



VILLAGE OF BARTLETT
SPECIAL MEETING BOARD MINUTES
March 16, 2023

1. CALL TO ORDER

President Wallace called the Special Meeting on March 16, 2023 of the President and Board of Trustees of the Village of Bartlett and the Bartlett Park District Board to order on the above date at 7:00 p.m.

2. ROLL CALL

PRESENT: Trustees Deyne, Gandsey, Gunsteen, Hopkins, LaPorte, Suwanski and President Wallace

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Public Works Director Dan Dinges, Assistant Public Works Director Tyler Isham, Planning and Development Director Kristy Stone, and Village Clerk Lorna Giles.

Bartlett Park District: President Lori Palmer, Vice-President Diana Gunsteen, Treasurer Theodore J. Lewis, Commissioner Susan Stocks, Commissioner Dale Ann Kasuba, Commissioner Jody Fagan, Executive Director Rita Fletcher.

Commissioner Stephen Eckelberry was absent.

3. PUBLIC COMMENT

Terry Witt, 471 S. Western

Mr. Witt thanked both groups for meeting tonight. He thanked the village board for adopting the new bike plan. He asked them not to forget the pedestrians and bicyclists. He spoke about two community Zoom meetings to reinforce the moms who make every effort to protect their children. He thought that the village has a great Bike & Run Committee and thought there was good collaboration.

4. WORKING TOGETHER

President Wallace stated that the origin of this meeting was at their Strategic Planning session. Part of it started when they decided to remove Bartlett Park from village ownership. There was discussion about the parks that the village owned and what will happen to those and what the park district's plans are so we aren't guessing. He would like to be on the same page for future plans we have for the other open spaces that the village owns.



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A. How we can collaborate

President Wallace stated that another big issue that he has had 5-7 meetings about this with the Raiders, Little League, travel teams, over the past nine years. Who is going to maintain these facilities? The problem is parents see other facilities. He asked the park district how they can corroborate.

B. Bike Paths

Planning & Development Director Kristy Stone stated that whenever a new residential subdivision is coming into the village, one of the first things they tell them is to contact the park district to see if they will require a land donation or cash in lieu of land donation. The park district has their own strategic plan, so they typically meet with the developer at that point. This assures that they will plan things together in a collaborative effort. Once the park district lets the village know that there is not a suitable location for a park, the village gives them an estimated bedroom count so they can figure out what their cash donation requirement from the developer would be. The village collects the donation as part of each building permit. This has been in place for years. Grasslands gave a complete land donation and there was no cash as part of that. The park district is a representative at their Bike & Run Advisory Committee and they are stakeholders in the bike and pedestrian plan.

Public Works Director Dan Dinges stated that the village worked with the park district on bike paths over the years and pipeline bike path bids. The village is doing a lot of the resurfacing on the current bike path. We are under design with South Bartlett and bike paths from Pipers and the library north up to the horse farm. The park district is looking at the stretch going south from Pipers down to Stearns. We are always coordinating when we need to remove a tree or save a tree. We have worked quite a lot together with paths, snowplowing and who is doing what. They also worked together on restorations by Francine. They are also working upstream on the Country Creek stabilization. There is a big ravine and a lot of erosion. They are also working on Leiseberg with a creek issue. He stated that the village and the park district work well together and share owned equipment.

Executive Director Rita Fletcher stated that they work really well with the village staff.

Trustee Gunsteen stated that he agrees that the park district and the board have a good rapport. He stated that everyone says that Bartlett has great parks that are well maintained. They operate on a different budget than the village and do a great job. He would like an update on the D.R. Horton project and the collaboration between the park district and the village as far as the underpass goes. He asked where the bike paths lead. He continually hears about connectivity between suburbs. Is there an opportunity to put bike paths in the industrial park to connect. He spoke about the Castle Creek subdivision which doesn't have



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a bike path to bring them to Koehler fields. He thought it was important to continue to work together for connect ability.

Mr. Dinges stated that in the Brewster Creek Business Park they are looking at West Bartlett and Munger and stated that there is not a crossing. There are ADA requirements that will involve cutting out some of the pavement on the west end to make the connection.

Commissioner Kasuba stated that she could not get to that path.

