

**BUDGET REVIEW AT 6:00 P.M.**

**VILLAGE OF BARTLETT**  
**BOARD AGENDA**  
**MARCH 3, 2020**  
**7:00 P.M.**

1. CALL TO ORDER
2. ROLL CALL
3. INVOCATION
4. PLEDGE OF ALLEGIANCE
5. \*CONSENT AGENDA\*

*All items listed with an asterisk\* are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a Board member so requests, in which event, the item will be removed from the General Order of Business and considered at the appropriate point on the agenda.*

6. MINUTES: Board and Committee Minutes – February 18, 2020
- \*7. BILL LIST: March 3, 2020
8. TREASURER'S REPORT: None
9. PRESIDENT'S REPORT: Sister City Proclamation
10. QUESTION/ANSWER: PRESIDENT & TRUSTEES
11. TOWN HALL: (Note: Three (3) minute time limit per person)
12. STANDING COMMITTEE REPORTS:

A. BUILDING & ZONING COMMITTEE, CHAIRMAN HOPKINS

1. None

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GABRENYA

1. None

C. FINANCE & GOLF COMMITTEE, CHAIRMAN DEYNE

1. Ordinance Amending Title 3, Chapter 3, of the Bartlett Municipal Code to Add New Section 3-3-2-19: Class Q There to Creating a New Liquor Classification for a Brew Pub
2. Letter of Intent for Site E

D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN REINKE

1. None

E. POLICE & HEALTH COMMITTEE, CHAIRMAN CARBONARO

1. None

F. PUBLIC WORKS COMMITTEE, CHAIRMAN CAMERER

1. None

13. NEW BUSINESS
14. QUESTION/ANSWER: PRESIDENT & TRUSTEES
15. ADJOURNMENT



**VILLAGE OF BARTLETT**  
**BOARD MINUTES**  
**February 18, 2020**

---

1. CALL TO ORDER

President Wallace called the regular meeting of February 18, 2020 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:00 p.m. in the Council Chambers.

2. ROLL CALL

PRESENT: Trustees Camerer, Carbonaro, Deyne, Hopkins, Reinke and President Wallace

ABSENT: Trustee Gabrenya

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Senior Management Analyst Sam Hughes, Management Analyst Joey Dienberg, Planning & Development Director Roberta Grill, Finance Director Todd Dowden, Director of Public Works Dan Dinges, Public Works Engineer Bob Allen, Building Director Brian Goralski, Police Chief Patrick Ullrich, Deputy Chief Geoff Pretkelis, Deputy Chief Jim Durbin, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

3. INVOCATION – Pastor Jus Leverette from Christ Community Church gave the invocation.

4. PLEDGE OF ALLEGIANCE

5. CONSENT AGENDA

President Wallace 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 Hopkins stated that he would like to add Item 1 under Building & Zoning, Resolution 2020-16-R, a Resolution Supporting and Consenting to the Sustainable Energy Relief Class 6b Property Tax Incentive Eligibility Application of Welch Bros., Inc for 2115 Graham, Bartlett, IL to the Consent Agenda.

Trustee Reinke stated that he would like to add Item 1 under License & Ordinance, BAPS Amplifier Permit to the Consent Agenda.



**VILLAGE OF BARTLETT**  
**BOARD MINUTES**  
**February 18, 2020**

---

President Wallace 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 approve the Amended Consent Agenda, and the items designated to be approved by consent therein.

Trustee Deyne moved to Amend the Consent Agenda and that motion was seconded by Trustee Carbonaro.

**ROLL CALL VOTE TO AMEND THE CONSENT AGENDA AND CONSENT ITEMS THEREIN**

AYES: Trustees Camerer, Carbonaro, Deyne, Hopkins, Reinke  
NAYS: None  
ABSENT: Trustee Gabrenya  
MOTION CARRIED

Trustee Deyne moved to approve the Amended Consent Agenda and that motion was seconded by Trustee Hopkins.

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

AYES: Trustees Camerer, Carbonaro, Deyne, Hopkins, Reinke  
NAYS: None  
ABSENT: Trustee Gabrenya  
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

Finance Director Todd Dowden stated that this was the December, 2019 Treasurer's Report. He then presented the Municipal Sales Tax Report through October, 2019, and stated that it totaled \$214,284 and was up \$18,203 from the previous month last year. Motor Fuel Tax distribution through November, 2019 totaled \$153,788, of that \$92,000 was the old MFT tax and \$61,250 is the new method with the extra tax.

Mayor Wallace asked if they would be talking about changes to the local government distribution fund during the budget review meeting.



**VILLAGE OF BARTLETT**  
**BOARD MINUTES**  
**February 18, 2020**

---

Village Administrator Paula Schumacher stated that there was some back-and-forth legislation proposed but there is no position being taken at the conferences and they don't feel that it's a big threat but it is something that they watch closely.

9. PRESIDENT'S REPORT

Trustee Camerer read a Proclamation for Human Trafficking Awareness and Prevention.

10. QUESTION/ANSWER: PRESIDENT & TRUSTEES

Trustee Deyne recognized birthdays and anniversaries.

President Wallace asked if we have any kind of precautionary measures in case anyone contracts the coronavirus in the village.

Police Chief Patrick Ullrich stated that there is a self-quarantine as well as a mandatory quarantine. If we receive a call on this, we have specific PPE requirements that we have.

Ms. Schumacher stated that the health inspector as well as code officers have hazmat suits in their cars so they can respond quickly. They also work with the county health departments on those advisories and we have been receiving information from them that we post to the website under the health and safety tab. We also get information from the CDC and basic hygiene care and avoidance.

11. TOWN HALL

Chase Hopkins, 944 Sandpiper Ct.

Mr. Hopkins stated that he wanted to speak about the smoking ban in village parks. He and his dad discussed the pros and cons of it and determined that making a law about it is just too much. For the record, he stated that he was a kid and plays baseball. He goes to many of those places that the ban would affect. These are all public places for everyone to enjoy. He stated that they were all elected to represent everyone in this village so why are you taking away the right of taxpayers who legally smoke or vape. He understood that smoking is bad, but we are talking about open air places. Carbon monoxide from cars and trucks are also very harmful and we wouldn't be rerouting traffic from Oak Avenue. He stated that while playing baseball he never smelled someone smoking and the same goes for the park. Since this is not a widespread issue he suggested that they start with something small like posted signs that say no smoking within fifty feet of playground, gazebo and ballparks during gameplay. If the board decides to take away rights from law-abiding residents he suggested they include Bartlett Hills as well. He is a kid and plays golf too. Does it not apply to the golf course because the village makes money from the golf course? Don't let your feelings get in the way of all residents in our village.





**VILLAGE OF BARTLETT**  
**BOARD MINUTES**  
**February 18, 2020**

---

Michael Werden, 431 S. Main Street

Mr. Werden stated that two meetings ago he was recognized for forty years of service on the Zoning Board and he received a lovely crystal bowl. He wanted to say thank you to the village president and trustees as well as the staff for all the support that they have given him over the years. They try to meet the needs of the public and balance that with the needs of the village.

12. STANDING COMMITTEE REPORTS

A. BUILDING & ZONING COMMITTEE, CHAIRMAN HOPKINS

Trustee Hopkins stated that Resolution 2020-16-R, a Resolution Supporting and Consenting to the Sustainable Energy Relief Class 6b Property Tax Incentive Eligibility Application of Welch Bros., Inc for 2115 Graham, Bartlett, IL and Ordinance 2020-18, Ordinance Adopting the Village of Bartlett, Illinois Official Zoning Map 2020 were covered and approved under the Consent Agenda.

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GABRENYA

In the absence of Trustee Gabrenya, President Wallace stated that there was no report.

C. FINANCE & GOLF COMMITTEE, CHAIRMAN DEYNE

Trustee Deyne stated that Resolution 2020-19-R, a Resolution Approving of Disbursement Request for Payout No. 14 from the Subordinate Lien Tax Increment Revenue Note Series 2016 for the Elmhurst Chicago Stone Bartlett Quarry Redevelopment Project was covered and approved under the Consent Agenda.

D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN REINKE

Trustee Reinke stated that the BAPS Amplifier Permit was covered and approved under the Consent Agenda.

E. POLICE & HEALTH COMMITTEE, CHAIRMAN CARBONARO

Trustee Carbonaro presented Ordinance 2020-17, an Ordinance Amending Title 5 of the Bartlett Municipal Code to Add New Chapter 11 Thereto Entitled "Use of Tobacco Products and Alternative Nicotine Products Prohibited on Village Owned Park Property".

Trustee Carbonaro moved to approve Ordinance 2020-17, an Ordinance Amending Title 5 of the Bartlett Municipal Code to Add New Chapter 11 Thereto Entitled "Use of Tobacco Products and Alternative Nicotine Products Prohibited on Village Owned Park Property" and that motion was seconded by Trustee Hopkins.



**VILLAGE OF BARTLETT**  
**BOARD MINUTES**  
**February 18, 2020**

---

Trustee Carbonaro stated that they spoke about this at a previous meeting and a few days after that he was on a plane to Disney World. He thought about it and the opportunity arose when someone in front of him was trying to bring prescription drugs into the park without the proper bottle. When he was at the park four years ago there was no smoking or vaping on Disney property. The audio that was playing in the park stated that you could smoke and vape in the entrance area next to the buses. He inquired why that changed and was told that they received tens of thousands of letters of complaint. They gave the smokers and vapors the opportunity to go to the most horrific place, right next to the buses with the diesel smoke and extreme heat from the bus air conditioners. There are other complaints at the park such as breast-feeding, changing diapers on benches. While they are doing this, he does not have a place to sit down. Saying that you are exiled from doing something within the park, not necessarily loses you money but it turns people against your thought process. Disney came up with the idea of having a restricted place where smokers could go. He suggested that in Bartlett Park they could put a blue bench out in the corner next to the most hideous tree as well as a basin for the cigarette butts instead of exiling people. Telling thirty-year residents that have paid taxes for the park should not be told that they can't smoke there. We are trying to make this a destination town and this just sends the wrong message. He would like them to look at alternatives.

He stated that Trustee Hopkins mentioned that there were children dying from vaping. He stated that was a distortion of facts - since they are not of proper age to go to a vape store, they chose to go to some miscreant out on the street selling them something that is laced with PCP or vitamin E. If you go to a proper place there is nothing wrong with it.

Trustee Hopkins stated that staff has done some research and there are five or six communities surrounding us that have banned vaping and smoking as well as use of other alternative tobacco products for years. He thinks this ordinance is good and he supports it.

Trustee Carbonaro stated that there are softball tournaments at Kohler field and it is always good for a victory cigar. If we are taking this kind of consideration than why are we excluding Bartlett Hills? It should be done for all of the parks. He would rather they taken a more advanced approach and not worry about what surrounding suburbs have done. We are not lemmings, we are leaders. We should be taking an adult approach to this and giving people a legal alternative.

President Wallace stated that he is not a big proponent on restricting people's privileges and would favor having some kind of distance or designated area. He personally coached for ten or twelve years with football, baseball, lacrosse, soccer and not one time did he ever come across anyone smoking near a child.



**VILLAGE OF BARTLETT**  
**BOARD MINUTES**  
**February 18, 2020**

---

Trustee Deyne stated that the park district insists that there is no smoking around the playground or near any activities where children are involved. He asked if they would like to Table this item and come up with alternatives.

Trustee Deyne moved to Table Ordinance 2020-17 and it was seconded by Trustee Carbonaro.

**ROLL CALL VOTE TO TABLE ORDINANCE 2020-17**

AYES: Trustees Camerer, Carbonaro, Deyne, President Wallace

NAYS: Trustees Hopkins, Reinke

ABSENT: Trustee Gabrenya

**MOTION CARRIED**

**F. PUBLIC WORKS COMMITTEE, CHAIRMAN CAMERER**

Trustee Camerer stated that there was no report.

**13. NEW BUSINESS**

Trustee Deyne asked about the status of the Devon/Newport building construction.

Building Director Brian Goralski stated that he is currently working on the inside of the building. Because of the weather, he can't put the curbs in for the front parking area. He is progressing on the inside. His two-year permit expires in June and then he will have to pay the twenty-five percent that is in our code.

President Wallace asked if they could stripe roads in the wintertime, specifically Stearns and Route 59 and what about the lights.

Public Works Director Dan Dinges stated that painting is very seasonal. The street lights are functioning. He will contact IDOT for a solution.

President Wallace asked about the left turn out of Walgreens on Stearns and when the time limitation will be posted.

Mr. Dinges stated that it is currently posted as "no left turn" and he will follow up with IDOT to change the signage.

**14. QUESTION/ANSWER PRESIDENT & TRUSTEES - None**



**VILLAGE OF BARTLETT**  
**BOARD MINUTES**  
**February 18, 2020**

---

15. ADJOURN TO COMMITTEE OF THE WHOLE MEETING

President Wallace stated that the Board will be going into the Committee of the Whole meeting immediately following the close of this meeting.

There being no further business to discuss, Trustee Camerer moved to adjourn the regular Board meeting and that motion was seconded by Trustee Carbonaro.

ROLL CALL VOTE TO ADJOURN

AYES: Trustees Camerer, Carbonaro, Deyne, Hopkins, Reinke

NAYS: None

ABSENT: Trustee Gabrenya

MOTION CARRIED

The meeting was adjourned at 7:32 p.m.

Lorna Giles  
Village Clerk



**VILLAGE OF BARTLETT  
COMMITTEE MINUTES  
February 18, 2020**

---

President Wallace called the Committee of the Whole meeting to order at 7:32 p.m.

PRESENT: Chairmen Camerer, Carbonaro, Deyne, Hopkins, Reinke, President Wallace

ABSENT: Chairman Gabrenya

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Senior Management Analyst Samuel Hughes, Management Analyst Joey Dienberg, Finance Director Todd Dowden, Director of Public Works Dan Dinges, Public Works Engineer Bob Allen, Building Director Brian Goralski, Golf Professional Phil Lenz, Police Chief Patrick Ullrich, Deputy Chief Jim Durbin, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

**BUILDING & ZONING, CHAIRMAN HOPKINS**

**Lis Trucking-Site/PUD Plan and Special Use Permit Amendments**

Planning and Development Director Roberta Grill stated the petitioner is requesting a site PUD Plan amendment and it is for an existing building and storage yards located on the north Side of Graham St. just East of Rt. 25 on the villages far west corporate limits. Lis Trucking is purchasing this entire five-acre site. They would be locating on the eastern portion which is formally the Actin Mobile site. This petition also includes the two-acre existing storage yard to the west. Lis Trucking would be utilizing it for its car transport business and they deliver vehicles to all 48 contiguous states. They own 10 car carriers and also utilize contractors to transport their vehicles. Cars would be stored on a temporary basis and typically for no more than two days. They are requesting a special use amendment to allow for the storage of car carriers and passenger vehicles. Since the Actin Mobile site was very specific in their PUD, they are only allowed for mobile office trailers, storage trailers and portable classrooms to be stored on the site.

President Wallace asked if they were going to clean the site up. He stated any improvements to that site would be great.

Chairman Hopkins stated that the item will be forwarded on to the Plan Commission.

**FINANCE & GOLF, CHAIRMAN DEYNE**

**2020-21 Proposed Budget Review**

Finance Director Todd Dowden presented the proposed 2020-2021 operating budget.

(See Attached)





**VILLAGE OF BARTLETT  
COMMITTEE MINUTES  
February 18, 2020**

---

(At the end of the presentation, the following questions and comments were made)

Chairman Reinke stated that he would have liked to have the slides in advance of the meeting. He stated that he thought, 30 slides back, there was some indication that we were projecting a 1% increase in property taxes.

Mr. Dowden stated that there is going to be an increase from the police pension fund. The general levy is staying flat, but the increase comes from the police pension levy and the debt service levy is going up \$9,000 which is a fraction of a percent. He apologized for not being able to send the slides out earlier, the overview was moved up to February so we would have the two meetings in March to review the detail, but he was going to send it out on Friday when the budget will be sent out.

President Wallace thought it would be interesting to see how we could utilize the increase to the online tax and if it could possibly reduce the sewer rate.

Mr. Dowden stated that it will be coming in 2021, but it will be interesting to see how much comes in.

President Wallace stated that he is hearing a potential revenue source could come from the 5G antennas. He asked if the village has been approached yet about those.

Mr. Dowden stated that we do have a lot of development as far as gas stations and those are good revenue generators as well.

President Wallace moved to adjourn the meeting and that motion was moved by Chairman Camerer and seconded by Chairman Carbonaro.

**ROLL CALL VOTE TO ADJOURN THE MEETING**

**AYES:** Trustee Camerer, Carbonaro, Deyne, Hopkins and Reinke

**NAYS:** None

**ABSENT:** Chairman Gabrenya

**MOTION CARRIED**

The meeting adjourned at 8:03 p.m.

Sam Hughes  
Deputy Village Clerk





**WELCOME**

**2020/2021**

**PROPOSED BUDGET  
PRESENTATION**



# Village of Bartlett Budget

## “More Than Just The Numbers”

- **The Budget is a Policy Document**
  - Village Wide - Long Term Financial Policies
  - Village Wide - Non-Financial Goals and Objectives (Strategic Plan)
  - Clearly Stated Goals and Objectives (Departments)
- **The Budget is a Financial Plan**
  - Summarizes Major Revenues and Expenditures
  - Describes Major Revenues
  - Projects Major Changes in Fund Balance

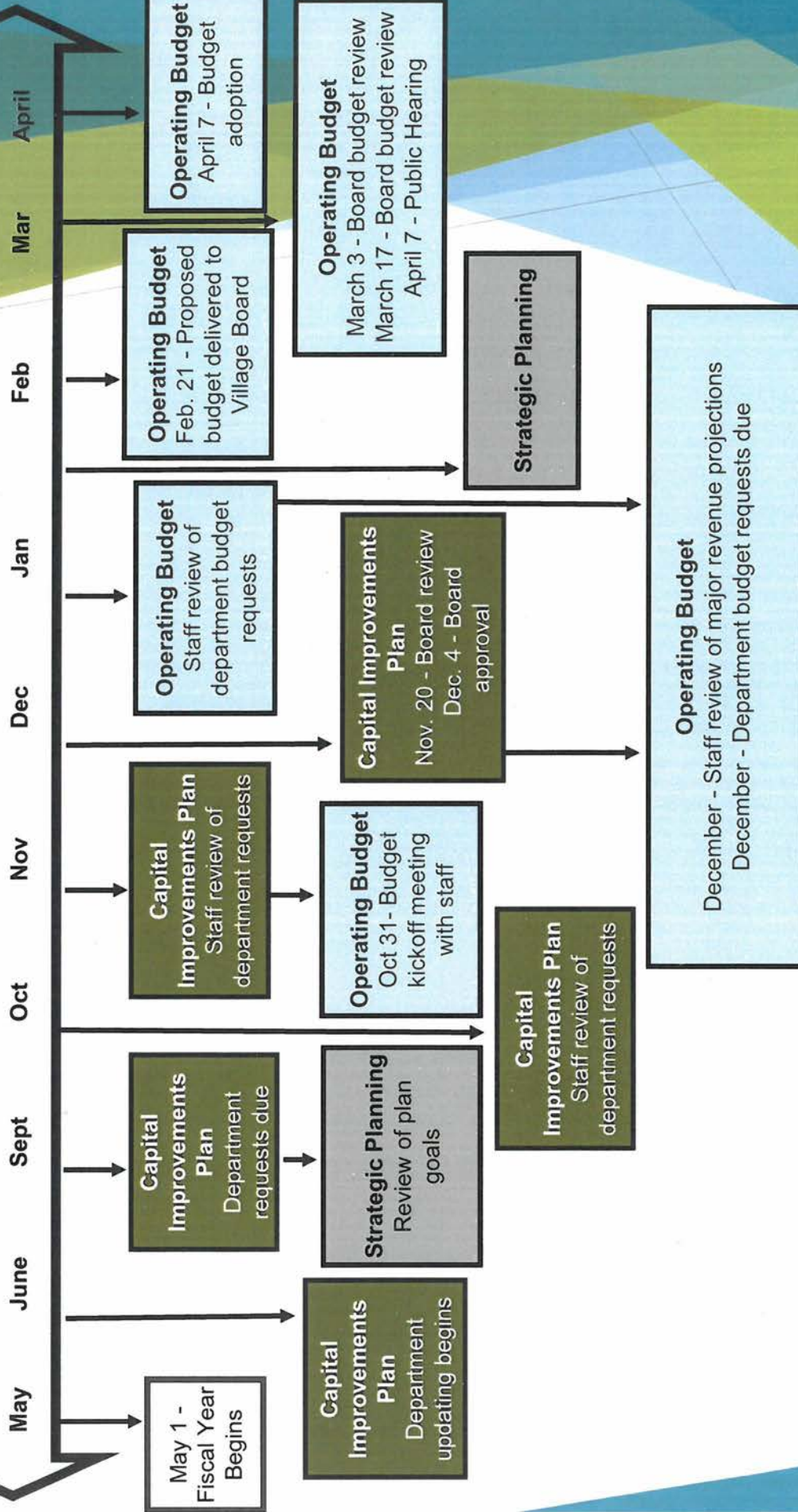
# Village of Bartlett Budget

## “More Than Just The Numbers”

- **The Budget is an Operation Guide**
  - The budget describes activities, services and function of the Village
  - Budget includes an organizational chart
  - Budget includes a personnel summary
- **The Budget is a Communication Device**
  - Defines who develops, prepares, reviews and adopts budget
  - Provides a detailed budget message to Board of Trustees
  - Defines financial polices (Fund Balance) and long term capital planning (Capital Improvement Plan)
  - Budget includes statistical data to convey long term information to the public

