

VILLAGE OF BARTLETT

COMMITTEE AGENDA

JULY 7, 2020

BUILDING & ZONING, CHAIRMAN HOPKINS

BCBP Lot 12B (Tomart) – Site Plan Review and Special Use Permit

FINANCE & GOLF, CHAIRMAN DEYNE

Elmhurst Chicago Stone TIF Budget Amendment



Agenda Item Executive Summary

Item Name BCBP Lot 12B (Tomart) - Site Plan Review/Special Committee
 Use Permit/Amendment to Ordinance #2000-54 or Board Committee

BUDGET IMPACT

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

EXECUTIVE SUMMARY

The Petitioner is requesting a **Site Plan Review** for a proposed 25,000 square foot warehouse building with a 4,000 sq. ft. office area on 5.8 acres on the east side of Humbracht Circle.

The proposed building would be painted gray with red accents and constructed with pre-cast concrete wall panels. The maximum building height is 34'-6".

Two curb cuts are proposed along Humbracht Circle. Trucks will enter the site from the southern curb cut and exit the site from the northern curb cut after utilizing the on-site scale. Passenger vehicles will utilize only the northern curb cut.

The Petitioner is also requesting a **Special Use Permit** to allow the outdoor storage of trailers on the site. The Site Plan identifies 51 trailer parking stalls on the southern portion of the site.

The Petitioner is requesting to **amend Ordinance #2000-54** *An Ordinance Approving the Preliminary/Final Plat of Subdivision for Brewster Creek Business Park Unit 2* to eliminate the requirement of installing an 11-foot tall berm within the 50-foot wide Landscape Buffer Easement. Grading plans for this portion of Brewster Creek Business Park Unit 2 had not been reviewed when the condition was added to install the berm. The Petitioner has submitted a cross section exhibit which depicts the existing grade change from this site to the Litchfield Woods Subdivision to the east. The proposed site would be approximately 28 feet lower than the residential subdivision. A berm within the easement would not be visible to the homes to the east and would serve no purpose. Staff concurs with this proposed amendment.

ATTACHMENTS (PLEASE LIST)

PDS Memo, Applicant Cover Letter, Application, Location Map, Color Renderings and Color Elevations, Site Plan, Floor Plan, Site Line Exhibit, Cross Section Exhibit, and Distance Map

ACTION REQUESTED

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

Staff: Roberta Grill, Planning & Development Services
 Director

Date: 6/29/2020

PLANNING & DEVELOPMENT SERVICES MEMORANDUM

20-074

DATE: June 29, 2020
TO: Paula Schumacher, Village Administrator
FROM: Roberta Grill, Planning & Development Services Director *RBG*
RE: **(#20-06) Brewster Creek Business Park Lot 12B (Tomart LLC)**

PETITIONER

Triumph Construction Services

SUBJECT SITE

Lot 12B in the Brewster Creek Business Park

REQUESTS

Site Plan Review

Special Use Permit – outdoor trailer storage

Amendment to Ordinance #2000-54 – to eliminate the requirement of installing an 11-foot tall berm

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Vacant	Mixed Use Business Park	I-2 EDA
North	Vacant	Mixed Use Business Park	I-2 EDA
South	Vacant	Mixed Use Business Park	I-2 EDA
East	Utility (ComEd)	Utility	I-2 EDA
West	Vacant	Mixed Use Business Park	I-2 EDA

DISCUSSION

1. The Petitioner is requesting a **Site Plan Review** for a proposed 25,000 square foot warehouse building with a 4,000 sq. ft. office area on 5.8 acres on the east side of Humbracht Circle.
2. The proposed building would be painted gray with red accents and constructed with pre-cast concrete wall panels. The maximum building height is 34'-6".
3. The Site Plan depicts passenger vehicle parking along the north and west sides of the building. Two (2) drive-in doors and nine (9) exterior loading docks are shown on the south side of the building.

4. Two curb cuts are proposed along Humbracht Circle. Trucks will enter the site from the southern curb cut and exit the site from the northern curb cut after utilizing the on-site scale. Passenger vehicles will utilize only the northern curb cut.
5. The Site Plan identifies a total of 44 parking spaces, including two (2) handicapped accessible spaces which exceeds the Zoning Ordinance requirement of 36 parking spaces.
6. The Petitioner is also requesting a **Special Use Permit** to allow the outdoor storage of trailers on the site. The Site Plan identifies 51 trailer parking stalls on the southern portion of the site.
7. The Petitioner is requesting to **amend Ordinance #2000-54** *An Ordinance Approving the Preliminary/Final Plat of Subdivision for Brewster Creek Business Park Unit 2* to eliminate the requirement of installing an 11-foot tall berm within the 50-foot wide Landscape Buffer Easement. Grading plans for this portion of Brewster Creek Business Park Unit 2 had not been reviewed when the condition was added to install the berm. The Petitioner has submitted a cross section exhibit which depicts the existing grade change from this site to the Litchfield Woods Subdivision to the east. The proposed site would be approximately 28 feet lower than the residential subdivision. A berm within the easement would not be visible to the homes to the east and would serve no purpose. Staff concurs with this proposed amendment.
8. The Landscape, Photometric and Engineering Plans are currently under Staff Review.

RECOMMENDATION

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

kms/attachments

x:\comdev\mem2020\074_bcbp lot12b_vbc.docx



www.triumphconstructionservices.com

March 19, 2020

President and Board of Trustees
Village of Bartlett
288 S. Main St.
Bartlett, IL 60103

**Re: Site Plan & Special Use Approvals
Tomart Enterprises L.L.C.
Lot 12 B
Brewster Creek Business Park
Bartlett, Illinois**

President and Board of Trustees:

Triumph Construction Services Corporation formally requests Site Plan and Special Use approvals for the new construction of a 25,000 SF Build-to Suit industrial facility for Tomart Enterprises L.L.C. to be located on Lot 12 B consisting of approximately 5.8 acres along Humbracht Circle in the Brewster Creek Business Park.

Building construction shall consist of load bearing, smooth form finished precast concrete wall panels with decorative architectural accent reveals. The building requires a Truck & Trailer parking area for the business use. Therefore, we are requesting a Special Use approval for the truck parking area. Decorative staining, prefinished aluminum and tinted glass storefront entries and windows coupled with professional landscape will enhance the building aesthetics. The proposed building design and usage blends nicely with existing buildings located within the Brewster Creek Business Park.

Triumph Construction Services Corporation greatly appreciates consideration for approval and looks forward to working in your community again.

Sincerely,
Triumph Construction Services Corporation

Russell Scurto III
Executive Vice President



VILLAGE OF BARTLETT SPECIAL USE PERMIT APPLICATION

For Office Use Only

Case # _____

PROJECT NAME Tomart L.L.C

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Triumph Construction Services

Street Address: 425 N. Martingale Rd

City, State: Schaumburg IL

Zip Code: 60173

Email Address: [REDACTED]

Phone Number: [REDACTED]

Preferred Method to be contacted See Dropdown

PROPERTY OWNER INFORMATION

Name: Tomart Enterprises L.L.C

Street Address: 501 Industrial drive

City, State: Bensenville IL

Zip Code: 60106

Phone Number: [REDACTED]

OWNER'S SIGNATURE: [Signature]

Date: 03-19-2020

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

SPECIAL USE PERMIT REQUESTED (Please describe i.e. liquor sales, outdoor seating, etc.)

Tomart Enterprises is asking for the use of trailer parking in Brewster Creek Business Park

PROPERTY INFORMATION

Common Address/General Location of Property: Lot 12 B & C

Property Index Number ("Tax PIN"/"Parcel ID"): 01 - 04 - 106 - 003

Acreage: 5.8

Zoning: I-2 EDA
(Refer to Official Zoning Map)

Land Use: Industrial

Comprehensive Plan Designation for this Property: Industrial
(Refer to Future Land Use Map)

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

Attorney Palmisano & Moltz c/o Joseph Palmisano
19 S. LaSalle St Suite 1900
Chicago, IL 60603

Engineer V3 Companies c/o Ethan Frisch
7325 Janes Ave
Woodridge, IL 60517

Other

****PLEASE FILL OUT THE FOLLOWING FINDINGS OF FACT AS THEY RELATE TO YOUR PETITION****

FINDINGS OF FACT FOR SITE PLANS

Both the Plan Commission and Village Board must decide if the requested Site Plan meets the standards established by the Village of Bartlett Zoning Ordinance.

The Plan Commission 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 Plan Commission and Village Board to review.)**

1. The proposed use is a permitted use in the district in which the property is located.

Yes the proposed use is a permitted use. Tomart Enterprises is a National Logistics Company

2. The proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.

Yes this site and building has been designed to be compatible with adjacent land uses

3. The vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well.

Yes this site has been designed with excess maneuvering capabilities compared to most facilities of this nature.

4. The site plan provides for the safe movement of pedestrians within the site.

yes the pedestrian parking has been located for safe movement from truck maneuvering areas

5. There is sufficient mixture of grass, trees and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public. Any part of the site plan area not used for buildings, structures, parking or accessways shall be landscaped with a mixture of grass, trees and shrubs. (All landscape improvements shall be in compliance with Chapter 10-11A, Landscape Requirements)

Yes the landscaping will be completed in accordance with the Village Of Bartlett's

Ordinances and be compatible with adjacent land uses

6. All outdoor storage areas are screened and are in accordance with standards specified by this Ordinance.

Yes the proposed landscaping shall screen parking areas as required per Village of

Bartlett Ordinances

FINDINGS OF FACT FOR SPECIAL USES

Both the Plan Commission and Village Board must decide if the requested Special Use meets the standards established by the Village of Bartlett Zoning Ordinance.

The Plan Commission 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 Plan Commission and Village Board to review.)**

1. That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

The use of the property fits within the guidelines of the zoning. The use for the truck parking has been established in the park.

2. That such use will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity.

There will be no detrimental use and fits with the existing use of the park

3. That the special use shall conform to the regulations and conditions specified in this Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.

