



**VILLAGE OF BARTLETT**  
**BOARD MINUTES**  
**July 20, 2021**

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1. CALL TO ORDER

President Wallace called the regular meeting of July 20, 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, Food & Beverage Manager Paul Petersen, Police Chief Patrick Ullrich, Deputy Chief Jim Durbin, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

3. INVOCATION – Pastor Jim DiPalma, Encounter 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 Hopkins.

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

AYES: Trustees Deyne, Gandsey, Gunsteen, 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 May 2021 Treasurer's Report. He stated that the Municipal Sales Tax Report through May 2021 totaled \$185,540 and that represents activity in February and was up from the prior year. Motor Fuel Tax distribution through May 2021 totaled \$134,647 which was up \$37,000 from the prior year as it's picking up after the pandemic.

**9. PRESIDENT'S REPORT**

Village Clerk Lorna Giles swore in the police facility dog (Maverick) and his trainers Thomas Alagna and Victoria Anderson.

A Proclamation for National Night Out 2021 was read and August 3, 2021 was proclaimed as "National Night Out".

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

Trustee Deyne recognized anniversaries on the Police Pension, Zoning Board of Appeals and the Plan Commission.



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11. TOWN HALL

**Jay Perkins, 845 Marina Terrace West**

Mr. Perkins stated that he was informed that Ordinance 2002-116 was up for revision. He was appointed on the Zoning Board of Appeals (ZBA) in 1992. In 1998, the ZBA had a request concerning a certain piece of property that he owned. He recused himself from the discussion, as he should have done. Around 2001, a Trustee from a surrounding town did not recuse himself and it made it into the Daily Herald. In 2002, Bartlett passed this particular ordinance. Ken Kaczynski and himself were affected by this ordinance and were given the choice to stay on the ZBA or give up the seat on other taxing boards. They chose to leave the ZBA, reluctantly. He assumed that the Village Board was following this particular ordinance. In his opinion this ordinance did not need to be rescinded or revised. It is up to the village attorney to keep on top of the situation and counsel the incoming Village Board of the existence of this and other ordinances. The Village Board members and the clerk have changed several times since this ordinance was passed so one would assume that the board secretary would have had the board review the ordinances on a regular basis and make sure they are both transparent and in compliance with existing laws as we did on our other taxing boards.

**Joseph Olsen, 1117 Independence Drive**

Mr. Olsen stated that he was a forty-three year resident of the village. He also was going to speak about Ordinance 2002-116. Several years ago he had a conversation with Jay Perkins and he mentioned this ordinance. He submitted a FOIA request for this ordinance as well as dates of appointment and reappointment of John Sias. He knew that John served both on a village committee and was a trustee of the Bartlett Library. He was pleased to receive the FOIA request within three days, however, the requests for this ordinance was not complete, he received one of the three pages. He asked the village to examine the process. Ordinance 2002-116 establishes limitations regarding eligibility for Village of Bartlett advisory boards, committees and commissions. It is being violated by the village mayor, village and trustees. John Sias was appointed by Mayor Wallace on July 5, 2016 to the Police Pension Board for a two-year term. John Sias was appointed to the Bartlett Library District on February 20, 2017, making him ineligible to serve on the Police Pension Board. However, he continued to serve. Section 2 of the ordinance states that any member of the subsidiary body of the village who is elected as an officer of another taxing body or appointed to fill a vacancy in such an office shall be deemed to have resigned from the village commission. In November of 2018, John was appointed by the mayor to the Bike Path Commission. He was not reappointed to the Police Pension Bboard but continues to serve on that board. There are quite a few discrepancies in terms of what the public record is. The fact that action has not been taken to inform him that he does not have a right to be serving under current ordinance is a devastation to what they are trying to do from the standpoint of legal actions in this community.



