

VILLAGE OF BARTLETT

COMMITTEE AGENDA

FEBRUARY 15, 2022

BUILDING & ZONING, CHAIRMAN HOPKINS

1. Hanover Township Campus Expansion

COMMUNITY & ECONOMIC DEVELOPMENT, CHAIRMAN GANDSEY

2. Banbury Fair BEDA Application

FINANCE & GOLF, CHAIRMAN DEYNE

3. Proposed Operating Budget Review Presentation

PLANNING AND DEVELOPMENT SERVICES MEMORANDUM
22-08

DATE: February 4, 2022
TO: Paula Schumacher, Village Administrator
FROM: Roberta Grill, Planning & Development Services Director *RBG*
RE: **(#21-13) Hanover Township Campus Extension**

PETITIONER

James Barr on behalf of Hanover Township

SUBJECT SITE

8N125 and 8N140 Route 59 (17.9 acres on the west side of Route 59, south of the Hanover Township campus)

REQUEST

Annexation,
Rezoning (upon annexation) from the ER-1 Estate Residence District to the P-1 PUD Public Lands District,
Comprehensive Plan Map Amendment to the Future Land Use Plan,
Plat of Consolidation,
Site Plan Review for Phase 1 (emergency service station)
Special Uses for a planned unit development, wetland mitigation and public cemetery

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Single Family	Residential	ER-1, R4*
North	Municipal	Municipal/Intuitional/ Residential	P-1
South	Single Family	Single Family	SR-3 PUD
East	Single Family/Intuitional	Single Family/Institutional	SR-3/P-1
West	Single Family	Single Family	R4*

*Cook County – Single Family Residence

ZONING HISTORY

Through the staff's research and as shown on the Village's Annexation Map, the eastern portion of this property has been part of Bartlett since its incorporation in 1891 and was shown on the Village's first Zoning Map (1941) as part of the Farm District. The 1969 Zoning Map identifies the eastern portion of the subject property as R-1 Single Family Residence District. As part of the comprehensive rezoning of the village in 1978, the eastern portion of the property was rezoned to ER-1 Estate Residence District.

DISCUSSION

1. The petitioner is requesting to **annex** the west 14.24 acres of the property and, upon annexation, **rezone** the entire 17.897-acres from the ER-1 (Estate Residence) Zoning District to the P-1 PUD (Public Lands) Zoning District.
2. A **Comprehensive Plan map amendment to the Bartlett Future Land Use Plan** is being requested to change the designation of the area from "Residential" to "Municipal/Institutional".
3. The petitioner is requesting a **Plat of Consolidation** which would combine the three (3) existing PINs and parcels to create one PIN and one zoning lot. Approximately 0.07 acres will be dedicated for Sayer Road's right of way.
4. The petitioner has submitted a phasing plan for the project. Phase 1 includes the emergency services station, phase 2 includes the facilities and road maintenance administration offices and phase 3 includes a public cemetery and walking paths.

Phase 1

5. The petitioner is also requesting **site plan review** for an emergency services station.
6. The former single-family residence (8N125 Route 59) will be converted into offices, a communication room, and training room and an approximately 6,800 sq.ft. single story garage addition will be constructed. This garage would include locker-rooms, bathrooms, storage and parking for 12 vehicles.
7. The Hanover Township Emergency Services fleet currently includes a light rescue squad, SUV and decontamination truck.
8. The 27'-2" high addition will be constructed with grey metal panels with a brick base to match the existing building's facade.
9. The site plan identifies 22 parking spaces including 1 accessible space which exceeds the Zoning Ordinance requirement of 14 spaces.

10. Access to the site will be via Hanover Township campus' existing curb cuts on Route 59 and W. Bartlett Road. The existing driveway on Route 59 (previously serving the two single-family homes) will be removed.
11. The petitioner is requesting **Special Use Permits** for a planned unit development to allow two principal buildings on one zoning lot and wetland mitigation at the northeast corner of the site.
12. Once the Emergency Services Department is relocated to this site, the current facility, commonly known as the fire barn, will be used for bus storage for the Township's Dial-A-Bus program.

Phase 2 (approximately 2-4 years in the future)

13. The petitioner is proposing to convert the former residence (8N140 Route 59) into the Facilities and Road Maintenance administration office.
14. The existing driveway to the building would be removed and replaced with a 24-ft wide access drive and a small parking lot would be constructed.
15. The proposed parking lot and any building additions would require site plan review prior to construction.
16. As part of phase 2, the watermain would be extended through the site to Sayer Road to provide the required loop in the water system.
17. The facilities and road maintenance vehicle fleet will continue to utilize the existing garages located on the current campus.
18. There will be no access to Sayer Road.

Phase 3 (approximately 3-8 years in the future)

19. The petitioner is requesting a **special use permit** to allow a public cemetery at the northwest corner of the property. The cemetery would require site plan review prior to construction.
20. As part of phase 3, the petitioner is also proposing to construct walking paths around the two large wetlands on the property.
21. The annexation agreement, engineering, landscape and photometric plans are currently being reviewed by the staff.

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.

kms/attachments
x:\comdev\memos 2022\008_hanoverwshp_vbc1.docx



December 17, 2021

Supervisor
Brian P. McGuire

Clerk
Katy Dolan Baumer

Assessor
Thomas S. Smogolski

Trustees
Alisa "Lee" Beattie
Denise Camacho
Craig Essick
Eugene N. Martinez

Administrator
James C. Barr, MPA

Hon. Kevin Wallace and Bartlett Village Board
Village of Bartlett
228 S. Main Street
Bartlett, IL 60103

Re: Development Application – Hanover Township Campus Expansion

Dear President Wallace and Village Board:

Hanover Township respectfully resubmits the attached Development Application for an expansion to the Township Campus. The subject site is just less than 18 acres and will be developed in phases.

- Phase 1: Emergency Services Station in the eastern portion of the site. (2022)
- Phase 2: Renovation of an existing structure to accommodate Facility and Road Maintenance Administrative offices and construction of utilities to the structure. (Timeline: 2 - 4 years)
- Phase 3: Township cemetery along the frontage of IL Rt. 59 and walking trails around the existing pond and wetlands. (Timeline: 3 – 8 years)

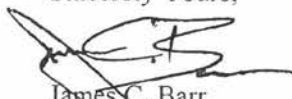
The Development Application includes several items of action.

1. Annexation to the Village of Bartlett.
2. Consolidation of 3 existing parcels into 1.
3. Rezoning of the site from what it will enter the Village at (ER-1) to P-1. New roadways throughout the site will be constructed as needed to serve each phase.
4. Special Use Permit for the future Township cemetery planned along IL Rt. 59, wetlands found on the property, and for 2 principal structures on the site.
5. Site Plans for Phase 1 – Emergency Services Station.

The proposed project area is located in a heavily wooded residential lot that contains 3 identified wetlands. The Township wishes to meet development requirements in addition to improving the quality of the existing wetlands on site. The site will be open to the public where they can both enjoy and learn about the unique habitats on the site.

Enclosed with this letter is the Development Application and all required submittals. We look forward to working with the Village so that we can begin our expansion in the Spring of 2022.

Sincerely Yours,



James C. Barr
Township Administrator



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only
Case # 2021-13

RECEIVED

DEC 4 2021
**PLANNING & DEVELOPMENT
VILLAGE OF
BARTLETT**

PROJECT NAME Hanover Township Campus Expansion

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Hanover Township - James Barr

Street Address: 250 S. Route 59

City, State: Bartlett, IL

Zip Code: 60103

Email Address: JBarr@hanover-township.org

Phone Number: 630-837-0301

Preferred Method to be contacted: Email

PROPERTY OWNER INFORMATION

Name: Hanover Township

Street Address: 250 S. Route 59

City, State: Bartlett, IL

Zip Code: 60103

Phone Number: 630-837-0301

OWNER'S SIGNATURE: 

Date: 12/14/21

(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):
Public Use - Emergency Services Station
 - Unified Business Center Sign Plan
 - Other (please describe) _____
- Text Amendment
 - Rezoning ER-1 to P-1
 - Special Use for: Wetland, Public Cemetery, PUD (2 principal structures)
 - 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: 8 S. IL Rt 59

Property Index Number ("Tax PIN"/"Parcel ID"): 06-33-403-031, 06-33-401-007 & -008

Zoning: Existing: ER-1 Land Use: Existing: Residential
(Refer to Official Zoning Map)
Proposed: P-1 Proposed: Institutional/Municipal

Comprehensive Plan Designation for this Property: Municipal/Institutional
(Refer to Future Land Use Map)

Acreage: 17.897

For PUD's and Subdivisions:

No. of Lots/Units: 1
Minimum Lot: Area 779,593 Width 684.33 Depth 1019.00
Average Lot: Area 779,593 Width 684.33 Depth 1019.00

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

Attorney Mr. Michael Airdo, Kopon Airdo Attorneys at Law
111 E. Wacker Drive, Suite 500
Chicago, Illinois 60601-4205

Engineer Thomas Engineering Group, LLC
762 Shoreline Drive, Suite 200
Aurora, Illinois 60504

Other FGM Architects, Inc.
1211 West 22nd Street, Suite 700
Oak Brook, Illinois 60523

FINDINGS OF FACT (Standards)

The Village of Bartlett Zoning Ordinance requires that certain findings of fact, or standards, must be met before a special use permit, variation, site plan or planned unit development may be granted. Each application for a hearing before the Plan Commission or Zoning Board of Appeals for a special use, variation, site plan or planned unit development must address the required findings of fact for each particular request. The petitioner should be aware that he or she must present specific testimony at the hearing with regards to the findings. **(On the following pages are the findings of fact, or standards, to be met. Please respond to each standard, in writing, as it relates to the case.)**

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

Findings of Fact for **Site Plans**: Pages 4-5

Findings of Fact for **Planned Unit Developments**: Pages 6-9

Findings of Fact for **Special Uses**: Page 10

Findings of Fact for **Variations**: Pages 11-12

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 zoning for this property is P-1 - Public Land District. The proposed uses for the site include an Emergency Services Station, an administration building for Facilities and Road Maintenance staff, and public recreation facilities such as walking trails. These uses are allowed uses in the Village of Bartlett Zoning Ordinance. In addition, a public cemetery is proposed along Rt 59. This is a special use permitted in Zone P-1 in the Village of Bartlett's Zoning Ordinance.

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

The proposed built environment seeks to maintain the woodland feel of the site as much as possible. The proposed Phase 1 building will be no less than 304 feet from residential property. Buildings in future phases will keep a perimeter buffer from existing residential uses. All off-street parking is at least 212 feet from property lines. Lighting will use dark-sky fixtures to reduce any light pollution. In addition to hundreds of preserved trees, all new landscaping will be compatible with the native species found on site.

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 proposed development is the expansion of Hanover Township's existing campus. Phase 1 will include a road from the existing campus to the Emergency Services Station. Future phases will include the connection of the Township's existing campus to Sayer Road. A traffic study has been performed and included in the Development Application submittal.

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 by providing a sidewalk along all roadways within the site. In addition, walking trails are provided within the interior of the site to encourage recreation away from vehicular traffic.

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 proposed development is being constructed within a heavily wooded residential property. The development aims to preserve as much high value vegetation as possible. The perimeter of the site will remain vegetated in order to provide a buffer between the proposed development and adjacent properties.

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

Garbage disposal areas are screened in accordance with standards specified by Village of Bartlett ordinances.

FINDINGS OF FACT FOR PLANNED UNIT DEVELOPMENTS

Both the Plan Commission and Village Board must decide if the requested Planned Unit Development 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 Planned Unit Development is desirable to provide a mix of uses which are in the interest of public convenience and will contribute to the general welfare of the community.

A Planned Unit Development is provided as there are two principal structures proposed for the Township campus. Both buildings are compatible with public uses; an emergency services center and a Township administration office. In addition, public walking trails will be provided for recreational activities.

2. The Planned Unit Development 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 proposed development contains all low-intensity uses within the proposed P-1 zoning. Both proposed buildings will be at least 200 feet from any adjacent property, including residential and non-residential.

3. The Planned Unit Development shall conform to the regulations and conditions specified in the Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.

The proposed Planned Unit Development conforms to the regulations and conditions specified in the Village of Bartlett Subdivision Ordinance.

4. The proposed uses conform to the Comprehensive Plan and the general planning policies of the Village for this parcel.

The existing use of the site is residential and is shown on the Comprehensive Plan as such. The site is immediately south and adjacent to the Institutional/Public use of Hanover Township's existing campus. In addition, the site is west of other Institutional/Public uses of Maryville Academy and Sunrise Lake Camp. The proposed Public Use is compatible with the adjacent residential uses and consistent with general planning policies.

5. Each of the proposed uses is a permitted or special use in the district or districts in which the Planned Unit Development would be located.

The proposed uses for the site include an Emergency Services Station, an administration building for Facilities and Road Maintenance staff, and public recreation facilities such as walking trails. These uses are allowed uses in the Village of Bartlett Zoning Ordinance. In addition, a public cemetery is proposed along Rt 59. This is a special use permitted in Zone P-1 in the Village of Bartlett's Zoning Ordinance.

