

VILLAGE OF BARTLETT

COMMITTEE AGENDA

DECEMBER 15, 2020

BUILDING & ZONING, CHAIRMAN REINKE

1. Brewster Creek Business Park, Lot 2A (Cook County), Site Plan Review & Variations

FINANCE & GOLF, CHAIRMAN DEYNE

2. 2020-21 Six Month Budget Review



Agenda Item Executive Summary

Item Name BCBP Lot 2A (Cook County) - Site Plan Review & Variations Committee 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 435,692 square foot warehouse building on 24.8 acres (Lot 2A) in the Cook County portion of the Brewster Creek Business Park. The building is designed with the potential for four (4) tenant spaces, each containing 2,500 square feet of office area.

The proposed 44-ft tall building would be constructed with insulated, pre-cast concrete panels with recessed pre-cast accent panels. The color palette proposed will consist primarily of varying shades of white and gray with blue color accents.

The Petitioner is requesting **Variations** for a reduction in the required number of parking spaces from 463 to 423 and to allow loading docks in the corner side yard (Jack Court). Landscaping, including evergreen trees, and the required parkway tree plantings along Jack Ct. will provide screening of this loading area from the roadway.

One (1) curb cut is proposed along Spitzer Road (west property line) and three (3) are proposed along Jack Court (south property line).

The **Plan Commission** reviewed the Petitioner's request for a **Site Plan Review** at their November 12, 2020 meeting. The Plan Commission recommended **approval** of the Site Plan subject to the Findings of fact and conditions outlined in the Staff Report.

The **Zoning Board of Appeals** reviewed the Petitioner's **Variation** requests and conducted the requisite public hearing at their meeting on December 3, 2020. The Zoning Board of Appeals recommended **approval** of the variations based upon the Findings of Fact outlined in the Staff Report.

ATTACHMENTS (PLEASE LIST)

PDS Memo, Minutes from the PC and ZBA meetings, Applicant Cover Letter, Application, Location Map, Site Plan, Color Renderings and Color Elevations, and Landscape Plan

ACTION REQUESTED

- For Discussion only - *To review and forward to the Village Board for a final vote*
- Resolution
- Ordinance
- Motion

Staff: Roberta Grill, Planning & Dev. Services Director Date: 12/4/2020

PLANNING & DEVELOPMENT SERVICES MEMORANDUM
20-192

DATE: December 4, 2020
TO: Paula Schumacher, Village Administrator
FROM: Roberta B. Grill, Planning & Dev Services Director *RBG*
RE: **(#20-17) Brewster Creek Business Park Lot 2A (Cook County)**

PETITIONER

Brian Quigley on behalf of Conor Commercial Real Estate

SUBJECT SITE

Lot 2A of the Cook County portion of the Brewster Creek Business Park

REQUEST

Site Plan Review

Variations:

- To allow loading docks in the corner side yard (south side – Jack Court),
- To reduce the number of required parking spaces from 463 to 423

EXISTING AND PROPOSED CONDITIONS

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Vacant	Mixed Use Business Park	I-2 EDA
North	Vacant/Wetland	Mixed Use Business Park	I-2 EDA
South	Industrial Warehouse	Mixed Use Business Park	I-2 EDA
East	Wetland	Open Space	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 435,692 square foot warehouse building on 24.8 acres (Lot 2A) in the Cook County portion of the Brewster Creek Business Park.
2. The building is designed with the potential for four (4) tenant spaces, each

containing 2,500 square feet of office area located at the corners of the building. The remaining 435,692 square feet of the building is designated for warehouse space.

3. The proposed 44-ft tall building would be constructed with insulated, pre-cast concrete panels with recessed pre-cast accent panels. The color palette proposed will consist primarily of varying shades of white and gray with blue color accents.
4. The Site Plan identifies 50 exterior docks, (25 on the north side and 25 on the south side) with four (4) drive-in doors proposed, two each on the north and south sides of the building. The I-2 EDA Zoning District requires the docks on the south side of the building to be enclosed and recessed 15 feet from the front building elevation due to their location along a corner side yard (Jack Court). The petitioner is requesting a Variation from this requirement. Landscaping, including evergreen trees, and the required parkway tree plantings along Jack Ct. will provide screening of this loading area from the roadway.
5. One (1) curb cut is proposed along Spitzer Road (west property line) and three (3) are proposed along Jack Court (south property line).
6. The Petitioner is also requesting a Variation to allow for a reduction in the required number of parking spaces on the property. The Site Plan identifies 423 parking spaces, including twelve (12) handicapped accessible spaces. The Zoning Ordinance requires 463 spaces.
7. The Site Plan also identifies 125 truck trailer stalls for additional parking along the north and east property lines.
8. The Photometric and Landscape plans are currently being reviewed by the Staff.

RECOMMENDATION

1. The Staff recommends approval of the Petitioner's request for a Site Plan subject to the following conditions and Findings of Fact:
 - A. Building permits shall be required for all construction activities;
 - B. Staff approval of the Landscape and Photometric Plans;
 - C. Village Engineer approval of the Engineering and Stormwater Plans;
 - D. Landscaping must be installed within one year of the issuance of a building permit;
 - E. If landscaping cannot be installed at the time of construction, a landscape estimate shall be submitted to Planning & Development

- Services for review and approval by the Village Arborist and a bond posted in the approved amount for its future installation;
- F. Signage shall be reviewed and approved separately by the Planning & Development Services Department in accordance with the Sign Ordinance;
- G. Findings of Fact (Site Plan):
- i. That the proposed warehouse building is a permitted use in the I-2 EDA Zoning District;
 - ii. That the proposed building, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses;
 - iii. That 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;
 - iv. That the site plan provides for the safe movement of pedestrians within the site;
 - v. That there is a 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. Any part of the site plan area not used for buildings, structures, parking or access ways shall be landscaped with a mixture of grass, trees and shrubs; (All landscape improvements shall be in compliance with Chapter 10-11A, Landscape Requirements.)
 - vi. That all outdoor storage areas are screened and are in accordance with standards specified by this Ordinance.
2. The **Plan Commission** reviewed the Petitioner's request for a Site Plan Review at their November 12, 2020. The **Plan Commission recommended approval** of the Site Plan subject to the conditions and Findings of Fact recommended above by the Staff.
3. The **Zoning Board of Appeals** reviewed the Petitioner's variation requests and conducted the requisite public hearing on December 3, 2020. The **Zoning Board of Appeals recommended approval** 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.
4. The minutes of the Zoning Board of Appeals and Plan Commission meetings and background materials are attached for your review and consideration.



Village of Bartlett
Plan Commission Minutes
November 12, 2020

(#20-17) Brewster Creek Business Park, Lot 2A
Site Plan Review

D. Gunsteen is included in this discussion.

K. Stone the Petitioner is requesting a Site Plan Review for a proposed 435,692 square foot warehouse building on 24.8 acres (Lot 2A) in the Cook County portion of the Brewster Creek Business Park. The building is designed with the potential for four (4) tenant spaces, each containing a 2,500 square feet of office area located at the corners of the building. The remaining 435,692 square feet of the building is designated for warehouse space. The proposed building would be 44 feet tall and be constructed with insulated, pre-cast concrete panels. The color palette proposed will consist primarily of varying shades of white and gray with blue color accents. The Site Plan identifies 50 exterior docks, 25 on the north side and 25 on the south side of the building. As with the previous case that we had with Rana, they are proposing loading docks in what is considered the corner side yard along Jack Court. They are also requesting a variation to allow a reduction in the number of parking spaces. Those two variation requests will be reviewed by the Zoning Board of Appeals at their December 3, 2020 meeting. The Petitioner is proposing one curb cut along Spitzer Road and three along Jack Court. The easternmost curb cut along Jack Court has been moved by the Petitioner so that it does align with the existing curb cut for the property to the south. The site plan identifies 125 truck trailer stalls for additional parking along the east and north property lines. Staff is currently reviewing the Photometric and Landscape Plans. Staff does recommend approval of the Petitioner's requests for a Site Plan subject to the conditions and Findings of Fact in your Staff report.