The special use will conform to the regulations and conditions specified by the Board of Trustees

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: _____

PRINT NAME: Russell Scurto III

DATE: 3/19/2020

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: Triumph Construction Services

ADDRESS: 425 N. Martingale Rd Suite 1280

Schaumburg, IL 60173

PHONE NUMBER: [REDACTED]

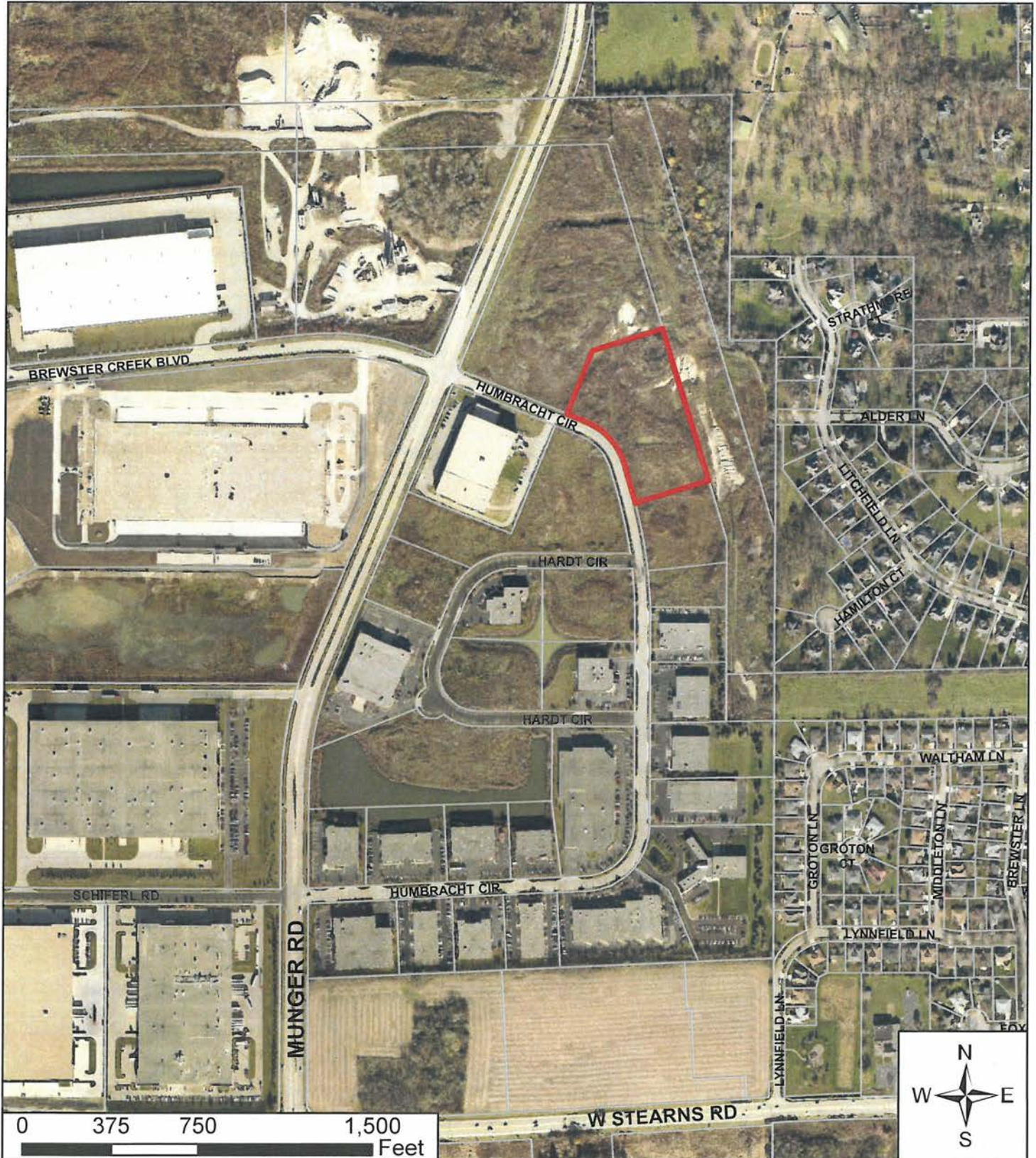
EMAIL: [REDACTED]

SIGNATURE: 

DATE: 03-19-2020

Location Map

2020-06 BCBP Lot 12 B (Tomark LLC)
Site Plan, Special Use - Outdoor trailer parking/storage
Part of PIN: 01-04-106-003

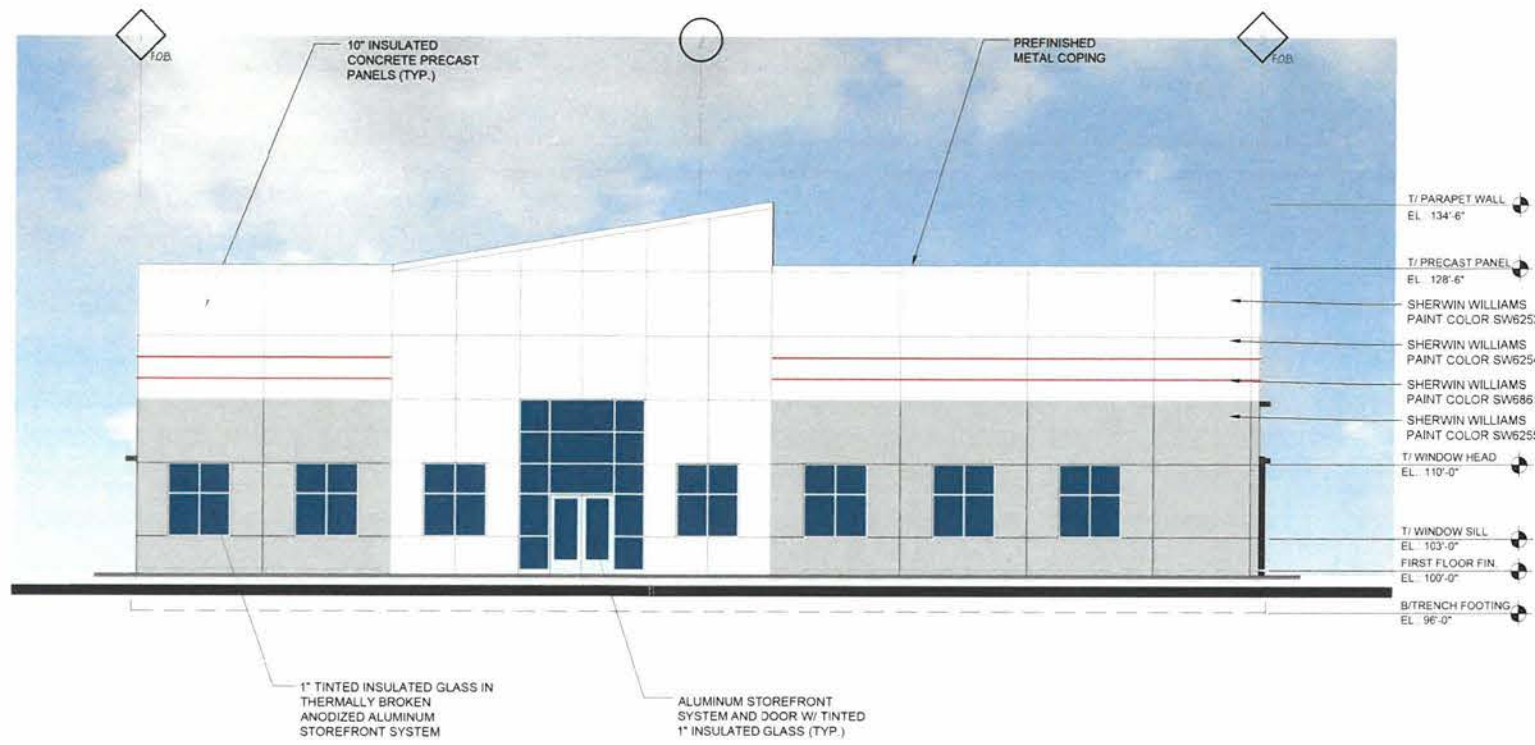




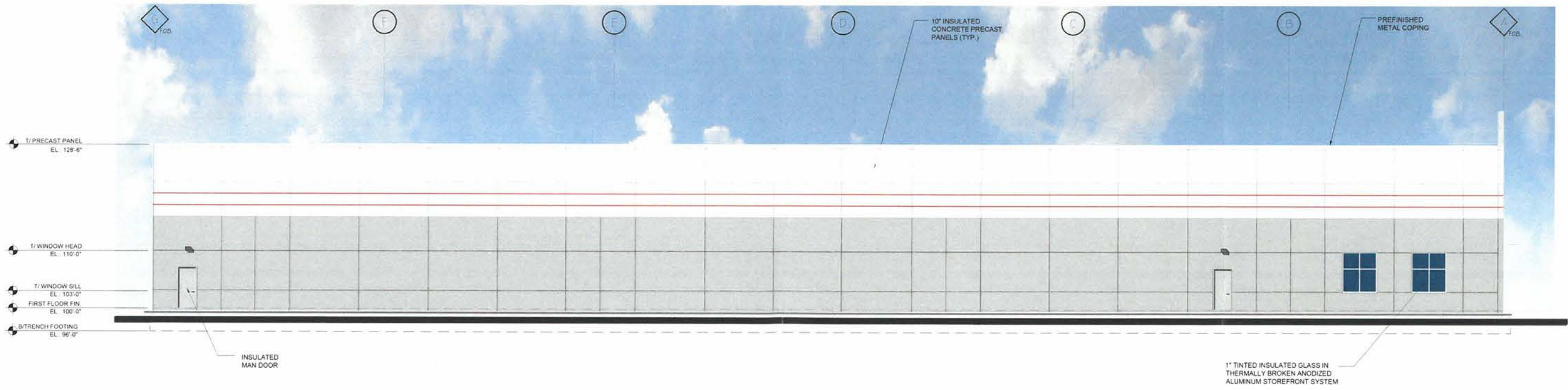
 **TRIUMPH**
CONSTRUCTION SERVICES CORPORATION

Tomart LLC.

 arete design studio^{llc}
architecture • interior • design
13543 West 185th Street, Mokena, Illinois 60448
815.485.7333 arete-llc.com
© 2020



② WEST ELEVATION
SCALE: 1/8" = 1'-0"



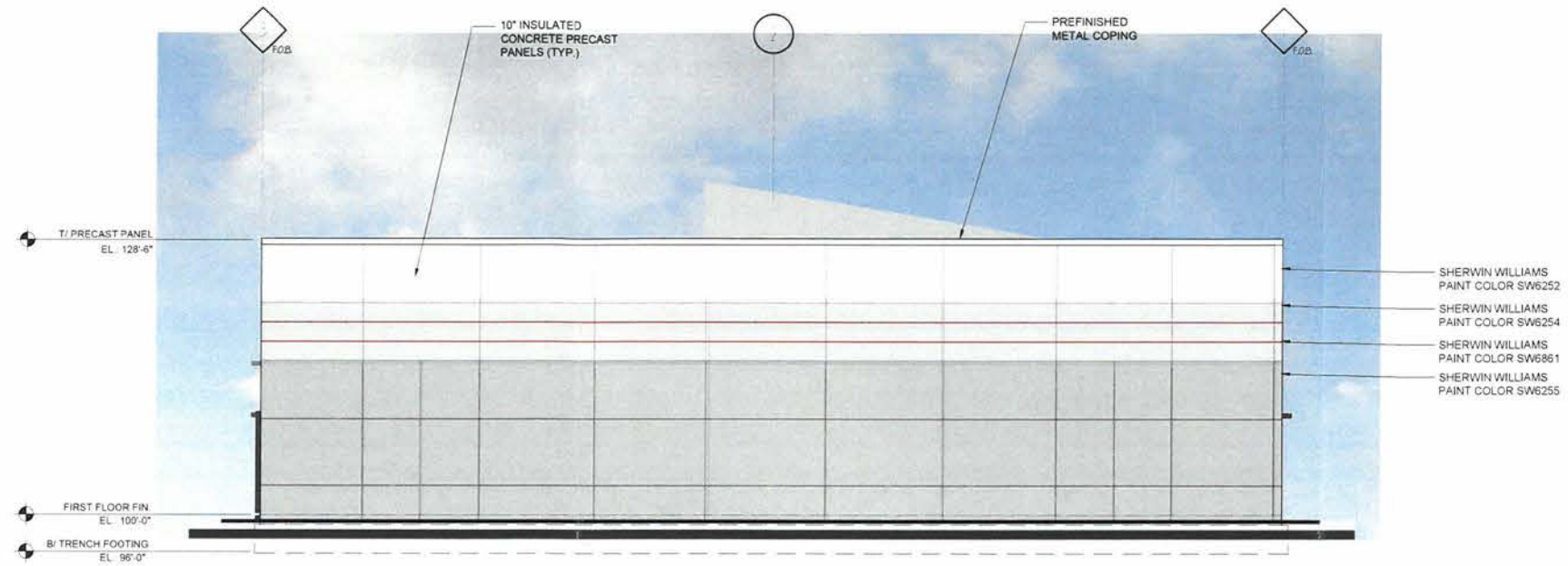
① NORTH ELEVATION
SCALE: 1/8" = 1'-0"