6. The Planned Unit Development is designed, located and proposed to be operated and maintained so that the public health, safety and welfare will not be endangered or detrimentally affected.

The PUD is located adjacent to the existing Hanover Township campus and will utilize the existing Township entrance on Rt 59 so that traffic and traffic safety will not be adversely affected. In addition, sidewalks and paths will be included within the campus extension to provide for public recreation opportunities. Finally, all utility and environmental regulations will be met to provide for public health, safety, and welfare.

7. It shall not substantially lessen or impede the suitability for permitted use and development of, or be injurious to the use and enjoyment of, or substantially diminish or impair the value of, or be incompatible with, other property in the immediate vicinity.

The PUD Hanover Township campus expansion is planned in a way to provide future amenities to the surrounding area and will not be detrimental to it. The existing wetlands found on the site will be preserved and improved. In addition, walking paths will provide access to the natural environs to all residents. Proposed buildings and uses within the site will be set back, far from existing adjacent residences, and much of the wooded areas will remain to provide a natural buffer to said residences.

8. Impact donations shall be paid to the Village in accordance with all applicable Village ordinances in effect at the time of approval.

The proposed development is a public use and no impact donations are anticipated.

9. The plans provide adequate utilities, drainage and other necessary facilities.

The plans provide for water and sanitary sewer extensions and services to meet the needs of the planned uses of the site. In addition, storm sewers and stormwater detention are provided for, as well as, the protection of the existing wetlands on site.

10. The plans provide adequate parking and ingress and egress and are so designed as to minimize traffic congestion and hazards in the public streets.

All proposed uses within the site are very low traffic generators. As such, adequate parking is provided for all proposed uses. A traffic study has been provided to the Village of Bartlett and IDOT which shows no adverse affects on traffic congestion or hazards on public streets.

11. The plans have adequate site area, which area may be greater than the minimum in the district in which the proposed site is located, and other buffering features to protect uses within the development and on surrounding properties.

The proposed site will contain 2 buildings and a public cemetery over almost 18 acres. There is ample site area to provide for these uses and all accessory uses, such as ingress/egress and parking.

12. There is reasonable assurance that, if authorized, the PUD will be completed according to schedule and adequately maintained.

The first phase of the Planned Development is the addition of an Emergency Services Center onto an existing structure on the site. This is planned for Spring 2022. The second phase will rehabilitate another existing structure on site. Hanover Township is committed to completing the PUD and keeping the site maintained.

FINDINGS OF FACT FOR SPECIAL USES

Wetlands

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.

High Quality wetlands have been identified on site. In accordance with the Bartlett Stormwater Ordinance, and subsequently the DuPage County Stormwater Ordinance, any impacts to the wetlands have been mitigated and a monitoring and maintenance plan is provided.

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.

Preserving and mitigating impacts to the wetlands will enhance the ecological well-being of the surrounding area. Walking paths are planned around the wetland buffers that will provide an opportunity for residents to experience the wetlands.

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 existing wetlands on site will conform to the regulations and conditions specified in this Title.

FINDINGS OF FACT FOR SPECIAL USES

Cemetery

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.

Hanover Township is interested in developing a public cemetery on that portion of the site along Route 59. Currently, there is a lack of availability for residents interested in a burial at a publicly owned cemetery. The Villages of Streamwood and Hanover Park do not have a public cemetery, the Village of Bartlett cemetery no longer has any remaining plots, and the City of Elgin cemetery is located on the very far west portion of the Township, which may not be of interest to the majority of Township residents. The cemetery will provide both traditional plots and cremation walls. Timeline: 3-8 yrs.

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 requested special use, a public cemetery, is a low impact use that is not detrimental to the health, safety, or welfare of the public. The proposed cemetery will be located along the frontage of Rt 59 and will not be immediately adjacent to existing residential uses.

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 proposed public cemetery will conform to the regulations and conditions specified in this Title.

FINDINGS OF FACT FOR SPECIAL USES

2 Structures

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 existing property currently contains two structures, often referred to as the main house and the guest house. The proposed development adds two vacant parcels to the parcel containing the two houses. In keeping both structures on one parcel, Hanover Township can provide connections to both and maintain both in an efficient manner.

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.

As stated previously, the existing property currently contains two structures and the proposed site keeps those structures in the same location; expanding the guest house to add the Emergency Services Center. The buildings will remain more than 200 feet from any adjacent residential use and will not be detrimental to those 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 location of the 2 buildings and all appurtenances to them will conform to the regulations and conditions specified in this Title.

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: Mr. James Barr _____

DATE: 12/14/21 _____

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: Hanover Township, attn; Mr. James Barr _____

ADDRESS: 250 Illinois Route 59 _____
Bartlett, IL 60103 _____

PHONE NUMBER: 630-837-0301 _____

EMAIL: JBarr@hanover-township.org _____

SIGNATURE:  _____

DATE: 12/14/21 _____



ZONING/LOCATION MAP

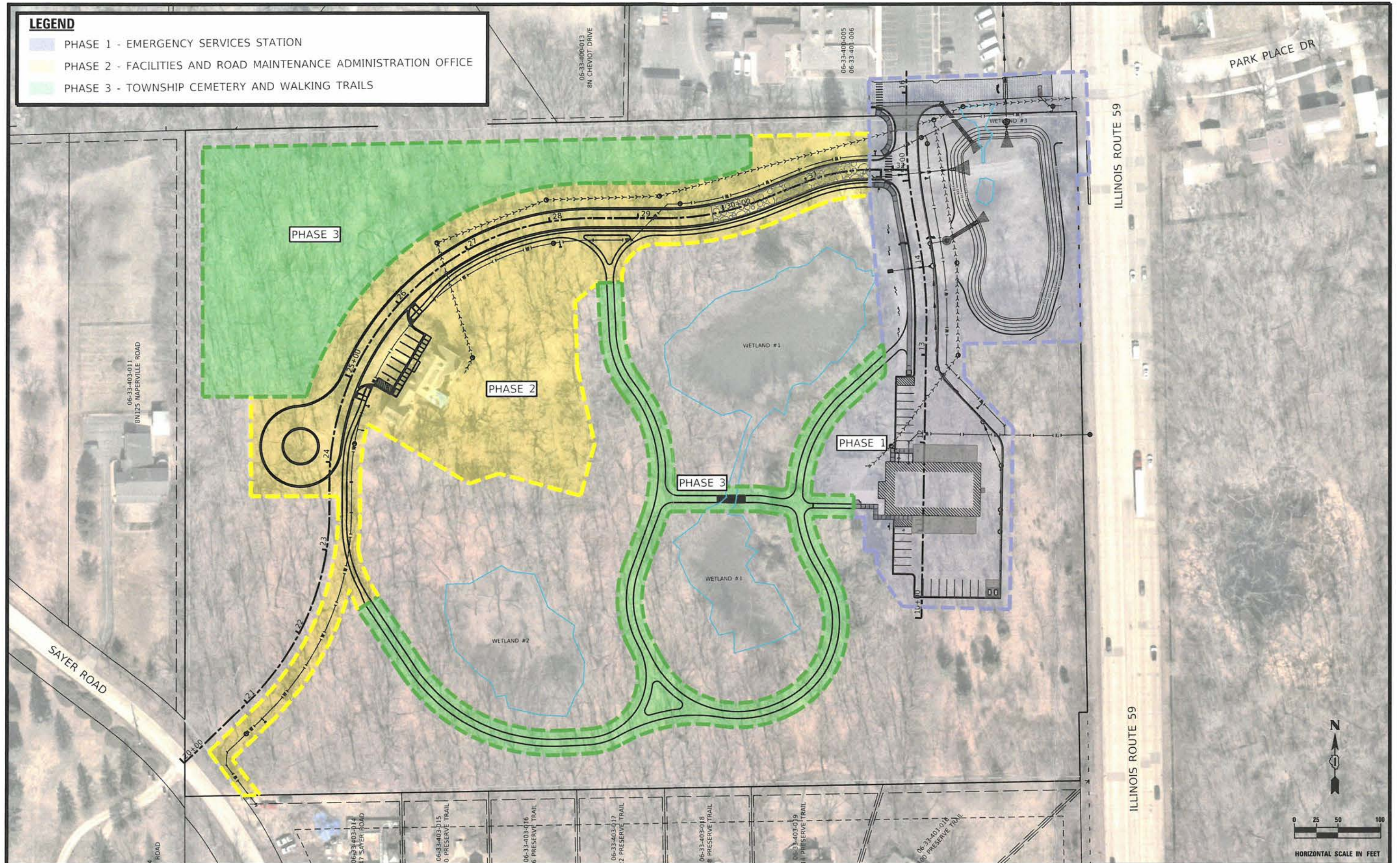
2021-13 Hanover Township
Campus Expansion

2022



LEGEND

- PHASE 1 - EMERGENCY SERVICES STATION
- PHASE 2 - FACILITIES AND ROAD MAINTENANCE ADMINISTRATION OFFICE
- PHASE 3 - TOWNSHIP CEMETERY AND WALKING TRAILS



DRAWN BY **VJM** DATE **01/24/22**
 CHECKED BY **MEC** SCALE **1" = 50'**

REVISIONS		
NO.	DATE	DESCRIPTION
1	09/14/21	PRELIMINARY PLAN SUBMITTAL #1
2	12/12/21	RESUBMITTAL #1
3	01/22/22	RESUBMITTAL #2

thomas
 engineering group
 service of the highest grade

thomas engineering group, llc
 2625 butterfield road
 suite 209w
 oak brook, il 60523
 phone: 855-533-1700

**WILLIAM TIKNIS
 CAMPUS EXPANSION**

PHASING PLAN

DRAWING NO.
1

PLAT OF ANNEXATION TO THE VILLAGE OF BARTLETT

LOT 18
CARLINO'S SUBDIVISION
REC. MA 24, 1977 AS
DOC. NO. 23939426

CHEVROT HILLS SUBDIVISION
REC. DEC. 14, 1966 AS DOC.
NO. 20622408

EXISTING CORPORATE VILLAGE LIMITS
OF THE VILLAGE OF BARTLETT

LOT 9

LOT 7

LOT 6

1019.07' (MEAS.) S88°50'04"W

LEGAL DESCRIPTION

THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SOUTHEAST QUARTER AT ITS INTERSECTION WITH THE WEST LINE OF THE PUBLIC HIGHWAY (STATE ROUTE 59) SAID POINT BEING 1550.1 FEET EAST OF SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 24 MINUTES WEST 1042.4 FEET; THENCE NORTH 1333.0 FEET; THENCE NORTH 88 DEGREES 57 MINUTES EAST 1018.0 FEET TO THE WEST LINE OF SAID PUBLIC HIGHWAY; THENCE SOUTH 1 DEGREES 04 MINUTES EAST ALONG SAID WEST LINE OF SAID PUBLIC HIGHWAY 1321.9 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PORTION OF THE ABOVE DESCRIBED TRACT WITHIN THE FOLLOWING DESCRIPTION: PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN; BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SOUTHEAST QUARTER AT ITS INTERSECTION WITH THE WEST LINE OF THE PUBLIC HIGHWAY (STATE ROUTE 59), SAID POINT BEING 1550.1 FEET EAST OF THE SOUTH WEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 24 MINUTES WEST 1042.4 FEET; THENCE NORTH 567.8 FEET; THENCE NORTH 88 DEGREES 57 MINUTES EAST 1032.2 FEET TO THE WEST LINE OF SAID HIGHWAY; THENCE SOUTH 1 DEGREE 04 MINUTES EAST ALONG THE SAID WEST LINE OF SAID PUBLIC HIGHWAY 556.9 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS AND ALSO EXCEPTING THEREFROM THAT PART ACQUIRED FOR ROAD PURPOSES IN CONDEMNATION CASE 92 L 51031 PER AMENDED AGREED FINAL JUDGEMENT ORDER ENTERED SEPTEMBER 9, 1998, A COPY OF WHICH WAS RECORDED SEPTEMBER 15, 1998 AS DOCUMENT NO. 98821888.

759.21' (MEAS.) N00°05'45"W

LOT 3
SUNSHINE ACRES
SUBDIVISION REC.
MARCH 8, 1978 AS
DOC. NO. 24355964

HEREBY ANNEXED

P.I.N.: 06-33-403-031

P.I.N.: 06-33-401-007

APPROXIMATE LINE OF CORPORATE
LIMITS OF THE VILLAGE OF BARTLETT
AS SHOWN ON VILLAGE OF BARTLETT
ZONING MAP

EXISTING CORPORATE VILLAGE LIMITS
OF THE VILLAGE OF BARTLETT

684.33' (MEAS.) N01°05'53"W

ILLINOIS RT. 59
(R.O.W. WIDTH VARIES)

TOTAL HOLDINGS AREA: 17.897 ACRES

SITE ADDRESS:	PREPARED FOR:
BN140 IL RT. 59 BARTLETT IL 60103	HANOVER TOWNSHIP 250 S. IL RT. 59 BARTLETT, IL 60103

NOTE:
THE AREA ANNEXED SHALL EXTEND TO THE FAR SIDE OF ANY RIGHT-OF-WAY, STREET OR HIGHWAY AND SHALL INCLUDE ALL OF EVERY RIGHT-OF-WAY, STREET, OR HIGHWAY WITHIN THE AREA ANNEXED.

