



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
April 5, 2022**

CALL TO ORDER

President Wallace called the Committee of the Whole meeting of April 5, 2022 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:41 p.m.

ROLL CALL

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

ABSENT: Chairman Reinke

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Sr. Management Analyst Sam Hughes, Management Analyst Joey Dienberg, Human Resources Director Janelle Terrance, Finance Director Todd Dowden, Assistant Finance Director Matt Coulter, Public Works Director Dan Dinges, Asst. Public Works Director Tyler Isham, Public Works Engineer Bob Allen, Planning & Development Director Roberta Grill, Food and beverage Manager Paul Petersen, Police Chief Patrick Ullrich, Deputy Chief Geoff Pretkelis, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

BUILDING & ZONING, CHAIRMAN HOPKINS
Hanover Township Campus Expansion

Chairman Hopkins introduced the item.

Chairman Deyne stated he thought the Plan Commission did an excellent job reviewing this.

President Wallace asked if there was some type of statistic they go through to see if a cemetery is warranted.

Township Administrator James Barr stated they are basing it off input from the community over time stating that there is very little availability left in public cemetery's in the Township.

The item was forwarded on to the village board for a vote.

Grasslands Final Subdivision/PUD Plat and Final PUD Plan-Phase 1

Chairman Hopkins introduced the item.



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Chairman Suwanski asked Planning and Development Services Director Roberta Grill to point out the ingress and egress of the subdivision.

Ms. Grill stated there is access off West Bartlett Rd. and secondary access off Naperville Rd.

Chairman Suwanski asked where the commercial area was located.

Ms. Grill pointed it out.

Chairman Gunsteen asked if we have an egress plan for the commercial.

Ms. Grill stated they will most likely have a curb cut off West Bartlett. It is possible they might have a right-in off Rt. 59.

Chairman Gunsteen asked if they looked at that access to Rt. 59 yet.

Ms. Grill stated they do not have a plan yet.

Chairman Suwanski stated that would help with the commercial traffic.

President Wallace stated he would be interested in seeing if there could be some sort of bus system for the 55+ area for the Township which could take them to different areas.

Chairman Gunsteen stated he thought the plan was great but wanted to make sure the connect ability for our bike system is set in stone. More bikes mean less traffic but we are more suitable to accidents so he wanted to know how the underpass was going.

Ms. Grill stated the path system starts east of Rt. 59. There would be an underpass under Rt. 59 along a narrow strip just south of the railroad tracks, through the development and into a park in the new subdivision. It would also continue straight along the railroad tracks and continue on to connect to Naperville Rd. In Phase #2 it would extend north of the tracks.

President Wallace asked if there was a bike path on the north side of W. Bartlett Rd. You have to cross W. Bartlett Rd. and take the bike path north on Rt. 59 which doesn't go to far.

Chairman Suwanski stated that the Plan Commission had some issues with a path along the tracks and the playground near them.

Ms. Grill stated the only thing she can say is the village will not approve something that is not safe.



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Chairman Gunsteen asked if the developer is putting in the paths within their development.

Ms. Grill stated it is either the developer or the owner.

Chairman Gunsteen asked where we are in the process of either obtaining an approval for the underpass or is it just a wish.

Ms. Grill stated that in the development agreement it states that 6 months after the approval of the final PUD Plan, engineering must be submitted for the underpass.

Chairman Hopkins stated that he wants to make sure truck traffic does not go through Naperville Rd.

Ms. Grill stated that was a condition of the approval of the zoning. There will be signage as well.

President Wallace confirmed that the underpass is not a guarantee.

Ms. Grill stated that we need engineering and it is required to be submitted within 6 months of the plan.

Chairman Gunsteen asked why it takes 6 months because we are moving the housing forward, but if it doesn't work, then all of the bike path plans have to be reconfigured because they will essentially go nowhere. He asked what plan B was.

Ms. Grill stated plan B is a sidewalk along W. Bartlett Rd. There will be improvements as part of the intersection improvements.

President Wallace asked about the timing of everything going on.

Dan Olsem with Crown Community Development stated that Roberta is right. If we do not get the permit from IDOT, traffic would have to cross at grade. We have had numerous conversations with IDOT and they cannot provide approval without plans, but they were supportive of the concept.

Chairman Suwanski asked if we can do both.

President Wallace asked if we can do a bike path instead of a sidewalk on W. Bartlett Rd.

Public Works Director Dan Dinges stated that there is a bike path on the south side of W. Bartlett so you would have access to the Grasslands. IDOT will be adding a Pedestrian



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crossing on the south leg, crossing Rt. 59. On the west leg they will also cross W. Bartlett and will hook up to a sidewalk they are going to build which will feed into Grasslands. There will be access, but the safest access is the underpass.

Chairman Gunsteen stated that as a father of 3 kids, he would not let his kids cross Rt. 59 and he thinks everyone else feels the same way.

Chairman Suwanski asked who would maintain the tunnel under Rt. 59.

Mr. Dinges stated it would be between the village and the park district.

Mr. Olsen stated they are in negotiation with the park district to acquire the park property in their site. Staff is supportive and they think the board will be as well. They are close to finalizing the agreement. If they don't take it, the HOA will own and maintain it.

Chairman Suwanski asked if there is any safety issues with going under the road.

Mr. Olsen stated there is cost and topographic issues with going over Rt. 59 and it blocks the commercial property. He is confident the underpass route would be a safe passage.

Chairman Gunsteen asked for the timeline to submit permits if this gets approved.

Mr. Olsem stated they are negotiating a contract with a builder that will do the land development. We are hoping to close within the next few months. Once they close they are going to get moving, they do not like to hold property. The plan is to get land development going immediately.

Chairman Gunsteen asked if we will have an idea if the underpass will get approved prior to a permit being released for this project.

Ms. Grill stated it is possible. We have to have the engineering plans for submission too so we are going to be pushing them for those plans.

President Wallace stated the 55+ is going to sell out in 2 seconds.

Mr. Olsem stated he did have one comment on the right-in, right-out. Those same negotiations with IDOT, we did talk to them about that access. They responded favorable to it, but we need a user, a new traffic report and plan for approval, but the initial reaction was favorable.

Chairman Gunsteen asked if there was any interest from commercial users yet.



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Mr. Olsen stated they got some nibbles in the last decade, but nothing has come to fruition. Hopefully roof tops bring commercial.

Mr. Gunsteen asked that if the commercial section is not developed, he still wanted it to look clean and not be a stock pile for dirt.

Mr. Olsem stated they are required by the village to make sure it is stable.

Chairman Gandsey asked if the commercial will come when the houses go in.

Mr. Olsem stated they think so.

This item was forwarded on to the village board.

Amend Municipal Code Title 10-4A-2:C2.o Chickens (poultry)

Chairman Hopkins introduced the item.

Ms. Grill stated it has been successful, they have not had any complaints and they want to repeal the sunset clause.

The item was forwarded on to the village board for a vote.

Chairman Deyne moved to adjourn the Committee meeting and the motion was seconded by Chairman Gandsey.

ROLL CALL VOTE TO ADJOURN

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

NAYS: None

ABSENT: Chairman Reinke

MOTION CARRIED

The meeting was adjourned at 8:02 p.m.

Samuel Hughes
Deputy Village Clerk