



**VILLAGE OF BARTLETT  
BOARD MINUTES  
SEPTEMBER 3, 2024**

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1. CALL TO ORDER

President Wallace called the regular meeting of September 3, 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, Assistant to the Village Manager Sam Hughes, Human Resources Director Janelle Terrance, Economic and Development Coordinator Tony Fradin, Finance Director Todd Dowden, Assistant Finance Director Matt Coulter, Director of Public Works Dan Dinges, Assistant Public Works Director Tyler Isham, Public Works Engineer Nick Talarico, Planning & Development Director Kristy Stone, Assistant Golf Professional Paul Galvan, Chief Geoff Pretkelis, Deputy Chief Rob Sweeney, Deputy Chief Will Naydenoff, Village Attorney Kurt Asprooth, and Village Clerk Lorna Gilles.

3. INVOCATION – Pastor Jim DiPalma from Encounter Church

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 remove item 12.F. 3 from the Consent Agenda - Resolution Approving the Village Hall Electric Vehicle Charging Stations Design Build Agreement with Burke, LLC.

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 Approve the Amended Consent Agenda and that motion was seconded by Trustee Suwanski.

**ROLL CALL VOTE TO APPROVE 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 Suwanski.

**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 - None

9. PRESIDENT'S REPORT - None

10. QUESTION/ANSWER: PRESIDENT & TRUSTEES

Trustee Deyne recognized staff birthdays and anniversaries for the month of September.

Trustee Gunsteen asked for an update regarding the water main project and whether it's on schedule.

Director of Public Works Dan Dinges stated that they are actually ahead of schedule. They have until the end of October to complete the project. They should be completing the last switch over from the old to the new main Thursday. They will then start concrete curb repair, landscape restoration, and pavement. He anticipates they will be done by the end of the month. He went on to say that they are still under budget but have had some hiccups regarding getting out proper notifications. He went on to say that they're working on improving that moving forward. One of the options is using code red and to look into what else they can do to send out those notifications.



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Trustee Deyne asked Director of Public Works Dan Dinges when the project would be completed. He stated by the end of the month.

Trustee Suwanski asked for an update regarding Casey's/Sonic corner.

Planning and Development Services Director Kristy Stone stated that they've received draft plans of the demolition for Sonic. They're hoping to submit by the end of this week for the permit and plan on sending new plans by the end of the year for the Village Board to review of the building elevations.

Trustee Gunsteen stated the Ignite the Courage Car show was at the end of the month. He wanted to make sure that if there is a delay, notifications would get sent out regarding relocating or working around it.

Director of Public Works Dan Dinges stated that he believes that section already has a temporary patch but are hoping to have everything permanent and cleaned up prior to that.

Trustee Hopkins asked about the bike path on 59 and West Bartlett Road.

Director of Public Works Dan Dinges stated that as far as intersection improvements, they're waiting for ComEd to complete the final hook up after which the contractor can complete the switch over to the permanent signal. They're also waiting on some final street light parts to come in so that the contractor can work on completing those. He stated as far as the bike path, they're working on a preliminary design to submit to IDOT and Metra. They're also working with grasslands and the homeowner to get that piece finalized.

Trustee LaPorte asked whether anyone applied for a business license where the dry cleaner used to be across the street from the BMO.

Planning and Development Services Director Kristy Stone stated that they've approved a build out permit for a convenient store, with no alcohol sales.

### 11. TOWN HALL

#### **Michael Murray-Roselle**

Mr. Murray commended the Bartlett Police Department on their exemplary work within the community. He also wanted to compliment the Village regarding the Carnival that was held for Special Needs.

Mr. Murray presented information to the Board regarding "Advocate for 708". He stated that based on other Boards in DuPage County, a home valued at \$400,000 without the Homeowner exemption would pay \$35 per year. He went on to list some of the services that this could provide such as Mental health, substance abuse, and assistance for Developmental disability issues. He



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stated that a 708 Board's plan allows for greater funding from grant and foundation programs thus increasing potential for non-taxing funding of programs and services.

**Bob Bucaro, 961 Doral Drive**

Mr. Bucaro wanted to voice his disappointment regarding the amendment vote for Bartlett Station. He stated a lot has happened since 2020 when the original agreement came about. He stated that he feels the Board took a step backwards with their vote. The end was difficult to hear; however, Mr. Bucaro made the point that the Village Board had the opportunity to support the developer but instead dictated who he should use for his project which he thought was an overreach.

