



VILLAGE OF BARTLETT BOARD MINUTES NOVEMBER 18, 2025

1. CALL TO ORDER

President Gunsteen, called the regular meeting of November 18, 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 (remote), and President Gunsteen

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Finance Director Matt Coulter, Director of Public Works Dan Dinges, Assistant Public Works Director Tyler Isham, Civil Engineer Nick Talarico, Planning & Development Director Kristy Stone, Food and Beverage Manager Paul Petersen, Deputy Chief Will Naydenoff, Deputy Chief Rob Sweeney, Village Attorney Kurt Asprooth, and Village Clerk Lorna Giles.

3. PLEDGE OF ALLEGIANCE

4. TOWN HALL

Mike Hogan-549 S. Western Avenue

Mr. Hogan stated that he's the President of Bartlett Little League and was present to discuss a resolution regarding Razika Park and Raiders football agreement. He went on to say that he was not here to criticize or attack the Raiders but instead to find a resolution. He stated that they have a lease agreement stating that during the season (August 1st-November 30th), the Raiders are responsible for reimbursing water, electric, and gas. He stated that during the joint season (December 1st-February 28th), they split the cost after which they control the rest of the year. Mr. Hogan stated that the fields were not maintained during their season and because their name is on the lease, they are ultimately held accountable for the appearance of the field. Mr. Hogan requested Village assistance in bringing all parties together to resolve this matter. Mr. Hogan then moved on to the second reason he was present, which is to try to partner with the village to help improve Kohler fields. He stated that their program is growing and has increased by roughly 25%. He went on to say that while the program has grown, the number of volunteers has declined and it's not sustainable to maintain the fields. Mr. Hogan stated that they travel to other towns for games and tournaments and their restrooms, concessions, centralized modern facilities, and structural field maintenance exceed Kohler Parks. He stated that with the support of the Village, he believes we can create something special for Bartlett's families and children.

Trustee Gandsey asked who is supposed to be taking care of the field and how do we enforce that. Mr. Hogan stated that the Little League pays all the bills after which they are forwarded to



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the Raiders who have a 30-day window to pay it back. He went on to say that throughout the years that communication has deteriorated and they're looking for help to resolve this.

President Gunsteen stated that he will work to set up a meeting with staff, himself and the presidents of both organizations so that they can sit down and discuss if this is a viable lease. He went on to say that in regard to Kohler Field, we have been working diligently to come up with a plan to better modernize the field. President Gunsteen stated that he would like to set up a time to meet with the board members from Bartlett Little League to generate some ideas regarding how to move forward.

Trustee Suwanski asked about the Bartlett Park District attending this meeting. Mr. Hogan stated that there is a gray area since its village owned land with a clear divider line on the property where Park District also leases land from the village. President Gunsteen asked that Village Administrator Paula Schumacher set up a meeting between the Park District and the two organization to have a roundtable discussion. Mr. Hogan left a copy of the lease with the board for reference.

George Lebron-506 Tamarack Drive

Mr. Lebron was present to discuss Naperville Road. He stated that the neighborhood has been hearing rumors about a new possible project regarding widening lanes on Naperville Road. He went on to say that he's met with Village staff before regarding this issue and the traffic and noise from the gravel trucks which has only increased and become worse over time especially during rush hour. He stated that the traffic has nearly tripled since the last traffic study was done. Mr. Lebron stated that the Village did offer to pay half of the cost to put in a traffic light, but Cook County wanted nothing to do with it.

President Gunsteen stated that he has not heard anything regarding widening the road to four lanes. Village Administrator Paula Schumacher stated that Cook County has been very firm that this is a truck route and they have no intention of reclassifying it. She went on to say that we continue to push Cook County for a light at Spaulding while sending over current speed studies to help keep this moving. President Gunsteen stated that this is the unfortunate truth about Cook County having jurisdiction over this road. He went on to say that it's very hard to make changes to a road that we don't own or operate.

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.



