

BUDGET REVIEW AT 6:00 P.M.

VILLAGE OF BARTLETT

COMMITTEE AGENDA

MARCH 16, 2021

BUILDING & ZONING, CHAIRMAN REINKE

1. Midwest Products Division (Bluff City Industrial Park)

FINANCE & GOLF COMMITTEE, CHAIRMAN DEYNE

2. 2021-22 Proposed Budget Review
[Administration, Finance, Golf, Public Works, Central Services]

PUBLIC WORKS COMMITTEE, CHAIRMAN SUWANSKI

3. Groot Brush Collection Discussion



Agenda Item Executive Summary

Item Name Midwest Products Division (Bluff City Industrial Park) Committee or Board Committee

BUDGET IMPACT

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

EXECUTIVE SUMMARY

The petitioner is requesting to modify the Preliminary PUD Plan and General Site Plan for a 9.36-acre site within the Bluff City Industrial Park that was originally approved for a concrete and recycling operation to allow for wood products production and the outdoor storage of materials (logs, wood chips and mulch).

The petitioner is also requesting to amend Ordinance #2003-103 (Exhibit E-the Preliminary PUD Plan and Exhibit H-the General Site Plan) to reflect the proposed wood products production facility and associated outdoor storage areas.

The Final PUD Plan for the 9.36-acre site identifies multiple material stockpiles (logs, wood chips, and mulch), a fabric storage enclosure, a portable toilet with wash station and vehicle/equipment parking.

Special use permits are also being requested for wood products production and the storage of uncontained bulk materials.

ATTACHMENTS (PLEASE LIST)

PDS memo, application, narrative, photo of operation, location map, approved preliminary PUD plans, proposed preliminary PUD plan, approved general site plans, proposed general site plan, proposed Final PUD Plan, fabric storage enclosure specifications

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: 3.8.2021

PLANNING AND DEVELOPMENT SERVICES MEMORANDUM
21-25

DATE: March 8, 2021
TO: Paula Schumacher, Village Administrator
FROM: Roberta B. Grill, Planning & Dev Services Director *RBG*
RE: **(#21-05) Midwest Products Division Facility – Bluff City Industrial Park**

PETITIONER

Midwest Compost, LLC

SUBJECT SITE

1920 Vulcan Blvd (west side of Gifford Road, approximately 500 feet north of Vulcan Blvd)

REQUESTS

Amending the Preliminary PUD Plan and General Site Plan to allow for wood products production (wood chips/mulch) on a 9.36-acre site rather than the concrete recycling operations as shown on the Bluff City Industrial Park 186-acre preliminary PUD Plan approved by Ordinance #2003-98,

Amending Ordinance #2003-103 to amend Exhibit E-the Preliminary PUD Plan and Exhibit H-the General Site Plan to reflect the proposed wood products production facility and associated storage areas,

Final PUD Plan for Midwest Compost

Special Use Permits for wood products production and for the storage of uncontained bulk materials

SURROUNDING LAND USES

Subject Site	<u>Land Use</u> Industrial	<u>Comprehensive Plan</u> Industrial	<u>Zoning</u> PD
North	Railroad/Open Space	Open Space	CF*
South	Industrial	Industrial	PD
East	Industrial	Industrial	PGI**
West	Industrial	Industrial	PD

*CF-Community Facility – City of Elgin

**PGI-Planned General Industrial – City of Elgin

ZONING HISTORY

This property was annexed on July 29, 2003 by Ordinance #2003-101. Ordinance #2003-103 rezoned the property to PD (Planned Development) and granted the 186-acre Bluff City Industrial Park special use permits for a planned unit development and approved a Preliminary PUD Plan and General Site Plan. The planned unit development allows for light and heavy industrial uses including special uses for an asphalt plant, a concrete batch plant, a liquid asphalt facility, concrete and asphalt recycling operations and to continue the surface and deep subsurface mining operation.

The Preliminary PUD Plan and General Site Plan were amended by Ordinance #2016-90 to allow truck and trailer storage on the west side of Bluff City Industrial Park. Ordinance 2017-97 approved a Site/PUD Plan amendment for the Acton Mobile site within the Bluff City Industrial Park.

DISCUSSION

1. The approved Preliminary PUD Plan and General Site Plan for the 186-acre Bluff City Industrial Park identifies the subject property for a concrete and recycling operation. The petitioner is requesting to amend the Preliminary PUD Plan and General Site Plan to allow for wood products production and the outdoor storage of materials (logs, wood chips and mulch).
2. The petitioner is also requesting to amend Ordinance #2003-103 (Exhibit E-the Preliminary PUD Plan and Exhibit H-the General Site Plan) to reflect the proposed wood products production facility and associated outdoor storage areas. The acceptance of landscape waste and composting are not proposed for this site.
3. Special use permits are also being requested to allow wood products production and for the storage of uncontained bulk materials.
4. The Final PUD Plan for the 9.36-acre site identifies multiple material stockpiles (logs, wood chips, and mulch), a fabric storage enclosure, a portable toilet with wash station and vehicle/equipment parking.
5. The material stockpiles will not exceed 25-feet in height. The stockpile locations will be routinely moved; however, stockpiles must be setback a minimum of 15 feet from all property lines and 15-foot wide drive aisles will be maintained between all stockpiles. Each mulch stockpile will be completely reduced/removed annually so as not to decompose on the subject property.
6. The hours of operation are 6:00 am to 6:00 pm Monday-Saturday; however, noise generating activities (production equipment) will not occur before 7:00 am

during the week and 8:00 am on Saturdays to match the construction hours permitted in the village.

7. The Final PUD Plan identifies four (4) employee parking spaces and 30 truck/equipment parking areas at the southeast corner of the site. The site is not open to the public, therefore visitor parking is not required.
8. The existing 8-ft tall landscape berm provides screening from Gifford Road.
9. The existing 6-ft tall chain link fence on the property will remain along the east property line and moveable concrete blocks separate the property from the railroad right of way to the north. The properties to the west and south have existing fencing along the adjoining property lines.
10. The village's environmental consultant is currently reviewing the proposed use and will be submitting comments to the staff.

RECOMMENDATION

The staff recommends forwarding the petition to the Plan Commission for their review and to conduct the required public hearing.

kms/attachments

x:\comdev\mem2021\025_midwest compost_bcip_vbc.docx



February 3, 2021

President Kevin Wallace
Members of the Board of Trustees
Village of Bartlett
228 S Main Street
Bartlett, IL 60103

RECEIVED

FEB 04 2021

PLANNING & DEVELOPMENT
VILLAGE OF
BARTLETT

Re: Midwest Compost, LLC –Midwest Products Division
Northwest corner of Vulcan Boulevard and Gifford Road

Gentlemen:

I am the sole member (owner) and principal operating officer of Midwest Compost, LLC, an Wisconsin limited liability company (“**Petitioner**”). I have placed under contract to purchase from Bluff City, LLC an approximate 9.32-acre parcel of land (the “**Subject Property**”) immediately north and immediately adjacent to the Bluff City asphalt shingle recycling facility at the northwest corner of Vulcan Boulevard and Gifford Road in the Village of Bartlett. The purchase of this land is contingent upon obtaining the entitlements necessary for me to lawfully operate my business on the Subject Property. This correspondence is submitted to you as part of the Development Application which I have submitted for administrative processing with the consent of the land owner.

The Petitioner is filing a Development Application in order to seek a special use to permit the following activities on the Subject Property:

1. Amend the previously approved PUD site plan (Exhibit H) with the site plan attached to this application.
2. Approve a Special Use for outdoor production of wood chips (both colored and natural) and wood products; and
3. Approve a Special Use for the outdoor storage of uncontaminated materials (primarily wood mulch produced on-site, which will remain on-site for not more than 12 months¹, and materials purchased from others for re-sale (stone / sand / gravel).