J. Lemberg asked if the Petitioner was present. The Petitioner was not present.

T. Ridenour can we discuss the parking variation requirement versus what the Petitioner is proposing?

K. Stone the Petitioner is requesting a variation to reduce the number of parking spaces by 40. They originally showed landbank parking in the middle of the loading areas, which Staff was not supportive of. We asked them to remove those spaces. We did not think it was safe circulation to have parking in the center of loading areas. **T. Ridenour** are we having a problem in the business park with excess parking on the street? **K. Stone** the buildings that we have had parking problems with have not been warehouse facilities. It has been more where there is food processing. This is going from 463 spaces as is required to 424 spaces. **D. Gunsteen** off of Spitzer Road it shows a truck entrance drive at 30 feet. Is that wide enough and is that approach large enough to accept trucks in and out? Are we limiting the trucks in or out, or is that a full access point? **K. Stone** Spitzer Road is to be full access. **D. Gunsteen** is there going to be congestion with the trucks and the cars going out the same approach? **K. Stone** the Petitioner did not want to have passenger vehicles using that approach. That was only going to be for trucks. **D. Gunsteen** auto is strictly off of Jack Court? **K. Stone** correct. **D. Gunsteen** is there a reason it is open on the top? **K. Stone** it is for emergency access. They like to have full access. **D. Gunsteen** at the rear of the property where the angle is, on the 30-foot setback, it looks like a tight area to accommodate trucks going in and out. It seems like where the concrete island sticks out it is pretty tight. **K. Stone** that is something we could probably approach the Petitioner with. It does exceed the width requirement for landscape islands at that location. **D. Gunsteen** I think a little adjustment would save the trucks from going up over the curb. I think we need to put a "No Parking Overnight" sign on



Village of Bartlett
Plan Commission Minutes
November 12, 2020

Jack Court as we continue to see these buildings going up. I have seen trucks parked on some of the side streets. **R. Grill** there are "No Parking" signs and the police can write a ticket for that. **D. Gunsteen** would the trucks circulate off of Spitzer Road and then come on to Jack Court? I think the large island that sticks out should be lined up so that the trucks can come straight through or move the entrance down a little bit. **K. Stone** the entrance is located to align with the curb cut across Jack Court. We can adjust the island, but we do not want to move the curb cut. **D. Gunsteen** my only concern is those islands. **T. Ridenour** as this is a spec building, if somebody came back and wanted to build a higher proportion of office would you have to tell them no? **K. Stone** if they wanted more office square footage they would have to ask for a variation. **D. Negele** how do they figure 10,000 square feet for an office? Is that standard? **K. Stone** this is typically what has been shown on the spec buildings. They typically do not have many employees. **D. Negele** so there is ample parking? **R. Grill** the Petitioner did state at the Village Board Committee meeting that they felt very confident that they would have enough parking for this type of building. **T. Ridenour** what is the truck flow? **K. Stone** trucks will not go through the west side parking areas. The trucks are meant to travel along the exterior of the site.

J. Lemberg asked if there were any further questions or motions by the Commission.

J. Kallas made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#20-17) Brewster Creek Business Park**, Lot 2A for Site Plan Review subject to the conditions and Findings of Fact outlined in the Staff report.

Motioned by: J. Kallas
Seconded by: J. Miaso

Roll Call

Ayes: J. Kallas, M. Hopkins, D. Gunsteen, J. Miaso, D. Negele, and T. Ridenour
Nays: None

The motion carried.



Village of Bartlett
Zoning Board of Appeals Minutes
December 3, 2020

(#20-17) Brewster Creek Business Park, Lot 2A

Variations:

- A. To allow loading docks in the corner side yard
- B. To reduce the number of required parking spaces from 463 to 423

PUBLIC HEARING (CONTINUED FROM NOVEMBER 5, 2020 MEETING)

The following exhibits were presented:

Exhibit A – Picture of Sign

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

The Petitioners, **Brian Quigley** of Conor Commercial Real Estate, 9500 W. Bryn Mawr, Rosemont, IL and **Bryan Rieger** of V3 Civil Engineering Group, 7325 Janes Avenue, Woodridge, IL were sworn in by **M. Werden**. **B. Quigley** stated that Conor Commercial is proposing to develop a 435,000 square foot warehouse building for bulk product in and bulk product out. It is not for food use. This is a speculative building. We do not have a user in mind for the building. We are proposing a warehouse where bulk product is going to be stored, come in on the north side of the building and exit on the south side. We have a truck court on the north side and a truck court on the south side, and car parking on the east and west. Conor Commercial is the contract purchaser. We do not own the lot. We are proposing to start construction maybe next month. We are going to close in December and start construction next month. This is a speculative warehouse and is very similar to the building to the south, which is the McKesson building. The design is for bulk storage. Trucks are going to deliver pallets on one side and ship smaller quantities out on the other side. One of the variances that we are requesting is for car parking for 423 cars versus the code requirement of 463 car spaces. We are going to put in 90% of what is required. Based on our experience, we think the car parking need is going to be 200-300. We think 423 car spaces are more than enough. We just finished a building very similar to this at 2601 Galvin Drive in Elgin. That is a 385,000 square foot cross-dock building that was built as a speculative building where we put in 300 parking spaces and they are using about 90 spaces. If we put this building next that one in Elgin, 423 parking spaces currently as shown, would exceed the requirement in Elgin. There are a couple of examples within Brewster Creek Business Park that have a 50% reduction in parking. The McKesson building at 375 Spitzer Road has 272 car stalls and 400,00 square feet, which is about 50% of code and The Animal Supply Company at 1315 Brewster Creek Boulevard, which is a 421,000 square foot building of similar design has 227 parking spaces, which is also about 50% of code. Those are two examples in Brewster Creek Business Park where 50% of code has been provided in terms of parking spaces without much of an issue and we are providing 90% on day one. **M. Werden** were your parking projections made before the Covid problem? **B. Quigley** yes. The way we break it down is how many parking spaces do we need for warehouse workers and how many do we need for the office. We do not know what is going to go in the building or how much office is going to be there, but typically, these buildings are 5% office. We are building a 435,000 square foot building, we would probably have 25,000 square feet of office with 5 parking spaces 1,000 square feet of office, which would be 125 for the office workers and another 100 or so for the warehouse workers. There is going to be about 80 racked aisles in the building and each aisle can support one to two workers. That is how we came to that number. We are building a Class A institutional-quality building and want maximum flexibility. We should be able to capture 90% of the user market with this design. We are going into this



Village of Bartlett
Zoning Board of Appeals Minutes
December 3, 2020

without a tenant so we want to be able to lease the building and want to be very flexible in terms of design and functionality. **M. Werden** I am intrigued to see this get off the ground because for years, it just looked like wasteland out there after the gravel pits were done. **B. Quigley** one of the problems is that this is in Cook County, so there is a risk, but we are hoping for the best. **M. Werden** I admire you for being willing to venture out into Cook County for that tax reason. **C. Deveaux** are you still going to maintain the 12 handicapped spots? **B. Quigley** yes. **B. Bucaro** regarding the parking, I do not have any big issues with that based on the information that was provided. It seems like a lot of trailer parking, but if it is a warehouse, it is best to have that parking rather than cars. As a point of clarification, you cited two buildings in Brewster Creek Business Park with reduced automobile parking. There is a chance that one or both may have had landbank greenspace as part of the agreement. **K. Stone** in both of those cases that were cited, 1315 Brewster Creek Boulevard and 375 Spitzer, they have land banked all of the parking that would be required to bring them up to 100% to meet code and there are landbank agreements for that. We do have several lots that did receive variations that did not do landbank agreements; 1570 Hecht Court is 30% short without a landbank agreement, 1340 Munger Road is 68% short without a landbank agreement, and 1370 Brewster Creek Boulevard is 2% short without a landbank agreement. **B. Bucaro** I personally like the landbank concept. In the future, if things change, since it is a speculative building and we do not know what is going in, with the landbank that would ensure that parking is not going to be an issue. In this case, a variance with 90%, I am fine with that. **M. Werden** I think that is a valid concern. Typically, our parking requirements probably are on the conservative side. **K. Stone** for warehousing, we tend to require more parking than what other towns require. **M. Werden** land banking is a good idea, but in this case, they are not short by that many at 90%. **R. Grill** for the record, there is no parking permitted on the public streets within the Brewster Creek Business Park.

M. Werden reopened the Public Hearing portion of the meeting. No one came forward.

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

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

B. Bucaro made a motion to pass along a **positive recommendation** to the Village Board to approve case **(#20-17) Brewster Creek Business Park, Lot 2A** variations to allow loading docks in the corner side yard and to reduce the number of required parking spaces from 463 to 423 subject to the conditions and Findings of Fact outlined in the Staff report.

