



**VILLAGE OF BARTLETT**  
**BOARD MINUTES**  
**February 16, 2021**

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1. CALL TO ORDER

President Wallace called the regular meeting of February 16, 2021 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:00 p.m. and NOTICE IS HEREBY GIVEN pursuant to Section 7(e) of the Open Meetings Act as set forth in Senate Bill 2135 signed by Governor J.B. Pritzker on June 12, 2020, making it effective upon said signing ("SB 2135"), that the regular meeting of the Village President and Board of Village Trustees of the Village of Bartlett (the "Village Board") scheduled to be held on February 16, 2021 at 7:00 p.m. at the Bartlett Municipal Building, 228 South Main Street, Bartlett, Illinois, may be conducted by audio or video conference without a physical quorum of the members of the Village Board present because an in-person meeting is not practical or prudent due to a disaster, that being COVID-19 pandemic and the applicable restrictions imposed under various laws rules, restrictions, Executive Orders and/or announcements issued by Illinois Governor J.B. Pritzker and/or Ngozi O. Ezike MD, Director of the Illinois Department of Public Health, including without limitation "Restore Illinois: A Public Health Approach to Safely Reopen Our State", which currently limits gatherings to the lesser of 50 people or 50% of the capacity of the meeting room as a public health measure.

2. ROLL CALL

PRESENT: Trustees Carbonaro, Deyne, Gandsey, Hopkins, Reinke, Suwanski and 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, Planning & Development Director Roberta Grill, Building Director Brian Goralski, Food & Beverage Manager Paul Petersen, Chief Patrick Ullrich, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

3. INVOCATION – Pastor Alex Goff from Poplar Creek Church gave the invocation.

4. PLEDGE OF ALLEGIANCE

5. CONSENT AGENDA

President Wallace stated that all items marked with an asterisk on the Agenda are considered to be routine and will be enacted by one motion. He further stated that there



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will be no separate discussion of these items unless a Board member so requests, in which event, that item will be removed from the Consent Agenda and considered at the appropriate point on the Agenda. He asked if there were any items a Board member wished to remove from the Consent Agenda, or any items a Board member wished to add to the Consent Agenda.

There were no additions or subtractions to the Consent Agenda.

President Wallace then recited each item that was on the Consent Agenda, including the nature of the matters being considered and other information to inform the public of matters being voted upon. He then stated that he would entertain a motion to approve the Consent Agenda, and the items designated to be approved by consent therein.

Trustee Deyne moved to approve the Consent Agenda and that motion was seconded by Trustee Hopkins.

**ROLL CALL VOTE TO APPROVE THE CONSENT AGENDA AND CONSENT ITEMS THEREIN**

**AYES:** Trustees Carbonaro, Deyne, Gandsey, Hopkins, Reinke, Suwanski

**NAYS:** None

**ABSENT:** None

**MOTION CARRIED**

6. MINUTES – Covered and approved under the Consent Agenda.

7. BILL LIST – Covered and approved under the Consent Agenda.

**8. TREASURER'S REPORT**

Finance Director Todd Dowden stated that this was the December 2020 Treasurer's Report. He stated that the Municipal Sales Tax Report through December 2020 totaled \$236,916 and was up \$22,600 compared to prior year. Sales tax goes up and down from month to month. They are about \$80,000 short for the year or 4%. Motor Fuel Tax distribution through November 2020 totaled \$131,647 and was down \$22,141 or 14% down which will make them short about \$245,000 on MFT.

**9. PRESIDENT'S REPORT**

President Wallace stated that he requested staff to put some information in the packet regarding the COVID vaccine update. He asked them to read it at their leisure. He stated



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that he has been on many, many calls with different organizations who are very frustrated with the amount of vaccine available. DuPage County is the highest county in the State as far as vaccination percentage. Hopefully this information will be helpful to those who read about it in the packet.

Trustee Gandsey asked if he heard that the volumes will pick up soon for the people who cannot get appointments.

President Wallace stated that there are more locations. DuPage just opened the County Fairgrounds location which is massive. Now we just have to get the vaccine there. He encouraged anyone wanting a vaccine to go on line and register. He suggested registering in a couple of locations. He asked that no one tries to buck the system because when you do that, you take up other people's slots and it really does not do well for the organization when it comes to getting vaccinated. It's not great, but at least we have a vaccine.

**10. QUESTION/ANSWER: PRESIDENT & TRUSTEES**

Trustee Deyne recognized birthdays and anniversaries of the board and staff.

