

**VILLAGE OF BARTLETT**

**COMMITTEE AGENDA**

**SEPTEMBER 21, 2021**

**BUILDING & ZONING, CHAIRMAN HOPKINS**

Special Use Permit for Liquor Store at 955 S. Route 59

**FINANCE & GOLF, CHAIRMAN DEYNE**

Sewer Rate Increases Review



# Agenda Item Executive Summary

Item Name      Liquor Store (955 S. Route 59) Special Use for  
Package Liquor Sales      Committee  
or Board      Committee

## BUDGET IMPACT

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

## EXECUTIVE SUMMARY

The petitioner is requesting a Special Use Permit to sell packaged beer, wine, and liquor in a proposed liquor store to be located at 955 S. Rt. 59 in the B-3 (Neighborhood Shopping) Zoning District (Apple Valley Center).

## ATTACHMENTS (PLEASE LIST)

PDS memo, applicant cover letter, application, location map, and floor plan

## ACTION REQUESTED

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

Staff:      Roberta Grill, Planning and Development Services  
Director

Date:      8/27/2021

**PLANNING AND DEVELOPMENT SERVICES MEMORANDUM**

**21-89**

DATE: August 27, 2021  
TO: Paula Schumacher, Village Administrator  
FROM: Roberta Grill, Planning & Development Services Director *RG*  
RE: **(#21-11) Liquor Store (955 S. Route 59) Special Use for Package Liquor Sales**

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**PETITIONER**

Dharmendra Vadnerkar

**SUBJECT SITE**

955 S. Route 59 (Apple Valley Center)

**REQUESTS**

**Special Use Permit** to sell package liquor (beer, wine, and liquor)

**SURROUNDING LAND USES**

	<b><u>Land Use</u></b>	<b><u>Comprehensive Plan</u></b>	<b><u>Zoning</u></b>
<b>Subject Site</b>	<b>Commercial</b>	<b>Commercial</b>	<b>B-3</b>
North	Commercial	Commercial	B-3
South	Commercial	Commercial	B-2 PUD
East	Single-Family	Suburban Residential	SR-4
West	Commercial	Commercial	B-4

**ZONING HISTORY**

The southern portion of this property was annexed into the village in 1963 by Ordinance #1963-02 and subsequently zoned Commercial. The property was then rezoned SR-1, Suburban Residence District as a part of the 1978 comprehensive rezoning. The northern portion of this property was annexed into the village by Ordinance #1984-53 and subsequently rezoned from ER-1, Estate Residence District to SR-1 Suburban Residence District by Ordinance #1984-54. The property was later re-subdivided as a part of the Apple Valley Center Subdivision established by Ordinance #2001-82 and rezoned to the B-3, Neighborhood Shopping District.

## DISCUSSION

1. The petitioner is requesting a **Special Use Permit** to sell packaged beer, wine, and liquor in a packaged liquor store in the B-3 (Neighborhood Shopping) Zoning District.
2. The proposed liquor store will also sell tobacco products and limited food items.
3. The proposed liquor store will occupy the unit of the Apple Valley Center between The Dogfather and Edible Arrangements.
4. The proposed hours of operation will be in accordance with the Class C Extended liquor license; 8:00 AM to 12:00 Midnight Sunday through Thursday and 8:00 AM to 1:00 AM on Friday and Saturday.

## RECOMMENDATION

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

A copy of the plans and background information are attached for your review.

djk/attachments  
x:\comdev\mem2021\089\_liquor store\_955 route 59\_vbc.docx





VILLAGE OF BARTLETT  
SPECIAL USE PERMIT APPLICATION

For Office Use Only  
Case # 2021-11  
RECEIVED  
PLANNING & DEVELOPMENT  
JUL 01 2021  
VILLAGE OF  
BARTLETT

PROJECT NAME Liquor store

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: DHARMENDRA VADNERKAR

Street Address: 3243 DORA ST

City, State: FRANKLIN PARK, IL Zip Code: 60131

Email Address: [REDACTED] Phone Number: [REDACTED]

Preferred Method to be contacted See Dropdown

PROPERTY OWNER INFORMATION

Name: Apple Valley Partners, LLC

Street Address: 955 S Route 59

City, State: Bartlett, IL Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_

OWNER'S SIGNATURE: D. Vadnerkar Date: \_\_\_\_\_  
(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.)

