



**VILLAGE OF BARTLETT  
COMMITTEE MINUTES  
May 3, 2022**

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CALL TO ORDER

President Wallace called the Committee of the Whole meeting of May 3, 2022 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:29 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, Sr. Management Analyst Samuel Hughes, Management Analyst Joey Dienberg, Economic Development Coordinator Tony Fradin, Finance Director Todd Dowden, Public Works Director Dan Dinges, Asst. Public Works Director Tyler Isham, Planning & Development Director Roberta Grill, Assistant Golf Pro Paul Galvan, Police Chief Patrick Ullrich, Deputy Chief Durbin, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

**BUILDING & ZONING, CHAIRMAN HOPKINS**  
**2250 Graham Street Truck Repair Concept**

Chairman Hopkins introduced the item.

Planning and Development Services Director, Roberta Grill stated this is a concept plan review for a truck repair and storage facility on 10 acres in the Bluff City Industrial Park. They are looking to construct two buildings for truck repair and office space. The annexation agreement for the Bluff City Industrial Park which was approved in 2003 lists automotive services as a prohibited use. When the annexation agreement was amended in 2016 to allow mobile office trailers and storage trailers, it listed truck and motor vehicle operations as prohibited. The petitioner is proposing using asphalt grindings for the trailer parking lot which would consist of 156 spaces behind the buildings, to the north. Because this property is located in Bluff City and truck and trailer storage uses were grandfathered in for this property, they are exempt from the trailer storage tax. If the board gives a favorable review to allow truck repair, the petitioner would then submit a full application and then would have to amend the annexation agreement, preliminary PUD and general site plan. They would request special use permits for truck storage, automotive services, and planned unit development to allow 2 buildings on 1 zoning lot and a final PUD plan.

Chairman Gandsey asked why it was prohibited.



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Ms. Grill stated she believes it was because of leaking fluids and based on the other uses that were prohibited like junk yards, she doesn't believe the board wanted to see cars semi dismantled in a parking lot.

Chairman Hopkins stated he thinks this would be an improvement to what's out there now.

President Wallace stated this would probably be the best place in the village to put truck repair.

Chairman Hopkins asked about speeding up the process.

Chairman Deyne stated it needs a public hearing so the new commission will have to review that.

Ms. Grill stated they would need to submit a full set of plans, bring it back to the Committee of the Whole, then go to Planning and Zoning Committee and back to board.

The board wanted to skip the initial Committee of the Whole meeting and move to Planning and Zoning Committee.

Ms. Schumacher asked for direction on the boards willingness to support a Class 6B.

Mayor Wallace didn't see an issue with that.

**COMMUNITY & ECONOMIC DEVELOPMENT, CHAIRMAN GANDSEY**  
**Geek, Inc. BEDA Application**

Chairman Gandsey introduced the item.

Chairman Suwanski asked about the rendering concern at the Economic Development Commission.

Assistant Village Administrator Scott Skrycki stated the picture in the packet was enlarged so the EDC could have a better visual of it. Anything that goes in front of the EDC is going to be to code.

The item was forwarded on to the Village Board.

**PUBLIC WORKS, CHAIRMAN REINKE**  
**Downtown Sidewalk Discussion**

Chairman Reinke introduced the item.



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Public Works Director Dan Dinges stated the reasons this came up was because More Brewing is tearing the area up in front of their building and we need to tell them to put something else in when they are done. There is no plan to redo the streetscape at this point, and if we did we would probably get a landscape architect involved. The estimates are rough because it depends on if we are just doing a block, the whole downtown, whether brick is involved, etc.

Chairman Reinke stated he didn't think maintaining the brick in the sidewalk made sense.

Mr. Dinges showed pictures of example sidewalk layouts.

President Wallace asked how long we have had the current sidewalks for.

Mr. Dinges stated initially they went in, in the early 90's and were rehabbed in the early 2000's.

President Wallace stated it is important to him that the downtown doesn't just look like a bunch of cement.

Mr. Dinges stated some towns do more enhancement at intersections vs. the full sidewalk. Others add landscape enhancements to make the concrete look better. The brick looks great, but requires maintenance. Public Works can take care of that if we go that route, though. Wilmette uses more concrete and enhances it with flower boxes.

President Wallace stated then you are maintaining the flowers.

Mr. Dinges stated yes, it is a tradeoff.

Chairman Gandsey asked about the stamped concrete.

Mr. Dinges stated when the stamped concrete starts to pop, it is hard to patch and make it match, so he is concerned about longevity. If there was a repair needed, we would try to do that in house and make it match.

Ms. Schumacher asked Mr. Dinges to clarify what the popping was.

Mr. Dinges stated the concrete will pop and if you go out front to our stamped concrete, you will see some pop marks where aggregate popped out. Now you have a hole where the stamp and the staining are gone. Stamped concrete is doable though.

President Wallace stated this is a long-term solution, so would it make sense to get some renderings.



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Mr. Dinges stated he agreed and thought they could get a landscape architect if they really wanted to put a full downtown plan together. He thought More Brewing could put in whatever the board thinks would look good since it's a small stretch, then you can see what it looks like.

Chairman Reinke stated the problem is, we are looking for a long-term idea with no anticipated future project and the acute issue which is More Brewing and you want us to tell you what we want in front of More Brewing. He thought we could transition away from the current design because of the trip hazards.

Chairman Gunsteen thought switching to full plain concrete would take away the charm of our downtown. It's also a lot more work to get rid of all the concrete that is there vs. taking out the pavers and in filling that with stamped concrete. You can fix certain areas as you need to and it will last 30 years. Adding planters will just add more maintenance to public works. We wouldn't need to continue every section at the same time since the stamped concrete will look similar to the brick. We can replace the bricks as needed.

Chairman Reinke stated we need to get an idea of what we want More Brewing to put out front of their building.

Chairman Gunsteen stated he is in favor of the cement ribbon with the current brick infill being stamped concrete.

Chairman Reinke asked if the stamped area would be stained.

Chairman Gunsteen stated the concrete would be colored straight through.

President Wallace stated that would eliminate the tripping issue.

Chairman Gunsteen stated it is good to do in front of More Brewing because it gives us an idea of what it looks like and an idea of what it costs per square foot.

Chairman Reinke stated it seemed like everyone agreed with the stamped, stained concrete on the inside and the regular concrete on the outside.

Chairman Gandsey asked if the concrete in the center could be removed so the color would go straight.

Mr. Dinges stated it helps if a section needs to be removed to be fixed in the future so the pattern would need to be split at some point.



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Chairman Gunsteen stated the goal is to reduce the cost, so if its just a matter of taking out the 6' x 5' section out and filling it, it is a lot less work.

Mr. Dinges confirmed that the board wants to match the brick pattern that currently exists and try to match the reddish color. We can bring in sampling when the time comes.

Mr. Hopkins asked if More Brewing was paying for the section in front of their building.

Mr. Dinges stated that was correct, but we may have a cost share for the upgrade.

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

**ROLL CALL VOTE TO ADJOURN**

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

NAYS: None

ABSENT: None

**MOTION CARRIED**

The meeting was adjourned at 7:57 p.m.

Samuel Hughes  
Deputy Village Clerk