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**Jay Langfelder, 415 S. Hickory**

Mr. Langfelder spoke about the *Residences at Bartlett Station* proposal. They are asking to increase the maximum height of a building from four stories to five stories. The ordinance requirement is 1.25 spaces and the petitioner is asking for 1.16 spaces. The proposal is for 104 units with 121 parking spaces on 1.86 acres. On January 19, 2021, Trustee Reinke introduced the *Puckett Reserve* concept plan and stated that the petitioner is requesting a concept review for 15 acres on the east side of Naperville Road. The development would consist of 146 apartments, divided into five two-story buildings. The zoning ordinance requires a total of 309 spaces and the petitioner is providing 310 spaces. The apartment building on Railroad and Berteau Avenue has only 121 parking spaces. Roberta Grill is asking for an additional 15 spaces on Berteau Avenue. In Bartlett we have no overnight parking without calling into the police department for permission. Fish Transportation traffic study and the testimony of Tim Dorn on July 1, 2021, "traffic volumes are low per IDOT reports showing approximately 8,400 vehicles per day". If overnight parking is allowed on Berteau Avenue to accommodate this project, we should have overnight parking on all streets throughout Bartlett. In comparison to the current apartment building proposal, it is like taking twenty pounds of flour and jamming it into a five-pound bag. Also, snow removal will be taken away and the sidewalk will be plowed to accommodate walkers for an auxiliary parking space at the *Streets of Bartlett*.

President Wallace stated that the parking variance is no longer a variance. It will be explained at the Committee of the Whole meeting.

**George R. Koziol, 654 Hazel Nut Court**

Mr. Koziol stated that he was not here as a member of the Zoning Board of Appeals. He was there as a citizen of Bartlett and a former member of the Downtown TOD project that is responsible for the creation of the Downtown TOD Overlay document. They worked to produce a document that would work today and for a long time into the future. This was to be a refinement of the original TOD development study. When he learned that *The Residences at Bartlett Station* became a planned project he was happy to see that the long vacant land would be developed and that the project would work with the TOD Overlay rules. Residential development in the downtown area is very much needed. It would bring additional people into the area, it would bring financial benefits to the businesses, it would develop the area to fit with the downtown overlay concept. It would put the area back on the tax rolls which would further benefit Bartlett. He commended the developer and working with staff to make this happen. The developer has listened to the people on the topic of number of units and parking in the area. The change from 104 units to 90 units reduces the unit density and at the same time increases the percentage of parking spaces per unit. This change alone puts the plan requested parking well within the required number. The number of parking spaces increases with additional parking on Berteau, that says nothing about temporary parking in the Metra lot on the north side of



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the tracks. The addition of the fifth floor makes this plan happen. The increased height is not out of character with the existing buildings in the area. The existing peaked roofs and the height of the buildings brings the building in this project to approximately six feet over the current buildings in the Town Center. The increase in height should not kill the project. Remember that the overlay document provided the developer a way in which to ask for modifications to their plan. They filed an appeal to the ZBA for a variance to allow for the increase in height. The ZBA approved this request. The parking issue has been eliminated!

He was very concerned with getting this over-all project approved. The developer worked with staff to make this work. Changes were made and he felt strong commitment on the part of the developer. This is the kind of developer we need and want in Bartlett. He wanted to see this succeed because it fits the overlay, it brings economic development to the downtown area, the property is added to the tax rolls, additional people would make use of the downtown area. He didn't want to see this project rejected like the wedding chapel project at Devon and Prospect. The plan was rejected and nothing became of the land after that, it has remained vacant with no development plans in sight. Just think of the taxes that a business like that could have brought to Bartlett. We could have become a destination, there are no other locations like this in the Chicago area.

He is afraid that a "no" vote would kill both the TOD plan and the TOD Overlay plan. He is afraid that a "no" vote would do great harm to Bartlett in many ways. A "no" vote would be saying to future development that Bartlett is not a friendly place to try to do business with. He strongly is recommending that the board approves this project in keeping with the statement on the front door – "Progress with Pride".

