



## VILLAGE OF BARTLETT COMMITTEE MINUTES November 21, 2023

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### CALL TO ORDER

President Wallace called the Committee of the Whole meeting of November 21, 2023 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:29 p.m.

### ROLL CALL

PRESENT: Chairmen Deyne, Gandsey, Gunsteen, Hopkins, LaPorte, Suwanski, President Wallace

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Management Analyst Joey Dienberg, Finance Director Todd Dowden, Public Works Director Dan Dinges, Assistant Public Works Director Tyler Isham, Village Engineer Bob Allen, Civil Engineer Nick Talarico, Planning and Development Director Kristy Stone, Assistant Golf Professional Paul Galvan, Chief Geoff Pretkelis, Deputy Chief Will Naydenoff, Deputy Chief Rob Sweeney, Village Attorney Kurt Asprooth and Village Clerk Lorna Giles.

### TOWN HALL:

Mike Gogola- 671 Versailles

He has two homes in the village and rents a house out in town and had to pay an exit tax when he sold the first home. Two months he has had very high-water bills. He approached the finance director to see if there was an issue. Someone came out to inspect it and they thought there could be a problem inside the home. He suggested there could be someone turning his water on and off as retaliation because he threatened to call the cops on them. Mr. Dowden explained he could not do anything for him. He feels that he has lived in town for 28 years and since he did not get a benefit for the water, he should not be penalized for someone else's bad actions.

President Wallace asked if everyone has to pay the transfer stamp.

Mr. Dowden stated there is a one-year grace period.

President Wallace suggested that be changed.

Mr. Gogola stated they had long-term tenants there because they could not sell it, so it was an extended period of time.

President Wallace stated if you are living in Bartlett and buy another Bartlett house you shouldn't have to pay that tax. He asked how many gallons it was.

Mr. Gogola stated he has an inground pool in his backyard and he could have filled the pool twice in the last two months.



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Mr. Dowden stated when we got the first read it was high, so we informed them they have unusually high usage. We informed the homeowner and we never heard back. The bill went out and then we heard back about a month after we had originally tagged the home. If he would have called us when we tagged the home, we might have been able to resolve that.

Mr. Gogola stated they tagged the door handle on my third car garage, and I called the week I noticed. I did not let it sit for an extended period of time. When I saw the first bill over \$200, I called the water billing department.

President Wallace stated we will follow up with you.

Chairman Deyne stated he agreed with President Wallace that the transfer stamp should not apply to people buying homes in Bartlett.

### **BUILDING AND ZONING COMMITTEE, CHAIRMAN GUNSTEEN** **AGI Trucking-Brewster Creek Business Park Lot 15**

Chairman Gunsteen introduced the item.

Planning and Development Services Director Kristy Stone stated this is very similar to a project we approved for lot 22b at the board meeting tonight.

The item was forwarded on to the Village Board.

### **Bartlett Horizon Concept Plan**

Chairman Gunsteen introduced the item.

Ms. Stone stated this site was originally part of the Durwood Forest PUD Plan back in the early 1980's. It has been owned by the arch diocese and the original plan was for it to be a church. It was never developed, and this use is not part of the current plan for that area.

Steven Stivers and Michael Bailey from Alden Design Group explained that they want to create a senior housing use to this location. The Alden foundation is a nonprofit developer of affordable housing. They have developed 15 communities over the last 30 years in the Chicago area and they have over 1,000 units. They are entirely focused on their mission of providing more affordable housing to seniors. They have their own design and architecture firm and realty firm to make sure they can provide exceptional experiences for all the seniors they serve. They serve seniors from your local community. Many people will have lived in Bartlett a long time and want the safety and security to know they will not get priced out of the community they have built their life in. The average age for a resident is 77 years old and their average income is \$27,000. 80% of their residents are women, 90% are single occupancy and the average person stays over 5 years in the community. You will not walk into any of our buildings and notice they are the exact same. We want to be partners with the communities we go into, and we design our buildings based



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on what the community is looking for. They invest tons of money in their communities and want them to feel world class to their residents. Some of the amenities include pool tables, exercise equipment, libraries, etc. We have learned in COVID how bad isolation is for seniors, so we build our buildings to create engagement for seniors who are often looking for that.

Mr. Bailey explained the type and specifics of the building and the site.

