



VILLAGE OF BARTLETT COMMITTEE MINUTES April 1, 2025

1. CALL TO ORDER

President Wallace called the Committee of the Whole meeting of April 1, 2025, of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:36 p.m.

2. 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, Assistant to the Village Administrator Sam Hughes, Assistant Finance Director Matt Coulter, Director of Public Works Dan Dinges, Assistant Public Works Director Tyler Isham, Planning & Development Director Kristy Stone, IT Director John Peebles, Head Golf Professional Phil Lenz, Grounds Superintendent Matt Giermak, Deputy Chief Naydenoff, Deputy Chief Rob Sweeney, Village Attorney Kurt Asprooth, and Village Clerk Lorna Giles.

3. TOWN HALL:

Ruby Cazares – 237 Gingerbrook Lane

Ms. Cazares wanted to thank the Board for listening to her concerns. She addressed Trustee Gandsey and thanked her for her time and recognizing the curiosity and wanting to meet and share more about the community.

Ed Calusinski – 456 Sundance Drive

Mr. Calusinski stated that he is the owner of Magnum Realty on Devon. He stated that when he first came into Bartlett it was unincorporated. He stated that there was an argument between Hanover Park and Bartlett and that he got all the credentials and requirements needed. He stated that there were promises made to be more commercialized on Devon at that time. He went on to say that he was told to come here as it was going to be discussed at the Committee. Mayor Wallace confirmed that was correct and that Mr. Calusinski was welcome to stay for that discussion.

4. STANDING COMMITTEE REPORTS

A. FINANCE COMMITTEE, CHAIRMAN LAPORTE

1. 2025/26 Budget Approval Discussion

Chairman LaPorte stated that the Village Board reviewed the fiscal year 2025/26 budget at the March 4th and March 18th finance committee meetings. The following adjustments to the proposed budget were suggested last week:



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1. Increase the Administration Department Community Relations budget by \$2,000 for the increase in funding to the 4th of July Committee.
2. Reclass the budget of \$150,000 for the water/sewer study from the Professional Services budget in the General Fund to the Water and Sewer Funds.
3. Reduce the Professional Services budget by \$67,000 for the elimination of the additional full-time social worker request.
4. Reduce the Golf Program Machinery & Equipment budget by \$320,000 for the removal of the golf cart lease-purchase agreement.
5. Increase the Golf Program Golf Cart Maintenance budget by \$16,000 due to the removal of the golf cart lease-purchase agreement stated above.

Chairman LaPorte stated that staff is seeking guidance on these items to prepare the final budget for board approval on April 18.

The board was in agreement to move forward with increasing the administrative department community relationship budget by \$2,000 for the increase in funding to the 4th of July Committee, and as Reclass the budget of \$150,000 for the water/sewer study from the Professional Services budget in the General Fund to the Water and Sewer Funds.

The board then moved on the discussing the full-time social worker request. Trustee Gandsey stated that she thought they were going to see the results of the study and keep the budget as is as an option. Mayor Wallace verified that they are not an actual employee. Village Administrator Paula Schumacher stated that was correct, and that they are contractual employees. She stated that they would bring the contract for the two Police Department Social Workers to the board at the next board meeting. Trustee Suwanski stated that she would like to see them push the use of the social workers to U-46. Deputy Chief Naydenoff stated that the social workers at the school primarily handle any type of incident that happens within the school. He went on to say that the only time the social workers at the Police Department would get involved, is if the Police Department is going to take enforcement action for issues such as fighting, vape, alcohol, nicotine etc. He went on to say that the Diversion and Redirect programs are a process that only the police department can offer, stating that in lieu of receiving a citation, they go through a process so that they can stay out of the court system. He stated that there is a separation of what the social workers in the school do and what the police department social workers do when it's a school related matter. Trustee Gunsteen wanted to verify that it's similar to traffic school for speeding offenses when you're under 18 to keep it off your record. Deputy Chief Naydenoff stated that was correct. Trustee Gunsteen stated that to Trustee Suwanski's point, he does not want U-46 to transfer cases to the police department costing us money. He went on to say that he believes it's important that there's a fine line drawn in the sand if this gets approved. Trustee Suwanski asked if they deal with truancy issues. Deputy Chief Naydenoff stated that the School Resource Officers do not issue truancy tickets. He went on to say that they bring these types of situations back to the school. He stated that there's no crossover and they do



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not refer anything to us within the school. He stated that the only time the social worker is involved is when a School Resource Officer or another officer within the school is going to issue some type of citation or arrest. Mayor Wallace asked if a student was called in and it's a situation where they would normally issue that student a ticket, and they say they're not going through the program since most kids that age would do whatever they need to avoid getting a ticket. He asked if they are allowed to keep going through the program. Deputy Chief Naydenoff stated that they're only allowed to go through the program one time. He went on to say that once they go through the program and they experience the educational sessions about making wise decisions, it addresses the behaviors. Trustee Hopkins asked if we could ask U-46 to cover some of those fees. Trustee Suwanski agreed while Mayor Wallace stated that U-46 should at least know what we're paying. Trustee Suwanski stated that she does think they should also pursue the Township. She stated that while Village Administrator Paula Schumacher stated that they no longer provide grants, we should still pursue it. Mayor Wallace stated that he would be in favor of starting with a part time contract for this year and then they can review the results of the program to understand where additional needs might be.

