



VILLAGE OF BARTLETT
SPECIAL BOARD MEETING MINUTES
JULY 23, 2025

1. CALL TO ORDER

President Gunsteen, called the regular meeting of July 23, 2025, of the President and Board of Trustees of the Village of Bartlett to order on the above date at 6:00 p.m.

2. ROLL CALL

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

ABSENT: None

ALSO PRESENT: Assistant Village Administrator Scott Skrycki, Village Attorney Kurt Asprooth, and Village Clerk Lorna Giles.

3. PLEDGE OF ALLEGIANCE

4. TOWN HALL

5. CONSENT AGENDA - None

6. MINUTES – None

7. BILL LIST – None

8. TREASURER'S REPORT - None

9. PRESIDENT'S REPORT - None

10. QUESTION/ANSWER: PRESIDENT & TRUSTEES

11. EXECUTIVE SESSION: Pursuant to Section (c)(5) of the Open Meetings Act

12. STANDING COMMITTEE REPORTS

A. BUILDING & ZONING COMMITTEE, CHAIRMAN HOPKINS

Trustee Hopkins stated that there was no report

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GANDSEY

Trustee Gandsey presented Ordinance 2025-77, an Ordinance approving a Commercial Real Estate Contract for the Purchase of the Property commonly known as 651 West Lake Street Bartlett, Illinois.



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She stated that in September 2024, the Village Board of Bartlett, following unanimous approval from the Joint Review Board, established the Lake Street Corridor Redevelopment Project Area (the "Lake Street TIF District") to support targeted economic development. Since its formation, the Village has taken steps to further the district's objectives, including acquiring underutilized properties and annexing key parcels. Most recently, the Village identified 651 West Lake Street as a potential development site and has moved forward with efforts to purchase the property.

She went on to say that the site, located at 651 W. Lake Street in Bartlett, IL consists of two parcels totaling approximately 20 acres (906,483) square feet. Currently vacant and partially framed, the property presents a potential redevelopment opportunity within the northern portion of the village and the TIF district. Owned by Parkway Bank and Trust Company as trustee, the site is zoned B-4. The Illinois Department of Transportation has also filed an eminent domain action to acquire a small section of the frontage for roadway improvements, along with temporary construction easements.

Trustee Gandsey stated in line with the Village's redevelopment planning, a purchase agreement has been negotiated for the property. The proposed purchase price is \$3,000,000 with the possibility of increasing to \$3,053,000 depending on the outcome of the IDOT condemnation case. The Village will place \$50,000 in earnest money and the agreement includes a 45-day due diligence period during which the Village may conduct inspections and testing. The closing is scheduled to occur within 75 days of the contract's effective date.

She stated that following acquisition, the Village board will have the opportunity to further evaluate development options for the site and consider the next steps for integrating it into the broader goals of the Lake Street TIF District.

Trustee Gandsey moved to approve Ordinance 2025-77, an Ordinance approving a Commercial Real Estate Contract for the Purchase of the Property commonly known as 651 West Lake Street Bartlett, Illinois. That motion was seconded by Trustee Deyne.

Village Attorney Kurt Asprooth provided an update to the board stating that they did have the initial status call in the IDOT condemnation case on this property and it looks like IDOT is probably going to cooperate with us and will likely end up substituting the property owner. He stated that we did get a copy of IDOT's appraisal for the taking portion and it is \$52,000. Mayor Gunsteen asked if the board would like to see the results of the testing and the due diligence before we close. Trustee Gandsey stated that she would like to see the results of the testing and the due diligence as well.

President Gunsteen stated that prior to closing in 75 days, they would need that information to come back to the board so that the board can analyze it and get a brief summary from staff of where we're at as far as the geotechnical and environmental studies. Mayor Gunsteen stated that he wants to be sure before we surrender that we see the result of the due diligence. He went on to say that this can be sent to the board via email or presented at a board meeting within the next 45 days.



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Trustee Suwanski asked that if certain items don't meet tolerances, would we have the opportunity to withdraw from the agreement or renegotiate it. Village Attorney Kurt Asprooth stated that within that 45-day due diligence period, we can terminate if we don't think that the results make this a property that we do not want to buy, and we would get the \$50,000 in earnest money back. He went on to say that it's always going to be up to the seller but we will have that 45-day window to determine if the due diligence comes back, not what we're expecting. Trustee Suwanski stated that it would seem we would need the results before 45 days in order for the board to have the opportunity to clearly decimate those results. Village Administrator Scott Skrycki stated that we would work to get the results by 30 days.

Trustee LaPorte asked if something was wrong, could it be fixed. Trustee Deyne stated that if some type of contamination exists, which he doubts, he would opt to dig it all. President Gunsteen stated that we would have the time frame to put a value on that and renegotiate within the 45 days. Trustee Deyne stated that we should do everything in our power to try and maintain the ownership of that work with the bank. President Gunsteen stated that he agreed. Trustee Suwanski asked if it mattered who ended up buying the property as a private buyer would have to comply the same way a public buyer would. President Gunsteen stated that a private buyer would do the exact same thing as a public buyer. He went on to say that the due diligence time frame for the private buyer may be a little longer than what the village is offering but that we don't have to buy pending entitlements. He stated that we vote on the entitlements and have the ability to do that after we acquire the property.

Trustee LaPorte asked if the property backed up to Ford Lane, President Gunsteen stated that it does not and that the other half is IDOT. Trustee LaPorte asked if a neighborhood was started there. Attorney Asprooth stated that's a little further South. He stated that it's still privately owned by IDOT. President Gunsteen stated that there's a couple of piece that we may have to put together but what they are looking at is the vast majority of the overall site.

ROLL CALL VOTE TO APPROVE THE ORDINANCE APPROVING A COMMERCIAL REAL ESTATE CONTRACT FOR THE PURCHASE OF THE PROPERTY COMMONLY KNOWN AS 651 WEST LAKE STREET BARTLETT, ILLINOIS.

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

NAYS: None

ABSENT: None

MOTION CARRIED

C. FINANCE COMMITTEE, CHAIRMAN LAPORTE

Trustee LaPorte stated that there was no report.

D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN BATTERMANN

Trustee Battermann stated that there was no report.



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E. POLICE & HEALTH COMMITTEE, CHAIRMAN SUWANSKI

Trustee Suwanski stated that there was no report.

F. PUBLIC WORKS AND GOLF COMMITTEE, CHAIRMAN DEYNE

Trustee Deyne stated that there was no report

13. NEW BUSINESS - None

14. QUESTION/ANSWER PRESIDENT & TRUSTEES – None

15. ADJOURNMENT

President Gunsteen 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 LaPorte.

ROLL CALL VOTE TO ADJOURN

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

NAYS: None

ABSENT: None

MOTION CARRIED

The meeting was adjourned at 6:13 p.m.

Jackie Cardoza
Executive Assistant