



**VILLAGE OF BARTLETT  
COMMITTEE MINUTES  
June 20, 2023**

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CALL TO ORDER

President Wallace called the Committee of the Whole meeting of June 20, 2023 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 8:15 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, Economic Development Coordinator Tony Fradin, Sr. Management Analyst Samuel Hughes, Management Analyst Joey Dienberg, Finance Director Todd Dowden, Public Works Director Dan Dinges, Assistant Public Works Director Tyler Isham, Planning and Development Director Kristy Stone, Food & Beverage Manager Paul Petersen, Police Chief Geoff Pretkelis, Village Attorney Kurt Asprooth and Village Clerk Lorna Giles.

**BUILDING AND ZONING COMMITTEE, CHAIRMAN GUNSTEEN**  
**Promenade of Bartlett Mixed Use Development**

Chairman Gunsteen introduced the item.

Planning and Development Services Director Kristy Stone stated as you can see from the Google Earth aerial, there is a BP gas station on the corner of this lot and two access drives that currently dead-end into this property. The plan was always to have interconnections to minimize the amount of curb cuts on County Farm and Stearns Rd. The curb cut will be moved north of where it currently is located, and the current curb cut will be eliminated. There will be no additional accesses on Stearns Rd. but there would be one more curb cut on Newport. We have gone through several reiterations with the developer. We have worked to get the cross connections with the BP owner to the southeast. They are proposing a fence to the north property line as required by ordinance as well.

Chairman Hopkins asked about sound and asked if a decibel level test was required.

Ms. Stone stated it was not, but we have done that in the past.

Chairman Hopkins asked about the vacuum locations.



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Ms. Stone stated they are along both sides of the south drive aisle.

Chairman Hopkins stated that was his only concern with this project.

President Wallace asked for a refresh on other projects that were looking at this site in the past.

Ms. Stone stated that there was a concept plan for an Aldi years ago. There has not been a full development application in the 20 years she has been there.

Chairman Gunsteen suggested that the developer add a mound of soil in the rear and put the fence on top of that to block more sound and light.

Chairman LaPorte asked if we need to be concerned about cars cutting through from County Farm to avoid the light.

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

### **Hawk Hollow Middle School and Intersection Analysis**

Chairman Gunsteen introduced the item. He stated that the petitioner is requesting a plot of consolidation to create a single lot for the conversion of Hawk Hollow Elementary School into a middle school. The petitioner is also requesting to rezone the 19.9-acre parcel to the P1 Public Land Zoning district upon consolidation. The village's future land use plan designates the property as suburban residential and municipal institutional. The petitioner is also requesting an amendment to the future land use plan to remove the Fair Oaks Road extension and designate the entire property as municipal and institutional. The petitioner is also requesting a site plan for the proposed school facility expansion, which includes a 2-story addition as well as 2 parking lots providing a total of 246 parking spaces. U-46 anticipates a total of 27 classrooms and a maximum enrollment of approximately 700 students upon the completion of the expansion. The majority of the expansion is devoted to flex lab space, library expansion, and a new gymnasium. The Planning and Zoning Commission held a public hearing, reviewed the petitioners request and recommended approval at their meeting on June 2nd, 2023, with the following conditions: The village shall clearly monitor the intersection of Schick and Gerber, the petitioner shall study the proposed north fence regarding grades and heights; the petitioner shall add screening at the end of Winston Lane at the end of the fence as far as possible; and the petitioner shall add a safety monitor crossing guard at the proposed north entrance. After the Planning and Zoning Commission meeting, the applicant agreed to having the safety crossing guard at the north entrance and has submitted the following items: Fenced Section Exhibit 1, Landscape Plan L2.



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Ms. Stone added that U-46 added this afternoon a letter stating that they have agreed to all of the recommendations as requested at the Planning and Zoning meeting. They have moved the fence along the north property line further south by a couple of feet. They did that because of the grade of the property. I know a resident mentioned something about the 8-foot fence requirement and that is only if the property is industrial and has uses such as mine crushing, things like that. The 6-foot-tall fence does meet what our landscape requirement states. Our traffic engineer has looked at the site and she has a separate memo that was attached, she does recommend we keep monitoring Schick Road and Gerber in the future.

Chairman Hopkins asked if any other jurisdictions come into the monitoring of that intersection.

