

VILLAGE OF BARTLETT

COMMITTEE AGENDA

MARCH 24, 2020

BUILDING & ZONING, CHAIRMAN HOPKINS

102 Oakwood Lane

COMMUNITY & ECONOMIC DEVELOPMENT, CHAIRMAN GABRENYA

IL Route 390 Tollway Update

FINANCE & GOLF, CHAIRMAN DEYNE

Water/Sewer Rate Review

2020-21 Proposed Budget Review [Golf, Public Works]

EXECUTIVE SESSION

To Discuss Collective Negotiation Matters Pursuant to Section 2(c)2
of the Open Meetings Act

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



Agenda Item Executive Summary

Item Name 102 Oakwood Lane Committee or Board Committee

BUDGET IMPACT

Amount:	N/A	Budgeted	N/A
List what fund	N/A		

EXECUTIVE SUMMARY

The subject property is zoned SR-3 (Suburban Residence). The property is located in the Country Creek, Unit No. 1 Subdivision and was the former site of the Country Creek clubhouse which has since been demolished.

The Petitioner is requesting an 8 ft. variation from the 35-ft. required corner side yard to allow for the construction of a new two-story single-family home with a covered porch. This represents a 23% reduction of the required corner side yard setback. According to the Zoning Ordinance a super majority vote by the Village Board (i.e. five trustees or the Village President and four trustees) is required to grant a variation that would permit a required yard to be reduced by more than 20%.

The Petitioner will regrade the site and remove the retaining wall adjacent to the sidewalk which will improve the site vision for motorists exiting the subdivision onto S. Bartlett Road. The driveway for the new home will be located on Oakwood Ln. and the existing curb cut on S. Bartlett Rd. will be removed.

The **Zoning Board of Appeals** reviewed the variation request, conducted the public hearing and recommended **approval** at their March 5, 2020 meeting.

ATTACHMENTS (PLEASE LIST)

CD Memo, Zoning Board of Appeals Draft Meeting Minutes, Applicant Cover Letter, Application, Location Map, Plat of Survey, Floor Plans, Elevations

ACTION REQUESTED

- For Discussion Only - To review the Petitioner's variation request and forward to the Village Board for a final vote.
- Resolution
- Ordinance
- Motion

Staff: Roberta Grill, Planning and Development Services Director Date: 3/12/2019

PLANNING AND DEVELOPMENT SERVICES MEMORANDUM
20-032

DATE: March 12, 2020
TO: Paula Schumacher, Village Administrator
FROM: Roberta Grill, Planning & Development Services Director 
RE: **(#20-05) 102 Oakwood Lane**

PETITIONER

Rego Development & Realty Group Ltd of behalf of Nitaben Patel

SUBJECT SITE

102 Oakwood Lane, Lot 22 in Country Creek Unit No. 1

REQUESTS

Variation - 8 ft. reduction from the 35-ft. required corner side yard (S. Bartlett Road)

According to the Zoning Ordinance, a super majority vote by the Village Board (i.e. five trustees or the Village President and four trustees) is required to grant a variation that would permit a required yard to be reduced by more than 20%.

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Single Family	Suburban Residential	SR-3
North	Single Family	Suburban Residential	SR-3
South	Single Family	Suburban Residential	R-4*
East	Single Family	Suburban Residential	SR-3
West	Forest Preserve	Open Space	P-1

*unincorporated DuPage County

DISCUSSION

1. The subject property is zoned SR-3 (Suburban Residence). The property is Lot 22 in the Country Creek Unit No. 1 Subdivision.

2. When Country Creek Unit No. 1 Subdivision was recorded in 1970, Lots 22-25 were the site of the former Country Creek clubhouse, parking lot and pool. The clubhouse was constructed prior to the subdivision being recorded and did not meet the 35-foot building setback. The clubhouse was located 16.61 feet from Oakwood Ln. and 23.95 feet from S. Bartlett Rd. Variations were never sought to permanently change the setbacks of Lot 22 to bring the clubhouse building into conformance.
3. Rego Development & Realty Group Ltd. purchased the four lots in 2013 and demolished the clubhouse and pool (2014) and built single-family homes on Lots 24 and 25 (2015).
4. The current owner purchased Lot 22 from Rego Development Group in February 2020 and is proposing to construct a two-story single-family home. The proposed house meets the 35-foot building setback however the covered porch is setback 27.3 feet from the corner side setback (S. Bartlett Road). The Zoning Ordinance requires that covered porches meet the building setback.
5. The Petitioner is requesting an 8 ft. variation from the 35-ft. required corner side yard to allow for the construction of a new two-story single-family home with a covered porch. This represents a 23% reduction of the required corner side yard setback. *According to the Zoning Ordinance a super majority vote by the Village Board (i.e. five trustees or the Village President and four trustees) is required to grant a variation that would permit a required yard to be reduced by more than 20%.*
6. The Petitioner will regrade the site and remove the retaining wall adjacent to the sidewalk which will improve the site vision for motorists exiting the subdivision onto S. Bartlett Road. The driveway for the new home will be located on Oakwood Ln. and the existing curb cut on S. Bartlett Rd. will be removed.
7. The proposed impervious surface ratio of this lot is 28% which meets the 35% maximum impervious surface for a lot of this size.
8. If the variation is approved, the Petitioner could then apply for a building permit for the proposed single-family home.

RECOMMENDATION

1. The **Zoning Board of Appeals** reviewed the Petitioner's variation request, conducted the public hearing and recommended **approval** at their March 5, 2020 meeting based upon the following Findings of Fact:
 - A. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular

hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

- B. That conditions upon which the petition for the variation are based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.
 - C. That the purpose of the variation is not based exclusively upon a desire to make money out of the property.
 - D. That the alleged difficulty or hardship is caused by the provision of this Title and has not been created by any person presently having an interest in the property.
 - E. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.
 - F. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.
 - G. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.
2. Minutes from the Zoning Board of Appeals meeting and background information are attached for your review and consideration.

kms/attachments

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Village of Bartlett
Zoning Board of Appeals Minutes
March 5, 2020

(#20-05) 102 Oakwood Lane
Variation – Corner Side Yard
PUBLIC HEARING

The following exhibits were presented:
Exhibit A – Picture of Sign
Exhibit B – Mail Affidavit
Exhibit C – Notification of Publication

Petitioner **Evan Regopoulos** was sworn in by **M. Werden**. **E. Regopoulos** stated that this is for 102 Oakwood Ln, which is the corner lot off of S. Bartlett Road and Oakwood Ln. This lot previously had a swimming pool, parking lot, and a structure on it, which had been demoed a few years back. On this particular lot, which is an 80-foot wide lot and with setbacks off of both Bartlett Rd and Oakwood Ln of 35 feet that allows a buildable area of only about 45 feet for the house. The houses next door have 65-foot-wide lots and because of the setbacks on the sides, they are not as large and the houses were wider. Talking with the owner, building on this lot, we were looking to keep the structure inside the existing setback, but we are looking to have a variance off of the Bartlett Rd setback of 35 feet of 8 feet so they can fit a covered porch that would extend into that. The previous structure extended into the setbacks by about 11 feet on one side and about 17 to 18 feet on the Oakwood Ln side. Part of what we would be doing with this building would be taking down the retaining walls, leveling the dirt and restricting access off of S. Bartlett Rd by closing off the curb cut and having access off of Oakwood Ln. The house would be a little bit smaller than the houses next door, but with the porch, it would be more uniform to the houses next door. Access would be off of Oakwood Ln with a driveway off there. This lot has a lot of grade change from the front to the back so it is a little bit tricky to try to get the driveway to fit. We went back and forth between the County and the Public Works Engineer as to where we can get this driveway. Right now, we are looking for it to be at the northeast side of the lot. That would mean we would have to take down the retaining wall, because right now, it is about 3 to 4 feet tall, is in decaying condition, and is not needed anymore. We can take that down and improve site visibility and make the lot grade better. **M. Werden** stated that this is a very unusual situation at best. It would be very impractical to try to come out to S. Bartlett Rd. **E. Regopoulos** stated that because they have access to Oakwood Ln the County, in conversations with him, will not allow access to S. Bartlett Rd because we have access to Oakwood Ln. **M. Werden** asked Staff if they received any calls from anybody in the Village. **K. Stone** stated that she received two phone calls from people who saw the sign and their only concern was that the retaining wall would be removed and once she told them that it was. They did not have any additional questions or concerns about the building itself. **M. Werden** stated that it was originally a country club and hard to fit everything in with the grade and that is why they had to put the retaining wall in. **G. Koziol** stated that he thinks this is a good improvement to the property and added that he is a big fan of a porch and likes the idea. **E. Regopoulos** stated that because they have a narrow width along Oakwood, fitting a front door with a two-car garage is tough to fit, so the front door faces Bartlett Rd to give the S.



Village of Bartlett
Zoning Board of Appeals Minutes
March 5, 2020

Bartlett Rd side more of a front-of-the-house look. The porch helps to accomplish that by having the wrap-around affect and having the door face S. Bartlett, but the garage door and address faces Oakwood. **G. Koziol** asked Staff, what will become of Lot 23? **K. Stone** answered it could be a single-family home.

M. Werden opened the Public Hearing portion of the meeting.

James Lemberg of 807 Redwood Ln came forward as a Witness and stated that this property is on a hill and he was wondering if the property is going to be leveled off because coming from S. Bartlett Rd east it goes down to an angle and you cannot see the traffic coming over the hill on S. Bartlett Rd. Right now, the existing driveway is on S. Bartlett Rd and the retaining wall that is there is almost 5 feet high if you are standing on the sidewalk and the sidewalk is another 3 feet higher than the street elevation. What needs to be done is the land and this property to be lowered to have better visibility of the traffic coming over the hill. Right now, there is a barrier wall holding up the 5 feet of dirt plus trees and bushes, and now that there will also be a house there, people trying to exit that are going to have a very difficult time seeing the traffic coming over that hill, so that needs to be removed. **K. Stone** stated that the Petitioner is re-grading the entire site. **J. Lemberg** asked if it was going to be graded down to street level or sidewalk level. **K. Stone** stated that the it is going to be the same grade as the sidewalk. The entire site is going to be regraded. It is all being brought down. **M. Werden** asked if the sidewalk is going to be replaced and lowered. **K. Stone** answered, no. They are starting at the sidewalk. The lowest point of the lot is in the front where it will be about 802. The highest point is 806, way at the back. The entire lot is being regraded and flattened out. There will not be the visibility problems that there are now. **J. Lemberg** asked if the sidewalk on Oakwood will be lowered down to street level because it is 3 feet above street level right now. **K. Stone** asked **E. Regopoulos** to clarify if they are doing anything to that area. **E. Regopoulos** stated that it will be lowered so that the curb, sidewalk and lot all flow together and the section of sidewalk on Oakwood Ln will be lowered. All of the grading will be coming down from the retaining wall to down to the driveway. **C. Deveaux** stated that he walked the area yesterday and if it is lowered down, it will be very safe and not an issue with people coming in and out of Oakwood Ln. **M. Werden** asked if the resident is going to have to make a U-turn to get in and out because of the island. **E. Regopoulos** answered, yes. **J. Lemberg** stated that the main problem with that property is that the farm house was built 80 years ago and nobody cared about traffic coming over that hill, but right now, it is pretty busy, especially with the 18-wheelers now traveling on that road. They do not follow the speed limit and the police are not out there to give them tickets anymore. If that property is down lower, we can see what is coming down the hill a lot easier, especially the person that is going to make a right-hand turn coming out. They can look in that direction and see what is coming. **B. Bucaro** asked if the existing stairs will be gone. **E. Regopoulos** answered, yes. **G. Koziol** stated that this will be a great safety improvement. **M. Werden** agreed.



