



VILLAGE OF BARTLETT
PUBLIC HEARING MINUTES
March 19, 2024

1. CALL TO ORDER

President Wallace called the Public Hearing for the Fourth Amendment to the Blue Heron Business Park Annexation Agreement of November 7, 2023 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:04 p.m

2. ROLL CALL

PRESENT: Trustees Deyne, Gandsey, Gunsteen, Hopkins, LaPorte (via Teams), Suwanski and President Wallace

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Sr. Management Analyst Sam Hughes, Human Resources Director Janelle Terrance, Finance Director Todd Dowden, Director of Public Works Dan Dinges, Assistant Public Works Director Tyler Isham, Village Engineer Nick Talarico, Planning & Development Director Kristy Stone, Grounds Superintendent Matt Giermak, Police Chief Geoff Pretkelis, Deputy Chief Rob Sweeney, Deputy Chief Will Naydenoff, Village Attorney Kurt Asprooth and Village Clerk Lorna Gilles.

President Wallace stated that this was the Public Hearing for Blue Heron Business Park Annexation Agreement Amendment. The public hearing notice for the Fourth Amendment to the Annexation Agreement Blue Heron Business Park was published in the Daily Herald and mailed to the required taxing districts on March 1, 2024. The amended annexation agreement has also been available for public viewing in the Planning and Development Services Department.

There were no other comments.

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, LaPorte, Suwanski

NAYS: None

ABSENT: None

MOTION CARRIED

The Public Hearing was adjourned at 7:06 p.m.

Lorna Gilles
Village Clerk



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BOARD MINUTES
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1. CALL TO ORDER

President Wallace called the regular meeting of March 19, 2024 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:06 p.m.

2. ROLL CALL

PRESENT: Trustees Deyne, Gandsey, Gunsteen, Hopkins, LaPorte (via Teams), Suwanski and President Wallace

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Sr. Management Analyst Sam Hughes, Human Resources Director Janelle Terrance, Finance Director Todd Dowden, Director of Public Works Dan Dinges, Assistant Public Works Director Tyler Isham, Village Engineer Nick Talarico, Planning & Development Director Kristy Stone, Grounds Superintendent Matt Giermak, Police Chief Geoff Pretkelis, Deputy Chief Rob Sweeney, Deputy Chief Will Naydenoff, Village Attorney Kurt Asprooth and Village Clerk Lorna Gilles.

3. INVOCATION – Reverend Catherine Erwin from Immanuel United Church of Christ did 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.

Trustee Deyne stated that he would like to add items 12.F.1 through 12.F.6 to the Consent Agenda.

Trustee Gunsteen stated that he would like to add item 12.A.1 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 Amend the Consent Agenda, and the items designated to be approved by Consent therein.



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Trustee Deyne moved to Amend the Consent Agenda and that motion was seconded by Trustee Suwanski.

ROLL CALL VOTE TO AMEND THE CONSENT AGENDA AND CONSENT ITEMS THEREIN

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

NAYS: None

ABSENT: None

MOTION CARRIED

Trustee Deyne moved to Approve the Amended Consent Agenda and that motion was seconded by Trustee Gunsteen.

ROLL CALL VOTE TO APPROVE THE AMENDED CONSENT AGENDA AND CONSENT ITEMS THEREIN

AYES: Trustees Deyne, Gandsey, Gunsteen, Hopkins, LaPorte, 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 the Treasurer's Report for the month of January is included in the packet. Also included is the sales tax report and they received \$334,418 (October activity) that was down \$4,254 or 1.26% from the prior year. MFT tax, they received \$137,026 that was up \$8,408 from the previous year but slightly down from the prior two months. In regard to the Local Government Distributive Fund (LGDF), they received \$655,603 and they are up to \$5,069,366 at the rate of 6.47%. This would be \$7,948,160 if we were getting the full 10%.

9. PRESIDENT'S REPORT

President Wallace recognized Planning and Zoning Commissioner Mark Hopkins and thanked him for 27 years of service.