Motioned by: B. Bucaro
Seconded by: C. Deveaux

Roll Call

Ayes: G. Papa, B. Bucaro, J. Banno, C. Deveaux, G. Koziol, and M. Werden,
Nays: None

The motion carried.



RECEIVED

SEP 21 2020

PLANNING & DEVELOPMENT
VILLAGE OF
BARTLETT

September 18, 2020

Mr. Kevin Wallace
Village Board
Village of Bartlett
228 South Main Street
Bartlett, IL 60103

RE: Conor Commercial – Building #1 | Brewster Creek Business Park

Dear Mr. Wallace and Village Board Trustees,

Conor Commercial Real Estate has entered into a contract to purchase the lot directly northeast of Spitzer Road and Jack Court in the Cook County of the Brewster Creek Business Park. The property is approximately 24.8 acres and the proposed development consists of a 435,692 square feet warehouse building along with surface parking lots.

The site is currently being mass graded by Elmhurst Chicago Stone in order to provide a compacted and buildable site. Conor Commercial and their construction partner, McShane Construction Company, plan to begin construction of the warehouse building as soon as they receive approval. We request that you approve the development application as submitted for the proposed development.

Please feel free to reach out to us with any questions you have regarding the development application.

Sincerely,
V3 Companies

A handwritten signature in black ink, appearing to read 'Bryan C. Rieger'.

Bryan C. Rieger, P.E.
Senior Project Manager



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only
Case # 2020-17
RECEIVED
(Village Stamp)
SEP 2 1 2020
**PLANNING & DEVELOPMENT
VILLAGE OF
BARTLETT**

PROJECT NAME Brewster Creek - Building #1

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Conor Commercial Real Estate: Brian Quigley

Street Address: 9500 W. Bryn Mawr Avenue, Ste. 200

City, State: Rosemont, IL

Zip Code: 60018

Email Address: [REDACTED]

Phone Number: [REDACTED]

Preferred Method to be contacted: Email

PROPERTY OWNER INFORMATION

Name: Elmhurst Chicago Stone Company

Street Address: 400 West First Street

City, State: Elmhurst, IL

Zip Code: 60126

Phone Number: [REDACTED]

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

ACTION REQUESTED (Please check all that apply)

- Annexation
 - PUD (preliminary)
 - PUD (final)
 - Subdivision (preliminary)
 - Subdivision (final)
 - Site Plan (please describe use: commercial, industrial, square footage):
435,642 SF Industrial Building on 24.8 acres
 - Unified Business Center Sign Plan
 - Other (please describe) _____
- Text Amendment
 - Rezoning See Dropdown to See Dropdown
 - Special Use for: _____
 - Variation: Front Yard Loading Docks, Parking Reduction

SIGN PLAN REQUIRED? No

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

PROPERTY INFORMATION

Common Address/General Location of Property: Northeast corner of Spitzer Rd and Jack Ct

Property Index Number ("Tax PIN"/"Parcel ID"): 06-33-300-001 and 06-32-401-003

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

Land Use: Existing: Vacant

Proposed: I-2 EDA

Proposed: Industrial

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

Acreage: 24.8

For PUD's and Subdivisions:

No. of Lots/Units: _____

Minimum Lot: Area _____ Width _____ Depth _____

Average Lot: Area _____ Width _____ Depth _____

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

Attorney _____

Engineer V3 Companies, Ltd.
7325 Janes Avenue, Woodridge, IL 60517
Bryan Rieger, [REDACTED]

Other Harris Architects
4801 Emerson Ave. Suite 210, Palatine, Ill
Greg Loughran, [REDACTED]

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.

The proposed industrial building is supported under the existing zoning I-2 EDA, consistent with neighboring properties to the south.

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

The applicant will provide a high quality building, with attractive architecture and extensive landscaping. The accesses, off-street parking, lighting, landscaping, and site drainage have been designed to meet Code.

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.

The ingress and egress to and from the site will provide for the safe, efficient, and convenient movement of traffic. Separate car and truck access points are provided for from both Spitzer Road and Jack Court.

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

The site plan provides for the safe movement of pedestrians within the site from the parking lots to the building entrances consistent with the adjacent industrial properties within the Brewster Creek Business Park.

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)

The site landscape plan is in compliance with "Chapter 10-11A, Landscape Requirements", and is consistent with the adjacent industrial properties within the Brewster Creek Business Park.

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

All outdoor storage areas shall conform to the Ordinance

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.

Loading in Front Yard: The site fronts on two streets, Spitzer Road and Jack Court. Spitzer Road is a thru street and Jack Court is a cul-de-sac. No loading is proposed on the west side fronting Spitzer Road. The market has shown that a double loaded building is appropriate for this site and loading docks is proposed on the south side.

Parking Reduction: 463 stalls are required based on code. 423 stalls are proposed to be constructed as part of this development. This amount is sufficient for this development and the warehouse use expected.

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.

Loading in Front Yard: The loading docks will face south to a similarly configured building on the other side of Jack Court.

Parking Reduction: The proposed use of this building does not demand the amount of parking which is required in the ordinance. On similar projects the parking shown is sufficient to meet the need of the potential tenant.

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

Loading in Front Yard: To provide a functional building on this property, a double loaded building is critical.

Parking Reduction: The developer is confident that sufficient parking is provided with the development. The development is providing 91% of the code requirements.

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.

The loading and parking requirements for the I-2 EDA zoning district set forth by the provisions of this Title are the cause of the alleged difficulty.

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.

Loading in Front Yard: The loading in the front yard will not be detrimental to the public welfare or injurious to other property improvements in the neighborhoods. The building directly across Jack Court to the south has a similar configuration.

Parking Reduction: The granting of the requested parking variation will not be detrimental to the public welfare nor will it be injurious to other property or improvements in neighboring area. Sufficient parking for the development is being provided.

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 granting of the proposed loading and parking variances will not impair the above listed items.

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 granting of the proposed loading and parking variances will not confer the application any special privilege that is denied by the provisions of this Title to other lands, structures, or buildings in the same district.

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: Brian Quigley

PRINT NAME: BRIAN QUIGLEY

DATE: OCT. 13, 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: Brian Quigley c/o Cowi Commercial

ADDRESS: 9500 W BRYN MAWR, Suite 200
ROSEMONT, IL 60018

PHONE NUMBER: 

EMAIL: 

