



VILLAGE OF BARTLETT
BOARD MINUTES
September 20, 2022

1. CALL TO ORDER

President Wallace called the regular meeting of September 20, 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, LaPorte (newly sworn), 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, Interim Planning & Development Services Director Kristy Stone, Grounds Superintendent Matt Giermak, Police Chief Geoff Pretkelis, Deputy Chief Will Naydenoff, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

3. INVOCATION – Pastor Alex Culpepper of Alliance Bible 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

Finance Director Todd Dowden stated that this was the July 2022 Treasurer's Report. He stated that the Municipal Sales Tax Report had less than \$228,000 on sales tax that was actually home rule. Regular State shared sales tax was \$303,000 so was up about \$28,000 from the prior year. They received about \$2.6 million in home rule sales tax last year that was up from \$1.9 million due to the change in the sales tax collection. Motor Fuel Tax distribution through July 2022 totaled \$140,615 which was up \$3,488 from the prior year and pretty consistent over the last two months.

9. PRESIDENT'S REPORT

President Wallace stated that as everyone here is aware, a vacancy in the office of Village Trustee occurred by reason of the resignation of Village Trustee Aaron Reinke which was effective August 1, 2022. Under the Illinois Municipal Code, an appointment of a qualified person by me as the Village President must be made within 60 days after the vacancy occurs.

The person appointed, if consented to by the Board of Trustees this evening, will be sworn in this evening. Trustee Reinke was serving in an elective municipal office with a four-year term that would have expired in May of 2025, however, because there remained an unexpired portion of his term of at least 28 months and the vacancy occurred at least 130 days before the general municipal election next scheduled for April 4, 2023, the vacancy for the two-year remainder of former Trustee Reinke's term shall be filled at the election on April 4, 2023. Thus, there will be three, four-year terms on the April 4, 2023 ballot and one, two-year term for the office of Village Trustee on the April 4, 2023 ballot.



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Accordingly, I hereby appoint Joe LaPorte to fill the vacant office of Village Trustee of the Village of Bartlett for the remainder of the term expiring in May of 2023, and hereby forward my appointment to the Board for confirmation. Can I get a motion to Concur and Consent to the Appointment of Joe LaPorte?

Trustee Deyne moved to concur and consent to the appointment of Joe LaPorte to fill the vacant office of Village Trustee of the Village of Bartlett for the remainder of the term expiring in May of 2023 and that motion was seconded by Trustee Gunsteen.

ROLL CALL VOTE TO THE APPOINTMENT OF JOE LAPORTE AS VILLAGE TRUSTEE

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

NAYS: None

ABSENT: None

MOTION CARRIED

President Wallace asked Village Clerk Lorna Giless to swear in the new Trustee.

He stated that he interviewed ten people for this Trustee position. He thanked Joe for his willingness to step up.

10. QUESTION/ANSWER: PRESIDENT & TRUSTEES

Trustee Deyne asked what public works was doing on the north side of town.

Public Works Director Dan Dinges stated that on the south side of Oneida, they have the Oneida basin project where they are expanding the storm water facility. On Oneida and Western, they are replacing the water main in that loop. The detention and water main projects are going to be started in the next couple of weeks.

Trustee Deyne asked about the Marathon gas station on Lake Street.

Interim Planning and Development Director Kristy Stone stated that they have a motion before housing court tomorrow so the village can block off access to the property and they have a court date in October to start trying to get the receivership in effect. It is up to the housing court judge to figure out a time line. They will get the cleanup permissions from the housing court and that date is in October.

Trustee Deyne stated that the phone call he got wanted to know if the property was for sale.



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Ms. Stone stated that they have cited the owner. The previous proposal for the 7-Eleven gas station fell through and is no longer under contract.

Trustee Gandsey asked if they have fall brush pick-up in October.

Mr. Dinges stated that the unbundled brush pick-up will be in the first two weeks of October.

11. TOWN HALL

George Lebron, 506 Tamarack Drive

Mr. Lebron updated the board on his three-year long battle with Cook County and the village over the bad conditions on Naperville Road. They settled on some signage in which none of it was enforceable. It was just the County appeasement to the negotiations. Very little has changed – speeding is prevalent, truck traffic prevalent at all hours of the day/night. He spoke about residents in Timberline that are putting their homes up for sale because of the traffic, noise, pollution and unsafe conditions. The village talked about left/right only turns to mitigate some of the traffic. He has not seen anything done yet. Lake Street is insane and dangerous. He talked about the 500,000 SF facility proposed for W. Bartlett and Naperville Roads. Is it an idea or concept to bring 55 truck docks, another 60 truck parking spaces, 155,000 SF additional add-on space. Where is it going to go – how much can we take. He thought that there had to be some litigation for the quality of life that they endure down that road. Put up a wall with TIF funds like we did with the Bannerman's incentive. He asked for reduced speed limits. He spoke about the car dealership and row homes. He knew that the village had a legal obligation to sell the property but he hoped the builder could put in a stop light as a deterrent.

Kenneth Schramm, 1232 Summersweet Lane

Mr. Schramm stated that he has been a resident since 1995. He wanted to talk about the parking ordinance for homeowners to increase the Class D license plates that are not to exceed 12 feet. Due to the economy and pandemic he has been faced with many business expenses. He would like to park his every day work truck in his driveway. If permitting, he would appreciate a code amendment to change the 12-foot size limit.