Trustee Deyne stated that he has had the privilege of being on the Plan Commission with Mark. He served 27 years and was an asset to the Plan Commission. He stated that when he was the Chairman, he always looked to Mark for advice on how to proceed. He congratulated him for his twenty-seven years of service in the village.



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Mr. Hopkins thanked everyone for honoring him and stated that he and his wife love Bartlett. They moved here in 1990 and raised four sons. He spoke of school, sports and church groups, bands, and kids stuff. His wife, Sue, sat on the Citizens Advisory Committee advocating for Bartlett and U-46. She taught Sunday school for nineteen years and kept the books for sixty-five seasons of baseball for our sons. In 1991, Catherine Melchart put him on the Economic Development Commission. Five years later, on the Plan Commission. They saw Bartlett grow like crazy. He saw subdivisions and retail centers, one after the other. They saw industrial developments and Koehler Fields get built. They saw the Town Center and Bartlett High School being built. They also saw the balefill and the road that neither goes to Elgin nor O'Hare. They saw the Peaker Plant and the CN takeover – all tough issues that our government battled for us. The hearings for the Peaker Plant were so controversial, they were relocated to the Bartlett High School theater to accommodate the crowd. The commissioners were escorted in/out by the police.

He and his wife had a plans to retire in the house they were in and they planned to live there until they got too old to keep it anymore and then go to Clare Oaks or Victory Center. After that they would end up in Bartlett Cemetery where the family plot is. His kids moved out of state and now eleven grandkids later, they are moving closer to them. He wanted to leave something that they might not know about Bartlett municipal government. He stated that he was an architect and has stood as the petitioner at way too many municipalities in the Chicago metro and tri-state area. He dealt with way too many village managers, village planners and building departments and public works and fire departments in the forty-two years he has practiced. In many towns the atmosphere in the Council Chambers is this: "The answer is no, convince us why it should be a yes". In Bartlett, there is an open attitude towards development under careful quality standards. He really thought this has to do with the village board and the culture. The character of any organization flows from the top down. He has seen appointed commissioners disregard ordinances and master plans, nitpick minutia or make decisions on what they personally like or dislike. This does not happen much in Bartlett and he credits the preceding Village Attorney Bryan Mraz for doing that in keeping them informed on what the purview and the mission is. He urged the village attorney to keep up with that good tradition.

He has seen managers and village planners that use their position as gatekeepers to apply their own personal policy to villages. Not in Bartlett. Here we have one of the best working relationships between elected officials and staff that he has ever seen. Not perfect, but one of the best. Last, in way to many public hearings, objectors check their civility at this door and he has heard outrageous things shouted and meetings get out of control - but not in Bartlett. When the temperature starts to rise in this room, there is a courteous and calm control that prevails. When you love something you take care of it and based on how you and the citizens have taken care of Bartlett, he thought they all really do love Bartlett. He mentioned the village president who has proved to be an able and talented leader as well as cat wrangler. The Planning and Zoning Commission Chairman Werden, for his gracious and welcoming style. He is a good ambassador for the Village of Bartlett. You have a treasure in Kristy Stone, she knows how to get things done the right way. Nobody loves Bartlett more than Pam Rohleder, plus she knows where all the skeletons are buried. Finally, Ray Deyne turned out to be a mentor to him, kind of like a big brother. He lives for Bartlett and he commends him to you. There is no one like him!



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President Wallace stated that Mark will be greatly missed and he wished him the best of luck.

President Wallace stated that coming off of the “Best Burger in Bartlett” competition last winter, staff organized another food competition to get feet in the doors of our local restaurants during the winter. He was pleased to announce that there were 1,296 votes cast throughout the month, up from 627 during last year’s competition, showing positive economic impact and engagement. 384 votes went to North of the Border Mexican Restaurant to be crowned the first ever “Best Taco in Bartlett,” One Taco Dos Tequilas came in second with 293 votes and Elly’s Mexican Tacos took third with 167 votes.