EL-1r
 PROJECT #: 19051
 DATE: 08/23/2019
 REVISIONS: 04/30/2020
 SCALE: AS NOTED
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 ALL RIGHTS RESERVED

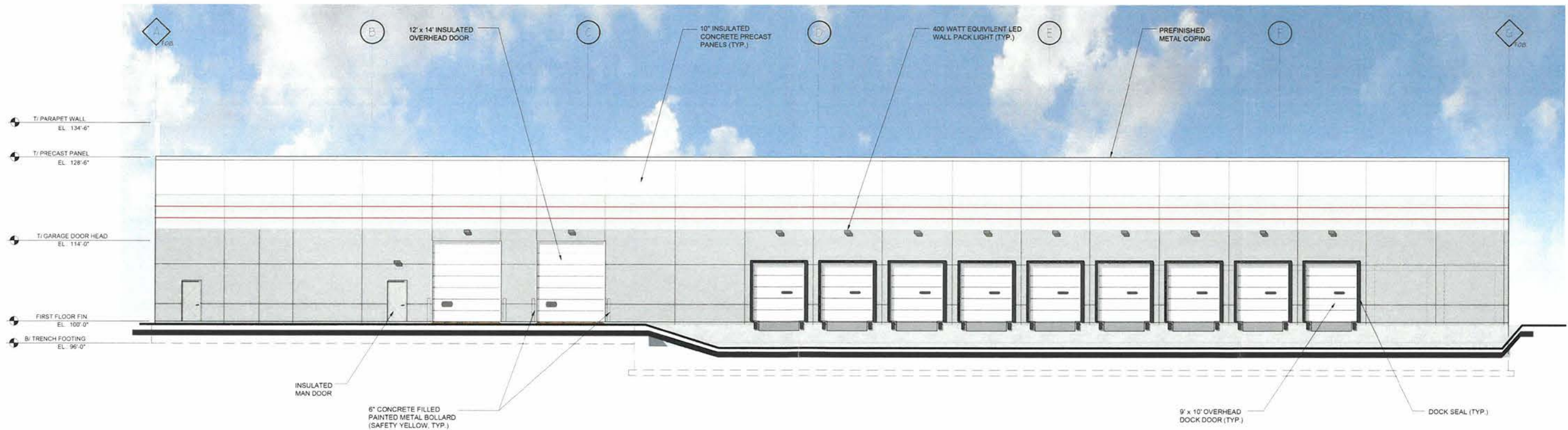
DESIGN BUILDER:
TRIUMPH
 CONSTRUCTION SERVICES
 (847) 608-7982
 425 NORTH MARTINGALE ROAD
 SCHUMBURG, IL 60193

FOR:
TOMART L.L.C.
 PROPOSED FACILITY - 25,000 S.F.
 LOT12B BREWSTER CREEK
 BARTLETT, IL

ARCHITECT/PLANNER:
arete design studio
 architecture • planning • design
 13543 West 165th Street, Mokena, Illinois 60448
 815.480.7333 arete-llc.com



2 EAST ELEVATION
SCALE 1/8" = 1'-0"



1 SOUTH ELEVATION
SCALE 1/8" = 1'-0"

EL-2r

PROJECT #: 19051
DATE: 08/23/2019
REVISIONS: 04/30/2020
SCALE: AS NOTED
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ALL RIGHTS RESERVED

DESIGN BUILDER:



FOR:

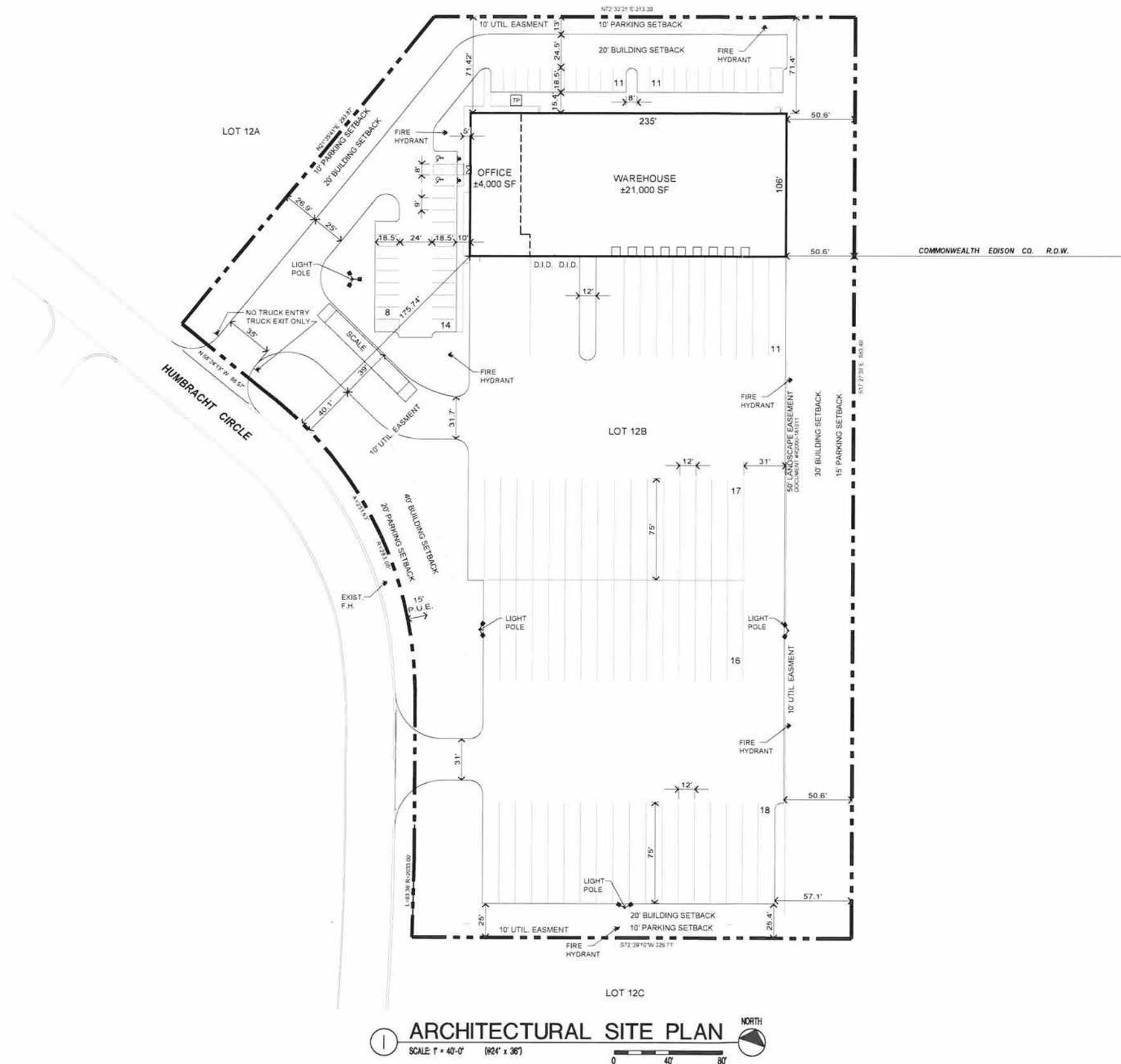
TOMART L.L.C.

PROPOSED FACILITY - 25,000 S.F.
LOT12B BREWSTER CREEK
BARTLETT, IL

ARCHITECT/PLANNER:

arete design studio, inc.
architecture • planning • design

13523 West 185th Street, Mokena, Illinois 60448
815.450.7333 arete-llc.com



SITE DATA	
SITE AREA	255,287 SF (5.8606 AC.)
BUILDING AREA	21,000 SF WAREHOUSE 4,000 SF OFFICE 25,000 SF TOTAL
LANDSCAPE	15% OPEN SPACE REQUIRED 34% OPEN SPACE PROVIDED
PARKING REQUIREMENTS	1/ 1000 FOR WAREHOUSE 21,000 SF = 21 STALLS 1/ 275 FOR OFFICE 4,000 SF = 15 STALLS TOTAL = 36 STALLS REQUIRED
PARKING PROVIDED	2 ACCESSIBLE STALLS 42 STANDARD STALLS 44 TOTAL
TRAILER PARKING PROVIDED	51 TRAILER STALLS
REFUSE IS KEPT INSIDE THE BUILDING UNTIL PICKUP, NO ENCLOSURE REQUIRED.	
SEE PHOTOMETRIC PLAN FOR LIGHTS LOCATED ON BUILDING.	