Village of Bartlett
Zoning Board of Appeals Minutes
March 5, 2020

Witness **Neill Power** of 106 Oakwood Ln came forward and stated that he did not have an issue with the variance. He stated that his issue is with the builder. He stated, he bought a lot with him 2 parcels over at 106. It was supposed to be a 5-month build and it ended up being 2 years. He is a chronic liar. There were several issues. He wished that Brian Goralski and Kevin Walsh were there because they had to deal with him too and his attorney. He does not answer phone calls. He does not return calls. There were Stop Work Order Permits on the house. There was never anybody there to oversee the work. There were people drinking beer in the house when it was being built. He stated that he called the Better Business Bureau and Attorney General's office. There was an article that he submitted to "The Examiner." There were weeks and months at a time when nothing was done at the house. He would drive by every night and there was no work. He would call and email with no response, just excuses. The house next door was supposed to start in April the following year, but did not start for about 6 months after that. The Village told him they were not going to let him build in the Village, but obviously that is not the case, as he is here today to do that. He just wanted to warn the new owner of the lot. He cannot say enough about how awful it was to build with them. He stated that Brian Goralski, Building Director also dealt with him and stated that he was not responding to him as well. **N. Power** stated that he wants houses built on these vacant lots, but wants to warn the potential homeowner what they are getting into. **M. Werden** stated that it sounds as though he had a unique and unfortunate experience perhaps, but at this point, even if there is a delay of building after they level the lot, everybody is going to benefit from having that corner improved at the site. **N. Power** agreed, he would benefit, but does not know if the homeowner who is promised a 6-month build and never knowing when the house would be complete would benefit. When they moved in the house was not complete. There was never a final walk through or punch list. **M. Werden** stated that this is something that the Village will try to be on top of and have a better outcome. **M. Werden** asked if he had any objection to the Variance. **N. Power** answered no, he did not have any objection to the Variance.

Witness **Joann Rahn** of 103 Oakwood Ln stated that she is a long-time resident on that street and she is hoping that with the re-grading that water flow from storms is addressed. **J. Rahn** asked if the setback for the porch is closer to Oakwood. **K. Stone** stated that setback is for S. Bartlett Rd side. There is a 35-foot building line. The porch bumps out. **J. Rahn** that she hopes the grading is done appropriately so that the neighborhood does not end up with water issues with drainage from storms. **K. Stone** stated that the Village Engineer will look at the grading plans that will be submitted with the building permit and make sure that everything is flowing correctly.

Witness **Jason Hebert** of 108 Oakwood Ln came forward and asked if the sidewalk, which is in on S. Bartlett Rd next to the retaining wall, which is a complete disaster, will be repaired once the retaining wall is removed. **K. Stone** stated that the sidewalk is not in our jurisdiction and that it is in the County's right of way, and that they will get a copy of the plans. The builder would have to work that out with the County.

C. Deveaux asked if there was a buyer for the lot. **K. Stone** stated that it has already been purchased. **C. Deveaux** stated that there is a home set up to be built, which we show the plans for. **J. Hebert** asked if 104, the lot that is not being built on, are there plans for the future? If not, can he and his neighbors have something better to look at other than a mound of dirt and weeds. **K. Stone** stated that she will



Village of Bartlett
Zoning Board of Appeals Minutes
March 5, 2020

inform the Health Officer tomorrow to add it to his list of vacant lots to check on. **G. Koziol** asked Staff if this Variance is approved tonight, where does it go next? **K. Stone** answered that it would go to Village Board Committee on March 24, 2020. **G. Koziol** asked if everything is ready as far as the Building Department. **K. Stone** replied that he has not submitted building permit plans. We make them go through this process first before they have full architectural drawings made and have all of the engineering done for the lot. We do not want them to spend the time and money to have all of that done if the request is ultimately going to be denied. Once we get a positive recommendation and the vote from the Board, he can submit Building Permit plans.

M. Werden asked if there were any further questions or motions by the Committee.

G. Koziol made a motion to pass along a **positive recommendation** to the Village Board to approve case (#20-05) 102 Oakwood Lane.

Motioned by: G. Koziol

Seconded by: J. Banno

M. Werden closed the Public Hearing portion of the meeting.

Roll Call

Ayes: G. Papa, B. Bucaro, J. Banno, M. Werden, G. Koziol, M. Sarwas, and C. Deveaux

The motion carried.

M | R | E
L I M I T E D

MICHAEL R. EK
Attorney at Law

MICHAEL R. EK, LTD
www.EkAttonrey.com

Via Personal Delivery

February 7, 2020

RECEIVED
FEB 10 2019
PLANNING & DEVELOPMENT
VILLAGE OF
BARTLETT

The Honorable Kevin Wallace
Village President
The Board of Trustees of
the Village of Bartlett
228 South Main Street
Bartlett, IL 60103

**Re: 102 Oakwood Lane, Bartlett, Illinois 60103
The Rego Development & Realty Group, Ltd
Application for Variance of West Building Line**

Dear President Wallace and Trustees:

I represent The Rego Development and Realty Group, Ltd. the Petitioner in the above project. 102 Oakwood Lane is a residential lot at the southeast corner of Bartlett Road and Oakwood Lane. This lot one of the four adjacent residential lots which my client purchased. These lots were a part of the Country Creek subdivision which was plated in 1972. You may be familiar with the subject lot as it once had a large in-ground pool, and small home which was used as an insurance office. My client removed both soon after it purchased the four lots.

My client recently sold the subject lot to Ashok and Nitaben Patel (Although Nitaben Patel is the legal title owner). Mr. and Mrs. Patel, who are current residents of Bartlett, are having my client plan and build their new home.

The planned home was originally to face Oakwood Lane, but have driveway access by Bartlett Road. However, the county was not agreeable with the access. As a result, the home and driveway will access from Oakwood Lane.

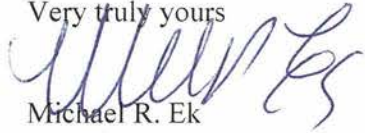
The subject lot has a 35 foot set back line on both the north and west side. We are seeking to a variance of the west set back line (along Bartlett Road) of eight feet. The variance is not to allow a larger home to be built. The footprint of the planned residence will not encroach on any set back line. Rather, the variance is to allow a porch to be built along the west side of the home. Work in the west yard area will also include removing the current railroad tie retaining wall. My client and the Patels believe that the porch not only provides an outdoor area for the homeowners, but improves the aesthetics on the home visible from Bartlett Road.

An encroachment of this set back line is not new to the subject lot. The prior building which I mention above, encroached on the same 35 set by line by 11 feet. We do not know if the prior building was built

The Honorable Kevin Wallace
Village President
The Board of Trustees of
the Village of Bartlett
February 10, 2020
Page | 2

before or after the recording of the 1972 plat. In addition to the required documents to be provided, we are including a survey which shows the location of the prior improvements.

Very truly yours



Michael R. Ek

MRE:jm

Enclosures per attached

Cc: Evan E. Regopoulos
Ashok and Nitaben Patel



VILLAGE OF BARTLETT VARIATION APPLICATION

For Office Use Only
Case # 2020-05
RECEIVED
FEB 10 2019
PLANNING & DEVELOPMENT
VILLAGE OF
BARTLETT

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Rego Development & Realty Group Ltd

Street Address: 1273 S. Falcon Drive

City, State: Palatine, IL

Zip Code: 60067

Email Address: eeregopoulos@sbcglobal.net

Phone Number: 847-361-1750

Preferred Method to be contacted See Dropdown

PROPERTY OWNER INFORMATION

Name: Nitaben Patel

Street Address: 1130 Sausalito Court

City, State: Bartlett, IL

Zip Code: 60103

Phone Number: 630-837-4217

OWNER'S SIGNATURE: _____ Date: _____

(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)

DESCRIPTION OF VARIATION REQUEST (i.e. setback, fence height) including SIZE OF REQUEST

(i.e. 5ft., 10 ft.)

Eight foot variance (35 feet to 27 feet) of the west building set back line.

PROPERTY INFORMATION

Common Address/General Location of Property: 102 Oakwood Lane

Property Index Number ("Tax PIN"/"Parcel ID"): 01-02-301-001

Acreage: 0.29 acres

Zoning: SR-3 (Refer to Official Zoning Map)

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

Attorney Michael Ek, mreld@sbcglobal.net, 847-310-1035

Surveyor Michael Krisch m.krisch@gkkis.com, 630-627-5589

Other Mike Anderson, engineer, mail@haegerengineering.com 847-394-6600

FINDINGS OF FACT FOR VARIATIONS

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

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

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

The subject property has 2 front yard 35 foot set back lines along Bartlett Rd, and Oakwood Ln. The configuration of the lot rectangular (160 ft along Bartlett Rd & 80 ft along Oakwood Ln) with the setbacks substantially reduces the buildable area for the home. The building envelope, east to west is 37.5 ft. Two of the 3 lots immediately to the east have homes of approximately 47 ft in width. The garage and driveway of the subject property will be facing Oakwood Ln. The planned home of the subject property will be within the buildable area, and the variance is to permit the home to have a porch

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

The plat creating this subdivision was recorded in 1972. A single family residence, last used as offices, and an in-ground pool were on the property, both of which petitioner has removed. The prior residence encroached the west 35 foot set back line by eleven feet. The west lot line has a railroad tie retaining wall. Assuming the approval of this request for a variance request, the retaining wall will be removed.

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

The purpose of the variance is not to build a bigger home. The purpose would be to allow the construction of a porch along the west side of the home.

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

Neither the Petitioner no the Owner took any action to create this condition. Rather, the situation relates back to the time of the plat and the grade and use of the land.

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

The variance will not be detrimental. Rather, the variance and the proposed construction will result in the removal of the retaining wall which abuts, or is very close to the walkway along Bartlett Rd., thereby eliminating a potential falling and other hazards associated with retaining walls.

