



**VILLAGE OF BARTLETT**  
**BOARD MINUTES**  
**August 17, 2021**

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1. CALL TO ORDER

President Wallace called the regular meeting of August 17, 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, Sr. Management Analyst Sam Hughes, 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, Police Chief Patrick Ullrich, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

3. INVOCATION – Pastor Cory Shumate, Christ Community 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.

Trustee Gandsey stated that she would like to add item 12.B.1., 2021 Strategic Plan.

Trustee Gunsteen stated that he would like to add item 12.D.1., Ordinance 2021-75, an Ordinance Amending Ordinance 2002-116 to modify the limitation regarding eligibility for Village of Bartlett Advisory Boards, Committees and Commissions.



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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 Amend the Consent Agenda, and the items designated to be approved by consent therein.

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

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

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

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

**ROLL CALL VOTE TO APPROVE THE AMENDED 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 June 2021 Treasurer’s Report. He stated that the Municipal Sales Tax Report through June 2021 totaled \$277,635 and that represents activity in March and was up \$93,837 from the prior year. He stated that it has to do with on-line sales tax being reported as regular sales tax. Motor Fuel Tax distribution through June 2021 totaled \$138,322 which was up \$38,760 from the prior year as it’s evening out.

9. PRESIDENT’S REPORT - None



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10. QUESTION/ANSWER: PRESIDENT & TRUSTEES

Trustee Deyne congratulated Management Analyst Joey Dienberg for being a new dad. He also recognized birthdays and anniversaries of village staff and commissioners.

Trustee Gunsteen recognized the men and women of the Bartlett Fire and Police departments for their contributions to the tragic events that happened in the last couple of weeks.

Trustee Suwanski thanked them as well and also the wonderful National Night Out events.

11. TOWN HALL

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

Mr. Fernandez/Cuervo stated that this was his fourth visit. He talked about the Grasslands subdivision as well as the Puckett Reserve subdivision apartments. His concern is the traffic on Naperville Road and the fact that it does not belong there. He spoke about the impact on traffic with 342 homes, along with the growth in the Brewster Creek Business Park. When he spoke at the Plan Commission meeting he felt that they totally ignored his comments as though Naperville Road did not exist. He also spoke to the Village Board about the Grasslands subdivision and nothing has happened. There have been seven times recently where he was not able to get out of his subdivision. He can't believe this is happening. He felt that the Route 59 and West Bartlett Road intersection improvements will not work. He stated that there are 214 homes between the Puckett Reserve and Lake Street. The Grasslands is proposing 111 townhomes and their only egress is Naperville Road. Puckett Reserve is proposing 146 apartments. It doubles the traffic and that is not even counting the rest of the Grasslands with 81 single family, 60 active adult and 90 duplexes that could have access to Naperville Road.

Planning and Development Director Roberta Grill stated that staff was informed on Friday that the project developer, Pulte, has dropped out. They believe that the property owner is going to move forward with the entitlement process (Zoning and Subdivision) but they are not sure where it will go from here.

President Wallace stated that he appreciated his concern and they have had multiple conversations with Cook County. He asked if he has attended the Cook County meetings and encouraged him to do so.

Mr. Fernandez-Cuervo stated that this goes beyond and to the leadership of the village.



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President Wallace stated that they can't do anything about Naperville Road since it is under the jurisdiction of Cook County. They will continue to have conversations with them to address this area. He told him that the property will eventually be developed.

Mr. Fernandez-Cuervo asked what they are going to do to provide egress and ingress from that Naperville Road other than West Bartlett and Route 59. They should be working on a plan with the State and the County to have access to Route 59 directly and to Lake Street.

President Wallace stated that they are working on every option they possible can. He feels for his situation and understands. They have been in multiple meetings with Cook County and every possibility they can to remedy the situation.

Village Administrator Paula Schumacher stated that she spoke with Cook County on Friday afternoon about the status of the truck traffic and signage program the village submitted. Brian Roberts told her that they were very close to having something shortly.

**Jay Langfelder, 415 S. Hickory Avenue**

Mr. Langfelder stated that is comment is the consistency of developers in the village. His concern is overnight parking on Berteau Road. The project on Railroad and Berteau has 121 parking spaces are allotted for this apartment building. If you take 90 units X 2 cars, that is 180 cars and only 121 parking spaces. His concern is allowing this petitionary developer to have access to overnight parking on Berteau Road. If you allot it to one petitioner than you have to allot it to the whole community.

