



VILLAGE OF BARTLETT COMMITTEE MINUTES May 16, 2023

CALL TO ORDER

President Wallace called the Committee of the Whole meeting of May 16, 2023 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:59 p.m.

ROLL CALL

PRESENT: Chairmen Deyne, Gandsey, Gunsteen, Hopkins, LaPorte, 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 Kristy Stone, Head Golf Professional Phil Lenz, Police Chief Geoff Pretkelis, Deputy Chief Jim Durbin, Deputy Chief Will Naydenoff, Village Attorney Kurt Asprooth and Village Clerk Lorna Giles.

BUILDING & ZONING COMMITTEE, CHAIRMAN GUNSTEEN **Lake Street – I-390 Extension Update**

Chairman Gunsteen Introduced the item.

Public Works Director Dan Dinges stated IDOT has a plan to get I-390 to O'Hare and Elgin at some point. They are looking to extend I-390 to County Farm and ultimately comes out near North Ave. and Rt. 20. If you have been east on Lake St. with the four or six lanes with the wide median, that is what would go through Bartlett in the future. They are also looking to realign Oak Ave. and Bartlett Ave. to make that intersection better. This full buildout is still just a concept at this time.

Chairman Hopkins stated he remembers when he first saw this plan in 2016 and he does not want this to ever come to fruition.

Chairman Gandsey asked how this impacts the TIF.

Mr. Dinges stated mainly the Oak St. realignment would be what we need to consider.

Chairman Suwanski asked if this would be decades down the road.

Mr. Dinges stated yes, it would be decades most likely. If IDOT moves forward with the concept, they will come to a meeting and have several public meetings where concerns can be addressed. They are working on pieces of this whole plan, so chances are, it will eventually come to fruition. Hanover Park has been working with the Tollway on a phased approach where I-390 will extend to County Farm and exit on to County Farm. They have concerns about traffic on Greenbrook so they are pushing to the I-390 extended to County Farm. We have been in those meetings and



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voiced our concerns about County Farm and Stearns and how that will impact Bartlett. DuPage County is in these meetings as well and they are coordinating with the tollway for when this project moves forward, they would be looking to do an intersection improvement at County Farm and Stearns. They do not believe traffic will change, but the big change will be instead of heading east on Greenbrook, they will all be heading north on County Farm and south on County Farm to Stearns. If that backs up, we might start having cut through traffic on the roads to the north. We want to make sure they extend the right turn lane on southbound to westbound Stearns to make sure it can accommodate the traffic and avoid the cut through on our roads. On the other end of town in Elgin on Rt. 20 and Shales, there is a grade separation with a bridge over the tracks. They have had a lot of accidents there. They are looking at doing a grade separation. We want to get improvements on Naperville and Lake Streets. They are hoping to have Phase #1 which are the different concept plans completed this year. It will go through the public hearing process so we are looking at 2024 when that Phase #1 is complete. Then you are looking at two to three years of design work and two to three years of construction, so it would be about 7 years to be completed.

Chairman Suwanski confirmed it was just for Shales Parkway.

Mr. Dinges confirmed. He stated he does not have a schedule on the I-390 to County Farm program because there is still funding they are trying to get for that, but it is probably on a similar timeframe. Route 20 would go over Shales and pretty much be on the same elevation as the bridge. On their concept plan, they do not have any changes on curb cuts east of Naperville. They will have a raised median going just to the west of the car wash and they are putting a raised median west of Naperville through the curve which should make that section safer. As far as Naperville and Rt. 20 they are looking at improving the traffic timing. They said it does not meet the warrants to do a dual left on northbound to westbound Lake St., but they do propose to have a dual left on westbound Lake St. to southbound Naperville.

Chairman Gunsteen asked about the timeline for Park Blvd. and Naperville Rd.

Mr. Dinges stated that section is not currently being designed. It is actually from County Farm all the way to Rt. 59. It is a long-term goal, but not in the budget. If we get wind that it is we will make sure the board is aware of it.

Chairman Deyne asked if there has been any discussion about how that will affect the businesses in that area.

Mr. Dinges stated Moretti's will have full access at the western driveway and right-in/right-out on the eastern driveway and the dealerships will have full access with a better median.

President Wallace stated developing the big empty lot on the northwest corner of County Farm and Stearns will be a lot more difficult to develop.

Orchards Gaming Special Use Permit

Chairman Gunsteen introduced the item.



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The item was forwarded on to the Planning and Zoning Commission for approval.

Bartlett Liquors and Wine Special Use Permit

Chairman Gunsteen introduced the item.

The item was forwarded on to the Planning and Zoning Commission for approval.

COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GANDSEY

Hawk Hollow Middle School

Chairman Gandsey introduced the item.

Chairman Gunsteen confirmed that this school was being turned into a middle school.

Ms. Stone stated that was correct.

Chairman Suwanski asked about the Fair Oaks Road extension.

Ms. Stone explained that staff does not believe the road extension is necessary with the school change.

President Wallace stated that was previously zoned for a subdivision.

Ms. Stone stated yes, it was previously.

Chairman Gandsey asked about current enrollment and what will be done to ensure the smoothness of students being dropped off.

Claudia Welp, engineer on the project stated currently they have 293 students and it will go up to 750. They are building another driveway on the north which will connect with Gerber Rd. The existing entrance will only be for buses until after 4:00 pm.

Chairman Hopkins asked if more staff is needed for a middle school vs. elementary.

Ms. Welp stated they will have 2.5 times more potential traffic to the school and the traffic consultant looked at future traffic conditions for the area.

Chairman Gandsey asked about Gerber and Schick.