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

The variance will not have a negative effect on the above. The property will be a residence within the current zoning, and a size home equivilant to those recently constructed in the subdivision.

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

The variance will confer any special benefit or privilege. Rather, the variance will is a small adjustment to create similarity among the homes in the subdivision in terms of size and configuration.

ACKNOWLEDGEMENT

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

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

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

SIGNATURE OF PETITIONER: Nitaben Patel Evan E. Regopoulos

PRINT NAME: Nitaben Patel NITABEN PATEL EVAN E. REGOPOULOS
OWNER PRES. THE REGO DEVELOPMENT
REALTY GROUP, LTD.

DATE: January 31, 2020

REIMBURSEMENT OF CONSULTANT FEES AGREEMENT

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

NAME OF PERSON TO BE BILLED: Evan Regopoulos, Rego Development & Realty Group

ADDRESS: 1273 S. Falcon Drive
Palatine, IL 60067

PHONE NUMBER: 847-361-1750

EMAIL: eeregopoulos@sbcglobal.net

SIGNATURE: Nitaben Patel Evan E. Regopoulos
NITABEN PATEL EVAN REGOPOULOS

DATE: January 31, 2020

LOCATION MAP

#2020-05

Patel - 102 Oakwood Ln.

Variation - Corner Side Yard

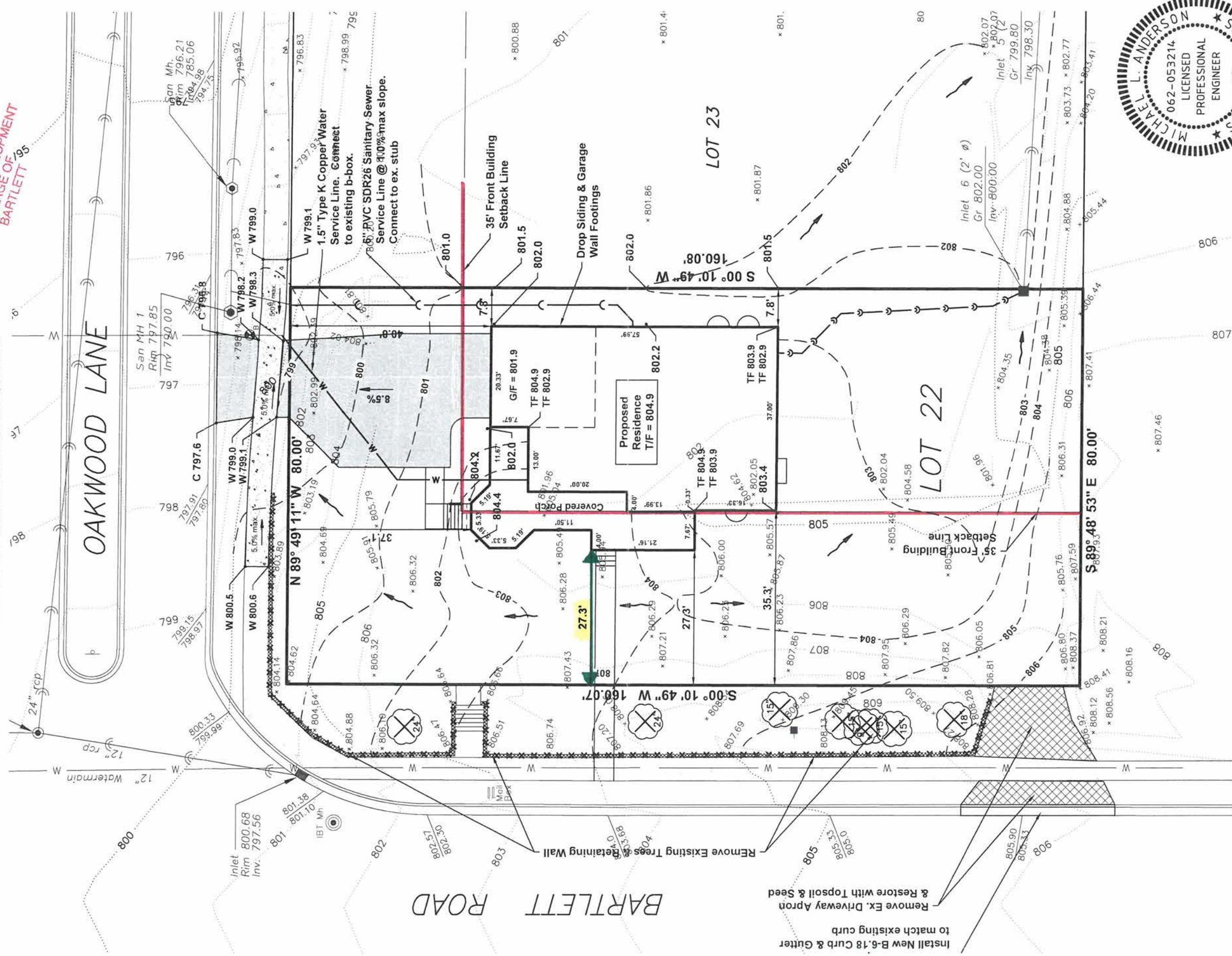


PERMIT PLAT



RECEIVED
 FEB 10 2019
 PLANNING & DEVELOPMENT
 VILLAGE OF BARTLETT 795

OF
 LOT 22 IN COUNTRY CREEK UNIT NO. 1, BEING A SUBDIVISION OF PART OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 3, 1973 AS DOCUMENT R70-17515, IN DUPAGE COUNTY, ILLINOIS.



- LEGEND**
- Sanitary Sewer
 - Sanitary Service
 - Storm Sewer
 - Storm Sump
 - Water Main
 - Water Service
 - Manhole
 - Catch Basin
 - Inlet
 - Clean Out
 - B-Box

EXPIRES 11-30-21

HAEGER ENGINEERING
 consulting engineers
 land surveyors
 100 E. State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608
 www.haegerengineering.com