SIGNATURE: Brian Quigley

DATE: OCT 13, 2020

LOCATION MAP

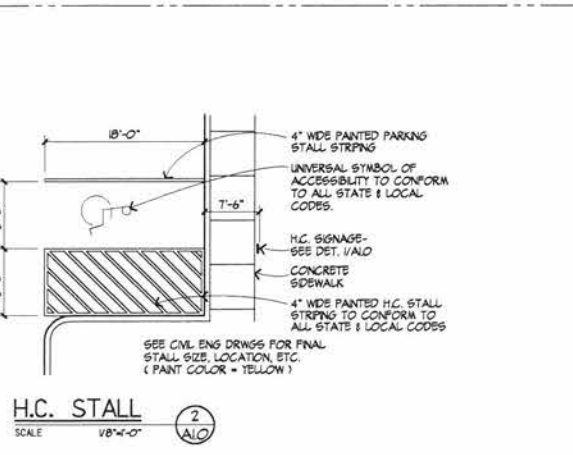
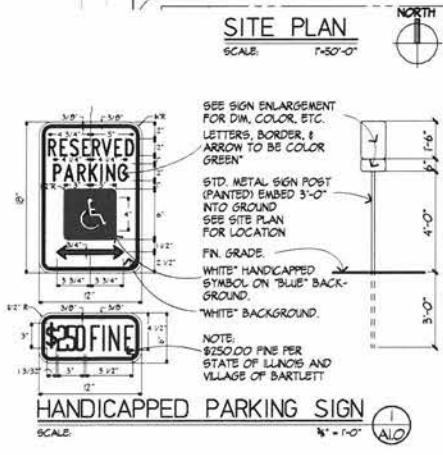
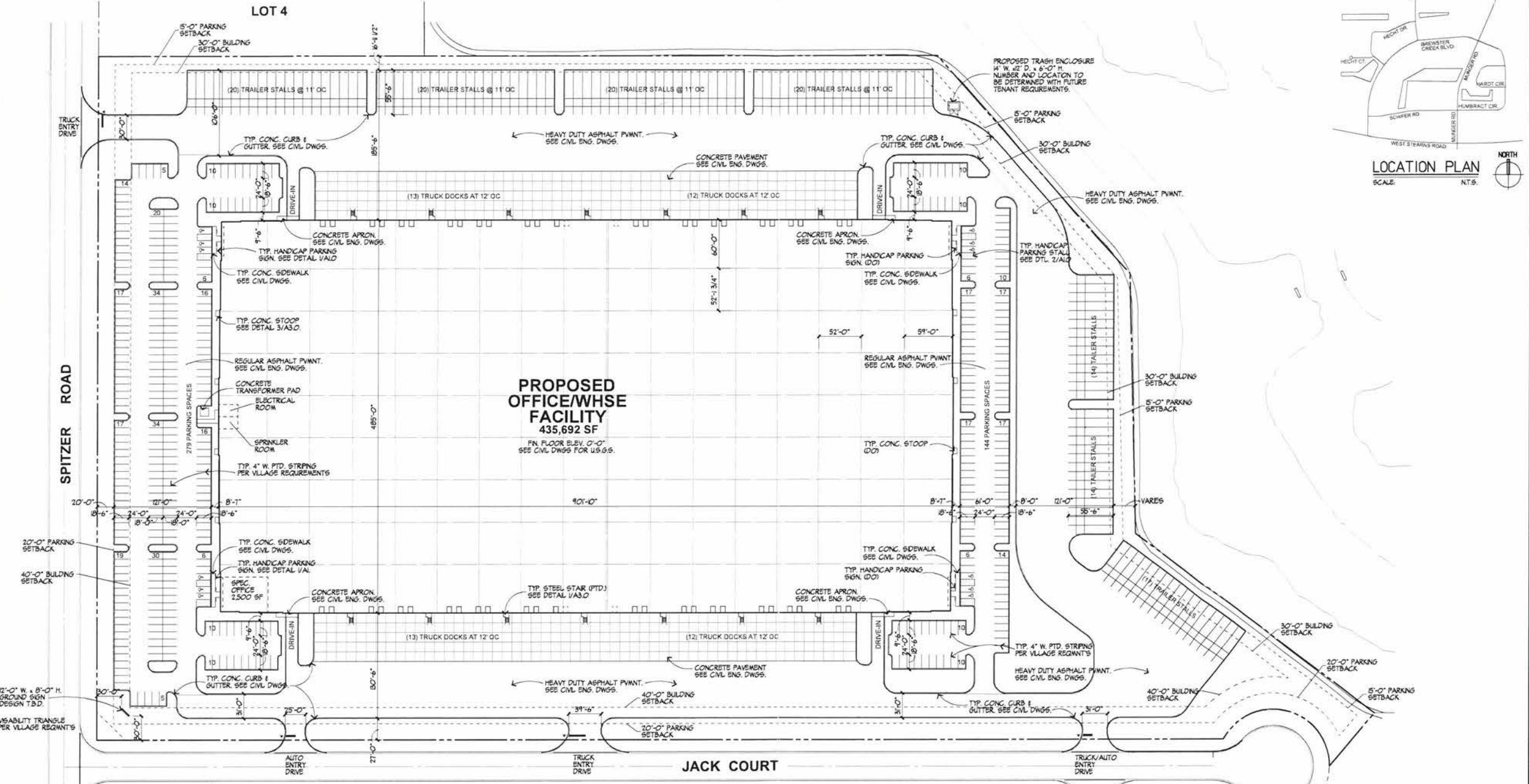
20-17 BCBP Lot 2A (Cook County)
Site Plan, Variations



BUILDING 1

435,692 SF SPECULATIVE OFFICE/WAREHOUSE

BREWSTER CREEK BUSINESS CENTER, BARTLETT ILLINOIS



CODES

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS FAMILIAR WITH THE BARTLETT BUILDING CODE, INCLUDING BUT NOT LIMITED TO: THE 2012 INTERNATIONAL BUILDING CODE W/AMENDMENTS 2012 INTERNATIONAL RESIDENTIAL CODE W/AMENDMENTS 2012 INTERNATIONAL MECHANICAL CODE W/AMENDMENTS 2014 ILLINOIS STATE PLUMBING CODE W/AMENDMENTS 2014 NATIONAL ELECTRIC CODE W/AMENDMENTS 2018 INTERNATIONAL ENERGY CONSERVATION CODE W/AMENDMENTS OR ANSI/ASHRAE/IES STANDARD 90.1-2010 W/AMENDMENTS 2012 INTERNATIONAL FUEL GAS CODE W/AMENDMENTS 2012 INTERNATIONAL FIRE CODE W/AMENDMENTS 2012 INTERNATIONAL FUEL GAS CODE W/AMENDMENTS 2011 VILLAGE OF BARTLETT ZONING CODE 2018 DUPAGE COUNTY COUNTRYWIDE STORMWATER FLOODPLAIN ORDINANCE OF WHICH HAS BEEN INCORPORATED THEREIN BY REFERENCE, AND THE UNDERSIGNED IS FAMILIAR WITH THE VILLAGE DELETIONS, MODIFICATIONS, ADDITIONS AND AMENDMENTS TO SAID REFERENCED CODES AND REGULATIONS. IT IS UNDERSTOOD THAT THE APPROVAL OF PLANS SUBMITTED TO THE BUILDING DEPT. FOR REVIEW IS A CONDITIONAL REVIEW ONLY AND CONSTRUCTION SHALL BE SUBJECT TO ALL PROVISIONS OF THE AFORESAID BARTLETT BUILDING CODE. IT IS FURTHER UNDERSTOOD THAT IN THE EVENT OF A CONFLICT BETWEEN THE APPROVED PLANS AND THE PROVISIONS OF THE BARTLETT BUILDING CODE, THE BARTLETT BUILDING CODE SHALL CONTROL AND BE THE FINAL AUTHORITY.

PATRICK C. HARRIS

CONSTRUCTION DATA

BUILDING CODE: BSC ORDINANCE 2014-16-BC 2012
 ZONING: T-2 80' ECONOMIC OVERLAY DISTRICT OVERLAY DISTRICT
 CONSTRUCTION TYPE: TYPE 2B-UNPROTECTED NON-COMBUSTIBLE, UN-LIMITED AREA
 OCCUPANCY TYPE: B- BUSINESS (ACCESSORY TO MAJOR USE) 15'-1" MODERATE HAZARD STORAGE
 HANDICAPPED PARKING: HANDICAPPED PARKING AND SIGNS PER APRIL, 1991 STATE OF ILLINOIS ACCESSIBILITY STANDARDS
 FIRE PROTECTION: BUILDING TO BE EQUIPPED THROUGHOUT WITH S.E.F.R. AUTOMATIC FIRE SUPPRESSION SYSTEM. REFER TO FIRE PROTECTION DRAWINGS BY OTHERS.

GENERAL NOTES:

- SEE CIVIL ENGINEERING DRAWINGS FOR OTHER DIMENSIONS, NOTES AND DETAILS.
- ALL DIMENSIONS ARE FROM BACK FACE OF CURB OR BUILDING UNLESS NOTED OTHERWISE.
- EXACT LOCATION OR PLACEMENT OF NEW BLDG. INDICATED ABOVE SHALL BE DETERMINED BY LAND SURVEYOR HIRED BY G.C. AND SHALL COORDINATE & INFORM THE ARCHITECT OF ANY DISCREPANCY PRIOR TO STARTING WORK.