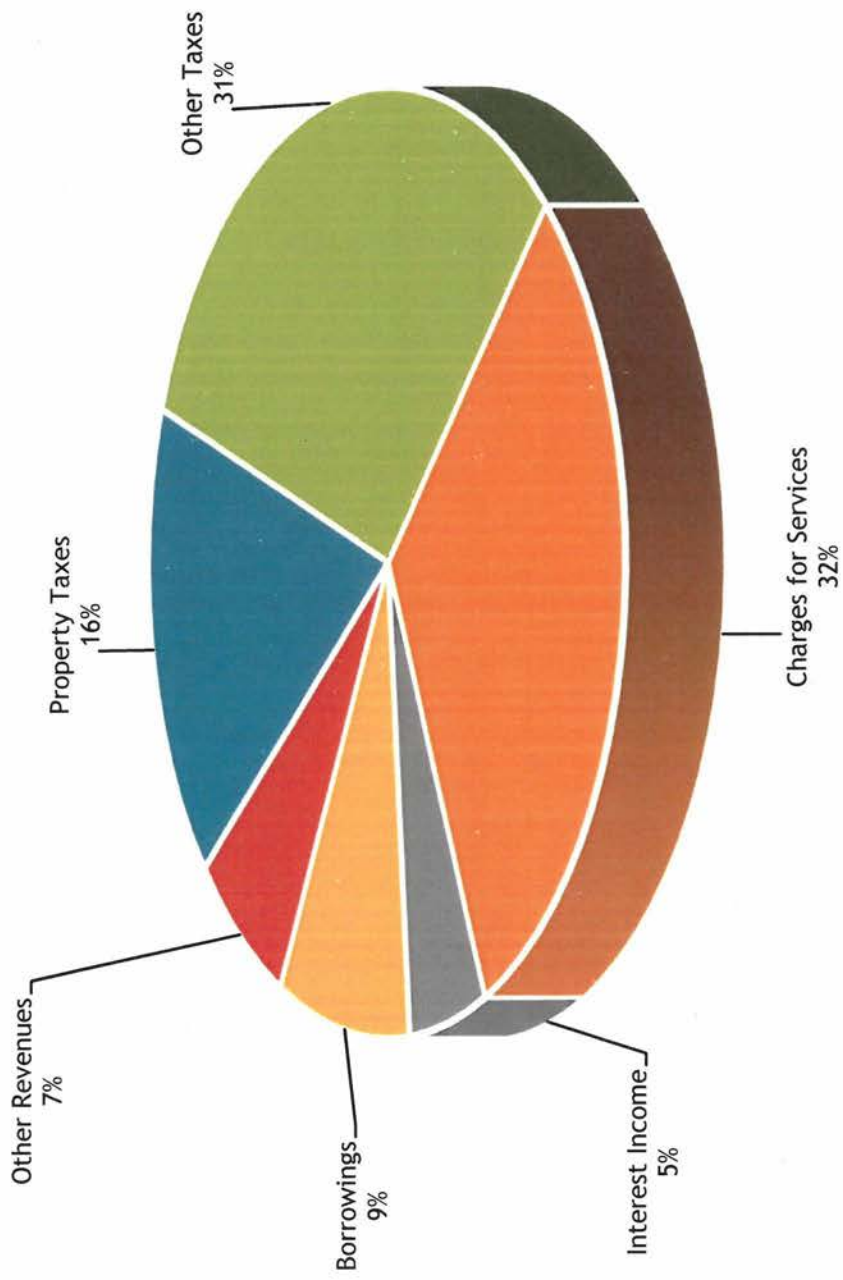


# Budget Calendar

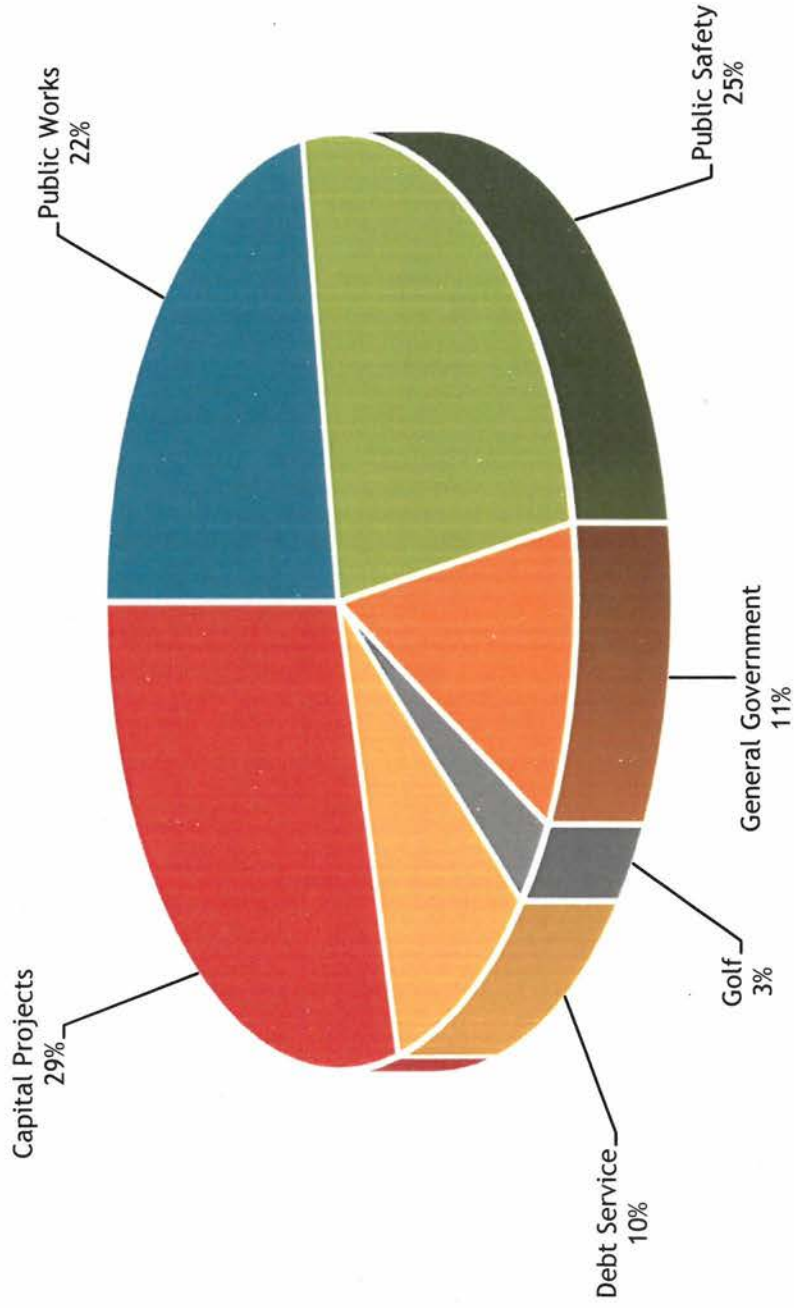


- Strategic Planning process
- Operating Budget process
- Capital Budget process

# “Where the Money Comes From” Total Revenue: \$68,973,767

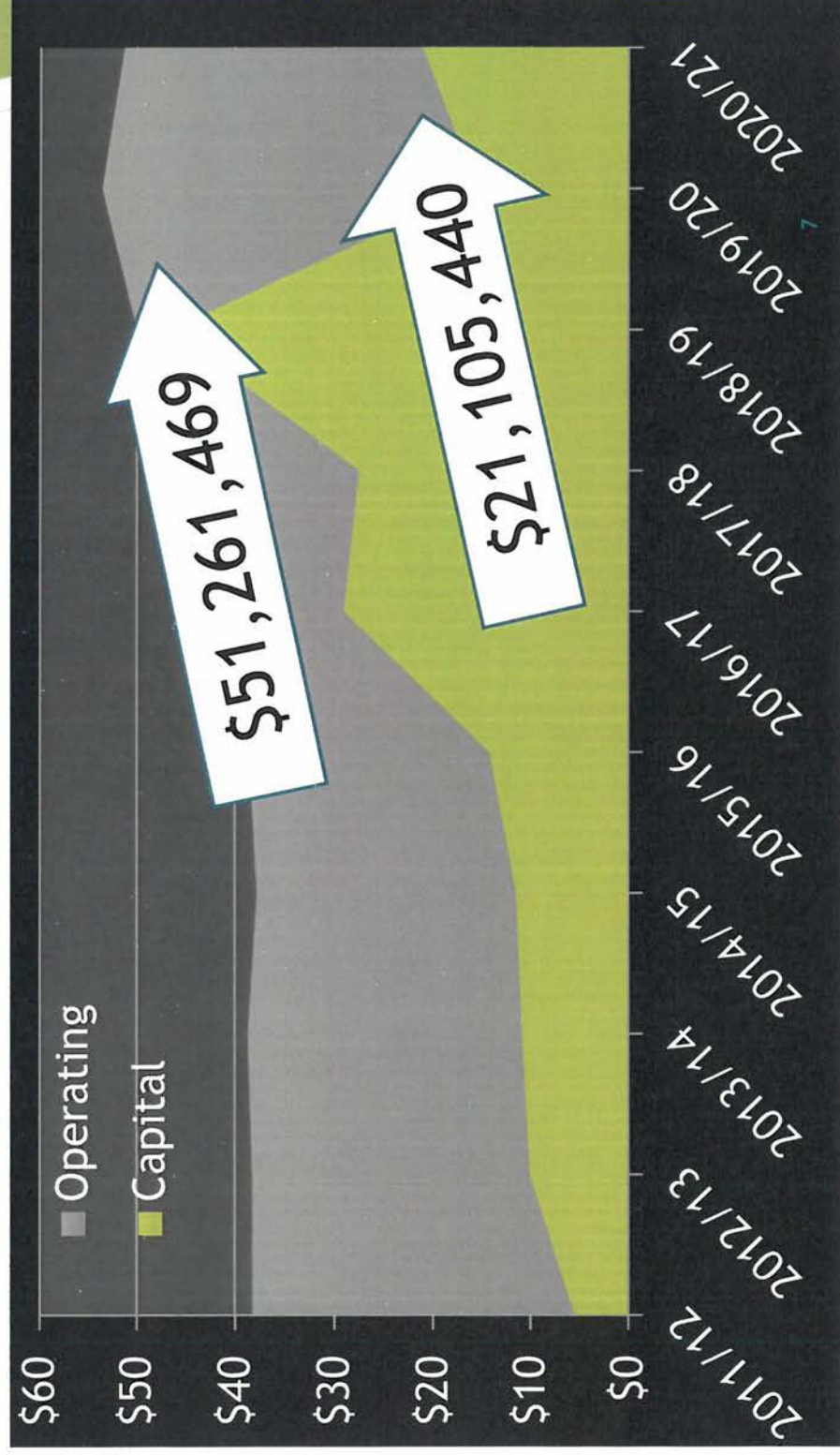


# “Where the Money Goes” Total Expenditures: \$72,366,909





# Operating vs. Capital Expenditures

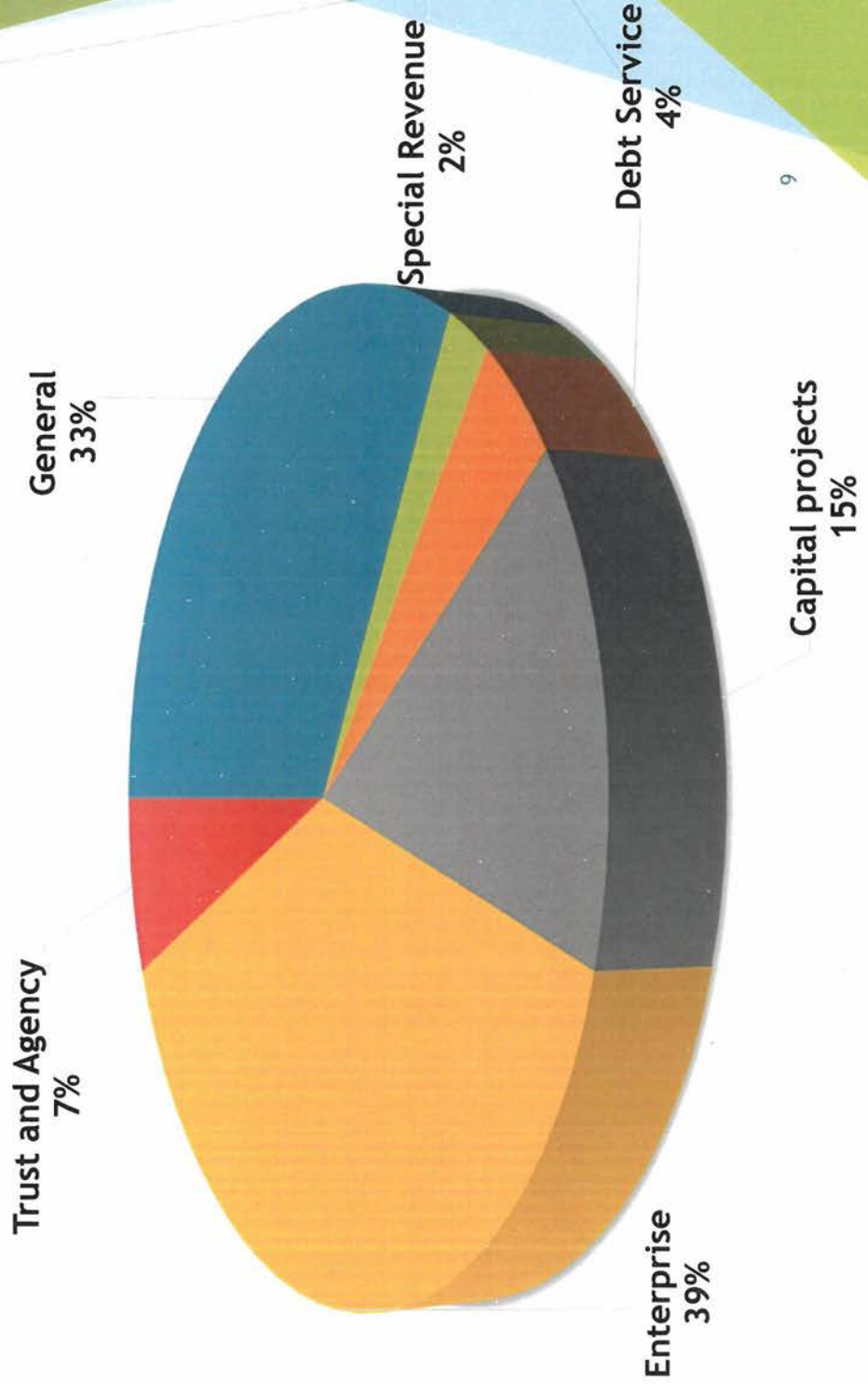


# **Village of Bartlett FY 2020/21 Revenue Review**



# Revenue by Fund

Proposed = \$68,797,767 (net of transfers)  
4% Decrease from 19/20 Budget





# FY 2021 Revenue Review

---

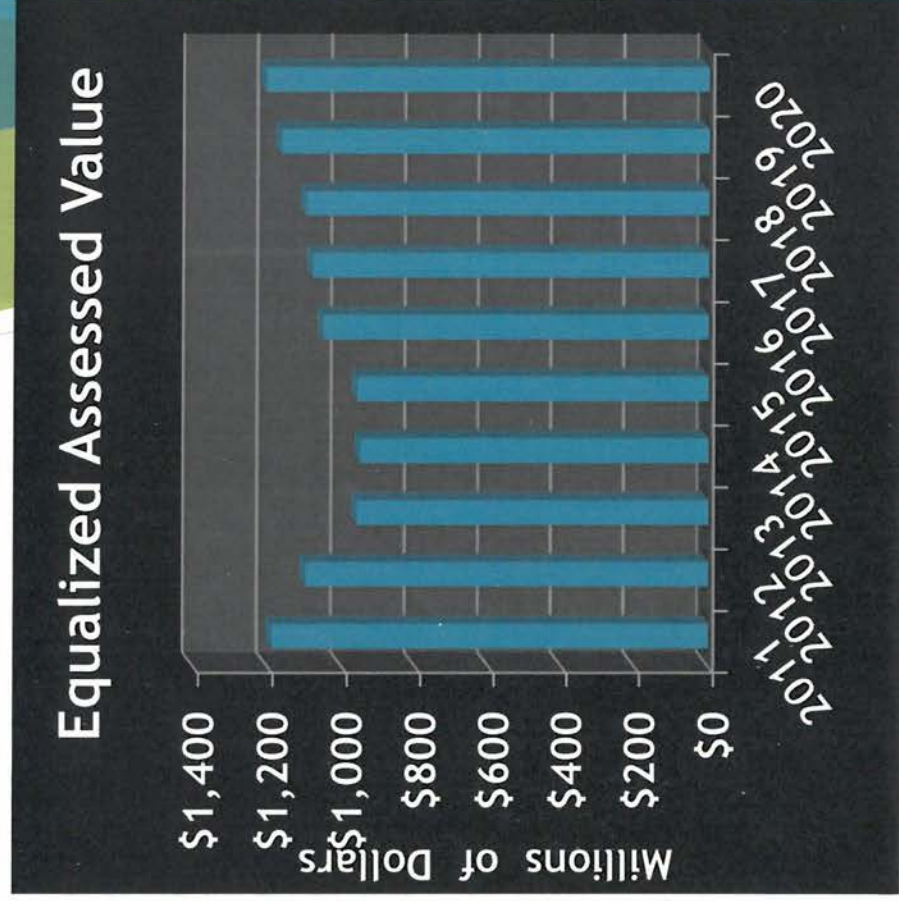
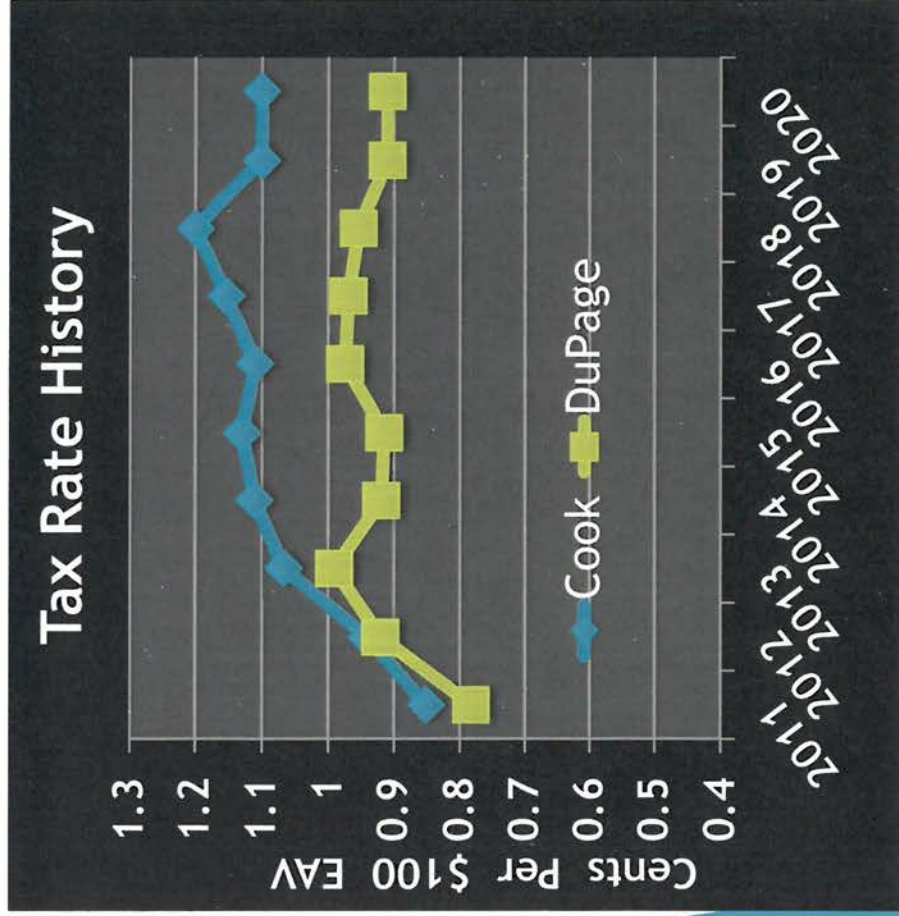
---