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Trustee Deyne asked to add items F. 1 to the Consent Agenda - Ordinance Accepting the Public Improvements at 1249 Humbracht Circle.

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 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

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

Mr. Coulter stated that the Treasurer's Report is for the month of September and that the sales tax collected was for the month of June and totaled \$673,538, which is up \$305,643 or 83% from the prior year. HE stated that Motor Fuel tax allotments received were \$164,17 which is up \$4,201 dollars of 2.6% from the prior year. Mr. Coulter went on to say that our State Income Tax received in September was \$366,019, which is up \$6,257 or 1.7% from the prior year. He stated overall Income Tax is up \$2,124 compared to this time last year.

9. PRESIDENT'S REPORT



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Mr. Coulter introduced Jamie Wilkie from Lauterbach and Amen to go over the 2025 Auditor's Report. Ms. Wilkie started with the Certificate of Achievement for Excellence in financial reporting, which is conducted by the Government Finance Officers Association. She stated that they are required each year in conjunction with actual opinions on materials of financial statements to take a look at overall internal control environment, which means they're looking at policies, procedures, workflow etc. Ms. Wilke then went over a PowerPoint presentation detailing their findings during the audit. A copy of that PowerPoint was provided to the Board.

Ms. Wilke discussed Financial Highlights stating overall there was an increase in the Village's equity during the year as well as a decrease in bonded debts. Next were the General Fund results, which indicated that the General Fund was able to report a surplus for the year. Ms. Wilke stated that expenditures were well within the budget.

Next, she covered the Statistical Section stating this is one of the mandated sections for the award program. That covers the Village's revenue capacity, debt obligations and debt capacity, demographic information as well as operating indicators. Ms. Wilke stated that as part of the auditing process they issue two separate letters; the first of which is called the SAS 114 letter. She stated that this is a standard communication letter that is required to be reported, and that the Village's letter states that everything related to the audit went according to plan. Lastly, she discussed the Management letter which is where they point out some best practice recommendations as well as compliance changes coming down the pipeline. Ms. Wilke stated that there were two recommendations made; the first relates to funds over budget specifically tied to Brewster Creek Municipal TIF, Brewster Creek Project TIF, as well as the Police Pension. Ms. Wilke stated that the recommendation is that the Village investigate the causes of the funds over budget and adopt appropriate future funding measures. She stated that the second recommendation is funds that are out of compliance with the Village's reserve or fund balance policy. She stated that many Village's funds have policies around that level of funding balance that we want to maintain at the end of each fiscal year. The recommendation is that the Village investigate the fund balances and adopt future budgets to address these items not in compliance.

Trustee Gandsey asked what other types of audits we could have done and how this differs from others. Ms. Wilke stated that this type of audit is mandated by the State and is called a Financial Statement Audit. She stated that there are other kinds of audit options such as forensic audits but those generally take a long time to complete, and the cost is much more significant. Trustee Gandsey asked if they would recommend doing a deep dive audit like this for the Village. Ms. Wilke stated that there was nothing during this year's audit where they would make that recommendation.

Trustee Battermann asked when we would be able to discuss the funds under balance and come up with some mechanisms to better that. Village Administrator Paula Schumacher stated that stated that one of the things they've discussed is to use the expertise of an outside food and beverage consultant to look at the operations at the golf course. She stated that they would work with staff to come up with a plan and a list of recommendations. Ms. Schumacher stated



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that getting someone from the outside to look at more of the structural operations would be most beneficial.

Trustee Gandsey read the Proclamation for Small Business Saturday.

10. QUESTION/ANSWER: PRESIDENT & TRUSTEES

Trustee Deyne wanted to recognize staff on their birthdays and anniversaries.

Trustee Deyne stated he was looking forward to the fountain and runnel up and running and asked for confirmation on the date and time. Public Works Director Dan Dinges stated that was November 20th and that he would contact Trustee Deyne regarding the time.