**Michael Werden, 431 S. Main Street**

Mr. Werden stated that in September, it will be sixty years since he has lived in Bartlett and it had a population of 1,500 people. In the 1960's there were 2,300 people and then 3,500, 4,800, 6,500. Nobody wanted to see the growth happen. In 1959 there was a farm (Grischow Farm) on Newport and Devon that was voted the most beautiful farm in Illinois. Mr. Humbracht also owned property there and Hanover Park was trying to get him to annex to them. If he had not sold to the developers, which is all the property down Newport, this would've been in Hanover Park. Craig Gillam came up with the "Progress with Pride" as well as the village seal. When he was appointed to the preservation area commission in the mid-seventies, it was to try to preserve downtown Bartlett and keep businesses alive so they did not have to get out of wooden structures. It did not go over well and a lot of the public fought it just like the TOD district. Then there was the TIF District that came along in the eighties. That brought the paver bricks in downtown Bartlett and nice streetlights and the opportunities for people to enhance the look of their businesses. The transportation overlay district allows us to have things that regular



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zoning would not allow them to have. The benefactors of this are 120 Live, More Brewing, and without the transportation overlay district, it would not have fit on the lot. That transportation district ends at Western Avenue and only covers the downtown. A couple of weeks ago Jay Langfelder was talking about how the zoning board had voted to overthrow the zoning. That is not true, it is called a variance. When we gave him a variance, he didn't call it overthrowing the zoning. We need to keep that in mind. This is something that people need to see and something that needs to be done. The village accepted a \$100,000 dollar grant and in 2016 we passed this after going through it for a year. The recommendation was to bring people to downtown Bartlett to keep the businesses alive. We have lost a lot of businesses and can't afford to keep losing more. In 2019, it was amended to have the overlay and petitioners did not have to worry about extra setbacks. That is what this apartment complex is about and it is the last big of piece of property that touches downtown Bartlett. It is something that we need to have and hopes they would keep that in mind. Unfortunately, when the plan commission made their recommendation, they didn't even mention the TOD and Mark Hopkins was on that commission with George and others. The plan commission has a narrow-sided view of going back to the seventies when Bartlett didn't want to grow. He thought it was time to revamp the plan commission with people who are in tune with village planning and not keep old conges on there that have self minded interest instead of what the village wants.

**Eleanor Franken, 271 E. Railroad Avenue**

Ms. Franken stated that she has been a resident and taxpayer since 1995. She bought her condo four years ago on Railroad Avenue. She knew there was an empty lot next door to the building and she knew someday a building would be put on that lot, but never in her wildest dream did she think it would be such a massive building. The village has turned down so many businesses that wanted to come on Route 59 as well as developers. They were turned down for some reason such as inappropriate plans for Bartlett. This building is not appropriate for Bartlett - this is not Chicago where tall buildings like that are common. Has the village had conversation regarding this project with the police and fire departments. Does our fire department have equipment to service this building or do they have to buy new equipment to take care of the problem. Where are the tenants coming from? How will we fill up this building? If the building is not filled up, will people be subsidized to move-in. Their well-kept condos have twenty-four units and each unit has an indoor parking space. Plans for the new building has ninety units and she asked the board if they would want to live next to that five-story building? Her message to them was to send them back to the drawing board and downsize.

**Robin Dubiel, 271 E. Railroad Avenue**

Ms. Dubiel stated that she was there this evening to ask the village board and president not to allow a five-story, 104 unit building to be built with only 121 parking spaces. Most of the units in the Bartlett Town Center have two parking spaces inside the building. Even