## # Property Taxes

- \$11,271,814
- 16% of Total Revenue, 35% of General Fund
- \$111,794 Increase from FY19/20 Budget
- 1% Increase from FY19/20 Budget

1. Dollar amount includes levy for General Corporate, Police Pension and Debt Service
2. Village's share of property tax pie is 10%
3. Increase in levy is estimated to be \$309,067
4. EAV is projected to increase 4% as real estate rebounds
5. Estimated Cook rate = 1.10/\$100 - Estimated DuPage rate = .91/\$100.  
No increase to General Corporate levy
6. Review of levy timetable

# Property Tax Rates and EAV



# FY 2021 Revenue Review

---

---

## ‡ Other Taxes - Income Tax

- \$4,325,000
- 6.2% of Total Revenue, 18% of General Fund
- \$175,000 Increase from FY19/20 Budget
- 4% Increase from FY19/20 Budget

1. Village receives revenue based on per capita rate and population of 41,208. IML's latest estimate for FY 2021 = \$105.00 per capita
2. The IML is assuming the State remains at funding 95%.
3. State of Illinois rate is 4.95% and municipalities receive just under 6% of this



# FY 2021 Revenue Review

---

---

## # Other Taxes - Sales Tax

- \$2,575,000
  - 3.7% of Total Revenue, 11% of General Fund
  - \$115,000 Increase from FY19/20 Budget
  - 5% Increase from FY19/20 Budget
1. Village receives 1% tax on purchases made within the Village
  2. Tax is collected by the state and distributed to the municipalities
  3. Sales tax sharing agreements are reflected as expenditures in Administration Dept budget entitled “Economic Incentives”
  4. Ace Hardware agreement started in 2017

# FY 2021 Revenue Review

---

---

## ‡ Other Taxes - Home Rule Sales Tax

- \$1,990,000
- 3% of Total Revenue, 8% of General Fund
- \$390,000 Increase from FY19/20 Budget
- 24% Increase from FY19/20 Budget

1. Village receives 1% tax on general merchandise purchases made within the Village
2. Tax is collected by the state and distributed to the municipalities
3. Began July 2018
4. Replaced natural gas and electric utility taxes

# FY 2021 Revenue Review

---

---

## # Other Taxes - Local Use Tax

- \$1,460,000
- 2.1% of Total Revenue, 6% of General Fund
- \$160,000 increase from FY19/20 Budget
- 12% increase from FY19/20 Budget

1. Village receives revenue based on per capita rate and population of 41,208. IML latest update = \$35.50
2. Amazon began withholding sales tax in Illinois in 2015. Budget is up \$733,000 from 2014 actual
3. This year's budget is up \$75,000 from the 19/20 estimate



# FY 2021 Revenue Review

---

---

## # Other Taxes - Telecommunications Tax

- \$550,000
  - .8% of Total Revenue, 2.3% of General Fund
  - \$200,000 Decrease from FY19/20 Budget
  - 27% Decrease from FY19/20 Budget
1. Village collects a 6% tax on landlines and cellular service
  2. State of Illinois collects tax and remits to Village (similar to sales tax)
  3. Reduction due to elimination of landlines and more affordable package deals
  4. Steady decline in revenue since 2011

# FY 2021 Revenue Review

---

---

- # Other Taxes - Real Estate Transfer Tax
  - \$800,000
  - 1% of Total Revenue, 3% of General Fund
  - Up \$50,000 from FY19/20 Budget
  
- 1. Commercial property sales have had positive results over the past four years. Three sales accounted for \$205,000
  
- 2. Average sale price of residential home was \$280,111

# FY 2021 Revenue Review

---

---

- # Other Taxes - Gaming Tax
  - \$250,000
  - 0.4% of Total Revenue, 1% of General Fund
  - Up \$35,000 from FY19/20 Budget
  
- 1. Revenue is used to fund economic incentives
  
- 2. Estimate for FY19/20 is \$240,000



# FY 2021 Revenue Review

---

---

## # Other Revenue - Development/Building Permits

- \$600,000
- 0.9% of Total Revenue, 2.5% of General Fund
- No change from FY19/20 Budget

1. Projected number of new residential permits is 17 down from 18 the prior year and 6 new commercial permits
2. Commercial and Industrial permits have been waived or reduced to serve as an economic development incentive tool
3. 2,900 miscellaneous permits are projected and are estimated to account for 60% of the permit revenue

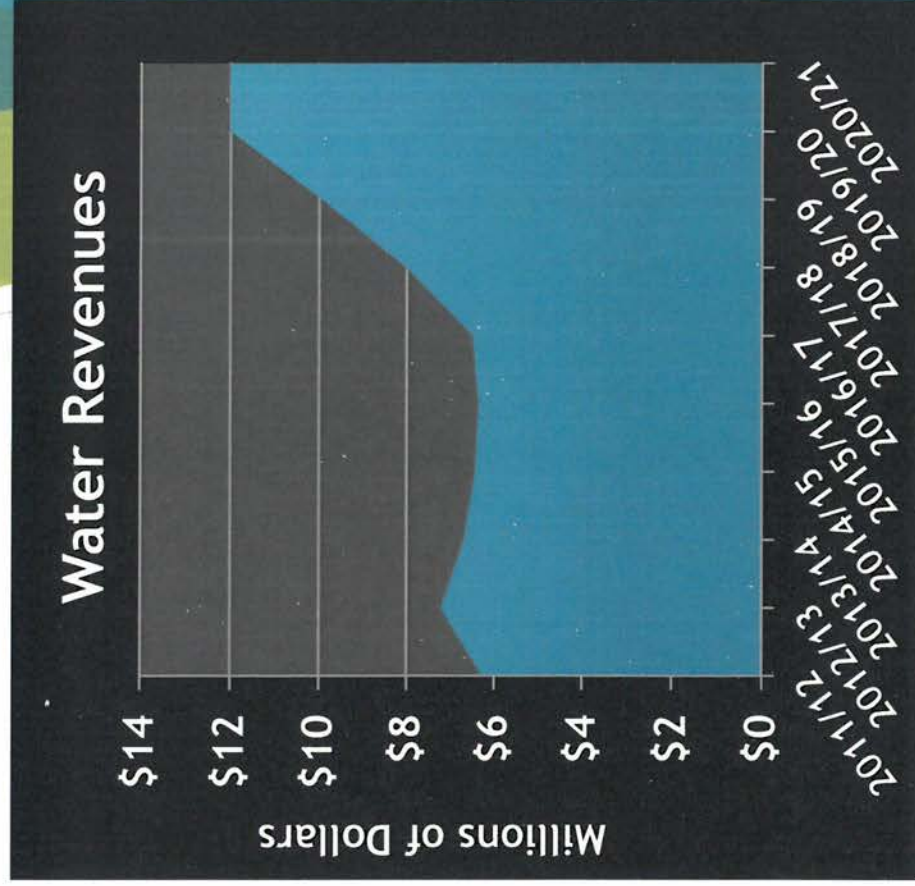
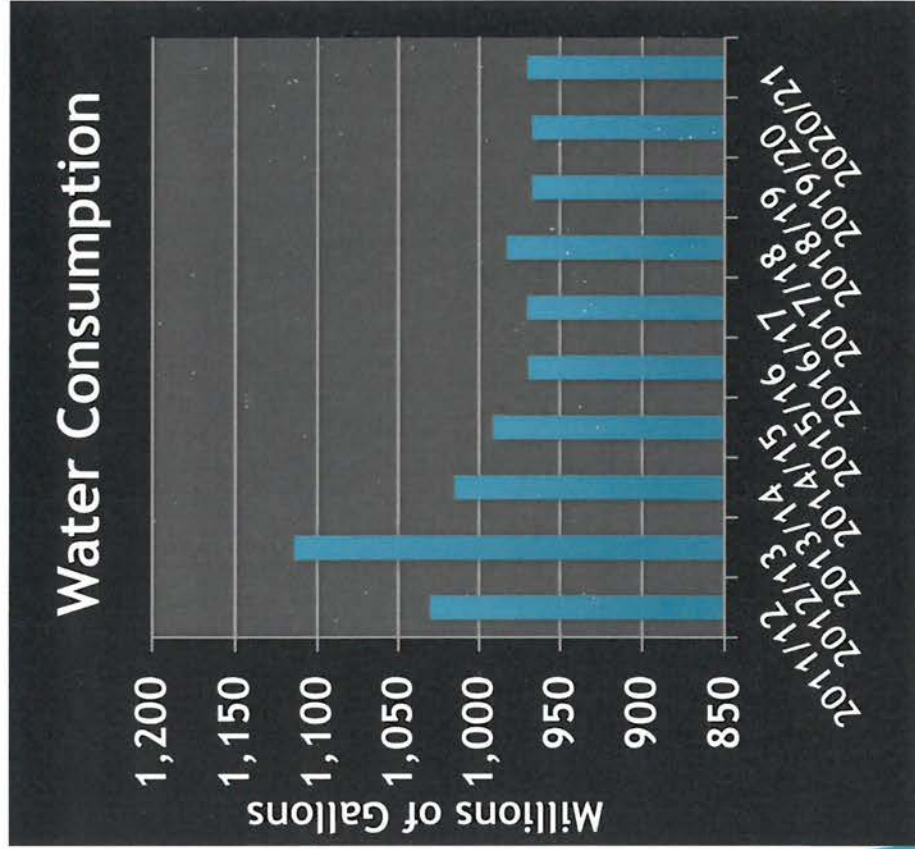
# FY 2021 Revenue Review

---

---

- # Service Charges - Water Sales
  - \$12,000,000
  - 17% of Total Revenue
  - No Increase from FY19/20 Budget
  
- 1. Revenue is based upon consumption being level and no rate increase.
- 2. Average residential monthly water bill in proposed budget is \$70.56 based upon 6,000 gallons of usage per month
- 3. Rates will continue to be reviewed as capital improvements are completed and consumption changes

# Water Revenue and Consumption History





# FY 2021 Revenue Review

---

---

## ‡ Service Charges - Sewer Sales

- \$7,205,000
- 10.4% of Total Revenue
- \$1,130,000 Increase from FY19/20 Budget
- 18.6% Increase from FY19/20 Budget

1. Increase is based upon a three year-rate increase plan
2. Debt service on WWTP loans starts in 2023. Available funds to be added to the sewer rehabilitation program
3. Average residential monthly sewer bill by county based on 6,000 gallons:
  - a) Cook = \$28.50/month
  - b) DuPage = \$51.34/month
  - c) Kane = \$20.58/month

# FY 2021 Revenue Review

---

---

## # Service Charges - Golf

- \$1,137,950
- 1.6 % of Total Revenue
- \$69,200 decrease from FY19/20 Budget
- 6% decrease from FY19/20 Budget

1. Proposed budget projects 31,000 rounds of golf, a 1,000 round decrease from the FY 2019/20 budget. Estimate based on better weather than the last two years and increased rates
2. Proposed revenue budget is 8% over 19/20 estimate
3. Pro shop sales are budgeted at \$91,250, down 1%



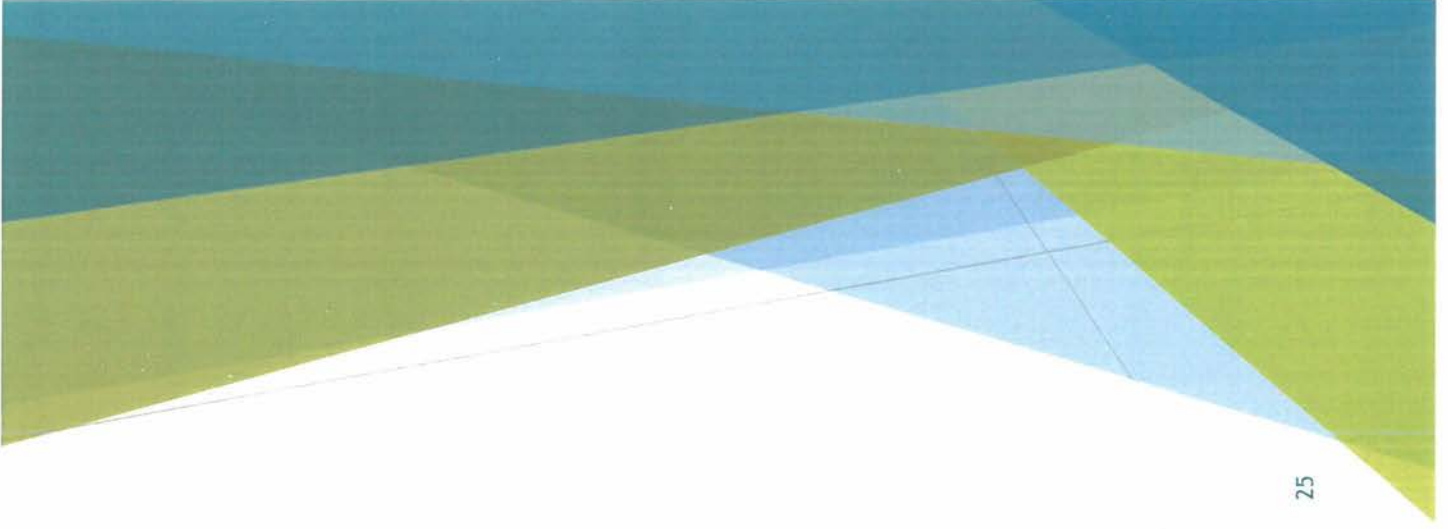
# FY 2021 Revenue Review

---

---

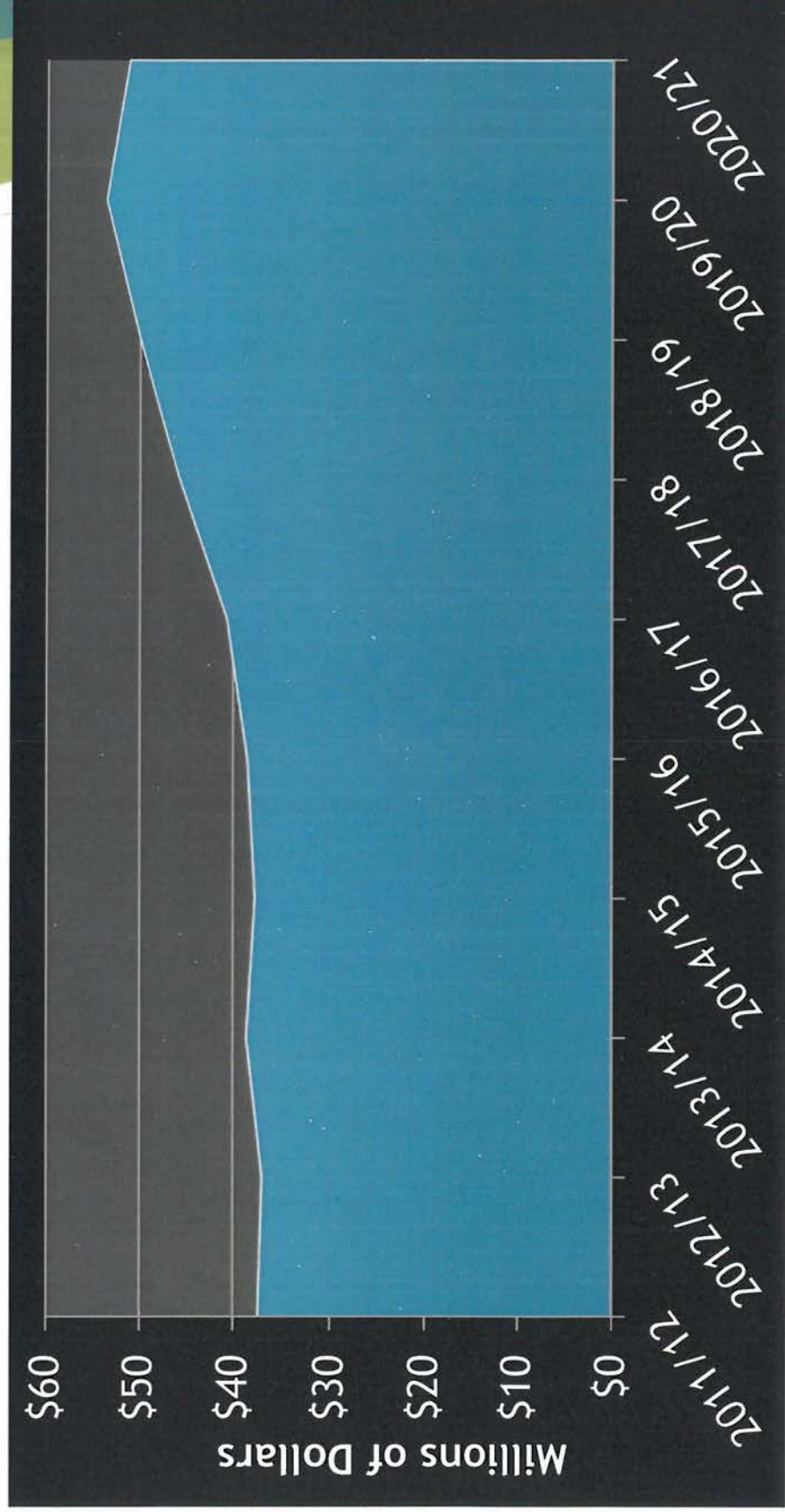
- # Service Charges - Food and Beverage
  - \$1,034,000
  - 1.5% of Total Revenue
  - \$33,000 increase from FY19/20 Budget
  - 3% increase from FY19/20 Budget
  
- 1. Actual revenue for 19/20 is projected to be \$959,000.
- 2. The budget reflects an increase due to events already booked for next year
- 3. Price increases planned