Mr. Stivers added that the two-bedroom units will serve seniors that make up between 30% and 60% of the median income for the area. The one-bedroom units would have \$501 rent up to \$1,100 and the two bedrooms would go up to \$1,300.

Ms. Suwanski asked if there were medical services on site.

Mr. Stivers explained that they do not, and they intend it for people that can live independently.

President Wallace asked if Medicare made up the difference in pricing.

Mr. Stivers stated they would be applying for low-income housing tax credits which helps offset those rents.

Chairman Deyne asked about the zoning in this location.

Ms. Stone stated it is ER-3 PUD which is estate residential.

Chairman Deyne asked about the height limit.

Ms. Stone stated that would not apply if they were rezoned to SR-6 which is like Heron's Landing and parts of Amber Grove among other townhome developments.

President Wallace asked if it was restricted to 55+.

Mr. Stivers stated this facility is 62+ which ensures there is no additional burden for the school system.

Chairman Suwanski asked if younger people can stay there with them.

Mr. Stivers stated there is a lot involved with how many people can stay there and how it affects their income eligibility. No one long term under the age of 18 can stay with our residents. The Illinois Housing Authority regulates that. They do not allow it as a developer either.

Chairman Suwanski asked about between 18-62.

Mr. Striver stated that combined, they must be below the income level, and they would not be on the lease. They would be in violation of their lease if they had someone staying there long term and our property management would try to help determine if that was happening as well.

Chairman Suwanski asked that a lease be sent to the village to review.

Mr. Bailey added that there is an office person there between business hours each day and a live in maintenance person so there is eyes on the property every day.



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Chairman Gandsey asked if there are any other properties, they have in neighborhoods like this.

Mr. Striver stated we do have some in New Lenox that is right next to a subdivision. We are dedicating 35% of the site to maintain the wooded area that is currently there to help shield their facility from the neighborhood.

Chairman Gunsteen asked about how the homes in that neighborhood will line up with these building elevations since they are up on a hill.

Ms. Stone stated we can ask them to work that into their full application if they want to move forward on this.

Chairman Gunsteen asked if this is a preliminary plan because he is concerned about the detention needed and wants to make sure there is enough room to keep the trees.

Ms. Stone stated they have not done any engineering yet.

Chairman Gunsteen asked if they have built these buildings with shingled roofs to fit into the neighborhood. He wants to make sure the mechanicals on top of the roof cannot be seen by the neighbors when the leaves fall off the trees.

Mr. Striver stated they can certainly make a shingled roof and make sure the mechanicals are hidden. The elevation of those homes would look down on their building but they are open to working with the village.

Chairman Gunsteen stated he really likes the look of the concept and has seen their buildings before, and they look nice.

Chairman Suwanski asked if they can send a list of their other buildings so the trustees can go and look on their own time.

Mr. Striver stated they can certainly do that. He added that these buildings have very little on the roofs since they are all electric. They have about 4 heat pumps and an air-cooled pump system for the water. There is very little equipment on the roof.

Chairman Deyne stated that he has to think on this a bit. He never thought of this type of development in this area. He asked if they looked at other areas in the village.

Mr. Striver stated they have. Unfortunately, this was the best option for their funding system. They knew that being in DuPage County would be favorable. This site is the best available site in the last 6 months.

Chairman Deyne stated that he can't support this type of development in this area. The concept is great, but he can't do it in that location.

Mr. Striver stated he appreciated his comments and explained that there were 70 projects submitted to the state last year and only 18 are awarded each year, so unfortunately, they must operate within the states system.

Chairman Suwanski asked if there was space available on Rt. 59 for example, would that not be viable?



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Mr. Striver stated the state maps out every single census tract in the state on different scoring criteria. You then have to layer that scoring material over a property to see if it will be competitive. It also has to be within 1 mile of a grocery store so there is many layers that all have to fit in order for a site to be eligible.

Chairman Hopkins stated he loves the concept but currently, he can't support this location.

President Wallace asked about the property to the south, that would be an ideal location.

Ms. Stone stated that is unincorporated and she believes that is about 19 acres.

President Wallace asked if we know if the current senior housing units in town are full. He asked about the sales for the new 55+ housing coming in on the north side of town.

Ms. Stone stated those are age targeted, not age restricted, but 10 have sold so far.

President Wallace stated he agrees with the board. This would be a great idea and a service to our seniors, but the location is not the best.

Mr. Striver asked for feedback on what the board sees there. He asked if they see more single family there.

