



VILLAGE OF BARTLETT

SPECIAL COMMITTEE MINUTES

April 7, 2026

1. CALL TO ORDER

President Gunsteen called the Special Committee of the Whole meeting on March 10, 2026, of the President and Board of Trustees of the Village of Bartlett to order on the above date at 6:00p.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, Economic Development Coordinator Tony Fradin, Finance Director Matt Coulter, Director of Public Works Dan Dinges, Assistant Public Works Director Tyler Isham, Civil Engineer Nick Talarico, Assistant to the Public Works Director Sam Hughes, Planning & Development Director Kristy Stone, IT Director John Peebles, Food and Beverage Manager Paul Petersen, Police Chief Ryan Conway, Deputy Chief Rob Sweeney, Deputy Chief Will Naydenoff, Village Attorney Kurt Asprooth, and Village Clerk Lorna Giles.

3. TOWN HALL: None

4. SPECIAL MEETING – HOUSEAL LAVIGNE:

1. Lake Street TIF Vision Exercise

Mr. Nick Davis, a Principal at Houseal Lavigne, began by stating he was going to walk through an exercise with the board to collect some data and better understand some of the issues and challenges presented. He stated that they met with some of the department heads this morning and also did a quick study area tour drive to the site. Mr. Davis prefaced that they are still at the starting phase where they're information gathering, as they try to learn as much as they can about this project. He stated that they've been going through past plans, studies, and reports that have been submitted to get a better understanding about what's been talked about. Mr. Davis provided an overview of where they currently are stating that this is the kickoff, after which the next two weeks they will work with their team to take the information they gather from discussions with the board, department heads, and other staff to create focus groups which will be held next week. He stated that after that, his team would start preparing the sketch plan phase which is phase two of this project. He stated that they would prepare three options based on these meetings and conversations. Mr. Davis stated that they would come back after that to present to the board and village staff to receive their feedback and conduct a public open house to get the community's feedback and response regarding what they're preparing. He stated that making refinements to the preferred plan is phase three, emphasizing that refining it into one concept to start moving forward to the market. He went on to say that they will prepare a series of visualizations in a 3D model to give people a strong understanding of what this could look like in the future, which will take place during the next three to four months. Trustee Hopkins asked if a three-to-four-month process was aggressive. Mr. Davis stated



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that it was not and that they're currently in the process of wrapping up two different projects that took that amount of time. Trustee Hopkins asked that compared to other municipalities with a key piece of property like this, if we were approaching it the right way. Mr. Davis stated that he does think this is the right approach and that this was something discussed with department heads earlier today. He stated a lot of what's driving this is the realignment of Oak Avenue, which allows them to get a better sense of the timeline and set dates for the different phases that were discussed. He stated that it also starts to move the project towards what they want to see on these future property sites which is a good message for development and community investment. Trustee Hopkins asked in relation to the properties that back up to the 22 acres, do they have a general sense of what other communities do and what's been successful as a buffer between residents and that piece of property. Mr. Davis stated that was something they're looking into because the site does dip down in that area. He stated that it's something they will need to examine as they start getting into concepts, but it will largely depend on the use that is being proposed on those 22 acres. Mr. Davis stated that if it's a similar type of use, the buffer is less of an issue, however, if it's a use where they feel it will require a more substantial edge in treatment then they need to make sure that space is set aside and we identify what it is. Mr. Davis stated that if there were no other questions, he would get started discussing Phase one.

Mr. Davis handed the board a list of questions and asked them to get started with the first one and asked they not jump ahead. The first question asked, "What do you believe are the top five issues or concerns facing the study area?" Mr. Davis asked the board to look at the overall study area but also to identify some of the bigger concerns for that area such as the last question regarding a buffer. After giving the board some time to answer, Mr. Davis kicked it off with Trustee Battermann asking him to provide one issue. Trustee Battermann stated that we've got a lot of traffic downtown where our train station is, he stated that he'd like to see some of those visitors and that traffic headed uptown. Mr. Davis moved on to Trustee Hopkins, who stated that current property owners aren't motivated to make improvements to redevelop. Mr. Davis asked if that was study area specific or in and around that area as well. Mr. Hopkins stated primarily the study area. Trustee Suwanski went next stating that one issue is that Lake Street is a high traffic corridor. Mr. Davis agreed that while they were out there, it definitely was a high traffic area. Trustee Deyne went next stating that he listed economic impact which he stated is in conjunction with Trustee Battermann regarding traffic from downtown to uptown. Mr. Davis wanted to confirm that when Trustee Deyne stated economic impact, it was a concern that what's planned could impact downtown in a negative way, Trustee Deyne stated that was correct. Trustee Gandsey stated that her concern would be that everything would be a franchise of the same businesses we see everywhere else. Mr. Davis asked if she didn't want to see any franchises or was looking to establish a balanced mix of some franchises with local businesses too. Trustee Gandsey stated no more Starbucks or Dunkin, but maybe some of the more up and coming ones in town. Mr. Davis stated it made sense to make different franchise considerations. Trustee LaPorte stated one of his concerns is revenue diversity, he went on to say that he'd like to see residential, commercial, retail, and possibly a hotel. He stated that he'd like to see long-term financial stability. Mr. Davis asked what drove the desire for Trustee LaPorte wanting a hotel. Trustee LaPorte stated transient taxes and because we currently don't have one in town. President Gunsteen stated one of his biggest concerns is marketing this the right way so that as this development goes forward, we're attracting those developers who believe in this as much as the village does. Mr. Davis stated that he agrees and really likes that the intent is wanting someone to care about this as much as the village does, especially if they're coming in to develop here. He stated that it's a strong tone to strike and something that we can