As further explained below, the Petitioner will not be engaging in recycling or composting on the Subject Property.

All of these activities will be conducted outside, and no structures are intended to be erected other than one small, fabric buildings in which I intend to store certain equipment and supplies. Additionally, while there will be, at most, only one or two employees at the Subject Property at

¹ In most cases the mulch produced will be made to order, and will be shipped off-site within 30 days during the landscape season.

any one time, and even though we have another nearby facility, we plan to place a portable bathroom facility and a handwashing station on site.

The Subject Property is bounded along its entire southerly boundary by an asphalt shingle recycling center, making operations on the Subject Property not visible from Vulcan Blvd. The east boundary of the Subject Property is already fenced and screened from Gifford Road by an existing landscape berm. The north boundary of the Subject Property is adjacent to railroad tracks, and is physically separated from that right-of-way by movable concrete blocks. Finally, the entire west boundary of the Subject Property is adjacent to the ongoing Vulcan Materials operation.

Hours of operation on the Subject Property will be from 6:00 a.m. to 6:00 p.m. Monday through Saturday, except that we will not operate our production equipment before 7:00 a.m.

Please note that the Petitioner also operates a business on another site (in the City of Elgin) which engages in the acceptance of landscape waste materials for collection and transport to an operating compost facility in Hoffman Estates, Illinois (the "**Landscape Waste Transfer Facility**"). To be clear, the Petitioner will **not** be engaging in those activities on the Subject Property. Additionally, although its name suggests to the contrary, nowhere does the Petitioner engage in composting.

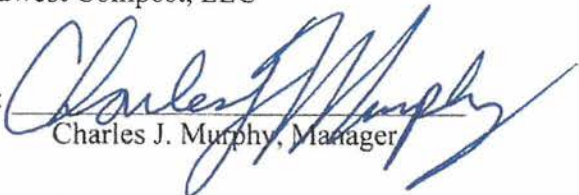
As noted above, the Subject Property is located adjacent to many other heavy manufacturing/construction and storage operations, and was previously used for the re-processing (pulverizing) of concrete waste for aggregate use. As such, our proposed activities will be compatible with surrounding uses.

The following attachments are enclosed in this Development Application in the order presented below:

- Attachment A - Village of Bartlett Development Application form
- Attachment B - Site Plan
- Attachment C - Site Legal Description
- Attachment D - Colorant Specifications

I respectfully request your approval of our petition so that we can begin operations as early as possible in 2021.

Very truly yours,
Midwest Compost, LLC

By: 
Charles J. Murphy, Manager



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only
Case # 2021-05
(Village Stamp)
RECEIVED
FEB 04 2021
PLANNING & DEVELOPMENT
VILLAGE OF
BARTLETT

PROJECT NAME Midwest Products Division Facility

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Midwest Compost, LLC-Midwest Prod. Div.

Street Address: 805 Manley Road

City, State: St. Charles, IL

Zip Code: 60174

Email Address: cmurphy@midwestcompostllc.com

Phone Number: 708-259-0202

Preferred Method to be contacted: Email

PROPERTY OWNER INFORMATION

Name: Bluff City, LLC

Street Address: 2250 Southwind Blvd.

City, State: Bartlett, Illinois

Zip Code: 60103

Phone Number: 630-497-9440

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

Date: February 2, 2021

ACTION REQUESTED (Please check all that apply)

- Annexation
 - PUD (preliminary)
 - PUD (final)
 - Subdivision (preliminary)
 - Subdivision (final)
 - Site Plan (please describe use: commercial, industrial, square footage): _____
 - Unified Business Center Sign Plan
 - Other (please describe) 2) Special use for wood chips and wood products production" and 3) outdoor storage of uncontaminated materials
- Text Amendment
 - Rezoning See Dropdown to See Dropdown
 - Special Use for: 1) Amend the PUD site plan (Exhibit H) for the described 9 acre site as shown
 - Variation: _____

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: North of 1920 Vulcan Blvd., Bartlett, IL

Property Index Number ("Tax PIN"/"Parcel ID"): the North part of 06-30-407-002

Zoning: Existing: PD
(Refer to Official Zoning Map)

Land Use: Existing: Industrial

Proposed: PD

Proposed: Industrial

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

Acreage: 9.32

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 Peter C. Bazos
1250 Larkin Ave., Suite 100, Elgin, IL 60123
847-742-8800 pbazos@bazosfreeman.com

Engineer _____

Other This application is for the use and benefit of the Midwest Products
Division of Midwest Compost, LLC.

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 Petitioner's intended special use is the outdoor production of wood chips (both colored and natural) and wood products, and the outdoor storage of uncontaminated materials (primarily wood chips produced on site) and materials purchased from others for re-sale (primarily stone / sand / gravel)

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

As shown on the attached site plan, the size and location Petitioner's proposed land uses and improvements, and its outdoor production and bulk storage areas are all compatible with adjacent and nearby 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.

As shown on the attached site plan, ingress and egress from the subject property to the adjacent public road, and the on-site vehicle circulation provides for safe and efficient traffic movement.

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

As shown on the attached site plan, there are sufficient areas to permit safe movement for pedestrians : note that this is not a business operation that will be frequented by individuals other than an occasional customer or truck driver.

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)

An aerial view of the subject property and surrounding properties demonstrates that this area is predominated by heavy industrial uses with a minimum of landscaping

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

As shown on the attached site plan, outdoor production and storage areas are appropriately fenced and screened from adjacent public rights-of-way

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 Petitioner's intended special uses of the Subject Property provide a necessary supply of certain products (much and aggregate products) to other businesses and, as such, is in the interest of the public convenience and will contribute to the general welfare of the neighborhood and the community.

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.

The Petitioner's intended special uses of the Subject Property will not be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity.

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 Petitioner's intended special uses of the Subject Property will conform to the regulations and conditions of the applicable sections of the Village Code.