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when one person is occupying the unit they use the second space for overnight family, guests and friends. However, for the few people that have two or more cars, they struggle with that situation. It is difficult, frustrating and extremely inconvenient to jockey their car every morning, every evening, from the street to the Metra lot and to have it out of the Metra lot by 6:00 a.m. The alternatives have resulted in having their cars towed. Her observation is that most couples or families own more than one car. People are always on the go. If the *Residents of Bartlett Station* get the variation approved for 104 units and 121 parking spaces, there will be 92 units with only one parking space, excluding five handicapped spaces, reducing the number of available spaces. Please take into consideration that there is no allocation for on-site guest parking. Who doesn't have family and friends? It is going to create a real problem for the tenants of the building and the whole neighborhood. The Metra train is good for taking one to work or to another town. It does not take a resident to all the locations they need to go like the grocery store, clothes shopping, doctor's offices, etc. She believes if the five-story 104-unit building is allowed to be built, it will be detrimental to the public welfare of the neighborhood and will not maintain the scale and character of the village, specifically the downtown neighborhood. Because of the parking deficiency and the size of the building, they are strongly asking the village board to hold this project to four stories, 83 units and 121 parking spaces.

### **Linda Balfe, 876 Marina Terrace East**

Ms. Balfe stated that she was a 25-year resident and was speaking about how she was seriously harmed by the Village of Bartlett's department of Building and Development. The exact department that is in place to protect her, failed to do so, on repeated occasions. The results caused her serious financial harm. She had a backyard swimming pool deck built by a shoddy contractor with the project beginning in the last sixty days. Before the deck project got underway, all the village rules were followed and necessary permits were secured. When the deck was ultimately completed and passed on June 25<sup>th</sup>, with a clean bill of health by the village building inspector, Michael Millington. The deck was up for a week and the spindles were all falling off. She called another building inspector and he pointed out several code violations after a quick glance. She called the village immediately to report Michael Millington. This caused the head of the department, Katy Sperl to come over to her house on July 8<sup>th</sup> and conduct an inspection in which she found numerous code violations with some violations being deemed so serious, that the deck that she paid \$11,000 for was deemed unfit for use of any kind and a safety hazard for the entire neighborhood. She was then informed by the village that she was forbidden to use her deck or her swimming pool. Keep in mind that this was after the Village of Bartlett awarded her a passing grade to the construction hazard which directly caused her to hand over \$5,500 to the shoddy contractor. If Bartlett did not assign the passing grade, she would not have paid for the project which is a safety hazard to the neighborhood. She is asking the village to step up to do the right thing. She wanted to



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know what the village is planning to do about the \$5,500 that the inspection error cost her. She would never have paid the contractor if the deck got a failing grade, which it should have. Ms. Sperl did reach out to the contractor and was told that he was going to remove the deck on July 14<sup>th</sup> but he never showed up.

President Wallace stated that they will work on this with errors and omissions in an expedient way.

**Jeannine Ames, 737 Candleridge Court (Hearthwood Farms)**

Ms. Ames stated that she was on the Board of Directors for the Hearthwood Farms Condominium Association. She wanted to address the parking for Bartlett Station and stated that they have 323 units in Hearthwood Farms. Each unit has parking for two cars. They have an additional 105 overflow spaces, for a total of less than 1,000 for 323 units. Most everyone has two cars and she'd be willing to bet that most people on the board have two cars. The amount of parking needed for that building is not going to be enough. The size of the building is a little bigger than anything we have in town and why are we putting up a building that is too big for the lot it is on. Is it that big of a deal to get rid of this property that we are willing to change ordinances we have in place? She asked if the fire district was consulted on the setback of the building. What is the parapet? They are advertising this as high-end luxury apartments renting at \$1,000/month and she challenged them to look at any real estate website and the only place you're going to find apartment buildings that are renting for this price is Deer Park at Lake and Bartlett Road. Is this what we want downtown, an overly large building with low rents? Something doesn't add up and she asked the board to really look in this project before it gets too far gone.

**Peggy O'Hare Vance, 455 Tennyson Road**

Ms. O'Hare Vance stated that she supports the apartment project. She stated that she has absolute trust that this will be a beautiful building and absolutely safe. They challenged her with extraordinary safety when they built O'Hare's Pub and Midway Landing Bowling Alley. One of the things she loved about Manny investing in Bartlett is the Streets of Bartlett. The walkability and the things that are happening in that area are very exciting. We want to be a walkable town and have the ability to ride a bike. The hometown feel that's being created is just exciting to see on a Sunday morning. She trusts the project and the integrity and safety that they will put into it and they are wonderful people to work with.