SITE DATA

SITE AREA (±24.34 ACRES)	108,919 SF
GREENSPACE (53 REQ'D)	64,600/108,919 (001) = 5.22
FLOOR AREA RA*10	435,692/108,919 (001) = 41.53
BUILDING AREA	
OFFICE	10,000 SF
WAREHOUSE AREA	425,692 SF
ELECTRICAL/PHR ROOM	- SF
TOTAL BUILDING	435,692 SF
PARKING - PER I-2 'EDA' ZONING	
OFFICE (2715 SP)	37 STALLS
WAREHOUSE (10000 SF)	426 STALLS
TOTAL REQUIRED	463 STALLS
PARKING PROVIDED (4148)	
ACCESSIBLE STALLS	41 STALLS
TOTAL	423 STALLS
DRIVE-IN DOORS	4
EXTERIOR DOCKS	50
TRAILER STALLS	20
BUILDING CLEAR HEIGHT	36'-0"

MC SHANE CONSTRUCTION
C O M P A N Y

CONOR CONSULTANTS

HARRIS ARCHITECTS INC.
400 GARDEN AVENUE, FORT LAUDERDALE, FL 33308
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BUILDING 1
NEW SPECULATIVE OFFICE/WAREHOUSE FACILITY
BREWSTER CREEK BUSINESS CENTER
BARTLETT, ILLINOIS

DEVELOPMENT APPLICATION: 01-18-2020
ISSUED FOR PRECAST: 01-18-2020
ISSUED FOR PERMIT: 01-30-2020
REVISIONS PER VILLAGE COMMENTS: 01-29-2020

PROJECT NO.: 220229
DRAWN BY: GJ
DATABASE: 220229MDS

SHEET NO.: **A1.0**



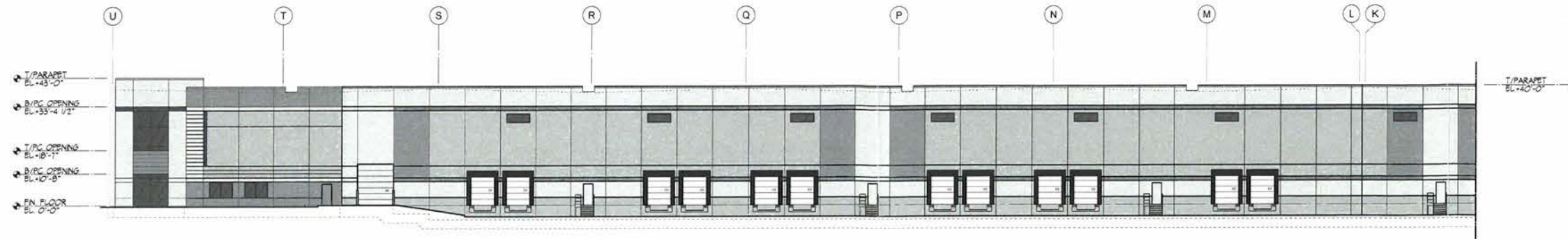
CONCEPTUAL ARCHITECTURAL RENDERING
BREWSTER CREEK BUSINESS CENTER
BARTLETT, IL

McSHANE
CONSTRUCTION
C O M P A N Y

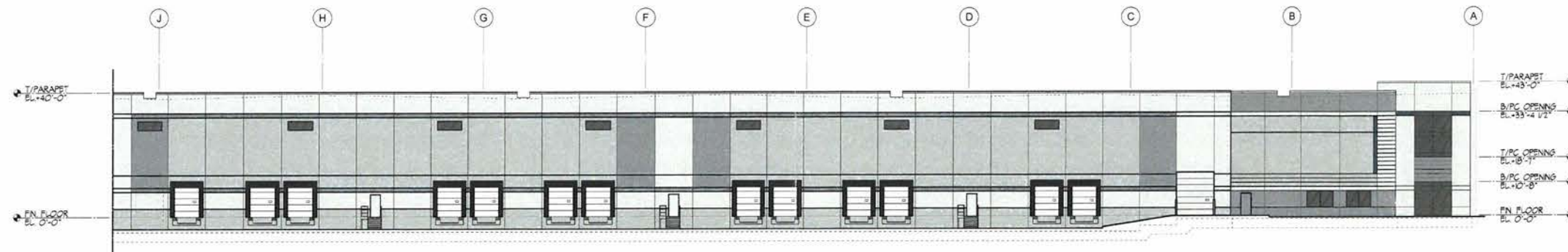
CONOR
COMMERCIAL REAL ESTATE



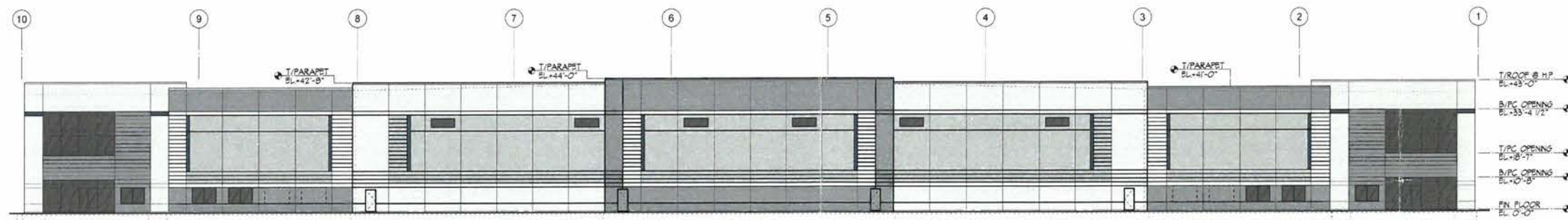
HARRIS ARCHITECTS, INC.
WWW.HARRISARCHITECTS.COM 847.303.1155



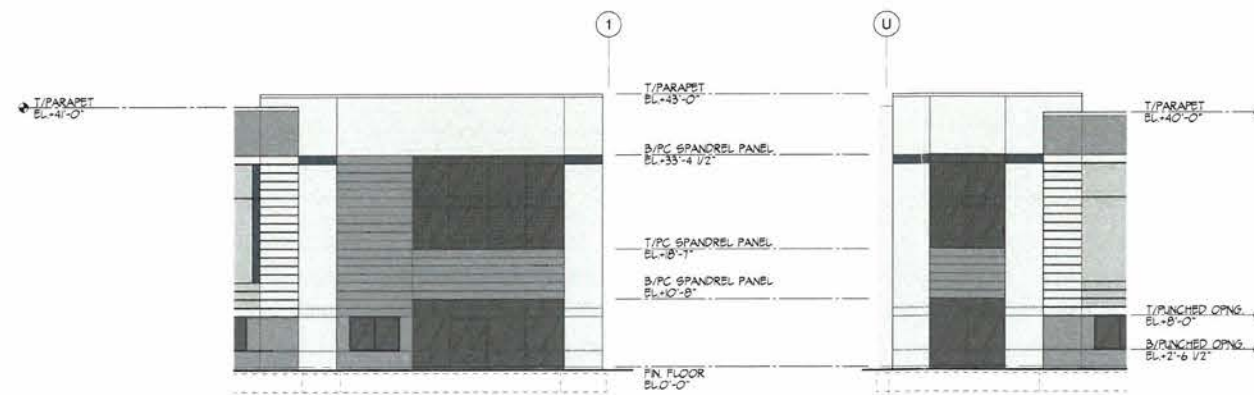
PARTIAL NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



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



ENLARGED ENTRY STOREFRONT
SCALE: 3/32" = 1'-0"

ENLARGED STOREFRONT
SCALE: 3/32" = 1'-0"

COLOR LEGEND	
EXTERIOR PRECAST TO BE COLORED WITH LOXON VERTICAL CONCRETE STAIN BY SHERWIN WILLIAMS, G.C. TO MATCH SHERWIN WILLIAMS COLORS SELECTED BELOW	
	2070 - SITE WHITE SHERWIN WILLIAMS
	2072 - ONLINE SHERWIN WILLIAMS
	2074 - SOFTWARE SHERWIN WILLIAMS
	6244 - NAVAL SHERWIN WILLIAMS
	FASCIA & GRAVEL STOP FAC-CLAD
	CURTAINWALL SYSTEM FRAMES - CLEAR ANODIZED ALUMINUM NSUL. GLASS - GREY TINTED
	PUNCHED/CLEARSTORY WINDOWS FRAMES - CLEAR ANODIZED ALUMINUM NSUL. GLASS - GREY TINTED
	NSUL. MTL. DOORS/FRAMES FRAME - DOOR -
	OVERHEAD DOORS DRIVE-IN DOORS - PREFINISHED WHITE DOCK DOORS - PREFINISHED WHITE
	PPE BOLLARDS SAFETY YELLOW