EXCEPTION:
PART TAKEN AS CONDEMNATION
CASE 92L51031 AND AS SHOWN
ON PLAT OF HIGHWAYS RECORDED
AS DOC. NO. R94-04492 IN DUPAGE
COUNTY.

78.14' (REC. & MEAS.)
N01°05'53"W

REVISIONS

NO.	DATE	DESCRIPTION
1	09-01-21	PRELIMINARY PLAT SUBMITTAL
2	12-16-21	ADDRESSED VILLAGE COMMENTS
3	01-24-22	ADDRESS VILLAGE COMMENTS-REV2

1022.35' (MEAS.) S89°01'27"W

THE PRESERVE OF BARTLETT SUBDIVISION
REC. JUNE 24, 1968 AS DOC. NO. 98278299

EXISTING CORPORATE VILLAGE LIMITS
OF THE VILLAGE OF BARTLETT

EXCEPTION

POINT OF BEGINNING



SCALE: 1" = 50'



HORIZONTAL SCALE IN FEET

JOB NO. 21-011

DEDICATED AS PER
DOC. NO. 98278299

OWNERS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS (ARE) THE LEGAL OWNER(S) OF THE LAND DESCRIBED ON THE SUBJECT PLAT, AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED AND ANNEXED AS INDICATED THEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH.

DATED THIS _____ DAY OF _____, 2022.

BY: _____

ATTEST: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I HEREBY CERTIFY THAT _____, WHOSE NAME(S) IS (ARE) SUBSCRIBED IN THE FOREGOING CERTIFICATE IS (ARE) KNOWN TO ME AS SUCH OWNER(S), GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 2022.

NOTARY PUBLIC

ANNEXATION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF THE TERRITORY ANNEXED TO THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES.

ILLINOIS BY ORDINANCE NO. _____ APPROVED ON _____

DATED AT BARTLETT, ILLINOIS THIS _____ DAY OF _____, 2022.

VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

RECORDERS CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, 2022 AT _____ O'CLOCK _____ M. AND

RECORDED IN MAP BOOK _____ PAGE _____ AS DOCUMENT NO. _____.

BY: _____
COUNTY RECORDER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

WE, THOMAS ENGINEERING GROUP, LLC DO HEREBY CERTIFY THAT WE PREPARED THIS PLAT OF ANNEXATION AND THAT IT IS A TRUE AND CORRECT REPRESENTATION OF SAME BASED ON OFFICIAL PLATS AND RECORDS. DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

DATED THIS 24TH DAY OF JANUARY, 2022.

FOR REVIEW

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003817
LICENSE EXPIRES: NOVEMBER 30, 2022

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-005183

OWNER'S AND SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS (ARE) THE LEGAL OWNER(S) OF THE LAND DESCRIBED ON THE SUBJECT PLAT, AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH. ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE BOUNDARIES OF THE U-46 SCHOOL DISTRICT.

DATED THIS _____ DAY OF _____, 20____.

OWNER(S) _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I HEREBY CERTIFY THAT _____, WHOSE NAME(S) IS (ARE) SUBSCRIBED IN THE FOREGOING CERTIFICATE IS (ARE) KNOWN TO ME AS SUCH OWNER(S).

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC
SEAL
MY COMMISSION EXPIRES:

VILLAGE OF BARTLETT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS, THIS _____ DAY OF _____, 20____.

BY: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

REVIEWED BY THE PLAN COMMISSION OF THE VILLAGE OF BARTLETT, COOK, DUPAGE, AND KANE COUNTIES, ILLINOIS THIS _____ DAY OF _____, 20____.

BY: _____
PLAN COMMISSION CHAIRMAN

ATTEST: _____
PLAN COMMISSION SECRETARY

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, TREASURER FOR THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED ON THE SUBJECT PLAT.

DATED THIS _____ DAY OF _____, 20____.

BY: _____
VILLAGE TREASURER

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS, CERTIFY THAT THE LAND IMPROVEMENTS FOR THE SUBJECT PLATTED AREA AS DESCRIBED IN THE PLANS AND SPECIFICATIONS

TITLED: _____ DATED _____

LAST REVISED _____ PREPARED BY: _____

MEET THE MINIMUM REQUIREMENTS OF THE VILLAGE OF BARTLETT, DATED THIS _____ DAY OF _____, 20____.

BY: _____
VILLAGE ENGINEER

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO ARTICLE 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS", AS AMENDED. A PLAN THAT MEETS THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

DISTRICT ENGINEER DATE _____

COUNTY HIGHWAY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS PLAT HAS BEEN APPROVED BY THE COOK COUNTY HIGHWAY DEPARTMENT WITH RESPECT TO ROADWAY ACCESS TO COUNTY HIGHWAY _____.

PURSUANT TO 765 ILCS 205/2; HOWEVER, A HIGHWAY PERMIT FOR ACCESS IS REQUIRED OF THE OWNER OF THE PROPERTY PRIOR TO CONSTRUCTION WITHIN THE COUNTY RIGHT OF WAY.

DATED THIS _____ DAY OF _____, 20____.

BY: _____
COUNTY ENGINEER

VILLAGE OF BARTLETT
PUBLIC UTILITY EASEMENT PROVISIONS

A PERPETUAL EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS, ITS SUCCESSORS AND ASSIGNS, OVER, UPON, ACROSS, THROUGH AND UNDER THOSE PORTIONS OF THE ABOVE DESCRIBED REAL ESTATE DESIGNATED PUBLIC UTILITY EASEMENT ON THIS PLAT, FOR THE PURPOSE OF INSTALLING, LAYING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, RENEWING AND REPLACING: WATERMANS, SANITARY SEWER LINES, STORM SEWER LINES, STREET LIGHT CABLES AND ANY OTHER VILLAGE UTILITIES, TOGETHER WITH ALL APPURTENANT STRUCTURES, INCLUDING, BUT NOT LIMITED TO: MANHOLES, WET WELLS, LIFT STATIONS, FIRE HYDRANTS, VALVE VAULTS, STREET LIGHTS AND ANY AND ALL OTHER FIXTURES AND EQUIPMENT REQUIRED FOR THE PURPOSE OF SERVING THE ABOVE DESCRIBED REAL ESTATE WITH WATER SERVICE, SANITARY SEWER SERVICE, STORM WATER COLLECTION, STREET LIGHTING AND OTHER MUNICIPAL SERVICES AND FOR THE PURPOSE OF PROVIDING INGRESS TO AND EGRESS FROM THE PROPERTY SHOWN HEREON FOR EMERGENCY VEHICLES OF ANY AND ALL TYPES WHATSOEVER. IN NO EVENT SHALL ANY PERMANENT BUILDING(S) BE PLACED UPON THE SAID EASEMENT AREAS, BUT THE EASEMENT AREAS MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER SUCH PURPOSES THAT DO NOT, AND WILL NOT IN THE FUTURE, INTERFERE UNREASONABLY WITH THE EASEMENT RIGHTS HEREIN GRANTED TO THE VILLAGE OF BARTLETT.

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, _____, COUNTY CLERK OF COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE SUBJECT PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE SUBJECT PLAT.

GIVEN UNDER MY HAND AND SEAL AT CHICAGO, COOK COUNTY, ILLINOIS THIS _____ DAY OF _____, 20____.

BY: _____
COUNTY CLERK

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20____ AT _____ O'CLOCK _____ M., AND RECORDED IN MAP BOOK _____, PAGE _____ AS DOCUMENT NO. _____.

BY: _____
COUNTY RECORDER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, CHRISTOPHER DEYOUNG, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNERS THEREOF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

THAT PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SOUTHEAST QUARTER AT ITS INTERSECTION WITH THE WEST LINE OF THE PUBLIC HIGHWAY (STATE ROUTE 59) SAID POINT BEING 1550.1 FEET EAST OF SOUTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 24 MINUTES WEST 1042.4 FEET; THENCE NORTH 1333.0 FEET; THENCE NORTH 88 DEGREES 57 MINUTES EAST 1018.0 FEET TO THE WEST LINE OF SAID PUBLIC HIGHWAY; THENCE SOUTH 1 DEGREE 04 MINUTES EAST ALONG SAID WEST LINE OF SAID PUBLIC HIGHWAY 1321.9 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION OF THE ABOVE DESCRIBED TRACT WITHIN THE FOLLOWING DESCRIPTION: PART OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN; BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SOUTHEAST QUARTER AT ITS INTERSECTION WITH THE WEST LINE OF THE PUBLIC HIGHWAY (STATE ROUTE 59), SAID POINT BEING 1550.1 FEET EAST OF THE SOUTH WEST CORNER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 88 DEGREES 24 MINUTES WEST 1042.4 FEET; THENCE NORTH 567.8 FEET; THENCE NORTH 88 DEGREES 57 MINUTES EAST 1032.2 FEET TO THE WEST LINE OF SAID HIGHWAY; THENCE SOUTH 1 DEGREE 04 MINUTES EAST ALONG THE SAID WEST LINE OF SAID PUBLIC HIGHWAY 556.9 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS AND ALSO EXCEPTING THEREFROM THAT PART ACQUIRED FOR ROAD PURPOSES IN CONDEMNATION CASE 92 L 51031 PER AMENDED AGREED FINAL JUDGEMENT ORDER ENTERED SEPTEMBER 9, 1998, A COPY OF WHICH WAS RECORDED SEPTEMBER 15, 1998 AS DOCUMENT NO. 98821888.

CONTAINING 17.897 ACRES MORE OR LESS.

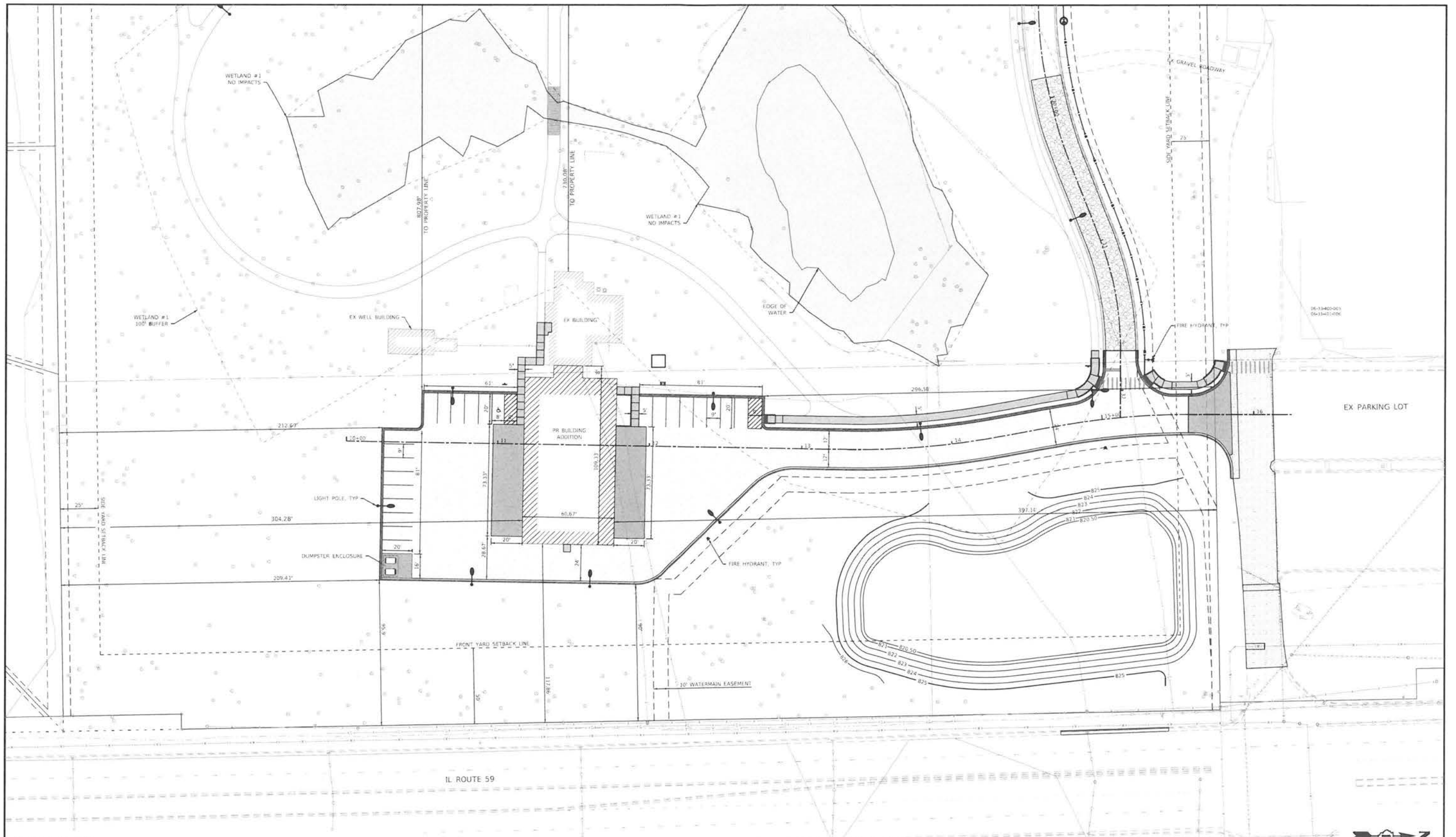
I FURTHER CERTIFY THAT IRON STAKES HAVE BEEN SET AT ALL LOT CORNERS, POINTS OF CURVATURE AND TANGENCY, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED, AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT THE FOREGOING PROPERTY FALLS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF BARTLETT, AND I FURTHER CERTIFY THAT NO PART OF SAID PROPERTY IS SITUATED WITHIN A FLOOD HAZARD AREA, AS PER NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 17031C0305, EFFECTIVE DATE AUGUST 19, 2008.

