



**VILLAGE OF BARTLETT**  
**BOARD MINUTES**  
**AUGUST 7, 2024**

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1. CALL TO ORDER

President Wallace called the regular meeting of August 7, 2024 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, Suwanski, and President Wallace

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Economic Development Coordinator Tony Fradin, Planning & Development Director Kristy Stone, Grounds Village Attorney Kurt Asprooth, and Village Clerk Lorna Giles.

3. PLEDGE OF ALLEGIANCE

4. 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 Gunsteen stated that he would like to add items 8.A. 1 to the Consent Agenda – Resolution 2024-72-R, 1. A Resolution stating the Village of Bartlett's Opposition to the Map Amendment and Planned Unit Development for a Motor Freight Terminal in a Designated Environmentally Sensitive Area at 31W222 West Bartlett Road

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.

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



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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

5. BILL LIST – Covered and approved under the Consent Agenda.

6. QUESTION/ANSWER: PRESIDENT & TRUSTEES

Trustee Deyne wanted to commend the Bartlett Police Department for a successful National Night Out. He stated he guessed there at least 2000 people there.

Trustee Deyne also wanted to congratulate Planning and Development Director Kristy Stone on her engagement.

7. TOWN HALL

**Colt Whalen, 1457 Wilke Ave, Des Plaines**

Mr. Whalen stated that while he does not reside in Bartlett, he is here on behalf of the 135 IEW electricians and their family members who do. He stated these union members who have chosen to make Bartlett their home, are counting on City leaders to support them and allow them to work in their city. He commended the staff who worked on this development agreement. He asked the Council why the developer went back on his word to the Village of Bartlett and its workers. He asked that the Board vote no today.

**Jim Masfield, Bartlett resident**

Mr. Masfield stated that he's been a Bartlett resident since 1997 and has been a Union Plumber for the past 35 years. He wanted to confirm that the Village of Bartlett sold the property to the developer. President Wallace confirmed that it was. He also wanted to verify whether the agreement stated it would hire union labor, President Wallace confirmed that the original agreement did not state that.



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Mr. Masfield listed concerns that he had regarding permits and stated there was no information out there on the permit. He then referenced site utilities and whether it was approved to be completed underground.

President Wallace stated he wasn't sure where Mr. Masfield got his information since it was not Public.

Mr. Masfield stated that he's very proud of living in this town and would like the Union to be given the opportunity to bid on the job.

**Jay Langfelder, 415 S. Hickory**

Mr. Langfelder wanted to commend Public Works and the Fire District regarding the sewer main that broke. He stated he was notified at 3am that the gas would be shut off. He went on to say that they did a phenomenal job, considered the safety of the community. He also commended the Police Department for their assistance.

Mr. Lanfelder then addressed the 2<sup>nd</sup> amendment that was being discussed tonight at the Board Meeting. He stated that it's not in the best interest of the Board to always come back and renegotiate a contract, and now it's 4 years. He asked that the Board say no to this project.

**8. STANDING COMMITTEE REPORTS**

**A. BUILDING & ZONING COMMITTEE, CHAIRMAN GUNSTEEN**

Trustee Gunsteen presented Resolution 2024-66-R, Approving the Second Amendment to the Amended Development Agreement Between the Village of Bartlett, Manny Rafidia, MMAJ, LLC, and Blink Builders LLC.

Trustee Gunsteen made a motion to Approve Ordinance 2024-66-R, that motion was seconded by Trustee Deyne.

**ROLL CALL VOTE TO APPROVE RESOLUTION 2024-66-R APPROVING THE SECOND AMENDMENT TO THE AMENDED DEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF BARTLETT, MANNY RAFIDIA, MMAJ, LLC, AND BLINK BUILDERS LLC.**

**AYES:** Trustees Deyne, LaPorte,  
**NAYS:** Trustee Gandsey, Gunsteen, Hopkins, Suwanski  
**ABSENT:** None  
**MOTION FAILED**

Trustee Gunsteen presented Ordinance 2024-67, Ordinance Granting an Extension for Construction to Commence for the Residences at Bartlett Station PUD.



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Trustee Gunsteen made a motion to Approve Ordinance 2024-67, the motion was seconded by Trustee Deyne.

