

VILLAGE OF BARTLETT

COMMITTEE AGENDA

FEBRUARY 5, 2019

BUILDING & ZONING, CHAIRMAN HOPKINS

Resubdivision of Lot 72 Moureau's Crest View Addition to Bartlett

FINANCE & GOLF, CHAIRMAN DEYNE

Sewer Rate Increase for May 1, 2019

EXECUTIVE SESSION

To Discuss Sale of Village Owned Property
Pursuant to Section 2(c)6 of the Open Meetings Act



Agenda Item Executive Summary

Item Name Resubdivision of Lot 72 Moureau's Crest View Committee
Addition to Bartlett or Board Committee

BUDGET IMPACT

Amount: N/A Budgeted N/A

List what fund N/A

EXECUTIVE SUMMARY

The Petitioner is requesting:

Preliminary/Final Plat of Resubdivision

Variations:

- a) A 4 foot reduction from the required 45 foot rear yard on Lot 1, and
- b) A 9 foot reduction from the required 45 foot rear yard on Lot 2

The above requests are to create two (2) single-family lots on an existing 13,878 square foot property (Lot 72 of the Moureau's Crest View Addition to Bartlett) located at the northwest corner of North Chase and East North Avenues.

ATTACHMENTS (PLEASE LIST)

CD Memo, Applicant Cover Letter, Application, Location Map, Plat of Survey, Preliminary/Final Plat of Resubdivision, Proposed Building Location and Tree Preservation Plan

ACTION REQUESTED

- For Discussion only - To review the Petitioner's requests and forward to the Zoning Board of Appeals to conduct the required public hearing and the Plan Commission for further review.
- Resolution
- Ordinance
- Motion

Staff: Roberta Grill, Acting Com Dev Director Date: January 29, 2019

COMMUNITY DEVELOPMENT MEMORANDUM

19-09

DATE: January 29, 2019
TO: Paula Schumacher, Village Administrator
FROM: Roberta Grill, Acting Community Development Director 
RE: **(#18-22) Resubdivision of Lot 72 Moureau's Crest View Addition to Bartlett**

PETITIONER

Attorney Ahmed Motiwala on behalf of JASY Construction Engineering Consultants Corporation (Owners)

SUBJECT SITE

Lot 72 of the Moureau's Crest View Addition to Bartlett (northwest corner of North Chase and East North Avenues)

REQUESTS

Preliminary/Final Plat of Resubdivision; and Variations:

- a) A 4 foot reduction from the required 45 foot rear yard on Lot 1; and
- b) A 9 foot reduction from the required 45 foot rear yard on Lot 2

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Vacant	Village Center Residential	SR-4
North	Single-Family	Village Center Residential	SR-4
South	Multi-Family	Attached Residential- Med. Den.	SR-6
East	Single-Family	Village Center Residential	SR-4
West	Single-Family	Village Center Residential	SR-4

ZONING HISTORY

Through the Staff's research and as shown on the Village's Annexation Map, this parcel has been part of Bartlett since its incorporation in 1891 and was shown on the Village's first Zoning Map (1941) as part of the Residential District. The Moureau's Crest View Addition to Bartlett was platted and recorded in 1926. According to the 1962 Zoning Map the property was zoned R-1 Single Family Residence. During the comprehensive rezoning of the Village in 1978, the property was rezoned to the SR-4 Suburban Residence Zoning District.

CURRENT DISCUSSION

1. The Petitioner is requesting a **Preliminary/Final Plat of Resubdivision** for Lot 72 of the Moureau's Crest View Addition to Bartlett. The 13,878 square foot (0.318 acre) vacant parcel would be resubdivided to create two single family lots.
2. Lot 1 consisting of 6,166 square feet and Lot 2 consisting of 7,713 square feet would both meet the minimum lot standards for the SR-4 Zoning District; including the 60 ft. minimum lot width and the 6,000 sq. ft. minimum lot size requirements. Lot 1 would have access off of E. North Avenue and Lot 2 would have access off North Chase Avenue.
3. The Preliminary/Final Plat of Resubdivision includes public utility and drainage easements along all property lines in accordance with the Subdivision Ordinance.
4. Since the subject property is less than 3 acres, no detention is required for this subdivision. However, PCBMPs (Post-Construction Best Management Practices) will be required on an individual lot basis if the new impervious area is more than 2,500 square feet to meet the DuPage County Stormwater Ordinance regulations. (This will be reviewed by the Building and Public Works Departments during the building permit review process.)
5. As required in the Subdivision Ordinance, the Petitioner will plant parkway trees along the existing rights-of-way spaced not less than forty feet (40') nor more than sixty feet (60') apart.
6. There are existing concrete sidewalks along North Chase Avenue and E. North Avenue that are currently deteriorating. As part of the subdivision requirements, these sidewalks will be removed and replaced.
7. The Petitioner is also requesting two **variations**:
 - a) A 4 foot reduction from the required 45 foot rear yard on Lot 1; and
 - b) A 9 foot reduction from the required 45 foot rear yard on Lot 2.
8. This project would result in a net density of 6.3 dwelling units/net acre and is consistent with the Comprehensive Plan which designates the area as "Village Center Residential, 5-7 dwelling units/net acre".
9. The Engineering Plans are currently being reviewed.
10. New addresses will be assigned to each of the lots if the subdivision is approved.