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, 20____.

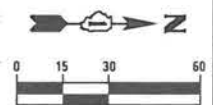
FOR REVIEW

THOMAS ENGINEERING GROUP, LLC
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003817
LICENSE EXPIRES: NOVEMBER 30, 2022
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-005183



SITE DATA TABLE

OVERALL LOT SIZE	17.898 AC
BUILDING SQUARE FOOTAGE FOR PHASE 1	2,300 SF (EXISTING) AND 6,700 SF (PROPOSED)
USABLE FLOOR AREA	3,800 SF
REQUIRED NUMBER OF PARKING SPACES	3,800 SF/275 SF PER SPACE = 14 SPACES
PROVIDED NUMBER OF PARKING SPACES	22 SPACES



HORIZONTAL SCALE IN FEET

DRAWN BY	VJM	DATE	01/24/22
CHECKED BY	MEC	SCALE	1" = 30'

REVISIONS		DESCRIPTION
NO.	DATE	
1	09/14/21	PRELIMINARY PLAN SUBMITTAL #1
2	12/17/21	RESUBMITTAL #1
3	01/24/22	RESUBMITTAL #2



thomas engineering group, llc
 2625 butterfield road
 suite 209w
 oak brook, il 60523
 phone: 855-533-1700

**WILLIAM TIKNIS
 CAMPUS EXPANSION**

PHASE 1 SITE PLAN

DRAWING NO.
C21.0

EMERGENCY SERVICES STATION

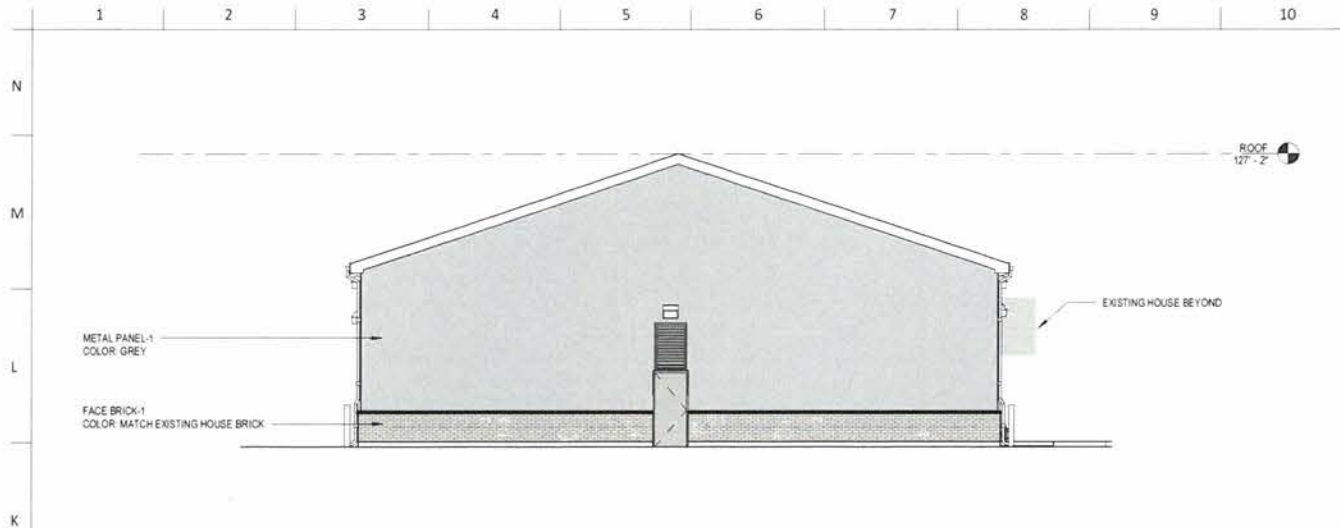
250 S. IL ROUTE 59 BARTLETT, ILLINOIS 60103



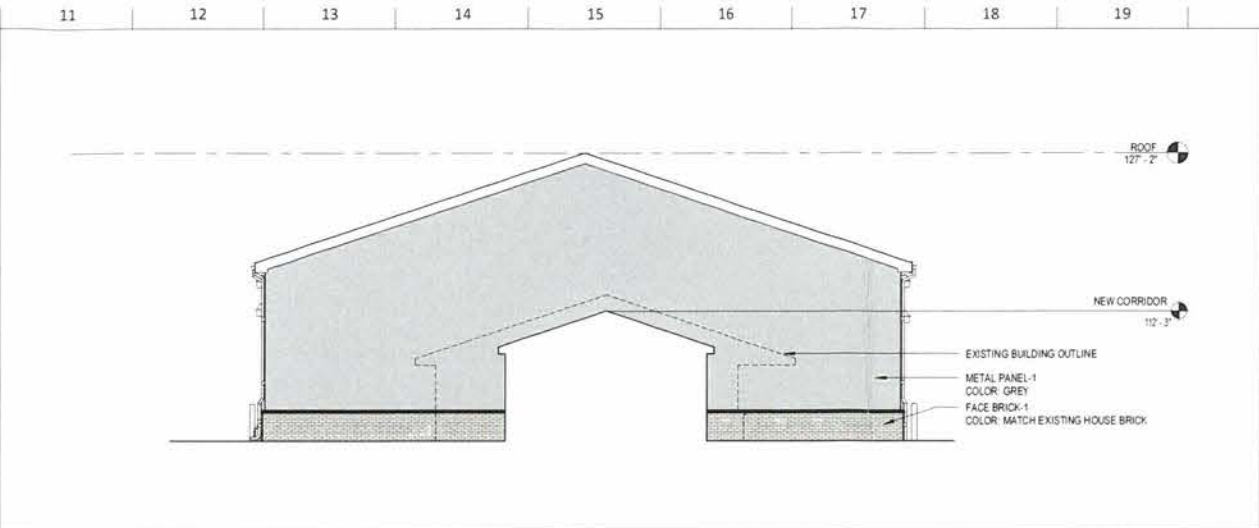
COLOR RENDERING

HANOVER TOWNSHIP | Published 12/06/21
Job No. 21-3142.01 | ©2021 FGM Architects Inc.

fgma



K1 EXTERIOR ELEVATION - EAST
 1/8" = 1'-0"



K11 EXTERIOR ELEVATION - WEST
 1/8" = 1'-0"



E1 EXTERIOR ELEVATION - NORTH
 1/8" = 1'-0"



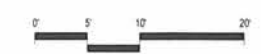
A1 EXTERIOR ELEVATION - SOUTH
 1/8" = 1'-0"

ISSUANCE		
NO	DATE	DESCRIPTION
09-14-21		PRELIMINARY PLAN SUBMITTAL #1
12-04-21		RESUBMITTAL #1

EMERGENCY SERVICES STATION
 HANOVER TOWNSHIP
 250 S. IL ROUTE 59 BARTLETT, ILLINOIS
 60103

BUILDING ELEVATIONS
 SHEET NO. **EXHIBIT 1**
 JOB NO. 21-3142-01
 © 2021 FGM Architects Inc.

11/29/2021 2:19:09 PM
 C:\veit temp\2020\21-3142-01_Hanover Township Emergency Services_2020_CD_jacob.mclaughlin.rvt
 Copyright 2021 FGM ARCHITECTS INC.



11/29/2021 2:19:10 PM
 C:\revit temp\2020\21-3142.01_Hanover Township Emergency Services_2020_CD_jacob.mclaughlin.rvt
 Copyright 2021 FGM ARCHITECTS INC.



fgma

FGM Architects Inc.
 1211 W 22nd St, Suite 700
 Oak Brook, Illinois 60523

630.574.8300 OFFICE
 630.574.7070 FAX

ILLINOIS PROFESSIONAL DESIGN
 FIRM #184-000350

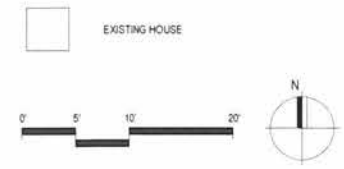
ISSUANCE		
NO	DATE	DESCRIPTION
	09-14-21	PRELIMINARY PLAN SUBMITTAL #1
	12-06-21	RESUBMITTAL #1

EMERGENCY SERVICES STATION
 HANOVER TOWNSHIP
 250 S. IL ROUTE 59 BARTLETT, ILLINOIS
 60103

FLOOR PLANS

SHEET NO.
EXHIBIT 3

JOB NO. 21-3142.01
 © 2021 FGM Architects Inc.



A1 FIRST FLOOR PLAN - EXHIBIT
 1/8" = 1'-0"



Agenda Item Executive Summary

Item Name Banbury Fair BEDA Application

Committee
or Board Committee

BUDGET IMPACT

Amount: \$50,000

Budgeted

Yes

List what
fund

Economic Incentives

EXECUTIVE SUMMARY

Staff has been working with Bruce & Jan Suffern and their partner Sandy Braun on a project to convert the barn on the adjacent property to the main structure at Banbury Fair into a modernized location to serve food and wine.

This application is in support of Mr. Rakesh Chopra's concept plan for Le P'tit Resto Bar Tapas, which was approved by the Village Board this past July. Mr. Chopra intends to apply for a BEDA grant for buildout of the barn in the future, which is viewed as being eligible due to the building being a separate PIN and it will also be issued a new address.

Converting the structure to Code-compliant status requires numerous upgrades including bringing water and sewer service to the building. The attached BEDA grant application details costs for that and numerous other plumbing and structure-related upgrades totaling \$242,548 worth of BEDA-eligible costs.

Due to the longevity and success of the applicants as well as their future tenant, the significant amount of investment planned, and the desirability and uniqueness of this project, staff recommends a maximum BEDA grant in the amount of \$50,000.

The EDC reviewed this request at its January 10th meeting and unanimously recommended in favor of awarding this maximum amount.

ATTACHMENTS (PLEASE LIST)

Staff Memo, Banbury Fair BEDA grant application, DRAFT minutes from the January 10, 2022 Economic Development Commission meeting.

ACTION REQUESTED

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

Staff: Tony Fradin, E.D. Coordinator

Date: February 7, 2022

ECONOMIC DEVELOPMENT MEMORANDUM

DATE: February 7, 2022
TO: Paula Schumacher, Village Administrator
FROM: Tony Fradin, Economic Development Coordinator 77
RE: Banbury Fair BEDA application

APPLICANTS: Bruce & Jan Suffern

BACKGROUND: Banbury Fair has been the retail anchor of downtown Bartlett for the past thirty-eight years. As the downtown has continued developing and numerous businesses have come and gone, one constant since the early eighties (1983) has been Banbury Fair, which was originally located at the former building at 121 Railroad Avenue and then later expanded and relocated to its current address at 211 Railroad Avenue in 1987, where the Sufferns have owned and operated this highly unique business ever since.

As one of the longest-tenured businesses in the village with two of the oldest building structures in the area, the Sufferns have succeeded in keeping their business viable and timely, having added tenants including a candy store, children's parties, antiques in the barn, small retailers within their own designated areas, a coffee shop and more over the years.

Bruce, Jan, and their partner Sandy Braun have remained nimble and have also sponsored and participated in nearly every downtown area event including fashion shows, Ladies Nights Out every month, Heritage Days, Small Business Saturday and much more.

Banbury Fair is truly one of the most iconic businesses in the village.

BEDA APPLICATION:

In 2020, the Sufferns decided to upgrade the 120-year-old historic barn on the (adjoining) property and convert it from a barn structure housing antiques into a stand-alone wine and/or food business.

After promoting the opportunity via a widely-publicized video on YouTube and word-of-mouth, Bartlett resident and successful restaurateur Rakesh Chopra began pursuing the potential for redeveloping the barn into an eating and drinking establishment.

The Village Board approved Mr. Chopra's concept for Le P'tit Resto Bar Tapas at its July 20, 2021 meeting including its site plan, special uses for serving liquor, outdoor seating, and live entertainment and a variance for a parking reduction. Some of the preliminary work commenced soon thereafter in preparation for this project.

