



VILLAGE OF BARTLETT COMMITTEE MINUTES January 7, 2025

1. CALL TO ORDER

President Wallace called the Committee of the Whole meeting of January 7, 2025, of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:14 p.m.

2. ROLL CALL

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

ABSENT: Chairmen Suwanski

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Assistant to the Village Administrator Sam Hughes, Finance Director Todd Dowden, Assistant Finance Director Matt Coulter, Director of Public Works Dan Dinges, Assistant Public Works Director Tyler Isham, Civic Engineer Nick Talarico, Planning & Development Director Kristy Stone, Grounds Superintendent Matt Giermak, Chief Pretkelis, Deputy Chief Will Naydenoff, Deputy Chief Sweeney, Attorney Adam Simon, and Village Clerk Lorna Giles.

3. TOWN HALL: None

4. STANDING COMMITTEE REPORTS

A. PUBLIC WOKS AND GOLF COMMITTEE, CHAIRMAN DEYNE

1. Metra Station and Downtown Center Landscape Design Update

Public Works Director Dan Dinges stated that in June of this year, the Village Board approved a contract with Christopher B. Burke Engineering LTD (CBBEL) to perform 60% design for the downtown landscape enhancements scheduled for Metra, Town Center, and Railroad Ave. sidewalk. He stated that CBBEL and landscape architect, Teska Associates, will present the design and discuss our next steps for proceeding with construction next year.

At the meeting in June, we discussed utilizing the design/build approach for the specialty type enhancements that are going to be incorporated into the design. We believe that the design/build approach is the best option for successfully completing the projects. Village staff and the consultants will be there to answer your questions and seek concurrence in proceeding with this approach.

Ms. Jodi Mariano, Vice President of Design from Teska Associates went over a presentation. She stated that in this presentation, they are looking at the spaces in and around the central portion of downtown Bartlett. Ms. Mariano stated that the next steps would entail receiving feedback from the Board, as well as to go forward with permitting. She stated that in February, they're anticipating a design build contract that construction can start in the spring and be substantially complete by the winter of this year.



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Trustee Deyne asked if any consideration had been given to playing holiday music in the Town Center area. Ms. Mariano stated that it is an interesting idea. She went on to say that other communities that have this have had to sort out making sure that the musical choices are appealing to the wider public. She went on to say that she thinks it's a great idea and they can certainly look into it.

Trustee Gandsey asked if the thought is to have kids playing in the water by the fountain or if that would be blocked off. Ms. Mariano referenced the slide to showcase the plan for the fountain. She stated that the fountain feature is intentionally designed to separate where people would be walking from the water. She went on to say that there would be these very large outcropping stones between where you would be walking and in the fountain; she stated it is not designed for people to get in it.

Trustee Hopkins asked that for a project of this size if it's typical for construction to take place from Spring to Winter. Ms. Mariano stated that it generally is. She went on to say that there's definitely efficiencies in scale to have one contractor build all of these projects at once. She asked Mr. Jim Emilio from Christopher Burke Engineering to come forward to elaborate on that. He stated that it is reasonable to expect this all to be done in one season. He went on to say what would help facilitate the process would be if they move forward with a design delivery method that helps save some time in the bidding process. He stated that they would solicit price proposals from qualified, reputable contractors to get those numbers quickly. Mr. Emilio stated that they have 60% of the plan set which means they're far enough along that they can enter into a design build contract. He went on to say that if they wanted to do a traditional design bid build, they would need to get that extra 40%. He stated that they've done projects like this in a lot of municipalities for several other villages as well.

Mayor Wallace asked if they were going to make sure there would be minimal maintenance with the fountain due to the water in the winter. He wanted to ensure we would not be dealing with cracked pipes all the time. Public Works Director Dan Dinges stated that it would be drained and winterized for the winter.

Mayor Wallace asked about the design of the fountain regarding the top where the water flows; he asked if it would look similar to the dry creek bed with rock or if it would be concrete. Ms. Mariano stated that the basin would be concrete on the inside and then the decorative rock would be on the outside. She went on to say that when it's winterized, they have to have a volume of water at the bottom of the basin wherever that water falls that can all the water that's above it. She went on to say that this is so that they can fully drain and recirculate the water as part of the hydrology process.

Trustee Hopkins asked if they would be able to do concrete form liner that they've been looking at that's used specifically for fountains that look like pebbles. He went on to say that he thought that would look better than the shoot with water running down it. He asked about the possibility extending the water to the other side via a bridge, not fully but to make it look like a bridge.

Public Works Director Dan Dinges stated that they can make it look like a bridge by putting railing up on both sides which gives it a feel of a bridge. He went on to say that they could put water on one side, and it'll be a riverbed on the other side.



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Trustee LaPorte stated that we're doing the Bartlett branding program; if they wanted to make this a landmark or a destination where kids could take and post Instagram or social media photos, would the fountain be large enough to get around it. He also referenced brides and groom wanting to take photos by it. Ms. Mariano stated that there is a really wide sidewalk and enough space around the fountain from side to side. She went on to say that people could definitely stand in that area for photos etc.