RECOMMENDATION

1. The Staff recommends forwarding the Petitioner's requests on to the Zoning Board of Appeals to conduct the required public hearing and the Plan Commission for further review.
2. Background information is attached for your review and consideration.



4438 Oakton Street
Skokie, IL 60076
Phone 847.786.8999 | Fax 847.786.8998
www.MALawIllinois.com

Ahmed Motiwala, Esq.
Ahmed@malawillinois.com

January 3, 2019

President and Board of Trustees
Village of Bartlett
228 S. Main Street,
Bartlett, IL 60103

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COMMUNITY DEVELOPMENT

JAN 03 2019

VILLAGE OF
BARTLETT

RE: Resubdivision of Lot 72 Moureau's crest view addition to Bartlett

To Whom It May Concern:

Please be advised that this firm has been retained by Jasy Construction Engineering Consultants Corporation to assist in submitting the appropriate application necessary for approval of the subdivision of the lot located at the above referenced address into two smaller lots. The owner's intent is to build two single-family houses (one on each lot), which is believed will be a better use of the land. Furthermore, the owner is requesting a zoning variance for which an application is attached.

We look forward to working with you and would be happy to answer any inquiries you may have in this regard.

Sincerely,
M&A LAW FIRM

A handwritten signature in black ink, appearing to read 'Ahmed R. Motiwala', written over a horizontal line.

Ahmed R. Motiwala



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only
Case # 2018-22
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NOV 01 2018
VILLAGE OF
BARTLETT

PROJECT NAME LOT 72 SPLIT

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: AHMED MOTIWALA

Street Address: 4438 OAKTON STREET

City, State: SKOKIE, IL

Zip Code: 60076

Email Address: [REDACTED]

Phone Number: [REDACTED]

Preferred Method to be contacted: Email

PROPERTY OWNER INFORMATION

Name: JASY CONSTRUCTION ENGINEERING CONSULTANTS CORP.

Street Address: [REDACTED]

City, State: HANOVER PARK, IL

Zip Code: 60133

Phone Number: [REDACTED]

OWNER'S SIGNATURE: [Signature] Date: 7/19/18
(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)

ACTION REQUESTED (Please check all that apply)

- Annexation
 - PUD (preliminary)
 - PUD (final)
 - Subdivision (preliminary)
 - Subdivision (final)
 - Site Plan (please describe use: commercial, industrial, square footage): _____
 - Unified Business Center Sign Plan
 - Other (please describe) _____
- Text Amendment
 - Rezoning See Dropdown to See Dropdown
 - Special Use for: _____
 - Variation: Rear yards 4' + 9' reduction

SIGN PLAN REQUIRED? No

(Note: A Unified Business Center Sign Plan is required for four or more individual offices or businesses sharing a common building entrance or private parking lot.)

PROPERTY INFORMATION

Common Address/General Location of Property: 110 N. CHASE AVENUE (LOT 72)

Property Index Number ("Tax PIN"/"Parcel ID"): 06-35-112-013-0000

Zoning: Existing: SR-4
(Refer to Official Zoning Map)

Land Use: Existing: See Dropdown

Proposed: SR-4

Proposed: See Dropdown

Comprehensive Plan Designation for this Property: Village Center Residential
(Refer to Future Land Use Map)

Acreage: 13,858 SQ. FT.

For PUD's and Subdivisions:

No. of Lots/Units: 2

Minimum Lot: Area 6,000 Width 65 FT Depth 102 FT.

Average Lot: Area _____ Width _____ Depth _____

APPLICANT'S EXPERTS (If applicable, including name, address, phone and email)

Attorney _____

Engineer _____

Other _____

FINDINGS OF FACT FOR VARIATIONS

Both the Zoning Board of Appeals and the Village Board must decide if the requested variation is in harmony with the general purpose and intent of the Zoning Ordinance and if there is a practical difficulty or hardship in carrying out the strict letter of the regulations of the Zoning Ordinance.

The Zoning Board of Appeals shall make findings based upon evidence presented on the following standards: **(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the ZBA and Village Board to review.)**

1. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

When the two (front and back) setbacks are accounted for there is only 32.73 feet of depth remaining which is not sufficient to build a house upon.

2. That conditions upon which the petition for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.

This lot is unique given the fact that it is an older neighborhood and the lot is smaller than other neighborhood.

3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.

This is correct, without the variation, the Seller would be unable to build a house upon the lot.

4. That the alleged difficulty or hardship is caused by the provisions of this Title and has not been created by any person presently having an interest in the property.

True the setback line is based upon existing title. The lot is large enough to accommodate two houses if subdivided, however, based upon the current zoning, it would not be possible without the zoning variance.

5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.

True, on the contrary, with the proposed zoning variance, the owner would be able to build two standard houses on the lot which will conform with the neighborhood in general.

6. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.

That is correct.

7. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.

That is correct.

ACKNOWLEDGEMENT

I understand that by signing this form, that the property in question may be visited by village staff and Board/Commission members throughout the petition process and that the petitioner listed above will be the primary contact for all correspondence issued by the village.

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the above signatures.