**Mike Werden, 431 S. Main**

Mr. Werden wanted to share that on Saturday September 21<sup>st</sup> the Bartlett Historical Society is reviving the Cemetery Walk. They haven't held one since before Covid. The theme will be about people in Bartlett who've had Streets named after them. The event will be held from 1-3pm and will have three or four different tours. He stated that if interested in taking a sponsorship in the pamphlet to please let him know.

**Terry Witt, 471 S. Western**

Mr. Witt passed out some information including a Map of Regional Trail System which is about 50% complete. He was here to state that he would like better ways to connect trails to the City of Bartlett. He went on to discuss Hawk Hollows Trail and a gap on Stearns Road. He's asking that residents in Bartlett fill out and send the second page in the packet to the DuPage Trails Planner to ask for completion of the trail from Munger to State Park.

12. STANDING COMMITTEE REPORTS

A. BUILDING & ZONING COMMITTEE, CHAIRMAN GUNSTEEN

Trustee Gunsteen presented Ordinance 2024-79, An Ordinance Approving a Redevelopment Plan and Project for the Lake Street Corridor Redevelopment Project Area.

Trustee Gunsteen moved to approve Ordinance 2024-79, An Ordinance Approving a Redevelopment Plan and Project for the Lake Street Corridor Redevelopment Project Area. That motion was seconded by Trustee Deyne.

ROLL CALL VOTE TO APPROVE ORDINANCE 2024-79, AN ORDINANCE APPROVING A REDEVELOPMENT PLAN AND PROJECT FOR THE LAKE STREET CORRIDOR REDEVELOPMENT PROJECT AREA.

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



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Trustee Gunsteen presented Ordinance 2024-80, An Ordinance Designating the Lake Street Corridor Redevelopment Project Area Pursuant to the Tax Increment Redevelopment Act  
Trustee Gunsteen moved to approve Ordinance 2024-80, An Ordinance Designating the Lake Street Corridor Redevelopment Project Area Pursuant to the Tax Increment Redevelopment Act. That motion was seconded by Trustee Deyne.

Trustee Hopkins asked who represented the Village regarding the Ordinance 2024-80. Planning Development Service Director Kristy Stone stated that she represented the Village.

Trustee Hopkins asked if there were any other comments made at the meeting. She stated that Fire District asked that we enter into an intergovernmental agreement. U-46 requested that we consider allocating some funds in about 10 years as an informal request.

Trustee Hopkins asked where we stand with the Fire District.

Village Administrator Paula Schumacher stated there was a meeting with the Fire District last week. Along with her in attendance was the Mayor, Planning Development Service Director Kristy Stone, along with Village attorney Kurt Asprooth. The Fire District's attorney was present as well. They have a draft ready to go that will be sent over to the Fire District regarding their agreement.

**ROLL CALL VOTE TO APPROVE ORDINANCE 2024-80, AN ORDINANCE DESIGNATING THE LAKE STREET CORRIDOR REDEVELOPMENT PROJECT AREA PURSUANT TO THE TAX INCREMENT REDEVELOPMENT ACT.**

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

Trustee Gunsteen presented Ordinance 2024-81, An Ordinance Adopting Tax Increment Allocation Financing for the Lake Street Corridor Redevelopment Project Area.

Trustee Gunsteen moved to approve Ordinance 2024-81, An Ordinance Adopting Tax Increment Allocation Financing for the Lake Street Corridor Redevelopment Project Area. That motion was seconded by Trustee Deyne.

**ROLL CALL VOTE TO APPROVE ORDINANCE 2024-81, AN ORDINANCE ADOPTING TAX INCREMENT ALLOCATING FINANCING FOR THE LAKE STREET CORRIDOR REDEVELOPMENT PROJECT AREA.**

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



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**B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GANDSEY**

Trustee Gandsey stated that the Ignite the Courage North Ave Road Closure Request was covered and approved under the Consent Agenda.

**C. FINANCE COMMITTEE, CHAIRMAN LAPORTE**

Trustee LaPorte stated that there was no report

**D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN HOPKINS**

Trustee Hopkins stated that the Ignite the Courage Class D Liquor License, Oktoberfest Class D Liquor License, and Class A Liquor License Creation-Straight Flush were covered and approved under the Consent Agenda.