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build into the plan's recommendations. Trustee LaPorte stated that we also need to find a way to market it to current property owners like Trustee Hopkins stated, as there will always be people who will be against what we bring in simply because they won't want something going in behind where they live. Mr. Davis agreed, stating that having this discussion and getting that buy-in and community support is so important, so that when the alignment has occurred and we're looking at strategically repositioning these properties, we're not guessing about what people want to see there. Mr. Davis asked the board to go back around and list any others that haven't been touched on so far. Trustee Battermann stated another concern was the middle school in the midst of this, which means students early in the morning and in the afternoon, along with school traffic and buses. Mr. Davis stated that it was a good point. He asked if anyone had other concerns to share, Trustee Suwanski stated that we would need to recognize the main entrance into Bartlett and the downtown area once this project is completed and when people are coming into Bartlett off Bartlett Road onto Oak. Mr. Davis stated that it was a good point that we want to make sure that intersection serves as the entry point which is announcing Bartlett. Trustee Gandsey wanted to elaborate further on Trustee Suwanski's point stating that it would be great to get some kind of connectivity from downtown to uptown. Mr. Davis stated that it was a great idea and stated they would list a walkable pedestrian connection from uptown to downtown. Mr. Davis liked Trustee LaPorte's vision of an inclusive place that feels safe, connected, and rooted in local identity. Mr. Davis asked if anyone else had any more items to add, President Gunsteen stated that he does have concerns about parking. He stated that he didn't think we needed another parking lot but wanted to come up with some ways to shield or put all the vehicles out of sight. He went on to say that he wanted to see this property, the whole site, maximized to the highest level that we can get from a tax standpoint. Mr. Davis stated that he understands that President Gunsteen doesn't necessarily mean the highest and best use so much as he wants to make sure that it's generating revenue for the village long-term. Trustee LaPorte stated that we should also keep in mind what our neighbors are already doing; for example, Bloomingdale tore down the shopping center and are creating a man-made lake, building restaurants around that lake, as well a giant indoor football, and baseball arena. He stated that he doesn't want to reinvent the wheel, but that we should take advantage of areas that are going to be nature preserves or water retention to make it an amenity and asset that the community can benefit from. Mr. Davis stated that he agrees that we should look at ways to build off those naturalized specs and create something more substantial that would generate revenue.

Trustee LaPorte asked when the community feedback and input would be on the schedule. Mr. Davis stated that in the next couple of weeks, they'll prepare a series of three different sketch options and plans which they will share with village staff. He stated they would then make refinements and have a public open house where they would do a presentation which will allow for public feedback. Trustee LaPorte stated that he thought it would be beneficial to first invite the people who live in that neighborhood to come out in advance and get their feedback before opening it up to the whole community. Mr. Davis agreed that it would be important to host those residents first. Mr. Davis moved on to question #2, which was to prioritize the 16 identified issues and concerns. He stated that they can only pick their top three. Mr. Davis went through all the issues and concerns listed for the board and village staff and went over their rankings of each items. After Mr. Davis took votes, he emphasized the importance of this exercise stating that it didn't matter where these ranked as these were 16 important issues and concerns that they would focus on and prioritize. Trustee Gandsey asked if Houseal Lavigne also marketed the property or just work on the concept ideas for it. Mr. Davis stated that they would be working on concepts that A5