Any late, incomplete or non-conforming application submittal will not be processed until ALL materials and fees have been submitted.

SIGNATURE OF PETITIONER: _____

Nd. Jameel Ahmed

PRINT NAME: JASY CONSTRUCTION ENGINEERING CONSULTANTS CORPORATION

DATE: 7/19/18

REIMBURSEMENT OF CONSULTANT FEES AGREEMENT

The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed on an ongoing basis as they are incurred and will be due within thirty days. All reviews of the petition will be discontinued if the expenses have not been paid within that period. Such expenses may include, but are not limited to: attorney's fees, engineer fees, public advertising expenses, and recording fees. Please complete the information below and sign.

NAME OF PERSON TO BE BILLED: MOHAMMED JAMEEL AHMED

ADDRESS: _____

Hanover Park, IL 60133

PHONE NUMBER: _____

EMAIL: _____

SIGNATURE: _____

Nd. Jameel Ahmed

DATE: 7/19/18

ZONING/LOCATION MAP

Lot 72 Moureau's Crest View Addition Split
Case #18-22 - Preliminary/Final Plat of Subdivision



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

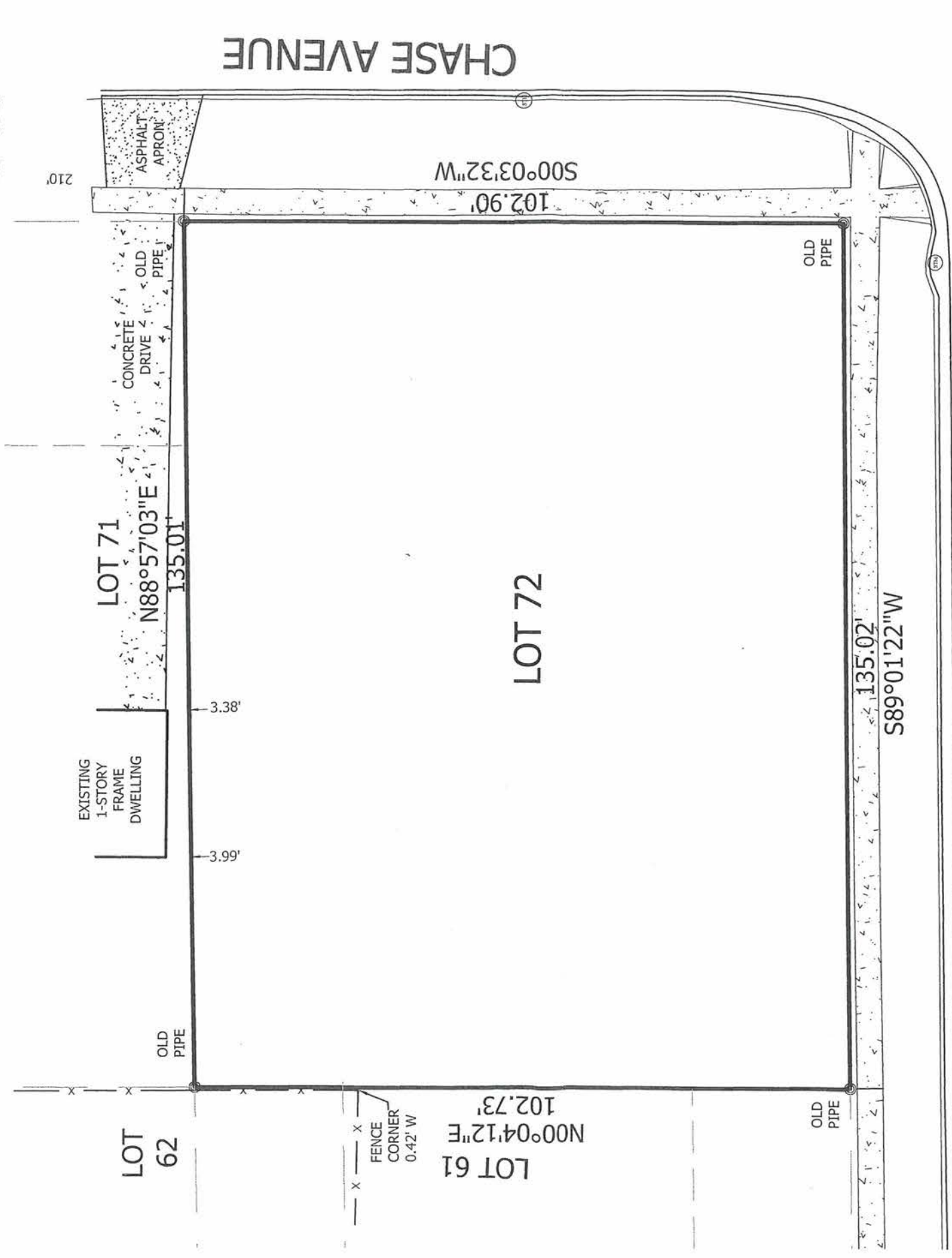
PLAT OF SURVEY

LOT 72 IN MOUREAU'S CREST VIEW ADDITION TO BARTLETT, BEING A SUBDIVISION IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN BARTLETT, COOK COUNTY, ILLINOIS AND CONTAINING 0.318 ACRES MORE OR LESS.