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: Charles J. Murphy

DATE: February 2, 2021

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: Midwest Compost, LLC

ADDRESS: 805 Manley Road

St. Charles, IL 60174

PHONE NUMBER: 708-259-0202

EMAIL: cmurphy@midwestcompostllc.com

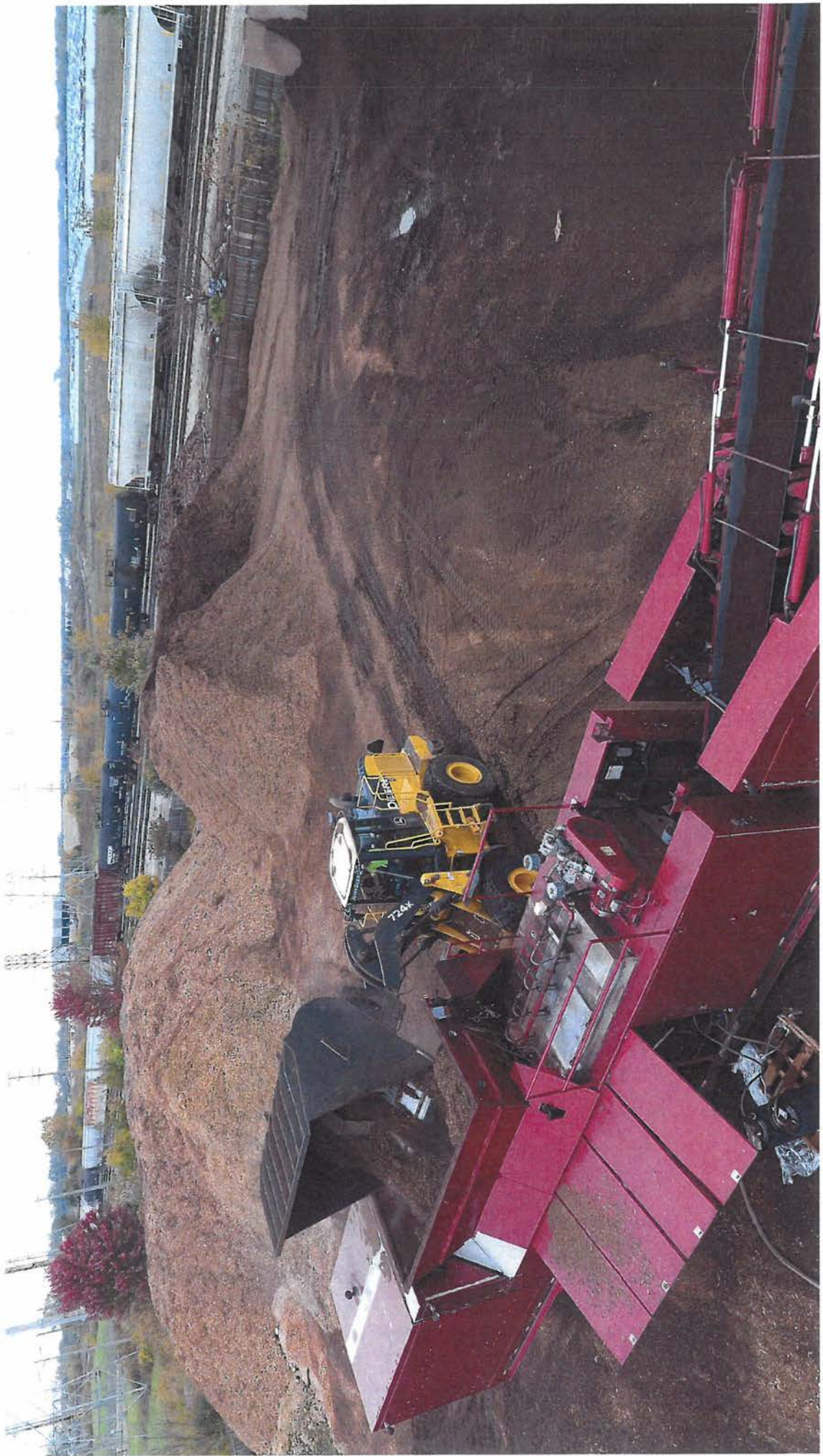
SIGNATURE: _____



DATE: February 2, 2021

Midwest Products Division

Midwest Products will accept clean wood materials (trees and logs) typically 2 inches in diameter or larger for the production of mulch products. Along with wood accepted, Midwest will also accept ground wood chips from municipalities (like Bartlett) and tree companies, to be blended with the ground wood materials for the production of mulch materials. All wood material will be run through a grinding machine for size reduction and classification for each mulch to then be sold. The various mulch classifications are typically, single ground mulch, double ground mulch, triple ground mulch and colored mulches. Once the wood material is sized, some of this material will be colored for ultimate sale. Ground material is loaded through a fully enclosed coloring machine where a water based colorant (MSDS for colorants attached) is applied as the material is augured through the fully enclosed coloring machine and discharged onto a conveyor to appropriate uncontaminated inventory piles as it is ready for loading in delivery vehicles to be delivered to our other material yards. The colorant has no ground contamination risk. All colorant is applied to the ground wood material as it is augured through the coloring machine. I am attaching a photo link to the coloring machine for information.





Location Map

#2021-05 Midwest Products Division Facility
 – Bluff City Industrial Park
 Amending the PUD Plan, Amending the
 Special Use for a PUD and Special Uses

2021



0 125 250 500
 Feet



ROUTE 25 QUARRY SITE · 186 ACRE PARCEL · PRELIMINARY P.U.D. PLAN

ABBOTT LAND AND INVESTMENT CORP.
 Commercial and Industrial Real Estate

KANE AND COOK COUNTY

RECEIVED
 COMMUNITY DEVELOPMENT
APR 28 2003
 VILLAGE OF
 BARTLETT



**LAND
 PLANNER**

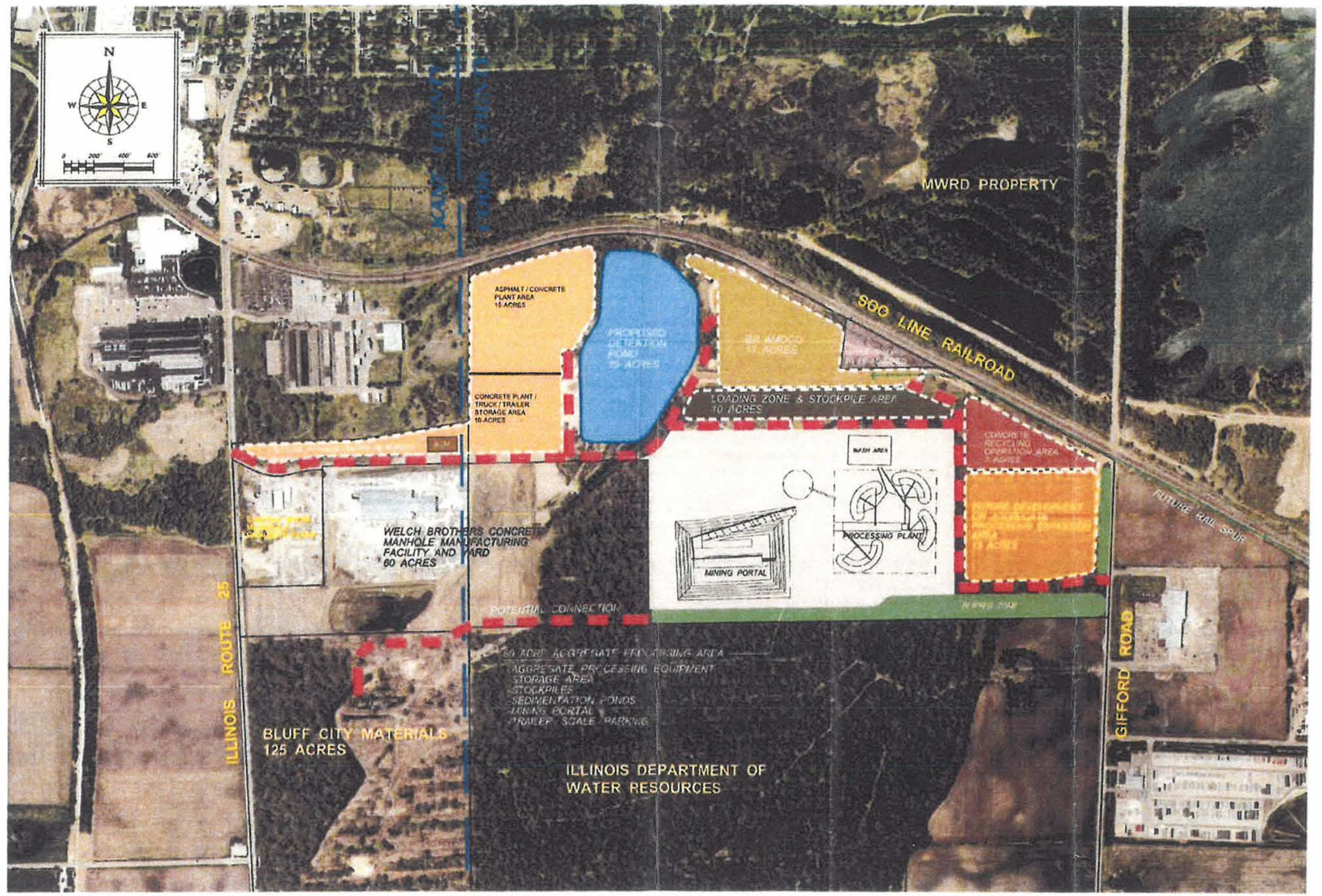
LAND VISION, INC.
 116 WEST MADY STREET, SUITE 208
 ST. CHARLES, IL 60174
 (630) 584-0591 FAX: (630) 584-0592