Ms. Stone stated we have the north leg, the rest of that is DuPage County.

Chairman Suwanski asked for clarification on the monitoring recommendation by the traffic consultant.

Ms. Stone stated that she was saying that we should probably look at doing a full-blown traffic study, getting the traffic counts out there. It is outside the purview of what U-46 would be required to do as a part of this development.

Chairman Suwanski asked if U-46 asked us to monitor the intersection.

Ms. Stone stated that came from the Planning and Zoning Commission, with it being our jurisdiction, that would be our responsibility to monitor that.

Chairman Deyne asked for clarification on what that means with it being our responsibility.

Ms. Stone stated that we would pay for it because whatever intersection improvement is determined to be necessary, the village would be the ones that would pay for it.

Chairman Suwanski asked where these students would be coming from and if any would be coming from outside of Bartlett.

Dr. Suzanne Johnson, Superintendent of School District U-46 stated that we have not finalized boundaries yet, so we cannot give you the exact location from where students will be attending, but we do expect a fair number of students would be traveling by bus. There was great discussion during the previous meeting as well that a number of students from the surrounding neighborhoods would also be entrusted with walking, which was a



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part of the crossing guard discussions. There is certainly the potential that some may be coming outside of Bartlett, given the location of this middle school.

Chairman Suwanski asked about a comment at the Planning and Zoning meeting, that there was a reference to students that live outside the district boundaries.

Dr. Johnson stated that there are some students who attend in-district schools to access some of our specialized programming. This group is less than one percent of our student population.

Chairman Gunsteen congratulated Dr. Johnson on her new role. My question is that if this is a walking school, what is the likelihood that kids are going to be crossing Schick Road and/or Army Trail?

Dr. Johnson stated that we don't expect it to be a "walking school", but what we do expect realistically that there would be students in the immediate neighborhoods that would opt to walk. Our goal would be to provide as many safe paths to the school as possible. Obviously, we are providing transportation to the students in that area, students would not be expected to cross Schick and Army Trail. They currently do not cross Schick and Army Trail to access Bartlett High School, unless students choose to do that on their own.

Chairman Gunsteen stated that safety is his big concern on that because he knows when Bartlett High School opened there was a tragedy on the first day and he thinks it is imperative that all the various measures are looked at.

Chairman Suwanski has a concern that the only egress from the school is on Gerber. If we have an issue on Gerber Road, there is no other way to get students out.

Chairman LaPorte stated that we have a future land use plan that would have Fair Oaks connect with Gerber, but it is his understanding that he doesn't think that should be removed.

President Wallace stated he thought it should be important to listen to the guy who has been a bus driver for 11 years and not just someone who study's traffic. He is telling us it is going to be a problem turning on and off Gerber with buses.

Chairman Gunsteen stated he is all about connect ability and that includes roads, sidewalks, and bike paths. We have already given up 16 residential lots that would have been on the tax role to accommodate this. Being that the residents bought those houses knowing those were residential lots back there, it is something to look at.



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Chairman LaPorte stated that is 16 homes we will not get taxes from and the school will cost the taxpayers money to build and maintain and we do not generate any taxes from U-46.

Chairman Deyne confirmed the speed limit on Gerber was 35 mph and when you are westbound on Schick and coming over the hill, it gets fast.

Dr. Johnson stated at one point, Hawk Hollow had a full enrollment close to 600 students with increased bus traffic and entrances only off Gerber Road.

Chairman Gunsteen stated we have also increased the number of residents in that area. He asked what will be proposed on the plan that will cut off Fair Oaks.

Ms. Stone stated there really isn't anything proposed for the right-of-way since there is a wetland. Originally when the connection was drawn, it was further east, and it went through the middle of the site. As part of the previous lawsuit on this site, Fair Oaks Road was shifted over. Because of all the changes with that, the developers were never required to construct those portions of Fair Oaks Road.

Chairman Hopkins confirmed that the road would need to go through someone's property.

Ms. Stone stated there are two lots that are privately owned and have not agreed to dedicate any sort of right-of-way or expressed any interest.

Chairman Gunsteen stated we could go around the property and the developer would be willing to address that if they are really interested in that property. Now that property is devalued if it's land locked.

