



# VILLAGE OF BARTLETT COMMITTEE MINUTES June 17, 2025

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## 1. CALL TO ORDER

President Gunsteen called the Committee of the Whole meeting of May 20, 2025, of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:39 p.m.

## 2. ROLL CALL

PRESENT: Chairmen Battermann, Deyne, Gandsey, Hopkins, LaPorte, Suwanski, and President Gunsteen

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Human Resources Director Janelle Terrance, Assistant to the Village Administrator Samuel Hughes, Finance Director Matt Coulter, Director of Public Works Dan Dinges, Assistant Public Works Director Tyler Isham, Civic=I Engineer Nick Talarico, Planning & Development Director Kristy Stone, Food and Beverage Manager Paul Petersen, Acting Chief Naydenoff, Deputy Chief Rob Sweeney, Village Attorney Kurt Asprooth, and Village Clerk Lorna Giles.

3. TOWN HALL: None

## 4. STANDING COMMITTEE REPORTS

### A. COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GANDSEY

#### 1. TL's Four Seasons BEDA Request

Trustee Gandsey stated that TL's Four Seasons has been an anchor restaurant at 110 W Bartlett Avenue in downtown Bartlett for over twenty years. Owner/operator Shawn Li has been working with staff to update and upgrade his sign and is also adding an awning to improve the appearance of his building.

The quote from Chicago Sign and Light Company details \$34,197 as the total BEDA-eligible cost for this project, which will be completed in accordance with Village Codes.

This is the first BEDA application this fiscal year. Mr. Li's request was reviewed by the Economic Development Commission at its May 12th meeting, at which time the EDC unanimously recommended a fifty percent (50%) rebate that will be approximately \$17,098 when the project is completed, and proof of payment is submitted.

She stated that the project cost has increased slightly since the EDC meeting due to fabrication of aluminum composite material as backing for the sign instead of painting the front of the building.



## VILLAGE OF BARTLETT COMMITTEE MINUTES June 17, 2025

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Trustee Gandsey stated that if there were no questions, this would be forwarded to the next Board meeting agenda for a final vote.

### B. BUILDING AND ZONING COMMITTEE, CHAIRMAN HOPKINS

#### 1. #25-05 Nova 2 Blue Heron Business Park

Trustee Hopkins stated that the petitioner is requesting to amend the Blue Heron Business Park annexation agreement and Planned Development to redesignate the property at the northwest corner of Miles Parkway and West Bartlett Road from Development Area 1 to Development Area 3 to allow the construction of a tire distribution and trucking services facility for Nova 2.

He stated that the petitioner has submitted a Site Plan for a 50,540 square foot facility which will serve as Nova/Pava Group's second building within the Blue Heron Business Park.

PDS Director Kristy Stone stated that when Blue Heron Business Park was originally approved in 2003, it was divided into four different development areas. She stated that each of them has different uses set back along with bulk requirements. She stated the petitioner is requesting to change the last lot back to Development Area 3 for industrial uses. She went on to say that this is very similar to what we did at the Northeast corner of Miles and West Bartlett Road. Ms. Stone stated that the proposed building would have 3 curb cuts on Miles Parkway, one for passenger vehicles, one further North would be for trucks only, and there would be three drive-through doors allowing the trucks to exit North onto Miles Parkway. She stated that this is for a business that already has one location within the Blue Heron Business Park which does tire distribution as well as some minor repair.

Trustee Hopkins asked if this facility would generate any sales tax. The petitioner stated that he believes that they will generate some sales tax. The petitioner asked if this would be able to just go back to the board without going to a committee meeting again. Trustee Hopkins stated he had no objection to that. Trustee Suwanski stated she would be fine with that as well as long as Planning and Zoning passes it through. Trustee Hopkins stated if there were no additional questions, this would be sent to the Planning Commission on July 3<sup>rd</sup> and would come back to the Board on July 15<sup>th</sup>.