Mr. Dinges stated that to the south they had Brewster Creek build it along the wetland area and it will continue all the way down to Stearns. This is in for permitting. DuPage County just did an RFP for engineering and that will include a bike path on Stearns, from Munger, all the way to the state park. That will be a huge connection. They are also redoing the paths within the business park. The Grasslands will have a connection on the east property and a path connecting into the south side. It will go north and up towards the traffic under the Route 59 bridge, through the forest. They are awaiting IDOT review comments. If you are driving north on Route 59, under Lake Street, look to the right on the east side. There is an embankment wall that slopes down from the bridge that is cut out and the bike path is put in. This is the same concept that they are looking to do under Route 59. It will run south of the tracks and all the way out to Naperville Road. There will also be a pedestrian crossing across the tracks on Naperville.

In Stage 2 of the Grasslands, they are required to build a bike path that will go all the way up to Spaulding. It will connect the Villa Olivia area.

Trustee Gandsey asked where she goes for mapping.

Mr. Dinges stated that there is a map that shows existing paths and goals for future extensions.

Trustee Gandsey asked for a route from here to Wisconsin.

Ms. Stone stated that her guess would be that the land they are using is probably Kane County. This only a small portion of the village that is within Kane County so it kind of stops.

Trustee Gunsteen asked if there was a plan to take the path that is going to go under Route 59 and connect it to the other underpass by Lake Street.

Mr. Dinges stated that the hurdle they have right now, involves going through residential.



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They just had a meeting with IDOT and they are improving the Shales and Lake intersection. There will be a bike path on the south side of Lake Street all the way to Lambert. These projects are in the works over several years.

Commissioner Kasuba stated that they are going to go under Route 59 east/west and over Route 59 north/south. North on Route 59, they put in a bike path on the east side of the street by the Jain Society. It exists but is not connected.

Mr. Dinges stated that it went to Baytree and then they have bike route signage along Baytree and all the way to the downtown.

President Wallace asked who funded the tunnel under Route 25.

Mr. Dinges stated it was the Kane County Division of Transportation. It was part of the Stearns Road bridge improvement.

They talked about the beautiful bridge over County Farm Road.

5. COMMON ISSUES

A. Discussion of Bartlett Park District Future Plans

President Lori Palmer stated that since so many of the village board is new, she wanted them to know about the Park District Board. They are a board of seven, they each have a six-year term, unpaid. They have 126 years of total experience. Their mission statement is: "we create fun by providing the finest in parks, programs and recreational facilities for our community". Their vision statement is "we strive to create lasting memories for our community by enthusiastically responding to and serving the recreational and leisure needs". They also have a strategic plan and they redo every 3-5 years. They also do a community survey every 10 years. They also do a master plan every 10 years. All of their plans will need updating in the next couple of years and that is part of the strategic plan. The board took a parks tour to begin discussion on the future of certain parks. They have forty-three parks which encompass six hundred acres and thirty-six playgrounds.

Vice President Diana Gunsteen stated that when she first got on the board, she did not realize how many parks and property the park district actually manages. People see the park district as the community center or soccer. They have an intergovernmental agreement down at the nature center between the State and County, Villa Olivia and the golf course. Their budget is roughly \$15M per year. Less than half of that comes from property taxes. Over the last couple of years, when they were not running programs, kids



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were not playing soccer, the pool was not open for almost two years, their budget was down by almost 30 percent. She has been on the board for six years. They have had to really scale back. They try to find grant money. With COVID, they received no federal assistance. They have a schedule for what they want and need to do. They have to replace the HVAC system in some of the buildings and the dehumidifier at the pool. They have big ideas for “wants” and they are trying to come up with a plan to get those things done.

B. Overlapping Opportunities

President Wallace asked about the top couple of things they would like to accomplish next (similar to Bartlett Park). It was controversial for the village to give it away. What is the next big thing on their horizon.

Trustee Gunsteen mentioned turf fields.

Ms. Fletcher stated that a turf field costs \$1M each. They toured the parks and anticipated where they would put a field like this. They are looking at what’s next and what the community wants as well as what do they have to do to make it happen.