MC SHANE CONSTRUCTION COMPANY

CONOR CONSTRUCTION

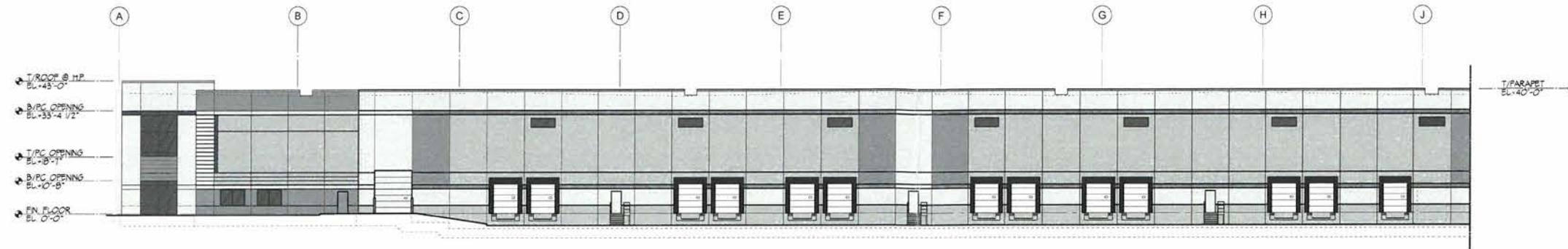
HARRIS ARCHITECTS INC.
400 WASHINGTON ST. FAYETTEVILLE, IL 62424
COPYRIGHT © 2008 BY HARRIS ARCHITECTS, INC.

NEW SPECULATIVE OFFICE/WAREHOUSE FACILITY
BUILDING 1
BREWSTER CREEK BUSINESS CENTER BARTLETT, ILLINOIS

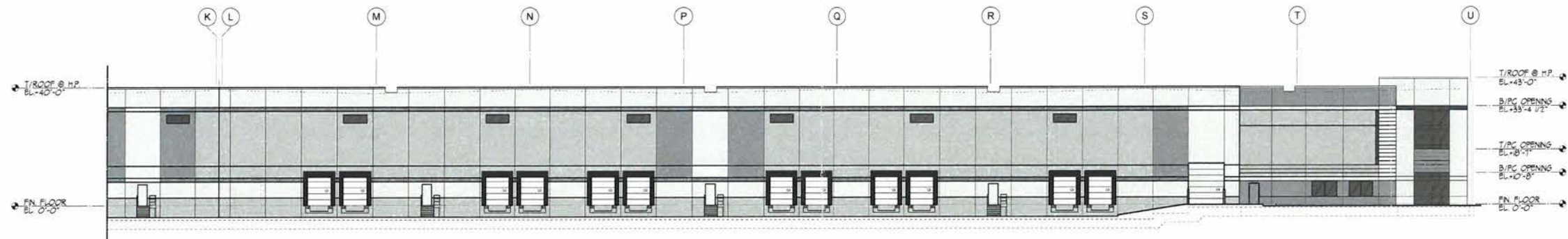
DEVELOPMENT APPLICATION: 07-08-2022

PROJECT NO. 22022
DRAWN BY: G
DATABASE: 220222.M.D.B

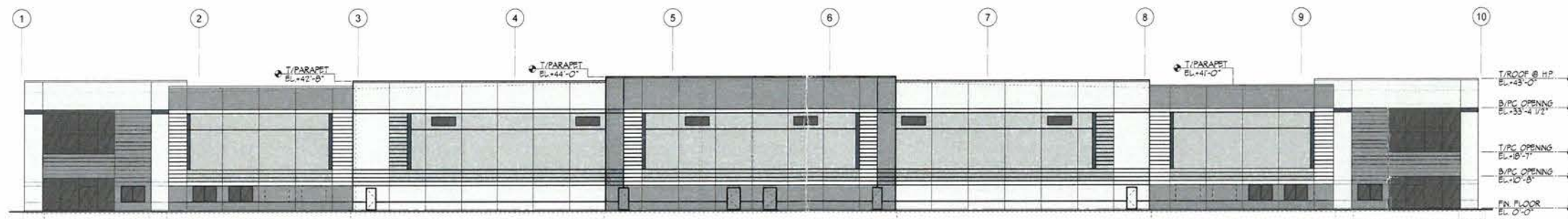
SHEET NO. **A2.0**



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



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



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

COLOR LEGEND	
EXTERIOR PRECAST TO BE COLORED WITH LONON VERTICAL CONCRETE STAIN BY SHERWIN WILLIAMS. G.C. TO MATCH SHERWIN WILLIAMS COLORS SELECTED BELOW	
	2010 - SITE WHITE SHERWIN WILLIAMS
	2072 - ONLINE SHERWIN WILLIAMS
	2074 - SOFTWARE SHERWIN WILLIAMS
	6244 - NAVAL SHERWIN WILLIAMS
	FASCIA & GRAVEL STOP PAC-GLAD
	CURTANWALL SYSTEM FRAMES - CLEAR ANODIZED ALUMINUM NSUL. GLASS - GREY TINTED
	PANCHED/CLEARSTORY WINDOWS FRAMES - CLEAR ANODIZED ALUMINUM NSUL. GLASS - GREY TINTED
	NSUL. MT.L. DOORS/FRAMES FRAME - DOOR -
	OVERHEAD DOORS DRIV-IN DOORS - PREFINISHED WHITE DOCK DOORS - PREFINISHED WHITE
	PPE BOLLARDS SAFETY YELLOW

MC SHANE
CONSTRUCTION
C O M P A N Y

CONOR
CONSTRUCTION
SPECIALTY CONTRACTORS

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NEW SPECULATIVE OFFICE/WAREHOUSE FACILITY
BUILDING 1
BREWSTER CREEK BUSINESS CENTER BARTLETT, ILLINOIS

DEVELOPMENT APPLICATION CP-09-202D

PROJECT NO. 220224
DRAWN BY: JG
DATABASE: 220224.NLD3

SHEET NO. **A2.1**

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NO MOW FESCUE SEED MIX
Prairie Nursery Westfield, WI

COMMON NAME	PERCENT	GERMINATION
SR5100 Chewings Fescue	23.52%	85%
Sheep Fescue	23.52%	85%
Dawson Red Fescue	11.76%	85%
SR100 Hard Fescue	11.76%	85%
Scadix Hard Fescue	11.76%	85%
Creeping Red Fescue	11.70%	85%
Annual Ryegrass	3.88%	90%

Seed Rate 5 lbs per 100 sq. ft. or 220 lbs per acre

"No-Mow" Maintenance Program

Mowing
"No-Mow" lawns may require occasional mowing during the first two (2) years of establishment to control weeds, especially with lawns that are seeded in spring. Most annual weeds can be controlled by mowing at a height of four inches (4") in the first growing season. If biennial weeds such as sweet clover, Queen Anne's Lace, burdock, etc. are a problem in the second year, they should be mowed at four inches (4") just as they begin to flower, usually around mid-June. This carefully timed mowing will kill most biennials. A few may survive the mowing, and should be mowed at four inches (4") a second time when they re-bloom later in the season.

Once the "No-Mow" lawn is established there are four (4) basic mowing options:

- No mowing at all
- One late spring mowing, usually in early June when the seedheads appear
- Fall mowing with a mulching mower, especially in wooded areas to chop up fallen leaves
- Regular mowing, usually monthly, to maintain a more "cropped" appearance

No Mowing: This will result in a turf whose leaves grow to about six inches (6") in height that will drap over one another to create a low growing meadow effect. Seedheads about two feet (2') tall will appear in early to mid-June, creating a nice meadow effect. The seedheads will typically fall to the ground by late summer, and the lawn will revert to its normal height of about five to six inches.

Late Spring Mowing: Mowing the "No-Mow" lawn once a year in June when the seedheads appear at a height of four (4) to five (5) inches to remove the seedheads and the turf will re-grow to its normal height.

Fall Mowing: This is a good option for seedlings under or in open woodlands. The fescue grasses usually will not form seedheads when growing in shade, so June mowing is not required to maintain a normal height. However, leaves from deciduous trees must either be raked up and removed, or chopped up with a mulching mower in order to prevent smothering of the turf over winter.

Regular Mowing: For a traditional manicured lawn look, regular mowing can be done every three (3) to four (4) weeks, or when the grass reaches a height of six inches (6"). Most fine fescues do not tolerate close mowing, and should be mowed no lower than 3.5 inches. Never remove more than one third of the total leaf material, or the turf will be damaged. Always cut grass with a sharp mower blade to minimize tearing of the leaves which will cause additional stress to the grass plant.