Because the buildings on the adjoining properties are so old and lack the necessary infrastructure to meet current Building and Health Codes, the project became more cost prohibitive and numerous upgrades were required.

The foremost items that require upgrades for this initial phase of the project are plumbing-related and include a significant amount of improvements including concrete work, bringing water and sewer to the property from Hickory Avenue, and general plumbing.

The attached proposal from Stark & Son Trenching and from Mark Leffler of Skillcraft Construction includes extensive details on many more items also including non-plumbing items such as soil work, curb repairs, roofing, labor costs around \$40,000 and more.

The grand total for the total project cost is \$242,548 not including the architect and surveyor, which have not been added to the BEDA program as eligible costs. Including those, the cost for phase one of this project exceeds a quarter-million dollars.

Please note that this first phase does not include complete interior buildout for the tapas lounge/wine bar that will be paid for by Mr. Chopra. Those costs and the associated BEDA application will be submitted by Mr. Chopra at a later date and will be specific to the barn property, which is a separate PIN and will be issued its own address.

RECOMMENDATION:

This much-anticipated improvement and redevelopment of the Banbury Fair property will set the stage for the next decades of this key business.

Considering the massive investment that is being made in the property for this project and the proven long-term success of the applicants, staff recommends a maximum grant amount of **\$50,000**, to be paid upon completion of the items listed in this application and submittal of proof of payments made.

JANUARY 10, 2022 ECONOMIC DEVELOPMENT COMMISSION MEETING

The petitioners presented their BEDA request at the January 10th meeting of the Economic Development Commission.

Upon a review of the project, the EDC unanimously recommended in favor of supporting this project with a maximum grant in the amount of **\$50,000**.

Village of Bartlett Economic Development Assistance Application

Applicant Information:

Applicant(s) Name Banbury Fair, Inc.

Applicant(s) Address: 211 West Railroad Ave.

E-Mail Address: jansuffern@gmail.com

Primary Contact for Project: Bruce Suffern

Cell Phone Number and/or Home Number: 630

Applicant is or will be (check all that apply) Tenant Property Owner

Number of Years in Business: 38 Number of Years in Bartlett: 38

Contact Name and Information for Applicant's Agent or Architect (if any):

NA

(Note: if applicant is a tenant, attach a letter from the property owner granting permission for project)

Property Information:

Project Property Location/Address: 211 W. Railroad Ave. + 209 S. Hickory Ave.

This Property is (check all that apply): Retail Restaurant Office

Other (explain) Coffee shop, apartment, Barn wine bar

Number of Businesses on Site: 3

Names of Other Businesses on Site: Banbury Fair, Good Bean Coffee House,

Size of Building (dimensions or total square feet) 4 LePete wine bar.

Stories in building: 2 Parking spaces on property: 4

Last Real Estate Taxes Paid: (626.59) (1267.06) (7403.34)

Property Tax Index Number(s) (PIN): 06-34-408-024-0000/06-34-408-020/

County: Cook DuPage Kane 06-34-408-022

Project Information:

Total Anticipated Project Cost: \$ 250,233.56

Project Scope: Describe and identify all exterior/interior improvements proposed (Use additional paper if necessary to fully describe proposed project)

LePete Bartleby's Requirements for Bathroom facility at The property of Banbury Fair

If approved, estimated project completion date: 2022

Business Plan: For new business ventures, please include a two- to five-page business plan. Contact Tony Fradin with questions about the seven elements of a strong plan.

Please Attach: Contractor Estimates, Receipts; Copies of both sides of cancelled checks, credit card statements or bank accounts from which materials were purchased and contractors paid; Waivers of Lien

Application Statement (Read and Sign Below)

I hereby make application to participate in the Bartlett Economic Development Assistance (BEDA) program. In making this application I understand that the purpose of BEDA is to help encourage and leverage private investment in the Village's business community and help my business bring an underperforming property into more productive use.

I understand that prior to commencing any work, the Village must first approve both my participation and proposed scope of work for the project. Applicants must meet with Economic Development staff prior to paying for improvements in order to review how much, if any, the Village may reimburse for the project.

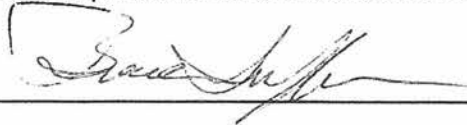
I understand that all improvements made through the help of BEDA must be in accordance with all Village plans and codes. Moreover, as a condition of approval, I understand the Village may require changes to the scope of work I am proposing. I further understand that any work started or completed prior to approval of the project and my participation in the BEDA program is not eligible for reimbursement.

In making this application, I understand that the BEDA program is competitive, funds are limited and selection for participation is at the sole discretion of the Village of Bartlett. I understand that the Village will review my application and at the Village's discretion may reject or approve my participation in the program. I recognize that a project that enhances the Village's business climate by returning an underutilized property into economic productivity, increases local employment opportunities and includes a larger percentage of private investment than public stands a greater chance of being funded by the Village.

I also understand that if selected for this program, the Village will establish a maximum grant award for the project

I further acknowledge that BEDA operates as a rebate program and, therefore, if selected for participation, Village funds will be disbursed to me at the conclusion of the work, after submittals by me of copies of all bills and satisfactory evidence of their payment, either by lien waivers or bills stamped "Paid" by all contractors. I understand that the actual rebate amount will be calculated at some percentage as recommended by staff in relation to the documented actual costs by me for eligible expenses to complete the agreed upon improvements, up to the maximum grant amount awarded by the Village for the project.

By signing this application, I hereby acknowledge that I have read the above statement and understand these important features about the BEDA Program.



Applicant Signature

12/30/21

Date



Return this completed application with attachments to:

Tony Fradin, Economic Development Coordinator

Village of Bartlett

228 S. Main Street

Bartlett, IL 60103

Expenses related to the project "Le Ptit Bar Tapas" requirements for bathroom facility A the property of Banbury Fair.

1. Architect documents for construction by Jakl-Brandels ArchitectsLtd.....\$2685
2. Surveying and Engineering services for water and sanitary services by Webster, McGraph and Ahlberg, LTD.....\$4200.
3. Fire alarm conduit installation for bathrooms and kitchen extension by Signal-Tek, Inc....\$800
4. Demolition of existing building, bringing sewer and waterlines from hickory, concrete work including foundation of building housing bathrooms, concrete and gravel hauling soils, and curb repair. Plumbing, carpentry labor and materials, roofing, fascia, soffit, and gutters for the building. As well as electrical, drywall, tiling, trim and painting. Landscaping, asphalt parking lot repair.
This work will be provided by Skillcraft, Mark Leffler , contractor.....242,548.56

Total estimated cost for project.....\$250,233.56



Estimated Costs

Mark Leffler
 December 29, 2021
 29W648 Trinity Ln.
 W. Chicago, IL 60185
 Fax: 630-837-
 7941

708-641-9637

Date:

Insured

Incorporated

Owner: Bruce & Jan Suffern
 Job Location: 211 Railroad Ave
60103
 Contact: Bruce Suffern

City: Bartlett

Zip:

Phone: 630

Demo of existing building	\$	4,700.00
Bring sewer from Hickory	\$	15,000.00
Bring water from Hickory	\$	15,500.00
Concrete	\$	24,416.80
Concrete (gravel/hauling soils)	\$	2,320.00
Curb/sidewalk repair	\$	1,687.00
Plumbing	\$	36,500.00
Carpentry	\$	25,000.00
Carpentry materials	\$	15,000.00
Roofing, fascia, soffit, gutters	\$	15,000.00
HVAC	\$	5,000.00
Electrical	\$	4,000.00
Dry wall	\$	7,000.00
Tiling	\$	10,000.00

Painting |\$ 7,000.00|

Mark Leffler
Skillcraft Representative:

“Building Your Dreams”
THANK YOU FOR CHOOSING SKILLCRAFT CONSTRUCTION!

STARK & SON TRENCHING INC.

We Dig America
45W826 Rohsen Road
HAMPSHIRE, ILLINOIS 60140

(847) 683-2217
FAX (847) 683-2234

PROPOSAL 19937

TO Mark Leffler Skillcraft Construction, Inc. 29W648 Trinity Lane West Chicago, IL 60185	PHONE 708/641-9637	DATE 12/3/2021
	JOB NAME / LOCATION LePttt Resto Bar Tapas 211 W. Railroad Avenue Bartlett, IL	
	JOB NUMBER m.leffler@comcast.net	JOB PHONE

We hereby submit specifications and estimates for:
 To install sanitary sewer per plan dated 9/10/2021, including:
 Saw cut, remove and dispose of asphalt on Hickory avenue,
 Excavation and shoring of roadway,
 Install 8" X 8" X 6" wye on existing sewer main,
 2 - 8" X 8" no-shear mission couplings,
 130 L.F. 6" PVC SDR 26,
 2 - 6" clean outs, per code,
 22 tons CA 7-11 bedding stone,
 40 tons CA-6 gravel backfill in roadway and sidewalk,
 Remove excess dirt (2 loads) from site;
 For the sum of: Fourteen thousand four hundred sixty-two dollars **\$14,462.00**

To install water service including,
 Saw cut, remove and dispose of asphalt pavement,
 Directional bore roadway
 1.5" pressure tap on existing water main,
 One (1) 1.5" brass set, corporation, roadway, gate valve, Minneapolis pattern B-box,
 2 - 1.5" Mueller compression couplings,
 14 tons CA-6 gravel in roadway,
 153' - 1.5" K copper;
 For the sum of: Fifteen thousand four hundred fifty-four dollars **\$15,454.00**

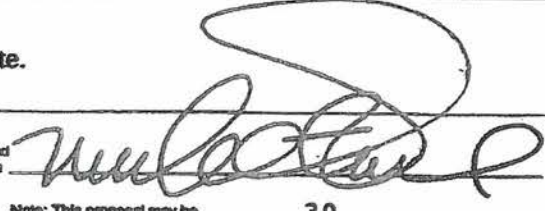
Continued...

We Propose hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of: _____ dollars (\$ _____).

Payment to be made as follows:
 Cash or bank payout due upon completion of installation.
 Credit cards now accepted, fees may apply 10 days after invoice date.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized Signature



Note: This proposal may be withdrawn by us if not accepted within

30

days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance: _____

STARK & SON TRENCHING INC.

We Dig America
45WB26 Rohrsen Road
HAMPSHIRE, ILLINOIS 60140

(847) 683-2217
FAX (847) 683-2234

PROPOSAL 19937

TO Mark Leffler Skillcraft Construction, Inc. 29W648 Trinity Lane West Chicago, IL 60185	PHONE	708/641-9637	DATE	12/3/2021
	JOB NAME / LOCATION			
	LePtit Resto Bar Tapas 211 W. Railroad Avenue Bartlett, IL			
JOB NUMBER		JOB PHONE		
m.leffler@comcast.net				


We hereby submit specifications and estimates for:
Continued...

- Prices do not include the following:
- Permit or tap on fees
 - Asphalt or concrete restoration
 - Lawn or Landscape restoration

We Propose hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of: _____ dollars (\$)

Payment to be made as follows:
Cash or bank payout due upon completion of installation.
 Credit cards now accepted, fees may apply 10 days after invoice date.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized Signature: 
 Note: This proposal may be withdrawn by us if not accepted within **30** days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature _____
 Signature _____

STARK & SON TRENCHING INC.
 We Dig America
 45W826 Rohrsen Road
 HAMPSHIRE, ILLINOIS 60140

PROPOSAL 19938

(847) 683-2217
 FAX (847) 683-2234

TO Mark Leffler Skillcraft Construction, Inc. 29W648 Trinity Lane West Chicago, IL 60185	PHONE 708/641-9637	DATE 12/3/2021
	JOB NAME / LOCATION LePtit Resto Bar Tapas 211 W. Railroad Avenue Bartlett, IL	
	JOB NUMBER m.leffler@comcast.net	JOB PHONE

We hereby submit specifications and estimates for:

To complete excavation for building addition including:
 Excavate for 84 L.F. 48" frost wall. Remove and dispose of 70 cubic yards of excess spoils.
 Backfill foundation once in place, inspected and approved by proper authorities. Fill all interior and exterior overdigs with granular material to avoid settlement. Supply and place 8" of CA 7-11 stone below slab;

For the sum of: Six thousand nine hundred five dollars **\$6,905.00**

*Price does not include LPC 663 for spoil removal.

We Propose hereby to furnish material and labor — complete in accordance with the above specifications, for the sum of:

dollars (\$)

Payment to be made as follows:

Cash or bank payout due upon completion of each portion.
 Credit cards now accepted, fees may apply 10 days after invoice date.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized Signature



Note: This proposal may be withdrawn by us if not accepted within

30

days.

