



VILLAGE OF BARTLETT

BOARD MINUTES

SEPTEMBER 2, 2025

1. CALL TO ORDER

President Gunsteen, called the regular meeting of September 2, 2025, 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 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, Public Works Director Dan Dinges, Assistant Public Works Director Tyler Isham, Civil Engineer Nick Talarico, IT Director John Peebles, Deputy Chief Sweeney, Deputy Chief Naydenoff, Chief Ryan Conway, Village Attorney Kurt Asprooth, and Village Clerk Lorna Giles.

3. PLEDGE OF ALLEGIANCE

4. TOWN HALL

David Michalek – 1195 Morning Glory Lane

Mr. Michalek stated that he lives near the intersection of Struckman near the fire station and he has a continuing issue with sewer gas. He stated that some days it's very strong and fills up the garage and the bathroom. He stated the smell comes from the outside and it's a strong odor of sanitary odor around the intersection. He also mentioned the traffic around the intersection which makes it hard to sleep at night. He stated that the police department has always assisted when needed and he appreciated that. Mr. Michalek also mentioned trash bags being thrown into the river and suggested cameras in that area to monitor it and prevent it from happening. President Gunsteen asked Public Works Director Dan Dinges to follow up with Mr. Michalek regarding his concerns.

5. CONSENT AGENDA

President Gunsteen 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 Gandsey stated that she would like to add item B. 1. to the Consent Agenda- Mo's Gyros BEDA Grant Application.



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Trustee Suwanski stated that she would like to add item E. 1. to the Consent Agenda- Resolution Approving the Intergovernmental Agreement with School District U-46 regarding Video Surveillance Access.

Trustee Hopkins stated that he would like to add item A. 2. to the Consent Agenda- Ordinance Approving a Preliminary/Final Plat of Subdivision, a Special Use Permit, Variations, and a Site Plan for the Kiddie Academy Subdivision.

President Gunsteen 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.

Trustee LaPorte moved to Approve the Amended Consent Agenda and that motion was seconded by Trustee Deyne.

ROLL CALL VOTE TO APPROVE THE CONSENT AGENDA AND CONSENT ITEMS THEREIN

AYES: Trustees Battermann, Deyne, Gandsey, 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 LaPorte.

ROLL CALL VOTE TO APPROVE THE CONSENT AGENDA AND CONSENT ITEMS THEREIN

AYES: Trustees Battermann, Deyne, Gandsey, 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



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Trustee Deyne recognized some commissioners for their years of service. Trustee Deyne also recognized staff on their years of service with the Village of Bartlett.

Trustee Deyne asked about the completion of the downtown area and whether we are on track with it. Public Works Director Dan Dinges stated that we are on schedule for it to be completed by the end of November, which was the original plan. He stated that they were ahead of schedule but then had some bolts for the tunnel that got delayed. He went on to say that those should arrive in the next two weeks, which sets their current goal for it to be completed by Thanksgiving.

Trustee Gandsey asked about the mail regarding lead that went out to residents. She asked if we've consistently reached out to those residents who do have lead as there seems to be confusion with some thinking they might have it when they don't. Mr. Dinges stated that they have 75 lead services and that they are in communication with all of them, especially the ones they're sampling, which is 60 out of 75. He stated that unfortunately, IEP requires them to send a blast out to everyone even though it's a small percentage. He stated that they tried to include a map showing the area they're referring to and that hopefully those lead services will be gone shortly. Trustee Hopkins asked on average how many we are doing per year. Mr. Dinges stated they've been doing it with the watermain replacements that they've been conducting in that area. He stated that they will be proposing in the capital budget to put lead service replacement project together to get them completed.

Trustee LaPorte stated that he's had several residents ask him about E bikes and how dangerous it's becoming with kids not abiding by traffic rules and riding without helmets. He stated that the consensus is it's like the wild west and someone's going to get hurt.

Trustee Battermann asked about the Lake Street bridge over 59. Mr. Dinges stated that in regard to the pavement condition, they tried to do a micro layer on it and it didn't work, he stated he believes they're scheduled to repair that again but doesn't have a date yet. Trustee Battermann asked if there was any update on the West Bartlett closure or any traffic easement that could take place. Mr. Dinges stated that unfortunately they are in week one of six to eight at this time.

President Gunsteen stated that he's received a lot of positive feedback regarding the bike lane on North Avenue and that people are really excited and happy about it.

11. STANDING COMMITTEE REPORTS

A. BUILDING & ZONING COMMITTEE, CHAIRMAN HOPKINS

Trustee Hopkins stated that Resolution 2025-78-R, a Resolution Approving the Service Station Demolition Project Agreement between the Village of Bartlett and Fowler Enterprises LLC, was covered and approved under the Consent Agenda.

Trustee Hopkins presented Ordinance 2025-86, An Ordinance Revoking the Residences at Bartlett Station PUD Approvals. He stated that Ordinance 2021-74 granted a special use permit



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and plan approvals for the Residences at Bartlett Station Planned Unit Development. In July 2024, the Village board granted a one 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 to 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.

He stated that the Committee of the Whole discussed the terms of the development agreement as well as the letter submitted by the petitioner at their August 19, 2025, meeting. The Committee forwarded this item to the Village Board to vote on the revocation of the PUD approvals.

Trustee Hopkins moved to approve Ordinance 2025-86, An Ordinance Revoking the Residences at Bartlett Station PUD Approvals. That motion was seconded by Trustee Deyne.

Trustee Hopkins stated that the petitioner was not present at the meeting, and he doesn't believe that he's online. He asked if he had reached out to staff. Planning and Development Director Kristy Stone stated that he has not reached out but was notified that there could be discussion on this item tonight. Village Attorney Kurt Asprooth stated that he notified the petitioners attorney as well. Trustee Hopkins asked if the lean holder of the property or the person that gave him the construction loan had any feedback or if we had heard from the mortgage company. Village Attorney Kurt Asprooth stated that he had not heard from any mortgage company that has a lean on the property.

ROLL CALL VOTE TO APPROVE ORDINANCE 2025-86, AN ORDINANCE REVOKING THE RESIDENCES AT BARTLETT STATION PUD APPROVALS.

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

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GANDSEY

Trustee Gandsey stated that Mo's Gyros BEDA Grant Application was covered and approved under the Consent Agenda.

C. FINANCE COMMITTEE, CHAIRMAN LAPORTE

Trustee LaPorte stated that there was no report.



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D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN BATTERMANN

Trustee Battermann stated that the Bartlett Area Chamber of Commerce Road Closure, and the Oktoberfest Class D Liquor License Application, were covered and approved under the Consent Agenda.

E. POLICE & HEALTH COMMITTEE, CHAIRMAN SUWANSKI

Trustee Suwanski stated that Resolution 2025-87-R, A Resolution Approving the Intergovernmental Agreement with School District U-46 regarding Video Surveillance Access, was covered and approved under the Consent Agenda.

F. PUBLIC WORKS AND GOLF COMMITTEE, CHAIRMAN DEYNE

Trustee Deyne stated that Ordinance 2025-88, Ordinance Accepting the Public Improvements for 2325 Benchmark Lane was covered and approved under the Consent Agenda.

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 Suwanski.

ROLL CALL VOTE TO ADJOURN

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

NAYS: None

ABSENT: None

MOTION CARRIED

The meeting was adjourned at 7:15 p.m.

Jackie Cardoza
Executive Assistant