**E. POLICE & HEALTH COMMITTEE, CHAIRMAN SUWANSKI**

Trustee Suwanski stated that Ordinance 2024-83, An Ordinance Authorizing the Acceptance of the Contract and By-Laws document of the Intergovernmental Personnel Benefit Cooperative and Authorizing Membership in the IPBC by the Village of Bartlett was covered and approved under the Consent Agenda.

**F. PUBLIC WORKS AND GOLF COMMITTEE, CHAIRMAN DEYNE**

Trustee Deyne stated that Ordinance 2024-84; An Ordinance Amending the Bartlett Municipal Code Section 6-11-12041.1: Schedule I, Through Streets and Ordinance 2024-85; An Ordinance Amending the Bartlett Municipal Code Section 6-11-12043.3: Schedule III, Yield Right of Way were covered and approved under the Consent Agenda.

Trustee Deyne stated that he would like to remove item 12.F. 3 Resolution 2024-86-R from the Consent Agenda - Resolution Approving the Village Hall Electric Vehicle Charging Stations Design Build Agreement with Burke, LLC.

Mayor Wallace asked if anyone had any questions/discussion regarding Resolution 2024-86-R

Trustee Hopkins asked for additional information regarding Resolution 2024-86-R A Resolution Approving the Village Hall Electric Vehicle Charging Stations Design Build Agreement with Burke, LLC, specifically as it relates to cost estimates.

Public Works Director Dan Dinges stated that as the project heads into the design phase, they would get more detailed in terms of cost. He went on to say 50% related to the demo on the water side and the other 50% would be related to the parking improvements and the charging stations.

Trustee Suwanski asked if there was any information regarding what percentage of the parking improvements involved the EV charging stations.



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Public Works Director Dan Dinges stated that he didn't have that specific information on hand, but it had come up in discussions. He stated they will be utilizing the ComEd grant to offset some of those charges.

Village Administrator Paula Schumacher stated that they had some estimates included in the packet regarding the scope of work including concrete flat work, paving for new parking, EAV charges, EAV electrical work and control panel etc. and that total cost is \$179,000 and design and construction is \$35,000.

Trustee Hopkins asked about the Engineering firm. Public Works Director Dan Dinges stated that there's a subsidiary that handles the design build who will work with a contractor to get some ideas and design estimates.

Trustee Suwanski confirmed how many parking spots total. Public Works Director Dan Dinges stated that originally, they confirmed they make them all electrical charging stations which would be ten total along with handicap spots. He stated that they don't feel a need for that many, they decided on three total along with one handicap spot.

Trustee Suwanski asked if we didn't have the EV parking stations there, how many regular spots would be able to have there. Public Works Director Dan Dinges stated that with new parking, there would be approximately ten to twelve parking spots.

Trustee Suwanski asked who would own these stations once complete. Public Works Director Dan Dinges stated that these spots would be Village owned and the Village would be able to set the rate as to how much we would charge per hour for parking. He went on to say that as part of the construction an app would be picked out and the Village would contract with them so that people can pay by the app. He stated it's very similar to what's done with the Metra parking.

Trustee Suwanski stated that her understanding is that there's required maintenance that would need to be performed every ten years. She asked what that projected cost would be and who's going to perform that required maintenance. Public Works Director Dan Dinges stated that most likely a contractor would be hired to perform that maintenance for the Village and that PW would perform any other tasks as needed.

Mayor Wallace confirmed that Public Works Director Dan Dinges would be covering all of the soft costs and not eat costs and perform at a loss with this project.

Trustee Gandsey asked what kind of charges these are. Public Works Director Dan Dinges stated that it'll be faster than a home charging station but no super-fast. He went on to say that a time limit would be decided regarding how long someone would be able to use the charging station.

Trustee Gunsteen stated that \$250,000 was budgeted and we're projecting to come in under budget. He stated that the pump house and the well would be coming down no matter what. He wanted to make sure that all that information would be included in the plan for the next meeting.



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Trustee Gunsteen also wanted to make sure that it wouldn't look too mechanical from a landscaping perspective once installed. He also inquired about why we were purchasing these instead of leasing to the operator.