Trustee Hopkins stated that the items that were added to Consent were sent out to contractors for pricing and they were not waiving the bids for one contractor.

10. QUESTION/ANSWER: PRESIDENT & TRUSTEES

Trustee Deyne recognized commissioner anniversaries and congratulated them.

11. TOWN HALL

George Lebron, 506 Tamarack Drive

Mr. Lebron stated that along Lake Street he saw several acres of land with trees being taken down. What a shame. He believed that the car dealership owns that property. He thought it was bad enough that they have three football fields worth of cars sitting out on Route 59 and Lake and it was an eyesore to the community. He didn’t think it was appropriate to have these car dealerships. He spoke about the east side of Naperville Road that has garbage and a torn-up walking path. He would like the village to do something about it. Lake and Naperville Road is a hectic place to make a left turn. He hears multiple sirens and accidents 2-3 times per week. He understands that it is a county road but doesn’t feel that the village goes the extra yard to improve the situation. Bartlett and Route 59 has the double turn lanes and has counted eight cars and trucks pass through the red light the other day. He asked for control on the traffic in the village. Naperville Road truck traffic has had a slight downtick but once the gravel and cement trucks come out it will be worse. He asked if there was an update to this traffic situation.

President Wallace asked the Chief Pretkelis to look into this and possibly add additional patrols.

Trustee Gunsteen stated that they have requested IDOT to look into the timing of that stoplight.

President Wallace stated that there is not much they can do about it. He is also in business and never had to do business with IDOT except for the last ten years. It is not something you could force.

Public Works Director Dan Dinges stated that as far as the timing goes on the traffic signal, IDOT stated that it is the best they could do. They are working on a project with Shales and Lake grade separation and will be improving Naperville and Lake at that point. That is still several years out.



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Trustee Gunsteen asked if the light at Naperville Road will be eliminated when IDOT does the full expansion over Shales Parkway.

Mr. Dinges stated no, there will still be lights at Lambert and Naperville. They have a dual left going in and making improvements and possibly moving Villa Olivia's entrance further south away from the intersection. This will be several years in the future.

Mr. Lebron asked if the improvements are to allow more traffic to flow freely down Naperville Road.

Mr. Dinges stated that they look at the traffic and try to make it move. There will be improvements to the right turn lanes going northbound to eastbound but did not believe they included a dual left going northbound to westbound was warranted. They do have dual lefts going westbound to southbound.

Trustee Gunsteen stated that he has had numerous conversations with Commissioner Morrison to look at it more aggressively and Mayor Wallace has as well. Sometimes he feels like it is falling upon deaf ears with the county. He felt that the more we call and keep pushing may promote change.

Mr. Lebron asked about an update on Naperville Road with the additional traffic from the Grasslands subdivision.

President Wallace stated that there is nothing in their power that they can do to change traffic patterns other than what the village has already done.

Michael Murphy, 1098 Horizon Drive

Mr. Murphy expressed his disappointment with the Hyundai/Genesis dealer and stated that they have not been good neighbors. Their transportation moving between the parking lots and the main dealership is reckless. The Police Department has been notified and they have briefed the management with expectations. Failing to live up to our agreement when we granted the development to turn right when they are exiting the access road and go down to the cloverleaf and do a double cloverleaf to come back west on Lake Street into the dealership. Since the dealership has been open they are traveling through his neighborhood. The porters are outstanding. The salesman or a manager coming through is in a rush. They have been bringing customers into the storage lot to look at car colors and to start their test drive from the parking lot at the east end. They are not licensed or insured to do this. He asked about advertising being permitted in the overflow parking lot because they are hanging banners. Do they need sign permission or is there an ordinance for advertising and signage.

Planning and Development Director Kristy Stone stated that directional temporary signs are allowed.



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Mr. Murphy asked about light pole banners. He asked that the village look into this as a line item. After talking with the manager of the dealership, he was told that they owned the property and is that true?