SITE PLAN

FOR:
TOMART, L.L.C.
 PROPOSED
 FACILITY - 25,000 S.F.
 LOT 12B
 BREWSTER CREEK
 BARTLETT, IL.
 60613

DESIGN - BUILDER:
TRIUMPH
 CONSTRUCTION SERVICES
 (815) 608-7982
 425 NORTH MARSHALE ROAD
 SCHWABURG, IL 60193

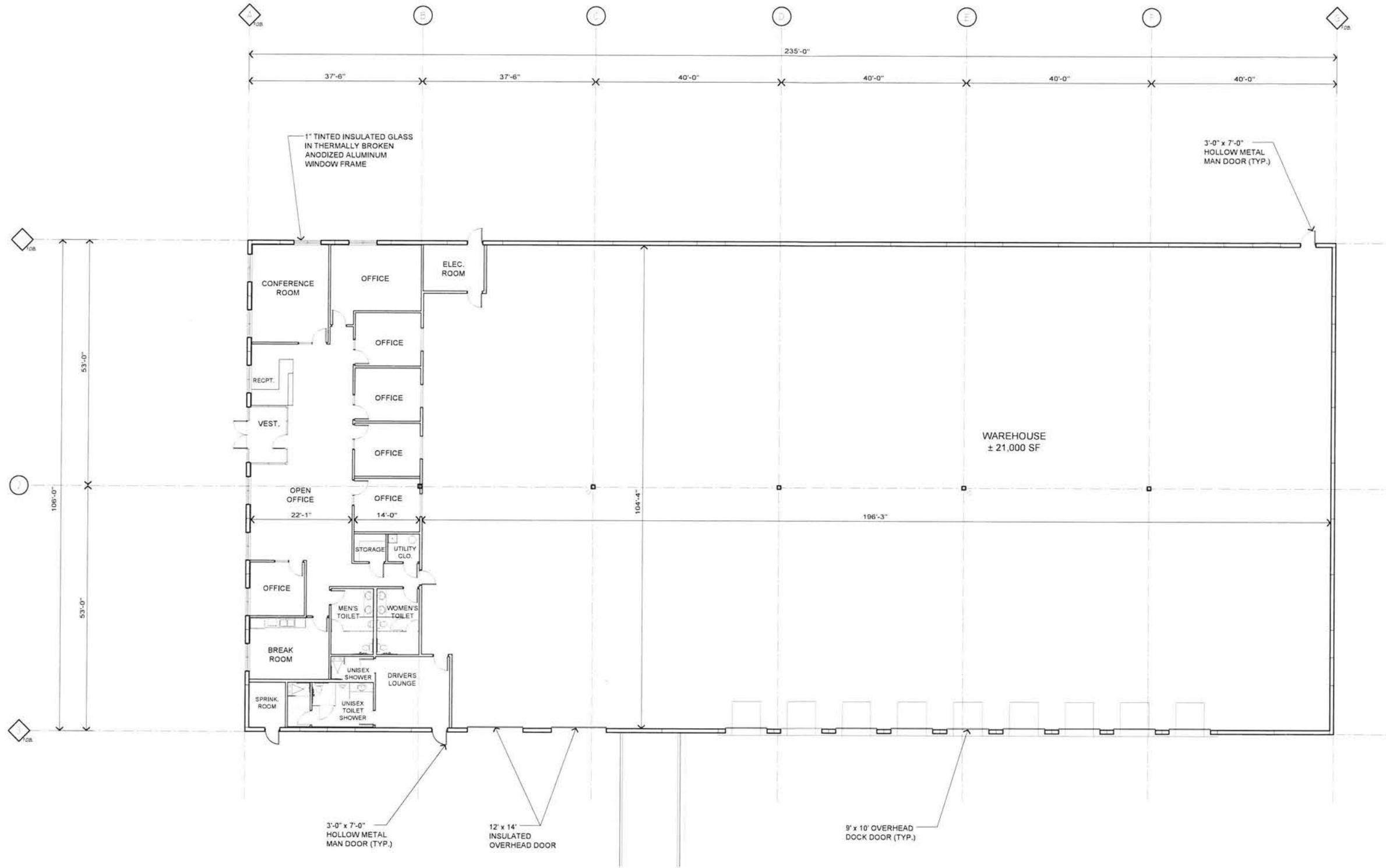
SP-1

PROJECT #: 19051
 DATE: 08/23/19
 REVISION DATE: 04/30/20
 SCALE: AS NOTED

PROPOSED FLOOR PLAN

FOR:
 TOMART, L.L.C.
 PROPOSED FACILITY - 25,000 S.F.
 LOT 12B
 BREWSTER CREEK
 BARTLETT, IL.
 60613

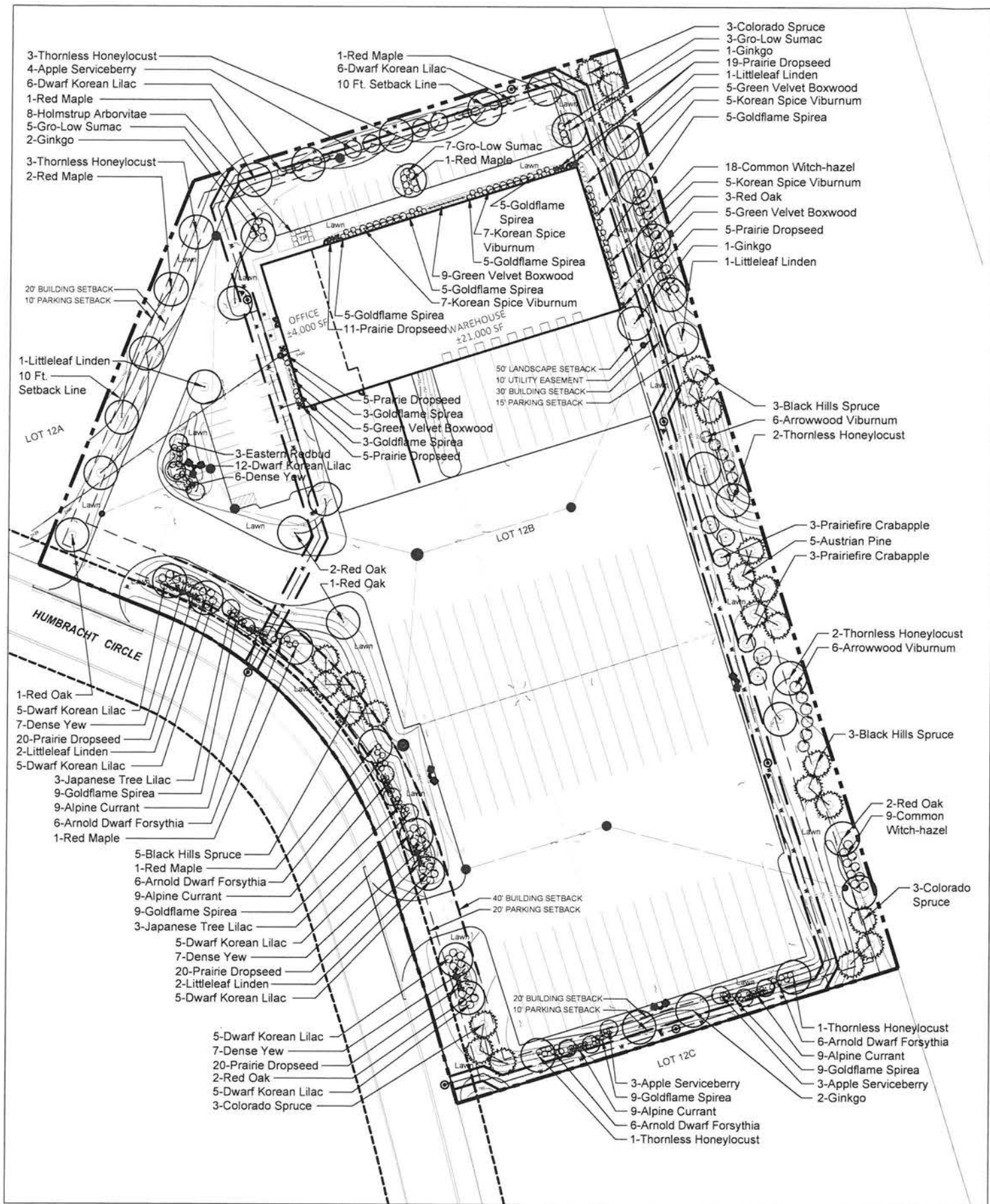
DESIGN - BUILDER:
TRIUMPH
 CONSTRUCTION SERVICES
 (847)808-1982
 425 NORTH WERTINGALE ROAD
 SCHUMBERG, IL 60133



PROPOSED FLOOR PLAN
 SCALE: 3/32" = 1'-0"
 0 8 16'
 NORTH

FP-1

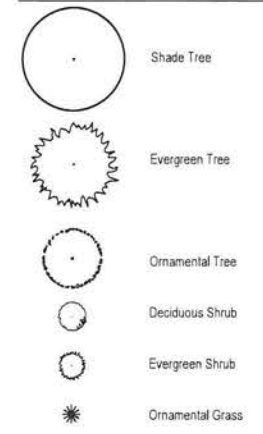
PROJECT #: 19051
 DATE: 08/23/19
 REVISION DATE: 04/30/20
 SCALE: AS NOTED



GENERAL NOTES: LANDSCAPE

- Notes indicated on grading plans shall pertain to landscape plans. Final grade of planting beds shall be as per grading plan.
- The landscape contractor shall be responsible for making themselves familiar with all underground utilities and structures.
- All existing plant material and trees shall be saved and protected unless otherwise noted. Contractor to protect new and existing trees and landscaping from damage and shall restore all areas disturbed as a result of construction.
- Plant material shall be supplied from Northern Illinois nursery stock, shall be dug the planting season it is installed, and shall conform to the American Association of Nurseryman's standards.
- Plant material shall be size and type specified. Substitution of plant material shall be on a case by case basis and approved in writing by the Owner's Representative. In no case shall plant material be smaller than indicated in the plans.
- Do not willfully proceed with plantings as designed when it is obvious that obstructions and/or grade differences exist that may not have been known during the design process. Such conditions shall be immediately brought to the attention of the Owner's Representative.
- All plant material shall be inspected and approved by the Owner's Representative prior to the installation of any and all plant material.
- Plant locations shall be flagged in field with Owner's Rep. Final location of all plant material shall be subject to approval of the Owner's Representative prior to digging any holes. The landscape contractor is responsible for providing Owner's Representative with 48 hour minimum advance notice prior to planting.
- Plants shall be watered on the day they are planted and maintained with watering until final acceptance of the project.
- Apply a pre-emergent as per manufacturer's specification prior to installing mulch.
- Beds and tree rings (6" diameter) shall have 3" of hardwood shredded mulch applied and a 4" deep spade edge at lawn. Trees that are not located in beds, shall have a tree ring.
- Landscape plant material shall be guaranteed for 12 months from final acceptance. Any plant 1/3 dead or more shall be replaced under the guarantee.
- Contractor to prepare landscape beds by roto-tilling 2" of Mushroom Compost into new beds. Do not add compost nor roto-till within drip line of existing trees.
- Lawn Seeding shall be under favorable weather conditions, and shall follow dates in specification. All irrigation shall be installed and functioning prior to seeding.
- Turf mixes shall be installed and lawn established at all disturbed areas.
- Do not overseed into mulch beds, and paving.
- Contractor shall restore all areas disturbed as a result of construction.
- Tree branching shall start no less than 6 feet (6') above the pavement measured from pavement level.
- To insure visibility, shrubs and ornamental grasses shall not exceed a mature height of thirty inches (30") above pavement on landscape islands at the end of parking rows.

