



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
January 18, 2022**

CALL TO ORDER

President Wallace called the Committee of the Whole meeting of January 18, 2022 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:19 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, Senior Management Analyst Samuel Hughes, Management Analyst Joey Dienberg, Planning & Development Director Roberta Grill, Finance Director Todd Dowden, Public Works Director Dan Dinges, Assistant Public Works Director Tyler Isham, Public Works Engineer Bob Allen, Head Golf Professional Phil Lenz, Police Chief Patrick Ullrich, Deputy Chief Geoff Pretkelis, Deputy Chief Jim Durbin, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

BUILDING & ZONING, CHAIRMAN HOPKINS

Amending Municipal Code Title 10, Chapter 13 Administration and Enforcement

Chairman Hopkins introduced the item.

Chairman Suwanski asked if there were any outstanding changes that the board should know about.

Planning and Development Services Director Roberta Grill stated the village attorney did a great job incorporating a chart into this chapter that was for types of required noticed and its very transparent for any zoning applicant. It tells you exactly what type of publication would be required and she thought that was a great improvement.

Chairman Hopkins asked about the chairman and appointments by the mayor.

Attorney Mraz stated that the mayor makes the appointment with the advice and consent of the board.

Chairman Deyne stated back in 1983, the actual members nominated people based on a vote, but then it went to the mayor.



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Chairman Reinke stated that it doesn't seem like there will be any substantive changes made to the zoning ordinance other than consolidating the Plan Commission and Zoning Boards of Appeals.

Attorney Mraz stated that it was updated. For instance, in the old ordinance we did not distinguish between a text amendment and a rezoning, so that needed clarification.

Ms. Grill stated it was mostly updating language to our current practices.

Chairman Suwanski asked what the difference between text amendments and rezoning is.

Attorney Mraz stated a text amendment is a change village-wide to a zoning ordinance, for instance making a specific use in a certain district, a permitted use. That will apply to every property in that district. A rezoning is rezoning the district or a classification for a particular piece of property. We did not have a very good distinction between the two. A rezoning will affect the neighbors and they have to be notified if they live within 250 feet.

Chairman Suwanski asked if a text amendment requires public hearings.

Mr. Grill stated that the zoning would require notification for the surrounding property owners and the zoning memo would not. One small housekeeping item is that we included the major design exceptions which were not included, but needed to be included in this chapter.

Chairman Hopkins asked with the new board, if it does not come back with a positive recommendation, does it have to pass with just a simple majority or a 2/3rds vote.

Attorney Mraz stated technically its a text amendment so it doesn't change, it is four votes. There are not different voting requirements for a variation vs. a special use.

Chairman Hopkins stated we will forward this on to the Zoning Board of Appeals for further review.

PUBLIC WORKS COMMITTEE, CHAIRMAN REINKE
Downtown Sidewalk Discussion

Chairman Reinke stated we have two projects downtown at Bartlett Station and MORE Brewing that are disturbing the sidewalks downtown, so staff is seeking direction on whether we want to change the design of the sidewalks from brick with concrete ribbons to concrete with brick ribbons. Chairman Reinke asked which one was cheaper.

Chairman Suwanski asked if there were any other options.



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Mr. Dinges stated that there are other options, but he looked at many towns and what they use in their downtowns and the brick ribbon is more common. He thinks it is because brick tends to be the part which requires maintenance. If you minimize the amount of brick, but use it as an accent, you get both benefits. The brick that has been there since the mid 90's is going to need a refresh. We did a refresh in the early 2,000's and with MORE Brewing coming in, a lot of that is going to be taken up, so we thought we should look into what we want to do. One thing you will notice in a lot of towns is the use of clay instead of concrete. Concrete fades with the salt and UV rays. Clay keeps its color longer and doesn't get as eaten up by the salt, so he recommended going with clay for whatever option they go with.

Chairman Suwanski asked how long our current concrete has lasted.

Mr. Dinges stated it was put in, in the early 90's but was rehabbed in the 2000's. The concrete bricks start to fade and disintegrate. You have to start replacing them at that point.

Chairman Reinke stated this seems like an aesthetics question. Switching to a clay brick makes the most sense because it is more durable and he personally prefers a brick ribbon. Our brick patches have settled and are becoming trip hazards, so it would be good to minimize that.

Chairman Gandsey liked the brick ribbon as well.

Chairman Suwanski asked if we could get a cost breakdown of each option.

Mr. Dinges stated he can do that.

Chairman Deyne asked if he can include the durability and maintenance on that grid sheet as well.

Chairman Gunsteen asked if we are just looking to replace the sidewalks in front of those two projects.

Mr. Dinges stated right now, but longer term, he wants to do the full downtown.

Chairman Gunsteen asked if we had looked at stamped concrete instead.

Mr. Dinges stated the concern is that it cracks and would be difficult to match back in if there was a watermain break for example, but we can look into that as an option as well.



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Chairman Gandsey asked if the number he is putting together will be for the whole downtown.

Mr. Dinges stated they will put a block together and once we get that, it would just be per foot, so he can get a rough number.

President Wallace asked if we are doing this in-house.

Mr. Dinges stated if we are doing a repair, we do it in-house, but we probably wouldn't do stamped concrete in-house. A big project would be hired out because it would be bigger than we can handle.

President Wallace stated that he thinks it would look odd to have some areas have the new design and other areas still having the old design.

Mr. Dinges stated there will definitely be a transition. It might be better to do a whole block at once.

Chairman Reinke stated that the large brick portions seem to be a maintenance problem and a hazard.

Mr. Dinges stated brick certainly adds maintenance.

Mr. Reinke stated that it sounds like you have what you need from us and will come back to us with some more information.

Chairman Suwanski confirmed that the brick is just there for decoration.

Mr. Dinges stated that was accurate.

Chairman Hopkins asked how much money it would cost for the areas we are looking at.

Mr. Dinges stated right now we would be talking to MORE because they will be disturbing it and we would ask them to put it in, it's just a matter of what we want them to put in.

Chairman Suwanski asked if that would be the same for Bartlett Station.

Mr. Dinges stated that the Bartlett Station area has straight concrete, so the question is whether we want to extend the streetscape down there.

Chairman Reinke stated that he personally would rather keep it low maintenance and reduce costs than extend it all the way out to Bartlett Station.



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There being no further business to discuss, Chairman Reinke moved to adjourn the Committee meeting and the motion was seconded by Chairman Suwanski.

ROLL CALL VOTE TO ADJOURN

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

NAYS: None

ABSENT: None

MOTION CARRIED

The meeting was adjourned at 7:40 p.m.

Samuel Hughes
Deputy Village Clerk