REGO BUILDERS
PERMIT PLAT
 COUNTRY CREEK, UNIT 1

OAKWOOD LANE

Scale: 1" = 20'
 Prepared By: MLA
 Ordered By: REGO BUILDERS
 Order No. 14-184

RECEIVED
FEB 12 2019
PLANNING & DEVELOPMENT
VILLAGE OF
BARTLETT



REAR ELEVATION



RIGHT SIDE ELEVATION

RECEIVED
FEB 12 2019
PLANNING & DEVELOPMENT
VILLAGE OF
BARTLETT



LEFT SIDE ELEVATION

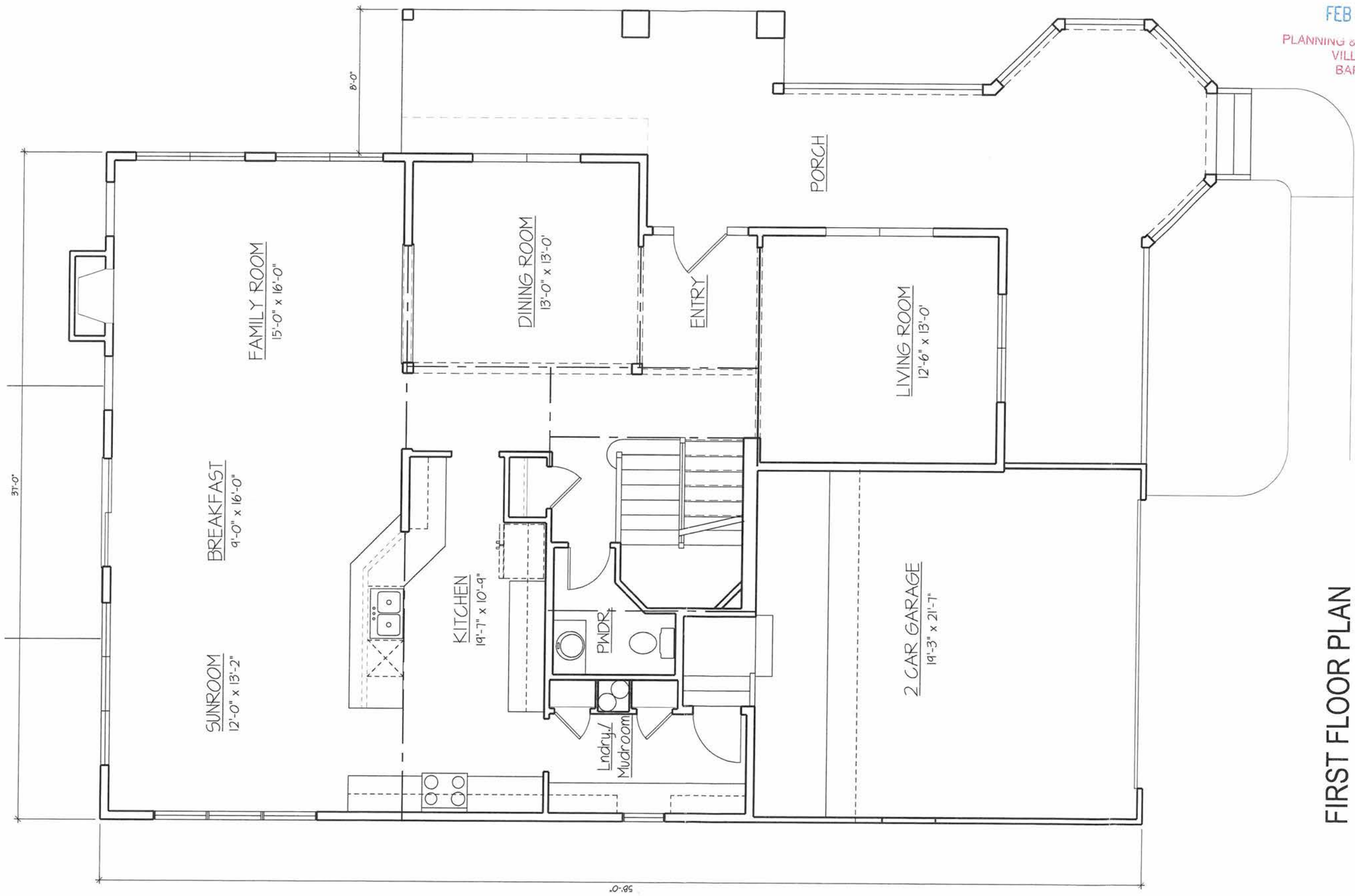


FRONT ELEVATION

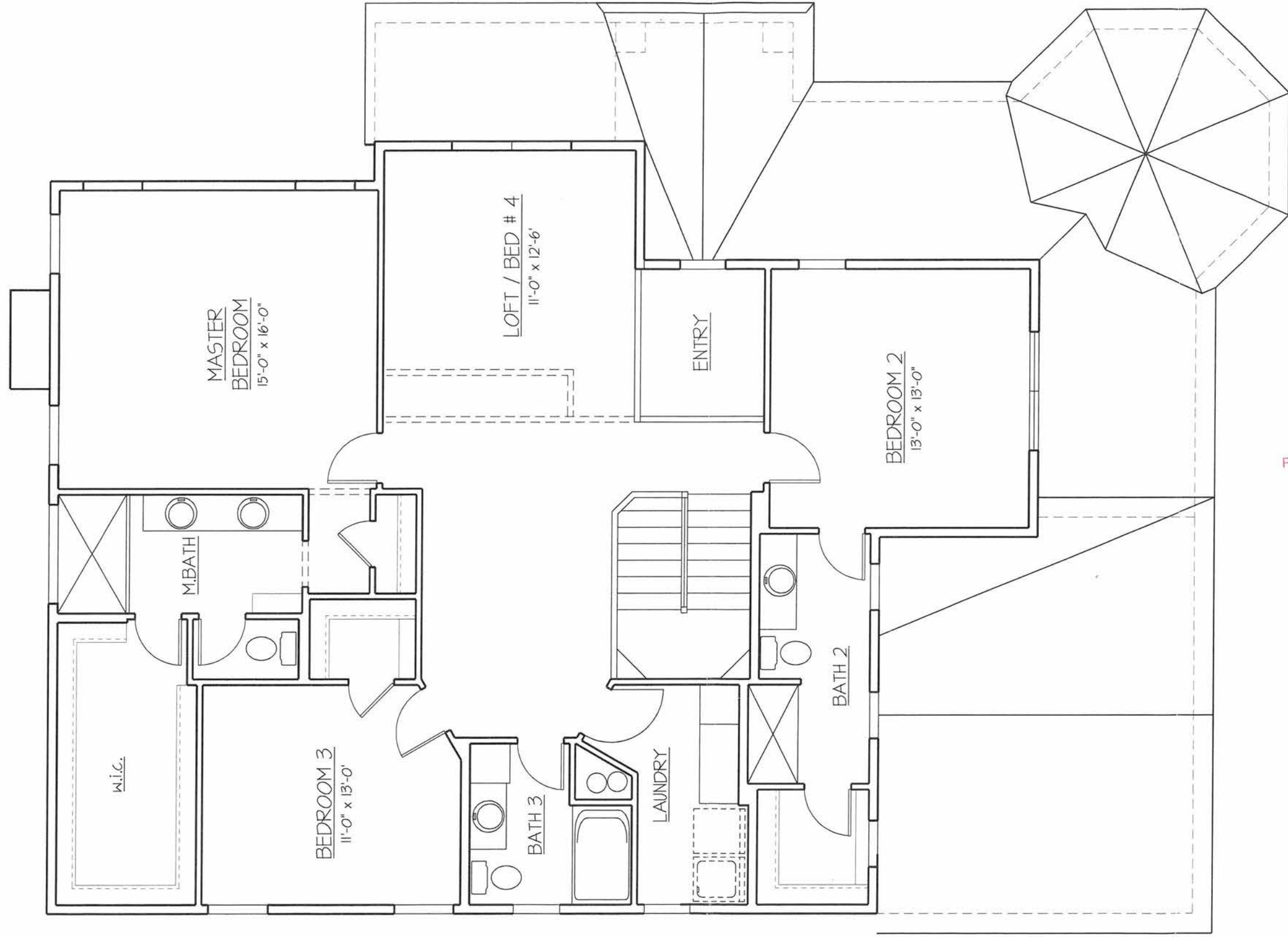
RECEIVED

FEB 12 2019

PLANNING & DEVELOPMENT
VILLAGE OF
BARTLETT



FIRST FLOOR PLAN



RECEIVED
FEB 12 2019
PLANNING & DEVELOPMENT
VILLAGE OF
BARTLETT

SECOND FLOOR PLAN



Agenda Item Executive Summary

Item Name IL 390 Tollway Update Committee or Board Committee

BUDGET IMPACT

Amount:	N/A	Budgeted	N/A
List what fund	N/A		

EXECUTIVE SUMMARY

Staff met with representatives from the IL Tollway and their consultants from Parsons Transportation Group on February 25, 2020. The representatives were seeking input on the project and the proposed improvements to extending the IL 390 ramps from Lake Street to County Farm Road so as to reduce traffic off of Greenbrook Boulevard through Hanover Park.

Traffic traveling eastbound (EB) on Stearns Road/Greenbrook Blvd. during the AM peak hours to access the EB IL 390 ramp occurs at the same time as parents/students are commuting to Horizon Elementary School on Greenbrook Blvd. in Hanover Park.

With this potential ramp extension, traffic would increase along County Farm Road both in the AM and PM peak hours. Within the project study area, most of the intersections would not see any changes in the level of service (LOS) or the level of service would actually be slightly improved compared to a no build scenario. The exception is the existing Stearns and County Farm intersection which would actually experience lower levels of service due to the increase in traffic.

Two alternatives were presented to the Staff. **Alternative 3C** (see attached map) includes dual left turns in each direction, ROW acquisitions and barrier medians, resulting in access restrictions (right-in, right-out) on both Stearns Road and County Farm Road for the property at the northwest corner of the County Farm/Stearns Road intersection. **Alternative 3D** (see attached map) includes dual left turns only on Stearns Road and Greenbrook Blvd. and less ROW acquisitions and less access restrictions than Alternative C, as a result of no barrier medians being installed on County Farm Road.

The Staff expressed the following concerns with the Tollway representatives during the meeting: Noise, Costs, ROW, Traffic, Cut-through Traffic and Safety.

Staff drafted a formal response to the Tollway on March 9, 2020 stating that *"the Village prefers no extension of IL 390, which would not require any modifications to the intersection of Stearns and County Farm Road. If IL 390 is extended westerly to County Farm Road, the Village prefers Alternative 3D over Alternative 3C."*

ATTACHMENTS


Memo, Village's Response Letter and Maps of the Proposed Project

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion

Staff Roberta Grill, Planning & Development Services Director Date: 3.16.2020

PLANNING AND DEVELOPMENT SERVICES MEMORANDUM
20-31

DATE: March 13, 2020
TO: Paula Schumacher, Village Administrator
FROM: Roberta B. Grill, PDS Director 
RE: IL 390 Update

Staff met with representatives from the IL Tollway and their consultants, Parsons Transportation Group, on February 25, 2020. The representatives were seeking input on the proposed improvements for extending the IL 390 ramps from Lake Street to County Farm Road to reduce traffic on Greenbrook Boulevard through Hanover Park.

The IL 390 project is in an 18-month, Phase 1 process, which includes preliminary engineering and completing environmental studies. The timeframe to start Phase 2 (Final Design and Land Acquisition) and Phase 3 (Construction) are to be determined based on funding.

Currently vehicles traveling eastbound (EB) on Stearns Rd./Greenbrook Blvd. during the AM peak hour to access the EB IL 390 ramp occurs at the same time as parents/students are commuting to the Horizon Elementary School on Greenbrook Boulevard in Hanover Park.

The proposed interchange improvement, located within the existing IDOT ROW (north of the Commonwealth Edison Substation/ROW), would extend the ramps, one lane in each direction, to a signalized County Farm Road intersection and thereby reducing traffic on Greenbrook Blvd.

With this potential ramp extension, traffic would then increase along County Farm Road both in the AM and PM peak hours. Within the project study area, most of the intersections would not see any changes in the level of service (LOS) or the level of service would actually be slightly improved compared to a no build scenario. **The exception is the existing Stearns and County Farm intersection which would actually experience lower levels of service due to the increase in traffic.**

Two alternatives were presented to the Staff. **Alternative 3C** (see attached map) includes dual left turns in each direction, ROW acquisitions and barrier medians, resulting in access restrictions (right-in, right-out) on both Stearns Road and County Farm Road for the property at the northwest corner of the County Farm/Stearns Road intersection. **Alternative 3D** (see attached map) includes dual left turns only on Stearns Road and Greenbrook Blvd, and less ROW acquisitions and less access restrictions than Alternative C, as a result of no barrier medians being installed on County Farm Road.

Staff expressed the following concerns with the Tollway representatives during the meeting:

- **Noise** – Potential noise would increase for residents who back up to County Farm Road (in Bartlett) with the increase in traffic. (The consultants said that noise levels would be measured and evaluated for noise abatement.)
- **Costs** – The project would be funded by the Tollway Cost Sharing Policy. This program is a 50/50 split between the Tollway and Local jurisdictions. Hanover Park would be pursuing federal funding for the project. (Currently there is no funding established for Phase 2 or 3 of this project.)
- **ROW** – The ROW takes would impact the existing BP gas station as well as the future development of the property surrounding this station. A commercial concept plan has been submitted for Staff's review which includes a potential retail center, day care, restaurant and car wash. The location of the curb cuts and the potential that these curb cuts could be restricted may affect the development of this property.
- **Traffic** – The potential for increased traffic west of the intersection on Stearns Road is a concern with this roadway consisting of only two lanes.
- **Cut-through Traffic** – If the intersection backs up, vehicles may turn right on Dunamon to avoid the congested intersection. The Village currently receives complaints of cut-through traffic through this neighborhood.
- **Safety** – The curvature in the roadway along County Farm, north of the proposed new intersection is currently a hazard. Additional traffic may increase accidents at this location.

Staff drafted a formal response to the Tollway on March 9, 2020 stating that ***“the Village prefers no extension of IL 390, which would not require any modifications to the intersection of Stearns and County Farm Road. If IL 390 is extended westerly to County Farm Road, the Village prefers Alternative 3D over Alternative 3C*** (Please see attached letter.)

The Tollway and their consultants are meeting with IDOT and after receiving their input would move forward with designs taking into consideration the issues raised by the various parties. Additional analysis for noise and ROW would be identified. In addition, a second public meeting is anticipated for late summer/fall.

Background information, including maps provided by the Illinois Tollway, and the Village's formal response letter are attached for your review.