Trustee LaPorte then discussed the next topic which was Reduce the Golf Program Machinery & Equipment budget by \$320,000 for the removal of the golf cart lease-purchase agreement. Trustee Deyne stated that the golf cart revenue last year produced roughly \$331,000 and currently for the fiscal year award \$284,000. He stated that while he acknowledges that this is an expensive project, the condition of the golf carts are not great. Trustee LaPorte wanted to verify the numbers and asked if the numbers are accurate and that \$331,000 is generated in revenue on the golf carts alone. That was confirmed to be correct. He went on to say that for a five-year term based on the trade in would be \$395,000. He stated that means we can more than cover the cost in almost a year in a half. He stated that based on the numbers, we could do it with maintenance and would be able to pay it off in a year and a half. Trustee Gunsteen wanted to clarify that we won't be paying it off in a year and a half as there's a five-year term for a lease. Trustee Hopkins stated that he is in support of the golf carts and whatever staff supports as far as lease or maintenance. Assistant Village Administrator Scott Skrycki stated that if we did a lease maintenance agreement, the numbers that they see will decrease to about \$1,500 a year. Trustee Suwanski asked about GPS on the golf course. Mr. Skrycki stated those would be transferred over seamlessly and that the new fleet would come with wiring along with them moving over existing screens to the new golf carts. Trustee LaPorte stated that whether we decide to go with the maintenance or continue to do maintenance in house and trade in the golf carts, there's enough money to cover either option. Trustee Gunsteen stated that once they move forward with this, they can have a clear conversation about raising the rates at the golf course over the next year because they're offering a quality golf course with amenities. Mayor Wallace agreed. It was decided that they were in agreement of a five year lease with maintenance.

B. BUILDING AND ZONING COMMITTEE, CHAIRMAN GUNSTEEN

1. #2025-03 Devon Avenue Rezoning



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Trustee Gunsteen stated that the petitioner is requesting to rezone the 1.12-acre property known as 27W637W Devon Avenue from the B-2 Local Convenience Shopping District to the ER-2 Estate Residence District. He stated that the property was annexed into the Village and rezoned to the B—2 District in 1993 in anticipation of the Elgin O’Hare extending further west of the property over Devon Avenue. He stated that the home on the property has been the office location of Magnum Realty, and the petitioner intends to cease all office operations and the business’ sign will be removed if the rezoning is approved. He stated that the petitioner is here today.

Planning and Development Service Director Kristy Stone stated that the property in question is the B2 zoning and that IDOT acquired the property for the eventual expansion of the Elgin O’Hare. She stated that they’re no longer intending to extend it past County Farm Road. She went on to say that’s why the property was thought to be going commercial because there would be an exit there which is no longer in the plans. She stated that the petitioner has been trying to market the property and has not had any interest. Mayor Wallace asked what they anticipated being there; whether it was townhomes Ms. Stone stated right now they’re looking at having an existing house to use as a residence and if someone wanted to come back in the future to rezone the property, it’s something they can consider at that time.

2. #2024-12 1350 Munger Road

Trustee Gunsteen stated that the petitioner is requesting to resubdivide 1350 Munger Road into two lots, site plan review of both lots and a variation to reduce the parking requirement for lot 1 in order to construct a 149,000 sq. f.t building immediately west of the existing building. He stated the Planning and Zoning Commission reviewed the application, conducted the required public hearing and recommended approval of the subdivision, site plans and variation at their March 6, 2025, meeting. He stated that the petitioner is also requesting to amend the previously recorded landbank parking agreement to extend the term for up to 80 years. The current agreement that was recorded for the entire property as part of the Ordinance 2006-13 required that the owner install the 131 landbanked parking stall by June 2026. He stated that the Planning and Zoning Commission did not review the terms of the agreement, it is subject to the Village Board’s approval. He did state that this was previously reviewed by the board and that if there were no further questions, this would be presented at the next board meeting for approval.

5. ADJOURNMENT

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

ROLL CALL VOTE TO ADJOURN

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

NAYS: None

ABSENT: None

MOTION CARRIED



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The Committee of the Whole meeting was adjourned at 8:06 p.m.

Jackie Cardoza
Executive Assistant