Ms. Stone pulled up the map to show where the road was supposed to go. In 1988, Fair Oaks was anticipated to go through the middle of the property. As part of a lawsuit, the roadway was changed to its current location.

Chairman Hopkins stated even if U-46 left the school alone, we would not put the road any closer to the school.

President Wallace stated that the back part is either grassland or fenced in area, so it isn't getting closer.

Chairman Gandsey asked what would happen to Gerber.

Ms. Stone stated originally the county did not expect Gerber to ever have a light. Now it is a fully improved intersection with a light and pedestrian signal.



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Chairman LaPorte stated he thinks we are supposed to look at this now so we are not doing things 10-20 years from now. He thinks this needs to be looked at until it is exhausted one way or the other.

Chairman Gunsteen stated looking at Winston Lane, there should be some sort of access point for emergency vehicles.

President Wallace stated he would be interested in seeing what some updated plans from Fair Oaks would look like and have our traffic consultant review those. He would also like to see the cost to complete the road.

Ms. Stone stated there has not been formal engineering plans for the whole right-of-way for Fair Oaks.

President Wallace stated he doesn't know why that wasn't done before.

Ms. Stone stated everything was done piece meal, one development at a time and there was not a final plan for how it was going to go through the site.

Claudia Welp from Cage Engineering stated there is a wetland in the area and there are also wetlands all along the east side.

Chairman Hopkins asked if Ms. Stone recommended connecting Fair Oaks to Gerber.

Ms. Stone stated Gerber can have improvements done to it as opposed to creating a new roadway that runs parallel and intersects it. The purpose of Fair Oaks Rd. in 1988 was the thought that the railroad was going to allow the connection into Struckman, so this would get people all the way to South Bartlett Rd. The railway will not allow any more grade crossings.

President Wallace stated he thinks we are going with what is easier, not what is better.

Chairman LaPorte stated we are adding 29 school buses and 179 cars.

Chairman Suwanski stated we do not configure stop light timing; it is the county. She asked if the county was in favor of extending Fair Oaks.

Ms. Stone stated that was in our comprehensive plan from 1988.

Chairman Gunsteen asked what was being built on the areas that will be the right-of-way.



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Ms. Welp stated they are not building anything past the sidewalk other than some pipes between the two ponds to equalize them.

Ms. Stone stated the right-of-way is between the two ponds and there is nothing proposed further south.

Chairman Gandsey asked if the right-of-way portion was left out, would they still be able to move forward.

Ms. Welp stated they would likely be impeding on the right-of-way with some utilities and bus stacking would be impeded if Fair Oaks came through.

Chairman Gunsteen confirmed the number of buses they expect.

Ms. Welp stated we have room for about 22 buses, but there will be 18 at any one time.

Chairman Gunsteen stated if 40% of the buses are going to travel south, you are going to see an increase of backed up traffic during the pickup and drop off.

Ms. Stone stated we could put in a condition that they must turn right and head north.

Chairman Gunsteen stated that intersection is a mess.

Ms. Stone stated the traffic engineer is suggesting we look at a traffic light for that intersection.

Chairman LaPorte stated we can't do a traffic study until school is in session.

Chairman Gunsteen stated he doesn't think we should give up all our right-of-ways because it hampers our ability to move traffic through town. He is in support of it being a middle school, but he wants to see more engineering and the access open for emergency vehicles. Additionally, we have a lot of infield sites that are not very developable.

President Wallace stated he totally agrees about the long-term plan.

Chairman LaPorte asked if this was the best site for their school.

Dr. Johnson stated, absolutely. They have identified that they do not have any middle schools in this area to serve these children. It is also on a large lot which is what you need for a middle school and the building is a suitable size for a middle school. They have an aggressive timeline to get the school ready to be turned into a middle school. We want to be a collaborative partner in this development, and we want to support the villages goals, whatever those might be.



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Chairman Suwanski asked when they plan to redraw the boundaries.

Dr. Johnson stated that is dependent on when they can open the school so we need a confirmation that we can proceed with a school that can hold about 750 kids in this area of the school district. Our goal would be to work on that this fall and winter.

Chairman Deyne stated that no one seems to have much of an issue with the school, but the access is an issue. He has been at those intersections in the winter and those can be difficult.