LEGEND

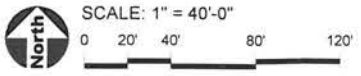


Requirement Chart

Bartlett, IL: Landscape Requirement Chart							
10-11A-4-D-1 Interior Parkway Requirements		Required Qty	Proposed Qty				
Zone Classification	Lineal Feet	Requirement	Tree	Shade Tree	Ornamental Trees	Evergreen Trees	Shrubs
1-2 General Industry Economic Development Area District	510.68 LF	1 tree every 30 LF. Shrubs to be planted leaving maximum of 25% of the frontage unscreened.	17	10	6	8	99
10-11A-4-D-2 Perimeter Landscaping Requirements		Required Qty	Proposed Qty				
Location	Lineal Feet	Requirement	Tree	Shade Tree	Ornamental Trees	Evergreen Trees	Shrubs
North-West Property Line	269.10 LF	Screening Type - 2.	5	5	0	0	0
North Property Line	293.54 LF	Shrubs to be provided at least	5	5	4	0	12
East Property Line	502.75	50% of the length of the Parking Area. Trees to be placed at every	9	12	6	17	39
South Property Line	291.31 LF		5	4	6	0	48
10-11A-4-D-3 Foundation Landscaping		Requirement	Proposed Qty				
Location	Requirement	Shade Tree	Ornamental Trees	Evergreen Trees	Shrubs		
Building	Minimum 4' wide landscape area.	0	0	0	77		
10-11A-4-D-4 Parking Lot Landscaping		Requirement	Proposed Qty				
Location	Requirement	Shade Tree	Ornamental Trees	Evergreen Trees	Shrubs		
Parking Lot	Minimum 7' wide planting island at the end of	7	3	0	41		
PROPOSED TOTAL			43	25	25	318	

Plant List

Shade Trees - Balled and Burlap			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
7	2" cal.	<i>Acer rubrum</i>	Red Maple
6	2" cal.	<i>Ginkgo biloba</i> 'Princeton Sentry'	Ginkgo
12	2" cal.	<i>Gleditsia triacanthos inermis</i> 'Suncole'	Thornless Honeylocust
7	2" cal.	<i>Tilia cordata</i>	Littleleaf Linden
11	2" cal.	<i>Quercus rubra</i>	Red Oak
43	Total		
Evergreen Trees - Balled and Burlap			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
11	6' Ht.	<i>Picea glauca var densata</i>	Black Hills Spruce
9	6' Ht.	<i>Picea pungens</i>	Colorado Spruce
5	6' Ht.	<i>Pinus nigra</i>	Austrian Pine
25	Total		
Ornamental Trees - Balled and Burlap			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
10	6' Ht. Multi Stem	<i>Amelanchier x grandiflora</i>	Apple Serviceberry
3	6' Ht. Multi Stem	<i>Cercis canadensis</i>	Eastern Redbud
6	6' Ht. Multi Stem	<i>Malus 'Prairiefire'</i>	Prairiefire Crabapple
6	6' Ht. Single Stem	<i>Syringa reticulata</i>	Japanese Tree Lilac
25	Total		
Evergreen Shrubs - Balled and Burlap or Pot			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
24	30" Ht. x 30" Spr.	<i>Buxus x 'Green Velvet'</i>	Green Velvet Boxwood
27	24" Ht. x 24" Spr.	<i>Taxus x media 'Densiflora'</i>	Dense Yew
8	36" Ht. x 24" Spr.	<i>Thuja occidentalis 'Holmstrup'</i>	Holmstrup Arborvitae
59	Total		
Deciduous Shrubs - Balled and Burlap or Pot			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
54	30" Ht. x 30" Spr.	<i>Syringa meyeri 'Palibin'</i>	Dwarf Korean Lilac
24	24" Ht. x 24" Spr.	<i>Forsythia x intermedia 'Am. Div.'</i>	Arnold Dwarf Forsythia
15	18" Ht. x 24" Spr.	<i>Rhus aromatica 'Go-Low'</i>	Gro-Low Sumac
27	30" Ht. x 30" Spr.	<i>Hamamelis virginiana</i>	Common Witch-hazel
36	30" Ht. x 30" Spr.	<i>Ribes alpinum 'Green Mound'</i>	Alpine Currant
67	18" Ht. x 24" Spr.	<i>Spirea x bumalda 'Goldflame'</i>	Goldflame Spirea
24	30" Ht. x 30" Spr.	<i>Viburnum carlesii 'Spice Baby'</i>	Korean Spice Viburnum
12	30" Ht. x 30" Spr.	<i>Viburnum dentatum</i>	Arrowwood Viburnum
259	Total		
Ornamental Grasses			
QTY	SIZE	BOTANICAL NAME	COMMON NAME
105	1 Gallon Pot	<i>Sporobolus heterolepis</i>	Prairie Dropseed
105	Total		



PROJECT
Tomart Lot 12 Landscape
 Brewster Creek Blvd, Bartlett, Illinois 604103

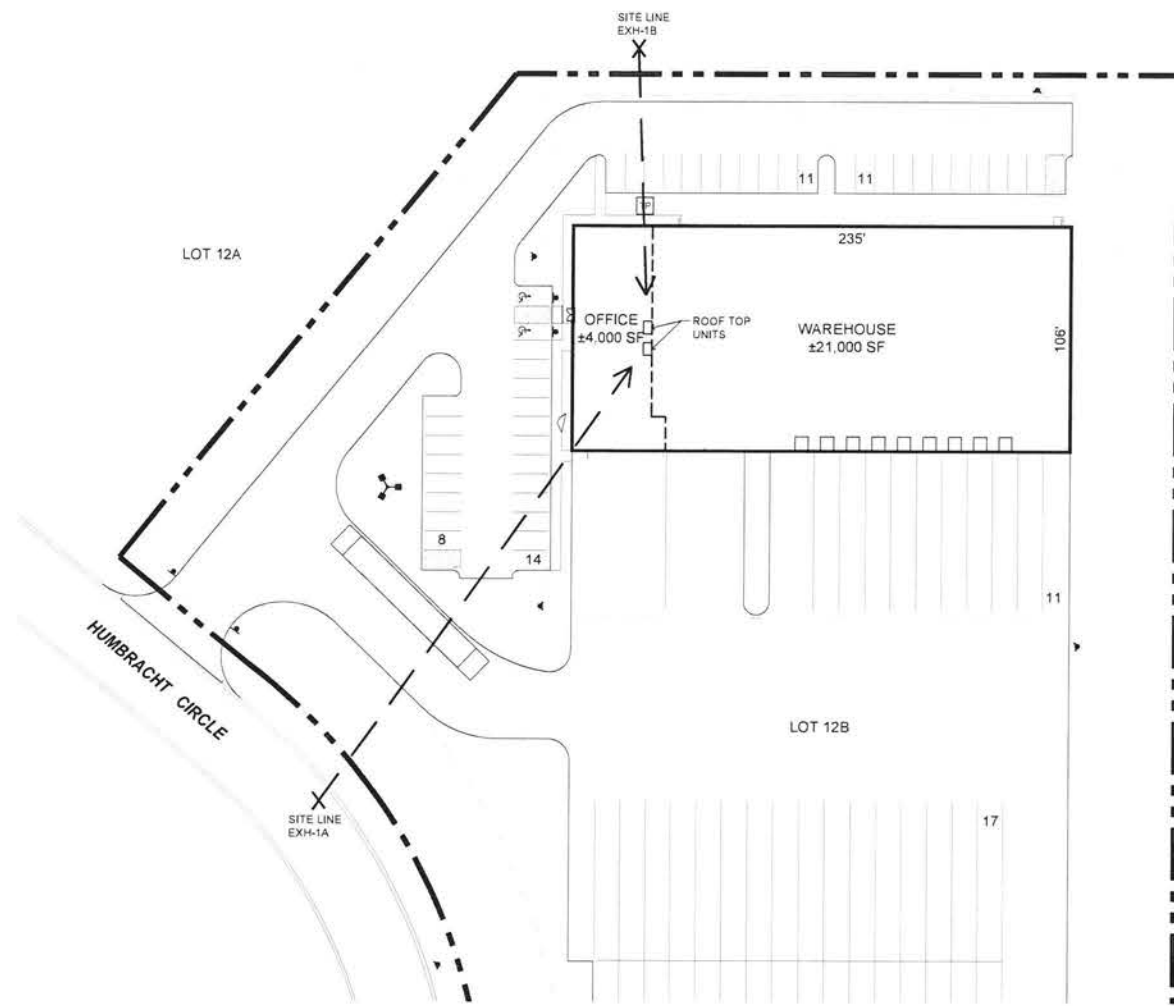
uplandDesign Ltd
 Park Planning and Landscape Architecture
 24042 Lockport St, Plainfield, Illinois 60544
 1250 W. 18th St, Chicago, Illinois 60544
 815-254-0091 www.uplanddesign.com

SHEET TITLE
Landscape Plan

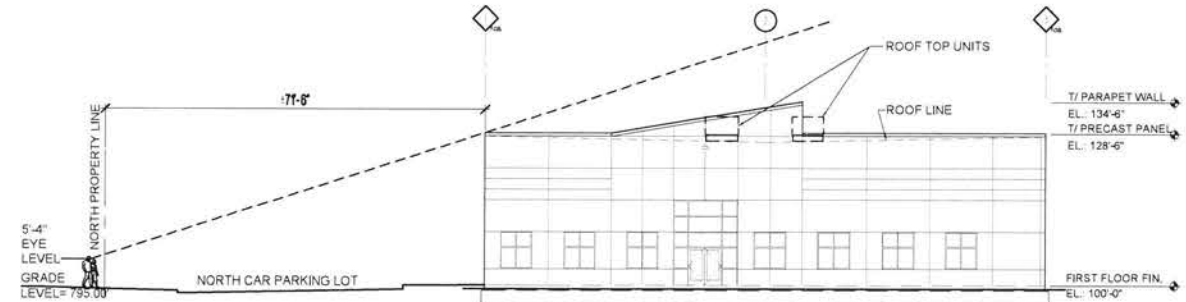
SHEET NUMBER **L1.0**

DRAW / REVISION	
MB/TM	Preliminary Permit Submittal 23MAR2020
MB/TM	Permit Re-submittal 07MAY2020

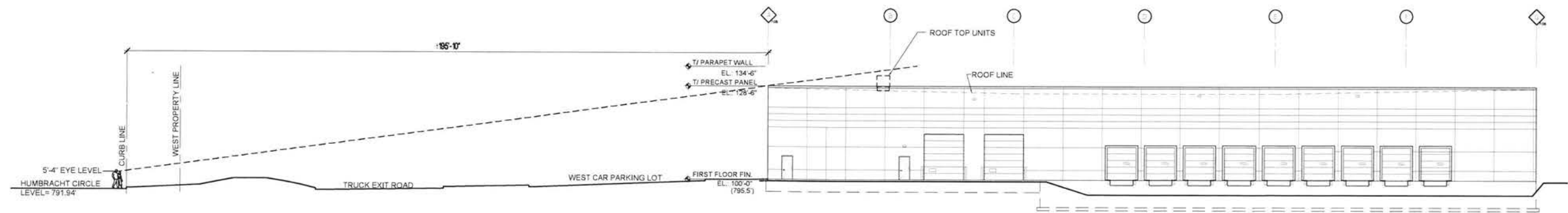
Project Number 837
 © Copyright 2020 Upland Design Ltd.
 W:\0377\804116_131\mbt\0377-804116-131-000000.dwg
 05/07/2020 10:11:11 AM