PACKAGED LIQUOR SALES

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**PROPERTY INFORMATION**

**Common Address/General Location of Property:** \_\_\_\_\_

**Property Index Number ("Tax PIN"/"Parcel ID"):** \_\_\_\_\_

**Acreage:** \_\_\_\_\_

**Zoning:** \_\_\_\_\_  
(Refer to Official Zoning Map)

**Land Use:** See Dropdown \_\_\_\_\_

**Comprehensive Plan Designation for this Property:** See Dropdown \_\_\_\_\_  
(Refer to Future Land Use Map)

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

**Attorney** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Engineer** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**Other** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

## 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.

Yes, we are excited to work with Community and Committed to provide best services for people's convenience responsibly, responsibly

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.

I agree with village ordinance, such use will not detrimental any under Circumstances.

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.

I agree and follows regulation and condition specified in title use and conditions made by authorities and by Village Board of Trustees







IL RT 59

APPLE VALLEY DR



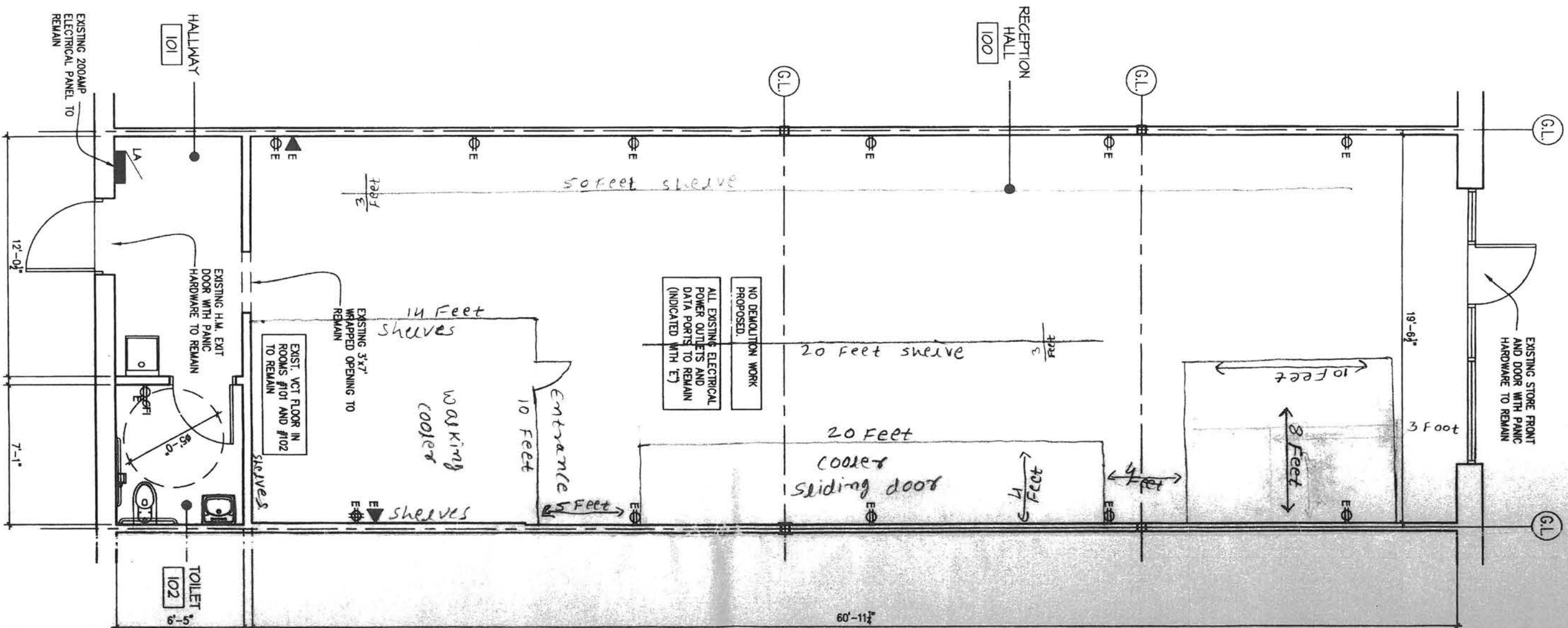
# Location Map

955 S. Route 59

2021



0 20 40 80 US Feet



1
2
3

NORTH  
 1/4"=1'-0"  
**EXISTING FLOOR PLAN WITH ELECTRICAL INFO**

0    2    4    8



# Agenda Item Executive Summary

Item Name Sewer Rate Increases Review Committee or Board Committee

## BUDGET IMPACT

Amount: N/A Budgeted N/A

List what fund Sewer Fund

## EXECUTIVE SUMMARY

Sewer rates were reviewed during the budget process this last spring. It was noted then that increases would be required to pay the debt service on the estimated \$37 million IEPA loan for the Bittersweet WWTP project beginning in the fall of 2023 and for bonds issued in 2019 to fund the Cook County excess flow facility project. These rate increases are required to be approved as a condition of the IEPA loan approval process. Sewer rates were last increased effective with the May 1, 2019 bills. This was the second year of a three-year rate increase plan to fund capital improvements. The third year of three planned increases scheduled to be effective with the May 1, 2020 bills was postponed due to the pandemic. The increases were for infrastructure improvements required at the wastewater treatment facility in DuPage County, the excess flow facility in Cook County, and for other rehabilitation projects throughout the collection system. Rate increases are planned to be phased in over the next four years.

## ATTACHMENTS (PLEASE LIST)

Memo, rate comparison chart, balance projections

## ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion:

Staff: Todd Dowden, Finance Director

Date: 09/13/21

# Village of Bartlett

## Finance Department Memo

### 21-14

**DATE:** September 13, 2021

**TO:** Paula Schumacher, Village Administrator

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