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JAN 25 2019

VILLAGE OF
BARTLETT



E. NORTH AVENUE

NOTES:

- PUDE PUBLIC UTILITY
- DRAINAGE EASEMENT
- BSL BUILDING SETBACK LINE
- (M) MEASURED
- (R) RECORD



STATE OF ILLINOIS)
COUNTY OF WILL)
I, MICHAEL R. ROGINA, ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND THAT THIS PLAT OF SURVEY IS A CORRECT REPRESENTATION THEREOF.
DATED THIS 18TH DAY OF DECEMBER, 2018
MICHAEL R. ROGINA
I.P.L.S. 3516
LICENSE EXPIRES 11/30/2018

COMPARE DESCRIPTION AND POINTS BEFORE BUILDING AND REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR.
REFER TO DEED OR GUARANTEE TITLE POLICY FOR BUILDING LINE RESTRICTIONS OR EASEMENTS NOT SHOWN ON PLAT OF SURVEY.
TO INSURE AUTHENTICITY OF ANY COPIES, THEY MUST BEAR THE SURVEYOR'S IMPRESSED SEAL.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

LOT 72, IN MOUREAU'S CREST VIEW ADDITION TO BARTLETT SUBDIVISION

SCALE: 1" = 20' FIELDWORK DATE: 09-11-18 REVISED FIELDWORK DATE: DRAWN BY: JCC



ROGINA
ENGINEERS & SURVEYORS, L.L.C.
1225 Channahon Road Joliet, Illinois 815/729-0777 FAX 815/729-0782
Professional Design Firm License No. 184-006843 - Exp. 4/30/2019

ARCHITECTURAL STUDIOS, LTD. FILE NO: 6392.01

REV. 1 - PER VILLAGE REVIEW 12/ 18/18

F.B. PAGE

PRELIMINARY / FINAL PLAT OF RESUBDIVISION OF RESUBDIVISION OF LOT 72 MOUREAU'S CREST VIEW ADDITION TO BARTLETT

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JAN 25 2019

VILLAGE OF
BARTLETT

A RESUBDIVISION OF LOT 72 IN MOUREAU'S CREST VIEW ADDITION TO BARTLETT, BEING A
SUBDIVISION IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 35,
TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN BARTLETT, COOK COUNTY, ILLINOIS.

STATE OF ILLINOIS)
SS
COUNTY OF COOK)
(IN FEET)
1 inch = 20 ft.

THIS IS TO CERTIFY THAT I, MICHAEL R. ROGINA, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HAVE SURVEYED, RESUBDIVIDED AND PLATTED FOR THE OWNERS THEREOF THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER(S) OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 9 EAST EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

LOT 72 IN MOUREAU'S CREST VIEW ADDITION TO BARTLETT, BEING A SUBDIVISION IN THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN BARTLETT, COOK COUNTY, ILLINOIS AND CONTAINING 0.318 ACRES MORE OR LESS.

I FURTHER CERTIFY THAT IRON STAKES HAVE BEEN SET AT ALL LOT CORNERS, POINTS OF CURVATURE AND TANGENCY, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED, AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT THE FOREGOING PROPERTY FALLS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF BARTLETT, AND I FURTHER CERTIFY THAT NO PART OF SAID PROPERTY IS SITUATED WITHIN A FLOOD HAZARD AREA, AS PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 17031C03061, EFFECTIVE DATE 8/19/2008.

DATED AT JOLIET, ILLINOIS, THIS _____ DAY OF _____, 20__ .

ILLINOIS PROFESSIONAL LAND SURVEYOR #3516
LICENSE EXPIRES 11/ 30/20

OWNER'S AND SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF COOK)
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS (ARE) THE LEGAL OWNER(S) OF THE LAND DESCRIBED ON THE SUBJECT PLAT, AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH. ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE BOUNDARIES OF THE U-46 SCHOOL DISTRICT.

DATED THIS _____ DAY OF _____, 20__ .

JASY CONSTRUCTION ENGINEERING
CONSULTANTS CORPORATION
OWNER(S)

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF COOK)
I HEREBY CERTIFY THAT _____, WHOSE NAME(S) IS (ARE) SUBSCRIBED IN THE FOREGOING CERTIFICATE IS (ARE) KNOWN TO ME AS SUCH OWNER(S).
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20__ .

NOTARY PUBLIC
SEAL
MY COMMISSION EXPIRES: _____

VILLAGE OF BARTLETT CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF COOK)
APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS,
THIS _____ DAY OF _____, 20__ .

BY: _____
VILLAGE PRESIDENT

ATTEST:

VILLAGE CLERK

UTILITY EASEMENTS APPROVED AND ACCEPTED

COMMONWEALTH EDISON

SIGNATURE: _____ DATE _____
PRINTED NAME: _____ TITLE _____
AT&T
SIGNATURE: _____ DATE _____
PRINTED NAME: _____ TITLE _____

NICOR

SIGNATURE: _____ DATE _____
PRINTED NAME: _____ TITLE _____
COMCAST
SIGNATURE: _____ DATE _____
PRINTED NAME: _____ TITLE _____

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF COOK)
I, _____ TREASURER FOR THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED ON THE SUBJECT PLAT.
DATED THIS _____ DAY OF _____, 20__ .