**Leslie Andrie, 241 S. Main Street**

Ms. Andrie stated that she had a business in Banbury Fair and it did not do well. She has worked at Ace Hardware before the renovation. Since Manny and Jeremy Rafidia came into town and purchased the strip mall, they told the businesses that within two years they





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would have it practically full and completely remodeled. Through a pandemic it took maybe two and a half years. They made businesses where there were no businesses. All the businesses are prospering. Living in any downtown area is a lifestyle change and much different than a single-family home where you have a driveway that can hold many cars. The downtown is a different kind of lifestyle. You can walk to the train and take that many different directions. She encouraged the board to pass this project. She wanted people to appreciate that we have two wonderful businessmen who took this town by storm. Whatever they put up will be beautiful, complementary to the village, and draw people here. She is in strong support.

**Ovidio Fernandez-Cuervo, 641 Philip Drive**

Mr. Fernandez-Cuervo stated that he was there to address the new Grassland subdivision. He is also the HOA President for the Greens of Villa Olivia. On February 16<sup>th</sup> he addressed the board about the traffic on Naperville Road when they were discussing the Puckett concept plan. He spoke about the traffic on Naperville Road and the difficulty getting out of their subdivision. All of the residents are opposed to the apartment building. On June 10<sup>th</sup> he attended the Plan Commission meeting to address the Grasslands PUD. He again reiterated on the traffic issues on Naperville Road. With this subdivision adding 342 homes, with access to Naperville Road, and 111 having exclusive access to Naperville Road along with the continued growth of Brewster Creek, the traffic and safety of our citizens should be a major concern to the board. Other options for ingress and egress should be considered. He felt that he was totally ignored at the Plan Commission meeting. He wanted to know from this board before they approve this subdivision, what the plans are for Naperville Road before it gets any worse.

**Joel Turk, 556 Philip Drive**

Mr. Turk stated that he has been a resident of Bartlett for 35 years and he is the Board President of Four Seasons Townhome Association which resides south of Villa Olivia. They have concerns about the traffic impact with the new Grasslands subdivision which is proposed. He also attended the Plan Commission meeting on June 10<sup>th</sup> and was uncomfortable with what was explained or the traffic study. He wanted to encourage the board before any vote is taken to better scrutinize what that traffic impact is going to be, particularly as it relates to Naperville Road. With the increased commercial traffic on that road it has become congested and poses a potential safety hazard. He just wanted to make sure we were doing the right thing here.

**Mike Densford, 817 Brookside Drive**

Mr. Densford stated that he owns Lucky's Barbershop and he is a tenant of the Rafidia family. He came there to support the apartment building project. He felt that they could use more people in town, especially with luxury apartments. He used to own a barbershop in Naperville and people were against growth there. He understood that



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growth is scary but you can't have both. You can't ask for more grocery stores in town and not have enough people to support it. Everything the Rafidia's have done has been great. This project is going to bring in more upscale income families and brings more business for people, like himself, who left a successful shop to be in his hometown. He thinks the apartments are a great idea.

President Wallace stated that all of the people clapping and not clapping - don't think for a second that the board doesn't think this decision is extremely serious and don't think that they haven't done a ton of homework on this issue. It isn't something that we take lightly and they understand that there are pros and cons to every item on the board agenda this evening. It will be well-thought-out and they should have some pretty interesting discussions.

## 12. STANDING COMMITTEE REPORTS

### A. BUILDING & ZONING COMMITTEE, CHAIRMAN HOPKINS

Trustee Hopkins stated that Ordinance 2021-70, an Ordinance Approving a Site Plan, Granting Special Use Permits and Granting a Major Design Exception for Le P'Tit Resto Bar Tapas was covered and approved under the Consent Agenda.

Trustee Hopkins presented Ordinance 2021-68, an Ordinance Approving and Directing the Execution of the Planned Development Agreement Between Bartlett 59 LLC and the Village of Bartlett (Grasslands Subdivision).