I SITE LINE EXHIBIT
 SCALE 1" = 40'-0" (924' x 381')
 0 40' 80'



B WEST ELEVATION EXHIBIT
 SCALE 1/8" = 1'-0"
 0 16' 32'



A SOUTH ELEVATION EXHIBIT
 SCALE 1/8" = 1'-0"
 0 16' 32'

EXH-1

PROJECT #: 19051
 DATE: 08/23/2019
 REVISIONS: 04/30/2020
 SCALE: AS NOTED
 © COPYRIGHT 2020 arete design studio, ltd.
 ALL RIGHTS RESERVED

DESIGN BUILDER:

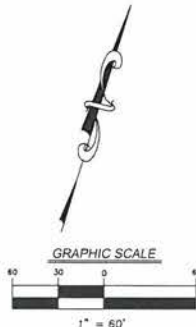
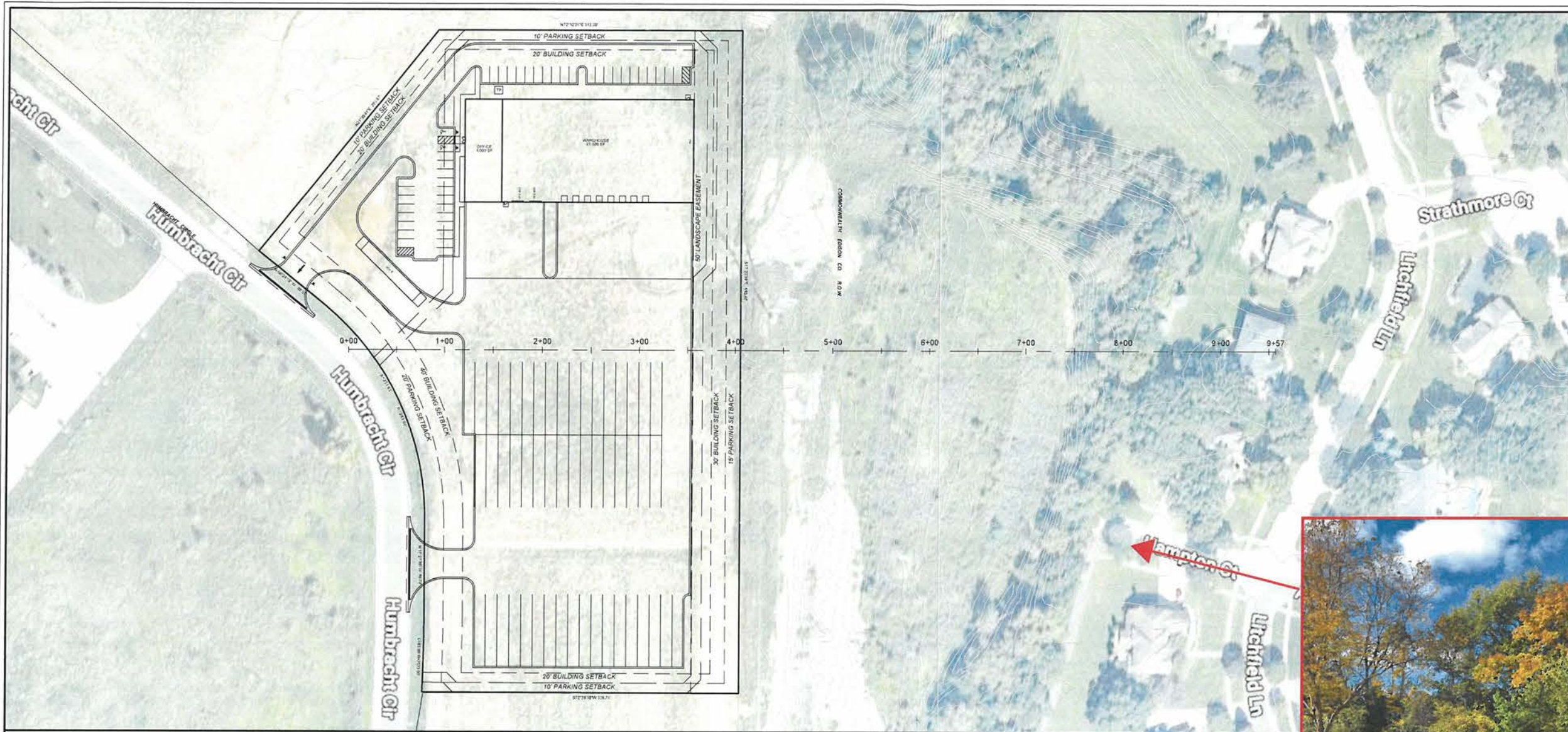


FOR:

TOMART L.L.C.
 PROPOSED FACILITY - 25,000 S.F.
 LOT 12B BREWSTER CREEK
 BARTLETT, IL

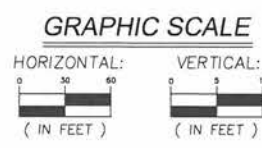
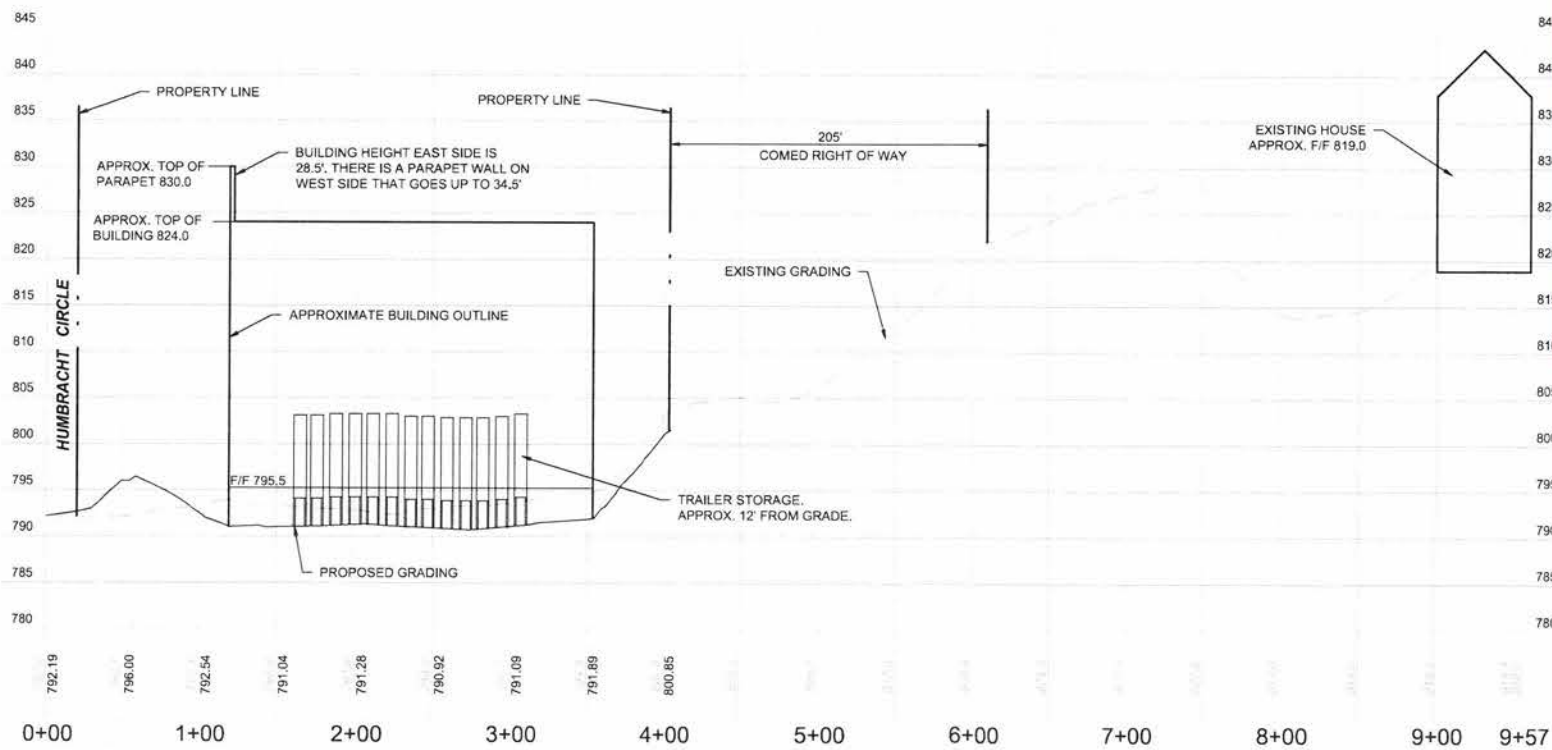
ARCHITECT/PLANNER:





REVISIONS	
NO.	DESCRIPTION

PROJECT NO:	9428 LOT 12B
PROJECT MANAGER:	BCR
DESIGNED BY:	EF
DRAWN BY:	DB



CROSS SECTION EXHIBIT
LOT 12 B
 BREWSTER CREEK

ILLINOIS

BARTLETT

7325 James Avenue
 Woodridge, IL 60517
 630.724.9200 phone
 www.v3co.com



DRAWING NO
EX 1

Distance Map

2020-06 BCBP Lot 12 B (Tomark LLC)
Site Plan, Special Use - Outdoor trailer parking/storage
Part of PIN: 01-04-106-003





Agenda Item Executive Summary

Item Name Elmhurst-Chicago Stone TIF Budget Amendment Committee
or Board Committee

BUDGET IMPACT

<i>Amount:</i>	\$3,000,000	<i>Budgeted</i>	Amend BCBP TIF Budget
<i>List what fund</i>	Brewster Creek TIF District Project Fund		

EXECUTIVE SUMMARY

Elmhurst-Chicago Stone Company, the developer of the Brewster Creek Business Park, is requesting that the TIF budget be increased by \$3,000,000 to enable them to complete the remaining undeveloped sites in both Cook and DuPage Counties by the close of the TIF district in December of 2023. A parcel map of the lots to be improved is attached. This would be the second amendment to the budget to account for cost of inflation plus 5% and would increase the 2016 amended budget. The increased budget would allow for the issue of a not to exceed \$3,000,000 Subordinate Lien Tax Increment Revenue Note (Series 2020) to be issued to reimburse the developer for TIF eligible improvement costs. The note would be repaid solely by incremental real estate taxes generated within the redevelopment project area. Current projections show that there is sufficient taxes being generated to repay the current outstanding debt and the additional debt by the scheduled close of the TIF district.

The life of the Bartlett Quarry Redevelopment Area, which currently ends in December of 2023, is not being extended by this amendment.

