



# VILLAGE OF BARTLETT COMMITTEE MINUTES July 16, 2024

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## 1. CALL TO ORDER

President Wallace called the Committee of the Whole meeting of July 16, 2024 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:46 p.m.

## 2. ROLL CALL

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

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Assistant to the Village Administrator Sam Hughes, Economic Development Coordinator Tony Fradin, Finance Director Todd Dowden, Director of Public Works Dan Dinges, Planning & Development Director Kristy Stone, Grounds Superintendent Matt Giermak, Chief of Police Geoff Pretkelis, Deputy Chief Rob Sweeney, Deputy Chief Naydenoff, Village Attorney Kurt Asprooth, and Village Clerk Lorna Giles.

3. TOWN HALL: None

## 4. STANDING COMMITTEE REPORTS

### A. BUILDING AND ZONING COMMITTEE, CHAIRMAN GUNSTEEN

#### 1. Unincorporated and Infill Sites Review

Chairman Gunsteen stated the feedback from the Committee of the Whole will serve as the starting point for the strategic plan short term complex goals, initiate update of future use plan for the Village. Based on tonight's discussion of development opportunities in the Village, staff will determine Sub Areas for further study.

Planning and Development Services Director Kristy Stone then went over the attached presentation regarding Bartlett's Developmental Potential.

Slide 9 : Castle Creek Outlot, Trustee Hopkins asked if that property was listed for sale. Planning and Development Services Director Kristy Stone stated that it was not.

Slide 11 : West Bartlett and Route 59, Trustee Deyne asked Planning and Development Services Director Kristy Stone to provide a definition of a Truck Stop Establishment. She stated that it has to sell a certain amount of Diesel fuel and have separate designated Diesel pumps. If you have the Diesel pumps and meet the threshold of gas sales, you are able to have video gaming. She went on to say that the purpose of the Truck Stop Establishment is to have video gaming.



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Trustee Gunsteen asked if that could be looked into since a lot of other Village's now have a Pump and Go.

Planning and Development Services Director Kristy Stone stated that the reason they kept it as a Truck Stop Establishment was to keep it consistent with the State's definition.

Trustee Gunsteen stated he was not looking to do this in any specific area, but did want to look into changing the terminology for future use of land.

Slide 12 : Route 59 South of Lake Street, Trustee Gunsteen asked about the property to the South of #2. Planning and Development Services Director Kristy Stone stated that there's an application in before Cook County's Zoning Board of Appeals to build another U-Haul self storage unit.

Trustee Deyne asked why that was with Cook County. Planning and Development Services Director Kristy Stone stated that it was never annexed into the Village and is not a part of City of Bartlett. She went on to say that she attended the Zoning Board hearing where the Village has objected to it. We are now waiting for the Zoning Board of Appeals to make their recommendation at which point we would bring this to the Village Board to pass a formal Resolution before it get to the Cook County Board.

Slide 13 : Eastpointe Estates Outlot (B-2), Trustee Deyne asked if there was any current interest in that lot. Planning and Development Services Director Kristy Stone stated that the last time they had any interest, was back in 2018.

Slide 15 : The Promenade, Trustee Hopkins asked Planning and Development Services Director Kristy Stone what he thought the applicant paid to go through the approval process. She stated approximately \$25,000-\$50,000.

Slide 16 : Route 59 and Norwood, Trustee Suwanski asked if that was the Village's property. Planning and Development Services Director Kristy Stone stated that it was not and is privately owned.

Slide 18 : West side of Route 59 North of Schick Road, Trustee Gunsteen asked about the land that was purchased to build a Dunkin Donuts. Planning and Development Services Director Kristy Stone stated that the petitioner submitted a building permit application but did not meet all the conditions of their approval. Trustee Gunsteen asked how long it's been since they submitted their permit, Planning and Development Services Director Kristy Stone stated it's been since March.

Trustee Hopkins asked what the difference between this property and the one on County Farm and Stearns was. Planning and Development Services Director Kristy Stone stated that it wasn't a planned unit development. Those have specific time lines in the Zoning Ordinance.

Slide 25 : West Bartlett Road and Naperville Road, Trustee Suwanski asked if this was a large building that the residents stated they did not want. Planning and Development Services Director Kristy Stone confirmed that was correct.



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President Wallace asked if we had all four sides surrounding the property, Planning and Development Services Director Kristy Stone stated not on the West side. Part of that section is unincorporated.

Slide 27 : Route 59 and Lake Street, Trustee Suwanski asked why we're objecting to the Storage Lot. Planning and Development Services Director Kristy Stone stated that we consider self storage to be considered an industrial use instead of commercial. It's also directly across from Bay Tree which IDOT has said is the only opportunity to have an additional stop light.

Slide 30 : Route 59 between Railroad and Army Trail Road, Trustee Gunsteen stated that corner being annexed in would spark some more development in that area.