Trustee Hopkins moved to approve Ordinance 2021-68, an Ordinance Approving and Directing the Execution of the Planned Development Agreement Between Bartlett 59 LLC and the Village of Bartlett (Grasslands Subdivision) and that motion was seconded by Trustee Deyne.

Trustee Reinke asked what the plan was for Naperville Road. He knows that they had discussions with Cook County and roundabouts and studies. Obviously this is going to impact Naperville Road.

Village Administrator Paula Schumacher stated that they looked at the speed limit and they agreed with our traffic engineer and their traffic folks, the speed limit as it is now is not warranted for a change. We informed them about this development coming and they will evaluate the impact that the subdivision has on the speed of traffic. We presented them with a truck routing signage plan to address the trucks coming from the business park and the surrounding area. That included both streets that were under Cook County jurisdiction as well as the state's jurisdiction. They are currently reviewing that plan and



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anticipated response to that plan in the next couple of weeks. The hope of that plan is that it will reroute the majority of the truck traffic to West Bartlett Road and to Route 20 or 25 to alleviate some of the truck traffic on Naperville Road. We did not pursue the roundabout at this point with them. We did the geographic sign and it will fit in the location we are looking for but they have asked us to hold off for the time being. They are still analyzing the things we have given them and kept the door open for some changes.

Trustee Deyne stated that we have been trying to address the situation with Naperville Road for some time now.

Trustee Suwanski stated that she thought the truck rerouting plan was going forward.

Ms. Schumacher stated that it was developed with our transportation consultant but we don't have jurisdiction over those roads so we need their approval as well as the states.

Trustee Hopkins asked about the bike path that goes under Route 59. Was there any talk with the developer.

Ms. Schumacher stated that they did talk about that and especially in terms of the timeframe of the grant. She thought that they have all of their avenues open. They know the maximum amount that the developer will give for that and whether that is part of the grant proposal or something that we undertake on our own, we identify this as a high priority path. No doors were shut on this matter.

Trustee Gunsteen asked if the developer will need to get an access permit for his entrance off of Naperville Road?

Ms. Grill stated "yes" - both entrances.

Trustee Hopkins requested that the construction vehicles are not allowed to use Naperville Road.

Ms. Grill stated that the development agreement currently reads that the construction traffic would have to turn left (southbound). They will sign it and do the best they can to regulate that.

Trustee Reinke asked staff to talk him through the improvements to Route 59 and West Bartlett Road, are they going to help deal with some of our current traffic problems as well as future potential problems. He did not think there was enough room on Naperville Road for Puckett and this development.



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Public Works Director Dan Dinges stated that on Route 59 and West Bartlett, they are building dual left and right turn lanes. The left turn going eastbound to northbound is a big obstacle right now and why many vehicles are using Naperville Road. The left turn lane backs up and they have to wait several turnouts to turn left onto Route 59. Once that intersection gets improved (right now they are shooting for a spring of 2022 letting), means construction hopefully sometime next summer. When that improvement is done, that issue goes away. He believed that a lot of the trucks will then use West Bartlett instead of Naperville Road. Unfortunately, we have to wait for that improvement to be completed before we will see the full effect of where the traffic ultimately goes.

Trustee Suwanski asked what level of traffic on Naperville Road is going to have to be before we go forward with a roundabout or get the county and state to make some adjustments.

Mr. Dinges stated that he didn't know if there was a magical answer. They have heard the complaints from the residents. The traffic studies are saying that the speed is not an issue. There are improvements that would be necessary at Naperville Road and Route 20, which again, is the state and county roadway of which they would have to make improvements. There is a lot of road work to be done but unfortunately it is in stages.

Trustee Suwanski asked about widening Naperville Road.