**11. TOWN HALL**

**Joel Turk, 556 Phillip Drive**

Mr. Turk stated that he was there on behalf of his association (Four Seasons Association) of which he is the Board President. He expressed concerns in regards to the traffic on Naperville Road. With the plans in the development of the West Bartlett development with the industry coming in and so forth, it seems like the amount of traffic on Naperville Road has intensified. They have a concern as an association in regards to safety. The segment between West Bartlett Road and Route 20 continues to increase in congestion. He is asking the board for a little navigation regarding how they voice their concerns and get more information regarding the planning around the development and the impact it has on Naperville Road from that segment. He also understands that recently there was a petition from the property owner to put up an apartment complex with 140 units. His concern is that this will add to the amount of traffic. This is a safety concern and asking the question of what plans are being made from an infrastructure standpoint to accommodate the growth.

Village Administrator Paula Schumacher stated that they recently sent letters to all the users in the business park to direct their drivers to use a designated truck route and avoid Naperville Road and Stearns Road as an alternate to Route 59. They have had a great deal of conversation at the board level and he encouraged Mr. Turk to review the



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meetings, via the website, where the presentation from Fish Transportation was given regarding the traffic studies that were done throughout the buildout of Brewster Creek that combined with West Bartlett Road corridor as well as Naperville and Munger. From the report, they developed a series of requests that they have forwarded to Cook County transportation. Their traffic consultants have been talking to and walking through the studies with the Cook County Transportation Director. Once they have fully taken a look at the data and the recommendations from that report, the village will have a meeting with them to see how willing they are to make those requested changes. They include wayfinding signage, a weight limit between Naperville Road and Lake Street as well as a roundabout at Spaulding and Naperville to slow down the truck traffic and therefore reducing the noise in that area as well. With regards to the Puckett Reserve, it is a concept plan that is working its way through the public hearing process. The village has not received plans besides the original submitted conceptual plan. The planning and development director or herself would be happy to answer any questions he may have in the future.

Mr. Turk asked when they would be meeting with Cook County.

Ms. Schumacher stated that she did not know right now. The transportation and traffic folks are working through that report right now so that Cook County better understands it. Once they have that date, they will let him know. She suggested that he makes his concerns to the Cook County Commissioner who has the jurisdiction on that road and it is important that they are partners in any kind of solution.

President Wallace stated that would be the best way to impact the speed of which this moves forward. He suggested flooding the Commissioner's office with residents and complaints. He strongly encouraged them to do that and stated that they have worked on this for two years,

**Jay Langfelder, 1665 Penny Lane**

Mr. Langfelder stated that he was there tonight regarding concerns of the Bartlett Fire Protection District's proposal for training facility site plan amendment special use permit. The major concern is the cost of the training tower where they currently have training towers located in Carol Stream, West Chicago, Elgin Community College and Streamwood which is currently being built. On March 20, 2018, the community and taxpayers of the Bartlett Fire Protection District was generous in supporting the referendum to continue the level of service of the Fire Protection District. The community was given an excellent presentation by Chief Falese of unfunded liability, schedule of aging fleet and the increased expenses of emergency alarms to the slow growth of revenue to the fire district. His major concern is the special permits which allow them to



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build the facility where it's accessible to other towers within the community. His other concern is the cost and thought there should be rules of discussion on this.

**Ovidio Fernandez-Guervo, 641 Phillip Drive**

Mr. Fernandez-Guervo stated that he is the president of the homeowner's association for the Greens of Villa Olivia. He was there to talk about the traffic on Naperville Road. All of their homeowners use Phillip Drive to get in and out of the subdivision. It has two points of ingress and egress in the first one is five hundred feet from the stop light on Lake Street. The second one was another fifteen hundred feet down the street, right in front of the Puckett property. During his twenty years living there he has noticed a drastic increase but it has been significantly worse in the last three years. He is not talking about truck traffic, he is talking about regular vehicle traffic. There are times when he tries to exit his subdivision on Phillip and he cannot leave because of the constant flow of traffic. He knows that they have done a traffic study and he has read the minutes from one of the meetings. He is concerned that the traffic study did not include Naperville Road and he didn't think the numbers really project the traffic on Naperville Road. The numbers are accurate for the day the study was done but doesn't account for the reduction of traffic because of the pandemic. Traffic in this part of the state, the first nine months of last year was reduced between 15-44%; trucks were reduced by 8-18%. The traffic study that Fish Transportation did projects that the traffic will increase by 25% in 2050 is not accurate. He guarantees that once the pandemic starts alleviating, they will be at that 25% in 3 years. The Puckett property represents 146 apartments or 200 additional cars. If every owner uses their car once per day, that means there will be an additional 400 vehicles on Naperville Road. Therefore, their HOA is against putting 146 units on the 15 acres, especially right in front of one of their entrances. He trusts that the board will continue working with the county and commended them on the work that the townhouses did in Brewster Creek. He stated that over the last 10 years of his career he had responsibility for people and logistics across fourteen states. He guarantees that the business park is the best that he has seen.