**Terry Daniello, 271 E. Railroad Avenue**

Ms. Daniello stated that Manny Rafidia wants to build a five-story apartment building in the downtown. They don't object to the apartment building but ask for it to be 4-stories so it is not taller than the adjacent buildings. Mr. Rafidia compares this building to other buildings like Clare Oaks and Victory Center. She feels that it is no comparison since they are senior living facilities and not in the downtown. She reminded the board that overnight street parking would be in violation of the village ordinance. The Examiner quoted a village board member as saying "people are afraid of change" and she thought it was an offensive comment and untrue. They are seeking what they feel would be a building in conformity with the area. A five-story building will stick out like a sore thumb. They continue to ask the board for a 4-story building. The petitioner would argue that this would not make economic sense. Is this an argument in the best interest of the village or the best interest of Mr. Rafidia. It seemed at the last meeting that several of the board members had already made up their mind. That is unfortunate and she is reluctant to say it but she hoped it was not a quid pro quo decision.



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President Wallace stated that her time was up.

**Mary Mullozzi, 271 E. Railroad Avenue**

Ms. Mullozzi referred to the comment in the Examiner that said that “people are afraid of change”. She found this insulting and dismissive with the people who do not agree with the direction the village is taking. They are not afraid of change and knew that a building would go on that lot. They feel betrayed by the size of the building and the fact that ordinances can easily come and go. They bought their condo after doing their due diligence and believed the controls that are in place as to the type of improvements that would go on that land like building height and number of units was already determined. She felt that the village has the power to eliminate those ordinances if something lucrative comes along. She spoke about the TOD that states that the proposed building should be designed with such external appearance and design to be architecturally compatible with the appearance and design of the adjacent Town Center buildings or Asbury Place rowhouse buildings. She asked how a building that is six-stories and 90 units meet that criteria. Isn't that why there are ordinances for height and number of units. This is the last piece of empty land and it seems like everyone is counting on 90 new residents to be the towns redemption. She again suggested 4-stories and 2-bedroom units and then they won't be stuck with a monolith at Railroad and Berteau.

**Kirsten Erickson, 2000 Woodhaven Drive**

Ms. Erickson stated that she is a 23-year resident and moved here because it is a very nice village. The staff and police work very hard and everything in this village is harmonious. Adding additional apartments makes sense because it is just growth – that simple. To say that people are afraid of change is psychology 101 – its human nature and everyone is afraid of change. If you are not afraid of change – you are not being honest with yourself. That is why we elect leaders and that's why we come to meetings and why we do our due diligence and move to where we want to move. She stated that she is fully in support of the apartments and thinks that it will fit in. Business brings business and attracts new people. She thought it is incredibly important to look forward and keep our sites moving in the right direction of shaping what we want. It is a beautiful proposal and it fits the village.

**Michelle Sarwas, 1340 Deerfield Lane**

Ms. Sarwas stated that she is a 26-year resident and a 14-year business owner. A business that many people did not want in this village. She has seen so much change in this village – all for the better. Growing pains – yes – but all for the better. She looked at some of the surrounding suburbs that have really booming, thriving downtowns...Wheaton, Glen Ellyn, Arlington Heights, and they all have the things that we have, like good restaurants, great bars, entertainment, shopping – but they have more of those things. They also have something we don't which is apartment buildings, luxury



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rentals (not subsidized rentals), that are close to the Metra station and in/out of the city which provides them walking traffic through the downtown which we don't have and need. This apartment building will attract the younger, professional commuters, single people or couples without children or baby boomers that don't want to own and just want to rent. They may be taking care of their parents who are in assisted living but don't want to go into the retirement years taking care of yards and shoveling snow. We have the opportunity to change the demographic of our village. If you go on any of the Facebook community pages, people complain that there is no Mariano's or Trader Joe's, etc. The unfortunate fact of the matter is that we don't meet the demographic. Companies spend billions of dollars on market research and that is why you never see a Trader Joe's fail. There is a reason for that – they know where they are going and that it will be successful. They know what they want and we are not it – yet. Bring some of these changes into this village and different demographics in so we can start to change and attract some of those things.

**Bruce Suffern, 316 Oakbrook Court**

Mr. Suffern stated that they also own Banbury Fair in beautiful downtown Bartlett since 1983. He thanked the village and board for helping Banbury Fair over the years. His perspective was that there have been a lot of proposed changes since 1983 and he was against many of them - things like the train station or the Town Center. He was wrong and they worked out. There was compromise involved and downtown Bartlett changed. The Clare Oaks building can be seen from his subdivision in the winter. His mom stayed at Clare Oaks three different times and he is glad that they are there. He had to compromise and his business got customers from it. He was glad that someone was investing in the town because there are a lot of properties in downtown Bartlett that are for sale that nobody wants. That is the reality. The commuter parking lot is rarely filled and it seems like the whole downtown is nothing but parking. It seems like the issue of parking should be compromised and resolved to get an investment of this magnitude and the population into our downtown.