THE VILLAGE OF
BARTLETT

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ADMINISTRATOR
Paula Schumacher

VILLAGE CLERK
Lorna Gilles

TRUSTEES
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Raymond H. Deyne
Kristina Gabrenya, OD, FAAO
Adam J. Hopkins
Aaron H. Reinke

March 9, 2020

Ms. Nicole Nutter, AICP
Senior Project Manager
Illinois Tollway
2700 Ogden Avenue
Downers Grove, Illinois 60515

Dear Ms. Nutter,

Re: Illinois Route 390 and US Route 20
Interchange Improvement Study
Illinois Tollway Project Number: 4361 MP

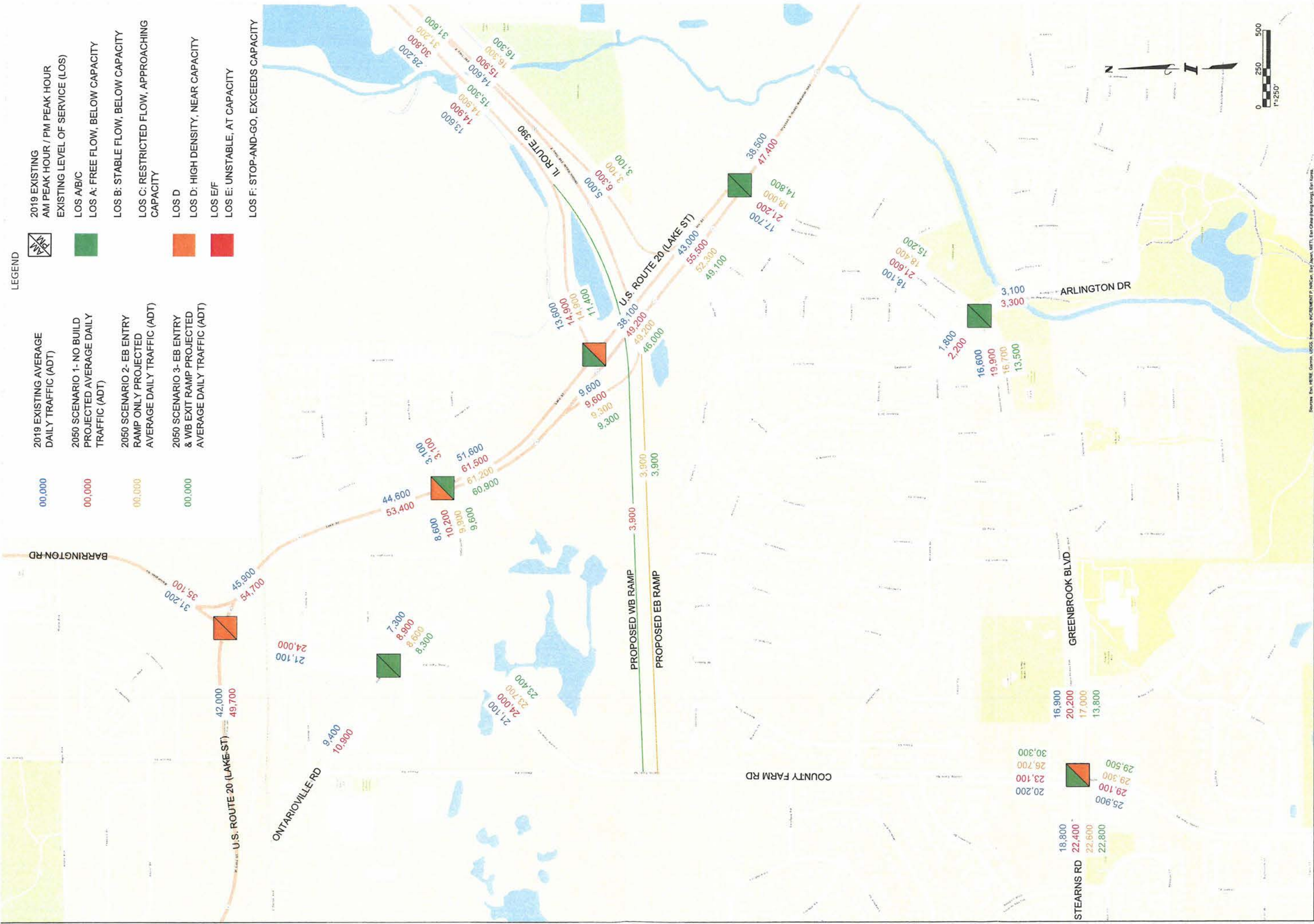
The Village of Bartlett appreciates the Tollway meeting with Village Staff on February 25, 2020 to discuss the proposed alternatives developed in connection with the Illinois Route 390 (IL 390) and US Route 20 (Lake Street). We are in receipt of the meeting minutes prepared by Jason Chae, Parsons Transportation Group, and circulated via email on March 5, 2020. We would like to clarify that the Village prefers no extension of IL 390, which would not require any modifications to the intersection of Stearns Road and County Farm Road. If IL 390 is extended westerly to County Farm Road, the Village prefers Alternative 3D over Alternative 3C for concerns as described below:

- **Safety:** With the proposed improvements there is an overarching concern related to safety – location of terminus of the IL 390 westerly extension on County Farm Road (curvature of roadway), access operations (patrons of businesses performing illegal movements when access are restricted and/or using a different access that conflicts with more travel lanes), internal site traffic flow operations (due to right-of-way takings impacting internal circulation), as well as for businesses located along the corridor.
- **Impacts to the BP service station:** Under both Alternatives 3C and 3D, access to the BP gasoline station on the northwest corner will be restricted (right-in/right-out) with installation of barrier median adjacent to the dual left-turn lanes on eastbound Stearns Road. Alternative 3C would also restrict access on County Farm Road to right-in/right-out only. Right-of-way takings necessary to provide this improvement will also impact on-site circulation, as there is only approximately 25 feet of stacking (queuing), or one vehicle car length, available on the driveway. We anticipate that this may impact the viability of this existing business.
- **Impacts to future commercial development:** Similar to the impacts to the BP service station, a barrier median on Stearns Road would restrict access to RIRO adjacent to the eastbound dual left-turn lanes. A full access would be required to be located further to the west, which would raise potential safety concerns associated with its proximity to Newport Boulevard. Again, we anticipate that restricting access may limit the viability of the future development.
- **Cut-through traffic:** With the increased congestion at the Stearns Road and Country Farm Road intersection, including the traffic signal phasing changes to accommodate the dual left-turn lanes (from protected/permissive to protected only), there is the potential for commuters to use Dunamon Drive (local, residential road) and Newport Boulevard (major collector) to by-pass the Stearns Road and County Farm Road intersection.

If you have any questions, please feel free to contact me at (630) 837-0846.

Sincerely,

Paula Schumacher
Village Administrator



LEGEND

- | | | |
|--|--|--------|
| | 2019 EXISTING AVERAGE DAILY TRAFFIC (ADT) | 00,000 |
| | 2050 SCENARIO 1- NO BUILD PROJECTED AVERAGE DAILY TRAFFIC (ADT) | 00,000 |
| | 2050 SCENARIO 2- EB ENTRY RAMP ONLY PROJECTED AVERAGE DAILY TRAFFIC (ADT) | 00,000 |
| | 2050 SCENARIO 3- EB ENTRY & WB EXIT RAMP PROJECTED AVERAGE DAILY TRAFFIC (ADT) | 00,000 |
| | 2019 EXISTING AM PEAK HOUR / PM PEAK HOUR EXISTING LEVEL OF SERVICE (LOS) | |
| | LOS A/B/C | |
| | LOS A: FREE FLOW, BELOW CAPACITY | |
| | LOS B: STABLE FLOW, BELOW CAPACITY | |
| | LOS C: RESTRICTED FLOW, APPROACHING CAPACITY | |
| | LOS D | |
| | LOS D: HIGH DENSITY, NEAR CAPACITY | |
| | LOS E/F | |
| | LOS E: UNSTABLE, AT CAPACITY | |
| | LOS F: STOP-AND-GO, EXCEEDS CAPACITY | |



**U.S. ROUTE 20 (LAKE STREET) INTERCHANGE AT
ILLINOIS ROUTE 390 TOLLWAY IMPROVEMENT STUDY
TRAFFIC ANALYSIS**



LEGEND:

- EXISTING SIGNALIZED INTERSECTION
- AM LEVEL OF SERVICE (PM LEVEL OF SERVICE)
- LOS E
- LOS D
- LOS C (D)
- EXISTING RIGHT-OF-WAY
- SUBSTANDARD LOS
- POTENTIAL SUBSTANDARD LOS
- WORSENERD LOS FROM NO BUILD
- IMPROVED LOS FROM NO BUILD



U.S. ROUTE 20 (LAKE STREET) INTERCHANGE AT ILLINOIS ROUTE 390 TOLLWAY IMPROVEMENT STUDY SCENARIO 3 TRAFFIC

US ROUTE 20 (LAKE STREET) AT EASTBOUND IL 390 ENTRANCE RAMP



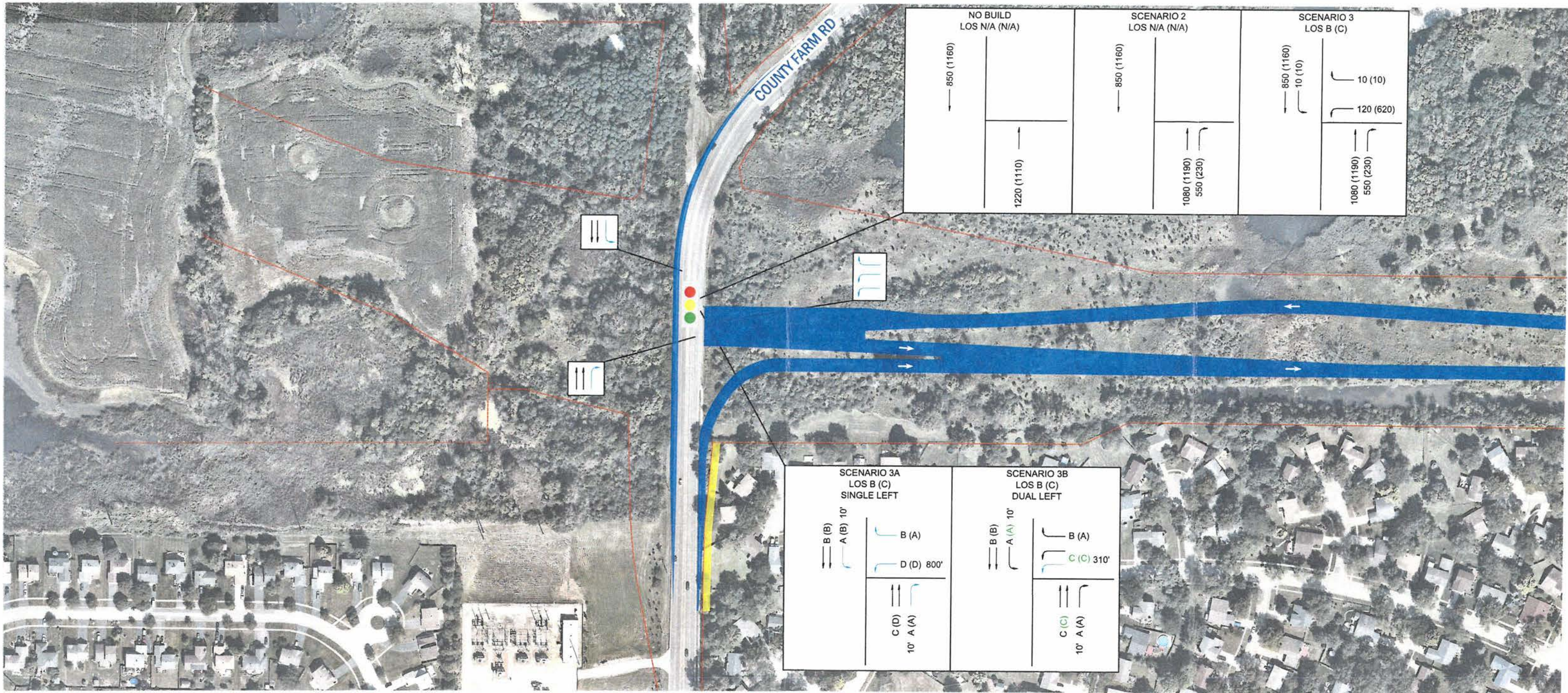
LEGEND:

- EXISTING RIGHT-OF-WAY
- PROPOSED SIGNALIZED INTERSECTION SCENARIO 3

- 0000 (0000) AM INTERSECTION PEAK HOUR VOLUME (PM INTERSECTION PEAK HOUR VOLUME)
- LOS C (D) AM INTERSECTION LEVEL OF SERVICE (PM INTERSECTION LEVEL OF SERVICE)



U.S. ROUTE 20 (LAKE STREET) INTERCHANGE AT ILLINOIS ROUTE 390 TOLLWAY IMPROVEMENT STUDY TRAFFIC ANALYSIS IL 390 AND COUNTY FARM ROAD

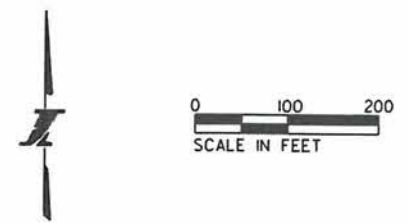


LEGEND:

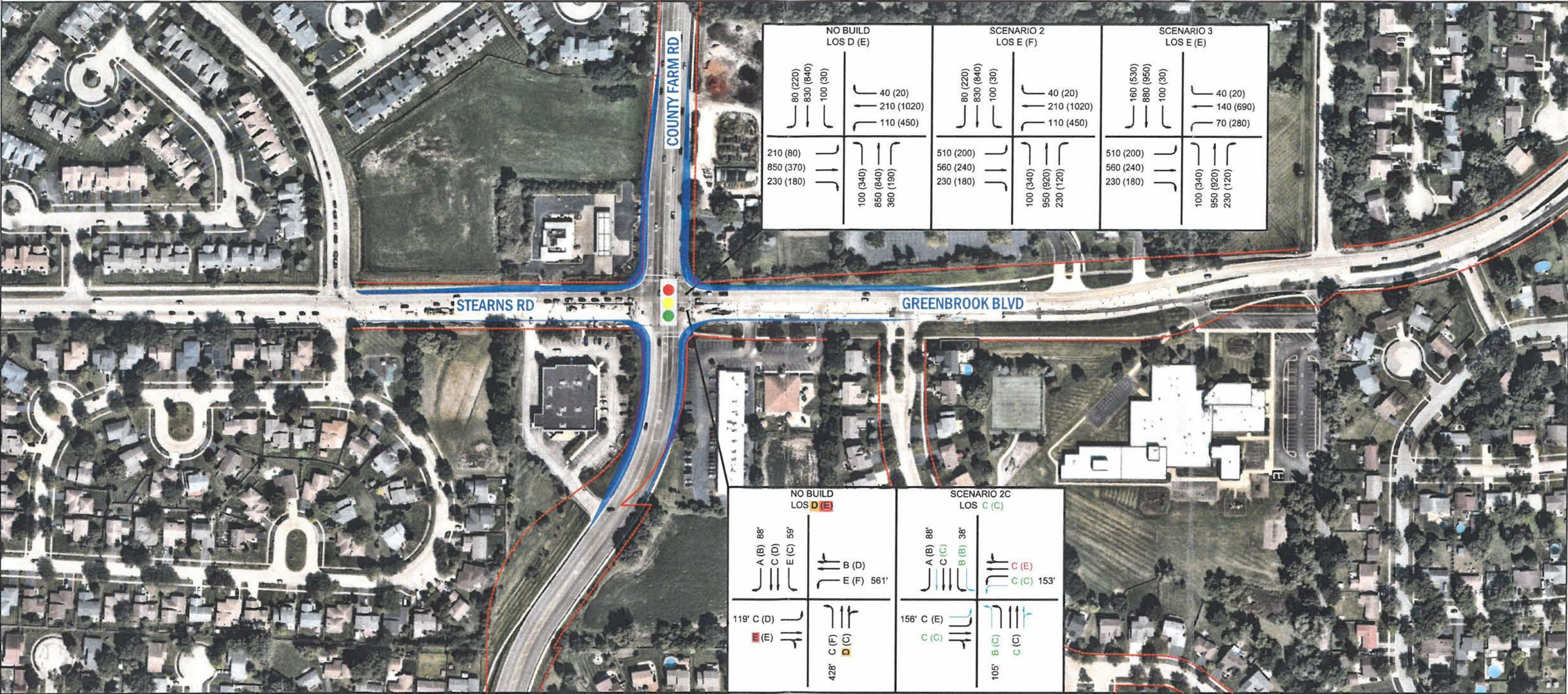
- EXISTING RIGHT-OF-WAY
- PROPOSED SIGNALIZED INTERSECTION SCENARIO 3
- AREA OF POTENTIAL ROADWAY WIDENING
- AREA OF POTENTIAL RIGHT-OF-WAY ACQUISITION

- 000 (000) AM INTERSECTION PEAK HOUR VOLUME (PM INTERSECTION PEAK HOUR VOLUME)
- LOS C (D) AM INTERSECTION LEVEL OF SERVICE (PM INTERSECTION LEVEL OF SERVICE)

- LOS D SUBSTANDARD LOS
- LOS E POTENTIAL SUBSTANDARD LOS
- D WORSENE LOS FROM NO BUILD
- C IMPROVED LOS FROM NO BUILD



U.S. ROUTE 20 (LAKE STREET) INTERCHANGE AT ILLINOIS ROUTE 390 TOLLWAY IMPROVEMENT STUDY TRAFFIC ANALYSIS COUNTY FARM ROAD AND GREENBROOK BOULEVARD



LEGEND:

- EXISTING RIGHT-OF-WAY
- ● ● EXISTING SIGNALIZED INTERSECTION
- AREA OF POTENTIAL ROADWAY WIDENING

0000 (0000) AM INTERSECTION PEAK HOUR VOLUME (PM INTERSECTION PEAK HOUR VOLUME)

LOS C (D) AM INTERSECTION LEVEL OF SERVICE (PM INTERSECTION LEVEL OF SERVICE)

LOS E SUBSTANDARD LOS

LOS D POTENTIAL SUBSTANDARD LOS

D WORSENERD LOS

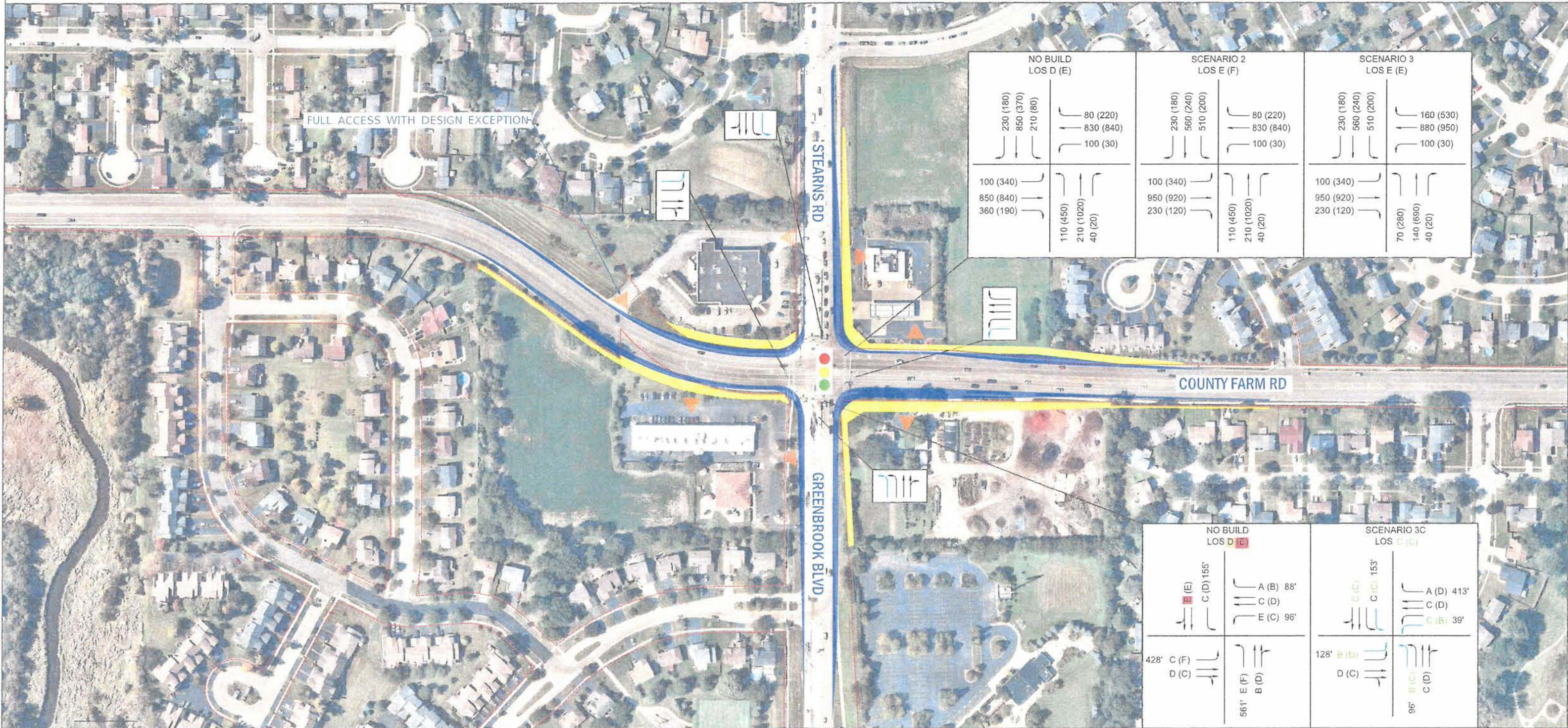
C IMPROVED LOS





DRAFT

**U.S. ROUTE 20 (LAKE STREET) INTERCHANGE AT
ILLINOIS ROUTE 390 TOLLWAY IMPROVEMENT STUDY
TRAFFIC ANALYSIS
COUNTY FARM ROAD AND GREENBROOK BOULEVARD (ALT. 3C)**