# **Village of Bartlett FY 2020/21 Expenditure Review**



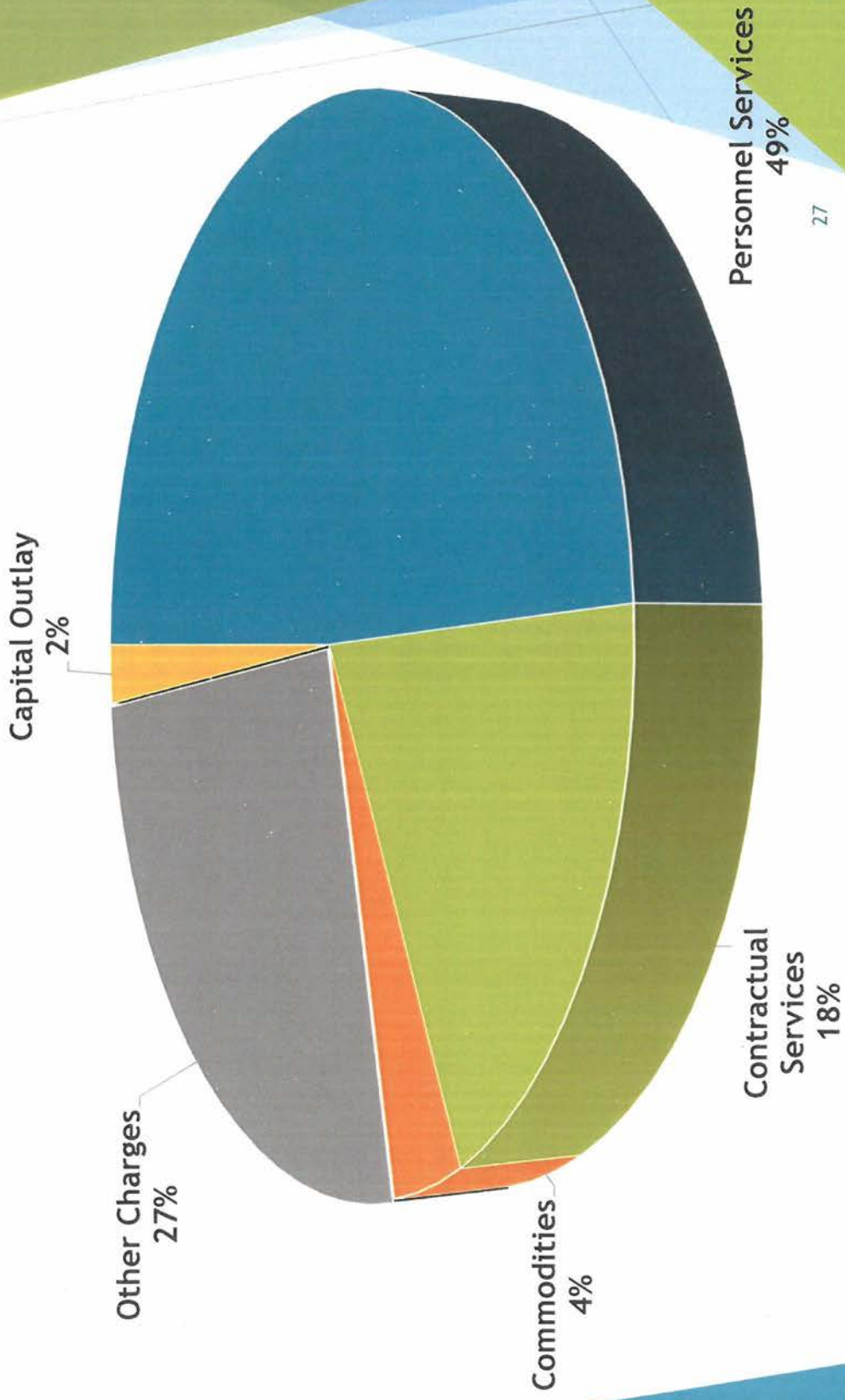
# Operating Expenditures-Total

Proposed Operating Expenditures = \$51,261,469  
Down from the FY19/20 Estimate due to debt refunding



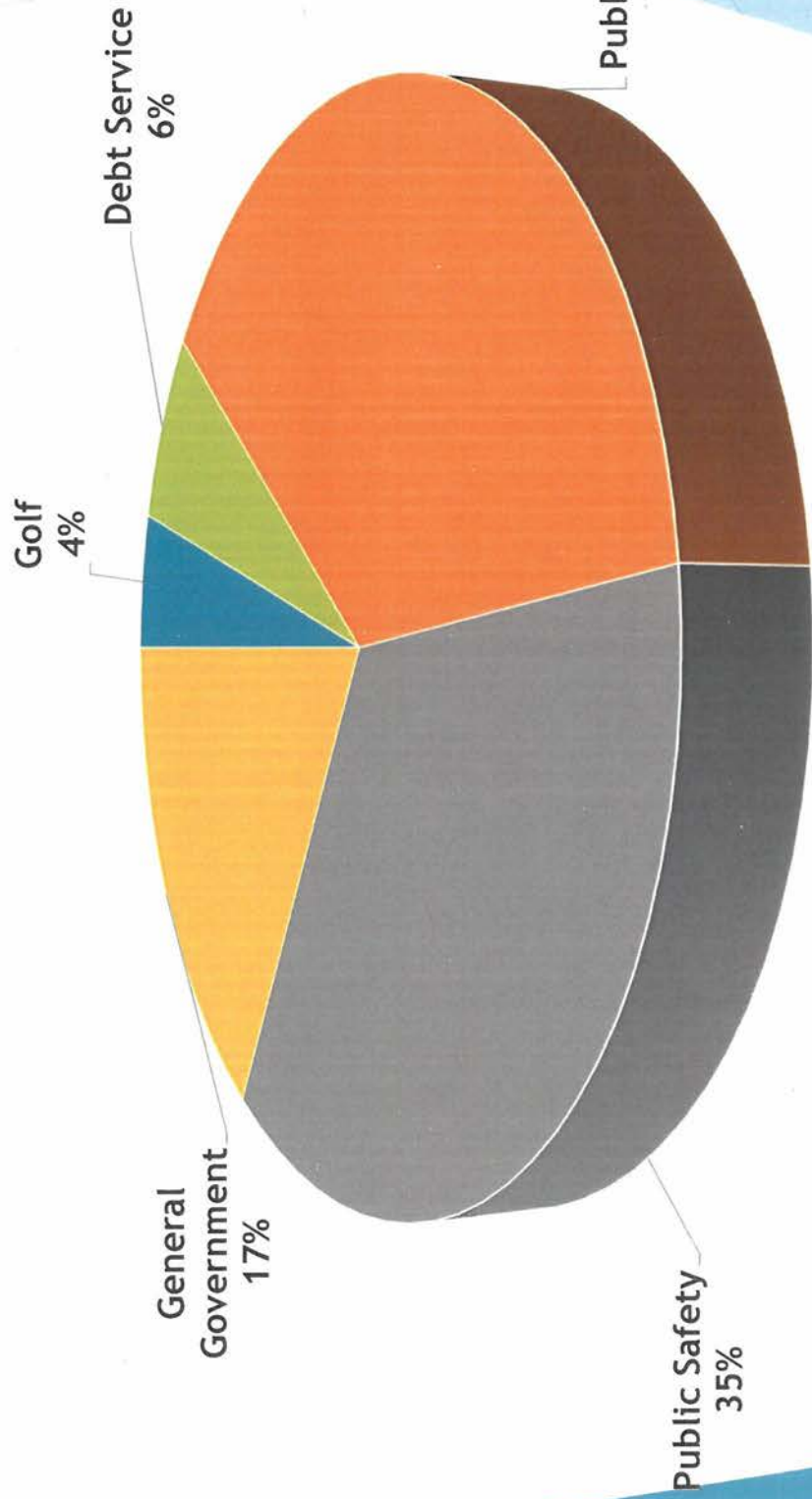


# Operating Expenditures By Type





# Operating Expenditures by Department



# FY 2021 General Fund

---

---

- Estimated Beginning Cash Balance \$11,711,708
  - Budgeted Revenues \$23,590,020
  - Budgeted Expenditures \$21,991,227
  - Net Transfers (\$2,659,628)
  - Ending Balance \$10,650,873
- 
1. TR to Central Services \$1,005,550, unchanged from prior year
  2. TR to Vehicle Replacement \$516,902, no change
  3. TR to Police Pension Fund \$1,583,071, equal to 2019 levy amount
  4. TR in from MFT/Water/Sewer/Parking/Golf \$593,250, no change
  5. Includes three additional Police Officers and an Accountant

# FY 2021 Central Services

---

---

- Estimated Beginning Balance \$369,325
  - Annual transfer from departments \$1,379,763
  - Proposed Budget for FY20/21 \$1,329,925
  - Ending Balance \$424,163
- 
1. Operating Expenses for FY20/21 \$1,299,425
  2. Machinery & Equipment for FY 20/21 \$30,500, this is an off year for the desktop replacement program



# FY 2021 Vehicle Replacement

---

- Estimated Beginning Balance \$1,135,163
- Annual transfer from departments \$593,770
- Proposed Budget for FY20/21 \$466,350
- Ending Balance \$1,322,583
- Estimated Expenses FY19/20 \$839,800

1. A total of 5 vehicles, 2 mowers, and 1 leaf vacuum sweeper are scheduled to be replaced in this budget
2. Five vehicles are still on order from last year
3. Three patrol vehicles are being replaced



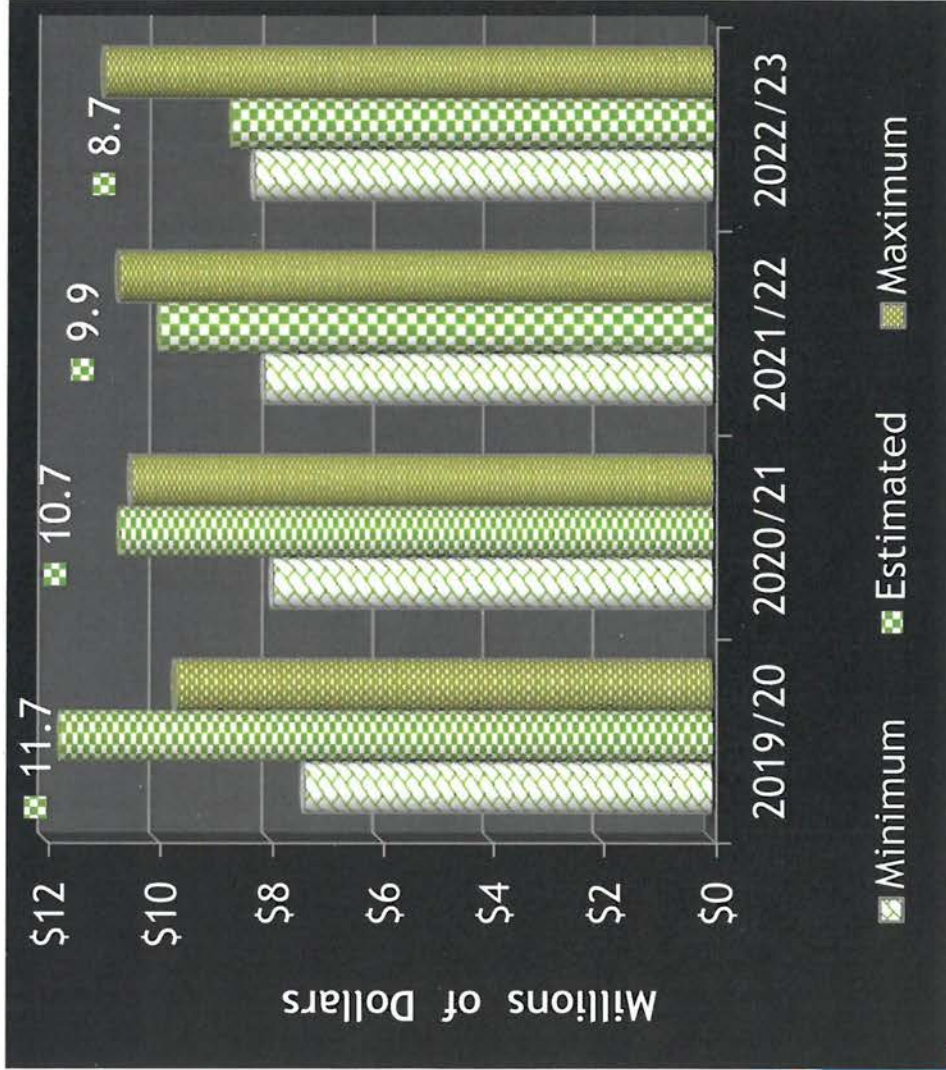
# Budget Snapshot

- No new taxes or fees
- Flat General property tax levy
- Non-union wage increase of 2.5% factored in
- Net of four employees being added
- Final Sewer rate increase of three-year plan
- Capital Improvement Projects totaling \$15 million

# **Village of Bartlett FY 2020/21 Fund Balance Review**



# Fund Balance - General Fund

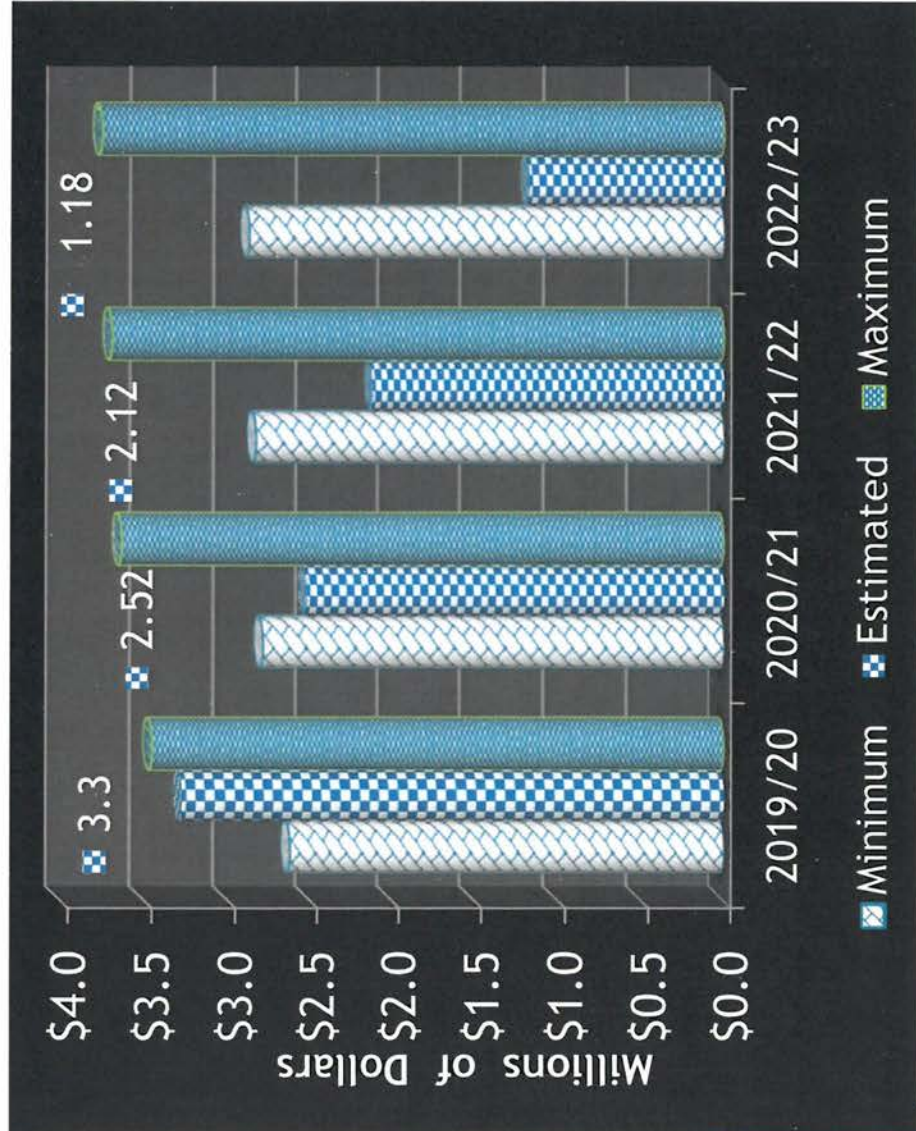


## Policy

- 25 - 35% of operating expenditures
- Avg. increase in property tax levy and liabilities
- Designated reserves
- Restricted Funds
- Tri-centennial celebration



# Fund Balance - Water Fund

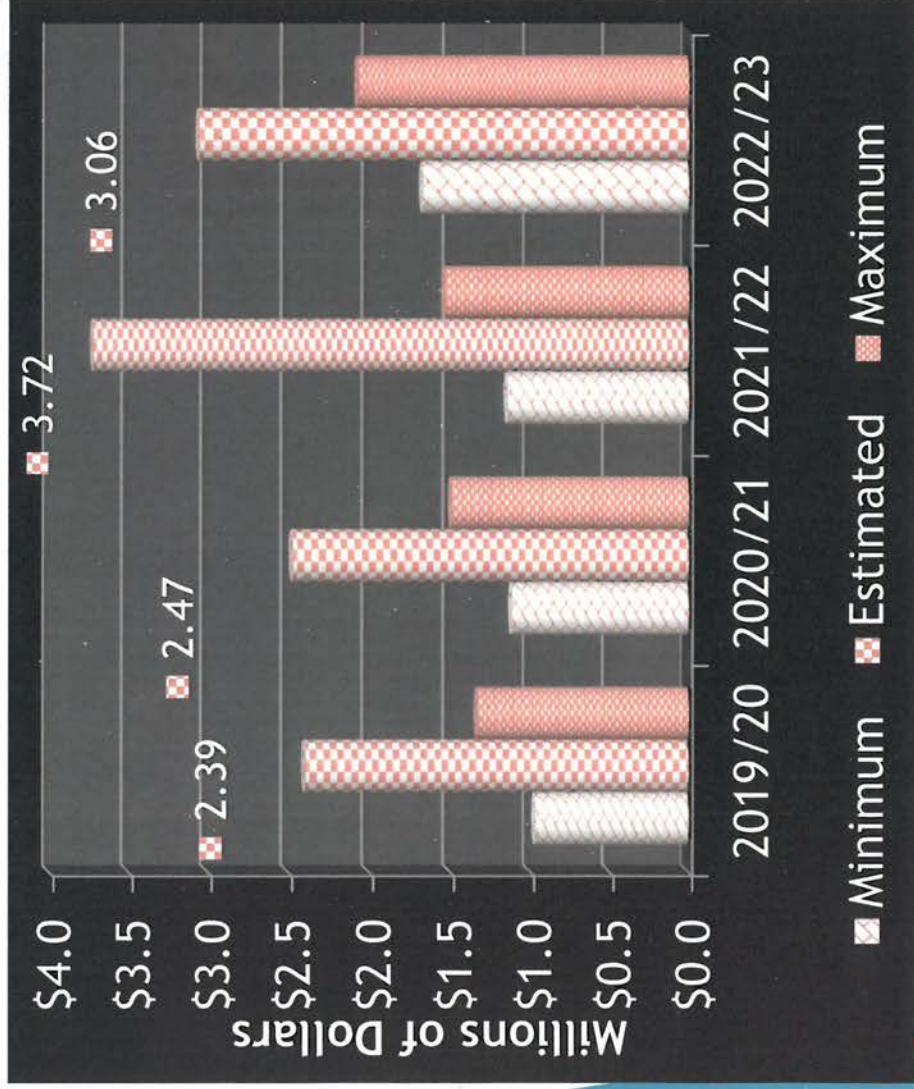


## Policy

- 25 - 35% of operating expenditures
- Designated reserves:
  - Equipment Replacement
  - Tank painting
  - Capital Improvement



# Fund Balance - Sewer Fund



## Policy

- 25 - 35% of operating expenditures
- Designated reserves:
  - Equipment replacement
  - Capital Improvement Reserve

VILLAGE OF BARTLETT  
DETAIL BOARD REPORT  
INVOICES DUE ON/BEFORE 3/3/2020

**100-GENERAL FUND REVENUES**

**480666-YARD WASTE BAGS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 PETTY CASH	PETTY CASH REIMBURSEMENT	10.00
	<u>INVOICES TOTAL:</u>	<u>10.00</u>

**1100-VILLAGE BOARD/ADMINISTRATION**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 KONICA MINOLTA BUSINESS	COPIER MAINTENANCE SERVICE	265.41
	<u>INVOICES TOTAL:</u>	<u>265.41</u>

**523100-ADVERTISING**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 EXAMINER PUBLICATIONS INC	BARTLETT DAYS PULL OUT SECTION	240.00
1 LOOPNET	ADVERTISING	69.00
	<u>INVOICES TOTAL:</u>	<u>309.00</u>

**530115-SUBSCRIPTIONS/PUBLICATIONS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 LOCALGOVNEWS.ORG	MEMBERSHIP RENEWAL	800.00
	<u>INVOICES TOTAL:</u>	<u>800.00</u>

**543101-DUES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 INTL ECONOMIC DEVELOPMENT COUNCIL	MEMBERSHIP RENEWAL	455.00
	<u>INVOICES TOTAL:</u>	<u>455.00</u>

**543900-COMMUNITY RELATIONS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 PETTY CASH	PETTY CASH REIMBURSEMENT	9.31
	<u>INVOICES TOTAL:</u>	<u>9.31</u>

**543910-HISTORY MUSEUM EXPENSES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 2 PETTY CASH	PETTY CASH REIMBURSEMENT	227.66
	<u>INVOICES TOTAL:</u>	<u>227.66</u>

**546900-CONTINGENCIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 3 PETTY CASH	PETTY CASH REIMBURSEMENT	30.82
	<u>INVOICES TOTAL:</u>	<u>30.82</u>

\*\* Indicates pre-issue check.