BY: _____
VILLAGE TREASURER

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF COOK)
I, _____ COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE SUBJECT PLAT.
I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE SUBJECT PLAT.
GIVEN UNDER MY HAND AND SEAL AT COOK COUNTY, ILLINOIS THIS _____ DAY OF _____, 20__ .

BY: _____
COUNTY CLERK



EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

COMMONWEALTH EDISON COMPANY, NICOR, COMCAST
AND
AT & T, GRANTEES

THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS IN, OVER, UNDER, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "EASEMENT", THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS, TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE'S. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERMS IN SECTION 2(E) OF "AN ACT IN RELATION TO CONDOMINIUMS" (ILLINOIS REVISED STATUTES, CH. 30, PAR. 302(E)), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS, "OUTLOT", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING AND COMMON AREA". THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDE REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND, OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEE'S AT COST OF GRANTEE/LOT OWNER, UPON WRITTEN REQUEST.

NOTE:

- FENCES INSTALLED IN THE FRONT AND CORNER SIDE YARDS SHALL NOT EXCEED 4 FEET IN HEIGHT.
- PARKWAY TREES SHALL HAVE A MINIMUM TRUNK DIAMETER (MEASURED 12 INCHES ABOVE THE GRADE) OF NOT LESS THAN TWO AND ONE-HALF INCHES (2-1/2") AND SHALL BE PLANTED IN ALL PARKWAYS BY THE SUBDIVIDER/DEVELOPER THROUGHOUT THE ENTIRE SUBDIVISION ALONG EXISTING RIGHTS OF WAY ABUTTING THE PROPOSED DEVELOPMENT, IF TREES ARE MISSING. PARKWAY TREES SHALL BE SPACED NOT LESS THAN FORTY FEET (40') NOR MORE THAN SIXTY FEET (60') APART. PARKWAY TREES SHALL BE CENTERED WITHIN PARKWAYS BETWEEN THE CURB AND SIDEWALK OR BIKE PATH. NO PARKWAY TREES SHALL BE PLANTED WITHIN FIFTY FEET (50') OF THE INTERSECTION, MEASURED FROM THE LOT CORNER OF THE TWO (2) INTERSECTING LOT LINES ADJACENT TO THE PUBLIC RIGHTS OF WAY. REASONABLE EFFORT SHALL BE MADE TO KEEP PARKWAY TREES FROM OBSTRUCTING THE VIEW OF CROSS TRAFFIC AT INTERSECTIONS, AND FROM INTERFERING WITH UPRIGHT UTILITIES, SUCH AS FIRE HYDRANTS AND STREETLIGHTS. TREE PLANTING LOCATIONS ARE TO BE STAKED FOR REVIEW AND APPROVAL BY THE VILLAGE ARBORIST PRIOR TO PLANTING.
- THE MAXIMUM IMPERVIOUS SURFACE PERCENTAGE FOR ALL BUILDINGS AND STRUCTURES (PRINCIPAL AND ACCESSORY USES, EXCLUDING POOLS) INCLUDING PAVED, IMPERVIOUS, OR TRAVELED SURFACES ON A LOT SHALL NOT EXCEED 40%.

NOTE:

PUDE PUBLIC UTILITY DRAINAGE EASEMENT BUILDING SETBACK LINE	RETURN / MAIL TO: VILLAGE OF BARTLETT ATTN: COMMUNITY DEVELOPMENT 228 S. MAIN BARTLETT, IL 60103
--	--

6392.01

ROGINA
ENGINEERS & SURVEYORS, L.L.C.
1225 Danmahan Road Joliet, Illinois 61729-0777 FAX 815/729-0782
Professional Design Firm License No. 184-006843 - Exp. 4/30/2019

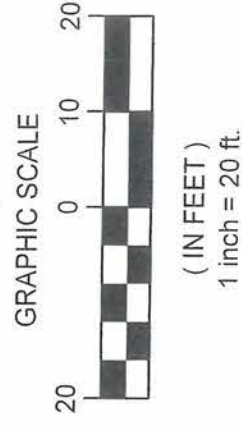
A PERPETUAL EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS, ITS SUCCESSORS AND ASSIGNS, OVER, UPON, ACROSS, THROUGH AND UNDER THOSE PORTIONS OF THE ABOVE DESCRIBED REAL ESTATE DESIGNATED PUBLIC UTILITY EASEMENT ON THIS PLAT, FOR THE PURPOSE OF INSTALLING, LAYING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, RENEWING AND REPLACING: WATERMAINS, SANITARY SEWER LINES, STORM SEWER LINES, STREET LIGHT CABLES AND ANY OTHER VILLAGE UTILITIES, TOGETHER WITH ALL APPURTENANT STRUCTURES, INCLUDING, BUT NOT LIMITED TO: MANHOLES, WET WELLS, LIFT STATIONS, FIRE HYDRANTS, VALVE VAULTS, STREET LIGHTS AND ANY AND ALL OTHER FIXTURES AND EQUIPMENT REQUIRED FOR THE PURPOSE OF SERVING THE ABOVE DESCRIBED REAL ESTATE WITH WATER SERVICE, SANITARY SEWER SERVICE, STORM WATER COLLECTION, STREET LIGHTING AND OTHER MUNICIPAL SERVICES AND FOR THE PURPOSE OF PROVIDING INGRESS TO AND EGRESS FROM THE PROPERTY SHOWN HEREON FOR EMERGENCY VEHICLES OF ANY AND ALL TYPES WHATSOEVER. IN NO EVENT SHALL ANY PERMANENT BUILDING(S) BE PLACED UPON THE SAID EASEMENT AREAS, BUT THE EASEMENT AREAS MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER SUCH PURPOSES THAT DO NOT, AND WILL NOT IN THE FUTURE, INTERFERE UNREASONABLY WITH THE EASEMENT RIGHTS HEREBY GRANTED TO THE VILLAGE OF BARTLETT.

