



VILLAGE OF BARTLETT
PUBLIC HEARING MINUTES
September 6, 2022

1. CALL TO ORDER

President Wallace called the Grasslands Special Service Area Public Hearing meeting of September 6, 2022 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, 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, Interim Planning & Development Services Director Kristy Stone, Food & Beverage Manager Paul Petersen, Police Chief Geoff Pretkelis, Deputy Chief Jim Durbin, Deputy Chief Will Naydenoff, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

Village Administrator Paula Schumacher stated that the Public Hearing Notice for the Establishment of a Special Service Area for the Grasslands Subdivision Phase 1 was published in the Daily Herald and mailed to the required taxing districts on August 16, 2022. The Special Service Area is necessary to provide a backup source of funding for the storm water detention system within the development. The DuPage County Storm Water Ordinance requires this backup funding mechanism.

President Wallace asked if there were any questions for the Establishment of a Special Service Area for the Grasslands Subdivision Phase 1. He asked the board if they had any questions or comments and stated that they would then open it up to the general public. There were no further comments from the general public.

Attorney Bryan Mraz stated that it is basically for storm sewers and a backup special service area. It is only if the homeowner's association for Grasslands (they have a proposed master association) fails to maintain the stormwater management system. There is a provision to pay for ongoing maintenance which is 4% of the assessed value in the area. If the stormwater management system, including storm sewers, were to fail, the provision to issue bonds with the extra ordinary services, would be \$1,662,678.75. With inflation it could be as high as \$6,651,075.



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

ROLL CALL VOTE TO ADJOURN

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

NAYS: None

ABSENT: None

MOTION CARRIED

The Public Hearing was adjourned at 7:02 p.m.

Lorna Giles
Village Clerk



VILLAGE OF BARTLETT
BOARD MINUTES
September 6, 2022

1. CALL TO ORDER

President Wallace called the regular meeting of September 6, 2022 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:02 p.m.

2. ROLL CALL

PRESENT: Trustees Deyne, Gandsey, Gunsteen, Hopkins, 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, Interim Planning & Development Services Director Kristy Stone, Food & Beverage Manager Paul Petersen, Police Chief Geoff Pretkelis, Deputy Chief Jim Durbin, Deputy Chief Will Naydenoff, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

3. INVOCATION – Reverend Sue Allen from Living Lord Lutheran 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 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.



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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, 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 - None
9. PRESIDENT’S REPORT

President Wallace recognized promotions in the police department for Mireya Flores as Sergeant, Tom Alagna as Commander and Will Naydenoff as Deputy Chief.

President Wallace announced High School intern recognitions.

President Wallace stated that with the advice and consent of the Village Board, he moved to appoint Adam Hopkins to serve as Chairman of the Bike and Run Plan Advisory Committee beginning September 6, 2022 and ending on September 6, 2023.

Trustee Deyne motioned to concur to the appointment of Adam Hopkins as Chairman of the Bike and Run Plan Advisory Committee and that motion was seconded by Trustee Gunsteen.

ROLL CALL VOTE TO CONCUR TO THE APPOINTMENT OF ADAM HOPKINS TO THE BIKE AND RUN PLAN ADVISORY COMMITTEE

AYES: Trustees Deyne, Gandsey, Gunsteen, Suwanski

NAYS: None

ABSTAIN: Trustee Hopkins

ABSENT: None

MOTION CARRIED



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President Wallace read a Proclamation for the 130th Anniversary of the Bartlett Cemetery.

10. QUESTION/ANSWER: PRESIDENT & TRUSTEES - None

11. TOWN HALL - None

12. STANDING COMMITTEE REPORTS

A. BUILDING & ZONING COMMITTEE, CHAIRMAN HOPKINS

Trustee Hopkins stated that Ordinance 2022-75, an Ordinance Approving a Site Plan and Granting Special Use Permits for Bannerman's Sportsgrill; Ordinance 2022-76, an Ordinance Establishing Special Service Area Number One for the Grasslands Subdivision Phase 1 of the Village of Bartlett, DuPage, Cook and Kane Counties, Illinois, and Authorizing the Levy of an Annual Maintenance Tax, and the Issuance of Bonds to an Amount not to Exceed \$6,651,075 for the Purpose of Paying the Cost of Providing Special Services in and for Such Area were covered and approved under the Consent Agenda.