VILLAGE OF BARTLETT  
DETAIL BOARD REPORT  
INVOICES DUE ON/BEFORE 3/3/2020

**1200-PROFESSIONAL SERVICES**

**523400-LEGAL SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CLARK BAIRD SMITH LLP	LEGAL SERVICES	590.00
1 LAW OFFICES OF ROBERT J KRUPP PC	PROFESSIONAL SERVICES	720.00
1 LAW OFFICES OF ROBERT J KRUPP PC	PROFESSIONAL SERVICES	270.00
1 LAW OFFICES OF ROBERT J KRUPP PC	PROFESSIONAL SERVICES	925.00
1 STORINO RAMELLO & DURKIN	PROFESSIONAL SERVICES	776.45
	<u>INVOICES TOTAL:</u>	<u>3,281.45</u>

**546900-CONTINGENCIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 METRA	SPAULDING ROAD QUIET ZONE	20,201.39
	<u>INVOICES TOTAL:</u>	<u>20,201.39</u>

**1210-LIABILITY INSURANCE**

**544100-LIABILITY INSURANCE PREMIUMS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 INTERGOVERNMENTAL RISK MGMT AGENCY	VOLUNTEER COVERAGE	850.00
	<u>INVOICES TOTAL:</u>	<u>850.00</u>

**544200-LIABILITY INS DEDUCTIBLE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 INTERGOVERNMENTAL RISK MGMT AGENCY	JANUARY DEDUCTIBLE	255.85
	<u>INVOICES TOTAL:</u>	<u>255.85</u>

**1400-FINANCE**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 KONICA MINOLTA BUSINESS	COPIER MAINTENANCE SERVICE	50.30
	<u>INVOICES TOTAL:</u>	<u>50.30</u>

**530115-SUBSCRIPTIONS/PUBLICATIONS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 LOCALGOVNEWS.ORG	MEMBERSHIP RENEWAL	200.00
	<u>INVOICES TOTAL:</u>	<u>200.00</u>

**532200-OFFICE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 WAREHOUSE DIRECT	LABELS	24.26
	<u>INVOICES TOTAL:</u>	<u>24.26</u>

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
 INVOICES DUE ON/BEFORE 3/3/2020**

**532300-POSTAGE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 PETTY CASH	PETTY CASH REIMBURSEMENT	15.00
	<u>INVOICES TOTAL:</u>	<u>15.00</u>

**541600-PROFESSIONAL DEVELOPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 2 PETTY CASH	PETTY CASH REIMBURSEMENT	41.40
	<u>INVOICES TOTAL:</u>	<u>41.40</u>

**1500-PLANNING & DEV SERVICES**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CANON SOLUTIONS AMERICA INC	COPIER MAINTENANCE SERVICE	424.78
	<u>INVOICES TOTAL:</u>	<u>424.78</u>

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	APPROVED STAMP/PENS/SUPPLIES	71.81
	<u>INVOICES TOTAL:</u>	<u>71.81</u>

**541600-PROFESSIONAL DEVELOPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SUBURBAN BUILDING OFFICIALS CONF	TRAINING INSTITUTE REGISTRATION	500.00
	<u>INVOICES TOTAL:</u>	<u>500.00</u>

**1600-BUILDING**

**523010-ELEVATOR INSPECTIONS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 THOMPSON ELEVATOR INSPECTION	ELEVATOR PLAN REVIEW	100.00
	<u>INVOICES TOTAL:</u>	<u>100.00</u>

**526000-SERVICE TO MAINTAIN VEHICLES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 BUNGE'S TIRE & AUTO BARTLETT	VEHICLE MAINTENANCE	309.02
1 MEINEKE CAR CARE CENTER	VEHICLE MAINTENANCE	378.99
** 1 PETTY CASH	PETTY CASH REIMBURSEMENT	31.98
	<u>INVOICES TOTAL:</u>	<u>719.99</u>

**526005-PLAN REVIEW SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 FIRE SAFETY CONSULTANTS INC	PLAN REVIEW SERVICES	1,085.00
1 FIRE SAFETY CONSULTANTS INC	PLAN REVIEW SERVICES	1,085.00

\*\* Indicates pre-issue check.



**VILLAGE OF BARTLETT**  
**DETAIL BOARD REPORT**  
 INVOICES DUE ON/BEFORE 3/3/2020

INVOICES TOTAL: 2,170.00

**530115-SUBSCRIPTIONS/PUBLICATIONS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 LOCALGOVNEWS.ORG	MEMBERSHIP RENEWAL	200.00
<u>INVOICES TOTAL:</u>		<u>200.00</u>

**543101-DUES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 NORTHWEST BUILDING OFFICIALS AND	ANNUAL MEMBERSHIP DUES	50.00
1 SUBURBAN BUILDING OFFICIALS CONF	ANNUAL MEMBERSHIP DUES	75.00
<u>INVOICES TOTAL:</u>		<u>125.00</u>

**1700-POLICE**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMCAST	CABLE SERVICE	136.57
1 KONICA MINOLTA BUSINESS	COPIER MAINTENANCE SERVICE	96.71
1 KONICA MINOLTA BUSINESS	COPIER MAINTENANCE SERVICE	198.24
1 KONICA MINOLTA BUSINESS	COPIER MAINTENANCE SERVICE	112.19
1 MICROSYSTEMS INC	ARCHIVAL MICROFILM STORAGE	225.00
1 U.S. BANK NATIONAL ASSOCIATION	SUBPOENA RESEARCH FEES	94.00
<u>INVOICES TOTAL:</u>		<u>862.71</u>

**526000-SERVICE TO MAINTAIN VEHICLES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ARMY TRAIL TIRE AND SERVICE	TIRE REPLACEMENTS	624.96
1 HAWK FORD OF ST CHARLES	VEHICLE MAINTENANCE	455.24
1 MEINEKE CAR CARE CENTER	VEHICLE MAINTENANCE	19.95
1 MEINEKE CAR CARE CENTER	VEHICLE MAINTENANCE	594.40
1 MEINEKE CAR CARE CENTER	VEHICLE MAINTENANCE	25.00
1 MEINEKE CAR CARE CENTER	VEHICLE MAINTENANCE	381.10
1 MEINEKE CAR CARE CENTER	VEHICLE MAINTENANCE	573.50
1 MEINEKE CAR CARE CENTER	VEHICLE MAINTENANCE	147.89
1 MEINEKE CAR CARE CENTER	VEHICLE MAINTENANCE	19.95
1 MEINEKE CAR CARE CENTER	VEHICLE MAINTENANCE	19.95
1 MEINEKE CAR CARE CENTER	VEHICLE MAINTENANCE	19.95
1 MEINEKE CAR CARE CENTER	VEHICLE MAINTENANCE	19.95
1 MEINEKE CAR CARE CENTER	VEHICLE MAINTENANCE	19.95
1 MEINEKE CAR CARE CENTER	VEHICLE MAINTENANCE	19.95
1 MEINEKE CAR CARE CENTER	VEHICLE MAINTENANCE	877.19
1 ULTRA STROBE COMMUNICATIONS INC	SHIPPING CHG/MICROPHONE REPAIRS	19.95
<u>INVOICES TOTAL:</u>		<u>3,818.93</u>

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	SCANNER	333.00

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT**  
**DETAIL BOARD REPORT**  
 INVOICES DUE ON/BEFORE 3/3/2020

1 GRAINGER	BOOT BRUSH	36.58
1 HEARTLAND ANIMAL HOSPITAL PC	LUTHER MEDICAL EXAM	151.40
1 HEARTLAND ANIMAL HOSPITAL PC	LUTHER MEDICATION	27.01
1 WAREHOUSE DIRECT	BLU RAY DISCS/DRIVES/SUPPLIES	331.85
1 WAREHOUSE DIRECT	TONER	151.77
1 WAREHOUSE DIRECT	INK CARTRIDGE	122.79
1 WESTERN FIRST AID & SAFETY LLC	FIRST AID SUPPLIES	142.90
<b>INVOICES TOTAL:</b>		<b>1,297.30</b>

**530110-UNIFORMS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 NORTHERN ILLINOIS POLICE	UNIFORM GEAR/ACCESSORIES	126.85
<b>INVOICES TOTAL:</b>		<b>126.85</b>

**530115-SUBSCRIPTIONS/PUBLICATIONS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 THOMSON REUTERS - WEST	MONTHLY SUBSCRIPTION	207.70
<b>INVOICES TOTAL:</b>		<b>207.70</b>

**530125-SHOOTING RANGE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SAGE CONTROL ORDNANCE INC	LESS LETHAL TRAINING MUNITIONS	2,652.96
<b>INVOICES TOTAL:</b>		<b>2,652.96</b>

**532200-OFFICE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 WAREHOUSE DIRECT	BLU RAY DISCS/DRIVES/SUPPLIES	58.86
1 WAREHOUSE DIRECT	BINDERS/FOLDERS/SUPPLIES	148.39
<b>INVOICES TOTAL:</b>		<b>207.25</b>

**541600-PROFESSIONAL DEVELOPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 STEVEN BLASER	TRAINING EXPENSES	91.50
1 BRIAN CAMARATA	TRAINING EXPENSES	66.00
1 NORTH EAST MULTI-REGIONAL	TRAINING FEES	175.00
1 NORTH EAST MULTI-REGIONAL	TRAINING FEES	200.00
1 NORTH EAST MULTI-REGIONAL	TRAINING FEES	375.00
1 NORTH EAST MULTI-REGIONAL	TRAINING FEES	1,000.00
1 NORTH EAST MULTI-REGIONAL	TRAINING FEES	750.00
1 NORTH EAST MULTI-REGIONAL	TRAINING FEES	225.00
<b>INVOICES TOTAL:</b>		<b>2,882.50</b>

**542810-SAFETY PROGRAM EXPENSES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ALEXIAN BROTHERS CORPORATE	PERSONNEL TESTING	43.00
1 ALEXIAN BROTHERS CORPORATE	PERSONNEL TESTING	43.00
<b>INVOICES TOTAL:</b>		<b>86.00</b>

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT**  
**DETAIL BOARD REPORT**  
 INVOICES DUE ON/BEFORE 3/3/2020

**543101-DUES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CIT INTERNATIONAL INC	MEMBERSHIP RENEWAL/M TAVOLACCI	25.00
	<b>INVOICES TOTAL:</b>	<b>25.00</b>

**545200-POLICE/FIRE COMMISSION**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ALEXIAN BROTHERS CORPORATE	PERSONNEL TESTING	93.00
	<b>INVOICES TOTAL:</b>	<b>93.00</b>

**1800-STREET MAINTENANCE**

**522500-EQUIPMENT RENTALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ALTORFER INDUSTRIES INC	WHEEL LOADER RENTAL	4,322.50
	<b>INVOICES TOTAL:</b>	<b>4,322.50</b>

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	23.57
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	129.00
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	17.10
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	1,787.71
1 CONSTELLATION NEW ENERGY INC	ELECTRIC BILL	65.52
1 CONSTELLATION NEW ENERGY INC	ELECTRIC BILL	7,253.82
	<b>INVOICES TOTAL:</b>	<b>9,276.72</b>

**524230-SNOW PLOWING CONTRACTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AJD CONCRETE CONSTRUCTION CORP	SNOW PLOWING SERVICES	3,150.00
1 VIRGILIO CARDENAS	SNOW PLOWING SERVICES	1,350.00
1 CORNERSTONE LAND & LAWN INC	SNOW PLOWING SERVICES	4,950.00
1 HENSON CONCRETE CONSTRUCTION	SNOW PLOWING SERVICES	4,320.00
1 S & B PLOWING & SNOW REMOVAL	SNOW PLOWING SERVICES	900.00
	<b>INVOICES TOTAL:</b>	<b>14,670.00</b>

**526000-SERVICE TO MAINTAIN VEHICLES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 KAMMES AUTO & TRUCK REPAIR INC	VEHICLE MAINTENANCE	315.05
1 SAFETY-KLEEN SYSTEMS INC	VEHICLE MAINTENANCE SUPPLIES	319.50
	<b>INVOICES TOTAL:</b>	<b>634.55</b>

**527100-SERVICES TO MAINTAIN STREETS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 BLUFF CITY MATERIALS INC	HAULED MATERIALS	56.00

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
 INVOICES DUE ON/BEFORE 3/3/2020**

INVOICES TOTAL: **56.00**

**527110-SVCS TO MAINTAIN TRAFFIC SIGS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MEADE ELECTRIC CO INC	EMERGENCY SIGNAL REPAIRS	161.34
1 STATE TREASURER	TRAFFIC SIGNAL MAINTENANCE	1,594.20
<u>INVOICES TOTAL:</u>		<b>1,755.54</b>

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AIRGAS USA LLC	CYLINDER RENTAL	190.88
1 GRAINGER	MATERIALS & SUPPLIES	17.89
1 MIDWEST SALT LLC	DEICER	759.50
<u>INVOICES TOTAL:</u>		<b>968.27</b>

**532200-OFFICE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 WAREHOUSE DIRECT	INK CARTRIDGE	98.64
<u>INVOICES TOTAL:</u>		<b>98.64</b>

**534300-EQUIPMENT MAINTENANCE MATLS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AUTOZONE INC	MAINTENANCE SUPPLIES	795.62
1 GRAINGER	AIR FILTERS	82.44
1 INTERSTATE ALL BATTERY CENTER	AUTOMOTIVE BATTERY	137.95
1 KONICA MINOLTA BUSINESS	COPIER MAINTENANCE SERVICE	21.54
1 MONROE TRUCK EQUIPMENT INC	MAINTENANCE SUPPLIES	44.00
1 MONROE TRUCK EQUIPMENT INC	WORK LAMPS & LIGHTS	175.24
1 NAPA AUTO PARTS	MAINTENANCE SUPPLIES	400.49
1 RANDALL PRESSURE SYSTEMS INC	MAINTENANCE SUPPLIES	298.28
1 WEST SIDE TRACTOR SALES	MAINTENANCE SUPPLIES	394.00
1 WHOLESALE DIRECT INC	HYDRAULIC MOTORS	1,513.80
<u>INVOICES TOTAL:</u>		<b>3,863.36</b>

**534400-STREET MAINTENANCE MATERIALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 TRAFFIC CONTROL & PROTECTION INC	SIGN POSTS	657.00
<u>INVOICES TOTAL:</u>		<b>657.00</b>

**534600-BUILDING MAINTENANCE MATERIALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 UNIFIRST CORPORATION	MATS	21.21
1 UNIFIRST CORPORATION	MATS	21.21
<u>INVOICES TOTAL:</u>		<b>42.42</b>

\*\* Indicates pre-issue check.



**VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
 INVOICES DUE ON/BEFORE 3/3/2020**

**541600-PROFESSIONAL DEVELOPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ILLINOIS ARBORIST ASSOCIATION	CONFERENCE/AWARD CEREMONY	65.00
<b>INVOICES TOTAL:</b>		<b>65.00</b>

**2200-MFT EXPENDITURES**

**583082-STEARNES RD COUNTY CRK CULVRT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 HAMPTON LENZINI AND RENWICK INC	STEARNES ROAD CULVERT PROJECT	800.00
<b>INVOICES TOTAL:</b>		<b>800.00</b>

**5000-WATER OPERATING EXPENSES**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 JOHNSON CONTROLS SECURITY SOLUTIONS	QUARTERLY BILLING	150.00
1 METROPOLITAN WATER RECLAMATION	2019 USER CHARGE/SUNRISE LAKE CENTER	49.20
<b>INVOICES TOTAL:</b>		<b>199.20</b>

**522720-PRINTING SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SEBIS DIRECT INC	FEBRUARY 2020 BILLING	739.58
<b>INVOICES TOTAL:</b>		<b>739.58</b>

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	71.24
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	112.11
<b>INVOICES TOTAL:</b>		<b>183.35</b>

**527120-SVCS TO MAINT MAINS/STORM LINE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 BLUFF CITY MATERIALS INC	HAULED MATERIALS	56.00
<b>INVOICES TOTAL:</b>		<b>56.00</b>

**534300-EQUIPMENT MAINTENANCE MATLS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 KONICA MINOLTA BUSINESS	COPIER MAINTENANCE SERVICE	21.55
<b>INVOICES TOTAL:</b>		<b>21.55</b>

**534600-BUILDING MAINTENANCE MATERIALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 UNIFIRST CORPORATION	MATS	21.21
1 UNIFIRST CORPORATION	MATS	21.21

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT**  
**DETAIL BOARD REPORT**  
 INVOICES DUE ON/BEFORE 3/3/2020

INVOICES TOTAL: **42.42**

**541600-PROFESSIONAL DEVELOPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ILLINOIS SECTION AWWA	TRAINING FEES	36.00
		<u>INVOICES TOTAL:</u> <b>36.00</b>

**500000-WATER FUND**

**121054-WATER/SEWER BILLING A/R**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 JUDITH A JULISON	REFUND/WATER BILL OVERPAYMENT	49.17
1 STEPHONIE YEO	REFUND/WATER BILL OVERPAYMENT	49.17
		<u>INVOICES TOTAL:</u> <b>98.34</b>

**5090-WATER CAPITAL PROJECTS EXP**

**581037-DWC PUMP STA.STORAGE.LAND**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 JOSEPH J HENDERSON & SON INC	WATER RECEIVING STATION/PYMT 13	12,487.54
1 JOSEPH J HENDERSON & SON INC	WATER RECEIVING STATION/PYMT 14	338,247.84
		<u>INVOICES TOTAL:</u> <b>350,735.38</b>

**581038-VILLAGE SYSTEM IMPROVEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CHRISTOPHER B BURKE ENG LTD	LAKE STREET PUMP STATION	3,387.00
1 DEIGAN & ASSOCIATES LLC	UST REMOVAL/STEARNS PUMP STATION	257.25
		<u>INVOICES TOTAL:</u> <b>3,644.25</b>

**5100-SEWER OPERATING EXPENSES**

**522720-PRINTING SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SEBIS DIRECT INC	FEBRUARY 2020 BILLING	739.58
		<u>INVOICES TOTAL:</u> <b>739.58</b>

**522800-ANALYTICAL TESTING**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AURALENE TONI GLYMPH-MARTIN	MICROSCOPIC EVALUATION	600.00
1 SUBURBAN LABORATORIES INC	ANALYTICAL TESTING	239.90
		<u>INVOICES TOTAL:</u> <b>839.90</b>

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CONSTELLATION NEW ENERGY INC	ELECTRIC BILL	223.51
1 CONSTELLATION NEW ENERGY INC	ELECTRIC BILL	324.96

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT**  
**DETAIL BOARD REPORT**  
 INVOICES DUE ON/BEFORE 3/3/2020

1	CONSTELLATION NEW ENERGY INC	ELECTRIC BILL	303.63
<b>INVOICES TOTAL:</b>			<b>852.10</b>

**524210-SLUDGE REMOVAL**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT	
1	SYNAGRO CENTRAL LLC	SLUDGE DISPOSAL	5,090.00
<b>INVOICES TOTAL:</b>			<b>5,090.00</b>

**527120-SVCS TO MAINT MAINS/STORM LINE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT	
1	BLUFF CITY MATERIALS INC	HAULED MATERIALS	28.00
<b>INVOICES TOTAL:</b>			<b>28.00</b>

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT	
1	AIRGAS USA LLC	CYLINDER RENTAL	190.89
1	COLUMBIA PIPE & SUPPLY CO	MATERIALS & SUPPLIES	59.06
1	COLUMBIA PIPE & SUPPLY CO	MATERIALS & SUPPLIES	40.36
<b>INVOICES TOTAL:</b>			<b>290.31</b>

**530120-CHEMICAL SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT	
1	HAWKINS INC	CHEMICAL SUPPLIES	2,386.40
<b>INVOICES TOTAL:</b>			<b>2,386.40</b>

**534300-EQUIPMENT MAINTENANCE MATLS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT	
1	AUTOZONE INC	MAINTENANCE SUPPLIES	124.78
1	FULLIFE SAFETY CENTER	SAFETY EQUIPMENT REPAIRS	895.00
1	GRAINGER	MAINTENANCE SUPPLIES	146.78
1	GRAINGER	MAINTENANCE SUPPLIES	66.17
1	GRAINGER	VALVE REBUILD KIT	471.66
1	KONICA MINOLTA BUSINESS	COPIER MAINTENANCE SERVICE	21.55
<b>INVOICES TOTAL:</b>			<b>1,725.94</b>

**534600-BUILDING MAINTENANCE MATERIALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT	
1	UNIFIRST CORPORATION	MATS	21.21
1	UNIFIRST CORPORATION	MATS	21.21
<b>INVOICES TOTAL:</b>			<b>42.42</b>

**5190-SEWER CAPITAL PROJECTS EXP**

**582027-NEW DISC FILTER**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT	
1	STRAND ASSOCIATES INC	WWTP DESIGN IMPROVEMENTS	76,000.00

\*\* Indicates pre-issue check.