REV. 2 - PER VILLAGE OF BARTLETT REVIEW 1/ 23/19
REV. 1 - PER VILLAGE OF BARTLETT REVIEW 12/ 18/18

PIN 06-35-112-013

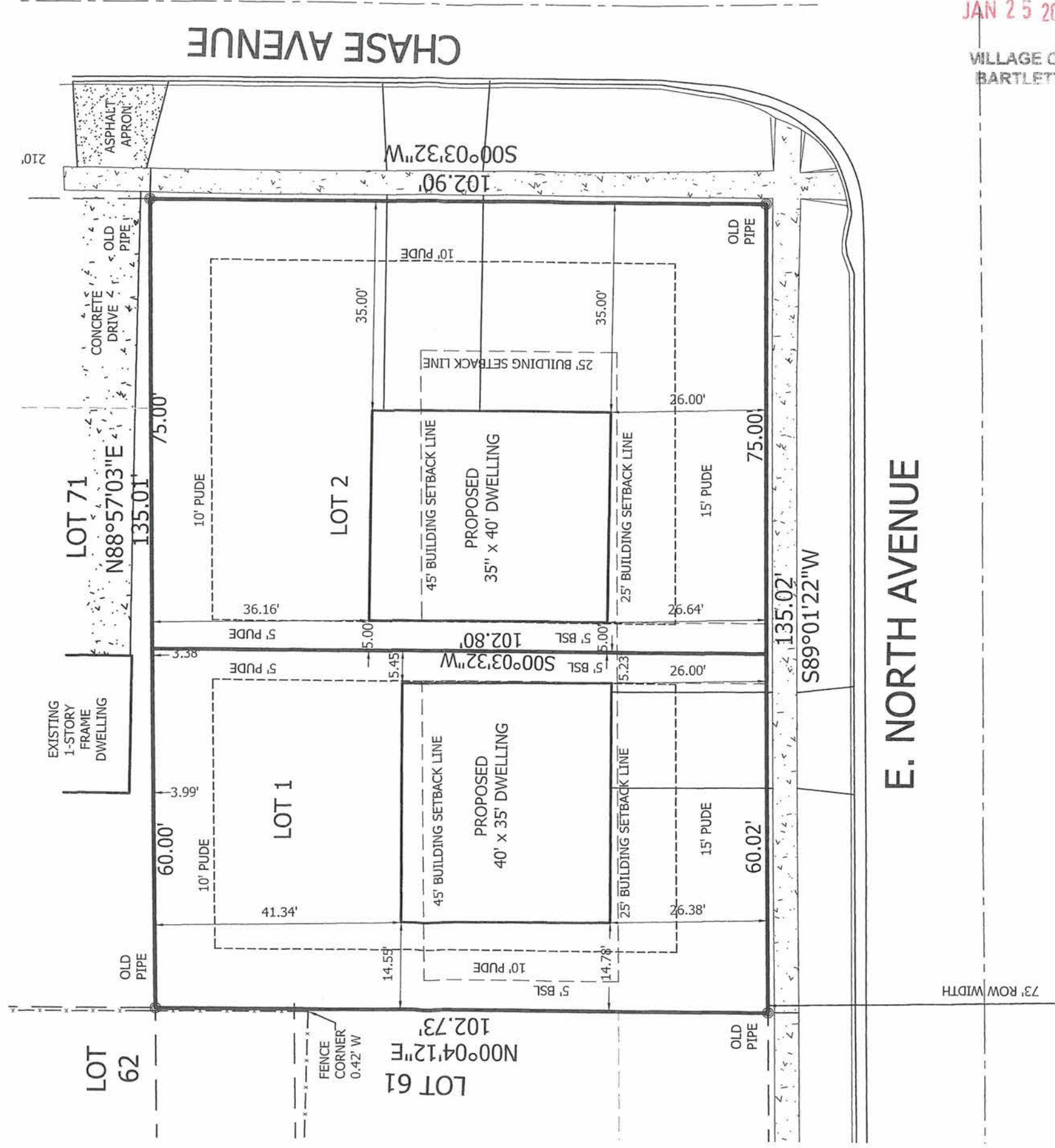
C:\Users\mrogin\Documents\2019\1225 Danmahan Road Joliet, Illinois 61729-0777\Bartlett\Bartlett Plat.dwg
PLOTDATE: 1/24/2019 4:22 AM Layout: Prelim Final Plot