SHEET 1 OF 1

APRIL 23, 2003
 PREPARED BY LAND VISION, INC.
 CHECKED BY KANE COUNTY
 AND COOK COUNTY
 ENGINEER AND ARCHITECT



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MAR - 5 2021
PLANNING & DEVELOPMENT
VILLAGE OF
BARTLETT



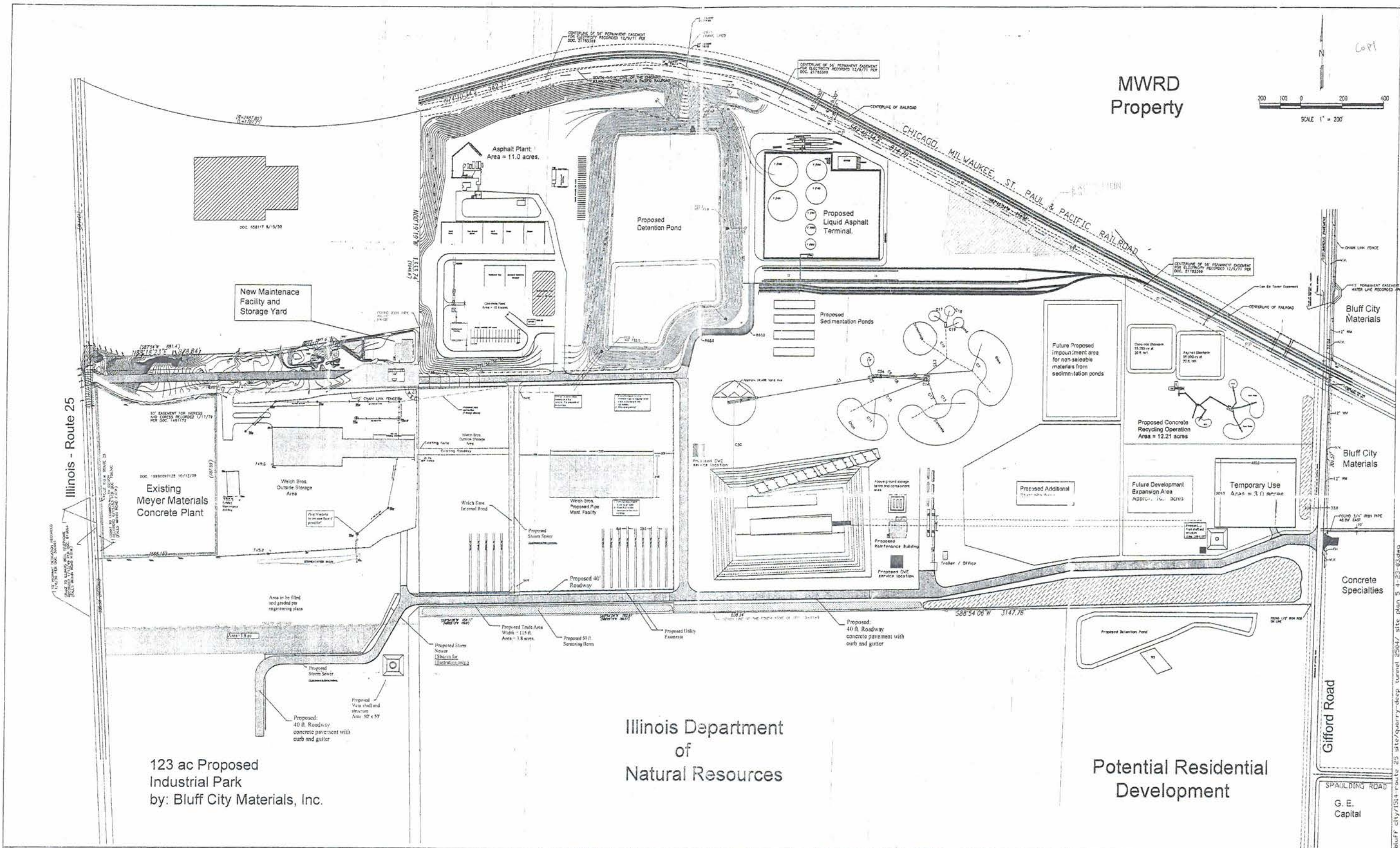
ROUTE 25 QUARRY SITE · 186 ACRE PARCEL PRELIMINARY P.U.D. PLAN

AROFF LAND AND INVESTMENT CORP.
 Development and Advice for Real Estate

KANE AND COOK COUNTY


 SHEET 1 OF 1
 DATE: 11/11/16
 SCALE: AS SHOWN
 PREPARED BY: [Name]
 CHECKED BY: [Name]
 DATE: 11/11/16
 PROJECT: [Name]
 SHEET: [Name]

GENERAL SITE PLAN
APPROVED BY 2003-103



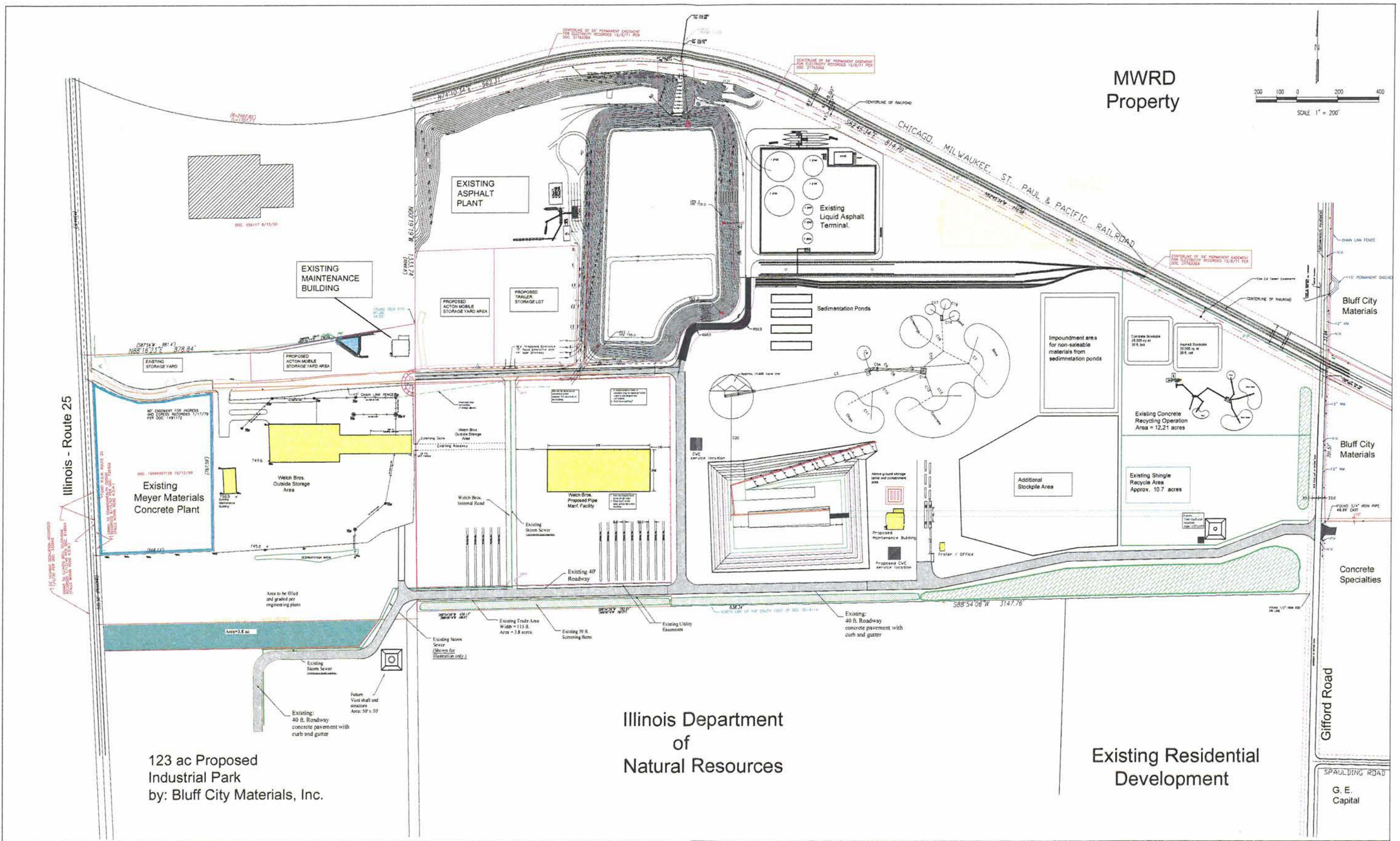
BLUFF CITY MATERIALS, INC.
2252 SOUTHWIND BOULEVARD
BARTLETT, ILLINOIS
PHONE: 630-497-8700 FAX: 630-497-9800