**VILLAGE OF BARTLETT**  
**DETAIL BOARD REPORT**  
 INVOICES DUE ON/BEFORE 3/3/2020

INVOICES TOTAL: 76,000.00

**520-PARKING FUND REVENUES**

**450200-PARKING METER REVENUES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 PETTY CASH	PETTY CASH REIMBURSEMENT	7.50
<u>INVOICES TOTAL:</u>		<u>7.50</u>

**5200-PARKING OPERATING EXPENSES**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 UNIFIRST CORPORATION	MATS	21.52
1 UNIFIRST CORPORATION	MATS	23.54
<u>INVOICES TOTAL:</u>		<u>45.06</u>

**523800-RENT TO RAILROAD**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 METRA	QTRLY LEASE PYMT/NOV-JAN 2020	1,540.05
<u>INVOICES TOTAL:</u>		<u>1,540.05</u>

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	102.55
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	89.90
1 CONSTELLATION NEW ENERGY INC	ELECTRIC BILL	713.25
1 CONSTELLATION NEW ENERGY INC	ELECTRIC BILL	57.05
<u>INVOICES TOTAL:</u>		<u>962.75</u>

**5500-GOLF PROGRAM EXPENSES**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ANDERSON PEST SOLUTIONS	PEST CONTROL SERVICES	108.64
1 JENSEN'S PLUMBING & HEATING INC	EQUIPMENT MAINTENANCE	1,008.08
1 JOHNSON CONTROLS SECURITY SOLUTIONS	QUARTERLY BILLING	303.53
1 ROSCOE CO	MATS	169.61
1 STATE FIRE MARSHAL	WATER HEATER/TANK INSPECTIONS	295.00
<u>INVOICES TOTAL:</u>		<u>1,884.86</u>

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CONSTELLATION NEW ENERGY INC	ELECTRIC BILL	30.68
1 NICOR GAS	GAS BILL	1,040.64

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
 INVOICES DUE ON/BEFORE 3/3/2020**

INVOICES TOTAL: 1,071.32

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SYSCO FOOD SERVICES - CHICAGO	FOOD PURCHASE/SUPPLIES	31.98
		<u>INVOICES TOTAL: 31.98</u>

**534332-PURCHASES - GOLF BALLS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 BRIDGESTONE GOLF INC	GOLF BALLS	68.78
		<u>INVOICES TOTAL: 68.78</u>

**534335-PURCHASES - MISC GOLF MDSE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 THE ANTIGUA GROUP INC	GOLF APPAREL	608.69
1 JOFIT LLC	GOLF APPAREL	267.15
		<u>INVOICES TOTAL: 875.84</u>

**5510-GOLF MAINTENANCE EXPENSES**

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CONSTELLATION NEW ENERGY INC	ELECTRIC BILL	10.24
1 NICOR GAS	GAS BILL	294.33
1 NICOR GAS	GAS BILL	346.88
		<u>INVOICES TOTAL: 651.45</u>

**534300-EQUIPMENT MAINTENANCE MATLS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 REINDERS INC	MAINTENANCE SUPPLIES	321.90
		<u>INVOICES TOTAL: 321.90</u>

**534500-GROUNDS MAINTENANCE MATERIALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CHICAGOLAND TURF	MAINTENANCE SUPPLIES	515.68
		<u>INVOICES TOTAL: 515.68</u>

**541600-PROFESSIONAL DEVELOPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ILLINOIS TURFGRASS FOUNDATION	CONFERENCE REGISTRATION FEES	250.00
		<u>INVOICES TOTAL: 250.00</u>

**5560-GOLF RESTAURANT EXPENSES**

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
--------	---------------------	----------------

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT**  
**DETAIL BOARD REPORT**  
 INVOICES DUE ON/BEFORE 3/3/2020

1	CONSTELLATION NEW ENERGY INC	ELECTRIC BILL	5.11
1	NICOR GAS	GAS BILL	173.44
<b>INVOICES TOTAL:</b>			<b>178.55</b>

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1	AMAZON CAPITAL SERVICES INC	PAINT/WALL CLOCKS 9.99
1	GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES 15.63
1	SYSCO FOOD SERVICES - CHICAGO	FOOD PURCHASE/SUPPLIES 26.48
1	SYSCO FOOD SERVICES - CHICAGO	FOOD PURCHASE/SUPPLIES 57.65
<b>INVOICES TOTAL:</b>		<b>109.75</b>

**534320-PURCHASES - FOOD & BEVERAGE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1	BREAKTHRU BEVERAGE ILLINOIS LLC	LIQUOR PURCHASE 68.04
1	ELGIN BEVERAGE CO	BEER PURCHASE 76.38
1	GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES 50.00
1	GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES 11.50
1	SYSCO FOOD SERVICES - CHICAGO	FOOD PURCHASE/SUPPLIES 335.69
<b>INVOICES TOTAL:</b>		<b>541.61</b>

**5570-GOLF BANQUET EXPENSES**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1	ALSCO	LINEN SERVICES 101.02
<b>INVOICES TOTAL:</b>		<b>101.02</b>

**523100-ADVERTISING**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1	EXAMINER PUBLICATIONS INC	VALENTINE'S DAY ADVERTISING 60.00
1	THE KNOT WORLDWIDE INC	ADVERTISING 2,162.30
1	SHAW MEDIA	ADVERTISING 495.00
<b>INVOICES TOTAL:</b>		<b>2,717.30</b>

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1	CONSTELLATION NEW ENERGY INC	ELECTRIC BILL 5.11
1	NICOR GAS	GAS BILL 173.44
<b>INVOICES TOTAL:</b>		<b>178.55</b>

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1	AMAZON CAPITAL SERVICES INC	PAINT/WALL CLOCKS 56.43
1	GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES 15.64
1	GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES 30.13

\*\* Indicates pre-issue check.



**VILLAGE OF BARTLETT**  
**DETAIL BOARD REPORT**  
 INVOICES DUE ON/BEFORE 3/3/2020

1	MLA WHOLESALE INC	FLOWERS	116.90
1	SYSCO FOOD SERVICES - CHICAGO	FOOD PURCHASE/SUPPLIES	79.45
1	SYSCO FOOD SERVICES - CHICAGO	FOOD PURCHASE/SUPPLIES	57.66
<b>INVOICES TOTAL:</b>			<b>356.21</b>

**534320-PURCHASES - FOOD & BEVERAGE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ALBERTSONS - SAFEWAY	FOOD PURCHASES	266.48
1 BREAKTHRU BEVERAGE ILLINOIS LLC	LIQUOR PURCHASE	548.70
1 ELGIN BEVERAGE CO	BEER PURCHASE	76.38
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	320.28
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	240.17
1 HIGHLAND BAKING COMPANY	FOOD PURCHASE	26.41
1 SYSCO FOOD SERVICES - CHICAGO	FOOD PURCHASE/SUPPLIES	654.44
1 SYSCO FOOD SERVICES - CHICAGO	FOOD PURCHASE/SUPPLIES	1,535.55
<b>INVOICES TOTAL:</b>		<b>3,668.41</b>

**570100-MACHINERY & EQUIPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 JENSEN'S PLUMBING & HEATING INC	EQUIPMENT REPAIRS	4,208.00
<b>INVOICES TOTAL:</b>		<b>4,208.00</b>

**6000-CENTRAL SERVICES EXPENSES**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 JOHNSON CONTROLS SECURITY SOLUTIONS	QUARTERLY BILLING	256.55
1 MIDWEST MECHANICAL	QUARTERLY MAINTENANCE AGREEMENT	2,658.00
1 MIDWEST MECHANICAL	QUARTERLY MAINTENANCE AGREEMENT	384.00
<b>INVOICES TOTAL:</b>		<b>3,298.55</b>

**522720-PRINTING SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CREEKSIDE PRINTING	FEBRUARY/MARCH BARTLETTER	4,001.18
<b>INVOICES TOTAL:</b>		<b>4,001.18</b>

**524100-BUILDING MAINTENANCE SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ANDERSON PEST SOLUTIONS	PEST CONTROL SERVICES	228.16
1 UNIFIRST CORPORATION	MATS	81.58
<b>INVOICES TOTAL:</b>		<b>309.74</b>

**524110-TELEPHONE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CALL ONE	TELEPHONE BILL	452.35
1 COMCAST	TELEPHONE BILL	4,072.31

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT**  
**DETAIL BOARD REPORT**  
 INVOICES DUE ON/BEFORE 3/3/2020

INVOICES TOTAL: 4,524.66

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	678.66
1 CONSTELLATION NEW ENERGY INC	ELECTRIC BILL	61.52
<u>INVOICES TOTAL:</u>		<u>740.18</u>

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 WESTERN FIRST AID & SAFETY LLC	FIRST AID SUPPLIES	47.19
<u>INVOICES TOTAL:</u>		<u>47.19</u>

**7000-POLICE PENSION EXPENDITURES**

**523400-LEGAL SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 REIMER & DOBROVOLNY PC	LEGAL SERVICES	90.75
<u>INVOICES TOTAL:</u>		<u>90.75</u>

**GRAND TOTAL:** **557,858.17**

GENERAL FUND	80,008.63
MOTOR FUEL TAX FUND	800.00
WATER FUND	355,756.07
SEWER FUND	87,994.65
PARKING FUND	2,555.36
GOLF FUND	17,731.21
CENTRAL SERVICES FUND	12,921.50
POLICE PENSION FUND	90.75
<b>GRAND TOTAL</b>	<b>557,858.17</b>

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT PROCLAMATION**  
**Celebrating the 10-year Anniversary of Bartlett's Sister City**  
**Relationship with Miaoli City, Taiwan**

**Whereas**, the Sister City Program, administered by Sister Cities International®, was initiated by President Dwight D. Eisenhower in 1956 to encourage greater friendship and understanding between the United States and other nations through direct personal contact; and

**Whereas**, members of the Bartlett International Chorus and Arts in Bartlett arranged for the international Hakka Blue Shirts chorus to visit the Village of Bartlett in August of 2009; and

**Whereas**, the mutual respect gained from that visit led to the establishment of Bartlett's sister city relationship with Miaoli City, Taiwan in 2010; and

**Whereas**, friendship among people of different countries and cultures is a great force in creating peace, tranquility, harmony and understanding; and

**Whereas**, this year marks the 10<sup>th</sup> anniversary of our Sister City partnership with Miaoli City, a continuing friendship that has enhanced the economic, social and cultural awareness and understanding between us; and

**Whereas**, during this past decade, we have shared art and photo exhibits, exchanged gifts and visits, and engaged in lively conversations with our Hakka friends that taught us that though we live many miles apart, we are more alike than we are different.

**Whereas**, the Village of Bartlett wishes to acknowledge the 10-year anniversary of our sister city relationship with Miaoli City, Taiwan;

**NOW, THEREFORE, I**, Kevin Wallace, President of the Village of Bartlett, Cook, DuPage and Kane Counties, do hereby call upon all Bartlett citizens to commemorate this special occasion and celebrate the goodwill and affection that has grown between our two communities.

Dated this 3<sup>rd</sup> Day of March 2020



\_\_\_\_\_  
Kevin Wallace, Village President





# Memorandum

**To:** Paula Schumacher, Village Administrator  
**From:** Samuel Hughes, Senior Management Analyst  
**Date:** 02/25/2020  
**Re:** An Amendment to the Bartlett Liquor Code

---

The attached Ordinance amends Title 3, Chapter 3 of the Bartlett Municipal Code to create a Class Q liquor license which allows the licensee to:

- 1) Operate a brew pub, which may include outdoor seating areas.
- 2) Sell and offer for sale at retail, beer manufactured by the licensee for consumption on the premises.
- 3) Sell at retail, beer manufactured by the licensee in sealed packages for off-premises consumption.
- 4) Provide on-premises tastings of beer manufactured by the licensee provided with or without charge, provided no more than six (6) fluid ounces of beer may be given without charge to any person per calendar day and limited to the hours of 12:00p.m. through 11:00 p.m.
- 5) Sell at retail, beer and other alcoholic liquors not manufactured by the licensee for consumption on the premises.

The hours of operation for the Class Q would be Sunday through Thursday from 8:00 a.m. until 1:00 a.m. and Friday and Saturday from 8:00 a.m. through 2:00 a.m. The price for this liquor license if approved is set at \$1,500.00.

## **Motion**

I move to approve Ordinance 2020- \_\_\_\_\_ An Ordinance Amending Title 3, Chapter 3, of the Bartlett Municipal Code to Add New Section 3-3-2-19: Class Q Thereto Creating a New Liquor License Classification for a Brew Pub.

**ORDINANCE 2020 - \_\_\_\_\_**

**AN ORDINANCE AMENDING TITLE 3, CHAPTER 3, OF THE BARTLETT MUNICIPAL CODE TO ADD NEW SECTION 3-3-2-19: CLASS Q THERETO CREATING A NEW LIQUOR LICENSE CLASSIFICATION FOR A BREW PUB**

---

**BE IT ORDAINED** by the President and Board of Trustees of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, in exercise of its home rule powers, as follows:

**SECTION ONE:** That Title 3, Chapter 3, Section 2 entitled "License Classifications, Hours, Fees, Number Issued" is amended to add new subsection 3-3-2-18: CLASS Q, as follows:

**3-3-2-18: CLASS Q:**

Class Q licenses which allow the licensee (1) to operate a brew pub, which may include outdoor seating areas as specified in the license and for which a special use permit under the Bartlett Zoning Ordinance has been issued by the corporate authorities in connection with a microbrewery, and in compliance with all applicable state and federal regulations and licenses authorizing the production, storage and distribution of beer; (2) to sell and offer for sale at retail, beer manufactured by the licensee for consumption on the premises specified in such license; (3) the retail sale of beer manufactured by the licensee in sealed packages for off-premises consumption; (4) to provide on-premises tastings of beer manufactured by the licensee provided with or without charge, provided no more than six (6) fluid ounces of beer may be provided without charge to any prospective purchaser per calendar day and limited to the hours of 12:00 p.m. through 11:00 p.m.; and (5) the retail sale of beer and other alcoholic liquors not manufactured by the licensee for consumption on the premises specified in the license.

**A. HOURS OF OPERATION:**

Sunday, Monday, Tuesday, Wednesday, and Thursday	From 8:00 a.m. until 1:00 a.m.
Friday and Saturday	From 8:00 a.m. to 2:00 a.m.

**B. LICENSE FEES:**

Section 3-1-1 of this title.

**C. NUMBER ISSUED:**

The number of Class Q beer pub liquor licenses shall be limited to one (1).

**D. DEFINITIONS:**

For purposes of this section "beer" shall mean a beverage obtained by the alcohol fermentation or an infusion or concoction of barley, or other grain, malt and hops in

water, and includes, among other things, beer, ale, stout, lager beer, porter and the like.

For purposes of this section "brew pub" shall mean a person, firm, partnership, corporation, limited liability company, or other legal business entity that manufactures no more than 155,000 gallons (5,000 barrels) of beer per year at a designated state licensed location (whether within the Village corporate limits or outside the Village corporate limits) to make sales to importing distributors, distributors, and to non-licensees for use and consumption only, that stores beer at the designated state licensed location, and that is allowed to sell at retail from the licensed premises, provided that a brew pub licensee shall not sell for off-premises consumption more than 155,000 gallons of beer that it or its affiliated brewery manufactures per year.

For purposes of this section "brewer" shall mean a person, firm, partnership, corporation, limited liability company or other legal business entity who is engaged in the manufacture of beer.

For purposes of this section "class 1 brewer" means a person, partnership, corporation, limited liability company or other legal business entity that is the holder of a brewer license or non-resident dealer license issued by the Illinois Liquor Control Commission that manufactures up to 930,000 gallons of beer per year and is not a member of or affiliated with, directly or indirectly, a manufacturer that produces more than 930,000 gallons of beer per year or any other alcoholic liquor. A class 1 brewer may make sales and deliveries to importing distributors or distributors and to retail licensees in accordance with paragraph 18 in subsection (a) of Section 3-12 of the Illinois Liquor Control Act. With pre-approval from the Illinois Liquor Control Commission a class 1 brewer may annually transfer up to 930,000 gallons of beer manufactured by the class 1 brewer to the premises of a class 1 brewer wholly owned or operated by that same licensee. A class 1 brewer shall not own a brew pub.

For purposes of this section "class 2 brewer" means a person, partnership, corporation, limited liability company or other legal business entity that is a holder of a class 2 brewer license or non-resident dealer license issued by the Illinois Liquor Control Commission, that manufactures up to 3,720,000 gallons of beer per year, and is not a member of or affiliated with, directly or indirectly, a manufacturer that produces more than 3,720,000 gallons of beer per year, or any other alcoholic liquor. A class 2 brewer may make sales and deliveries to importing distributors and distributors but shall not make sales or deliveries to any other licensee. A class 2 brewer may transfer beer to a brew pub wholly owned and operated by the class 2 brewer, subject to the restrictions set forth in the Illinois Liquor Control Act, as amended, including but not limited to, the transfer shall not annually exceed more than 31,000 gallons, and shall be subject to such pre-approvals as may be required from the Illinois, State Liquor Commission.

For purposes of this section, "original package" means any bottle, flask, jug, can, cask, growler, growler, barrel, keg, hogshead or other receptacle container, whatsoever,

used, corked or capped, sealed and labeled by the manufacturer of beer to contain and to convey beer.

**E. INSURANCE REQUIREMENTS:**

Prior to the issuance of a Class Q license, the prospective Licensee shall have in effect liquor liability insurance with limits of not less than one million dollars (\$1,000,000) combined single limit or one million dollars (\$1,000,000) per occurrence and per aggregate, and shall submit a certificate or policy of insurance as evidence of such coverage issued by an insurance company licensed by the Illinois Department of Insurance to do business in Illinois and having financial ratings in the latest edition of A.M. Best's Insurance Guide of not less than A- and VII or as otherwise acceptable to the local liquor control commissioner. The effective period of such insurance coverage shall coincide with the period for which the license is in effect, and the licensee shall maintain and keep said insurance in effect during any license renewal term. The Village of Bartlett, its elected and appointed officials, officers, employees, and its local liquor control commissioner shall be named additional insureds on said insurance policy during the effective period and shall remain so during the term of the liquor license and each license renewal term.

**F. BASSET CERTIFICATION:**

A Class Q liquor license shall at all times cause the sale, offer for sale, and the serving of beer and alcoholic liquor pursuant to said Class Q license for both on-premises consumption and package sales of beer manufactured by the licensee in a sealed package for off-premises consumption, to be performed exclusively by persons who have received beverage alcohol sellers and servers training ("BASSET") certification from an entity that has obtained a BASSET training license from the Illinois Liquor Commission.