Public Works Director Dan Dinges stated that he believes part of the ComEd grant is that they would need to purchase these versus just installing them to qualify for the grant.

Trustee Gunsteen stated he did some research regarding a need for charging stations within the Village of Bartlett. He went on to say that he didn't see very many in other shopping stores around and that they would probably get used.

Trustee Suwanski asked if this was the best place to put these charging stations.

Public Director Dan Dinges and the Mayor stated that we do provide parking which is why putting these charging stations in would make sense.

Trustee Deyne stated he feels this would be beneficial for residents in the community. However, he doesn't feel one hour is enough. He went on to say that a minimum of three to four hours would be better for residents.

Trustee Hopkins stated that he agrees with Trustee Deyne however this appears to be an open contract. He would prefer to keep it separate and send a demo out to bid. He also would like to rename the agenda item considering that 50% of the project is something completely different from just the charging stations.

Trustee Gunsteen stated that he would like to hear about pros and cons from other communities and what the cost would be if we just did the parking lot without the EV.

Public Works Director Dan Dinges stated there are several other communities adding EV stations and he's spoken with several of them. He went on to say that the hourly rates and time limits are where they saw the most issues. He stated that they can work on a breakdown of parking lot costs with electric stations and without electric stations.

Trustee Suwanski stated that she would've liked to see this on a Committee Agenda before it makes it to the Board meeting.

Public Works Dan Dinges stated that the demo of the well house and putting parking in has been a part of discussions for many years. But the EV stations are a newer addition to this discussion as the demand is rising. He stated that if the Board does not think this is the right spot, then that would need to be further discussed.

Trustee Gandsey asked if the Metra has any plans to put EV stations to their lots. Public Director Dan Dinges stated that would be up to the Village to make that decision. Village Administrator Paula Schumacher stated that they would gather those answer/research and bring it back to committee.





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Trustee Hopkins asked how long it would take to make a bid for both and just get something going regarding the demo of the area.

Public Work Director Dan Dinges stated that if it was strictly demo, they would be able to do that quickly. He went on to say that he was trying to coordinate the electrical with the demo. He stated they could do the demo first and leave the electrical to be further discussed at a later date.

Assistant Public Works Director Tyler Isham stated that the Energy Efficiency Community Block grant for \$76,000 does have a time limit on it which is a date set for October 31st which is why this was brought to the Board.

Trustee Gunsteen stated that if they do bring this back to be able to look at the leasing the parking spots versus purchasing regarding cost comparable.

Trustee Gandsey asked if more data could be gathered regarding a need for residents within the community and how many parking spaces might be needed.

Mayor Wallace wanted to clarify that the reason Public Works brought this forward now is that the cost to complete this project all at once would be lower than if we put this project out to bid.

Public Works Director Dan Dinges stated that was correct and it was what they were trying to achieve in regard to cost. He went on to say that they can price out just the demo first and then further discuss at a Committee meeting what the best option for EV stations.

Trustee Gunsteen asked if it needed to go to Committee or whether it could be brought back to the Board.

Trustee Deyne once again reiterated that she feels the EV charging stations would be beneficial to the community and the Village of Bartlett. Trustee Deyne wanted to verify that if this is tabled, it would give PW enough time to gather additional information as well as not lose the grant money. Public Works Director Dan Dinges stated that he would work to gather the information and bring it back to a committee meeting.

Mayor Wallace confirmed with Village Administrator Paula Schumacher that with a deadline of October 31st that there would be enough time to fit in a committee meeting.

Trustee Deyne moved to motion to table Resolution 2024-86-R; A Resolution Approving the Village Hall Electric Vehicle Charging Stations Design Build Agreement with Burke, LLC. That motion was seconded by Trustee Suwanski.

ROLL CALL VOTE TO TABLE RESOLUTION 2024-86-R; A RESOLUTION APPROVING THE VILLAGE HALL ELECTRIC VEHICLE CHARGING STATIONS DESIGN BUILD AGREEMENT WITH BURK, LLC.

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



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NAYS: None  
ABSENT: None  
MOTION CARRIED

13. NEW BUSINESS

Mayor Wallace stated that there is a request to issue a Straight Flush Liquor License Request.

14. QUESTION/ANSWER PRESIDENT & TRUSTEES

15. 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 Hopkins.

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