Dominick Bruno, 360 Persimmon Court

Mr. Bruno was there to voice concerns over the industrial park project at Bartlett and Naperville Roads. He spoke about security in industrial parks that he has seen and he asked why they have security if there is no crime. He stated that he lives in Amber Grove and right now there is a buffer and they do not have to worry about people running into their backyards. He spoke about turning right from Spaulding onto Naperville Road and the dangers of the roadway. He asked the board to consider the increasing crime



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statistics that a Bartlett police officer told him about recently. This building will bring crime, light pollution, water concerns and children's safety issues and is a very poor choice.

Theresa DelFiacco, 347 Persimmon Court

Ms. DelFiacco stated that her backyard faces where this new industrial warehouse is going. Her biggest concern is that her community, Amber Grove, has spent over two million dollars in improvements to the siding, roofing, driveways, landscaping. Her community would be devalued by having this industrial building so close. You can go two miles down the road where there is an industrial park, which is the proper place to have a distribution center. The value of their homes going down is a huge concern.

Camron Khan, 409 Cinnamon Court

Mr. Khan stated that his backyard faces the industrial intersection and he won't rehash the proximity to the elementary school or amount of accidents that happen there. He moved here from Schaumburg because Bartlett was a nice, small town. If we break this barrier of allowing rezoning to happen to these large industrial parks, it is going to damage the character of our community. He stated that a lot of people, including himself, would choose to move if this is allowed.

Jay Langfelder, 415 S. Hickory

Mr. Langfelder stated that he wanted to object to the zoning of consideration for a cannabis dispensary in the downtown overlay district. His major issue to the objection is the traffic congestion and the location of Eastview Middle and Bartlett Elementary schools. He asked the board about the ramifications of parking 400 vehicles per day. The change in zoning to the downtown area has limited parking in front of the Town Center. Degree of community safety will be jeopardized with increased traffic flow and the possibilities of drivers under the influence of cannabis. If the dispensary is allowed in the Town Center, how will it affect the values of the condos above the Town Center. How many dispensaries are allowed in the zoning area of downtown Bartlett. The major objection is that this change in zoning affects community safety, traffic flow and parking. He congratulated the new trustee appointment.

George Lebron, 506 Tamarack Drive

Mr. Lebron stated that the village has to sell the land or the owner has the right to sell the land. They just need to make the right decision to mitigate effects on our home value, safety, air pollution, and the traffic that we all discussed today.

President Wallace stated he has been in situations before where vacant land could cause litigation if the property was zoned correctly. He stated that they want to be cognizant of the quality of our resident's lives.



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Village Attorney Bryan Mraz stated that from a legal standpoint this is a little different situation because it is not in the village. If they proceed, they are requesting annexation. The village has more discretion to turn down a proposed development when it is not in the village. They could seek to develop it in the county but they are not at this point. This is a concept plan review. This is not to say that there couldn't be litigation but it would be less likely.

12. STANDING COMMITTEE REPORTS

A. BUILDING & ZONING COMMITTEE, CHAIRMAN HOPKINS

Trustee Hopkins stated that Ordinance 2022-81, an Ordinance Accepting the Public Improvements for Project Oak at 375 Spitzer Road was covered and approved under the Consent Agenda.

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GANDSEY

Trustee Gandsey stated that the Arts in Bartlett Halloween Parade was covered and approved under the Consent Agenda.

C. FINANCE & GOLF COMMITTEE, CHAIRMAN DEYNE

Trustee Deyne stated that Resolution 2022-82-R, a Resolution Granting the U-46 August 19, 2022 Request for Release of School Donations and Authorizing the Release of \$182,317.90 to U-46 From the Developer Deposit Fund; Resolution 2022-83-R, a Resolution Approving of Disbursement Request for Payout No. 2 from the Subordinate Lien Tax Increment Revenue Note, Series 2020 for the Elmhurst Chicago Stone Bartlett Quarry Redevelopment Project; Resolution 2022-84-R, a Resolution Appointing a Delegate and Alternate Delegate to the Intergovernmental Risk Management Agency (IRMA); Resolution 2022-85-R, a Resolution Approving Change Order #1 Between Nettle Creek Nursery, Inc. and the Village of Bartlett for the Oneida Basin Improvements were covered and approved under the Consent Agenda.

D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN GUNSTEEN

Trustee Gunsteen stated that Resolution 2022-86-R, a Resolution Approving Certain Executive Session Minutes and Determining Which Executive Session Minutes to Release or Hold as Confidential After Semi-Annual Review, and Authorizing the Destruction of Verbatim Records of Certain Closed Sessions and the Octoberfest Class D Liquor License Request were covered and approved under the Consent Agenda.



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E. POLICE & HEALTH COMMITTEE, CHAIRMAN SUWANSKI

Trustee Suwanski stated that there were no agenda items for this Committee.

F. PUBLIC WORKS COMMITTEE, CHAIRMAN, CHAIRMAN LAPORTE

Trustee LaPorte stated that there were no agenda items for this Committee.

13. NEW BUSINESS - None

14. QUESTION/ANSWER PRESIDENT & TRUSTEES - None

15. ADJOURN

President Wallace stated that the Board will adjourn and there will be a Committee of the Whole meeting immediately following.

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, LaPorte, Suwanski

NAYS: None

ABSENT: None

MOTION CARRIED

The meeting was adjourned at 7:29 p.m.

Lorna Gilles
Village Clerk