PROPOSED BUILDING LOCATION PLAN



PROPOSED VARIANCES REQUESTED:

- REDUCTION IN THE EXISTING REAR YARD BUILDING SETBACK



E. NORTH AVENUE

73' ROW WIDTH

RECEIVED
COMMUNITY DEVELOPMENT

JAN 25 2019
VILLAGE OF
BARTLETT

PIN 06-35-112-013

PROPOSED BUILDING LOCATION PLAN OF RESUBDIVISION OF
LOT 72 MOUREAU'S CREST VIEW ADDITION TO BARTLETT

SCALE: 1" = 20' FIELDWORK DATE: REVISED FIELDWORK DATE: DRAWN BY: JCC

ROGINA
ENGINEERS & SURVEYORS, L.L.C.
1225 Channahon Road Joliet, Illinois 815/729-0777 FAX 815/729-0782
Professional Design Firm License No. 184-006843 - Exp. 4/30/2019

ARCHITECTUAL STUDIOS, LTD. FILE NO: 6392.01

- NOTES:
- PUDE PUBLIC UTILITY
 - DRAINAGE EASEMENT
 - BSL BUILDING SETBACK LINE
 - (M) MEASURED
 - (R) RECORD

Village of Bartlett

Finance Department Memo

19-01

DATE: January 28, 2019

TO: Paula Schumacher, Village Administrator

FROM: Todd Dowden, Finance Director
Dan Dinges, Public Works Director

SUBJECT: Sewer Rates Increase May 1, 2019

Sewer rates were reviewed during last year's budget process and increased by 24% in Cook County, 30% in DuPage County, and 8% in Kane County effective with the May 1, 2018 bills. The rate increases were mainly for capital improvements. Sewer rates were projected to be raised over three years for infrastructure improvements required at the wastewater treatment facility in DuPage County, the excess flow facility in Cook County, and for other rehabilitation projects throughout the collection system.

Based on the Sewer projects approved in the Capital Budget, increases are proposed for the sewer rates to generate an additional \$1,130,000 of revenue each of the three years. The 19/20 capital projects to be funded include the Devon Excess Flow Facility, the annual sewer rehabilitation program, lift station upgrades, and improvements at the Bittersweet WWTP. This will be the second year of rate increases. One more year of increases is planned to meet estimated bond payments on the \$9 million Devon Avenue project, IEPA loan debt service on \$29 million for the Bittersweet WWTP project, as well as the ongoing rehabilitation programs.

In the proposed rates, the Devon Avenue project is being funded by Cook County residents/customers, Bittersweet WWTP and the 2014 IEPA loan for WWTP improvements are being funded by DuPage County residents/customers. Fund operating costs as well as the system wide rehabilitation program will continue to be funded at the same rate as prior years. The fund's cash balance at 4/30/19 is estimated to be \$660,948. The balance is projected to be under the minimum policy balance by \$227,753 this year and remain under the minimum for the projected two years. Below is a chart that shows the impact of this year's increase on the sewer flat charge and user charge per 1,000 gallons.

	Cook County			DuPage County			Kane County		
	Current	Proposed	% Change	Current	Proposed	% Change	Current	Proposed	% Change
Flat Charge	13.71	16.37	19%	16.94	20.86	23%	11.94	12.83	7%
User Rate	1.14	1.36	19%	3.03	3.73	23%	0.99	1.06	7%

The chart below shows the impact of the proposed changes on a monthly bill for 6,000 gallons of water with the proposed sewer rate increases effective with the May 1, 2019 bill. The total monthly increase is \$16.34 per month in Cook County, \$20.48 for residents in DuPage County, and \$13.67 for the Bartlett portion of a Kane County bill.

Impact of increase on Monthly Bill									
	Cook County			DuPage County			Kane County		
	Current	Proposed	Change	Current	Proposed	Change	Current	Proposed	Change
Water	58.20	70.56	12.36	58.20	70.56	12.36	58.20	70.56	12.36
Sewer	20.55	24.53	3.98	35.12	43.24	8.12	17.88	19.19	1.31
Total	78.75	95.09	16.34	93.32	113.80	20.48	76.08	89.75	13.67
	Percent Change		20.7%	Percent Change		21.9%	Percent Change		18.0%

Attached are rate sheets comparing the Village to other communities and fund balance projections using the proposed rate increases for sewer and the water rate increase approved September 18, 2018.