Village Clerk Lorna Giless stated that a resident e-mailed an online submission to be read on his behalf.

**Mark Mandolini, 302 Barton Court**

Mr. Mandolini sent the following "Would the village consider providing the annual budget financial documentation/tables in a spreadsheet format to allow for easier review by residents? There is about \$15M worth of debt interest burdened to residents over next 20 years, per page 131 of FY2020-21 budget. Is there an opportunity and/or would the Village of Bartlett consider using some of the cash on hand to provide additional principal payment to reduce some of the \$15M of expected debt interest? According to



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Zillow/Redfin, Bartlett High School is currently rated as a 5 out of 10 based on school data provided by the National Center for Education Statistics, Pitney Bowes, and Great Schools. Bartlett High School has declined 2-3 pts over the last 5 years, from the time I moved into the village. Is the decline of Bartlett High School's perceived value to potential home buyers on the board's radar, and is there anything more the village can do to help support Bartlett High Schools reputation?"

**12. STANDING COMMITTEE REPORTS**

**A. BUILDING & ZONING COMMITTEE, CHAIRMAN REINKE**

Trustee Reinke stated that Ordinance 2021-12, an Ordinance Adopting the Village of Bartlett, Illinois Official Zoning Map 2021 was covered and approved under the Consent Agenda.

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

Trustee Gandsey stated that there was no report.

**C. FINANCE & GOLF COMMITTEE, CHAIRMAN DEYNE**

Trustee Deyne stated Resolution 2021-13-R, a Resolution Approving of Disbursement Request for Payout No. 24 from the Subordinate Lien Tax Increment Revenue Note, Series 2016 for the Elmhurst Chicago Stone Bartlett Quarry Redevelopment Project was covered and approved under the Consent Agenda.

**D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN HOPKINS**

Trustee Hopkins stated Resolution 2021-14-R, a Resolution Authorizing an Amendment of the Intergovernmental Agreement Relating to the O'Hare Noise Compatibility Commission was covered and approved under the Consent Agenda.

**E. POLICE & HEALTH COMMITTEE, CHAIRMAN CARBONARO**

Trustee Carbonaro stated that there was no report.

**F. PUBLIC WORKS COMMITTEE, CHAIRMAN SUWANSKI**

Trustee Suwanski stated that Resolution 2021-15-R, a Resolution Approving of the Cable Television Franchise Agreement Between the Village of Bartlett and Comcast Of Illinois XI, LLC; Resolution 2021-16-R, a Resolution Authorizing the Use of Motor Fuel Tax



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Funds in the Amount of \$3,250,000.00 for the FY2021/2022 MFT Program, to Pay for the Cost of Construction for Street Resurfacing, Material Testing, Crack Sealing, Pavement Surface Treatment, Schick Bridge Rehab. Design, Municipal Lot Maintenance, Street Light Maintenance, Street Sweeping, Sidewalk Repairs, Salt Purchase, Pavement Marking and to Authorize the Village Clerk to Sign said MFT Resolution; Resolution 2021-17-R, a Resolution Approving the Amended and Restated Public Improvements Completion Agreement for the Southwind Business Park; Resolution 2021-18-R, a Resolution in Lieu of a Surety Bond to Allow the Village to Maintain our Facilities on State Highways were covered and approved under the Consent Agenda.

13. NEW BUSINESS

President Wallace asked how they were doing with road salt.

Public Works Director Dan Dinges stated that they were in good shape.

14. QUESTION/ANSWER PRESIDENT & TRUSTEES - None

15. ADJOURN

President Wallace stated that the Board would be going directly into the Committee of the Whole meeting following adjournment.

There being no further business to discuss, Trustee Deyne moved to adjourn the regular Board meeting and that motion was seconded by Trustee Suwanski.

ROLL CALL VOTE TO ADJOURN

AYES: Trustees Carbonaro, Deyne, Gandsey, Hopkins, Reinke, Suwanski

NAYS: None

ABSENT: None

MOTION CARRIED

The meeting was adjourned at 7:25 of p.m.

Lorna Gilless  
Village Clerk