**SUBJECT:** Sewer Rate Increases

Sewer rates were reviewed during the budget process this last spring. It was noted then that increases would be required to pay the debt service on the estimated \$37 million IEPA loan for the Bittersweet WWTP project beginning in the fall of 2023 and for bonds issued in 2019 to fund the Cook County excess flow facility project. These rate increases are required to be approved as a condition of the IEPA loan approval process. Sewer rates were last increased effective with the May 1, 2019 bills. This was the second year of a three-year rate increase plan to fund capital improvements. The third year of three planned increases scheduled to be effective with the May 1, 2020 bills was postponed due to the pandemic. The increases were for infrastructure improvements required at the wastewater treatment facility in DuPage County, the excess flow facility in Cook County, and for other rehabilitation projects throughout the collection system.

Rate increases are planned to be phased in over the next four years. The extra time to increase the rates will be made possible by using \$2 million of American Rescue Plan Act (ARPA) funds towards the sewer rehabilitation program over the next three years. An estimated additional \$475,000 of revenue will be generated by each annual increase. Cook County rates would be increased by 5.1%, 4.8%, 4.6%, and 4.4% over the four years and DuPage County rates would be increased by 8.6%, 7.9%, 7.3%, and 6.8%. The rates are structured in a way that the Cook County excess flow project is being funded by Cook County residents/customers while the Bittersweet WWTP and the 2014 IEPA loan for WWTP improvements are being funded by DuPage County residents/customers.

The fund's cash balance at 4/30/22 is estimated to be \$3,589,348. The balance is projected to be over the minimum policy balance by \$2,438,497. The cash balance surplus would be reduced over the next four years to an estimated \$1,834,143, which would be about \$50,000 over the minimum balance at 4/30/26.

Below is a chart that shows the impact of the future estimated sewer rate increases on a monthly bill for 6,000 gallons of water. The total monthly increase would be \$5.00 in Cook County and \$14.88 in DuPage County. There is no increase proposed for Kane County due to the lack of infrastructure improvements required.

<b>Impact of increase on Monthly Bill Fiscal 22/23</b>									
	<b>Cook County</b>			<b>DuPage County</b>			<b>Kane County</b>		
	Current	Estimate	Change	Current	Estimate	Change	Current	Estimate	Change
Sewer	\$24.53	\$25.78	\$1.25	\$43.24	\$46.96	\$3.72	\$19.19	\$19.19	\$0.00
	Percent Change		5.1%	Percent Change		8.6%	Percent Change		0.0%
<b>Impact of increase on Monthly Bill Fiscal 23/24</b>									
	<b>Cook County</b>			<b>DuPage County</b>			<b>Kane County</b>		
	Prior	Estimate	Change	Prior	Estimate	Change	Prior	Estimate	Change
Sewer	\$25.78	\$27.03	\$1.25	\$46.96	\$50.68	\$3.72	\$19.19	\$19.19	\$0.00
	Percent Change		4.8%	Percent Change		7.9%	Percent Change		0.0%
<b>Impact of increase on Monthly Bill Fiscal 24/25</b>									
	<b>Cook County</b>			<b>DuPage County</b>			<b>Kane County</b>		
	Prior	Estimate	Change	Prior	Estimate	Change	Prior	Estimate	Change
Sewer	\$27.03	\$28.28	\$1.25	\$50.68	\$54.40	\$3.72	\$19.19	\$19.19	\$0.00
	Percent Change		4.6%	Percent Change		7.3%	Percent Change		0.0%
<b>Impact of increase on Monthly Bill Fiscal 25/26</b>									
	<b>Cook County</b>			<b>DuPage County</b>			<b>Kane County</b>		
	Prior	Estimate	Change	Prior	Estimate	Change	Prior	Estimate	Change
Sewer	\$28.28	\$29.53	\$1.25	\$54.40	\$58.12	\$3.72	\$19.19	\$19.19	\$0.00
	Percent Change		4.4%	Percent Change		6.8%	Percent Change		0.0%