**G. SUBMITTAL OF LICENSEE APPLICATION:**

The Class Q license application shall be submitted in accordance with Section 3-3-4 of this chapter and shall also include the following:

1. A copy of a completed and signed application for either (a) a state of Illinois specialty retailer's liquor license for a brew pub; or (b) copies of a state of Illinois brew pub license issued or to be issued in connection with the same applicant's class 2 brewer's license, together with copies of all other brewer, brew pub licenses, applications, and brew pub license applications filed with or issued by other municipalities or counties (up to 3 total); and (c) copies of all other state and federal licenses for the manufacture, storage and distribution of beer.
2. Copies of certificates of insurance evidencing the types of insurance coverage, and the amounts of insurance coverage in place with not less than the minimum amounts required in subsection E of this section and meeting the additional insured requirements set forth in said subsection E.



3. Payment of the application fee as required pursuant to Section 3-1-1 of this title or written agreement approved by the corporate authorities to waive said license fee.
4. Upon review of submittals set forth in subsections G.1. through G.3. of this subsection, and a preliminary determination by the local liquor control commissioner that the conditions of this subsection have been satisfied, the local liquor control commissioner will issue an unsigned Class Q liquor license or letter directed to the Illinois Liquor Control Commissioner stating his or her intent to issue the Class Q liquor license to the applicant to procure a state brew pub license (special retailer or in connection with its Class 2 brewer's license).

#### H. LIMITATIONS ON BREW PUB LICENSES:

1. A brew pub license shall allow the licensee to only (i) manufacture up to 155,000 gallons of beer per year only on the premises specified in the license; (ii) make sales of beer manufactured on the premises or, with the approval of the Illinois Liquor Control Commission, beer manufactured on another brew pub licensed premises (even if located outside of the corporate limits of the Village) that is wholly owned and operated by the same licensee, to importing distributors, distributors and to non-licensees for use and consumption; (iii) store the beer on the premises; (iv) sell and offer for sale at retail from the licensed premises for off-premises consumption no more than 155,000 gallons of beer per year, so long as sales are only made in person; (v) sell and offer for sale at retail for use and consumption on premises specified in the license any form of alcoholic liquor purchased from a licensed distributor or importing distributor; and (vi) with the prior approval of the Illinois Liquor Control Commission, annually transfer no more than 155,000 gallons of beer manufactured on the premises to a licensed brew pub wholly owned by the licensee.
2. A brew pub licensee shall not under any circumstances sell or offer for sale beer manufactured by the brew pub licensee to retail licensees.
3. A person or entity that holds a state issued class 2 brewer license may simultaneously hold a brew pub license if the class 2 brewer (i) does not, under any circumstances, sell or offer for sale beer manufactured by the class 2 brewer to retail licensees; (ii) does not hold more than three (3) brew pub licenses in the State; (iii) does not manufacture more than 3,720,000 gallons of beer per year, including beer manufactured at the brew pub licensed hereunder; and (iv) is not a member of or affiliated with, directly or indirectly, a manufacturer that produces more than 3,720,000 gallons of beer per year or any other alcoholic liquor.
4. Notwithstanding any other provision of this section, a state licensed brewer, a class 2 brewer, or non-resident dealer, that before July 1, 2015 manufactured less than 3,720,000 gallons of beer per year and held a state issued brew pub license before July 1, 2015, may (i) continue to qualify for and hold that state issued brew pub license for the licensed premises lying outside of the corporate limits of the Village;

and (ii) manufacture more than 3,720,000 gallons of beer per year and continue to qualify for and hold that state beer pub license, and a brew pub license issued under this section, if that brewer, class 2 brewer, or non-resident dealer does not simultaneously hold a state issued class 1 brewer license and is not a member of, or affiliated with, directly or indirectly, a manufacturer that produces more than 3,720,000 gallons of beer per year or that produces any other alcoholic liquor.

**SECTION TWO:** That Section 3-1-1 entitled "License Required, Fees, Special Regulations" of Title 3 of Chapter 1 of the Bartlett Municipal Code is hereby amended by adding "Class Q" under the heading "Liquor Sales" and inserting across from "Class Q": "\$1,500.00 per year".

**SECTION THREE: SEVERABILITY.** The various provisions of this Ordinance are to be considered as severable, and if any part or portion of this Ordinance shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance.

**SECTION FOUR: REPEAL OF PRIOR ORDINANCES.** All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

**SECTION FIVE: EFFECTIVE DATE.** This Ordinance shall be in full force and effect upon passage and approval.

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

\_\_\_\_\_  
Kevin Wallace, Village President

ATTEST:

\_\_\_\_\_  
Lorna Giles, Village Clerk

## CERTIFICATION

I, the undersigned, do hereby certify that I am the Village Clerk of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, and that the foregoing is a true, complete and exact copy of Ordinance 2020 - \_\_\_\_ enacted on \_\_\_\_\_, 2020, and approved on \_\_\_\_\_, 2020, as the same appears from the official records of the Village of Bartlett.

---

Lorna Giles, Village Clerk



# Agenda Item Executive Summary

Item Name      Opportunity Site E Letter of Intent      Committee or Board      Board

<b>BUDGET IMPACT</b>			
<i>Amount:</i>	\$350,000 - \$400,000 selling price with a \$50,000 credit	<i>Budgeted</i>	N/A
<i>List what fund</i>	N/A		
<b>EXECUTIVE SUMMARY</b>			
<p>Through Staff's frequent contact with Manny Rafidia, the owner of the Streets of Bartlett and multiple other shopping centers in the area, we apprised him of Opportunity Site E of the Downtown Transit Oriented Development (TOD) Plan, the 1.87-acre Village owned property at the southwest corner of Railroad and Berteau. He has remained interest in developing a five-story, 104-unit apartment building on the site and has submitted a Letter of Intent (LOI) to purchase it.</p> <p>Staff and the Village Board have negotiated the price over the past several months, recently agreeing on a selling price of \$400,000. Due to a significant amount of soil that must be removed from the site as well as vacation and/or relocation of utilities to service the proposed building, we have revised the LOI to include a \$50,000 credit.</p> <p>Staff seeks the Village Board's approval to sign the Letter of Intent with the further intention of proceeding to a sales contract per the terms of the LOI.</p>			
<b>ATTACHMENTS (PLEASE LIST)</b>			
Staff Memo, Letter of Intent from MMAJ, LLC to purchase the 1.872 Acre Vacant Parcel Located at the Southwest Corner of E. Railroad & S. Berteau Avenue.			

### **ACTION REQUESTED**

- For Discussion Only - Staff is requesting direction to enter into the Letter of Intent with MMAJ, LLC to purchase the above property (Opportunity Site E).
- Resolution
- Ordinance
- Motion

Staff:                      Tony Fradin, Economic Development  
Coordinator

Date:                      February 25, 2020



## ECONOMIC DEVELOPMENT MEMORANDUM

**DATE:** February 25, 2020  
**TO:** Paula Schumacher, Village Administrator  
**FROM:** Tony Fradin, Economic Development Coordinator 77  
**RE:** Rafidia Letter of Intent (LOI) for Site E

---

### **BACKGROUND:**

In the Village Board's continuing efforts to implement the Downtown TOD Plan and sell Village-owned property known as Site E, a 1.87-acre parcel at the southwest corner of Railroad Avenue and Berteau, it has provided direction to staff over the past five months in its ongoing negotiations with developer Manny Rafidia who recently acquired and improved the former Bartlett Plaza shopping center to Streets of Bartlett.

His intention is to build a five-story modern high-end apartment building with one hundred and four (104) units.

His consultant for the project is Michael Pontarelli of Palatine-based Pontarelli Construction, one of the largest developers and builders of apartment and condominium buildings in the Chicago metropolitan area.

### **PREVIOUS NEGOTIATIONS:**

Staff presented Mr. Rafidia's initial offer of \$300,000 for Site E this past November, at which time the Village Board rejected the offer as too low considering the asking price of \$660,000.

Following those communications, the Village Board instructed staff to counter-offer with a selling price of \$400,000, which Mr. Rafidia verbally agreed to provided that the Village's development-related fees remain the same for a five-story 104-unit building as they would be for a four-story 80-unit building.

Following Mr. Rafidia's acceptance of the offer, he began hiring experts to perform due diligence of the site including analyzing the soil and location of utilities. It was determined that there would have to be a significant amount of soil removed from the site as well as vacation and/or relocation of utilities to service the proposed building.

### **MARCH 2020 UPDATE:**

Upon the Village obtaining and providing an ALTA survey for Mr. Rafidia's consultant as well as further analysis of the soils present on the site, Mr. Rafidia asked the Village to incur some or all of the expenses related to bringing the site to shovel-ready condition.

Following several meetings with staff, Village Attorney Mraz, Mr. Rafidia and his attorney, Jay Goldberg, we presented Mr. Rafidia with an offer of a **credit in the amount of \$50,000** to help offset the additional costs of removing excess soil from the property and to remove and relocate any existing underground utilities that lay under the property in blanket utility easements recorded against the property and to reserve, relocate and/or grant certain utility easements at no further cost to the Village.

**ACTION REQUESTED:**

That Mayor Wallace and the Village Board consent to enter into the attached Letter of Intent (LOI) dated February 25, 2020 to sell the 1.87-acre vacant land parcel at the southwest corner of E. Railroad Avenue and S. Berteau Avenue to Mr. Rafidia's development company, MMAJ, LLC.

The next step following entering into this LOI would be to enter into and execute a Sale Agreement not later than March 17<sup>th</sup>. Mr. Rafidia would then be required to go through the Zoning approval process to amend the Bartlett Town Center Planned Unit Development including any required special use permits, variations and site plan approvals.

LETTER OF INTENT  
February 25, 2020

Buyer:  
MMAJ, LLC  
134 Bartlett Plaza  
Bartlett, IL, 60103

Seller:  
Village of Bartlett  
228 South Main Street  
Bartlett, IL, 60103

RE: 1.872 Acre Vacant Parcel Located at the Southwest Corner of  
E. Railroad & S. Berteau Avenue, Bartlett, Illinois

This letter constitutes an expression of the terms upon which MMAJ, LLC, or its designee ("**Buyer**") is prepared to enter into a definitive purchase and sale agreement ("**Contract**") with Seller regarding the purchase and development of the property described below. This Letter of Intent ("LOI") is an expression of intent to purchase the property and move forward with due diligence. In consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, the Seller agrees that between the date of execution of this LOI and the earlier of (i) the expiration of the Feasibility Approval Period (hereinafter defined), or (ii) mutual execution of a Purchase and Sale Agreement (the "**Contract**"), Buyer shall have the sole rights to complete due diligence and negotiate and enter a Contract for the Property. The terms are as follows:

1. Purchase Price and Property. Buyer is prepared to offer a total of Four Hundred Thousand and 00/100 Dollars (\$400,000.00) ("**Purchase Price**") for 1.872 acres of land located in Cook County, IL, legally described on Exhibit A and depicted on the ALTA/NSPS Land Title Survey (the "**Survey**") attached hereto as Exhibit B (the "**Property**"). Seller shall also provide Buyer with a credit in the amount of \$50,000.00 to cover all of the Buyer's additional costs (i) to remove excess soils from the Property; and (ii) to remove and relocate any existing underground utilities that lay under the Property in blanket utility easements and/or as shown on the Survey, to a new location under the Property which does not interfere with the Buyer's intended use of the Property. The parties shall cooperate with each other to vacate, abrogate, or amend to reduce in size certain blanket utility easements recorded against the Property, and to reserve, relocate and/or grant certain utility easements to new locations under the Property consistent with Buyer's intended uses for the Property at no additional cost to the Village.

2. Initial Earnest Money. Within five (5) business days of the date of the execution of the Contract, Buyer shall deposit in escrow with Chicago Title & Trust Company ("**Escrow Agent**") a deposit of five thousand and 00/100 Dollars (\$5,000.00), (the "**Initial Earnest Money**"), which shall be refundable and applicable to the Purchase Price at Closing.

3. Contract. Seller and Buyer shall use best efforts to enter into and execute the Contract not later than March 17, 2020 ("**Effective Date**"). The Contract shall incorporate the terms and conditions of this LOI as refined by negotiations and drafting, together with such other terms and conditions requested and mutually acceptable to the parties hereto. In the event a Contract has not been executed by the Effective Date, this LOI shall automatically terminate and be of no further force and effect, except for the Buyer's Indemnification Against Liens Obligation and Buyer's Insurance Obligation, as those terms

are hereinafter defined. The Contract shall be contingent upon the adoption of an ordinance passed by three-fourths (3/4) of the Village President and Board of Trustees of the Village of Bartlett (the "Corporate Authorities") determining the Property is no longer necessary, appropriate, required for use of, profitable to or for the best interest of the Village.

4. Studies and Documents. Seller shall deliver any engineering studies, plans, tests, surveys, permits, commitments or title policies (collectively, "**Plans**") in Seller's possession to Buyer within five (5) days of execution of the Contract by Buyer and Seller. Buyer acknowledges that Seller has furnished it with this LOI, the Survey and a title commitment issued by Chicago Title Insurance Company ("CTI") for another transaction on the Property that fell through (the "Prior Title Commitment").

5. Inspection Period. Buyer shall have the right, for a period of two months (60) days immediately following the Effective Date (the "Inspection Period"), to satisfy the following:

- (a) determine whether the results of reports from engineers, geologists, hydrologists or any other professionals selected by Buyer, are acceptable to Buyer;
- (b) determine that utilities will be available to the Property as necessary for Buyer's proposed development;
- (c) complete any environmental investigation of the Property desired by Buyer;

collectively (a), (b), (c) and(d) are referred to herein as the "Inspection Work".

Prior to the end of the Inspection Period, Buyer shall provide written notice to Seller either indicating Buyer's satisfaction with and/or waiver of any of the above contingencies, or shall notify Seller of Buyer's inability to satisfy such contingencies, in which latter case the Contract shall expire and the Initial Earnest Money shall be returned to Buyer, subject to Buyer's Indemnification Against Liens Obligation (hereinafter defined) and Buyer's Insurance Obligations (hereinafter defined), each of which shall survive the termination of the LOI and the termination of the Contract, if any.

Upon the expiration or waiver of the Inspection Period, Buyer shall deposit an additional Five Thousand Dollars (\$5,000) (the "Incremental Earnest Money") with the Escrow Agent, which shall be refundable (subject to the terms herein) and applicable to the Purchase Price at Closing.

6. Feasibility & Approval Period. Buyer shall have the right, for a period of four months (120 days) immediately following the Inspection Period (the "Feasibility Approval Period"), to satisfy the following:

- (a) Buyer obtaining the valid and irrevocable grant, on terms and conditions satisfactory to Buyer, of all zoning, permits, licenses, variances, and approvals that are necessary to permit Buyer to develop the Property as contemplated, including, without limitation, site development plan, buildings, occupancy, signs,



curb cuts, driveways, ingress and egress to public thoroughfares, landscaping, storm water detention and environmental controls; and

- (b) Platting or re-platting the Property, if necessary.
- (c) The Contract shall be contingent upon zoning approval, and if necessary, subdivision or lot consolidation approval and approval of the Buyer's final development plans, including (i) an amendment of the Bartlett Town Center Planned Unit Development, including the amendment of any and all prior approved site plans and/or PUD Plans applicable to the Property and previously approved by Village of Bartlett Ordinance 2003-123 and/or Ordinance 2005-125; and (ii) the grant of such special use permits, variations, site plan approvals, PUD plan and preliminary/final plat of subdivision or consolidation as Buyer deems necessary to develop the Property for Buyer's intended use as a 104 unit residential apartment building as described above;

collectively, (a), (b), (c) and (d) are referred to herein as the "Feasibility Work".

Prior to the end of the Feasibility Approval Period, Buyer shall provide written notice to Seller either indicating Buyer's satisfaction with and/or waiver of any of the above contingencies or shall notify Seller of Buyer's inability to satisfy such contingencies or desire to terminate the Contract, in which latter case the Contract shall expire and the Earnest Money shall be returned to Buyer, subject to Buyer's Indemnification Against Liens Obligation and Buyer's Insurance Obligation, each of which shall survive the termination of the LOI and the termination of the Contract, if any. Buyer shall have the right to extend the Approval Period for two (2) additional 30-day periods by depositing the sum of \$2,000 as additional non-refundable and non-applicable to the Purchase Price Earnest Money for each such extension. For the first 30-day extension \$1,000 will be deposited and for the second 30-day extension \$1,000 will be deposited.

Upon the expiration of the Feasibility Approval Period, and in the event the Contract is not terminated by the expiration of the Feasibility Approval Period, the Initial Earnest Money (\$5,000) and the Incremental Earnest Money (\$5,000), totaling \$10,000, shall become non-refundable but shall be applicable to the Purchase Price. Any extension payments shall not be applicable to the Purchase Price.

#### 7. Protection Against Liens and Insurance.

- (a) Prior to engaging or hiring any consultant or third party to perform any professional services, inspections, tests, investigations, or studies and/or to prepare any plans in connection with the testing and feasibility and/or development of the Property, including those hired before and during the Inspection Period to perform the Inspection Work, and including those contemplated to be hired, and those hired during the Feasibility Approval Period to perform the Feasibility Work, the Buyer shall submit a general contractor's sworn statement (the "Sworn Statement") listing the name, address, contract amount or estimated amount that will be due from any civil engineer, traffic engineer, land planner, architect, surveyor, soils engineer/Geotech consultant, hydrologist, and environmental engineer or other consultant, and each of their respective subcontractors and sub-consultants

(collectively, the "Buyer's Consultants"), the Buyer and any of its affiliates intend to or engage to perform the Inspection Work and the Feasibility Work. Buyer shall indemnify, defend and hold harmless the Village from and against mechanics lien claims, or claims against the Village arising out of any actual or alleged failure to require a payment bond from the Buyer as may be required under the Construction Bond Act for any of the Inspection Work or the Feasibility Work, and/or liability arising out of the actual or alleged failure to pay all or any of the Buyer's Consultants in full, including but not limited to, Buyer's consultants hired by Buyer before and/or after the Effective Date ("Buyer's Indemnification Against Liens Obligation").

- (b) After the Inspection Period, provided Buyer does not terminate the Contract, Buyer shall submit with the Incremental Earnest Money, an updated Sworn Statement.
- (c) Prior to the Buyer or any of the Buyer's consultants entering on the Property, to secure the Buyer's Indemnification Against Liens Obligation, Buyer shall either (i) post a payment bond co-signed by a surety company authorized by the Illinois Department of Insurance to sign sureties, or (ii) cause a bank or financial institution meeting the minimum requirements under the Bartlett Subdivision & PUD Ordinance (the "Subdivision Ordinance") therefor to issue a letter of credit, or (iii) submit the personal guaranty of Manny Rafidia, to guaranty the full payment of all of the Buyer's Consultants to perform any inspections, tests, investigations, studies, and/or to prepare any plans and/or drawings before, during and after the Inspection Period and the Feasibility Period in connection with the Buyer's determination of feasibility of and/or the proposed development of the Property (collectively, the "Feasibility Studies and Plans"). The amount of said payment bond or letter of credit, or limit on the personal guaranty, shall be determined by the total of all the Buyer's Consultant's contracts reflected on the initial Sworn Statement and the updated Sworn Statement, and/or the Buyer's good faith estimates for all other consultants it will need to perform and prepare all of the final Feasibility Studies and Plans through the end of the Feasibility Approval Period and any Extension Periods and shall be increased if the updated Sworn Statement reflects a larger amount (the "Lien/Guaranty Security Amount").
- (d) Prior to the Buyer or any of the Buyer's Consultants entering on the Property, the Buyer shall cause each of the Buyer's Consultants to procure and maintain commercial general liability insurance (CGL) of not less than \$1,000,000 per occurrence and not less than \$1,000,000 aggregate CGL coverage covering the Seller against any and all claims suits or actions alleging personal injury and/or property damage while on the Property or arising out of any of the Buyer's Consultants' negligent acts or omissions or willful misconduct (collectively, the "Buyer's Insurance Obligations").
- (e) The amount of the Initial Earnest Money, Incremental Earnest Money and additional non-refundable extension deposits due or paid shall in no way limit the Buyer's Indemnification Against Liens Obligation or Buyer's Insurance Obligation or limit the liability of any surety, issuer of a letter or credit, or guarantor hereunder. If in the Buyer's sole judgment and opinion the Property is not suitable for Buyer's intended use, Buyer may terminate this LOI and both parties shall be relieved from any obligations and liability hereunder, except for the Buyer's Indemnification Against

Liens Obligation and Buyer's Insurance Obligation, each of which shall survive the termination of this LOI and the termination of any Contract that the parties may enter for the sale and purchase of the Property.