Acceptance of Proposal — The above price, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Signature _____

Date of Acceptance: _____

Demo of existing building	
Bring sewer from Hickory	14,462
Bring water from Hickory	15,454
Concrete	24,416.8
Concrete (gravel/hauling soils)	2,320
Curb/sidewalk repair	1,687
Plumbing	36,500
Carpentry	25,000
Carpentry materials	15,000
Roofing, fascia, soffit, gutters	5,000
HVAC	
Electrical	
Drywall	7,000
Tiling	6,100
Painting	7,000
Trim	6,000
Landscaping	TBD
Asphalt Pk. Lot repair	TBD
Total	165,939.8
Skilledcraft profit/overhead ???	
Total project cost	

**Electrical to be done by others

**HVAC to be done by others

Demo to be done by others

HVAC to be done by others

Electrical to be done by others

**Landscaping not included in estimate. Determined once project reaches point where amount of repair can be estimated.

**Parking lot repair not included in estimate. Determined once project reaches point where amount of repair can be estimated.



Estimate/Contract

Mark Leffler
December 29, 2021
29W648 Trinity Ln.
W. Chicago, IL 60185
Fax: 630-837-
7941

708-641-9637

Date:

Insured

Incorporated

Sales Contract & Work Order

I / We, the owners of the below stated premises, hereby authorize Skillcraft Construction to furnish all necessary materials, labor, and workmanship (including sub-contractors' if necessary) to construct, install, and complete the improvements pursuant to the following specifications, terms, and conditions:

Owner: Bruce & Jan Suffern

Job Location: 211 Railroad Ave
60103

City: Bartlett

Zip:

Contact: Bruce Suffern

Phone: 630-

Scope of work to be completed: Construct an addition on the west side of the existing building (barn) at the above stated address to accommodate a seating area, men's bathroom, woman's bathroom, and a scullery area. See blue prints for details. See addendum for estimated cost breakdown.

Estimate Amount: \$242,548.56 (TWO HUNDRED FORTY TWO THOUSAND FIVE HUNDRED FORTY EIGHT)

Down payment: \$60,637.00 (SIXTY THOUSAND SIX HUNDRED THIRTY SEVEN) (25% required)

Second payment: \$60,637.00 (SIXTY THOUSAND SIX HUNDRED THIRTY SEVEN) (25% required)

*Second payment due when water, sewer, and underground plumbing has been completed and passes inspection.

Third payment: \$60,637.00 (SIXTY THOUSAND SIX HUNDRED THIRTY SEVEN) (25% required)

***Third payment is due when rough framing and roofing has been completed and passes inspection**

Final Payment: Balance due upon completion

**** Payments and schedule are obligatory unless alternate arrangements have been discussed and agreed upon.**

The endorsement of this agreement shall inure to the benefit of and be considered valid and binding on the heirs, executors, assignees, and successors of the respective parties. In the event of a breach of this contract, contract signee will be held responsible for all attorneys' fees pertaining to the litigation of this contract. No completion date under 45 days will be specified without written approval from Skillcraft. All jobs will be completed in a timely manner. All surplus materials become the property Skillcraft. Skillcraft cannot be held responsible for delays caused by inclement weather, strikes, material shortage, back orders, or "Acts of God." This contract may be terminated at the discretion of Skillcraft. Estimate is subject to change thirty (30) days after the date of submittal.

Signature (contracting party):

Date:

Skillcraft Representative:

"Building Your Dreams"

THANK YOU FOR CHOOSING SKILLCRAFT CONSTRUCTION!

Charles R. Muir, Project Manager
 C 630.291.2725

Jaki-Brandels Architects Ltd
1800 W Hawthorne Lane - Suite Q
West Chicago, Ill. 60185

INVOICE

INVOICE # 21-113
 DATE: SEPTEMBER 13, 2021

D'licious - Rakesh Chopra
Streets of Bartlett - Unit 124
Bartlett, Illinois

Re: Le Ptit Resto Bar Tapas
211 W. Railroad Avenue, Bartlett

SALESPERSON	JOB	PAYMENT TERMS	DUE DATE
Kenneth Brandels	New Restaurant	Due on receipt	Due on Receipt

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
	Completion of Construction Documents		\$ 2,000.00
	Additional Work: Second Floor Plan drawing & details required by the Village - 4.5 hours @ \$70/hr. (reduced rate)		\$ 315.00
	Additional Work: Permit application - 2.5 hours @ \$70/hr. (reduced rate)		\$ 175.00
	Blueprinting 6 sets of Architectural & Civil Drawings w/ handling		\$ 195.00
SUBTOTAL			
SALES TAX			

TOTAL \$ 2,685.00

Make all checks payable to Jaki-Brandels Architects Ltd.



Over 100 Years of Service to Our Clients

WEBSTER, MCGRATH & AHLBERG, LTD.

LAND SURVEYING – CIVIL ENGINEERING – LANDSCAPE ARCHITECTURE

207 S NAPERVILLE ROAD, WHEATON, IL 60187

PH: 630-668-7603 FAX: 630-662-1760 WEB: WWW.WMALTD.COM

Agreement for Services

Date: July 15, 2021

To: D’licious – Rakesh Chopra
Streets of Bartlett, Unit 124
Bartlett, Illinois

Attn: Rakesh Chopra

Re: Surveying and Engineering Services for Proposed Water and Sanitary Services
Location: Le Ptit Resto Bar Tapas
SWC of 209 S Hickory Ave/211 W. Railroad Ave. in Bartlett, Illinois

Per your request we are pleased to offer the following agreement to provide Surveying and Civil Engineering services for the proposed water and sanitary sewer services to installed at SWC of 209 S Hickory Ave/211 W. Railroad Ave. in Bartlett, Illinois.

Proposed Surveying and Civil Engineering Services:

- \$ 2,400.00 **Partial Boundary and Topographic Survey** – Prepare a Partial Boundary and Topographic Survey of the southwest portion of the site with overlap in all directions. Survey to extend from the existing building at 209 S Hickory Avenue to the Hickory Ave ROW up to the existing water and sanitary sewer mains with overlap in all directions.
- \$ 1,800.00 **Final Engineering Plans** – Final Engineering Plans, including an Existing Conditions Plan, Utility Plan, Restoration and Erosion Control Plan, and Construction Details.
- \$ **4,200.00 Total for Surveying and Civil Engineering Services**

This Agreement covers the initial submittal; any revisions or change in scope due to site plan changes shall be under separate contract. The terms of the attached “Standard Provisions of Agreement between Client and Consultant”, which Client hereby acknowledges receiving, are incorporated and made a part of this Agreement. **If you have any questions, please contact Mark Richards at 630-668-7619. If this agreement is satisfactory to you, please return an executed copy to us. The signed copy and a 50% deposit in the amount of \$2,100.- will serve as our agreement and authorization to proceed.**

Sincerely,
WEBSTER, McGRATH & AHLBERG, LTD.

Signed: *S. Mark Richards* Date: July 15, 2021
S. Mark Richards, Vice President

CLIENT:

Signed: _____ Title: _____ Date: _____

Printed: _____ Company Name: _____

Address: _____ City: _____ State: _____

Phone: _____ Fax: _____ E-Mail: _____

December 26, 2021

Proposal#: 211205

REF: Fire Alarm Conduit Installation

Mr. Bruce Suffern
Banbury Fair
211 W Railroad Ave, Bartlett, IL-60103

Phone: (630)
Fax:
Email: @gmail.com

Dear Mr. Bruce Suffern

Signa-Tek inc. is pleased to provide the following quote for the Fire Alarm Conduit installation for the bathrooms and kitchen area extension.

JCI will pull the wires and install the devices.

Work Scope:

1. Provide and Install:
 - a) 3/4" conduit Red Colored approximately 120 Ln.ft
 - b) 6 Junction Boxes, cover plates and device plates Red Colored.
2. All work to be performed professionally, any waste material shall be removed from the facility.
3. Proposed amount includes Material and Labor.

Should you have any questions please feel free to contact me.

Sincerely
Davar Qureshi

An amount of \$800.00 is proposed to carry out the work inclusive of all taxes

Agreement (authorization required for the contract approval) :

Authorized Signature

Date

Full Name

Phone

- Quote valid for one month from the issued date • 50% deposit required prior to start the work • Delivery time is approximately 5 to 7 business days
- Signa-Tek is not liable for misuse, abuse and or illegal use of the equipment supplied • No additional work will be performed apart from this quotation
- Physical damage, tampering, abusing, mistreating voids the warranty

COMMERCIAL & RESIDENTIAL ELECTRICAL SERVICES, INSTALLATION & MAINTENANCE

STRUCTURED CABLING • ACCESS CONTROL • VIDEO SURVEILLANCE • ALL HIGH & LOW VOLTAGE APPLICATIONS

Sheet1

Sheet2

Sheet3

Demo of existing building	4,700
Bring sewer from Hickory	15,000
Bring water from Hickory	15,500
Concrete	24,416.8
Concrete (gravel/hauling soils)	2,320
Curb/sidewalk repair	1,687
Plumbing	36,500
Carpentry	25,000
Carpentry materials	15,000
Roofing, fascia, soffit, gutters	15,000
HVAC	5,000
Electrical	4,000
Drywall	7,000
Tiling	10,000
Painting	7,000

Trim	6,000
Landscaping	3,000
Asphalt Pk. Lot repair	5,000
Total	202,123.8
Skillcraft profit/overhead 20%	40,424.76
Total project cost	242,548.56

Done

D'liscious - 211 W Railroad, Bartlett 07-15-2021.pdf



WEBSTER, MCGRATH & AHLBERG, LTD.

LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE

TELEPHONE: 630-668-7619 FAX: 630-668-1761 WE: WWW.WMAILL.COM

Over 100 Years of Service to Our Clients

Agreement for Services

Date: July 15, 2021

To: D'liscious – Rakesh Chopra
Streets of Bartlett, Unit 124
Bartlett, Illinois

Attn: Rakesh Chopra

Re: Surveying and Engineering Services for Proposed Water and Sanitary Services
Location: Le Ptit Resto Bar Tapas
SWC of 209 S Hickory Ave/211 W. Railroad Ave. in Bartlett, Illinois

Per your request we are pleased to offer the following agreement to provide Surveying and Civil Engineering services for the proposed water and sanitary sewer services to installed at SWC of 209 S Hickory Ave/211 W. Railroad Ave. in Bartlett, Illinois.

Proposed Surveying and Civil Engineering Services:

- \$ 2,400.00 **Partial Boundary and Topographic Survey** – Prepare a Partial Boundary and Topographic Survey of the southwest portion of the site with overlap in all directions. Survey to extend from the existing building at 209 S Hickory Avenue to the Hickory Ave ROW up to the existing water and sanitary sewer mains with overlap in all directions.
- \$ 1,800.00 **Final Engineering Plans** – Final Engineering Plans, including an Existing Conditions Plan, Utility Plan, Restoration and Erosion Control Plan, and Construction Details.
- \$ 4,200.00 **Total for Surveying and Civil Engineering Services**

This Agreement covers the initial submittal; any revisions or change in scope due to site plan changes shall be under separate contract. The terms of the attached "Standard Provisions of Agreement between Client and Consultant", which Client hereby acknowledges receiving, are incorporated and made a part of this Agreement. If you have any questions, please contact **Mark Richards** at 630-668-7619. If this agreement is satisfactory to you, please return an executed copy to us. The signed copy and a 50% deposit in the amount of \$2,100.- will serve as our agreement and authorization to proceed.



VILLAGE OF BARTLETT
ECONOMIC DEVELOPMENT COMMISSION MINUTES
JANUARY 10, 2022

1. CALL TO ORDER

Commissioner Erickson called the regular meeting of January 10, 2022 of the Economic Development Commission (EDC) of the Village of Bartlett to order on the above date at 7:04 PM

2. ROLL CALL

PRESENT: Commissioners Erickson, Gorski, Gudenkauf, Hughes (via phone), LaPorte, Lewensky, Perri, Smodilla

ABSENT: Commissioner Kubaszko

ALSO PRESENT: Economic Development Coordinator Tony Fradin, Assistant Village Administrator Scott Skrycki, Management Analyst Joey Dienberg

3. APPROVAL OF NOVEMBER 8, 2021 MEETING MINUTES

Commissioner Smodilla moved to approve the November 8, 2021 meeting minutes, seconded by Commissioner Gorski.

AYES: Commissioners Erickson, Gorski, Gudenkauf, Hughes, LaPorte, Lewensky, Perri, Smodilla

NAYS: None

ABSENT: Commissioner Kubaszko

MOTION CARRIED

4. PUBLIC COMMENT

NONE

5. BANBURY FAIR BEDA APPLICATION

Mr. Fradin stated that Banbury Fair has been the retail anchor of downtown Bartlett for the past thirty-eight years. As the downtown has continued developing and numerous businesses have come and gone, one constant since the early eighties (1983) has been Banbury Fair, which was originally located at the former building at 121 Railroad Avenue and then later expanded and relocated to its current address in 1987, where the Suffern's have owned and operated this highly unique business ever since.



VILLAGE OF BARTLETT
ECONOMIC DEVELOPMENT COMMISSION MINUTES
JANUARY 10, 2022

As one of the longest-tenured businesses in the village with two of the oldest building structures in the area, the Sufferns have succeeded in keeping their business viable and timely, having added tenants including a candy store, children's parties, antiques in the barn, small retailers within their own designated areas, a coffee shop and more over the years.