President Wallace stated yes.

Mr. Murphy asked if there was a requirement for a permit or site plan to stop traffic and put heavy equipment on the access road, and have traffic, make a hazard, leave a nuisance, and enter that property at any spot.

Chief Pretkelis stated that the only concern he heard about is some of the vehicles driving through the neighborhood. He stated that they have met with the dealership to try to keep them off of Horizon Drive.

President Wallace stated that as far as the blocking goes of the frontage road, please call the police to inform.

Mr. Murphy stated that the clear cut is complete, the street is clean, but during the last two weeks it was a mess and not maintained. It was a nuisance to drive around. They are going to develop that property and the manager has indicated he wants to put an access road back there. He wondered if they have applied for any permits or a site plan. He felt it was a crime to lose those old growth trees. For them to come in and completely flat cut that land is a terrible tragedy. We need to develop a little wiser and better. We need to try to dedicate the access road off Route 20 and Horizon Drive to the village. The road is substandard and can't handle the traffic and is torn up. When you go all the way down into the new gate, there is a curb cut for about thirty yards along the entire length of the project. There needs to be more attention to detail.

Administrator Schumacher stated that the road is under the jurisdiction of IDOT. We can certainly talk to them about that. We do not have a development application on that piece of property. Normally we do protect trees when we have a development application come in. That is the time when we have the ability to restrict tree removal.

President Wallace stated that his three minutes were up on the Board level and it would be a better discussion with staff. He understood his point and would advise that he speaks with a staff member to see what is coming up on the board considering that property. None of this board wants to see beautiful trees cut down, he can guarantee him that. When it comes to somebody purchasing a property and not get trees down on it, they don't have to ask our permission.

Mr. Murphy asked if they could assign this to a commission or take on a line item to dedicate Horizon Drive access to a Cook County road.

President Wallace stated that we have no power over this situation.



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12. STANDING COMMITTEE REPORTS

A. BUILDING & ZONING COMMITTEE, CHAIRMAN GUNSTEEN

Trustee Gunsteen stated that Ordinance 2024-16, an Ordinance Approving a Fourth Amendment to the Annexation Agreement for the Blue Heron Business Park; Ordinance 2024-22, an Ordinance Approving an Amendment to the Blue Heron Business Park Planned Unit Development and a Site Plan for Alan Horticulture were covered and approved under the Consent Agenda.

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GANDSEY

Trustee Gandsey stated that there was no report.

C. FINANCE COMMITTEE, CHAIRMAN LAPORTE

Trustee LaPorte stated that there was no report.

D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN HOPKINS

Trustee Hopkins stated that there was no report.

E. POLICE & HEALTH COMMITTEE, CHAIRMAN SUWANSKI

Trustee Suwanski stated that there was no report.

F. PUBLIC WORKS AND GOLF COMMITTEE, CHAIRMAN DEYNE

Trustee Deyne stated that Resolution 2024-17-R, a Resolution Approving the Civil Engineering Services Agreement Between the Village of Bartlett and Mackie Consultants LLC; Resolution 2024-18-R, a Resolution Approving the Structural Engineering Services Agreement Between the Village of Bartlett and Gannett Fleming; Resolution 2024-19-R, a Resolution of Support for the Submittal of an Invest in Cook Grant for the Construction of the Multi-Use Underpass Path Underneath Route 59; Resolution 2024-20-R, a Resolution Waiving Advertising for Bids and Approving the Crib Roof Installation Project Agreement with Total Roofing and Construction, Inc. Resolution 2024-21-R a Resolution Waiving Advertising for Bids and Approving the Village Hall Front Door Replacement Agreement with Joseph J. Henderson & Son, Inc. were covered and approved on the Consent Agenda.

13. NEW BUSINESS - None

14. QUESTION/ANSWER PRESIDENT & TRUSTEES - None

15. ADJOURNMENT



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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 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 7:46 p.m.

Lorna Giles
Village Clerk