Trustee Gunsteen stated that he is very involved with baseball and the Raiders. The number one thing that he hears is “turf fields”. They don’t want rain-outs. We have a community that is so tight and you can go in any business and you will see someone in a sports organization. People don’t want to leave Bartlett but some people think their kids are excellent baseball or football players, they choose to go to towns that have put 100% of their efforts into their youth sports programs. They see that it keeps the community tight, keeps the kids and that money in our town. He thinks the turf fields are a step in the right direction into providing unlimited uses from soccer, football, baseball, etc. The number one concern is that every time it rains, they lose traction. As a board member he wants to keep as many people as he can in this town. He wants the kids to want to raise their kids in this town.

Ms. Fletcher explained that they are looking at several parks with ideas and how to make it work and how do they afford it all.

President Palmer stated that the field costs \$1M and the shelf life is 10 years.

President Wallace spoke about the \$750,000 park that took 6-7 years.

Ms. Fletcher stated that a foundation is donating \$75,000 for a pickle ball court.



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Trustee Gunsteen asked if the village and park district ever collaborated on one single grant that was combined to achieve this goal a little sooner. He spoke about enhancing Koehler field with a collaboration grant.

Ms. Fletcher spoke about a grant with the Illinois Department of Natural Resources but stated that they wouldn't give more money for two organizations. The maximum amount is \$600,000. For Apple Orchard Community Park, they received \$400,000. You have to have at least five elements (State Park, bike paths, playground, shelter, learning pods). They would say that they would not fund one or two turf fields.

Trustee LaPorte asked if anyone looked at the demographics of the people that would use the turf field. U-46 K-12 numbers are declining, what are the numbers 5-10-15 years from now.

Ms. Fletcher stated that there are more in the younger sports now. Registration from the summer camps (which just opened up last week), already has waiting lists. They are seeing the boom that they did not expect - it is cyclical.

Trustee Gunsteen stated that what makes the numbers go up is to offer first-time homebuyers that have kids, a community with youth sports.

Trustee LaPorte stated that \$1M for a field that only has 10 years of useful life, that is \$100,000 per year just for the turf. How do you get that money back.

Ms. Fletcher stated that Schaumburg was the first one to do a turf field and they put in a complex of eight fields. They ran the numbers and can charge a higher fee. Even if it rains that day, they can still play. That is what people want. They will get a bunch of teams from out of town to use their fields. The park district has talked with the high school about joining them if they ever put in a turf field.

Trustee Gunsteen stated that when teams come in for tournaments, technically, most of them keep their money here in Bartlett. It is good for our economy in Bartlett, as a whole. The replacement cost is not \$1M after the infrastructure is put in.

Commissioner Kasuba stated that it is a little bit less but it depends on the use of it (re-stitch or reline). It was surprising to learn of the limited life span of a field.

Trustee LaPorte stated that in Rosemont, they have turf fields that are a hockey rink in the winter. We don't need to go down the hockey road but they also do concerts in the summer time. It is multi-purpose and you are getting more income out of it.



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President Wallace asked how they could be breaking even on something like that.

Ms. Fletcher stated that they are charging approximately \$50/hour.

Trustee Gunsteen stated that there is not an open spot in Schaumburg between now and October.

Commissioner Kasuba stated that it is not just a Bartlett thing, and that is why one field doesn't work. The reason it works for Schaumburg, they have three times as many people. We have to think about it as a community and what we want to offer. For us to make it financially viable, it has to be larger than just Bartlett. It is not going to be just Bartlett residents playing on our turf field. You have to attract the entire geographic area. This would not be a problem but the cost of building a complex like this, would be. She doesn't think residents would vote for this, in her opinion.

Ms. Fletcher talked about making the fields playable after a three-inch rainfall. That is why so many places are going with turf fields. We could have three weeks of drought and then it rains again. They track the climate change every day and how it is impacting us. The same goes with Villa Olivia, it will rain the first three weeks in April which will impact all the sports that were supposed to start.

President Wallace asked to see a plan and the cost of that plan. We can then see how the village could work out a way to supplement what they are doing. No one thought we would have lights in the field at Bartlett High School. The Boosters said "yes we will".

Treasurer Ted Lewis stated that the artificial turf at South Elgin High School was not tax payers money. The Boosters raised the money.

President Wallace stated that is what he is talking about doing.

Treasurer Lewis stated that they don't do that here anymore.