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GANDSEY

Trustee Gandsey presented Resolution 2022-74-R, a Resolution Approving of Bannerman's Economic Incentive Agreement.

Over the course of the past fifteen years, Bannerman's Sports Grill has become a Bartlett staple. Prior to the expiration of its current lease, Mr. Maqsood began exploring potential locations to expand his business as a build-to-suit operation, eventually settling on a site on Hardt Circle in Brewster Creek Business Park as suggested by economic development staff.

Mr. Maqsood plans a state-of-the-art 10,000 SF facility with outdoor amenities including a beer garden and stage. This project will be the first restaurant located in Brewster Creek Business Park, providing a nearby location for the 7,000 business park employees as well as vendors and customers. His total investment for this project will be over \$4 million.

In an effort to retain this business in the village and support its growth, staff proposes a \$200,000 incentive, to be paid from the Brewster Creek Tax Increment Financing (TIF) fund, to be used for TIF-eligible expenses only. Please note that these funds have been budgeted for and are derived from the TIF fund.

Trustee Gandsey moved to approve Resolution 2022-74-R, a Resolution Approving of Bannerman's Economic Incentive Agreement and that motion was seconded by Trustee Deyne.



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Trustee Hopkins stated that it was creative to use TIF funds instead of village general funds in this incentive agreement.

ROLL CALL VOTE TO APPROVE RESOLUTION 2022-74-R, APPROVING OF BANNERMAN'S ECONOMIC INCENTIVE AGREEMENT

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

NAYS: None

ABSENT: None

MOTION CARRIED

Trustee Gandsey stated that Resolution 2022-77-R, a Resolution Authorizing an Intergovernmental Agreement Between the County of DuPage and the Following Municipalities: Village of Itasca, City of Wood Dale, Village of Roselle, Village of Bensenville, Village of Bartlett, City of Elgin, Village of Hanover Park and the Village of Schaumburg for DuPage to Join the Stop CPKC Coalition Opposing Merger of the Canadian Pacific Railway and Kansas City Southern Railroads as Proposed was covered and approved under the Consent Agenda.

C. FINANCE & GOLF COMMITTEE, CHAIRMAN DEYNE

Trustee Deyne stated that Resolution 2022-78-R, a Resolution Approving of the Village of Bartlett's 2022 Various Streets Resurfacing Project Agreement Between the Village of Bartlett and Arrow Road Construction Co. and Resolution 2022-79-R, a Resolution Approving of the Village of Bartlett's 2022 Pavement Preservation Project Agreement Between the Village of Bartlett and Corrective Asphalt Materials, LLC were covered and approved under the Consent Agenda.

D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN GUNSTEEN

Trustee Gunsteen stated that Arts in Bartlett Pet Event Road Closure; Bartlett High School Homecoming Fireworks Request; Bartlett High School Homecoming Parade Request were covered and approved under the Consent Agenda.

E. POLICE & HEALTH COMMITTEE, CHAIRMAN SUWANSKI

Trustee Suwanski stated that Ordinance 2022-80, an Ordinance Amending the Bartlett Municipal Code Section 6-15-316: Trucks, Other Commercial Vehicles Prohibited on Designated Highways/Streets was covered and approved under the Consent Agenda.



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F. PUBLIC WORKS COMMITTEE, CHAIRMAN (TBD)

There were no agenda items for this Committee.

13. NEW BUSINESS

President Wallace stated that congratulations are due to Trustee Deyne since he is now a great grandfather.

14. QUESTION/ANSWER PRESIDENT & TRUSTEES

Trustee Hopkins asked about upgrading the sidewalks by the railroad tracks where the brick pavers are.

Public Works Director Dan Dinges stated that they are finalizing an agreement with Metra. They are providing a contribution to re-do all the sidewalks from Western to Berteau on both sides of the road. It will be completed next year.

15. ADJOURN

President Wallace stated that the Board will adjourn and there will be a Committee of the Whole meeting immediately following. Upon adjournment of the Committee of the Whole meeting there will be an Executive Session to Discuss Selection of a Person to Fill a Vacancy in a Public Office Pursuant to Section 2(c)3 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 Gunsteen.

ROLL CALL VOTE TO ADJOURN

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

NAYS: None

ABSENT: None

MOTION CARRIED

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

Lorna Giles
Village Clerk