DATE	DESCRIPTION OF REVISION	BY	DATE	DESCRIPTION OF REVISION	BY
4/23/03	Vacant revise plant layout / shorten RR spur	MSD	DESIGNED	MSD	Location
4/7/03	Gifford Road entrance alignment / road width	MSD	DRAWN	MSD / JM	
4/3/03	Road location / Welch site change / Rail Spur layout	MSD	APPROVED		
5/9/03	Temporary Use	MSD			
5/9/03	Concrete recycling plant/quarry layout/roadway-40'	MSD			
3/7/03	Asphalt Plant Site	MSD			
3/7/03	Revised Detention Pond	AS	DATE	10-02-02	Title
04/12/03	Open Cut revision - Access ramp from	MSD	SCALE	1"=200'	General Site Plan

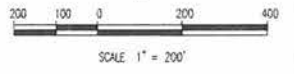
Route 25 Industrial Park
General Site Plan

SHEET
1 OF 1
PROJECT NUMBER: 2504
FILE: BLM / Route 25 - 1314
DEEP TUNNEL / SITE PLAN 5 3-3-03

PREVIOUSLY APPROVED
EXHIBIT H



MWRD Property



123 ac Proposed Industrial Park by: Bluff City Materials, Inc.

Illinois Department of Natural Resources

Existing Residential Development

BLUFF CITY MATERIALS, INC.
2252 SOUTHWIND BOULEVARD
BARTLETT, ILLINOIS
PHONE: 630-497-8700 FAX: 630-497-9800

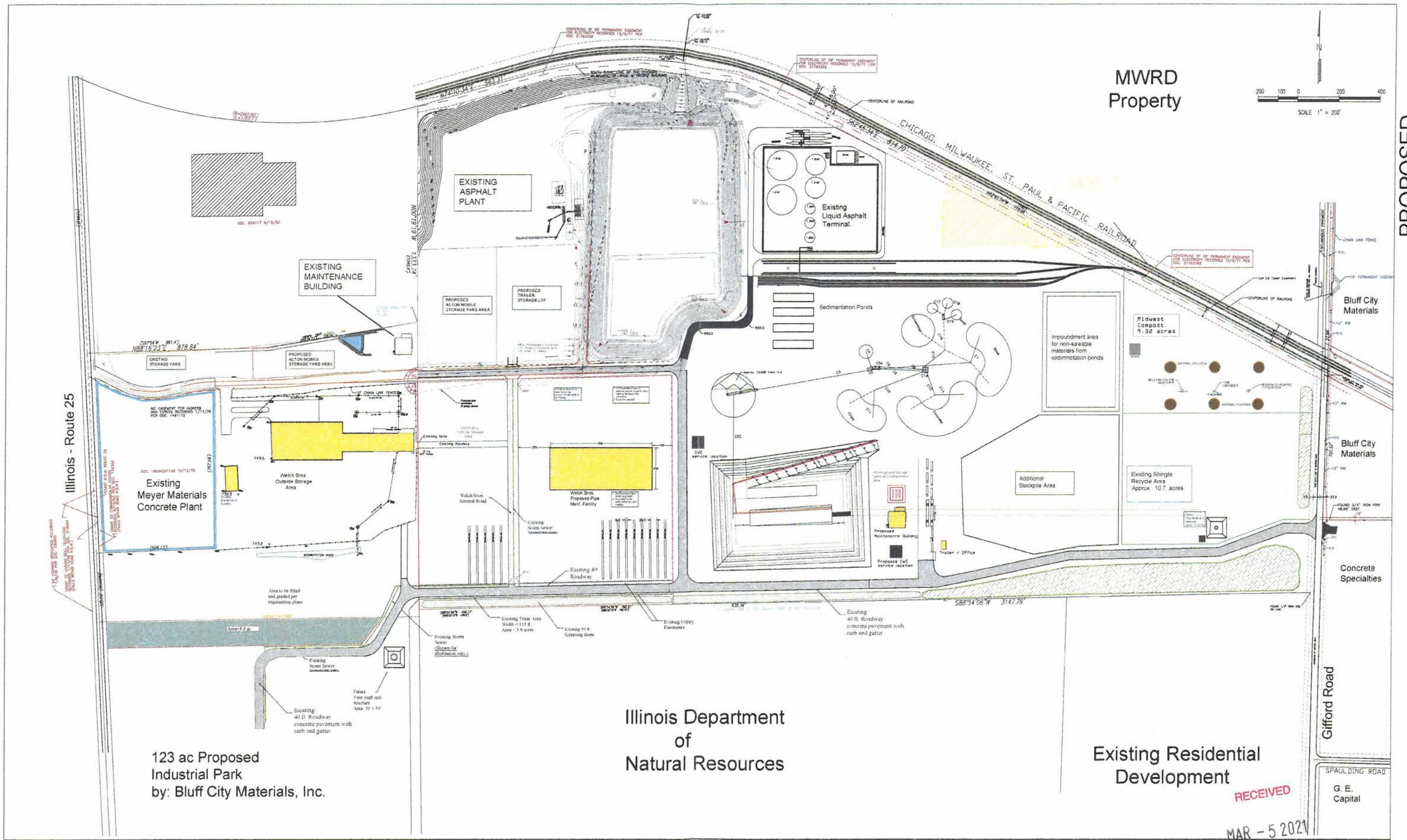
DATE	DESCRIPTION OF REVISION	BY	DATE	DESCRIPTION OF REVISION	BY
4/23/03	Vulcan revise plant layout / shorten RR spur	MSD			
4/7/03	Gifford Road entrance alignment / road width	MSD			
4/3/03	Road location / Welch Site change / Rail Spur layout	MSD			
4/1/03	Road changes / BP Amoco site rotated	MSD			
3/22/03	Road / Welch Site / Rail Spur	MSD			
1/13/03	Detention Pond - Bar Mackie Consultants	MSD			
1/13/03	Open Cut revised - Access ramp down	MSD			

DESIGNED MSD
DRAWN MSD / IM
APPROVED
DATE 10-02-02
SCALE 1"=200'

Location
Route 25 Industrial Park
Title
General Site Plan

SHEET 1 OF 1
PROJECT NUMBER 2504
FILE BOM/Route 25-1914 SITE-NEW
KEEP FOLDER / SITE PLAN 5-5-03

Small vertical text at the bottom right corner, likely a project or drawing number.