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would work on to market it. Mr. Davis then instructed the board to identify actions, project, or improvements that they would like to see in the study area. Mr. Davis provided an example of perhaps designing a unique larger scale gateway that goes as part of that intersection improvement that announces entering into Bartlett when the realignment is complete. He went on to say that for these ideas, they don't want to focus on how it's fiscally responsible but more on what the board would like to see happen if they could choose attributes to add to the study area. Trustee LaPorte stated that going back to local identity, he wanted to see a place for Tom's Vegetable stand which has been a staple in this town for years. He went on to say that perhaps we could build in space for food trucks in there as well. Mr. Davis stated that was a great idea and asked if anyone had any others to share. Trustee Gandsey suggested entertainment businesses such as Top Golf or a place that has video games. President Gunsteen stated that he had entertainment district written down as well and used Rosemont as an example stating having something where those within the community can say I'm going there to get groceries, dinner, as well as for family entertainment. Trustee Suwanski stated that she loved these ideas but didn't want to see entertainment businesses that are fads and that seven years from now will end up being an empty building. Trustee Gandsey also wanted to add housing that appeals to younger people. Mr. Davis stated that having a mixed-use development or multifamily development would be a great idea. Trustee LaPorte also suggested capitalizing rooftops either as restaurants, beer gardens, or even on a residential structure. President Gunsteen stated that when he thinks of ideas, he likes to compare it to other communities and what they've done. He went on to say that he likes the Woodridge Seven Bridges area and what they've done with mixed use on top of retail as well as them encompassing a lot of restaurants and businesses in that area. President Gunsteen stated that perhaps a parking garage would be useless to address the amount of cars that would be generated through the residence. He went on to say that we are putting a lot of work, money, and emphasis on the Oak realignment and that it does need to be marked as a gateway into our town. Mr. Davis stated that there is a lot of opportunity to pull people off Lake Street and bring them through this district and get them to travel further down into the downtown area. Trustee Battermann stated that are currently Midwest flat and he would like to see us use site assets to transform that flat land into multi elevation with perhaps some taller building and paths that go through to make it more pedestrian centered. Mr. Davis agreed and stated this goes back to leveraging and taking advantage of the space to make it more inviting and interesting. Trustee Gandsey stated that it would be important if we incorporated a hotel that we don't go with the Holiday Inn but rather a boutique hotel. President Gunsteen stated that he does think it's important to have some open space for people who live there to gather such as an outdoor gazebo and place for residents to walk and relax. Mr. Davis stated that was a great point and agreed that it would be an important component. Trustee Battermann stated that if we do get an outdoor space, perhaps utilizing a water tower in that space but making it look more like an monument would be something we could look into incorporating.

Mr. Davis moved on to the last question they would cover for this evening and that was to focus on the strengths and assets, which is equally important as the other things discussed tonight as we start this project. He stated that the focus is to make sure that we're not like every other community, he asked the board members to list what they think works well stating that this could be specific to the site and its opportunities, but also as it relates to the town of Bartlett. President Gunsteen stated that we have a gazebo at Bartlett Park that's been used as our identity for many years, and he thinks there might be an opportunity to recreate something of that nature. Trustee LaPorte stated that our marketing team has used "We/You Belong in Bartlett" to symbolize that Bartlett is about multi-general families but also family



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in general. He also referenced the historic train station, athletics, children, and family. Trustee Gandsey and Suwanski both stated that people are very loyal to Bartlett and they want to stay here, but there's just not enough right now to get them to stay. Trustee LaPorte also agreed and stated that it would be great to get the feedback from Bartlett residents to hear what they have to say as well. Mr. Davis agreed that would be vital as they build on their concepts. President Gunsteen stated that one of the strengths is that we have the opportunity to get the 40,000 plus cars travelling through to come into town to discover Bartlett and what we have to offer, and it would be great to tap into that. Mr. Davis stated that as they were coming to a close, he wanted the board to state the types of uses they would be interested in seeing such as residential, commercial, service etc. Trustee LaPorte stated that when people leave Bartlett, they generally go to St. Charles or Geneva for places to eat since they have smaller boutique restaurants. Trustee Gandsey stated that Elmhurst has a nice downtown area, as well as Naperville. Mr. Davis stated that these were all great points, he stated that they've discussed great points that we have wetlands, buffers, and open space along with a programmable area for gathering which will be what they focus on. President Gunsteen wanted to mention the middle school at that location again stating that as we develop a plan, we need to make sure that it flows well for the school itself. Trustee Gandsey asked if they would incorporate safety around the development. Mr. Davis stated that that the new intersection with the alignment will be a four-way stop which is significantly safer than a two-way stop. However, he stated that they would definitely be mindful of the safety concerns.

Being that there were no other questions, Mr. Davis stated that the next step would be to meet with some focus groups next week that the village had set up, after which they would break down that data and complete their existing conditions, planning influences and start moving on to sketch options. He stated that they would present three sketch options to get the board's feedback after which they would go to the public to get their feedback. Mr. Davis collected the sheets and advised the board that they would summarize everything for review. He encouraged the board to reach out with any additional thoughts that they might have.

B. ADJOURNMENT

President Gunsteen moved to adjourn the Committee of the Whole meeting. Trustee Deyne moved to approve; the motion was seconded by Trustee LaPorte.

ROLL CALL VOTE TO ADJOURN

AYES: Chairmen Batterman, Deyne, Gandsey, Hopkins, LaPorte, Suwanski

NAYS: None

ABSENT: None

MOTION CARRIED

The Special Committee Meeting was adjourned at 7:00 p.m.



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Jackie Cardoza

Jackie Cardoza
Executive Assistant