#### 2. Lake Street Corridor TIF Discussion

Trustee Hopkins stated that the Village of Bartlett adopted the Lake Street Corridor TIF District and redevelopment plan on September 3, 2024.

He stated that PDS Director Kristy Stone will be giving a presentation on the existing zoning designations within the district and the proposed land uses for each subarea and provide sample site layouts for some of the preferred uses within the TIF District. He stated that Director Stone will also provide updates on some of the properties/projects within the TIF District.



## **VILLAGE OF BARTLETT COMMITTEE MINUTES June 17, 2025**

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Ms. Stone started her presentation and went over the Current Zoning Designations. She stated that a lot of the property in SR-6 is owned by IDOT which means they technically don't have zoning. She stated that we have B2, B3, and B4 for commercial uses. Ms. Stone stated that Industrial uses like warehouses, self-storage, and distribution centers are currently prohibited within our TIF District. She stated that some of those sites that currently have B2 and B3 zoning would have the option to come in and request for example B4 zoning as we would be flexible. She went on to say that the residential zoning district, they have calls for four units per acre which is single family zoning or multi family density which is 14 units per acre. She stated that could be apartments, duplexes, townhomes as the future land use plan doesn't specify what type of residential uses we want in any location, just that it should have residential.

Trustee Suwanski asked about ER1 and ER2 stating she didn't see them in the documents. Ms. Stone explained that there's no zoning districts that are in ER1 or ER2 as those are outside of the TIF boundaries. Ms. Stone continued with the presentation going over the future land use plan. She stated anything highlighted in red is identified for commercial or mixed use, and that if we had a developer that came in and wanted to do some commercial uses and have residential components to it, that would be allowable. She stated that we would want retail along Lake Street, but South of it to provide a buffer could be some higher density such as townhome uses incorporated into those proposals. Ms. Stone stated that the future land use plan is a lot between the triangle parcel that we recently annexed and the property is currently home to the Crest Motel. She went on to say that U-46 owns about 150 feet of Lake Street frontage, and ideally, they would like to see commercial uses as well.

Ms. Stone stated that the lots that are displayed on the map at the intersection of South Bartlett and Lake Street have two triangle parcels technically that are all 1.5 acres. She went on to say that some uses for that area could potentially be coffee shops, fast food with a drive through, a mid-size commercial restaurant that's a standalone or a small shopping center as well. She stated that we do have some sites where if somebody came in and bought multiple properties, we could get some more different uses such as a hotel or larger standalone restaurant. She stated that truck stop establishments would also be permitted in these properties. Ms. Stone demonstrated on the slide that this was a plan layout where it's a truck stop that has diesel pumps, regular pumps, as well as a carwash.

Ms. Stone then presented conceptual site plans and uses for sites greater than 7 acres. She stated that a property owner came in at one point to do a mixed-use development which had an office building, assisted living daycare, inpatient rehab, as well as a senior housing facility that was five storeys, but that project has not moved forward. She stated there are other uses that we could have there such as townhomes or apartments. She stated that most properties we would be looking at would be 2-4 storeys since it's not transit oriented direct development. Ms. Stone then transitioned to the large property that's mainly owned by IDOT, stating that they are looking at possibly doing residential or townhomes. She went on to say that this would need to be someone that's assembled properties together due to the layout. She stated that there would need to be some sort of connect to the East so that there's two means of access because we don't know what IDOT is going to allow. Ms. Stone then went over the IDOT owned property which is 42 acres. She stated that IDOT stated that they would convey any wetlands to the Village or Park District, but they will not vacate any land until the Oak Avenue realignment is completed. She went on to say that we don't really know how much property there is which makes it hard to come up with any sort of master conceptual plan for this large piece of property within the TIF. She went on to say that they do



## VILLAGE OF BARTLETT COMMITTEE MINUTES June 17, 2025

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think it will be residential directly across from Eastview and try to get more of a mix especially along the Lake Street frontage.