Chairman Suwanski stated we should find out what our current occupancy rate is at our other senior facilities and see where we stand.

Mr. Striver stated just for clarification, senior housing is a different concept than the low income senior housing they offer. The other locations of their current income restricted homes in DuPage County are on waitlists of 100-200 seniors in the three other locations in DuPage. They also had a third party to determine if there was a need in this location as well.

Chairman Gandsey asked if most of the resident's drive.

Mr. Striver stated about 70% of their residents have cars, and the other 30% drive around with local family.

Chairman Deyne reiterated that he likes the concept, but he always imagined it would just be more residential that flows right into the neighborhood.

Chairman Hopkins asked about 1 story.

Mr. Striver stated it would not be economical for them to do that on this sized lot. In Warrenville they are right off Rt. 59 near downtown. They had many residents who came to the hearings stating they wanted another restaurant at that location. In the end, they never had one person say they were still upset the building was put up.

President Wallace stated if you were talking about this on Route 59, we would not still be talking about this. It would have already gone through.

Chairman Gunsteen thanked the petitioner and stated he also has reservations about the size of the building over in that area. The presentation and concept were great.



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### **COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GANDSEY** **BEDA Revisions for 2024**

Assistant Village Administrator Scott Skrycki presented the item.

Chairman Gandsey was worried about moving the BEDA line item down to \$25,000 and if that would make us competitive.

Mr. Skrycki stated many of the \$50,000 grants were for developments or redevelopments so those are larger projects, but that is for the board to decide. It's a nice tool to have.

Chairman Suwanski stated Glencoe, Hanover Park and Streamwood all limit it to \$25,000. She asked about the potential eligible cost.

President Wallace stated he would be more inclined to limit the request to a percentage vs. a limit on the total.

Chairman Hopkins asked if there is a way to give money to a \$4 million dollar project that is not BEDA money.

Village Attorney Kurt Asprooth stated we can always do a sales tax rebate or if it's in a TIF, there would be other funding opportunities.

Mr. Skrycki stated the BEDA has allowed us to develop relationships with the brokerage community because we can advertise this program. Three of our BEDA's were in the Daily Herald, so the sheer marketing aspect of the BEDA program is something to consider vs. the bricks and mortar.

President Wallace stated we earmarked gaming money to help the business community for all the residents and not bury it in the general fund.

Chairman Deyne stated he has concerns about eliminating the reapplication for a BEDA.

Chairman LaPorte asked how that would have affected the Streets of Bartlett.

Mr. Skrycki stated he applied for his two pins, which came to \$100,000 and then after two years O'Hare's was eligible and then Pasta Mia on the other pin.

Chairman Gunsteen stated eliminating the non-fixed items from eligibility was the biggest concern he had.

President Wallace asked if parking lot repairs should be included.

Chairman Deyne stated that would be fine with him.

President Wallace stated I would say if they were the owner of the building and the retailer, they would be eligible.

Chairman Gunsteen asked to clarify about the outdoor dining.



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Mr. Skrycki stated before this memo, loose tables and chairs would have been included, but now they would not be. It would be relegated to fence, concrete work, infrastructure, etc.

Many board members agreed with that.

President Wallace stated the larger dollar investors are going to want a sales tax rebate, they will not be interested in our BEDA program, I would imagine.

Chairman Suwanski stated she doesn't have a problem with the \$50,000, but we should figure out the percentages. There should be a defined amount for what they are awarded.

President Wallace stated he wants to make sure it is still an attractive program so people use it. He also wants more guidelines on the amounts for each project.

Chairman Gandsey asked if we could do a targeted campaign for certain areas of town that look worse and let them know about it.

Mr. Skrycki stated we can do that with our broker blast.

Chairman Suwanski asked if we require someone to be in business before they can apply.

President Wallace stated that being in business for a year would be a good addition.

Chairman Suwanski asked about retroactive payments.

President Wallace stated he thinks they should have to make new improvements after a year.

Chairman Gunsteen stated if a new business comes in, we can approve the BEDA and then wait to pay it out for a year.

President Wallace suggested leaving it at \$50,000.

Mr. Skrycki stated he treats a business like 120 Live for example that came in when the downtown was not so vibrant, as a more important project then a code enforcement item like a trash enclosure, for example.

Chairman LaPorte stated this is an incentive for projects, not trying to fund a startup.

Chairman Hopkins asked what the percentage the BEDA revenue makes up of gaming.