Ms. Schumacher stated that when the state put in the dual turns at Stearns Road, it changed the intersection and the traffic flow through that neighborhood. When Route 59 and West Bartlett Road improvements are made it will have a dramatic affect. At that time, they can certainly reevaluate how the Naperville Road is functioning and make an educated recommendation to the board. The roundabout is several million dollars and she can appreciate why the county would want to step that. They have been listening to us but they move much slower. They understood the level of concern with our residents and the board. We have talked to our state and county representatives and escalated this every way possible. The transportation folks have all agreed to keep monitoring this and make adjustments. She thought this was real progress with the county.

Trustee Deyne agreed that they should take one step at a time and evaluate all of our options before we spend that kind of money on the roundabout.

President Wallace stated that he didn't think you could overemphasize how important the Route 59 and West Bartlett Road construction will impact this area. He thought the administrator made a very good point and those of us that have been on the board for a while have heard the Braintree resident complaints. As soon as the intersection was completed, there were no other complaints. He totally understands the frustration of the



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residents on Naperville Road and it is frustrating for us as well as for you because the county is slow moving. He felt that they would see some drastic improvements in the traffic flow once this intersection is improved.

**ROLL CALL VOTE TO APPROVE ORDINANCE 2021-68 APPROVING PLANNED DEVELOPMENT AGREEMENT BETWEEN BARTLETT 59 LLC AND THE VILLAGE (GRASSLANDS SUBDIVISION)**

**AYES:** Trustees Deyne, Gandsey, Gunsteen, Hopkins, Reinke, Suwanski  
**NAYS:** None  
**ABSENT:** None  
**MOTION CARRIED**

Trustee Hopkins presented Ordinance 2021-69, an Ordinance Rezoning the 192.023 +/- Acre Property to the PD Planned Development Zoning District, Approving a Preliminary Subdivision Plat/Preliminary PUD Plan, Granting Special Use Permits for a Planned Unit Development and Wetlands, and Amending the Future Land Use Plan for Grasslands Subdivision.

Trustee Hopkins moved to approve 2021-69, an Ordinance Rezoning the 192.023 +/- Acre Property to the PD Planned Development Zoning District, Approving a Preliminary Subdivision Plat/Preliminary PUD Plan, Granting Special Use Permits for a Planned Unit Development and Wetlands, and Amending the Future Land Use Plan for Grasslands Subdivision and that motion was seconded by Trustee Suwanski.

**ROLL CALL VOTE TO APPROVE ORDINANCE 2021-69 REZONING, PRELIMINARY SUBDIVISION PUD, SPECIAL USE FOR GRASSLANDS SUBDIVISION**

**AYES:** Trustees Deyne, Gandsey, Gunsteen, Hopkins, Reinke, Suwanski  
**NAYS:** None  
**ABSENT:** None  
**MOTION CARRIED**

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

Trustee Gandsey stated that Trackside Diner BEDA Application was covered and approved under the Consent Agenda.

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

Trustee Deyne stated that there was no report.



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D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN GUNSTEEN

Trustee Gunsteen stated that Ordinance 2021-71, an Ordinance Creating a Class A Liquor License was covered and approved under the Consent Agenda.

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 2021-72-R, Resolution Approving of the Village of Bartlett's 2021 Various Streets Resurfacing Project Agreement Between the Village of Bartlett and Arrow Road Construction Co.; Purchase of a 2022 Ford F-250 Pick-Up from Currie Motors in Frankfort, IL; Ordinance 2021-73, an Ordinance Accepting the Public Improvements for the Artis Senior Living Facility at 1035 S. Route 59 were covered and approved under the Consent Agenda.

13. NEW BUSINESS

President Wallace stated that he will issue the Class A Liquor License to Eggceptional Café.

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 immediately 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 Gandsey.



**VILLAGE OF BARTLETT**  
**BOARD MINUTES**  
**July 20, 2021**

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ROLL CALL VOTE TO ADJOURN

AYES: Trustees Deyne, Gandsey, Gunsteen, Hopkins, Reinke, Suwanski  
NAYS: None  
ABSENT: None  
MOTION CARRIED

The meeting was adjourned at 8:21 p.m.

Lorna Giless  
Village Clerk