Ms. Stone stated that 555 West Lake Street is the Villages, and we recorded the judicial deed on June 13<sup>th</sup>. She stated that the next steps include an underground storage tank and the hydraulic lift removal, after which they would demolish the building and pavement. They would then proceed with site clean up and restoration to begin to advertise for sale and prepare an RF Request for proposal. She stated that they've spoken with the environmental consultant who stated that because the property has to go through IEPA approval process, that this will probably be ready for development sometime next year.

Ms. Stone then went over 231-251 E. Lake Street, stating that it was annexed into the Village on May 21, 2024, and rezoned to B3 on August 20, 2024. She stated that the wells will be sealed next week after which they will be applying for the demolition permit application. She went on to say that per the annexation agreement, the Village will reimburse the lesser of 50% the cost of demolition or \$50,000 upon proof of payment. She stated that the demolition must be completed by November 21, 2025 for reimbursement.

Ms. Stone discussed the U-46 Property which has about 150 feet of frontage. She stated that staff is meeting with them in July to discuss the functionality of their property as well as some TIF eligible expenses that school districts qualify for. She went on to say that they've met with them a couple of times but since they're getting a new superintendent of operations, they will be meeting with them as well. President Gunsteen asked Ms. Stone to go over which area specifically we are trying to acquire from U-46. Ms. Stone demonstrated the area in question stating that it's an old softball field that they don't seem to utilize to see if we could get any additional depth to the triangle piece to make it more marketable due to the shallowness of that lot. She stated that Friday is the deadline for the engineering firms to submit their statement of interest for phases one and two of the Oak Avenue realignment. Ms. Stone went on to say that the Village is working with the Bureau of Local Rad and IDOT to try and find a firm that pre-qualified with IDOT and familiar with the documentation that's needed for the MFT funds. She stated that IDOT does have plans for some intersection improvements at South Bartlett and Lake as well as North Oak and Lake. That includes some sidewalks, bike paths, turn lanes, and street lighting. She went on to say that this is a five-year plan and that their plans do change periodically.

Ms. Stone stated that the building demolitions will reduce the blight in the TIF. She stated that they're looking at redeveloping 555 W. Lake Street most likely sometime next year. She went on to say that the TIF lasts 23 years, stating that we are on the right path to get redevelopment starting and because of the nature of the site, we are dealing with multiple property owners. She stated that they've been working with GIS and did a drone fly over last week. She went on to say that they are preparing an online application to help market some of the sites within the TIF and that they're in contact with property owners trying to encourage them to hire brokers. Ms. Stone completed her presentation and asked if there were any questions.

Trustee Gandsey asked about the property from U-46, stating that it would still seem very shallow even if we acquired that property. She asked how we know if it would be enough for someone to want it. Ms. Stone stated that if we get enough property there, it would be a developer that's interested in buying all



## **VILLAGE OF BARTLETT COMMITTEE MINUTES June 17, 2025**

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of the property, the triangle piece, in addition to the land we acquire from U-46. Trustee Gandsey asked if it would be a problem that it's zoned as B3 right up against B4. Ms. Stone stated that if someone came in because they have a larger property, that we could always rezone it to B4 to give us the flexibility that we need. Trustee LaPorte asked if we've received any response from anyone who is looking forward to us doing a TIF there. Ms. Stone stated that when the signs first went up for 555 W. Lake Street, they did receive a few phone calls from people thinking it was for sale and asking what the price was, however, we did not own that space yet. She went on to say that we have a lot of work to do to get it ready for sale. Trustee Hopkins asked what the cost was for that site. Ms. Stone stated approximately \$260,000 were the estimates that were received. Trustee Hopkins asked what in particular would be the most time-consuming piece that would take this project into 2026. Ms. Stone stated that removing the tanks will be quick and that it should be completed in August. She stated that demolishing the building and the pavement will take us into September or October. She went on to say that everything related to remediation is all through IEPA which will slow down the process significantly. Mayor Gunsteen wanted to clarify that it can still be marketed while that's being completed, which was confirmed. Trustee LaPorte asked what our break even would be. Ms. Stone stated that it's too soon to tell but stated that the village board has options such as do we want to post it for sale, do we want to put out a request for proposals and see what developers want to come in etc.

