



# VILLAGE OF BARTLETT COMMITTEE MINUTES August 19, 2025

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## 1. CALL TO ORDER

President Gunsteen called the Committee of the Whole meeting of August 19, 2025, of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:48 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, Assistant to the Village Administrator Sam Hughes, Human Resources Director Janelle Terrance, Finance Director Matt Coulter, Planning & Development Director Kristy Stone, Civil Engineer Nick Talarico, IT Director John Peebles, Food & Beverage Manager Paul Petersen, Chief Naydenoff, Deputy Chief Rob Sweeney, Chief Ryan Conway, Village Attorney Kurt Asprooth, and Village Clerk Lorna Giles.

## 3. TOWN HALL:

### **Bob Bucaro – 961 Doral Drive**

Mr. Bucaro stated he was here regarding the residences at Bartlett Station. He stated that he hopes the board will support this development that will people downtown and will bring needed apartment residences to the village. He stated a developer for the project has taken a blighted downtown shopping center and made it the thriving streets of Bartlett shopping center as well as bringing Aldi to Bartlett. He stated the project would be good for Bartlett and urged the board to work with the developer to make this development a reality. President Gunsteen thanked Mr. Bucaro for being here.

### **Mike Liotta – Hanover Park**

He stated that he had some input regarding scooters and e-bikes. He went on to say that he and wife go to the Russian Orthodox Church, and the city of Chicago put up a barrier of five to six feet from the curb to the street. He stated that they set it up so that cars or any other motor vehicles as big as a car can enter but it deters scooters and e-bikes. He stated it was just a suggestion to investigate. President Gunsteen thanked Mr. Liotta for his input.

## 4. STANDING COMMITTEE REPORTS

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

#### 1. #2025-06 AJB Polish Deli

Trustee Hopkins stated that the petitioner is requesting a variation to allow full coverage window signage for AJB Deli located at 879 S. Route 59 in the Brewster Creek Shopping Center. The Zoning Ordinance



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allows up to 25% window coverage. He stated that the Planning and Zoning Commission conducted the public hearing at their July 3, 2025, meeting and recommended approval of the petitioner's request.

Trustee Deyne stated that he believes this ordinance dates back to the 19701's. He stated that with the ordinance being that old, it's something that we need to take a look at but not necessarily change. He stated that he's intrigued with the fact that they asked for a special variance and thinks it's something for them to take a look at. Trustee Suwanski wanted to confirm that they already have the windows painted for the past 10 years or so. Ms. Stone confirmed that was correct, stating that this is the first business that has come through the process to try to bring themselves into conformance. President Gunsteen stated that he appreciated them doing that and that should be one to set the standard until the ordinance is looked it.

Trustee Hopkins stated that if there were no other questions, this would be forwarded onto the Village Board for a vote.

### 2. #2024-18 Kiddie Academy

Trustee Hopkins stated that the petitioner is requesting a Preliminary/Final Plat of Subdivision for the northwest corner of Fairfax Lane and Army Trail Road. The petitioner also requested site plan approval, variations to allow parking in the setbacks and a special use permit for height to allow the construction of a Kiddie Academy daycare facility on Lot 1. He stated that the petitioner intends to market lot 2 for future development. He stated that Stormwater detention is provided on lot 3 for both lots 1 and 2. He stated that the Planning and Zoning Commission conducted the public hearing at their August 7, 2025, meeting and recommended approval of the petitioner's requests.

Trustee Battermann referenced a traffic study done in relation to Hawk Hollow and asked if we have an officer out there during the first couple of days of school. Chief Conway stated that through the first weeks of school, they should be able to have a data post regarding their school safety plan. Ms. Stone stated that as part of the resurfacing project taking place on Fairfax Lane, they are painting bike lanes as Fairfax didn't previously have any sort of markings. She stated there will be a yellow center line and then 24-foot bike lanes painted as well which does have a traffic calming effect.

Trustee Hopkins stated that if there were no other questions, this would be forwarded onto the Village Board for a vote.