Dr. Johnson stated she is aware of this traffic pattern because she worked at Bartlett High School for 16 years. She wants to get this information because three weeks ago it didn't seem like this was much of an issue.

President Wallace stated that is not accurate. We clearly stated there was going to be problems with traffic.

Dr. Johnson stated in the minutes of that meeting there were some items they needed to fix, but there was not a clear directive at that time. We want to collaborate with you and we want to help fix these issues if we have the ability.

Chairman Hopkins stated they are adding a second access on the site and our traffic engineer states it is not an issue. He thinks this is an improvement to the site and the 16 houses that were going to be there pulled out of the deal because of site conditions.

Ms. Stone stated there were site conditions and soil issues.

Chairman Gunsteen asked the engineer if there was a path where we can preserve those right-of-ways.

Ms. Welp stated there are a lot of wetlands on the site and they would have to be evaluated by a wetland consultant.

Chairman Hopkins asked if the school district would partner for a traffic light on Schick.

Ms. Stone stated it only qualifies during evening peak times and the school districts peak time does not line up with that.

Chairman Deyne stated we need to do something with the additional traffic we will have there.





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Ms. Stone stated that is why our traffic consultant is suggesting we do a full-scale traffic evaluation there so we know what needs to be done and we can budget it for the capital budget.

Chairman Gunsteen stated if a developer was to build a commercial project on the corner of Gerber and we knew the traffic was going to increase, wouldn't we ask the developer to contribute to that.

Ms. Stone stated when we have done that previously, we look at when the highest peak travel time is and each user's impact based on their traffic counts and how it affects peak times. They pay their portion based on that hour.

President Wallace wants to know if we can keep our right-of-way because he wants to figure out a way that we can do that. He stated that is the direction U-46 should take to help.

Ms. Stone confirmed that they need to add emergency access to Winston.

Chairman Hopkins clarified that this project will help keep Bartlett students in Bartlett.

Dr. Johnson stated that was correct and we can work on adding the emergency access and how it can work to keep the right-of-way.

President Wallace stated he thinks this will be a great school and a good thing to have in Bartlett, but the problems he sees in his mind need to be alleviated before he can get on board.

Chairman Gunsteen asked if we are limited to a 6' fence or if we can increase the fence to 8' to help the residents.

Ms. Stone stated we can ask for that. The fence will be risen about two feet on the berm which will help get closer to the 8' as well.

Dr. Johnson thanked the Village Board for their time.

### **Bartlett Liquors and Wine Special Use Permit**

Chairman Gunsteen introduced the item.

The item was forwarded on to the Village Board for final vote.



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**Orchards Gaming Special Use Permit**

Chairman Gunsteen introduced the item.

The item was forwarded on to the Village Board for a final vote.

**COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GANDSEY**

**Yummy Poke BEDA Application**

Chairman Gandsey introduced the item.

Chairman Gunsteen asked if we had a chance to go through the changes that were made on the BEDA program vs. what was approved on this.

Mr. Fradin stated it was approved based on the old version, but we will make sure to look at it and check off the boxes before giving the BEDA grant.

Chairman Gunsteen asked if they will have gaming.

Mr. Fradin stated it is a restaurant with gaming.

Manny Rafidia stated it is a restaurant with poke style Hawaiian sushi in a bowl.

Chairman Gunsteen stated his concern is when a business like Wee Dee's closes and becomes a gaming facility, that is concerning.

Mr. Rafidia stated it is a unique concept and he has spent a lot of money in that building to make it appealing and inviting to customers.

Chairman Hopkins stated he thinks he should be required to fill out the new application.

Mr. Fradin agreed to do that.

Chairman Gandsey asked how the gaming will be set up.

Mr. Rafidia stated it will be behind a wall with glass shielding the gaming room from the restaurant.

Chairman Gunsteen asked if it will be family friendly.



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Mr. Rafidia stated yes, it will be and it will benefit a lot from Elevate, the ice cream shop and Lisa's School of Dance. It complements all the uses in the shopping center, and it is healthy food.

The item was forwarded on to the Village Board for a vote.

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

**ROLL CALL VOTE TO ADJOURN**

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

**NAYS:** None

**ABSENT:** None

**MOTION CARRIED**

The meeting was adjourned at 9:15 p.m.

Samuel Hughes  
Deputy Village Clerk