LEGEND:

- EXISTING SIGNALIZED INTERSECTION
- AREA OF POTENTIAL ROADWAY WIDENING
- AREA OF POTENTIAL RIGHT-OF-WAY ACQUISITION

- 000 (000) AM INTERSECTION PEAK HOUR VOLUME (PM INTERSECTION PEAK HOUR VOLUME)
- LOS C (D) AM INTERSECTION LEVEL OF SERVICE (PM INTERSECTION LEVEL OF SERVICE)
- BARRIER MEDIAN FOR DUAL LEFT TURN LANES WOULD CHANGE THIS ENTRANCE TO A RIGHT IN AND RIGHT OUT

- LOS E SUBSTANDARD LOS
- LOS D POTENTIAL SUBSTANDARD LOS
- D WORSENERD LOS FROM NO BUILD
- C IMPROVED LOS FROM NO BUILD





DRAFT

**U.S. ROUTE 20 (LAKE STREET) INTERCHANGE AT
ILLINOIS ROUTE 390 TOLLWAY IMPROVEMENT STUDY
TRAFFIC ANALYSIS
COUNTY FARM ROAD AND GREENBROOK BOULEVARD (ALT. 3D)**



NO BUILD LOS D (E)	SCENARIO 2 LOS E (F)	SCENARIO 3 LOS E (E)
210 (80) 850 (370) 230 (180)	510 (200) 560 (240) 230 (180)	510 (200) 560 (240) 230 (180)
80 (220) 830 (840) 100 (30)	80 (220) 830 (840) 100 (30)	160 (530) 880 (950) 100 (30)
100 (340) 850 (840) 360 (190)	100 (340) 950 (920) 230 (120)	100 (340) 950 (920) 230 (120)
40 (20) 210 (1020) 110 (450)	40 (20) 210 (1020) 110 (450)	40 (20) 140 (690) 70 (280)

NO BUILD LOS D (E)	SCENARIO 3D LOS D (E)
155' C (D) E (E)	153' C (D) A (E) 458' D (E) 115'
A (B) 88' C (D) E (C) 96'	C (D) C (C) 105'
428' C (F) D (C)	365' C (E) E (C)
B (D) E (F) 56'+	

LEGEND:

- EXISTING SIGNALIZED INTERSECTION
- AREA OF POTENTIAL ROADWAY WIDENING
- AREA OF POTENTIAL RIGHT-OF-WAY ACQUISITION

- 000 (000) AM INTERSECTION PEAK HOUR VOLUME (PM INTERSECTION PEAK HOUR VOLUME)
- LOS C (D) AM INTERSECTION LEVEL OF SERVICE (PM INTERSECTION LEVEL OF SERVICE)
- BARRIER MEDIAN FOR DUAL LEFT TURN LANES WOULD CHANGE THIS ENTRANCE TO A RIGHT IN AND RIGHT OUT

- LOS E SUBSTANDARD LOS
- LOS D POTENTIAL SUBSTANDARD LOS
- D WORSENERD LOS FROM NO BUILD
- C IMPROVED LOS FROM NO BUILD





Agenda Item Executive Summary

Item Name Water Sewer Rate Review Committee or Board Committee

BUDGET IMPACT

Amount:	N/A	Budgeted	N/A
List what fund	Water and Sewer Fund		

EXECUTIVE SUMMARY

Water and Sewer rates are reviewed each year during the budget process. Based on the sewer projects approved in the capital budget, the third year of three planned increases is needed to generate an additional \$1,130,000 of revenue. Rates would increase by 16% in Cook County, 19% in DuPage County, and 7% in Kane County effective with the May 1, 2020 bills. The increases are for infrastructure improvements required at the wastewater treatment facility in DuPage County, the excess flow facility in Cook County, and for other rehabilitation projects throughout the collection system.

The impact of the proposed changes on a monthly bill for 6,000 gallons of water with the sewer rate increases effective with the May 1, 2020 bill are as follows. The total monthly increase is \$3.98 per month in Cook County, \$8.10 for residents in DuPage County, and \$1.33 for the Bartlett portion of a Kane County bill.

Based on the water projects approved in the capital budget, no change in the water rate is proposed for the 20/21 fiscal year.

ATTACHMENTS (PLEASE LIST)

Memo, balance projections, rate comparison chart

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion:

Staff: Todd Dowden, Finance Director

Date: 03/17/20

Village of Bartlett
Finance Department Memo
20-03

DATE: March 16, 2020

TO: Paula Schumacher, Village Administrator

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

SUBJECT: Water and Sewer Rates

Water and Sewer rates are reviewed each year during the budget process. The water rates effective May 1, 2019 were the third increase related to the Lake Michigan water transition and was 21% over the prior rate. Sewer rates increased by 19% in Cook County, 23% in DuPage County, and 7% in Kane County effective with the May 1, 2019 bills. This was the second year of sewer rate increases for capital improvements of a three-year rate increase plan. The increases are for infrastructure improvements required at the wastewater treatment facility in DuPage County, the excess flow facility in Cook County, and for other rehabilitation projects throughout the collection system.

Water Charges

Based on the water projects approved in the capital budget, no change in the water rate is proposed for the 20/21 fiscal year. Costs related to the Lake Michigan water transition are expected to be \$1,000,000 during the 20/21 budget year with the water main replacement program costing \$1,275,000. The Onieda St. water tower painting project was approved in the capital budget, but is recommended to be postponed. Payments on loans to the DuPage Water Commission began the summer of 2019 and will total \$1,275,200 for the coming year. Additional loan payments to the IEPA for the pump station will be about \$450,000.

The water fund's cash balance at 4/30/20 is estimated to be \$3,276,880, which is within the policy balance. The balance at 4/30/21 is estimated to be \$2,523,489. This would be \$265,109 below the minimum balance when including 25% of the annual debt service.

Sewer Charges

Based on the sewer projects approved in the capital budget, the third year of three planned increases is needed to generate an additional \$1,130,000 of revenue. Rates would increase by 16% in Cook County, 19% in DuPage County, and 7% in Kane County effective with the May 1, 2020 bills. The 20/21 capital projects to be funded include the Devon Excess Flow Facility, the annual sewer rehabilitation program with an additional \$200,000 for the 20/21 year, lift station upgrades, and improvements at the Bittersweet WWTP. This will be the third year of three years of rate increases to meet bond payments

on the \$8.5 million Devon Avenue project, IEPA loan debt service on an estimated \$33 million for the Bittersweet WWTP project, as well as the ongoing rehabilitation programs. In the proposed rates, the Devon Avenue project is being funded by Cook County residents/customers, Bittersweet WWTP and the 2014 IEPA loan for WWTP improvements are being funded by DuPage County residents/customers. Fund operating costs will continue to be funded at the same rate as prior years.

The fund's cash balance at 4/30/20 is estimated to be \$2,393,512. The balance is projected to be over the minimum policy balance by \$1,424,471 this year due to timing of capital projects. The balance at 4/30/21 is estimated to be \$2,471,033. This would be a \$77,521 increase from the 4/30/20 balance. Below is a chart that shows the impact of this year's increase on the sewer flat charge and user charge per 1,000 gallons.

	Cook County			DuPage County			Kane County		
	Current	Proposed	% Change	Current	Proposed	% Change	Current	Proposed	% Change
Flat Charge	16.37	19.02	16%	20.86	24.76	19%	12.83	13.74	7%
User Rate	1.36	1.58	16%	3.73	4.43	19%	1.06	1.13	7%

The chart below shows the impact of the proposed changes on a monthly bill for 6,000 gallons of water with the proposed sewer rate increases effective with the May 1, 2020 bill. The total monthly increase is \$3.98 per month in Cook County, \$8.10 for residents in DuPage County, and \$1.33 for the Bartlett portion of a Kane County bill.

Impact of increase on Monthly Bill									
	Cook County			DuPage County			Kane County		
	Current	Proposed	Change	Current	Proposed	Change	Current	Proposed	Change
Water	70.56	70.56	0.00	70.56	70.56	0.00	70.56	70.56	0.00
Sewer	24.53	28.51	3.98	43.24	51.34	8.10	19.19	20.52	1.33
Total	95.09	99.07	3.98	113.80	121.90	8.10	89.75	91.08	1.33
	Percent Change		4.2%	Percent Change		7.1%	Percent Change		1.5%

Attached is a rate sheet comparing the Village to other communities and fund balance projections using the proposed rate increases for sewer with the water rate unchanged.

**VILLAGE OF BARTLETT 2020/21 PROPOSED BUDGET
WATER FUND BALANCE PROJECTIONS**

Fund Balance Projections		Fund Balance Policy				
04/30/19 Cash Balance		2,770,162				
2019-20 Estimated		Minimum Balance		Maximum Balance		
Rev.	Charges for Services	12,130,000	25% of Operating Expenditures	2,086,184	35% of Operating Expenditures	2,920,658
	Connection Fees	80,000	Equipment Reserve	0	Equipment Reserve	0
	Interest Income	20,000	Radium Removal Reserve	120,000	Radium Removal Reserve	120,000
	Miscellaneous	1,001,000	25% of Annual Loan Payments	416,136	25% of Annual Loan Payments	416,136
	Transfer In	0	Minimum Balance	2,622,320	Maximum Balance	3,456,794
	Total Revenue	13,231,000				
Exp.	Operating	8,344,737				
	Capital Improvements	2,680,000	\$480,000 Water Main, \$2,200,000 Infrastructure Improvements (\$1M covered by IEPA loan)			
	Leak Survey	35,000				
	DWC Buy-In	361,962	11 months of buy-in payments			
	DWC Loan (\$19M)	1,120,000				
	IEPA Loan (\$7.8M)	182,583				
	Total Expenditures	12,724,282				
	Excess (Deficiency)	506,718				
04/30/20 Projected Balance		3,276,880	Over (Under) Minimum	654,560	Over (Under) Maximum	(179,914)
2020-21 Proposed		Minimum Balance		Maximum Balance		
Rev.	Charges for Services	12,130,000	25% of Operating Expenditures	2,128,709	35% of Operating Expenditures	2,980,193
	Connection Fees	80,000	Equipment Reserve	0	Equipment Reserve	0
	Interest Income	20,000	Radium Removal Reserve	120,000	Radium Removal Reserve	120,000
	Miscellaneous	1,000	25% of Annual Loan Payments	539,889	25% of Annual Loan Payments	539,889
	Transfer In	0	Minimum Balance	2,788,598	Maximum Balance	3,640,082
	Total Revenue	12,231,000				
Exp.	Operating	8,514,837				
	Capital Projects	2,275,000	\$1,275,000 Water Main, \$1,000,000 Infrastructure Improvements			
	Water tower paint	0	Onieda Tower			
	Leak Survey	35,000				
	DWC Buy-In	434,354				
	DWC Loan (\$19M)	1,275,200				
	IEPA Loan (\$7.8M)	450,000				
	Total Expenditures	12,984,391				
	Excess (Deficiency)	(753,391)				
04/30/21 Projected Balance		2,523,489	Over (Under) Minimum	(265,109)	Over (Under) Maximum	(1,116,593)