Trustee Gunsteen stated that we have a lot of civic groups here that are willing to contribute and pound the ground on our behalf.

Treasurer Lewis stated that a lot of those civic groups have the same people in there for twenty years.

President Wallace stated that if we have a plan that people can wrap their heads around, it would include the funding mechanism. Some of it could come from grants, public funds, foundations, etc.



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Treasurer Lewis stated that it was baseball and football. The community helped put the donated sod down. Everything was donated. Baseball and football maintained the grounds. We don't have that kind of commitment.

Trustee Gunsteen stated that whatever is built, will be sold out all the time. It is baseball and football, you have soccer, lacrosse, pickleball, etc.

Trustee Gandsey asked what it would take to figure out how many fields, where, and what makes sense, and figure out how much it is and where to get the money.

Ms. Fletcher stated when they toured the parks, they were scouting out where they could put two turf fields.

President Wallace stated that he was quite confident that if we get the right plan in place, we could figure out how to fund it.

Trustee LaPorte suggested surveying the residents by giving them five items on the wish list and see what they feel is important.

President Palmer stated that is why they do a community survey.

Trustee LaPorte stated that if it does go to referendum, we could say we are giving them what they asked for.

President Palmer stated that is how they got a community pool, community center, etc. They think it is very important to constantly ask the community.

Trustee Deyne stated that maybe it is something we could mutually work on jointly.

President Wallace stated that he does not like a generic survey, it doesn't give a picture in somebody's mind what it will look like. You have to do the upfront stuff. For instance, the stadium at Bartlett High School, they had the visuals.

Treasurer Lewis stated that the west side of Bartlett needs to be included. Kids can't cross Route 59 with their bicycles.

President Wallace stated that connecting the west side of Bartlett comes up in their strategic planning every year. He mentioned having events on the west side of town.



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Trustee Suwanski stated that in their recent community survey, there were several comments from people that did not have children. Would there be potential for programs for people that are a little bit older or don't have children.

Ms. Fletcher stated that they run adult programs year-round. If they want to take a fitness class, painting, ballroom dancing - they have a wide variety of programs for adults. One thing that they don't offer is senior programming and the township does such an amazing job, they quit competing with them.

Treasurer Lewis stated that with the community center, Wayne and Hanover Township, they have busses and programs.

Trustee Gunsteen stated that perhaps Hanover Township could also help collaborate once they have a plan.

C. Future of Ruzicka Park and Koehler Fields

President Wallace spoke about Koehler Fields.

Ms. Schumacher stated that Koehler Fields lease is 99 years. There are three different entities in the lease (Little League, Park District, Village). There is 32 acres and the village built the fields, turned them over to the park district and they maintain with them. The village is in charge of the parking lot and the maintenance. It is our newest agreement from 2002 and she thought this was the last time they collaborated on a big project. The property was originally part of the bale fill, they worked with Bluff City to add to the site. They did a lot of earth moving to prepare the fields. There were a lot of people involved with that development and making it possible.

President Wallace asked who was responsible for the drainage.

Mr. Dinges stated that the pipes are being updated along with the irrigation system.

Trustee Gunsteen stated that the football fields are not being used by local organizations for football. One of the key components was because it struggles to drain and when it rains it is soaked and turns into a muddy mess. The park district closes the field even though the football season carries on through mud.

President Palmer stated that they did not build those fields. They would have brought in some different landscape architecture.



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Trustee Gunsteen stated that increasing the crown in the center would help with water damage, however, when the water drains to the east, that is the visitor side and is a muddy nightmare.

Ms. Fletcher stated that there is a huge cost to do that work. They're doing that currently on their softball fields 1,2 and 3. There is not enough use, why would they put the money in there. There are limited resources, they are doing the softball fields which are heavily used. When it rains it drains in the outfield and it rains and drains to home plate. These fields are their priorities.

Trustee Gunsteen stated that he would like to see the Koehler fields brought up to the ability to at least be used, otherwise it is just a dead piece of land.

Ms. Fletcher stated that clubs are opting not to use the fields, not because they can't.

Vice President Gunsteen stated that when they toured the parks, they looked at the turf potential at Koehler. It is not doable since they are so landlocked there. You have Route 25 to the left and then the parking lot is a tight spot.

