



**VILLAGE OF BARTLETT**  
**SPECIAL BOARD MINUTES**  
**December 14, 2021**

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1. CALL TO ORDER

President Wallace called the Special Meeting of December 14, 2021 to order at 7:00 p.m. Village Administrator Paula Schumacher who was present at the Special Meeting and in-person, stated that Notice of this Special Meeting was given pursuant to Section 7(e) of the Open Meetings Act that this Special Meeting of the President and Village Board of Trustees (the "Corporate Authorities") may be conducted in person OR by audio or video conference via Zoom without a quorum of the Corporate Authorities being physically present in the council chambers of the Bartlett Municipal Building, 228 South Main Street, Bartlett, Illinois, depending upon whether Governor Pritzker were to extend and continue his Emergency Order declaring a disaster due to the COVID-19 pandemic which was due to expire on Saturday, December 11, 2021. The Governor did in fact extend the Emergency Order thereby allowing this Special Meeting to be conducted via Zoom without a quorum of the Corporate Authorities (4 members) being present in person at the Bartlett Municipal Building for this Special Meeting. Therefore, members of the Corporate Authorities, the press and the public may attend this Special Meeting either in person or virtually via the Zoom conference application. Instructions on how to attend this Special Meeting virtually were sent to the press and have been posted on the village's web site.

2. ROLL CALL

PRESENT: Trustees Deyne (via Zoom), Gandsey (in-person), Gunsteen (via Zoom), Hopkins (in-person), Reinke (via Zoom), Suwanski (via Zoom) and President Wallace (in-person)

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher (in-person), Assistant Village Administrator Scott Skrycki (via Zoom), Economic Development Coordinator Tony Fradin (via Zoom), Finance Director Todd Dowden (via Zoom), Planning & Development Director Roberta Grill (in-person), Police Chief Patrick Ullrich (in-person), Village Attorney Bryan Mraz (in-person) and Village Clerk Lorna Giless (in-person).

3. QUESTION/ANSWER: PRESIDENT & TRUSTEES - None

4. TOWN HALL

**Michael Murphy, 1098 Horizon**

Mr. Murphy wanted to address the board regarding the Auto Mall improvements and the application for the new east and west parcels. He was specifically concerned for the



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improvement of the Horizon Drive frontage road. He believed it was set up for residential use but not for what they are anticipating in the east lot (tractor trailers, etc). He thought that the right-of-way and shoulders need to be looked at. For the purposes of the east parking lot, they need to address this for the safety of the residents and staging of construction traffic and deliveries and access for the car dealership. He is a proponent of responsible development and welcomed the new neighbors. He thanked staff and the board for their assistance.

President Wallace stated that he would make sure it is part of their discussions.

**5. STANDING COMMITTEE REPORTS**

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

Trustee Hopkins presented Ordinance 2021-112, an Ordinance Amending the Bartlett Municipal Code Title 10 Zoning to Regulate Off Site Parking and Storage of Vehicles for Motor Vehicle Dealerships, Approving the Rezoning, Preliminary/Final PUD Plan, and Granting Special Use Permits for the Bartlett Automotive Mall Planned Unit Development.

Trustee Hopkins moved to approve Ordinance 2021-112, an Ordinance Amending the Bartlett Municipal Code Title 10 Zoning to Regulate Off Site Parking and Storage of Vehicles for Motor Vehicle Dealerships, Approving the Rezoning, Preliminary/Final PUD Plan, and Granting Special Use Permits for the Bartlett Automotive Mall Planned Unit Development and that motion was seconded by Trustee Gandsey.

President Wallace stated that he would like to hear about the staging and making sure that we are at top of mind when we go into the development.

Planning & Development Director Roberta Grill stated that the Plan Commission had additional conditions. She stated that the frontage road is still under the jurisdiction of IDOT and she believed that the village will take it over and probably do some improvements. This is coming before the board for the second time and the Plan Commission reviewed the request and conducted the required Public Hearing on December 9, 2021. The commission recommended approval, subject to the findings of fact recommended by staff and had the following additional conditions: 1) The general maximum illumination levels of the west parcel's south parking lot shall not exceed 4.0 foot-candles. Lighting levels on the east parcel were around 4-6 foot-candle measurements, this area adjacent to the residential should also mirror those numbers; 2) The fence along the south and west sides of the west parcel's south parking lot shall be opaque to screen the proposed use from the residential; 3) All construction activity traffic



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shall access the east parcel from Lake Street frontage road and shall be prohibited from Horizon Drive.

President Wallace stated that he was very pleased with the Plan Commissions' detail to this.

Trustee Hopkins asked if the delivery of vehicles will pull physically onto the lot to unload or will the car carrier park on Horizon Drive?

Attorney Peter Bazos who represents the petitioner thanked the board for holding this Special Meeting. He stated that the car carriers will not unload on any public street. It is anticipated that the easiest route for the car carriers to the east lot will be on the frontage road access point. His other team members and engineers are on the phone if he misstated that.

His engineer stated that was exactly correct and put appropriate arcs, radiuses coming off the frontage road so the car carriers can pull an extra wide right into the driveway.

ROLL CALL VOTE TO APPROVE ORDINANCE 2021-112 AMENDING TITLE 10 ZONING FOR OFF SITE PARKING, STORAGE OF VEHICLES, REZONING, PUD, SPECIAL USE

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

NAYS: None

ABSTAIN: Trustee Reinke

ABSENT: None

MOTION CARRIED

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

Trustee Gandsey stated that they have a Resolution supporting and consenting to approval of Class 7C real estate tax incentive for the properties located at 1201, 1215 and 1105 West Lake Street. This request for the Village Board to approve the Resolution supporting a Cook County Class 7C classification for property tax assessment purposes for the properties located on Lake Street. It is in support of attracting two automobile dealership buildings, one to contain approximately 55,000 square feet of building area for the purpose of a Hyundai dealership, and the other to contain approximately 18,000 square feet of building area for the purposes of operating a Genesis auto dealership. This property tax incentive is to make the property tax burden for the property competitive and comparable to surrounding counties.

Trustee Gandsey moved to approve Resolution 2021-113-R, a Resolution of the Village



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of Bartlett Supporting and Consenting to Approval of Class 7C Real Estate Tax Incentive Classification for the Commercial Development of Properties Located at 1201, 1215 and 1105 West Lake Street, in the Village of Bartlett, and Cook County Illinois and that motion was seconded by Trustee Hopkins.

Trustee Hopkins asked if this is the first 7C issued.

Village Administrator Paula Schumacher stated that Siebert Landscaping was the first one. The most common one that they see is the 6C.

**ROLL CALL VOTE TO APPROVE RESOLUTION 2021-113-R APPROVING CLASS 7C REAL ESTATE TAX INCENTIVE FOR COMMERCIAL DEVELOPMENT ON WEST LAKE STREET**

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

**NAYS:** None

**ABSENT:** None

**ABSTAIN:** Trustee Reinke

**MOTION CARRIED**

**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 there was no report.

**6. NEW BUSINESS - None**

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

Trustee Hopkins asked if they could use MFT funds for repaving Horizon Drive or the frontage road.



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President Wallace responded “yes”.

8. ADJOURNMENT

There being no further business to discuss, Trustee Suwanski 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 7:16 p.m.

Lorna Giless  
Village Clerk