ATTACHMENTS (PLEASE LIST)

Memo, Budget Adjusted by CPI calculation, Brewster Creek Bond Issue History, BCBP parcel map, Elmhurst-Chicago Stone Company draft proposal, Ordinance amending project costs, Notice to affected taxing districts

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion:

MOTION:

Staff: Todd Dowden, Finance Director

Date: 06/30/2020

BRYAN E. MRAZ
BEM@MRAZLAW.COM

DAVID W. GULLION
ASSOCIATE
DWG@MRAZLAW.COM

MEMORANDUM

TO: President and Board of Trustees of the Village of Bartlett
Paula Schumacher, Village Administrator

FROM: Bryan E. Mraz, Village Attorney

DATE: June 30, 2020

RE: Bartlett Quarry Redevelopment Project Second Amendment to
Estimated Redevelopment Project Costs

Elmhurst-Chicago Stone Company ("ECSC"), the developer of the Brewster Creek Business Park (the "Project") which is within the Bartlett Quarry Redevelopment Area, is seeking additional reimbursement for certain TIF eligible costs to be expended within the Project. The original TIF Plan for the Bartlett Quarry Redevelopment Project was adopted in 1999 and called for investment and an original TIF Budget of \$30,000,000. In 2016 the TIF Budget for the Bartlett Quarry Redevelopment Area was amended to increase the original TIF Budget for the cost of inflation plus 5% through 2016, which increased the TIF Budget from \$30,000,000 in 1999 dollars to \$44,000,000 in 2016 as allowed under the TIF statute. An \$11,500,000 tax increment revenue note was then issued in 2016 (the "2016 Revenue Note") to pay for additional improvements in the Brewster Creek Business Park.

ECSC has requested that the TIF Budget again be further increased to capture inflation plus 5% since 2016, which based on an independent analysis performed by Michael Laube of Laube Consulting Group, LLC supports a further increase in the TIF Budget of \$3,000,000. ECSC advises that it requires the amendment so that a \$3,000,000 tax increment revenue note can be issued to enable it to complete the following described improvements. The monies borrowed by ECSC based on the pledge of the 2016 Revenue Note was, and is currently being used for site grading and improvements that enabled the McKessen development in Cook County, and additional site grading and improvements; however, the remaining monies from the 2016 Revenue Note are not sufficient to remove a concrete batch plant along Munger Road and also complete site grading on that site and on all of the remaining undeveloped sites in

both Cook and DuPage Counties to get them pad-ready, and complete the remaining public and private improvements.

Attached is a Master Plan prepared by ECSC that depicts the undeveloped sites in the Bartlett Quarry Redevelopment Area in white. This reimbursement will be for TIF eligible costs necessary to develop the undeveloped lots in the Brewster Creek Business Park located in Cook County (Lots 2, 3 and 4), to remove the ECSC ready-mix concrete plant along Munger Road in DuPage County (Lots 8C and 8D), and to grade and get it and the other undeveloped lots in pad-ready condition. ECSC has identified potential users for the undeveloped sites in Cook County and the concrete batch plant site in DuPage County. In addition to the site grading work, additional roadwork and equipment removal needs to be completed before the end users can develop individual sites. Specifically, in addition to the work listed above, the remaining project work will also include Spitzer Road improvements, and completion and maintenance of the storm water detention areas and final restoration and road repair work.

The request from ECSC is in the amount of \$3,000,000. As the TIF eligible work is completed and approved by the Village, ECSC will be issued a tax increment revenue note that will bear interest at 7.0% (the "Note"). The Note will be repaid from the Developer's 87½% of the incremental real estate taxes, and sales taxes that will be generated by the Bartlett Quarry Redevelopment Area and will be subordinate to the Senior Lien Bonds issued in 2007 and 2016 Revenue Notes of which \$16,095,000 currently remains outstanding.

Just like the previously issued Senior Lien bonds and tax increment revenue notes (the "Prior Obligations"), the Note is not a general obligation of the Village and does not constitute an indebtedness of the Village within the meaning of any constitutional or statutory provision or limitation. The holder of the Note is secured solely by incremental real estate taxes generated within the Bartlett Quarry Redevelopment Area. To the extent the incremental taxes are insufficient to retire the Note in full by the end date of the tax increment district, the Village's obligation shall cease without any obligation to repay any remaining balance on the Note.

The life of the Bartlett Quarry Redevelopment Area, which currently ends in December of 2023, is not being extended.

Also attached for the Board's review is a draft "AN ORDINANCE APPROVING SECOND AMENDED ESTIMATED REDEVELOPMENT PROJECT COSTS IN THE BARTLETT QUARRY REDEVELOPMENT" that will be presented to the Board to take action on at its July 21, 2020 regular Board meeting. Assuming it is adopted, then notice of its passage is sent to all of the taxing districts and notice will be published in the newspaper. This is the same procedure that was followed in 2016 when a similar, but much larger, amendment to the TIF Plan and Budget was passed, and in 2016 none of the taxing districts objected. I would not anticipate any objections from any of the taxing districts to this minor amendment, as well. An Amended or Supplemental Redevelopment Agreement, and an ordinance providing for the issue of not to exceed \$3,000,000 Subordinate Lien Tax Increment Revenue Note (Series 2020) will also be brought to the Board for its approval on one or more future dates.

Bartlett
 Bartlett Quarry Redevelopment Project Area
 Budget Adjusted by CPI

	Year	Amount	Annual Adjustment Table 2
Initial Budget	1999	\$ 30,000,000	
	2000	\$ 31,016,043	3.39%
	2001	\$ 31,497,326	1.55%
	2002	\$ 32,245,989	2.38%
	2003	\$ 32,852,050	1.88%
	2004	\$ 33,921,569	3.26%
	2005	\$ 35,080,214	3.42%
	2006	\$ 35,971,480	2.54%
	2007	\$ 37,439,572	4.08%
	2008	\$ 37,473,797	0.09%
	2009	\$ 38,493,583	2.72%
	2010	\$ 39,069,340	1.50%
	2011	\$ 40,226,738	2.96%
	2012	\$ 40,927,094	1.74%
	2013	\$ 41,541,711	1.50%
	2014	\$ 41,855,971	0.76%
	2015	\$ 42,161,319	0.73%
	2016	\$ 43,036,007	2.07%
	2017	\$ 43,943,672	2.11%
	2018	\$ 44,783,066	1.91%
	2019	\$ 45,806,417	2.29%
			5%
Final Budget		\$ 48,096,738	(Statutory Increase after Inflation)

Village of Bartlett
 Brewster Creek
 Total Bonds Issued

Issuance Year	Par	Net New Money	Refunding Bonds	Refunding Notes	Reserves
2000	\$ 17,360,000	\$ 12,577,490	\$ -	\$ -	\$ -
2004	\$ -	\$ 4,874,400	\$ -	\$ -	\$ -
2006	\$ -	\$ 2,000,000	\$ -	\$ -	\$ -
	\$ -	\$ 8,891,100	\$ -	\$ -	\$ -
2007 - Refunding Series 2000, 2004 and 2006	\$ 26,000,000	\$ -	\$ 17,414,368	\$ 5,619,389	\$ 2,966,243
2016	\$ 11,500,000	\$ 6,448,601	\$ -	\$ -	\$ -
2016 - Refunding Note 2016	\$ 9,200,000	\$ 789,399	\$ -	\$ 7,205,600	\$ 1,205,001
Total Notes Issued	\$ 64,060,000	\$ 35,580,990	\$ 17,414,368	\$ 12,824,989	\$ 4,171,244

Prospective Notes

2016 Note - Additional Capacity Not Yet Issued \$ 5,051,399

2020 Note \$ 3,000,000

Total Capacity Needed \$ 43,632,389

Total Allowable Budget with Minor Amendment \$ 48,096,738

Excess Capacity \$ 4,464,349

MASTER PLAN - SOUTH

BREWSTER CREEK

BARLETT

NO.	DATE	DESCRIPTION



 11500 W. 11th Street
 Suite 100
 Overland Park, KS 66211
 Phone: (913) 551-1100
 Fax: (913) 551-1101
 Email: info@barlett.com

LEGEND

- BUILDING CONSTRUCTED
- BUILDING UNDER CONSTRUCTION
- SOLD READY FOR BUILDING
- PARCEL IMPROVED
- LOTS STILL TO BE IMPROVED
- OPEN SPACE
- PARCEL UNDER CONTRACT



**Elmhurst-Chicago Stone Company
Proposal**

1. Developer:

Elmhurst-Chicago Stone, or one or more entities controlled by Elmhurst-Chicago Stone (the “Developer”) intends to redevelop all remaining DuPage and Cook County land within the Brewster Creek Business Park located in Bartlett Illinois.

2. Developer State of Organization:

One or more entities may be formed to undertake the Project. Each entity will be in good standing with the State of Illinois.

3. Developer Address:

Elmhurst-Chicago Stone Company
Attn: Jeff Brown
400 West First Street
Elmhurst, Illinois 60126

4. Project:

Developer intends to use Subordinate Lien Tax Increment Allocation Revenue Note financing to redevelop all remaining DuPage and Cook County land in the Brewster Creek Business Park located in Bartlett, Illinois to (i) remove existing ready-mix concrete batch plant equipment and structures; (ii) to perform additional restoration work and site grading to make undeveloped sites in both Cook County and DuPage County pad ready; (iii) to install geo piers on select lots as needed; (iv) to install additional roads and to complete repair and maintain existing roads and parkways; (v) to complete, repair and maintain retention ponds and detention basins; and (vi) to install, repair and maintain other stormwater management improvements throughout the business park.

5. Redevelopment Project Area:

The Project is located within the Tax Increment Financing District plan area established by Ordinance #19999-67, Ordinance #1999-68, and Ordinance #1999-69 which created the 670 acre Brewster Creek industrial/business park (the “TIF District”).

6. Village Financing:

The Village shall issue a one or more series of TIF Revenue Notes (the “Notes”) in an aggregate principal amount of \$3 million supported from the following pledges:

- 100% of the ad valorem taxes which are allocated to and when collected are paid to the Treasurer of the Village for deposit by the Treasurer into the TIF District after payment to the 2007 Refunding Bond, 2016 Refunding Note (“Available Incremental Property Taxes”).

The Note shall be issued as follows:

Notes (Taxable). The Village will issue a taxable note in one or more series (the “Taxable Notes”) to Developer upon execution of the Redevelopment Agreement (the “Issuance Date”) in an aggregate initial principal amount equal to the amount of the eligible costs as delineated in the TIF Eligible Costs under the Act which have been incurred by the Developer by the Issuance Date in an amount up to \$3 million in additional expenditures beyond what has been certified for previously issued Notes or Bonds as evidenced by a certificate provided by the Developer and approved by the Village substantiating as much (“Certificate of Expenditure”). Interest on the Taxable Notes will accrue upon issuance at a rate equal to 7% (the “Taxable Note Interest Rate”) and will compound semi-annually. The Taxable Notes will begin to accrue interest and payments will begin to be made upon issuance. The Taxable Note(s) will have a subordinate third lien on the Available Incremental Property Taxes behind all existing obligations.