123 ac Proposed Industrial Park
by: Bluff City Materials, Inc.

Illinois Department
of
Natural Resources

Existing Residential
Development

RECEIVED
MAR - 5 2021

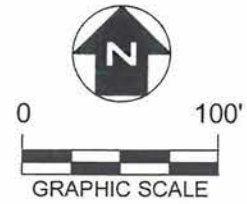
BLUFF CITY MATERIALS, INC.
2252 SOUTHWIND BOULEVARD
BARTLETT, ILLINOIS
PHONE: 630-497-8700 FAX: 630-497-9800

DATE	DESCRIPTION OF REVISION	BY	DATE	DESCRIPTION OF REVISION	BY
3/5/2021	MIDWEST COMPOST		4/23/03	Vulcan revise plant layout / shorten RR spur	MSD
11/17/2016	ACTON MOBILE ADDITION		4/7/03	Gifford Road entrance alignment / road width	MSD
5/9/03	Temporary Use	AKG	4/3/03	Road location / Welch Site change / Rail Spur layout	MSD
5/5/03	Concrete recycling plant/quarry layout/roadway-40'	MSD	4/1/03	Road changes / BP Anoco site rotated	MSD
3/1/03	Asphalt Plant Site	MSD	3/22/03	Road / Welch Site / Rail Spur	MSD
5/1/03	Revised Detention Pond	AS	1/13/03	Detention Pond - Per Mackie Consultants	MSD
			1/13/03	Open Cut revised - Access ramp down	MSD

DESIGNED	MSD	Location
DRAWN	MSD / JM	Route 25 Industrial Park
APPROVED		General Site Plan
DATE	10-02-02	Title
SCALE	1"=200'	

PLANNING & DEVELOPMENT
VILLAGE OF
BARTLETT
PROJECT NUMBER: 2504
FILE #2007-05-1014 SITE-NEW
DEEP TUNNEL / SITE PLAN 5-5-03

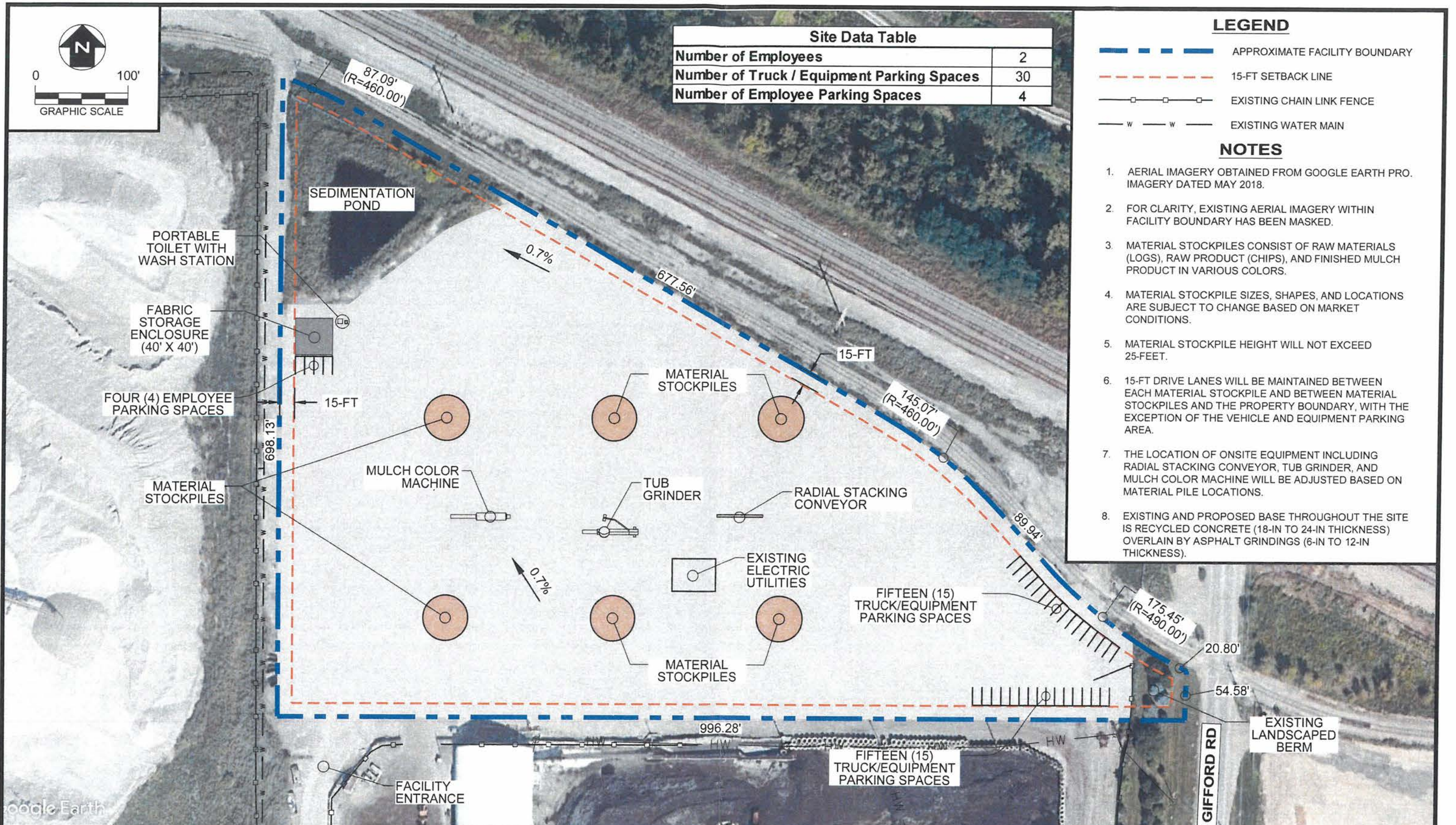
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Site Data Table	
Number of Employees	2
Number of Truck / Equipment Parking Spaces	30
Number of Employee Parking Spaces	4

- LEGEND**
- APPROXIMATE FACILITY BOUNDARY
 - 15-FT SETBACK LINE
 - EXISTING CHAIN LINK FENCE
 - EXISTING WATER MAIN

- NOTES**
1. AERIAL IMAGERY OBTAINED FROM GOOGLE EARTH PRO. IMAGERY DATED MAY 2018.
 2. FOR CLARITY, EXISTING AERIAL IMAGERY WITHIN FACILITY BOUNDARY HAS BEEN MASKED.
 3. MATERIAL STOCKPILES CONSIST OF RAW MATERIALS (LOGS), RAW PRODUCT (CHIPS), AND FINISHED MULCH PRODUCT IN VARIOUS COLORS.
 4. MATERIAL STOCKPILE SIZES, SHAPES, AND LOCATIONS ARE SUBJECT TO CHANGE BASED ON MARKET CONDITIONS.
 5. MATERIAL STOCKPILE HEIGHT WILL NOT EXCEED 25-FEET.
 6. 15-FT DRIVE LANES WILL BE MAINTAINED BETWEEN EACH MATERIAL STOCKPILE AND BETWEEN MATERIAL STOCKPILES AND THE PROPERTY BOUNDARY, WITH THE EXCEPTION OF THE VEHICLE AND EQUIPMENT PARKING AREA.
 7. THE LOCATION OF ONSITE EQUIPMENT INCLUDING RADIAL STACKING CONVEYOR, TUB GRINDER, AND MULCH COLOR MACHINE WILL BE ADJUSTED BASED ON MATERIAL PILE LOCATIONS.
 8. EXISTING AND PROPOSED BASE THROUGHOUT THE SITE IS RECYCLED CONCRETE (18-IN TO 24-IN THICKNESS) OVERLAIN BY ASPHALT GRINDINGS (6-IN TO 12-IN THICKNESS).