Attached is a rate sheet comparing the Village to other communities and fund balance projections using the estimated rate increases.

## Sewer Rate Comparisons FY 21/22

Sewer		
Monthly Bill Based on Usage of 6,000 Gallons		
Rank	Municipality	Bill (\$)
1	Wood Dale	72.78
2	Bensenville	52.44
4	Glen Ellyn	46.08
<b>3</b>	<b>Bartlett-DuPage</b>	<b>43.24</b>
5	Elmhurst	43.02
6	Glendale Heights	43.00
7	Addison	42.54
8	Crystal Lake	40.05
9	West Chicago	36.66
10	Roselle-DuPage	36.60
11	Lombard	36.36
12	Geneva	34.32
13	Hanover Park-DuPage	33.42
14	Wheeling	28.62
16	Bloomington	26.76
<b>15</b>	<b>Bartlett-Cook</b>	<b>24.53</b>
18	Roselle-Cook	19.50
<b>17</b>	<b>Bartlett-Kane</b>	<b>19.19</b>
19	Elgin	14.49
20	Schaumburg	13.44
21	Hanover Park-Cook	12.42
22	Hoffman Estates	9.78
23	Streamwood**	N/A
24	Lake Zurich**	N/A
25	Elk Grove Village**	N/A

\*\*Combined Water/Sewer Rate, Not Individual

Last Updated: 3/3/2021

**VILLAGE OF BARTLETT 2022/23  
SEWER FUND BALANCE PROJECTIONS**

Fund Balance Projections		Fund Balance Policy			
04/30/21 Cash Balance	2,776,025	*Cash balance does not include bond proceeds			
<b>2021-22 Budget</b>					
Charges for Services	6,135,000	<b>Minimum Balance</b>	<b>Maximum Balance</b>		
Connection Fees	80,000	25% of Operating Expenditures	978,089	35% of Operating Expenditures	1,369,324
Interest Income	2,000	Equipment Reserve		Equipment Reserve	0
Misc	20,500,000	25% of Annual Loan Payments	172,763	25% of Annual Loan Payments	172,763
Total Revenue	<u>26,717,000</u>	Minimum Balance	<u>1,150,852</u>	Maximum Balance	<u>1,542,087</u>
Operating	3,912,354				
Capital Projects	800,273	\$500,000 rehabilitation, \$225K lift station, \$75,273 plan update			
Devon Excess Flow	3,750,000				
Bittersweet WWTP	16,750,000				
Devon Debt(\$8.5)	553,900				
IEPA Debt 2014	137,150				
Total Expenditures	<u>25,903,677</u>				
Excess (Deficiency)	813,323				
<b>04/30/22 Estimated Balance</b>		<b>Over (Under) Minimum</b>	<b>2,438,497</b>	<b>Over (Under) Maximum</b>	<b>2,047,262</b>
<b>2022-23 Projected</b>					
Charges for Services	6,610,000	<b>Minimum Balance</b>	<b>Maximum Balance</b>		
Connection Fees	80,000	25% of Operating Expenditures	1,007,431	35% of Operating Expenditures	1,410,404
Interest Income	2,000	Equipment Reserve		Equipment Reserve	0
Miscellaneous	20,700,000	25% of Annual Loan Payments	173,263	25% of Annual Loan Payments	173,263
Total Revenue	<u>27,392,000</u>	Minimum Balance	<u>1,180,694</u>	Maximum Balance	<u>1,583,667</u>
Operating	4,029,725	\$475,000 additional revenue, \$500K recovery			
Capital Projects	2,477,530	\$1,000,000 rehabilitation, \$1.4M lift station, \$77,530 plan update			
Devon Excess Flow	4,450,000				
Bittersweet WWTP	16,950,000	\$1.2 million from fund balance			
Devon Debt(\$8.5M)	555,900				
IEPA Debt 2014	137,150				
Total Expenditures	<u>28,600,305</u>				
Excess (Deficiency)	(1,208,305)				
<b>04/30/23 Estimated Balance</b>		<b>Over (Under) Minimum</b>	<b>1,200,350</b>	<b>Over (Under) Maximum</b>	<b>797,377</b>