Bruce, Jan, and their associate Sandy Braun have remained nimble and have also sponsored and participated in nearly every downtown area event including fashion shows, Ladies Nights Out every month, Heritage Days, Small Business Saturday and much more. Banbury Fair is truly one of the most iconic businesses in the village.

In 2020, the Sufferns decided to upgrade the 120-year-old historic barn on the (adjoining) property and convert it from a barn structure housing antiques into a stand-alone wine and/or food business.

After promoting the opportunity via a widely-publicized video on YouTube and word-of-mouth, Bartlett resident and successful restaurateur Rakesh Chopra began pursuing the potential for redeveloping the barn into an eating and drinking establishment.

The Village Board approved Mr. Chopra's concept for Le P'tit Resto Bar Tapas at its July 20, 2021 meeting including its site plan, special uses for serving liquor, outdoor seating, and live entertainment and a variance for a parking reduction. Some of the preliminary work commenced soon thereafter in preparation for this project.

Because the buildings on the adjoining properties are so old and lack the necessary infrastructure to meet current Building and Health Codes, the project became more costly and numerous upgrades were required.

The main items that required upgrades for this first phase of the project are plumbing-related and include a massive amount of concrete work, bringing water and sewer to the property from Hickory Avenue, and general plumbing.

The attached proposal from Stark & Son Trenching and from Mark Leffler of Skillcraft Construction includes extensive details on many more items also including non-plumbing items such as soil work, curb repairs, roofing, labor costs around \$40,000 and more. The grand total for the total project is \$242,548 not including the architect and surveyor, which have not been added to the BEDA program as eligible costs. Including those, the cost for phase one of this project is over a quarter-million dollars.

Please note that this first phase does not include complete interior buildout for the tapas lounge/wine bar that will be paid for by Mr. Chopra. Those costs and the associated BEDA application will be submitted by Mr. Chopra at a later date and will be specific to the barn property, which is a separate PIN and will be issued its own address.



VILLAGE OF BARTLETT
ECONOMIC DEVELOPMENT COMMISSION MINUTES
JANUARY 10, 2022

This much-anticipated improvement and redevelopment of the Banbury Fair property will set the stage for the next decades of this key business.

Considering the massive investment that is being made in the property for this project and the proven long-term success of the applicants, staff recommends a maximum grant amount of \$50,000, to be paid upon completion of the items listed in this application and submittal of proof of payments made.

Commissioner Smodilla stated that she is grateful for the Sufferns dedication to the community and the diversity of goods and services that they bring to the community. She also asked the petitioners the status of the property, if it would be going up for sale anytime soon, the flexibility of the space if the business ever changes in terms of bringing in future businesses as well as the projected number of parking spaces.

Mr. Suffern stated that it is not currently for sale. He stated that due to the pandemic, they had to let the previous renter of the barn go. The pandemic has changed their long-term business plan, especially the viability of antique sales. He stated that they are looking to take advantage of the building of MORE Brewing, and are looking at creating a desirable destination, and by adding a restroom and improving the space, it keeps the barn viable for any other businesses to comply with the current codes and standards. He emphasized that the improvements being made would be applicable to any business that would want to go in. He added that the indoor capacity is 48, and the outdoor area is 60. He added that they also want to renovate one of the outbuildings for an additional use as a waitress station.

Commissioner Perri thanked the petitioner for staying in Bartlett, and for spending the money to keep the business viable. He also asked what the business relationship will be with Mr. Chopra as far as this building is concerned.

Mr. Suffern stated he has known Mr. Chopra since he opened his first restaurant in Bartlett and that he has always thought he has done a superlative job. He stated that there have been talks of them doing business together for many years. He added that he then recruited him to come look at the barn to think about it, and they agreed that the concept would be great. Mr. Chopra asked for a long-term lease that will change dramatically due to the expense of the buildout. All of the cooking will be done offsite at Bovino, and the barn would just be prepping and dishes, rather than cooking onsite. He also added that the event would be able to host small outdoor events/wedding receptions.

Commissioner Perri asked if they had enough parking.

Mr. Suffern stated that they have plenty at the moment. He added that there be challenges when MORE is open, and that if it becomes a problem, there is plenty of nearby parking. He added that he is looking forward to having that challenge.



**VILLAGE OF BARTLETT
ECONOMIC DEVELOPMENT COMMISSION MINUTES
JANUARY 10, 2022**

Mr. Skrycki added that there are over 700 free spots available in the METRA lots that are free after 11 a.m. and on weekends.

Commissioner Smodilla stated that she would like to further discuss METRA parking issues at a later meeting, adding that many METRA spots are blocked off in the winter.

Mr. Skrycki stated that is a cost savings measure, due to the lack of need for the spaces at this time. He stated that they let residents/commuters know via the Bartletter and signage. He added that this measure is to limit the amount of spaces that are plowed in the winter, and that when more parking is needed, they would make the necessary changes.

Commissioner Perri moved to recommend a BEDA grant in the amount of \$50,000 to Banbury Fair, Seconded by Commissioner Gudenkauf.

ROLL CALL VOTE

AYES: Commissioners Erickson, Gorski, Gudenkauf, Hughes, LaPorte, Lewensky, Perri, Smodilla

NAYS: None

ABSENT: Commissioner Kubaszko

Commissioner Erickson stated that she has toured the barn and it looks great. She wished them the best of luck.

6. MERRY & BRIGHT RECAP

Mr. Dienberg stated that in an effort to create a succinct overall brand for all holiday events throughout Bartlett, partnering with the Bartlett Area Chamber, the Bartlett Park District, the Bartlett Library District, Bartlett Rotary Club, and the Bartlett Lions, the village hosted the first Merry and Bright celebration. Merry and Bright brought all of the events, old and new, from all of the different taxing bodies and organizations participating under one concise brand.

He continued stating that the first year of the program was undoubtedly a success. At the Holiday Tree Lighting, there were a projected 2,000 people in attendance. The event featured a meet & greet with characters from Frozen, lit up holiday cars, a carriage ride through the downtown, beautiful downtown lighting, carolers from Arts in Bartlett, branded merchandise and even a marriage proposal in the gazebo. Over 40 gallons of cocoa were consumed, over 1,500 cookies from Rebecca's Cakes by Design were given out as well as 600 hot dogs by the Dogfather. The same success can be attributed to the sold-out Cocoa Crawl, which saw over 190 "crawlers" visiting 25 different Bartlett businesses.



WELCOME

2022/2023

**PROPOSED BUDGET
PRESENTATION**

Village of Bartlett Budget “More Than Just The Numbers”

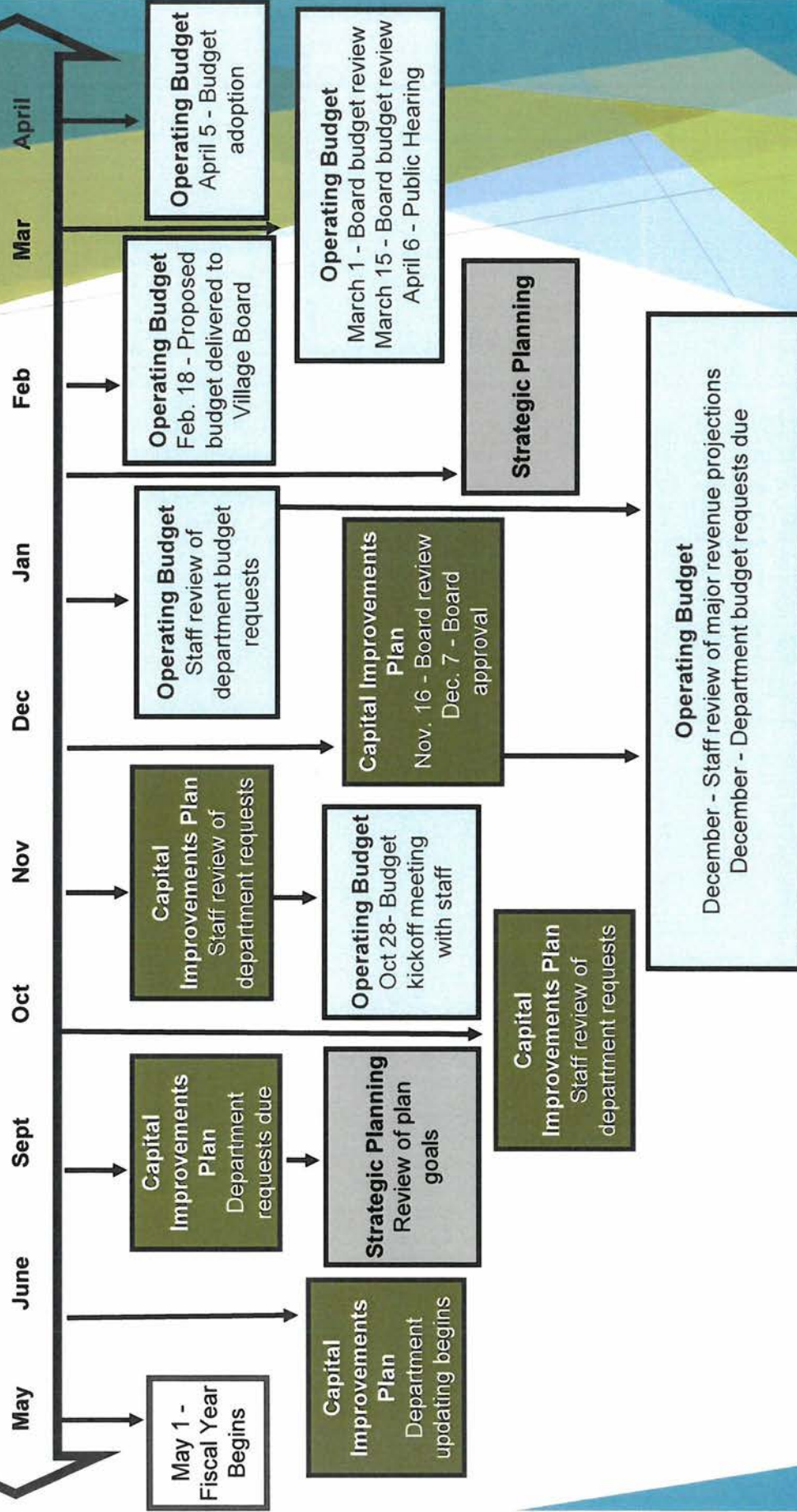
- **The Budget is a Policy Document**
 - Village Wide - Long Term Financial Policies
 - Village Wide - Non-Financial Goals and Objectives (Strategic Plan)
 - Clearly Stated Goals and Objectives (Departments)
- **The Budget is a Financial Plan**
 - Summarizes Major Revenues and Expenditures
 - Describes Major Revenues
 - Projects Major Changes in Fund Balance

Village of Bartlett Budget

“More Than Just The Numbers”

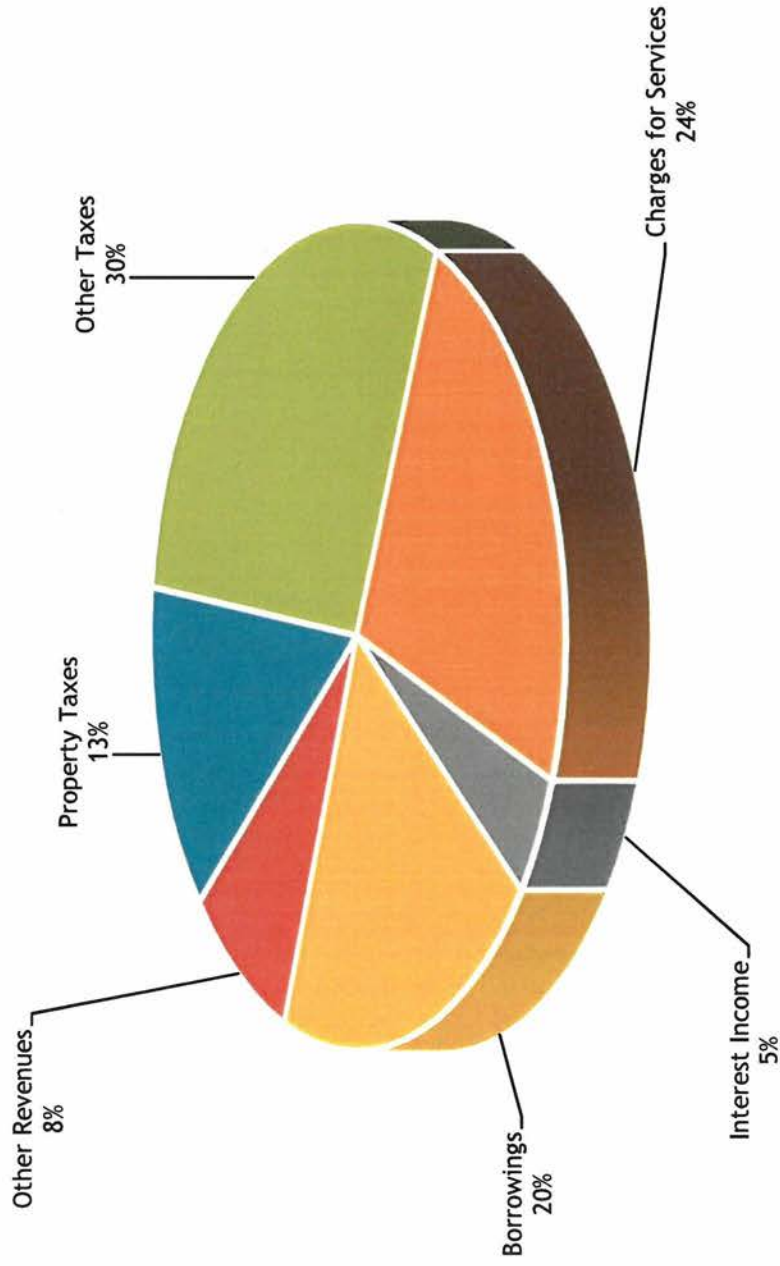
- **The budget is an operation guide**
 - The budget describes activities, services and function of the village
 - Budget includes an organizational chart
 - Budget includes a personnel summary
- **The budget is a communication device**
 - Defines who develops, prepares, reviews and adopts budget
 - Provides a detailed budget message to board of trustees
 - Defines financial polices (Fund Balance) and long term capital planning (Capital Improvement Plan)
 - Budget includes statistical data to convey long term information to the public

