



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
June 21, 2022**

CALL TO ORDER

President Wallace called the Committee of the Whole meeting of June 21, 2022 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:16 p.m.

ROLL CALL

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

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Sr. Management Analyst Samuel Hughes, Management Analyst Joey Dienberg, Economic Development Coordinator Tony Fradin, Finance Director Todd Dowden, Public Works Director Dan Dinges, Interim Planning & Development Director Kristy Stone, Deputy Chief Durbin, Deputy Chief Pretkelis, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

BUILDING & ZONING, CHAIRMAN HOPKINS

Bannerman's Sports Grill (Lot 15 Brewster Creek Business Park)

Chairman Hopkins introduced the item.

Interim Planning and Development Services Director Kristy Stone stated staff has worked with the petitioner to modify their stage location so it is pointed away from the residences and we have asked them to comply with our amplifier permit hours which they were willing to do.

Chairman Hopkins asked how many feet the stage was from the nearest residence.

President Wallace confirmed that there was a berm between the houses as well.

Ms. Stone stated there is about a 15-20-foot elevation difference and the stage is 1,600 feet from the nearest residential dwelling.

Chairman Gunsteen stated that with everything that has changed, an outdoor venue is necessary to succeed nowadays.

Chairman Deyne asked what months music would be outdoors.

Mr. Maqsood, owner of Bannerman's, stated that outdoor music would be from May-October and indoor would be October to May. The weather may allow for more music



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later or earlier in the year. They are doing a sound study with Acoustic Associates to figure out how far the noise will travel. Our goal is to be a good neighbor and we should have a report from them by the end of this week.

Chairman Deyne stated he believes the sound is one of the problems they currently have.

Mr. Maqsood stated that is correct and our neighbors are very close now. We hope the noise at the new building will be very limited to those areas given that it will be 1,600 feet away.

Chairman Deyne asked how long the buildout would take.

Mr. Maqsood stated its going to take about 9 months. There goal is to have it ready by May or June of next year.

Chairman Hopkins asked if the current liquor license hours match what they will have at the new building.

Chairman Hopkins stated this item would be forwarded on to the Planning and Zoning Committee for further review and to conduct the public hearing.

COMMUNITY & ECONOMIC DEVELOPMENT, CHAIRMAN GANDSEY
Bannerman's Brewster Creek Incentive

Chairman Gandsey introduced the item.

President Wallace stated he kind of sees this venue as similar to Hawthorn's Backyard.

Mr. Maqsood stated it would be similar and also have a Ravinia feel as well. It will seat about 75 people outside on benches but there will be a lot of open space to stand or sit. We will also have Bocce ball and bags on the side of the building.

Chairman Gandsey asked if they were looking at other locations.

Mr. Maqsood stated they were. Truthfully the incentive helped us stay in Bartlett. We were looking at a location on Rt. 59 and Rt. 19. They had a 6.5-acre piece they were willing to divide for our needs as well as telling us to name our price for the piece of land. When we heard back from Bartlett that there might be an option for the TIF, this helped us stay in Bartlett.

Chairman Gandsey asked staff to clarify what happens to TIF funds if we do not use them.



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Economic Development Coordinator Tony Fradin stated at the conclusion of a TIF, any remaining funds in the villages portion would be returned to the taxing districts in the TIF on a pro rata basis.

Chairman Deyne stated it was a very aggressive timeline and he wished them the best of luck.

Chairman Deyne moved to adjourn the Committee of the Whole meeting and that motion was seconded by Chairman Gunsteen.

ROLL CALL VOTE TO ADJOURN

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

NAYS: None

ABSENT: None

MOTION CARRIED

The meeting was adjourned at 7:26 p.m.

Samuel Hughes
Deputy Village Clerk