Ms. Welp stated she didn't believe that has been considered. There is no additional backup on Gerber Road that would be affected.

Ms. Stone stated the village traffic engineer agreed and they will be adding a new turn lane on to Gerber Rd. between the two curb cuts.



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Ms. Welp explained the turn lane changes and where the stacking is located in the parking lot.

Ms. Stone stated the stacking on the plan will accommodate 84 cars. They can also stack 21 buses.

President Wallace stated he didn't think 84 cars was enough and that Eastview Middle School was always backed up.

Ms. Stone stated they do not need as much stacking as this will provide.

President Wallace stated that area is already dangerous for driving and there needs to be some sight improvements at Gerber and Schick if we are increasing traffic this much.

Chairman Gunsteen stated they should have a light there.

Chairman Suwanski asked where Bensen Drive will connect.

Ms. Stone stated no and that the only access will be Gerber Rd.

Chairman Hopkins asked if the majority of the buses were going to come from Schick or Army Trail.

Pat Waldo, Director of Planning Operations stated they do not have boundaries defined yet to determine where buses would come from but there will be plenty of stacking for buses.

President Wallace stated he is not concerned about the bus stacking at all, he is concerned about the traffic in that area.

Chairman Hopkins asked if the traffic engineer can review again and send us a memo about this.

President Wallace stated the last thing he wants is for people to drop kids off from Army Trail and people going the other way on Gerber and trying to get around the corner and take a right to work. It is not easy.

Chairman Suwanski stated there are some homes there as well and clarified that they are anticipating 2.5 times more traffic.

Ms. Welp stated their traffic consultant estimated 2.5 times more traffic circulating on site.

President Wallace asked about walking paths for nearby kids.

Ms. Welp stated there are several paths.

Chairman Suwanski asked where they are moving the students to.

Ms. Waldo stated they will be moving to Spring Trails and Prairie View.



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Chairman Gunsteen stated with having three grade levels there, he wants to make sure the paths are safe for the kids walking.

The item was forwarded on to the Planning and Zoning Commission.

Lake Street TIF Consultant

Chairman Gandsey Introduced the item.

Assistant Administrator Scott Skrycki stated staff interviewed two consultants, both of which are very qualified, but we preferred one over the other.

Chairman Hopkins stated he is excited about this and thinks the TIF is much needed in this area.

Chairman Gandsey asked if they took a look between downtown and Rt. 20 and made any recommendations.

Village Administrator Paula Schumacher stated during strategic planning the board suggested the Rt. 20 TIF, but we did ask that question of Lee Brown from Teska and he stated he thinks the Rt. 20 TIF is the place to start. Teska has worked on all of our TIF districts, they are very well versed in the community and we had a very strong interview with them.

This item was forwarded to the Village Board for final vote.

PUBLIC WORKS & GOLF COMMITTEE, CHAIRMAN DEYNE

Downtown Sidewalk Discussion

Chairman Deyne introduced the item.

Chairman Hopkins asked if the engineer told us the red dye would be fine, but the actual contractor stated we shouldn't do that.

Mr. Dinges stated no, we did not bring it to an engineer. We just tried to see what colors concrete they had that would match our current brick. We called a few contractors and they all stated that it would fade to the pinker color. The other issue is the sealer. It is basically trapping the moisture in the concrete rather than releasing it so there is premature failure at the surface. They recommend that if you do a brick pattern you really should use a sealer otherwise it will not look good. So he thought the choices would be either red stamped concrete with the sealer or a charcoal color which will fade to a lighter gray. It will still give us the contrast we want, but without the sealer or stamped concrete.

Chairman Gunsteen stated he thinks not having the stamped concrete takes away from the downtown charm when you get rid of the brick. The dark gray will fade very similar to the concrete color. He didn't get why we wouldn't use the brick pattern.



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Mr. Dinges stated we could do the gray stamped concrete and seal it, but we may have the issues with the concrete breaking down quicker.

Chairman LaPorte stated they have changed it to more water bases. He has four stamped patios on his street and since they changed it they have started having issues. It is high maintenance and you should really do it every year.

Chairman Deyne clarified what the stamp was and why it had to be sealed.

Mr. Dinges stated it gives it a better, more defined look.

Chairman Suwanski stated if you like the stamped look, lets just not seal it.

Mr. Dinges stated they recommend it because it makes it look better.

Chairman Deyne stated he suggests the gray stamped without sealing.

Chairman Hopkins asked about the life expectancy because all he truly cares about is how long before it needs to be replaced.

Mr. Dinges stated all we can go off of is the contractor and the concrete out front which is stamped and sealed. It is popping, but for now its in pretty good condition, but there is maintenance involved.

Chairman Hopkins suggested that it might make sense to put a concrete base down with sand and then brick it. The brick we currently have was not done the right way, but if we do it right, it should last longer then any other option.

President Wallace stated he thought that a full review would be good, but we do need to figure out what to do in front of More Brewing.

Mr. Gunsteen stated he would like us to do the same pattern we have in our whole downtown, but to install it the right way and make sure we like it. It is still a cheaper way to fix our current sidewalks as well.

Mr. Dinges stated it might be best to do the opposite and do a brick ribbon with the center being concrete. That keeps the walkway flat without worrying about a brick to concrete transition.

There was additional discussion between the board members and staff was asked to put something basic in front of More since we are under a time crunch.

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



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ROLL CALL VOTE TO ADJOURN

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

NAYS: None

ABSENT: None

MOTION CARRIED

The meeting was adjourned at 8:58 p.m.

Samuel Hughes
Deputy Village Clerk