Trustee Hopkins stated that he thinks the village should build a strip mall themselves and put a building up since we know what it's like dealing with a developer and selling a piece of property only to have it not developed. Mayor Gunsteen stated that he believes we as the village should control the property to see if we can get proposals for price and uses that we feel are deemed suitable for what we want to see in the TIF, along with what we don't want to see and work backwards from that. He went on to say that we should put a sign out there, marketed as TIF district and village owned and see what happens. He stated that it's a very valuable and high traffic corner in addition to the other corner that is for sale which means we could potentially see two developments at the same time.

Trustee Gandsey asked if we would start sending RFP's out now or sometime in the future after it's cleaned out. Ms. Stone stated that we want to first see how things go in terms of interest from posting a sign. Economic and Development Coordinator Tony Fradin stated that they are already working with public works to get a sign posted. He stated that in terms of social media, they are reaching out to do a broker blast which entails about 400 local brokers and developers, along with a variety of marketing techniques such as incorporating it into our branding campaign where we'll be doing a feature on a lot of the Lake Street TIF district.

Trustee LaPorte asked to review the slide that would show what would fit on that acreage. Ms. Stone stated that it's less than an acre so it's pretty small, but it could fit a small retail outlet such as a coffee shop or a small shopping center with a drive through. Mayor Gunsteen asked if we are allowed to put the Oak realignment in prior to them conveying that property. Public Works Director Dan Dinges stated that during their discussion with IDOT, they will work up the phase one concept for how Oak would realign and then start talking to us about how they would convey that land. He went on to say that he believes it's going to run parallel once it's moved further down the road on design and they agree on the realignment after which they would begin discussions about acquiring that land. Mayor Gunsteen asked if a developer decided to build on one of those corners would they have to go through the process themselves to get



## VILLAGE OF BARTLETT COMMITTEE MINUTES June 17, 2025

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that light and access point to extend at Oak into their development. Mr. Dinges stated that if the mayor was referencing the intersection of Oak and Bartlett, then it will be a village project with IDOT where we would get that built, and any developments South of there would build off the realignment of Oak. Mayor Gunsteen asked if we can start the process prior to negotiating and conveying. Village Administrator Paula Schumacher stated that they would be doing that on Friday.

Mayor Gunsteen asked if anyone has anything that they saw during the presentation that they don't like or would like to see bigger picture. He stated that he doesn't want to see Prospect go through to Park Blvd. Ms. Stone confirmed that is not happening. Mayor Gunsteen stated that he thinks it's important to keep the frontage for commercial as much as possible, especially tax generating commercial property. He went on to say that if the board feels that there's an ample amount of space for residential or mixed-use lots, it makes sense to have those across the street from Eastview to have residential. Mayor Gunsteen asked about U-46 and if there had been meaningful conversations regarding the triangle piece. Ms. Stone stated that she believes their meeting in July will be more in-depth. Trustee Gandsey asked if we would have to pay for it or would we like more TIF incentives. Ms. Stone stated that we don't know if they want more of the front property, so we'll have to wait to figure that out. She went on to say that we can't give them TIF funds if they do a project now, we would have to wait until there is increment.

### C. ADJOURNMENT

Mayor Gunsteen 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 Batterman, Deyne, Gandsey, Hopkins, LaPorte, Suwanski

NAYS: None

ABSENT: None

MOTION CARRIED

The Committee of the Whole meeting was adjourned at 8:34 p.m.

Jackie Cardoza  
Executive Assistant