De-Thatching

Fine fescues tend to develop a thatch layer near the soil surface over time. Thatch is composed of dead grass that does not decompose. It can smother the growth of new grass shoots, reducing the density of the lawn and creating dead spots. The thatch layer also tends to retain moisture at the ground level, which can encourage the growth of fungal diseases. Thatch development is encouraged by high levels of soil Nitrogen, and is more common in rich soils and lawns that are regularly fertilized. If thatch builds up to a point where dead grass is visible and grass begins to thin out, the lawn should be de-thatched.

De-thatching can be accomplished using a mechanical de-thatcher or power rake, or by hand using a de-thatching rake. Set mechanical de-thatchers to a depth where they lift the thatch without digging up the soil. If the thatch is particularly thick, the de-thatcher will need to be set deeper, and some soil disturbance will likely occur. The thatch should be raked out of the lawn and removed. If open soil is visible following de-thatching, the affected areas should then be over-seeded with "No-Mow" lawn mix.

Timing of de-thatching is very important. Cool season fescue lawns should be de-thatched in mid-spring after the grass has greened up and begun active growth. De-thatching in early spring before the lawn begins to grow tends to encourage weeds.

REVISIONS

NO.	DESCRIPTION	DATE
1	Village Review #1	10-09-20

BREWSTER CREEK
BARTLETT, ILLINOIS

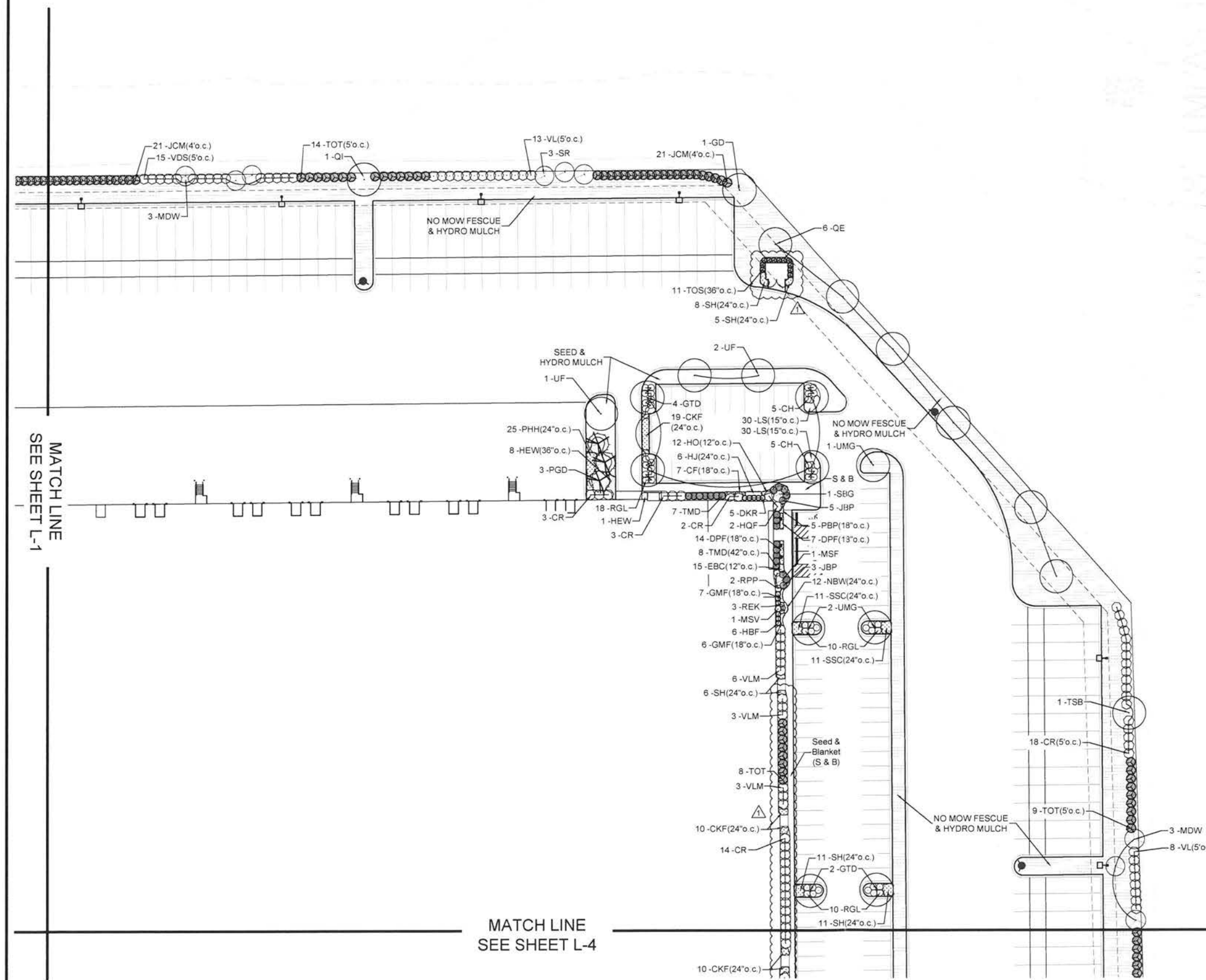
STATE OF ILLINOIS
JOHN M. RYAN
No. 57-000 89
LANDSCAPE ARCHITECT
EXPIRES: 10/31/2021

IRG Ives/Ryan Group, Inc.
1741 S. WIESBROOK ROAD
WHEATON, IL 60189
PHONE: 630.738.0725
Landscape Architecture
Park & Recreation Design
Site & Community Planning
www.ivesryangroup.com

LANDSCAPE PLAN

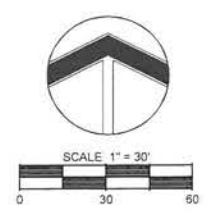
PROJECT NO.: JOB NO.:
L1520 - 9237
DATE: 09-16-20
SCALE: 1"=30'
PLANNER: JMR
DRAWN BY: RM
CHECKED: _____

SHEET
L-3



MATCH LINE
SEE SHEET L-1

MATCH LINE
SEE SHEET L-4





Agenda Item Executive Summary

Item Name 2020/21 Six Month Budget Review Committee or Board Committee

BUDGET IMPACT

Amount:	N/A	Budgeted	N/A
List what fund	General, Water, Sewer, Parking, Golf		

EXECUTIVE SUMMARY

Six-month review of the Village's five operating funds.

ATTACHMENTS (PLEASE LIST)

Memo

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion:

Staff: Todd Dowden, Finance Director Date: 12/07/20

Village of Bartlett

Finance Department Memo

2020-28

DATE: December 7, 2020

TO: Paula Schumacher, Village Administrator

FROM: Todd Dowden, Finance Director

SUBJECT: Six-Month Budget Review

Attached are the projections for our major operating funds based upon actual activity through October 2020. Below is a highlight of the funds.

General Fund

Overall, the General Fund is projected to have an operating surplus at year-end of \$466,412 compared with a deficit budget of \$768,360. Revenues in total are expected to be over budget by approximately \$503,750. The CARES Act reimbursements from DuPage and Cook counties are the main reason for the revenues being over budget and are expected to total just over \$1,400,000. The sale of large commercial properties has continued to be a boost to the real estate transfer tax revenue. Local use tax is also expected to be up due to the increased online shopping activity.

Revenues that are doing well in the General Fund include:

- CARES Act reimbursements – \$1,400,000
- Real Estate Transfer Tax – \$400,000, 50% over budget
- Local Use Tax – \$270,000, 18% over budget

Revenues that are projected to finish the year under budget include:

- State Shared Sales Tax – \$250,000, 10% below budget
- Home Rule Sales Tax – \$390,000, 20% below budget
- Gaming Tax - \$125,000, 50% below budget

General Fund expenditures are projected to be \$731,000 under budget. The Police Department is projected to be under by about \$550,000 or just under 4% of the department's budget. DuPage Public Safety Communications waived their second quarter shares and facility payment for a savings of \$172,457. Police overtime and crossing guard costs are also down due the cancelling of events and schools learning online. Other General Fund departments are also down due to the six-month delay in personnel cost of living increases and professional development seminars being canceled

or being held online. The Streets department budget depends largely on how much snow the winter will bring.