Trustee LaPorte asked if they could go back to the Castle Creek Outlot, he asked if that is a property that either Rana or Greco would be interested in. Planning and Development Services Director Kristy Stone stated that she felt that there was enough land to be able to accommodate them in the Business Park. Trustee Gunsteen stated he thinks that land would make a great Sports Complex.

### **B. LICENSE AND ORDINANCE COMMITTEE, CHAIRMAN HOPKINS**

#### **1. Elected Officials Salary**

Trustee Hopkins stated that when discussing the changes for the Clerk/Deputy Clerk officer position, a request was made for a general review of officer compensation. To facilitate that discussion, data from recent surveys were gathered to show the ranges and averages of all the communities that were surveyed. Trustee Hopkins read out the ranges of salaries for Mayor/Village President, Clerk, and Trustees.

Per state statute, to change the compensation, the change must not be within the elected official's current term, and at least 180 days prior to the date when the elected official would start office. The recommended timeline for establishing elected official compensation is no later than an October meeting ahead of the April elections and swearing in of an elected official in May.

Village Administrator Schumacher stated that the last time the Board received a raise was in 2003.

The board agreed that they are not in these roles for the money or the pay.

Trustee Suwanski stated that the average salary for the Trustee is not that far off from what they currently make per year. She went on to say she didn't feel the need to pursue it further. She did say she was happy to discuss the clerk's position.

Village President Wallace wanted to make sure that the higher salary amounts for full time employee's were not used to get the average salary for the Clerk.

Assistant Village Administrator Strycki stated that was correct.



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Trustee Suwanski asked Village Clerk Giles if she could summarize her job duties for the Board. She stated a few things such as attending meetings, comes in the day before to print out the Ordinances to be signed, she then inputs them into Laserfische the day after the meetings, ordinances sent to various departments and organizations, ordinances and resolutions to be filed with other Counties, Election packets, Executive Session minutes.

Trustee Suwanski asked about Board and Committee minutes.

Village Administrator Paula Schumacher stated the Executive Assistant in Administration transcribes meeting minutes for the Board and Committee meetings based on the recordings.

Trustee Gandsey asked approximately how many hours a week she puts in as the Village Clerk.

Clerk Giles was unable to give an exact estimate but stated she comes into the office frequently.

Discussions ensued regarding establishing an average salary for the Clerk position.

President Wallace suggested that they could use the average listed in the memo and put a percentage in every year based on COLA.

Trustee LaPorte suggested that they consider doing COLA every term not every year since they are public servants.

Attorney Kurt Asprooth stated that the Board can reassess this every term.

Village Schumacher stated the Board had until October to present some numbers for review.

### **C. COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GANDSEY**

#### **1. Bartlett Veterans Memorial-Static Displays**

Trustee Gandsey stated that the Bartlett American Legion Post 1212 and the Bartlett Veterans Memorial Foundation are seeking the village's permission to sponsor a project for the placement of Static Military Equipment at the Bartlett Veterans Memorial Park located at 501 W. Stearns Road. The organizations would be requesting the donation of decommissioned M-60 tank and a ship's anchor from the appropriate military organizations.

The Village owns the property and originally entered into a license agreement with the Bartlett Veteran's Memorial Foundation related to the Master Site Plan, construction, and maintenance of the memorial in 2010 ; the agreement has been amended and extended twice. The current agreement expires on June 30, 2032.



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If the Village supports the request, a revised Site Plan identifying the location of the static displays could be approved administratively and the Village Board would need to amend the license agreement to incorporate the static displays.

Planning and Development Services Director Kristy Stone stated they would be getting a decommissioned tank to put in the median of the turnaround and an anchor at the end row of parking. The master plan called for a very elaborate domed structure. Plans have been scaled back due to the cost but this is also a great way to bring attention to this location.

President Wallace stated he thought this idea was fantastic and that they're excited for it.

Trustee Denye stated he thought this would be an excellent addition to what we already have. He asked for an approximate cost of the tank and anchor. An American Legion Member stated that there's no cost for equipment, just transportation and installation. There would also be costs for maintenance and painting every 15 years. Trustee Denye thanked them for their service.

Trustee LaPorte personally pledged \$500 and asked to let him know where to write the check.

President Wallace stated that they had full Board approval to get this completed. He asked that the American Legion let the Board know what they can do to help.

### 5. ADJOURNMENT

Mayor Wallace moved to adjourn the Committee of the Whole meeting. Trustee Deyne moved to approve; the motion was seconded by Trustee Hopkins.

#### ROLL CALL VOTE TO ADJOURN

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

NAYS: None

ABSENT: None

MOTION CARRIED

The Committee of the Whole meeting was adjourned to Executive Session at 8:38 p.m.

Jackie Cardoza  
Executive Assistant