8. Closing. Closing under the Contract shall occur thirty (30) days after the expiration of the Feasibility Approval Period (or any extension(s) thereof) or such earlier date as elected by Buyer.

9. Closing Costs/Prorations.

(a) The Property is currently exempt from real estate taxes, however, to the extent and if levied all real property ad valorem taxes shall be prorated (employing a 365-day year) between Buyer and Seller as of the Closing based upon the net general real estate taxes for the current year, if known, otherwise for the preceding year. In the event that the Property will not constitute a separate tax parcel for the current tax year at Closing, Seller shall also pay to Buyer 100% of the estimated taxes (estimated on the same basis as in the preceding sentence) for the entire current tax year with respect to all portions of the tax parcel other than the Property, in which event Buyer shall pay the tax bill for such tax parcel when due. In the event the Property is not presently exempt from real estate taxes, taxes shall be re-prorated between the parties post-Closing after the tax bill becomes available. All other assessments levied against the Property as of Closing shall be paid in full by Seller on or before Closing, including any assessments payable in installments. In the event there exist any "greenbelt," "roll-back" or other deferred taxes, the payment of which becomes retroactive to the period of Seller's ownership of the Property or any time prior thereto, such retroactive taxes shall remain the obligation of Seller. This provision shall survive the Closing and delivery of the deed. Interest, rents and water and sewer use charges, if any, shall be prorated as of Closing. Accrued income and expenses, including taxes for Closing, if any, shall accrue to Seller.

(b) Closing costs shall be paid by the parties as set forth below; however, in the event any charge or fee is not covered herein, the charge or fee shall be paid according to local custom.

(i) Seller represents that it has not entered any agreement whereby any real estate broker or agent is due any real estate commission.

(ii) Buyer represents that it has not entered any agreement whereby any real estate broker or agent is due any real estate commission.

(iii) Seller shall pay Seller's attorneys' fees, all transfer taxes, tax collection fees, and all recording fees on recordable deed, one-half of all escrow fees and one-half of all closing fees, if any.

(iv) Buyer shall pay Buyer's attorneys' fees, one-half of all escrow fees and closing fees, if any, recording fees or any mortgage and other lender security documents, and the cost of any endorsements to the Title Policy

other than the Gap endorsement extended coverage and zoning endorsement.

10. Title /Survey Prorations. Within five (5) business days of the effective date of the execution of the Contract, Seller shall furnish Buyer with a title commitment for the Property issued by Chicago Title Insurance Company ("CTI") for an ALTA owner's Policy 2006 reflecting the Buyer as the proposed insured in the proposed policy amount of \$400,000, subject only to the same or similar Schedule B title exceptions as reflected on the Prior Title Commitment.

11. Acceptance. To proceed with this LOI, please sign and immediately return this letter, not later than March 4, 2020. Although it is the serious intent of the parties named herein to contract for described purchase and sale, this letter in no way creates a contractual obligation on any party hereto, and the parties will not be bound otherwise until the completed execution of the Contract, except for Buyer's Indemnification Against Liens Obligation, which shall commence on the execution of this LOI.

12. Exclusive. During the period from signing and accepting this LOI until the Effective Date, Seller and its representatives will not negotiate, accept or solicit any other letters of intent or offers to purchase the Property.

13. Representations and Warranties. The Contract will contain representations and warranties as are reasonable and customary in transactions of this nature.

14. No Tacit Approval of Requested Zoning Relief. Acceptance or approval of this Letter of Intent or of the Contract by the Corporate Authorities of the Village does not ensure approval from the Corporate Authorities or a favorable recommendation from the Bartlett Plan Commission or the Bartlett Zoning Board of Appeals of any zoning amendment or approval, variation, special use permit, request to amend the Town Center PUD or other zoning relief that may be requested by Buyer, and the Village expressly disclaims any such representation or understanding to the contrary. In the event the Corporate Authorities of the Village do not grant any and all zoning relief requested by the Buyer and approval of the Buyer's final development plans for the Property, Buyer's sole remedy shall be return of the Buyer's Earnest Money, which in any event shall be subject to proof that all Buyer's Consultants have been fully paid irrespective of whether Buyer's requested zoning relief and other approvals are granted by the Village.

15. Agreement to Cap Village Donations and Municipal Fees.

- (a) The Buyer has submitted concept level plans for a five (5) story 104 unit apartment building and front elevation drawing which will include 14 studio units, 48 one bedroom units and 48 two bedroom units, broken down by site (S.F.) and type as set forth on Exhibit C, which would generate \$689,417.80 in municipal donations under the current Bartlett Donation Ordinance, which sum includes \$145,302.48 in general donations due the Village, and \$67,688.54 in police donations. To induce the Buyer to develop said project, provided the zoning and other approvals are granted, the Village will agree to waive \$145,302.48 in general municipal donations attributable to the Village, and waive \$28,800 in police donations due the Village. Buyer will pay the balance of donations due the Village for police in the amount of \$38,888.54, plus



full donations for all other taxing districts in the amount of \$476,906.72, for total net donations to be paid in the amount of \$515,315.32 which shall be due and payable as provided in subparagraph (c) of this paragraph 15.

- (b) Projected municipal fees based on the above described development would be \$197,579. Buyer is requesting fees be capped at \$164,234.00, resulting in a total fee waiver reduction of \$33,345.00 broken down as follows:

	<u>Normal Fees Based on Proposed</u>	<u>Maximum Fees Proposed to be Paid by Buyer</u>	
Permit Fee	\$104,000	\$80,655	Reduced \$23,345
Water fee	25,300	25,300	Full
Seer Fee	9,900	9,900	Full
Water Meter Fee	3,204	3,204	Full
Erosion Control Fee	175	175	Full
Sprinkler Alarm Fee	<u>55,000</u>	<u>45,000</u>	Reduced \$10,000
	\$197,579	\$164,234	Total Municipal Fees/Cap
		\$33,345 Total Fee Waiver/Reduction Requested	

Total municipal fees totaling \$164,234 shall be due and payable as provided in subparagraph (c) of this paragraph 15.

- (c) Total donations to be paid in the amount of \$515,315.32, plus total municipal fees to be paid in the amount of \$164,234.00 (collectively, "Total Donations & Fees") in the amount of \$679,549.32 shall be due and payable as follows:
- (i) Twenty percent (20%) of the Total Donations & Fees shall be due and payable upon receipt of the twentieth (20<sup>th</sup>) occupancy permit, and an additional five per cent (5%) shall be due within thirty days of receipt of every five (5) occupancy permits thereafter.
  - (ii) If less than five (5) occupancy permits are applied for at any time, five per cent (5%) of the Total Donations & Fees shall be due and payable thirty (30) days after the issuance of the fifth occupancy permit in succession. If more than five (5) occupancy permits are applied for at any time, Buyer shall pay one per cent (1%) of the Total Donations & Fees per unit within thirty (30) days of issuance of said occupancy permits so applied for.
  - (iii) Notwithstanding said thirty (30) day time period within which to pay occupancy permit fees, the Village shall not be obligated to issue further occupancy permits unless and until all outstanding fees for previously issued occupancy permits have been paid in full, even if the thirty (30) day time allowance for payment has not expired.

16. It is acknowledged and agreed that the intent of the Buyer is to purchase the Property to develop residential uses. Buyer acknowledges and agrees that it shall submit residential use approval applications and plan submittals, and when doing so will continuously provide electronic copies to the email address of crmadison@gmail.com of all submittals that Buyer submits to the governmental authorities showing compliance with this provision.

17. Any unpaid liens on the Property will be placed in escrow and will be paid at Closing

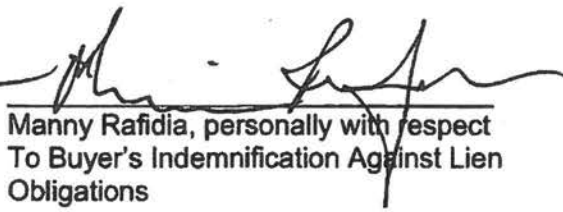
By Seller's execution hereof, Seller acknowledges that the terms and provisions outlined in this Letter of Intent are acceptable subject to the limitations stated herein, and Buyer should prepare and deliver the Contract according to the terms hereof.

BUYER:

MMAJ, LLC

By:

  
Manny Rafidia, Manager

  
Manny Rafidia, personally with respect  
To Buyer's Indemnification Against Lien  
Obligations

Accepted and Agreed to \_\_\_\_\_, 2020

SELLER:

Village of Bartlett

By:

\_\_\_\_\_  
Kevin Wallace, President

## EXHIBIT A

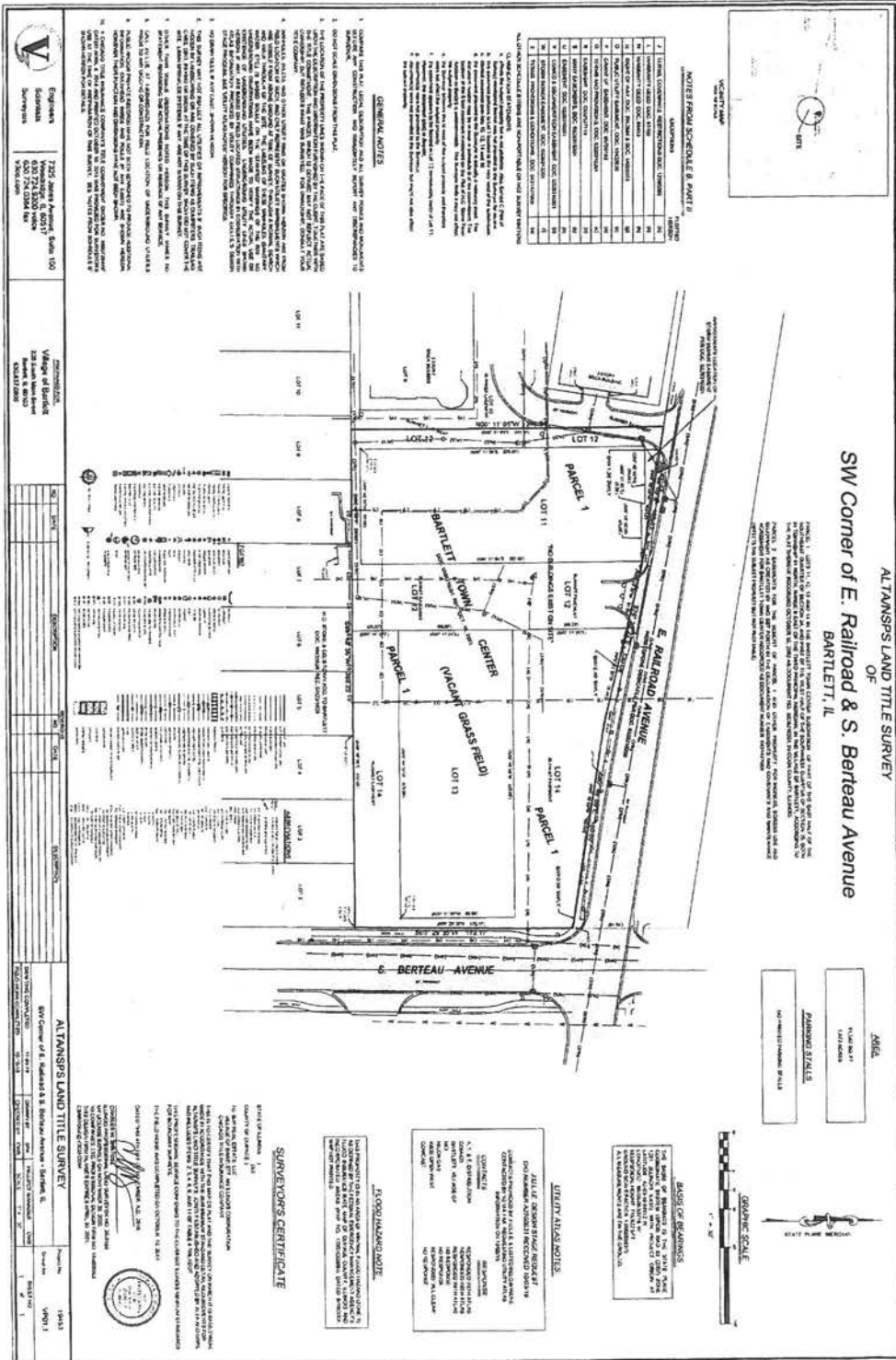
### LEGAL DESCRIPTION

PARCEL 1: LOTS 11, 12, 13 AND 14 IN THE BARTLETT TOWN CENTER SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 34, AND PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 35, BOTH IN TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF BARTLETT, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 10, 2003 AS DOCUMENT NO. [0328210201](#), IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 AND OTHER PROPERTY FOR INGRESS, EGRESS USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE DECLARATION OF EASEMENTS AND COVENANTS AND MAINTENANCE AGREEMENT FOR BARTLETT TOWN CENTER RECORDED AS DOCUMENT NUMBER [0431427069](#).

PINS: 06-35-315-065-0000,06-35-315-066-0000, 06-35-315-067-0000  
and 06-35-315-068-0000

EXHIBIT B



Engineer  
Suzanna  
Surveyors  
7727 James Avenue, Suite 100  
Bartlett, IL 60010  
630.774.0004 FAX  
630.774.0005

ALTRANSPS LAND TITLE SURVEY  
SW Corner of E. Railroad & S. Berneau Avenue  
Bartlett, IL

NO.	DESCRIPTION	AREA	REMARKS
1	LOT 1	1,234.56	
2	LOT 2	1,234.56	
3	LOT 3	1,234.56	
4	LOT 4	1,234.56	
5	LOT 5	1,234.56	
6	LOT 6	1,234.56	
7	LOT 7	1,234.56	
8	LOT 8	1,234.56	
9	LOT 9	1,234.56	
10	LOT 10	1,234.56	
11	LOT 11	1,234.56	
12	LOT 12	1,234.56	
13	LOT 13	1,234.56	
14	LOT 14	1,234.56	
15	LOT 15	1,234.56	
16	LOT 16	1,234.56	
17	LOT 17	1,234.56	
18	LOT 18	1,234.56	
19	LOT 19	1,234.56	
20	LOT 20	1,234.56	
21	LOT 21	1,234.56	
22	LOT 22	1,234.56	
23	LOT 23	1,234.56	
24	LOT 24	1,234.56	
25	LOT 25	1,234.56	
26	LOT 26	1,234.56	
27	LOT 27	1,234.56	
28	LOT 28	1,234.56	
29	LOT 29	1,234.56	
30	LOT 30	1,234.56	
31	LOT 31	1,234.56	
32	LOT 32	1,234.56	
33	LOT 33	1,234.56	
34	LOT 34	1,234.56	
35	LOT 35	1,234.56	
36	LOT 36	1,234.56	
37	LOT 37	1,234.56	
38	LOT 38	1,234.56	
39	LOT 39	1,234.56	
40	LOT 40	1,234.56	
41	LOT 41	1,234.56	
42	LOT 42	1,234.56	
43	LOT 43	1,234.56	
44	LOT 44	1,234.56	
45	LOT 45	1,234.56	
46	LOT 46	1,234.56	
47	LOT 47	1,234.56	
48	LOT 48	1,234.56	
49	LOT 49	1,234.56	
50	LOT 50	1,234.56	

ALTRANSPS LAND TITLE SURVEY  
SW Corner of E. Railroad & S. Berneau Avenue - Bartlett, IL  
DATE: 10/1/2011  
BY: [Signature]

**SUPERVISOR'S CERTIFICATE**  
I, the undersigned, being a duly qualified Surveyor for the State of Illinois, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears on the records of the Surveyors Office in the County of Cook, State of Illinois.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 1st day of October, 2011.  
[Signature]  
Surveyor

**CERTIFICATE OF RECORD**  
I, the undersigned, being a duly qualified Surveyor for the State of Illinois, do hereby certify that the foregoing is a true and correct copy of the original survey as the same appears on the records of the Surveyors Office in the County of Cook, State of Illinois.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE this 1st day of October, 2011.  
[Signature]  
Surveyor

**LEGEND**  
ALL LOTS SHOWN ARE SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE PLAT OF THE SURVEY.  
ALL LOTS SHOWN ARE SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE PLAT OF THE SURVEY.  
ALL LOTS SHOWN ARE SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE PLAT OF THE SURVEY.  
ALL LOTS SHOWN ARE SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE PLAT OF THE SURVEY.  
ALL LOTS SHOWN ARE SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE PLAT OF THE SURVEY.

**GENERAL NOTES**  
1. ALL LOTS SHOWN ARE SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE PLAT OF THE SURVEY.  
2. ALL LOTS SHOWN ARE SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE PLAT OF THE SURVEY.  
3. ALL LOTS SHOWN ARE SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE PLAT OF THE SURVEY.  
4. ALL LOTS SHOWN ARE SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE PLAT OF THE SURVEY.  
5. ALL LOTS SHOWN ARE SUBJECT TO THE EASEMENTS AND RESTRICTIONS SET FORTH IN THE PLAT OF THE SURVEY.

**AREA**  
TOTAL AREA: 1,234.56  
AREA OF LOT 1: 1,234.56  
AREA OF LOT 2: 1,234.56  
AREA OF LOT 3: 1,234.56  
AREA OF LOT 4: 1,234.56  
AREA OF LOT 5: 1,234.56  
AREA OF LOT 6: 1,234.56  
AREA OF LOT 7: 1,234.56  
AREA OF LOT 8: 1,234.56  
AREA OF LOT 9: 1,234.56  
AREA OF LOT 10: 1,234.56  
AREA OF LOT 11: 1,234.56  
AREA OF LOT 12: 1,234.56  
AREA OF LOT 13: 1,234.56  
AREA OF LOT 14: 1,234.56  
AREA OF LOT 15: 1,234.56  
AREA OF LOT 16: 1,234.56  
AREA OF LOT 17: 1,234.56  
AREA OF LOT 18: 1,234.56  
AREA OF LOT 19: 1,234.56  
AREA OF LOT 20: 1,234.56  
AREA OF LOT 21: 1,234.56  
AREA OF LOT 22: 1,234.56  
AREA OF LOT 23: 1,234.56  
AREA OF LOT 24: 1,234.56  
AREA OF LOT 25: 1,234.56  
AREA OF LOT 26: 1,234.56  
AREA OF LOT 27: 1,234.56  
AREA OF LOT 28: 1,234.56  
AREA OF LOT 29: 1,234.56  
AREA OF LOT 30: 1,234.56  
AREA OF LOT 31: 1,234.56  
AREA OF LOT 32: 1,234.56  
AREA OF LOT 33: 1,234.56  
AREA OF LOT 34: 1,234.56  
AREA OF LOT 35: 1,234.56  
AREA OF LOT 36: 1,234.56  
AREA OF LOT 37: 1,234.56  
AREA OF LOT 38: 1,234.56  
AREA OF LOT 39: 1,234.56  
AREA OF LOT 40: 1,234.56  
AREA OF LOT 41: 1,234.56  
AREA OF LOT 42: 1,234.56  
AREA OF LOT 43: 1,234.56  
AREA OF LOT 44: 1,234.56  
AREA OF LOT 45: 1,234.56  
AREA OF LOT 46: 1,234.56  
AREA OF LOT 47: 1,234.56  
AREA OF LOT 48: 1,234.56  
AREA OF LOT 49: 1,234.56  
AREA OF LOT 50: 1,234.56