REV. NO.	DATE	DESCRIPTION
REV. 3	MAR. 2021	ADDRESS VILLAGE COMMENTS
REV. 2	JAN. 2021	UPDATE TITLE, NOTES, CALLOUTS
REV. 1	JAN. 2021	ADDED PORTABLE STORAGE BLDG

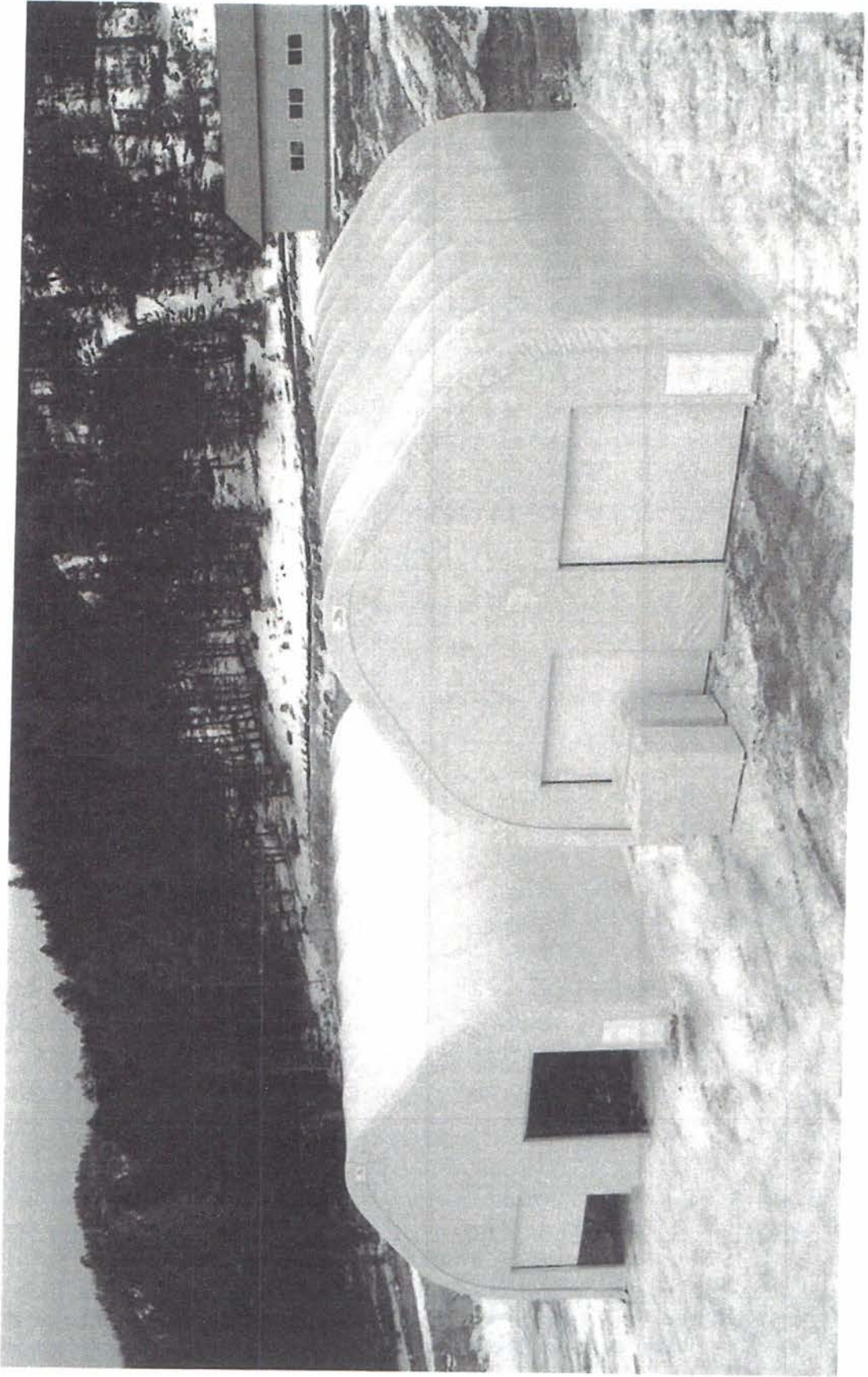


**MIDWEST PRODUCTS DIVISION
BARTLETT, ILLINOIS**

**FIGURE 2
PUD PLAN**

RECEIVED
MAR - 5 2021
PLANNING & DEVELOPMENT
VILLAGE OF BARTLETT

DRAWN BY:	SJL	APPROVED BY:	MNF	PROJ. NO.:	631220050	DATE:	MAR 2021
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 CREST SIGNS
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 TOLSON, IOWA 50250
 (515) 281-1111
 WWW.CRESTSIGNS.COM