**John Pikarski, 55 W. Monroe, Chicago, IL**

Mr. Pikarski stated that he is an attorney and represents "The Residences at Bartlett Station" and his client is Manny Rafidia. He should be complimented for taking an old shopping center that was underutilized and made it into a vital entity. He was there to ask them to allow them to spend \$5 million dollars which will be added to the tax base with very little drain on public uses. Rental units rarely drain and have a positive effect on the community. He stated that their architect and planning consultant as well as Mr. Rafidia are there to answer any questions.



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**Mike Werden 431 S. Main Street**

Mr. Werden made a public apology to Jay Langfelder for publicly mentioning his name at the last meeting for a comment about the Zoning Board attempting to overturn the Zoning Ordinance. He could have done that without mentioning his name and he already talked to him and wanted to make it right, publicly. Manny's attorney mentioned that there were two senior members from the Zoning Board that were in favor. He and George Koziol are also private citizens who have donated a combined 60 years of service and they have always been very pro-business in downtown Bartlett. In the beginning, he did not see the benefit of the Overlay District and thanks to Bruce Suffern and Roberta Grill, he understands. This building would not be appropriate anywhere else in town. Because of the TOD, which is business friendly and allows for things that the rest of the zoning underlay would not allow for, it makes it possible to have this high-quality building. He has made many changes to accommodate the board. As Scott Skrycki pointed out – eighteen other petitioners could not make this work. How long is this prime real estate going to sit vacant? We need something like this to increase our awareness and the beauty downtown. Bruce Suffern has been the preeminent business person in the downtown and trying to bring respect and beauty to his lot. Things that will also benefit are restaurants such as JC's, TL's, 120 Live, the new Banbury Fair wine bar. This would not be possible without the TOD. It keeps us going and promotes the business downtown and we need to see a downtown Bartlett that is not dyeing. Let's try and do something to bring people to the downtown.

**12. STANDING COMMITTEE REPORTS**

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

Trustee Hopkins presented Ordinance 2021-74, an Ordinance Approving the Second Amendment to Ordinance 2003-123 and the First Amendment to Ordinance 2005-124, Granting an Amendment to the Special Use Permit for a PUD, Approving the Amended Preliminary/Final PUD Plan, Approving Replacement Exhibits Attached to Ordinance 2003-123 and Ordinance 2005-124 for Certain Property, Approving the Plat of Consolidation and Granting the Major Design Exceptions for the Residences of Bartlett Station.

Trustee Hopkins moved to approve 2021-74, an Ordinance Approving the Second Amendment to Ordinance 2003-123 and the First Amendment to Ordinance 2005-124, Granting an Amendment to the Special Use Permit for a PUD, Approving the Amended Preliminary/Final PUD Plan, Approving Replacement Exhibits Attached to Ordinance 2003-123 and Ordinance 2005-124 for Certain Property, Approving the Plat of Consolidation and Granting the Major Design Exceptions for the Residences of Bartlett Station and that motion was seconded by Trustee Deyne.



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Trustee Deyne stated that there were a lot of concerns regarding the parking and asked staff to address this concern.

Ms. Grill stated that the Overlay District requires 1.25 parking spaces per unit and this petition satisfies that requirement by offering 1.34 spaces. The petitioner has offered 21 additional spaces in the Streets of Bartlett. This would be recorded and a condition as part of the ordinance. If those are included, the ratio would raise to 1.57 parking spaces per unit. They satisfy the parking requirement. Parking on Berteau is not part of this petitioner's request. Staff brought the idea to the board as a result of concerns raised at the Committee of the Whole and Plan Commission meetings for a lack of parking by the residents in the condos.

She stated that the petitioner made six revisions to the plans – the parking, aluminum composite material below the windows has been replaced with limestone, the building was shifted two feet eight inches to the west; setback seven feet eight inches at the northeast corner and now satisfies the build to zone requirement and eliminates a major design exception, three bollards have been added to serve as a barrier to any motor vehicles that may jump the curb, each unit would be assigned a numbered parking space in the underground garage or the outside lot and the remaining spaces would be reserved for guests and tenants can request a second parking space if available and at the management discretion, twenty-one auxiliary spaces located at the northeast corner in the Streets of Bartlett shopping center. They will be for the sole use of the residents and guests of the residents at Bartlett Station. They have also added a dog walk area that is 10X60 feet.

Trustee Suwanski stated that the TOD plan was funded with grant money in the sum of \$100,000.