### 3. Residences at Bartlett Station

Trustee Hopkins stated that Ordinance 2021-74 granted a special use permit and plan approvals for the Residences of Bartlett Station Planned Unit development. In July 2024, the Village Board granted a one (1) year extension requiring the construction of the first floor above grade must begin by July 16, 2025, or the Village Board would have the ability or revoke the PUD approvals. He stated that construction did not start on the project and while the PUD approvals have lapsed, the formal nullification of the approvals must be confirmed by an ordinance adopted by the Village Board.



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Trustee Suwanski asked if the petitioner was here to request an extension. Village Attorney Asprooth stated that they submitted a letter that was included in the packet. Trustee Hopkins asked staff to go over all of the incentives that were given to this developer to build back in 2021. Ms. Stone stated some of the incentives included reduced building permit fees which have not been collected. She stated that was part of the development agreement that was all negotiated as part of the purchase and sale which has been amended several times as plans changed during the years.

Trustee Gandsey asked about the mortgage. Village Attorney Asprooth stated that the mortgage was recorded by an entity that he's associated with but it's just a mortgage. He went on to say that there's nothing that would require him to move forward; and that it's our ordinances that put those deadlines in place not the mortgage. Village Attorney Asprooth stated that the board would not be voting on anything related to the development agreement today, that this is only the zoning approvals that are being discussed. He stated that this would revoke the zoning approvals if he did want to proceed with the development that the zoning process would have to start from square one. President Gunsteen asked how long that would take, Village Attorney Asprooth stated that depending on whether his plans change, it could take a while to go through the plan review but at the very least about 90 days to make it through the hearings if not longer. He went on to say that any new developer would have to start the process from square one. He stated they wouldn't be bound to anything in the development agreement so any of those offsets and deductions, the new developer wouldn't have the right to do that. He stated that they would not have any need to use certain consultants and they wouldn't have any of the union contractor requirements. Trustee Hopkins asked about impact fees. President Gunsteen wanted to verify if we can require inspections through the building permit process if they're just coming in through zoning approvals. Village Attorney Asprooth stated that we can require inspections through the building permit process if they're coming in through zoning approvals, but we can't require the types of contractors they use that was a negotiated term as part of the purchase and sale process of the price of the property itself.

Trustee LaPorte stated that if everything expires for this particular petitioner, what to stop them from selling it to somebody else and redoing it under a new entity. Village Attorney Asprooth stated that they'd have to apply again and through the process, but that there would be no prohibition on that. Trustee Suwanski wanted to confirm that he could still sell this property even if the PUD doesn't expire. Village Attorney Asprooth stated that it was correct but that a new owner wouldn't have the benefit or obligations of the development agreement. Trustee Hopkins stated that as a board and planned commission, we don't have to approve it. He went on to say that it was contentious and did not pass the plan commission with 100% vote and that they're taking a huge risk if someone wanted to develop something similar. Trustee Gandsey asked what sacrifices were made to make Aldi happen on the petitioner side. Village Administrator Paula Schumacher stated that Aldi has a very specific agreement with the petitioner for what is allowed in the center for leasing uses. She stated they also negotiated aggressive price for the land lease.

President Gunsteen asked who would like to move this on to the Village Board for revoking. Trustee Hopkins wanted to confirm that this is in our ordinance to do this, and it isn't something new to the village board. President Gunsteen stated that he's asking who wants to see this moved to the village board to be revoked and who would want to see it extended. Trustee Hopkins stated that he's not going to say which way he's going to vote, but if the developer has something earth shattering to bring to the board or staff,



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then he should do it because right now the PUD doesn't look good. Trustee Deyne asked if we reached out to the petitioner to find out what his intentions are as they don't want it to just sit there. Village Administrator Paula Schumacher stated that they notified the petitioner and his attorney of this hearing and the requirement of the PUD to revoke the approvals and that they are aware of the situation that they're in. President Gunsteen stated that this would be sent to the next Village Board meeting and that if anything should develop in the next two weeks, it would be presented to the board prior to that.

### **B. ADJOURNMENT**

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

#### **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 8:06 p.m.

Jackie Cardoza  
Executive Assistant