Trustee Gandsey asked about North Avenue and truck enforcement, she wanted to know about progress being made. Chief Conway stated the ordinance was passed in October and that the Oxcart Permitting system would be implemented in December. He went on to say that they've lowered the weight restrictions on North Avenue that they will now be able to enforce with a new ordinance and new fee structure in the downtown area.

Trustee Hopkins asked about the benches near the fountain, he asked if staff has looked into other options. Mr. Dinges stated they have not done any research as it's not in season, but they will look into options and bring it back to the board for review and discussion. Trustee Hopkins asked about the gas station on Bartlett Road and Route 20 and what the process is with that. Planning and Development Director Kristy Stone stated that they're waiting to hear from the IEPA if they will accept the pre-existing no further remediation letter. She stated once we hear from them, we will be able to more actively market that space. Trustee Hopkins asked if there was a time frame on that, Ms. Stone stated by the end of the year.

President Gunsteen stated that he would like to keep the Fletcher family in our prayers following her passing this past week. He stated that Ms. Fletcher was the longest serving Director of the Bartlett Park District and was an active member on the Bike and Run Committee, Rotary, and countless Village events such as Merry and Bright.

11. 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 stated that there was no report



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C. FINANCE COMMITTEE, CHAIRMAN LAPORTE

Trustee LaPorte presented Resolution 2025-112-R, a Resolution Approving of Certificate of Expenditure No. 7 in the Amount of \$1,907,200 for the Subordinate Lien Tax Increment Revenue Note, Series 2009, for the Bluff City Quarry Redevelopment Project. He stated that Attached is a resolution approving Certificate of Expenditure No. 7 in the amount of \$1,907,200 for public improvements and related costs in the Bluff City TIF. The resolution is to approve an increase to the 2009 Developer Note not to exceed \$13,500,000. The note will be repaid as TIF increment becomes available. Trustee LaPorte motioned to approve Resolution 2025-112-R, a Resolution Approving of Certificate of Expenditure No. 7 in the Amount of \$1,907,200 for the Subordinate Lien Tax Increment Revenue Note, Series 2009, for the Bluff City Quarry Redevelopment Project, that motion was seconded by Trustee Deyne.

Trustee Gandsey asked what number we were going up to. Mr. Coulter stated that the developer note is not to exceed 13.5 million, and after this one they have about 1 million remaining.

ROLL CALL VOTE TO APPROVE RESOLUTION 2025-112-R, A RESOLUTION APPROVING OF CERTIFICATE OF EXPENDITURE NO. 7 IN THE AMOUNT OF \$1,907,200 FOR THE SUBORDINATE LIEN TAX INCREMENT REVENUE NOTE, SERIES 2009, FOR THE BLUFF CITY QUARRY REDEVELOPMENT PROJECT

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

D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN BATTERMANN

Trustee Battermann stated that there was no report.

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 Resolution 2025-113, An Ordinance Accepting the Public Improvements at 1249 Humbracht Circle was covered and approved under the Consent Agenda.

13. NEW BUSINESS



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Trustee Hopkins stated that he would like to discuss a policy change for the inspectors. He stated that he had requested some inspection reports on different projects and learned that not all of our projects in Bartlett are inspected by our inspectors. He stated that he would like to see how that came about as any electrical work or plumbing that is being done in town needs to be inspected by our building inspection team. Village Administrator Paula Schumacher wanted to clarify that the projects that Trustee Hopkins was inquiring about are projects within the right of way and the purview of Public Works. She stated that all other buildings are inspected by our plumbing and electrical inspectors. Trustee Hopkins asked to add a committee meeting to have a discussion about policy change. President Gunsteen suggested that we get the Ordinance as it's written currently so that they can have a discussion to see what the limitations are.

Public Works Director Dan Dinges stated that in regard to the Streetscape Project, they've never gotten permits from the Building Department, however they do have inspectors inspecting the work to make sure it meets the design that the licensed engineers have put together. President Gunsteen stated that we should pull the Ordinance to review it in order to discuss this further.

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 7:52 p.m.

Jackie Cardoza
Executive Assistant