Trustee Gunsteen suggested moving their softball fields and putting turf fields in their place. It has parking and lights.

President Wallace asked how much acreage they needed for 2-3 fields.

Commissioner Kasuba spoke about Schocke Park by the Crest Motel. The park district owns the park land (11 acres) behind the Crest Motel. They discussed adjoining properties for sale as well as the Crest Motel. She explained her concept plan for 2-4 fields on the site.

President Wallace stated that it was a grand, glorious plan. This is the type of thing that the village would like to do and get behind the gap in some of the funding. It helps the whole, entire village. He suggested funding from a foundation, fund raiser, civic organization or a combination of them all. He does not want to be involved with the planning or design on where these things should go. We can assist, if they need property. That is kind of where we are at, where the park district is and how we can collaborate together to create the next best thing in Bartlett.

Vice President Gunsteen stated that the fields (7,8,9) north of the Community Center are lit and parking is available. They don't think it is deep enough to have fields there.



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President Wallace talked about clearing some of the trees to make additional space.

Commissioner Kasuba stated that part of it is forest preserve.

President Wallace asked them to come up with a plan that includes costs and they can discuss what the village could do to help.

Commissioner Kasuba stated that he didn't say anything about Ruzicka.

Ms. Schumacher stated that the other player with Ruzicka is ComEd. We had discussions on how to fix the parking lot there but found that it is not within Bartlett. It is a ComEd easement and under the County jurisdiction so it gets a little tricky.

Mr. Dinges stated that it is unincorporated but in order to develop a parking lot and build it, we would have to go through the DuPage County process and get ComEd to annex to the village. We want to improve that parking lot with resurfacing, curbs, drainage, etc. We have an agreement with ComEd to have the parking there. They don't have a problem with the concept of improving the parking lot, just talking to DuPage County which indicated they would have to go through zoning. Hopefully, they will be able to annex into the village.

Ms. Schumacher stated that one of the things that came up when they were discussing the parking lot was the pretty hefty price tag and was this really what they wanted to do or is there something else that would be a better use. Instead of putting this money into the parking lot, maybe they should look at the whole park.

President Wallace asked if any teams play on the north part of that field.

Trustee Gunsteen stated that all of the fields in the summer are being used except for a little one (tee ball) between the northeast that borders the fence. During baseball season, these fields are used all the time. Little League and Raiders have maintained that field since the inception of the lease. For years they had no problems doing that. They were the number one Little League in the State of Illinois. That place was a crown jewel to play baseball in. COVID hit hard and field maintenance was something they had to pull back on. The Raiders exist from August to November and they cut their grass, paint their lines, clean up, and they have a pretty decent relationship. They run those fields in rain/shine/snow. Everything that is out there except for the concession stand that the village helped with, they (Little League) has done.

John Battermann spoke about the efforts in taking care of Ruzicka. In July, they aerate and roll the field resulting in very few cancellations.



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Trustee Gunsteen stated that he would like to find an avenue with the two organizations that use and maintain it, not to be squeezed out.

Trustee Hopkins stated by hearing the comments, it seems like Bartlett Park District should be working with the Raiders organization and Little League. He didn't think the village should own this property. This should be a function of the park district.

Treasurer Lewis stated that it was given to the village by U-46. It is a huge construction dumping ground. He spoke about raffling off the fields and the fact that ComEd would not allow them to asphalt it.

Trustee Gunsteen asked how do we achieve our goals with this.

Commissioner Stocks stated that you gratuitously deed it to the park district.

President Wallace stated that the parking lot there is horrendous.

Trustee Gunsteen stated that the piece of land was given to the village and didn't cost the village hardly any money. In 25 years, the village has maybe contributed \$10,000 and maybe some fencing. He asked the park district if they wanted it.

Commissioner Stocks stated that they have not made that decision.

Mr. Dinges stated that the village just spent \$25,000 replacing the fencing to the west.

President Palmer stated that you could give it to us but we can't change anything about it. It will upset a lot of people.

Ms. Fletcher stated that no matter how it was being maintained, it is not up to their standards. It is embarrassing, there are weeds everywhere. It is not to their standards so this is something they would have to explore.

Trustee LaPorte stated that at their strategic planning meeting, they did not think that it is the best blueprint or the best place for the parking lot. In collaboration with the park district, there may be a better plan for the park.