Mr. Skrycki stated the line item is \$250,000 and we are projecting about \$400,000 in gaming a year.

President Wallace asked if we have ever run out.

Mr. Skrycki stated we have never granted the full \$250,000 in any year.

### **FINANCE COMMITTEE, CHAIRMAN LaPORTE**

#### **Proposed Capital Budget**

Chairman LaPorte introduced the item.



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Finance Director Todd Dowden began presenting the attached presentation.

(Staff presented the attached presentation, any questions from the board are listed below)

### Water

Chairman Hopkins asked how the agreements work for the Hanover Park and Streamwood interconnects.

Assistant Public Works Director Tyler Isham stated they vary, but Streamwood for example says DuPage County will allow us a certain amount. They use JAWA which would ideally provide us the same amount.

Public Works Director Dan Dinges stated it is strictly emergency only.

Ms. Schumacher stated if they are not a part of the DuPage Water Commission like Hanover Park, we are negotiating amounts. Currently, we are sharing the cost to update the study for the emergency loop to make sure the numbers are updated, and we have the right amount in the agreement.

Chairman LaPorte asked what we would be doing with the space the current well house and pump station are in near the village hall.

Mr. Dinges stated that would be up to the board to determine.

### Sewer

Chairman Hopkins asked if we are under budget on the new lift station that recently broke ground.

Mr. Dinges stated it is currently under budget.

Chairman Gunsteen asked if the Eastview Middle School lift station would fall under the Lake Street TIF.

Staff is reviewing.

### Streets

Chairman Hopkins asked if we could redo the sidewalks near Eastern Ave. in front of the elementary school. They are in bad shape in that area.

Mr. Dinges stated we can look at that.

Ms. Schumacher stated the sidewalk replacement and downtown improvements seemed like a natural place to put that extra gaming revenue.

President Wallace stated that was a great idea.

Chairman Gunsteen asked if there is a way to add additional parking in the town center park area.

Mr. Dinges stated yes, we can add some on the west side of the drive aisle and if we are redoing that area, that would be the best opportunity.

Chairman LaPorte thought we should keep the green space.





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Ms. Schumacher added that we can evaluate the well house area once it is torn down.

Chairman LaPorte stated a couple weeks ago someone came in with an idea for adding signage to the bike paths for downtown businesses. Do we have any plans for signage.

Mr. Dinges stated we can investigate that.

Ms. Stone stated we have talked about creating a wayfinding sign at the Bike and Run Committee, so we can ask that committee to look into it.

Chairman LaPorte asked if we could have a landscape architect help with the gabion basket and plantings in order to help with the Country Creek erosion issue.

Mr. Dinges stated the engineers have some ideas, but there is not a ton of room in the backyards because the yards are not that large as it is.

President Wallace stated they are losing their yards every year.

Mr. Dinges stated the ones on the backside are not, and that's who he is having trouble getting feedback from.

Chairman Hopkins asked who sells the columbarium spaces in the cemetery.

Chairman LaPorte asked how many we can fit in the cemetery.

Mr. Dinges stated we can fit 2-3 in the area where this first one is going and then a lot more in another area of the cemetery.

Mr. Dowden stated the next step would be to approve this 24-25 year to authorize public works to be able to move forward on these projects before the next year starts.

Ms. Schumacher stated Mr. Dinges and Mr. Dowden and their staffs did a hard look at where we can reduce costs on these projects and smoothing them out over multiple years.

Chairman Suwanski asked about the sprinkler system at Bartlett Hills.

Chairman LaPorte said it was in the last section.

Mr. Dinges stated we broke that up into two halves. We are trying to get the first half done this year and the second half next year.

Chairman Hopkins asked if the golf course pays into the municipal building fund.

Mr. Dowden stated the municipal fund money has been collected from developers in the past and we transfer excess funds from the general fund in there.

Chairman Hopkins stated that project should be funded from the golf course since it is an enterprise fund.



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Chairman Deyne moved to adjourn the Committee of the Whole meeting and that motion was seconded by Chairman Gandsey.

### ROLL CALL VOTE TO ADJOURN

PRESENT: Chairmen Deyne, Gandsey, Gunsteen, Hopkins, LaPorte, Suwanski

ABSENT: None

### MOTION CARRIED

The meeting was adjourned at 9:07 p.m.

Samuel Hughes  
Deputy Village Clerk