**VILLAGE OF BARTLETT 2019/20
SEWER FUND BALANCE PROJECTIONS**

Fund Balance Projections		Fund Balance Policy	
04/30/18 Cash Balance	469,460		
2018-19 Estimated		Minimum Balance	Maximum Balance
Charges for Services	4,995,000	25% of Operating Expenditures	35% of Operating Expenditures
Connection Fees	120,000	Equipment Reserve	Equipment Reserve
Interest Income	15,000	Capital Improvement Reserve	Capital Improvement Reserve
Misc	0	Minimum Balance	Maximum Balance
Total Revenue	5,130,000		1,244,181
Operating	3,554,804		
Capital Projects	646,558	Sewer rehab \$600,000, DRSCW	\$1,130,000 additional revenue from rates
Devon Exces Flow	300,000		
Bittersweet WWTP	100,000	Engineering	
Lift Station Upgrades	200,000	Apple Orchard	
IEPA Debt 2014	137,150		
Total Expenditures	4,938,512		
Excess (Deficiency)	191,488		
04/30/19 Estimated Balance	660,948	Over (Under) Minimum	Over (Under) Maximum
		(227,753)	(583,233)
2019-20 Projected		Minimum Balance	Maximum Balance
Charges for Services	6,125,000	25% of Operating Expenditures	35% of Operating Expenditures
Connection Fees	80,000	Equipment Reserve	Equipment Reserve
Interest Income	15,000	Capital Improvement Reserve	Capital Improvement Reserve
Miscellaneous	0	Minimum Balance	Maximum Balance
Total Revenue	6,220,000		1,250,955
Operating	3,574,157		
Capital Projects	670,951	Sewer rehab \$600,000, DRSCW	\$1,130,000 additional revenue
Lift Station Upgrades	600,000	Country Place	
Devon Debt(\$9.0M)	300,000	Estimated Interest only	
Bittersweet WWTP	900,000		
IEPA Debt 2014	137,150		
Total Expenditures	6,182,258		
Excess (Deficiency)	37,742		
04/30/20 Estimated Balance	698,690	Over (Under) Minimum	Over (Under) Maximum
		(194,849)	(552,265)

**VILLAGE OF BARTLETT 2019/20
SEWER FUND BALANCE PROJECTIONS**

Fund Balance Projections	Fund Balance Policy			
2020-21 Projected				
Charges for Services	7,255,000	Minimum Balance		
Connection Fees	80,000	25% of Operating Expenditures	920,346	Maximum Balance
Interest Income	3,500	Equipment Reserve		1,288,484
Miscellaneous	0	Capital Improvement Reserve		0
Total Revenue	7,338,500	Minimum Balance	920,346	1,288,484
Operating	3,681,382	Added 3% to prior yr		\$1,130,000 additional revenue
Capital Projects	673,080	Sewer rehab \$600,000, DRSCW		
Lift Station Upgrades	400,000	Eastview		
Devon Debt(\$9.0M)	600,000			
WWTP (\$29M)	1,750,000			
IEPA Debt 2014	137,150			
Total Expenditures	7,241,612			
Excess (Deficiency)	96,888			
04/30/21 Estimated Balance	795,578	Over (Under) Minimum	(124,768)	Over (Under) Maximum
				(492,906)

PROJECTED WATER/SEWER RATE COMPARISONS FY19/20

Water		
Monthly Bill Based on Usage of 6,000 Gallons		
Rank	Municipality	Bill (\$)
1	Elgin	89.38
2	Roselle	84.00
3	Elmhurst	83.70
4	Hoffman Estates	71.92
5	Bartlett	70.56
6	Bensenville	70.00
7	Wood Dale	68.64
8	Schaumburg	65.80
9	Geneva	63.88
10	Glen Ellyn	59.58
11	Hanover Park	56.10
12	Addison	54.90
13	Lombard	52.76
14	Bloomington	48.72
15	Glendale Heights	44.94
16	Streamwood	43.37
17	Lake Zurich	40.92
18	Wheeling	37.64
19	Crystal Lake	37.11
20	West Chicago	36.66
21	Elk Grove Village	36.00

Sewer		
Monthly Bill Based on Usage of 6,000 Gallons		
Rank	Municipality	Bill (\$)
1	Lake Zurich	67.09
2	Wood Dale	53.78
3	Bensenville	50.94
4	Glen Ellyn	46.08
5	Elmhurst	43.44
6	Streamwood	43.37
7	Bartlett-DuPage	43.24
8	Roselle-DuPage	41.40
9	Addison	40.14
10	Crystal Lake	38.58
11	Geneva	37.20
12	West Chicago	36.66
13	Elk Grove Village	36.00
14	Lombard	35.16
15	Hanover Park-DuPage	33.42
16	Elgin	29.12
17	Glendale Heights	28.50
18	Bloomington	26.76
19	Bartlett-Cook	24.53
20	Roselle-Cook	24.30
21	Bartlett-Kane	19.19
22	Hanover Park-Cook	12.42
23	Schaumburg	11.58
24	Wheeling	9.27
25	Hoffman Estates	9.12

Total Bill		
Monthly Bill Based on Usage of 6,000 Gallons		
Rank	Municipality	Bill (\$)
1	Elmhurst	127.14
2	Wood Dale	122.42
3	Bensenville	120.94
4	Roselle-DuPage	120.60
5	Elgin	117.91
6	Bartlett-DuPage	113.80
7	Lake Zurich	108.01
8	Roselle-Cook	103.50
9	Glen Ellyn	102.66
10	Bartlett-Cook	95.09
11	Addison	95.01
12	Geneva	90.07
13	Bartlett-Kane	89.75
14	Hanover Park-DuPage	89.52
15	Lombard	87.92
16	Streamwood	86.74
17	Hoffman Estates	81.04
18	Schaumburg	78.08
19	Crystal Lake	75.69
20	Bloomington	75.48
21	Glendale Heights	73.44
22	West Chicago	73.32
23	Elk Grove Village	72.00
24	Hanover Park-Cook	68.52
25	Wheeling	46.91

*Updated: 1/28/19