Trustee Gunsteen stated that they talked about putting the parking lot closer to the houses and moving the football field to where the parking lot is.

President Palmer stated that when they toured that piece, there could be a couple synthetic fields.



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Commissioner Kasuba stated that there is a lot going on there. Some elements that they are using it for could probably stay, but there has to be some flexibility. Will it stay as five baseball diamonds and a football field – probably not. That means that some games will be played elsewhere.

Trustee LaPorte went back to the demographics and wanted to know the 5-10-20 year forecast on those demographics. What do towns our size have that is successful. You can't compare us to Naperville or Schaumburg.

Ms. Fletcher stated that that has to be part of the discussion. The other part is using Hanover Park and other fields and how many games are they really having in Bartlett versus Hanover Park or Koehler. The park district is removing a t-ball field and adding two pickle ball courts.

Trustee Hopkins stated that the park district is better to facilitate this conversation with Little League and the Raiders than the village board and staff.

President Palmer stated that she thinks the village does have to be involved because Raiders and Little League could say "yes-take us" and the park district may not agree. Do we want this property that needs so much money and work? Are you just going to drop it on us?

Trustee Hopkins stated that they should collaborate with Little League and the Raiders, formulate a plan, and let's talk. We are all open for discussion and this is why we're having this meeting. Obviously, it is going to revolve around money. He thinks they are all open to that and we just want those organizations to be taken care of. He doesn't think the Village of Bartlett as a whole can do this - it has to be the park district. The park district has to be in this conversation, not just the village.

President Wallace agreed - he thinks the village needs to take more responsibility to get it to a point, maintenance wise, that would be profitable for the park district. He didn't think it was fair to dump a non-profitable piece of property to the park district. That's not fair at all.

Trustee Gunsteen stated that Little League has a good alliance and joint agreement with Hanover Park. They have spent a lot of money putting in new fields. They are meeting with the mayor and the director of public works so they have access to those fields. They can modify a few aspects of Ruzicka fields and eliminate some baseball fields so there is not as much maintenance. At the same time, put a little bit into drainage and maybe some of the parking lot could be re-paved. He will know more about that meeting in the next couple of weeks.



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Ms. Schumacher asked if Hanover Park has a park district.

Ms. Fletcher stated that they have a park district but they don't oversee Little League.

Trustee Gunsteen stated that they lease the property from MWRD. The Village of Hanover Park received a matching grant. They matched their grant with millions of dollars of gaming money and will also run music and concessions throughout the year.

President Wallace stated that if there is additional revenue streams, perhaps we could earmark that for clean-up so everyone is happy with the fields in Bartlett.

From the village's standpoint, they would love to see something from the park district as far as what they are planning and how Ruzicka and/or Koehler could be involved. He thanked the park district for coming and sharing their budget and he thought it was fantastic that we now have more knowledge. He reiterated the fact that as far as Ruzicka and Koehler are concerned, he thought the village needed to take more responsibility and get it to a maintenance level where it would be reasonable for the park district to run.

President Palmer stated that Ms. Fletcher will have their staff continue to see what parts we can move and what works.

Ms. Schumacher stated that she did not want to diminish anything, but they have a huge project with the Grasslands and making connections with the east and west for a very long time.

President Wallace stated that prior to him becoming mayor, there were some real rifts between the village and park district and some lawsuits going on. He was glad that they could get together and he thought it was important. Their common goal is when having people come into town for any type of event, they see fields and facilities that they can be proud of. He loved the fact that they reiterated what their standards were, and he thought that every time he went to a park district field they were spectacular. Let's keep working that way and get updates to staff. When the park district has some grand master plan, we can see how we can make some of these land things work.

Trustee Gunsteen stated that he wished there was a piece of land that they could develop it into a sports complex.

President Wallace stated that it was hopefully on the park districts horizon.

Commissioner Kasuba mentioned the Crest Motel and eminent domain off Lake Street.



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6. ADJOURN

President Wallace stated that the Board will adjourn.

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

ROLL CALL VOTE TO ADJOURN

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

NAYS: None

ABSENT: None

MOTION CARRIED

The meeting was adjourned at 8:40 p.m.

Lorna Giless
Village Clerk