**VILLAGE OF BARTLETT 2022/23  
SEWER FUND BALANCE PROJECTIONS**

Fund Balance Projections		Fund Balance Policy		
<b>2023-24 Projected</b>				
Charges for Services	7,085,000	<b>Minimum Balance</b>		<b>Maximum Balance</b>
Connection Fees	80,000	25% of Operating Expenditures	1,037,654	35% of Operating Expenditures
Interest Income	2,000	Equipment Reserve		Equipment Reserve
Miscellaneous	3,750,000	25% of Annual Loan Payments	681,075	25% of Annual Loan Payments
Total Revenue	<u>10,917,000</u>	Minimum Balance	<u>1,718,729</u>	Maximum Balance
Operating	4,150,617	Added 3% to prior yr		\$475,000 additional revenue, \$1M recovery
Capital Projects	4,129,857	\$1M rehabilitation, \$300K lift station, \$2.75M WWTP, \$79,857 plan update		
Devon Debt(\$8.5M)	557,150			
WWTP (\$37M)	2,030,000	\$2.03M estimated annual payment starting fall of 2023		
IEPA Debt 2014	<u>137,150</u>			
Total Expenditures	<u>11,004,774</u>			
Excess (Deficiency)	(87,774)			
<b>04/30/24 Estimated Balance</b>		<b>Over (Under) Minimum</b>	<b>574,540</b>	<b>Over (Under) Maximum</b>
	<b>2,293,269</b>			<b>159,478</b>
<b>2024-25 Projected</b>				
Charges for Services	7,560,000	<b>Minimum Balance</b>		<b>Maximum Balance</b>
Connection Fees	80,000	25% of Operating Expenditures	1,068,784	35% of Operating Expenditures
Interest Income	2,000	Equipment Reserve		Equipment Reserve
Miscellaneous	500,000	25% of Annual Loan Payments	679,950	25% of Annual Loan Payments
Total Revenue	<u>8,142,000</u>	Minimum Balance	<u>1,748,734</u>	Maximum Balance
Operating	4,275,136	Added 3% to prior yr		\$475,000 additional revenue, \$500K recovery
Capital Projects	1,300,000	\$1M rehabilitation, \$300K lift station		
Devon Debt(\$8.5M)	552,650			
WWTP (\$37M)	2,030,000			
IEPA Debt 2014	<u>137,150</u>			
Total Expenditures	<u>8,294,936</u>			
Excess (Deficiency)	(152,936)			
<b>04/30/25 Estimated Balance</b>		<b>Over (Under) Minimum</b>	<b>391,599</b>	<b>Over (Under) Maximum</b>
	<b>2,140,333</b>			<b>(35,915)</b>

**VILLAGE OF BARTLETT 2022/23  
SEWER FUND BALANCE PROJECTIONS**

Fund Balance Projections		Fund Balance Policy		
<b>2025-26 Projected</b>				
Charges for Services	8,035,000	<b>Minimum Balance</b>		<b>Maximum Balance</b>
Connection Fees	80,000	25% of Operating Expenditures	1,100,848	35% of Operating Expenditures
Interest Income	2,000	Equipment Reserve		Equipment Reserve
Miscellaneous	0	25% of Annual Loan Payments	679,950	25% of Annual Loan Payments
Total Revenue	<u>8,117,000</u>	Minimum Balance	<u>1,780,798</u>	Maximum Balance
Operating	4,403,390	Added 3% to prior yr		\$475,000 additional revenue
Capital Projects	1,300,000	\$1M rehabilitation, \$300K lift station		
Devon Debt(\$8.5M)	552,650			
WWTP (\$37M)	2,030,000			
IEPA Debt 2014	137,150			
Total Expenditures	<u>8,423,190</u>			
Excess (Deficiency)	(306,190)			
<b>04/30/26 Estimated Balance</b>	<b>1,834,143</b>	<b>Over (Under) Minimum</b>	<b>53,345</b>	<b>Over (Under) Maximum</b>
				<b>(386,994)</b>