



VILLAGE OF BARTLETT
BOARD MINUTES
July 6, 2021

1. CALL TO ORDER

President Wallace called the regular meeting of July 6, 2021 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:00 p.m.

2. ROLL CALL

PRESENT: Trustees Deyne, Gandsey, Gunsteen, Hopkins, Reinke, Suwanski and President Wallace

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Economic Development Coordinator Tony Fradin, 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, Public Works Engineer Bob Allen, Planning & Development Director Roberta Grill, Head Golf Professional Phil Lenz, Police Chief Patrick Ullrich, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

3. INVOCATION – Reverend Andrew Weiss, Faith World Outreach 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 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 changes 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.



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Trustee Deyne moved to Approve the Consent Agenda and that motion was seconded by Trustee Suwanski.

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

AYES: Trustees Deyne, Gandsey, Gunsteen, Reinke, Suwanski

NAYS: None

ABSTAIN: Trustee Hopkins

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 - None
9. PRESIDENT’S REPORT - None
10. QUESTION/ANSWER: PRESIDENT & TRUSTEES

President Wallace commented on the great job the police department did during the Fourth of July festival as well as the community collaboration with the other taxing districts.

Trustee Gandsey thanked the fire department. Her son passed out after a carnival ride and the person who helped them was super calm.

President Wallace also thanked the volunteers on the Fourth of July Committee.

Trustee Deyne recognized birthdays and anniversaries of village staff. He also thanked the fire department for the quick response to his home when his wife had an injury on the 4th of July.

Trustee Gunsteen thanked the Lions Club and Fourth of July Committee for the festival and thought they did an outstanding job. All the feedback he received stated that it was definitely needed and he thanked all the volunteers that helped.



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11. TOWN HALL

Carol Cerami, 140 Hillcrest Lane

Ms. Cerami stated that two weeks ago she went to the police department to report that the Dunkin Donuts on Norwood has a “Do Not Enter” sign that people can’t see (it is very faded). She has watched cars disregard this sign and warned of potential accidents that could be fatal.

President Wallace asked the police to look into this issue.

David Barry, 900 Poplar Lane

Mr. Barry stated that is the Chairman of the Fourth of July Committee. He thanked the mayor and board for their support. They didn’t know the fest was going to happen until the last minute. He thanked the professionalism of the police department as well as the village, fire department and park district, and most of all the fantastic volunteers on the Fourth of July Committee. This is a fantastic community.

Trustee Deyne asked how many volunteers they had.

Mr. Barry stated 25 to 30. They are always looking for new volunteers.

Village Administrator Paula Schumacher thanked the public works department for their signage, barricades, etc.

Kevin Williams, 419 Timber Ridge Drive

Mr. Williams stated that he wanted to recognize the streets, sanitation and sidewalk department. He asked for sidewalk repairs and had results within a half hour. He appreciated the planning that needed to happen as well as funding. He was very impressed and it did get fixed. He thanked them for a well-done job.

Jay Langfelder, 415 S. Hickory

Mr. Langfelder stated that on July 1 the village held a joint special meeting of the Zoning Board of Appeals and the Plan Commission. He was there for concerns over the Zoning Boards approval of Section 2016-Residents at Bartlett Station apartment complex. Variations from the downtown zoning overlay district form-based code which are two of the six ordinances that were overturned. The maximum height requirement of four stories to five stories; minimum parking was 1.25 spaces per unit and the proposed was reduced to 1.17 per unit. The Zoning Board approved the measure along with four other changes to the form-based code. The height change from four to five stories will increase the units to 104 apartments. The change to the parking ordinance will decrease the amount of parking to 120 stalls. His major concern is the parking with the approval of these two



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ordinances. He referred to the Puckett Reserve concept plan review and compared the amount of parking spaces. His major concern is the parking with 104 units on 1.873 acres and 121 parking stalls.

Aaron Keefneer, 1008 Bentley Lane

Mr. Keefneer stated that he was there on behalf of Sonny and Perri Patel (owners of More Brewing) at 126 Bennington Lane. He represents More Brewing Company as the general manager. There were discussions regarding the delays that they have had and he wanted to clarify that the delays were related to COVID-19. They opened a new facility on February 29, 2020 in Huntley, Illinois and were open for 16 days and then promptly closed until mid-May when they were able to open up with outdoor seating. Both restaurants were then forced to close again in October, 2020 and did not reopen until February of 2021. Those are the main reasons the Bartlett project has been delayed. With that, he was happy to announce that they will be presenting their plans for the Bartlett facility next week. They usually see a four-week turnaround for approval, depending on the village changes. They estimate that they will be able to start construction on the third week of August. He wanted everyone to have this update and hopefully the town can start getting excited.

Trustee Gandsey stated that the town is super excited and most of the questions she gets is “when is More coming”.

Mr. Keefneer stated that as a Bartlett resident, he is very excited to open here and he can hopefully work one day a week close to home.

Trustee Deyne asked if there was any way to fast-track this.

Mr. Keefneer stated that since they re-opened in February, they have spent the last four months getting their plans dialed in as much as possible so once they are submitted to the village, hopefully the approval process will be quick. They want to get started as soon as possible. They have a basement in the plans now and would like to get the shell complete before it gets too cold. If they get the shell done in December, they can do all the remaining final work over the winter with hopes of getting the summer crowd.

12. STANDING COMMITTEE REPORTS

A. BUILDING & ZONING COMMITTEE, CHAIRMAN HOPKINS

Trustee Hopkins stated that Ordinance 2021-66, an Ordinance Amending Title 3 of the Bartlett Municipal Code Establishing Landlord and Tenant Regulations was covered and approved under the Consent Agenda.



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B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GANDSEY

Trustee Gandsey stated that there was no report.

C. FINANCE & GOLF COMMITTEE, CHAIRMAN DEYNE

Trustee Deyne stated that there was no report.

D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN GUNSTEEN

Trustee Gunsteen stated that there was no report.

E. POLICE & HEALTH COMMITTEE, CHAIRMAN SUWANSKI

Trustee Suwanski stated that there was no report.

F. PUBLIC WORKS COMMITTEE, CHAIRMAN REINKE

Trustee Reinke stated that Resolution 2021-67-R, a Resolution Approving of the Purchase of Electricity by the Village of Bartlett at a Price Not-to-Exceed \$0.046/kWh was covered and approved under the Consent Agenda.

13. NEW BUSINESS

Trustee Gandsey stated that she has had complaints about the weeds at Ruzicka Park and wondered if they can take a look at it.

Public Works Director Dan Dinges stated that it is the baseball/football responsibility to maintain the grass.

Trustee Gandsey clarified that it is the parking lot.

Trustee Gunsteen stated that he is on the baseball board and they have worked their butts off to try to keep it maintained. The weeds are bad but he was not sure if the parking lot was their responsibility.

Mr. Dinges stated that they would take a look at it.

14. QUESTION/ANSWER PRESIDENT & TRUSTEES – None



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15. ADJOURN

President Wallace stated that the Board would be going directly into the Committee of the Whole meeting following adjournment. and then into Executive Session to Discuss Sale of Village Owned Property Pursuant to Section 2(c)6 of the Open Meetings Act.

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

ROLL CALL VOTE TO ADJOURN

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

NAYS: None

ABSENT: None

MOTION CARRIED

The meeting was adjourned at 7:23 p.m.

Lorna Gilless
Village Clerk