Water Fund

The Water Fund is projected to have an operating surplus of \$2,012,512 based on the first six months of activity. The operating surplus is being used for capital projects including water main replacement and infrastructure improvements. Water sales are above budget at this point in the year and are projected to be \$440,000 over budget for the year. Expenses are also projected to be over the amount budgeted by about \$65,000. The cost of the water purchased from the DuPage Water Commission will be higher due to the additional amount of water used over the summer.

Sewer Fund

The Sewer Fund is projected to finish the year with an operating surplus of \$2,003,611. Like the Water Fund, the surplus operating revenue will be used for capital projects. Projects include the sewer system rehabilitation program, lift station improvements, and the Bittersweet WWTP facility planning stage. Revenue for the Sewer Fund is expected to finish about \$964,000 under the amount budgeted due to the budgeted rate increase not being implemented in May. The projected operating expenses are expected to be under budget due to the six-month delay in personnel cost of living increases.

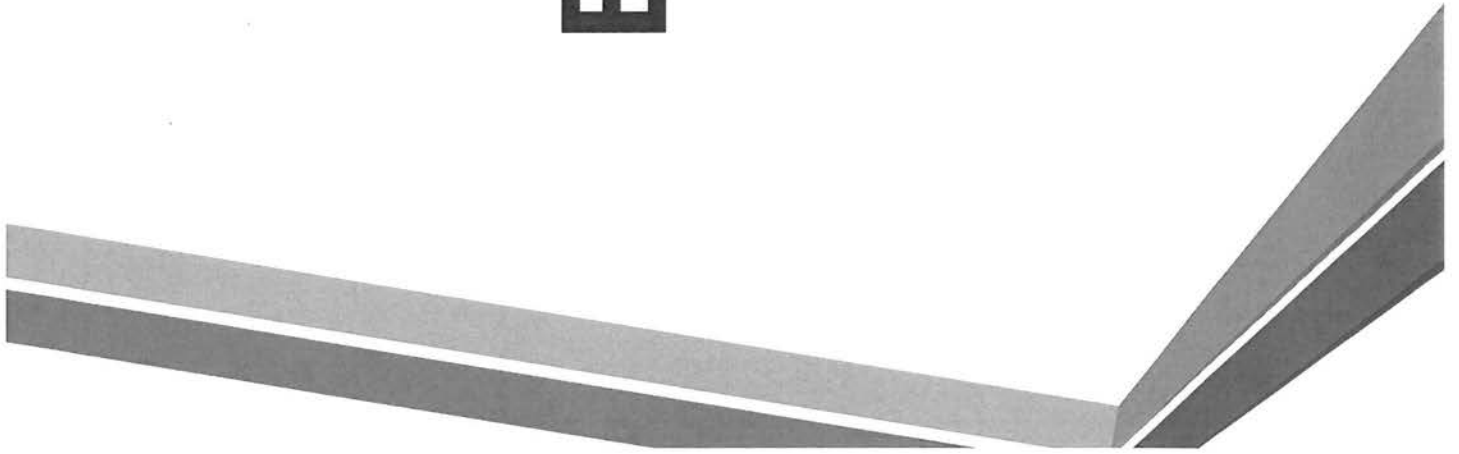
Parking Fund

The Parking Fund is projected to end the year with an operating loss of approximately \$117,000. Revenue is projected to be only \$30,000 for the year as the pandemic has limited the number of commuters riding the train. Expenses have been reduced by delaying parking lot maintenance projects.

Golf Fund

The Golf Fund is projected to end the year with an operating loss of approximately \$209,000. Revenues for the Golf Course and food & beverage divisions combined are projected to be about \$625,000 under budget. Golf revenues are \$198,000 ahead of last year through six months while food & beverage revenues are \$433,000 below last year. Operating expenses for all divisions of the Golf Course are expected to be under budget by \$396,000. The projected banquet revenue of \$120,000 reflects special curbside events. Revenue projections for banquet events booked through May have been reduced by 50% due to the uncertainty of restrictions that could be in place. The staff is working to reschedule as many events as possible and to reduce expenses where it can.

**2020-21
SIX MONTH
BUDGET REVIEW**



GENERAL FUND

GENERAL FUND Revenue/Expenditure Analysis Fiscal Year 2020/21

As of October 2020

<u>Fund/Dept</u>	<u>2020/21 Budget</u>	<u>2020/21 Year to Date</u>	<u>% of Budget</u>	<u>Projected Year End</u>	<u>Over/ (Under)</u>
Revenues	24,183,270	15,874,877	65.64%	24,687,020	503,750
Expenditures					
Village Bd/Admin	2,067,497	988,180	47.80%	2,018,319	(49,178)
Professional Svcs	458,300	192,081	41.91%	448,829	(9,471)
Liability Insurance	640,000	20,188	3.15%	640,000	0
Finance	1,113,522	538,880	48.39%	1,098,285	(15,237)
Comm Dev	1,991,774	917,074	46.04%	1,908,250	(83,524)
Police	14,287,508	7,026,012	49.18%	13,737,508	(550,000)
Streets	4,393,029	1,859,624	42.33%	4,369,417	(23,612)
Total	24,951,630	11,542,039	46.26%	24,220,608	(731,022)
Revenues Over (Under) Expenditures	(768,360)	4,332,838		466,412	

WATER FUND

WATER FUND Revenue/Expenditure Analysis Fiscal Year 2020/21

As of October 2020

<u>Fund/Dept</u>	<u>2020/21 Budget</u>	<u>2020/21 Year to Date</u>	<u>% of Budget</u>	<u>Projected Year End</u>	<u>Over/ (Under)</u>
Operating Revenues	12,210,000	6,750,145	55.28%	12,650,000	440,000
Operating Expenses	10,573,100	4,812,888	45.52%	10,637,488	64,388
Revenues Over (Under) Expenditures	1,636,900	1,937,257		2,012,512	

SEWER FUND

SEWER FUND Revenue/Expenditure Analysis Fiscal Year 2020/21

As of October 2020

<u>Fund/Dept</u>	<u>2020/21 Budget</u>	<u>2020/21 Year to Date</u>	<u>% of Budget</u>	<u>Projected Year End</u>	<u>Over/ (Under)</u>
Operating Revenues	7,345,000	3,287,893	44.76%	6,380,541	(964,459)
Operating Expenses	4,432,399	1,934,321	43.64%	4,376,930	(55,469)
Revenues Over (Under) Expenditures	2,912,601	1,353,572		2,003,611	

PARKING FUND

PARKING FUND

Revenue/Expenditure Analysis Fiscal Year 2020/21

As Of October 2020

<u>Fund/Dept</u>	<u>2020/21 Budget</u>	<u>2020/21 Year to Date</u>	<u>% of Budget</u>	<u>Projected Year End</u>	<u>Over (Under)</u>
Revenues	231,400	11,137	4.81%	30,000	(201,400)
Operating Exp	218,027	76,755	35.20%	147,065	70,962
Revenues Over (Under) Expenditures	13,373	(65,618)		(117,065)	

GOLF FUND

GOLF FUND

Revenue/Expenditure Analysis Fiscal Year 2020/21

As of October 2020

<u>Fund/Dept</u>	<u>2020/21</u>	<u>2020/21</u>	<u>% of</u>	<u>Projected</u>	<u>Over/</u>
	<u>Budget</u>	<u>Year to Date</u>	<u>Budget</u>	<u>Year End</u>	<u>(Under)</u>
Revenues					
Golf Course	1,280,158	1,144,167	89.38%	1,340,000	59,842
Restaurant	158,000	84,857	53.71%	100,000	(58,000)
Banquet	757,000	37,114	4.90%	120,000	(637,000)
Midway	119,000	112,730	94.73%	129,000	10,000
Total	2,314,158	1,378,868	59.58%	1,689,000	(625,158)
Expenditures					
Golf Program Exp	703,686	380,186	54.03%	637,226	(66,460)
Golf Maint Exp	561,366	295,557	52.65%	527,907	(33,459)
Driving Range Exp	7,017	6,255	89.14%	7,542	525
Restaurant	317,126	188,089	59.31%	307,118	(10,008)
Banquet	643,124	161,671	25.14%	359,030	(284,094)
Midway	61,300	48,663	79.38%	59,100	(2,200)
Total	2,293,619	1,080,421	47.11%	1,897,923	(395,696)
Revenues Over					
(Under) Expenditures	20,539	298,447		(208,923)	