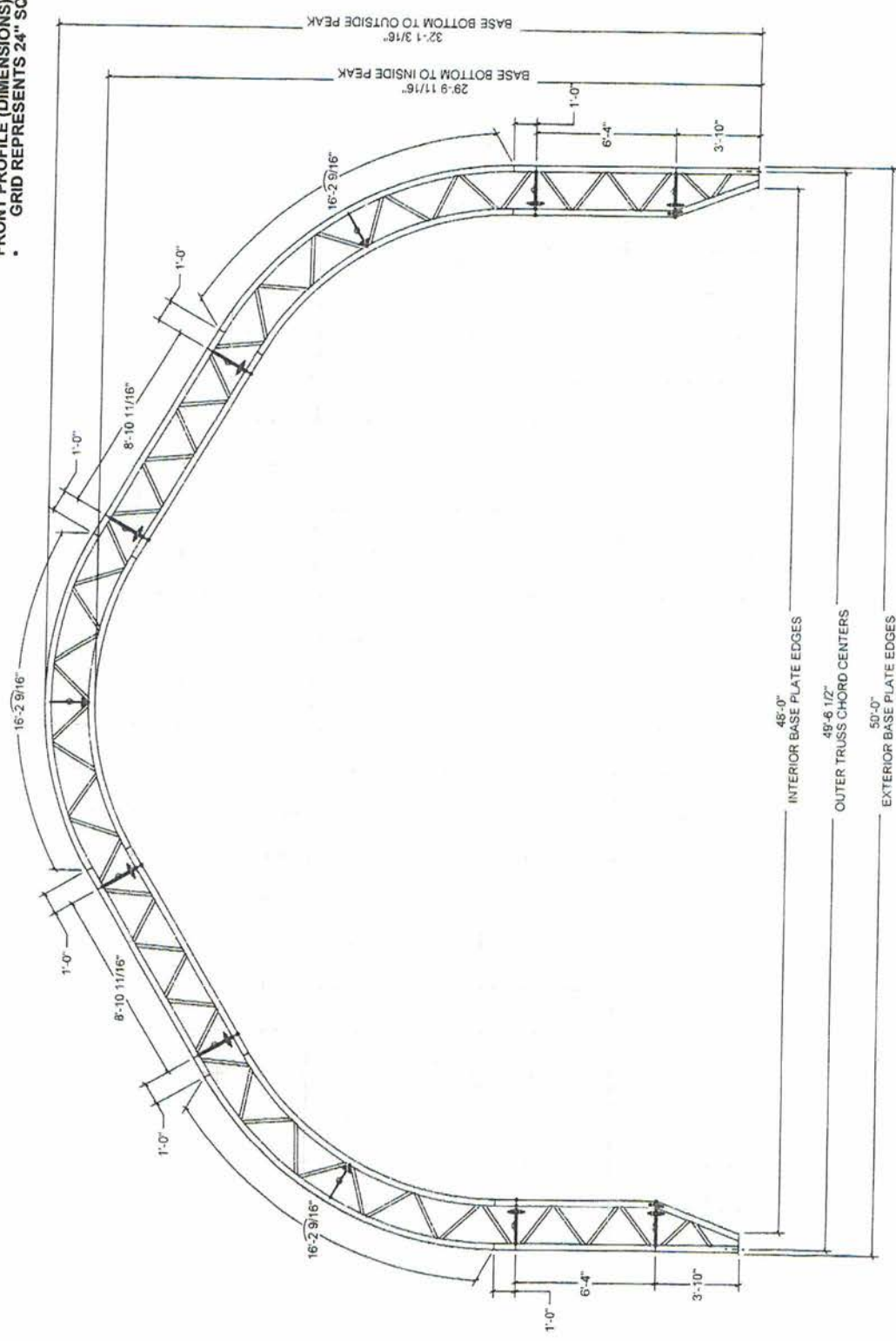
ORDER # _____
 CUSTOMER # _____

DATE: 11/11/16	BY: [Signature]
DATE: 11/11/16	BY: [Signature]
DATE: 11/11/16	BY: [Signature]
DATE: 11/11/16	BY: [Signature]
DATE: 11/11/16	BY: [Signature]

PROJECT #	PROJECT NAME
DATE	BY
DESCRIPTION	DATE

NO.	BY	DATE
1		
2		
3		
4		
5		

FRONT PROFILE (DIMENSIONS)
 . GRID REPRESENTS 24" SQUARES



OVER-THE-TOP: 92'-9 1/16" (1,113 1/16")

SHEET: E1-1.0



Agenda Item Executive Summary

Item Name Brush Collection Discussion Committee or Board Committee

BUDGET IMPACT

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

EXECUTIVE SUMMARY

At the March 2, 2021 Village Board meeting staff was instructed to look at different options for brush pickup.

Attached please find a PowerPoint showing several options that we looked at based on discussions we had with other municipalities and how they manage brush collection. We included some estimated costs for the various options for your review and comparison.

ATTACHMENTS (PLEASE LIST)

Memo, PowerPoint

ACTION REQUESTED

- ✓ For Discussion Only
- Resolution
- Ordinance
- Motion:

Staff: Dan Dinges, Director of Public Works Date: 3/9/2021

Memo

To: Paula Schumacher, Village Administrator
From: Dan Dinges, Director of Public Works
Subject: **Brush Collection Discussion**
Date: March 9, 2021

At the March 2, 2021 Village Board meeting staff was instructed to look at different options for brush pickup.

Attached please find a PowerPoint showing several options that we looked at based on discussions we had with other municipalities and how they manage brush collection. We included some estimated costs for the various options for your review and comparison.

Current Brush Program-Option 1

- Weekly collection with garbage & recycling through Groot
- Must be bundled
- \$0.51/month or \$6.12/year per household
- The first year of the program we received many calls but last year we received minimal complaints about program and only issued 5 letters notifying residents of improper brush piles which were removed once notified.

Option 2 – Trees-R-Us Contract

- Eliminate Groot brush collection – reduces Homeowner’s Groot bill by \$0.51/month or \$6.12/year and extends Groot contract 2 years with no increase the 1st year and max. 3% increase the 2nd year.
- Trees-R-Us contract includes 1 collection per month May-Nov, no bundling (2A)
 - Cost is ~\$1.70/month or \$20.40/year (Based on Ave. Home value of \$300k)
 - Less Groot savings = \$1.19/month or \$14.28/year
 - Could keep both programs (2B) – cost \$2.21/month or \$26.52/year

Option 3 – Groot with Spring & Fall Collection

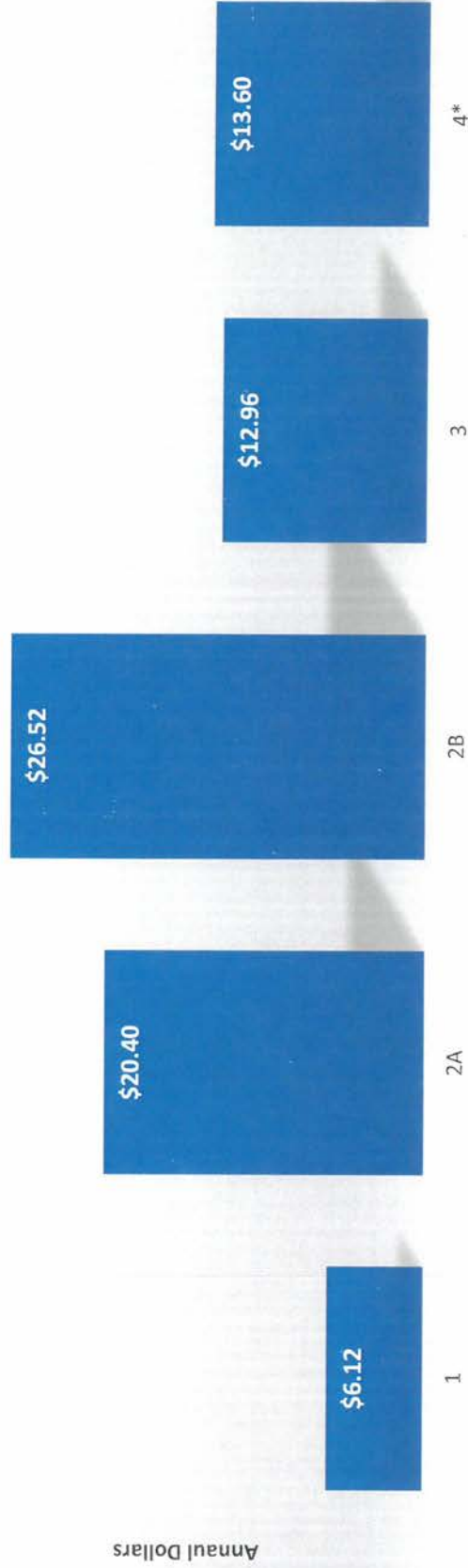
- Keep Groot weekly brush program
- Village contractor collect unbundled brush 1 time in spring & 1 time in fall
- This allows homeowners that have a large amount of brush 2 opportunities to dispose of during the year
- Hiring a contractor for 2 pickups: ~\$86k total (\$43k/collection)
- Cost = \$6.12/year + ~\$6.84/year = ~\$12.96 /year (~\$1.08/month)
- Minimal impact to Public Works budget and infrastructure maintenance

Option 4 – Village Brush Collection

- Eliminate Groot brush program – savings of \$0.51/month, \$6.12/year
- Village crews collect brush 1 collection per month May – November
- No bundling
- Purchase chipper or grapple truck (\$75k - \$150k+)
- Would require contracting out numerous items to maintain current infrastructure maintenance quality regarding sidewalk repairs, storm sewer maintenance, tree trimming, pavement patching, etc. (\$200k+)
- 3-4 Temporary Help – would likely require 30-40 hrs per week to find people interested (est. \$50k-60k/year)
- Requires a full time employee to oversee temp. help

Annual Cost per Household

Cost per Household



*Did not include cost of contracting out to maintain current infrastructure maintenance levels