**VILLAGE OF BARTLETT 2020/21 PROPOSED BUDGET
WATER FUND BALANCE PROJECTIONS**

Fund Balance Projections		Fund Balance Policy				
2021-22 Projected		Minimum Balance		Maximum Balance		
	Charges for Services	12,130,000	25% of Operating Expenditures	2,171,452	35% of Operating Expenditures	3,040,033
	Connection Fees	80,000	Equipment Reserve	0	Equipment Reserve	0
Rev.	Interest Income	20,000	Radium Removal Reserve	120,000	Radium Removal Reserve	120,000
	Miscellaneous	3,501,000	25% of Annual Loan Payments	539,889	25% of Annual Loan Payments	539,889
	Transfer In	0	Minimum Balance	2,831,341	Maximum Balance	3,699,922
	Total Revenue	15,731,000				
	Operating	8,685,809	2% increase			
	Capital Projects	4,775,000	\$1,275,000 Water Main, \$3,500,000 Infrastructure Improvements			
	Water tower paint	476,500				
Exp.	Leak Survey	37,000				
	DWC Buy-In	434,354				
	DWC Loan (\$19M)	1,275,200				
	IEPA Loan (\$7.8M)	450,000				
	Total Expenditures	16,133,863				
	Excess (Deficiency)	(402,863)				
	04/30/22 Projected Balance	2,120,625	Over (Under) Minimum	(710,715)	Over (Under) Maximum	(1,579,296)
2022-23 Projected		Minimum Balance		Maximum Balance		
	Charges for Services	12,130,000	25% of Operating Expenditures	2,214,881	35% of Operating Expenditures	3,100,834
	Connection Fees	80,000	Equipment Reserve	0	Equipment Reserve	0
Rev.	Interest Income	10,000	Radium Removal Reserve	120,000	Radium Removal Reserve	120,000
	Miscellaneous	1,001,000	25% of Annual Loan Payments	539,889	25% of Annual Loan Payments	539,889
	Transfer In	0	Minimum Balance	2,874,770	Maximum Balance	3,760,723
	Total Revenue	13,221,000				
	Operating	8,859,525	2% increase			
	Capital Projects	2,275,000	\$1,275,000 Water Main, \$1,000,000 meter changeout program			
	Water tower paint	833,000				
Exp.	Leak Survey	37,000				
	DWC Buy-In	434,354				
	DWC Loan (\$19M)	1,275,200				
	IEPA Loan (\$7.8M)	450,000				
	Total Expenditures	14,164,079				
	Excess (Deficiency)	(943,079)				
	04/30/23 Projected Balance	1,177,546	Over (Under) Minimum	(1,697,224)	Over (Under) Maximum	(2,583,177)

**VILLAGE OF BARTLETT 2020/21 PROPOSED BUDGET
SEWER FUND BALANCE PROJECTIONS**

Fund Balance Projections		Fund Balance Policy			
04/30/19 Cash Balance	1,778,627				
2019-20 Estimated					
	Charges for Services	6,135,000	Minimum Balance	Maximum Balance	
Rev.	Connection Fees	135,000	25% of Operating Expenditures	897,254	35% of Operating Expenditures 1,256,155
	Interest Income	42,000	Equipment Reserve		Equipment Reserve 0
	Misc	50,000	25% of Annual Loan Payments	71,788	25% of Annual Loan Payments 71,788
	Total Revenue	6,362,000	Minimum Balance	969,042	Maximum Balance 1,327,943
	Operating	3,589,014			\$1,130,000 additional revenue from rates
	Capital Projects	720,951			
Exp.	Bittersweet WWTP	900,000			
	Devon Excess Flow	250,000			
	Devon Debt(\$8.5)	150,000			
	IEPA Debt 2014	137,150			
	Total Expenditures	5,747,115			
	Excess (Deficiency)	614,885			
04/30/20 Estimated Balance	2,393,512	Over (Under) Minimum	1,424,471	Over (Under) Maximum	1,065,570
2020-21 Projected					
	Charges for Services	7,265,000	Minimum Balance	Maximum Balance	
Rev.	Connection Fees	80,000	25% of Operating Expenditures	940,784	35% of Operating Expenditures 1,317,098
	Interest Income	40,000	Equipment Reserve		Equipment Reserve 0
	Miscellaneous	3,250,000	25% of Annual Loan Payments	172,816	25% of Annual Loan Payments 172,816
	Total Revenue	10,635,000	Minimum Balance	1,113,600	Maximum Balance 1,489,914
	Operating	3,763,136			\$1,130,000 additional revenue
	Capital Projects	2,003,080	\$800,000 rehabilitation, \$1.13 lift station, \$73,000 plan update		
Exp.	Devon Excess Flow	3,250,000			
	Devon Debt(\$8.5M)	554,113			
	Bittersweet WWTP	850,000			
	IEPA Debt 2014	137,150			
	Total Expenditures	10,557,479			
	Excess (Deficiency)	77,521			
04/30/21 Estimated Balance	2,471,033	Over (Under) Minimum	1,357,433	Over (Under) Maximum	981,119

**VILLAGE OF BARTLETT 2020/21 PROPOSED BUDGET
SEWER FUND BALANCE PROJECTIONS**

Fund Balance Projections		Fund Balance Policy				
2021-22 Projected						
	Charges for Services	7,265,000	Minimum Balance	Maximum Balance		
Rev.	Connection Fees	80,000	25% of Operating Expenditures	969,008	35% of Operating Expenditures 1,356,611	
	Interest Income	50,000	Equipment Reserve		Equipment Reserve 0	
	Miscellaneous	20,350,000	25% of Annual Loan Payments	172,763	25% of Annual Loan Payments 172,763	
	Total Revenue	27,745,000	Minimum Balance	1,141,771	Maximum Balance 1,529,374	
	Operating	3,876,030	Added 3% to prior yr			
	Capital Projects	21,925,273	\$1M rehabilitation, \$3.75M Devon Excess, \$500K lift station, \$16.6M WWTP, \$75K plan update			
Exp.	Devon Debt(\$8.5M)	553,900				
	WWTP (\$33M)	0	\$2M estimated annual payment starting summer of 2023			
	IEPA Debt 2014	137,150				
	Total Expenditures	26,492,353				
	Excess (Deficiency)	1,252,647				
04/30/22 Estimated Balance		3,723,680	Over (Under) Minimum	2,581,910	Over (Under) Maximum	2,194,307
2022-23 Projected						
	Charges for Services	7,265,000	Minimum Balance	Maximum Balance		
Rev.	Connection Fees	80,000	25% of Operating Expenditures	998,078	35% of Operating Expenditures 1,397,309	
	Interest Income	50,000	Equipment Reserve		Equipment Reserve 0	
	Miscellaneous	13,950,000	25% of Annual Loan Payments	673,263	25% of Annual Loan Payments 673,263	
	Total Revenue	21,345,000	Minimum Balance	1,671,341	Maximum Balance 2,070,572	
	Operating	3,992,311	Added 3% to prior yr			
	Capital Projects	15,327,530	\$1M rehabilitation, \$1.45M Devon Excess, \$300K lift station, \$12.5M WWTP, \$77K plan update			
Exp.	Devon Debt(\$8.5M)	553,900				
	WWTP (\$33M)	2,000,000	\$2M estimated annual payment starting summer of 2023			
	IEPA Debt 2014	137,150				
	Total Expenditures	22,012,891				
	Excess (Deficiency)	(667,891)				
04/30/23 Estimated Balance		3,055,789	Over (Under) Minimum	1,384,449	Over (Under) Maximum	985,218

Water and Sewer Rate Comparisons FY 20/21

Water*		
Monthly Bill Based on Usage of 6,000		
Rank	Municipality	Bill (\$)
1	Elgin	105.04
2	Elmhurst	96.32
3	Bensenville	92.70
4	Hoffman Estates	72.37
5	Wood Dale	70.64
6	Bartlett	70.56
7	Hanover Park	68.60
8	Schaumburg	62.94
9	Geneva	60.78
10	Glen Ellyn	59.58
11	Addison	58.20
12	West Chicago	53.28
13	Roselle	49.50
14	Bloomington	48.48
15	Lombard	48.24
16	Glendale Heights	47.40
17	Crystal Lake	38.53
18	Wheeling	37.44
19	Streamwood**	N/A
20	Lake Zurich**	N/A
21	Elk Grove Village**	N/A

Sewer		
Monthly Bill Based on Usage of 6,000		
Rank	Municipality	Bill (\$)
1	Wood Dale	72.78
2	Bensenville	52.44
3	Bartlett-DuPage	51.34
4	Glen Ellyn	46.08
5	Glendale Heights	44.08
6	Elmhurst	43.02
7	Addison	42.54
8	Crystal Lake	40.05
9	Roselle-DuPage	36.60
10	Lombard	35.76
11	West Chicago	35.16
12	Elgin	34.09
13	Hanover Park-DuPage	33.42
14	Geneva	31.38
15	Bartlett-Cook	28.50
16	Bloomington	26.76
17	Bartlett-Kane	20.58
18	Roselle-Cook	19.50
19	Schaumburg	13.02
20	Hanover Park-Cook	12.42
21	Hoffman Estates	9.42
22	Wheeling	9.24
23	Streamwood**	N/A
24	Lake Zurich**	N/A
25	Elk Grove Village**	N/A

Total Bill*		
Monthly Bill Based on Usage of 6,000		
Rank	Municipality	Bill (\$)
1	Bensenville	145.14
2	Wood Dale	143.42
3	Elmhurst	139.34
4	Elgin	139.13
5	Bartlett-DuPage	121.90
6	Roselle-DuPage	120.60
7	Addison	115.74
8	Glen Ellyn	105.66
9	Roselle-Cook	103.50
10	Hanover Park-DuPage	102.02
11	Lombard	101.85
12	Bartlett-Cook	99.06
13	Geneva	92.16
14	Glendale Heights	91.48
15	Bartlett-Kane	91.14
16	West Chicago	88.44
17	Streamwood	86.34
18	Lake Zurich	84.00
19	Hoffman Estates	81.79
20	Hanover Park-Cook	81.02
21	Crystal Lake	78.58
22	Schaumburg	75.96
23	Bloomington	75.24
24	Elk Grove Village	72.00
25	Wheeling	46.68

* Assumed 1" water meter for fixed charges if applicable

** Combined Water/Sewer Rate, Not Individual

* May Contain Additional Charges that are not solely water and/or sewer

Last Updated: 2/14/2020