ROLL CALL VOTE TO APPROVE ORDINANCE 2024-67 GRANTING AN ETENSION FOR CONSTRUCTION TO COMMENCE FOR THE RESIDENCES AT BARTLETT STATION PUD.

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

NAYS: Trustee Hopkins

ABSENT: None

MOTION CARRIED

9. NEW BUSINESS - None

10. QUESTION/ANSWER PRESIDENT & TRUSTEES

Village Attorney Kurt Asprooth clarified what the Amended development agreement would entail as well as what it would mean for the project moving forward if the Board voted yes versus no.

Mr. Rafidia came forward to speak. He stated that he is the reason an Aldi was brought into the town of Bartlett. He went on to say that they cleaned up that area from stage four cancer to 31 vibrating tenants today. He stated that every time they lost one, they were able to replace them with or without Union trade. He further elaborated that he has no problem with Union trades. He stated that a lot of concessions were given to Aldi, the rent was lowered putting a burden on them. Aldi also had provisions regarding what type of businesses could be allowed to rent the other properties.

Mr. Rafidia stated this placed a burden on them and they asked the Village to help. He went on to say that prices increased from 2022-2023 both Union and Non-union. He stated they found ways to pick and choose the best deals between trades. He once again reiterated that they have no issue with Union, they just want the best trade to get the job completed. He stated he's confident that once inspected, the work will be done correctly. He stated they understand the dangers of not doing the work correctly on a 5-story building. He went on to say that their ability to take the property and turn it around within a year mid covid and had it completed by the end of 2020, should prove their capabilities. He stated they feel they are being treated like amateurs. He asked the Board to vote yes today.

Mr. Rafidia went on to say that it's not about union versus nonunion. He reiterated once again that he has nothing against union trade. He stated it's about economics and the cost of goods and labor.

Trustee Suwanski asked Mr. Rafidia to provide some examples on some of the prohibited businesses that Aldi built into their contract. He stated that can't have a business that sells 50%



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more liquor than food, no Tabacco store, no sports bars with more than six tables, massage parlors etc.

Mayor Wallace asked if Mr. Rafidia if there were discussions regarding getting a competitive bid with the plumbing. Mayor Wallace stated this doesn't seem to be a union versus non-union issue but more of a dollars and cents issue.

Trustee Hopkins stated that when he entered into this contract in 2020 it made sense. He went on to say that it's now 2024 and there's still no shovel in the ground and he got incentives for the development. He stated it seems Mr. Rafidia has remorse over Aldi being in the community.

Mr. Rafidia stated that's not what he said. He also asked that Trustee Hopkins not twist his words as that is not what he said. He stated that he chose the community and everyone present over his own interests.

Mayor Wallace asked that they move on from Aldi. He thanked Mr. Rafidia for being here today.

Trustee Suwanski asked for a detailed description of what floor above ground would entail for Bartlett Station PUD.

Planning and Development Services Director Kristy Stone stated they don't just want to see foundation in the ground. They want to see flooring and walls going up on that first floor. She stated typically there's a foundation only permit. She stated they want to see that they're constructing beyond just the walls, so above grade construction. She went on to say that the Village Board would receive monthly updates to make sure that there is progress going on with the project.

Trustee Suwanski asked if there's anything set in stone that this has to be an extension for a year.

Village Attorney Kurt Asprooth stated the Board can shorten that over the code, but he did caution that it is realistic to avoid further extensions.

Trustee Gunsteen stated based on previous quote, it defers back to the original five in the agreement before the last amendment. He went to ask that they give him until September 2024 to get his plans submitted.

## 11. ADJOURNMENT

President Wallace stated the meeting will adjourn. There being no further business to discuss, Trustee Deyne moved to adjourn the meeting, that motion was seconded by Trustee Gunsteen.



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ROLL CALL VOTE TO ADJOURN

AYES: Trustees Deyne, Gandsey, Gunsteen, Hopkins, LaPorte, Suwanski  
NAYS: None  
ABSENT: None  
MOTION CARRIED

The meeting was adjourned at 7:53 p.m.

Jackie Cardoza  
Executive Assistant