Trustee Gandsey asked if the dry creek bed will have functionality. Ms. Mariano stated it would be when it rains. She went on to say that it will be slightly sloped so that it's a low point. She pointed out where the drainage structures that they're working with would be, stating that everything is kind of pitched to drain. She stated that when it rains, there would be water runoff coming through which will be filtered through the landscape plantings and then terminate and go underground. She went on to say that it would look like a creek, especially in the rain.

Trustee Hopkins wanted to confirm that it's not a functioning space. He stated that right now people can actually walk through but with a new design it would be off limits. Ms. Mariano stated that people could walk in there if they wanted indicating the concrete pathway that is around it on either side. Trustee Hopkins wanted to confirm that it is not designed to have people walk through. Ms. Mariano confirmed that was correct. Trustee Hopkins asked if that was what we wanted as it seemed like wasted space. Trustee Gandsey agreed. Mayor Wallace stated that the landscape greens up the downtown area by adding nature to that space.

Trustee Gunsteen stated that he like Trustee Deyne's suggestion about adding music. He asked if the fountain will be under lit so that you'll be able to see it at night. Ms. Mariano confirmed that was correct. Trustee Gunsteen asked if on the amount of raised elevation, they were able to put the name on there in metal or lettering. Ms. Mariano stated that it would be possible to put some channelized stud mounted letters. Trustee Gunsteen stated that he wasn't sure if it was possible or if they had enough elevation to do that. Ms. Mariano stated that if we were doing this out on a major road, we'd want it to be set up where resident driving would be able to see it. She went on to say that since this is a much more pedestrian oriented environment, it wouldn't need to be that high.

Village Administrator Paula Schumacher asked Ms. Mariano if she could talk a little bit about the lighting changes that were made since the last time they met. Ms. Mariano stated they discussed proving up lights to all trees and providing GFI outlets to all trees so that we would have up lit trees during the holidays. Mayor Wallace stated that would be nice to have.

Trustee LaPorte stated that this is one of the higher traffic area in Bartlett and that the signage would be good in terms of prom pictures and Instagram. He stated that Rosemont has the giant waterfall which he know is nothing like this, but that they charge a permit fee for people who want to do wedding photos in front of it. He went on to say that he's not suggesting we do that but that it would be a more a landmark or destination as part of our branding.

Trustee Gunsteen asked if there was a reason it was just three foot, or could we go higher if we wanted to accommodate a sign. He went on to say that he knows that it's more aesthetically pleasing when it's a little lower. Trustee Gunsteen asked if it was meant to be used as a seat wall. Ms. Mariano stated that it



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wasn't as seat walls would typically be 16-20 inches above grade. She went on to say that they would want this to feel more human scale.

Trustee LaPorte stated that he likes the sign, he just isn't sure that we should put it on the rocks and that it might be better elsewhere in the park.

Trustee Gunsteen asked if the brick outline of our sidewalks will still maintain like we did in front of More Brewing. Ms. Mariano stated that the intent was to have that for all of the main sidewalks, but in the plaza spaces due to the out-propping stone, they weren't intending to have the brick branding with that stone because it seemed like it was too much.

Trustee Hopkins asked if there was any part of this project where they thought there would be a stand still like a telephone pole in the way or some sort of obstruction where they would have to stop construction for a month to figure it out. Ms. Mariano stated that the engineers have done a pretty exhaustive topographic survey, so they know where all the above ground and underground utilities are.

Trustee Gunsteen referenced a previous conversation about a local sculpture artist having one of his sculptures presented into the design. Village Administrator Paula Schumacher stated that Lambert Lucietto offered a piece of his sculpture work and that we're looking at displaying it more towards the depot for that location although they haven't nailed it down with Lambert yet.

Trustee Deyne wanted to confirm that this project would be completed by the end of 2025. Ms. Mariano confirmed that was correct.

Trustee Hopkins stated that he would like to narrow down a timeline and actually see a detailed timeline to make sure that when construction starts, it doesn't take forever and doesn't stop. He went on to say that he didn't want to drive through downtown Bartlett and see no construction happening due to a delay for lack of supplies, equipment etc.

Mr. Emilio stated that this is a very important project for the Village as well as for them. He went on to say that they do have all their ducks in a row but did have to give the caveat that there are always things that do come up. He stated that they have coordinated with all the utility companies now in advance to iron that out as much as possible, but that you never can know when you put shovel to the ground what you might find. Public Works Director Dan Dinges stated that they still need to work things out with Metra. He went on to say that they won't start construction until they make sure they have everything in line with them along the South side of the tracks. He stated that we do have money coming from them for that portion, so they need to keep them in the loops anyways. He went on to say that they're going to be doing to be performing the work to eliminate the split platform and they did commit to matching what we do on the South side, on the North side when they do the platform work.

5. ADJOURNMENT

Mayor Wallace moved to adjourn the Committee of the Whole Meeting. Trustee Deyne moved to approve; the motion was seconded by Trustee LaPorte.



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ROLL CALL VOTE TO ADJOURN

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

NAYS: None

ABSENT: Chairmen Suwanski

MOTION CARRIED

The Committee of the Whole meeting was adjourned at 7:47 p.m.

Jackie Cardoza
Executive Assistant