**ROLL CALL VOTE TO APPROVE ORDINANCE 2021-74, APPROVING SECOND AMENDMENT TO 2003-123, FIRST AMENDMENT TO 2005-124, AMMENDMENT TO SPECIAL USE, PRELIMINARY/FINAL PUD, REPLACEMENT EXHIBITS TO 2003-123 AND 2005-124 FOR PLAT CONSOLIDATION, MAJOR DESIGN EXCEPTIONS FOR RESIDENCES OF BARTLETT STATION**

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

**NAYS:** None

**ABSENT:** None

**MOTION CARRIED**





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

Trustee Gandsey stated that the Village of Bartlett's 2021 Strategic Plan was covered and approved under the Consent Agenda.

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

Trustee Deyne stated that Resolution 2021-77-R, a Resolution Approving of Disbursement Request for Payout No. 26 from the Subordinate Lien Tax Increment Revenue Note, Series 2016 for the Elmhurst Chicago Stone Bartlett Quarry Redevelopment Project; Resolution 2021-78-R, a Resolution Approving of Disbursement Request for Payout No. 27 from the Subordinate Lien Tax Increment Revenue Note, Series 2016 for the Elmhurst Chicago Stone Bartlett Quarry Redevelopment Project; Civic Funding for Pet Adoption and Halloween Parade were covered and approved under the Consent Agenda.

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

Trustee Gunsteen stated that Ordinance 2021-75, Ordinance Amending Ordinance 2002-116 to Modify the Limitations Regarding Eligibility for Village of Bartlett Advisory Boards, Committees and Commissions; Ordinance 2021-79, an Ordinance Approving the Village of Bartlett Whistleblower Report Policy and Codifying it by Amending Title 1 of the Bartlett Municipal Code to Add New Chapter 19 Thereto Entitled "Appendices" and New Section "1-19-1: Appendix A: Whistleblower Report Policy" Thereto; Amendment to November 6, 2018 Board Minutes; Ordinance 2021-80 Ordinance Creating a Class C Extended Liquor License were covered and approved under the Consent Agenda.

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

Trustee Suwanski presented Resolution 2021-76-R, a Resolution Waiving Advertising for Bids and Approving of the Contract for Services Between the Village of Bartlett and Northeast DuPage Family and Youth Services for a Part Time Social Worker.

Trustee Suwanski moved to approve Resolution 2021-76-R, a Resolution Waiving Advertising for Bids and Approving of the Contract for Services Between the Village of Bartlett and Northeast DuPage Family and Youth Services for a Part Time Social Worker and that motion was seconded by Trustee Reinke.



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ROLL CALL VOTE TO APPROVE RESOLUTION 2021-76-R, WAIVING BIDS AND APPROVING CONTRACT FOR A PART TIME SOCIAL WORKER

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

F. PUBLIC WORKS COMMITTEE, CHAIRMAN REINKE

Trustee Reinke stated that Ordinance 2021-81, an Ordinance Accepting the Public Improvements for the Stearns & Munger Project at 1560 and 1590 W. Stearns Road was covered and approved under the Consent Agenda.

13. NEW BUSINESS

President Wallace stated that he will issue the Class C Extended Liquor License to True North since there were no objections.

Trustee Reinke suggested that they take a look at the parking ratio for the downtown overlay district to make sure that it still makes sense.

Trustee Suwanski stated that there are three people on the board that were not here when this originally passed.

President Wallace stated that a lot of the recommendations were from people that run the transit-oriented stuff, so they are taking that data from people that live next to a train.

Trustee Gunsteen stated that he did ask staff to perhaps revisit the TOD Plan with the board on a yearly basis based on today's standards, post Covid, Metra commuters and things that have changed 5-10-15 years out.

Trustee Deyne stated that it was just completed one year ago.

President Wallace stated that the directive is to continually update our data on what the experts recommend for building along a train line. Maybe back it up with some actual facts based on the stories of the building and how many cars to expect, along with the reasons why.

Trustee Reinke stated that this should keep coming up as the board changes.



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Ms. Schumacher stated that they may want to include Metra in that discussion as well. When they had the transportation roundtable at Hanover Park last month, she questioned why they have all this surface parking. Ridership is changing and the face of commuting is different. Metra contended that they need more parking and that commuter riders will go up. It will be interesting to get their perspective.

Trustee Suwanski stated that regarding Naperville Road, it is better to be proactive, instead of reactive with developments.

**14. QUESTION/ANSWER PRESIDENT & TRUSTEES**

Trustee Gandsey thanked everyone who e-mails ideas because hearing the different ideas has helped her ask the right questions. She believes that it helps create the best scenario for every Bartlett resident. She encouraged people to reach out to the board.

**15. ADJOURN**

President Wallace stated that the Board will adjourn and there will not be a Committee of the Whole meeting per lack of agenda items.

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

**ROLL CALL VOTE TO ADJOURN**

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

NAYS: None

ABSENT: None

**MOTION CARRIED**

The meeting was adjourned at 7:52 p.m.

Lorna Giles  
Village Clerk