The Taxable Note(s) will have a term for the remaining life of the TIF District) from the time of their issuance.

Assignment of the Notes may be (i) assigned to or pledged as collateral to any lender providing project financing, or, (ii) sold or assigned to an accredited investor. The Developer may transfer either or both Notes at any time to (i) any entity controlling, controlled by or under common control with Developer or (ii) any entity in which the majority equity interest is owned by the parties that have a majority equity interest in Developer.

7. Reimbursement of TIF Eligible Costs:

The Village will reimburse Developer for costs which are eligible for reimbursement under the TIF Act in the amount of up to \$3 million plus interest. The RDA will include all eligible costs that are allowed under the TIF Act.

8. Amendments to the Redevelopment Plan

The Project is currently located in a Tax Increment Financing Redevelopment Project Area (the “Redevelopment Area”) as defined under the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq. (the “TIF Act”). The Village shall hire an independent consultant to amend the redevelopment plan to accommodate the terms of this term sheet and related redevelopment agreement (“RDA”), and cause all public hearings and Village Board meetings to be held as required by the TIF Act.

9. Events of Default:

The Redevelopment Agreement will also be amended to contain event of default provisions customary for real estate and municipal finance transactions that contemplate taxable note obligations.

ORDINANCE NO. 2020 - _____

AN ORDINANCE APPROVING AMENDED ESTIMATED REDEVELOPMENT PROJECT COSTS IN THE BARTLETT QUARRY REDEVELOPMENT PLAN

WHEREAS, proceedings spread in full upon the records of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois (the "Village"), pursuant to the provisions of the Tax Increment Allocation Redevelopment Act, as supplemented and amended (the "TIF Act") by the Local Government Deb Reform Act, as amended, and the other Omnibus Bond Acts, as amended and as further supplemented and, where necessary, superseded, by Section 6 of Article VII of the 1970 Constitution of the State of Illinois (collectively, the "TIF Act"), the President and Board of Trustees of the Village (the "Corporate Authorities") have heretofore proceeded, and do hereby determine, as follows:

A. On July 6, 1999, the Corporate Authorities adopted Ordinance No. 99-67, approving a redevelopment plan (the "Redevelopment Plan") and redevelopment project (the "Redevelopment Project") under the TIF Act with respect to the redevelopment project area described in Exhibit A to said ordinance, being known as the Bartlett Quarry Redevelopment Project Area (the "Redevelopment Project Area").

B. On July 6, 1999, the Corporate Authorities adopted Ordinance No. 99-68, designating the Redevelopment Project Area a redevelopment project area under the TIF Act.

C. On July 6, 1999, the Corporate Authorities adopted Ordinance No. 99-69, adopting the tax increment financing provisions of the TIF Act and creating the "Bartlett quarry Redevelopment Project Area Special Tax Allocation Fund" (the "Special Tax Allocation Fund") in connection therewith.

D. On December 21, 1999, the Corporate Authorities adopted Ordinance No. 99-143, authorizing the execution of that certain Redevelopment and Financing Agreement by and between the Village and Elmhurst-Chicago Stone Company (the "Redevelopment Agreement"), pursuant to the home rule powers of the Village and as authorized by the TIF Act; and

WHEREAS, the Redevelopment Plan approved by Ordinance No. 99-67 provided that total estimated redevelopment project costs for the Redevelopment Project were \$30,000,000 in 1999 dollars, and that actual costs might be higher due to normal inflationary forces; and

WHEREAS, Section 11-74.4-5(c) of the TIF Act (65 ILCS 5/11-74.4-5(c)) provides that changes to the Redevelopment Plan which do not increase the total estimated redevelopment project cost set out in the redevelopment plan by more than 5% after adjustment for inflation from the date the plan was adopted, may be made without further public hearing or presentation to the joint review board provided the municipality shall (1)

give notice of such changes to each affected taxing district and registrant on the interested parties registry (the "Mailed Notice"); and (2) by publication in a newspaper of general circulation within the affected taxing district (the "Notice by Publication") within ten (10) days following the adoption by ordinance of such changes; and

WHEREAS, on _____, 2016, the Corporate Authorities adopted Ordinance No. 2016-62 "An Ordinance Approving Amended Estimated Redevelopment Project Costs in the Bartlett Quarry Redevelopment Plan", which amended the Total Estimated Redevelopment Project Costs for the Redevelopment Plan from \$30,000,000 set forth in the original redevelopment Plan approved in 1999 by the adoption of Ordinance No. 99-67 to Total Estimated Project Costs of \$44,000,000 as approved by Ordinance No. 2016-62 (the "2016 First Amended Estimated Project Costs Budget"); and

WHEREAS, attached hereto and incorporated herein is a memo to the Village from Michael Laube of Laube Consulting Group, LLC, which evidences that after adding the statutory 5% and adjustments for inflation to the 2016 First Amended Project Cost Budget of Estimated Redevelopment Project Costs of \$44,000,000, that the Redevelopment Plan may be further amended to provide for Total Estimated Project Costs of up to \$48,096,738 by providing the Mailed Notice and the Notice by Publication and without the requirement for a further joint review board hearing to so further amend the Redevelopment Plan; and

WHEREAS, the Developer desires to amend the Redevelopment Plan to provide for new Total Estimated Redevelopment project costs of over \$44,000,000, but less than \$48,000,000, to provide it with Redevelopment Project refinancing opportunities that will allow it to further continue to make improvements to properties within the Redevelopment Project Area, thereby increasing the equalized assessed value ("EAV") thereof, all without any extension of the life of Bartlett Quarry TIF which expires in 2023;

NOW, THEREFORE, 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: The Corporate Authorities hereby find that all of the Recitals contained in the preambles to this Ordinance are true, correct and complete and incorporate them into this Ordinance by reference.

SECTION TWO: That the Bartlett Quarry Redevelopment Plan and Project approved by Bartlett Ordinance No. 99-67 (the "Original Plan and Project") which was amended by Bartlett Ordinance No. 2016-62 (the "First Amended Plan and Project"), is hereby further amended under the heading "**Estimated Project Costs**" to amend and replace Table 1 in the First Amended Plan and Project which outlines the estimated costs of the Redevelopment Project as follows:

Estimated Redevelopment Project Costs ¹	Original Budget	2016 Revised Budget	Revisions	2020 Revised Budget
Environmental and planning studies, surveys, development of engineering and architectural plans, specifications, implementation and administration fees	\$1,264,800	\$2,010,720	_____	_____
Wetland Mitigation	\$1,435,362	\$2,185,362	_____	_____
Site Preparation (earthwork, landscaping, removal of concrete batch plant equipment and structure, etc.)	\$23,484,939	\$33,984,939	_____	_____
Construction of public improvements (construction and improvements to Munger Road, Spitzer Road, West Bartlett Road, Stearns Road, and internal project area roads)	\$2,323,054	\$4,323,054	_____	_____
Construction and improvement of utilities (sanitary sewer, water distribution, retention ponds, detention basins, and storm water management and storm sewer systems)	\$1,495,925	\$1,495,925	_____	_____
Total Estimated Project Costs	\$30,004,080	\$44,000,000	_____	\$48,096,738

Is hereby approved.

SECTION THREE: The original Redevelopment Plan and Project which were adopted and approved in Ordinance No. 99-67, a copy of which is attached hereto as Exhibit A, is incorporated herein by and for reference.

SECTION FOUR: The First Amended Estimated Redevelopment Project Costs in the Bartlett Quarry Redevelopment Plan and Project which was adopted and approved in Ordinance No. 2016-62, a copy of which is attached hereto as Exhibit B, is incorporated herein by and for reference.

SECTION FIVE: The Village Clerk is directed to (1) mail the Notice of Amendment to the Estimated Redevelopment Project Costs for the Bartlett Quarry Redevelopment Plan and Project (the "Notice"), in form as attached hereto as Exhibit C, to each of the taxing districts listed on Exhibit C-1 attached thereto and persons listed on

¹ All costs are in 2020 dollars. Actual costs incurred may be higher than those shown on Table 1 due to normal inflationary forces, but in no event will the Total Estimated Project Costs exceed \$48,000,000. Further, due to inflation, specific line items may exceed the amounts in Table 1 in the actual year in which they are incurred.

the registry listed on Exhibit C-2 attached thereto; and (2) to cause the Notice to be published in the Daily Herald within ten (10) days of the adoption of this Ordinance.

SECTION SIX: 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 SEVEN: 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 EIGHT: EFFECTIVE DATE. This Ordinance shall be in full force and effect upon its passage and approval.

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

DRAFT

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 July 21, 2020, and approved on July 21, 2020, as the same appears from the official records of the Village of Bartlett.

Lorna Giles

**NOTICE OF SECOND AMENDMENT TO THE ESTIMATED
REDEVELOPMENT PROJECT COSTS FOR THE BARTLETT
QUARRY REDEVELOPMENT PLAN AND PROJECT**

NOTICE is hereby given to each affected taxing district and to each registrant on the interested parties registry with respect to the Bartlett Quarry Redevelopment Project Area legally described on Exhibit 1 attached hereto (the "Area"), as to the amendment to the Redevelopment Plan for the Area as defined in the Illinois Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 5/11-74.4-1, *et seq.* (the "Act"), to wit:

On July 21, 2020, the President and Board of Trustees (the "Corporate Authorities") of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois (the "Village") adopted Ordinance 2020-_____, "AN ORDINANCE Approving Second Amended Estimated Redevelopment Project Costs in the Bartlett Quarry Redevelopment Plan", which Ordinance is hereby incorporated in this Notice by reference ("Ordinance 2020-_____").

Ordinance 2020-_____ approves of an increase in the total estimated redevelopment project costs set out in the redevelopment plan (the "Plan") for the Bartlett Quarry Redevelopment Project Area that was approved by the Corporate Authorities by the adoption of Ordinance No. 99-67 on July 6, 1999, and was amended, increased and approved by the adoption of Ordinance No. 2016-62 on _____, 2016.

The Total Estimated Redevelopment Project Costs set out in the original Plan adopted in 1999 were \$30,000,000. The Total Estimated Redevelopment Project Costs set out in the First Amended Plan adopted in 2016 were \$44,000,000. The Second Amendment set forth in Ordinance 2020-_____ increases the Total Estimated Redevelopment Project Costs for the Bartlett Quarry Redevelopment Project Area (the "Area") to \$48,000,000. This change does not increase the total estimated project cost set out in the Plan by more than 5% after adjustment for inflation calculated from July 8, 1999, the date the Plan was adopted. The change does not extend the life of the TIF, nor does it amend the Area.

This Notice is being given pursuant to Section 5/11-74.4-5(c) of the Illinois Tax Increment Allocation Redevelopment Act, as amended (65 ILCS 5/11-74.4-5(c)).