village board for a final vote.

Chairman Gandsey stated that she read that construction traffic must turn left onto Naperville Road and asked about construction traffic entering.

Mr. Olsem stated that they were well aware about the issues on Naperville Road. A lot has to do with the W. Bartlett Road and Route 59 intersection. He felt that when IDOT mitigates the intersection improvements, it will prevent a lot of the issues. Pulte will talk to the contractors and assure that they understand the rules.

President Wallace stated that the Board would be going directly into Executive Session to Discuss Sale of Village Owned Property Pursuant to Section 2(c)6 of the Open Meetings Act.

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

ROLL CALL VOTE TO ADJOURN

AYES: Trustees Deyne, Gandsey, Gunsteen, Hopkins, Reinke, Suwanski

NAYS: None

ABSENT: None

MOTION CARRIED

The meeting was adjourned at 7:57 p.m.

Lorna Gilless
Village Clerk