Budget Calendar

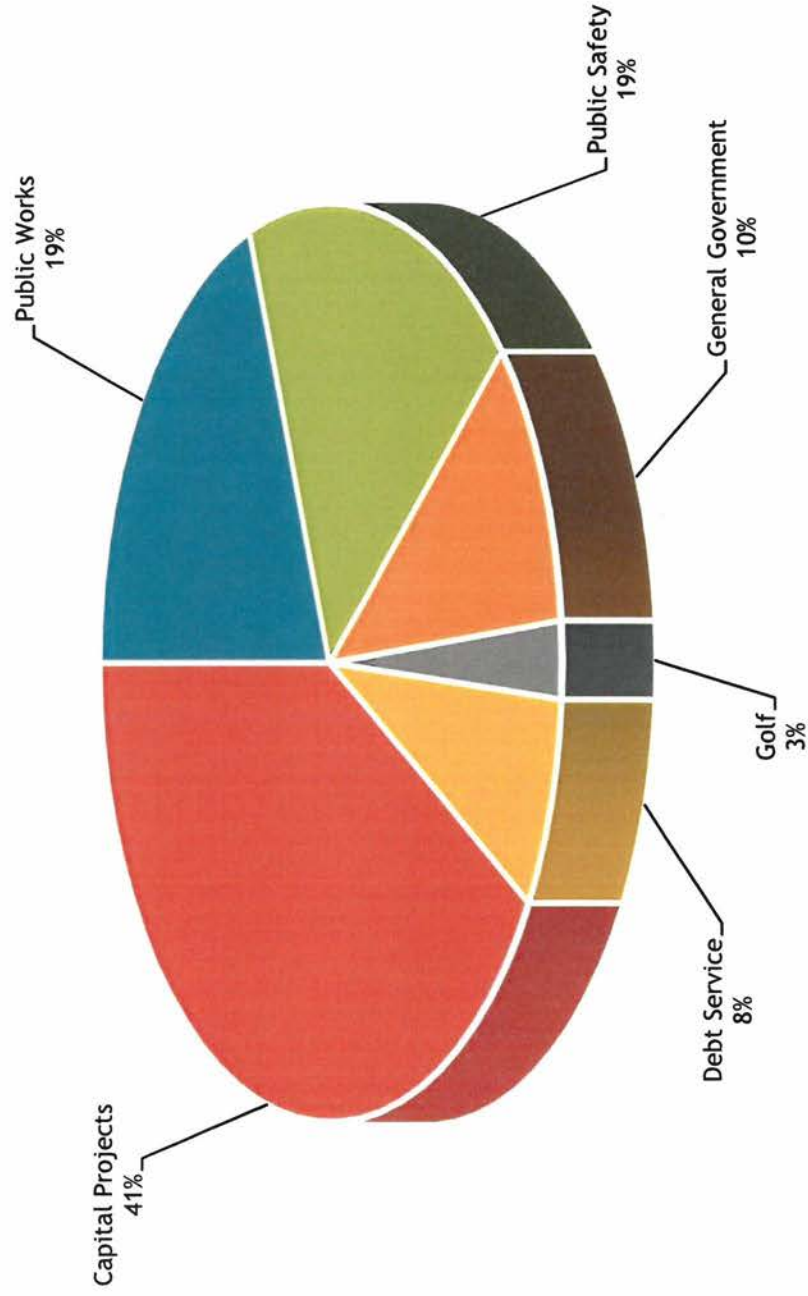


- Strategic Planning process
- Operating Budget process
- Capital Budget process

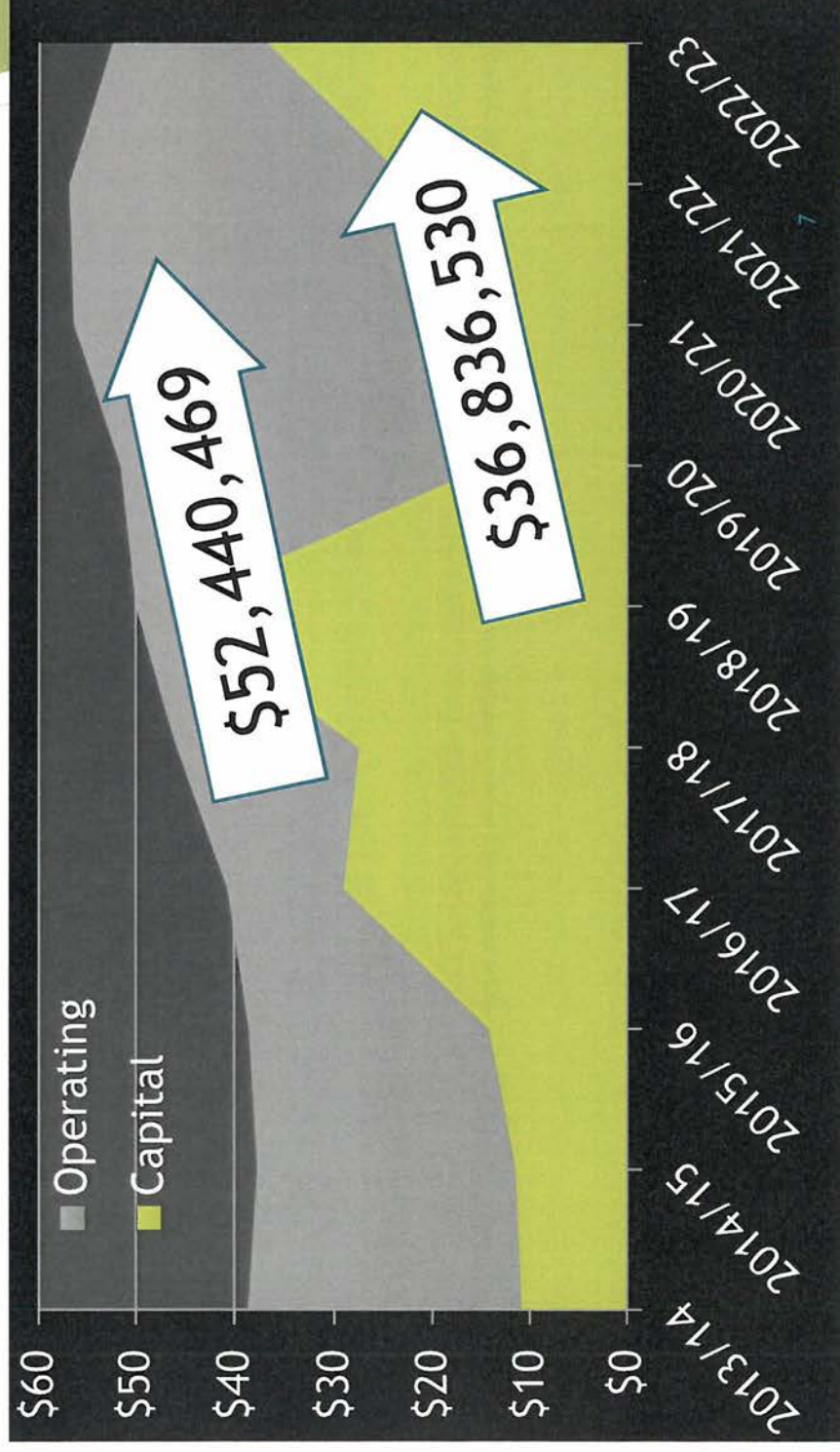
“Where the Money Comes From” Total Revenue: \$89,551,144



“Where the Money Goes” Total Expenditures: \$89,276,999



Operating vs. Capital Expenditures

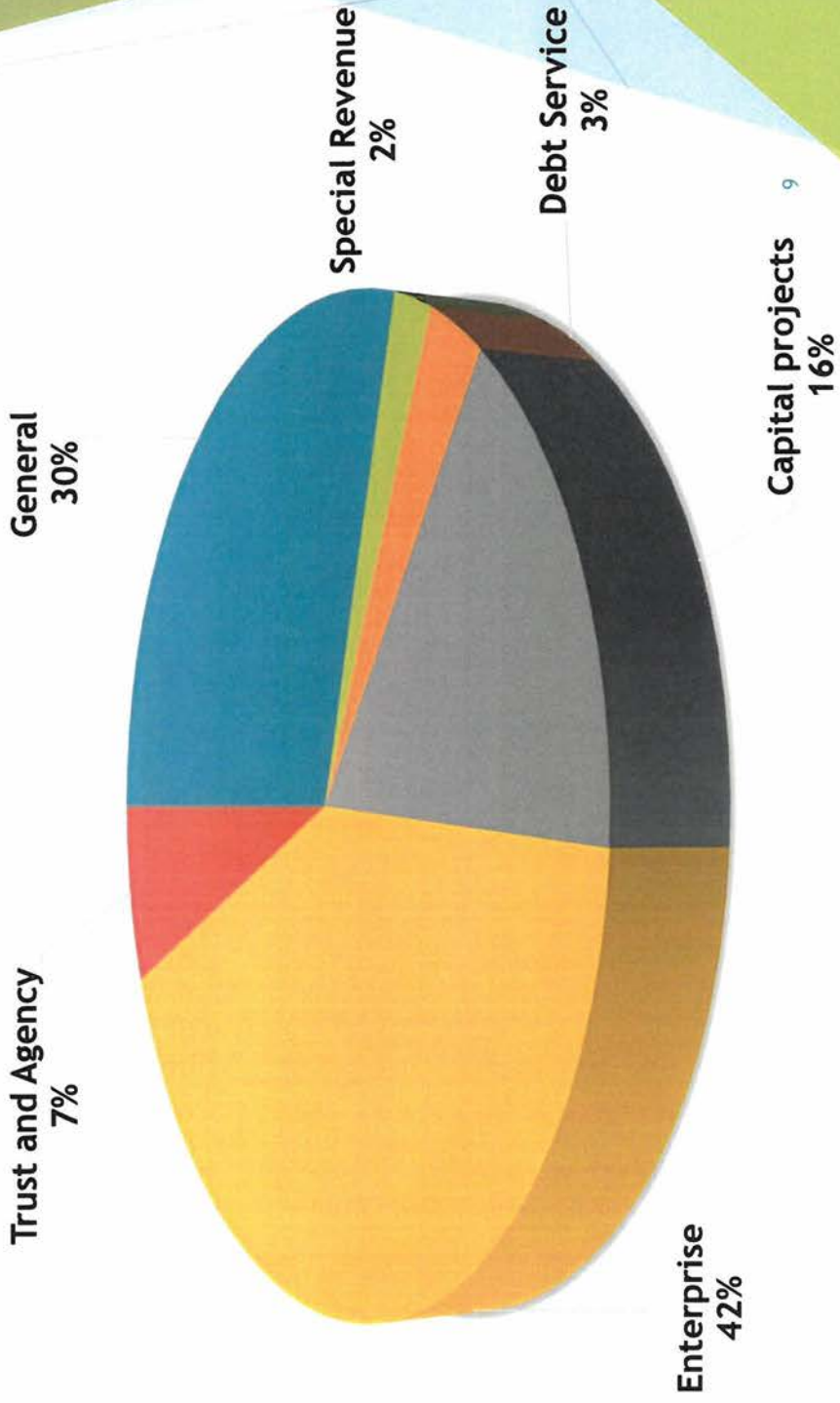


**Village of Bartlett
FY 2022/23
Revenue Review**



Revenue by Fund

Proposed = \$89,551,144 (net of transfers)
5% Increase from 21/22 Budget



FY 2023 Revenue Review

- # Property Taxes
 - \$11,629,537
 - 13% of total revenue, 33% of General Fund
 - \$87,891 increase from FY21/22 Budget
 - <1% increase from FY21/22 Budget

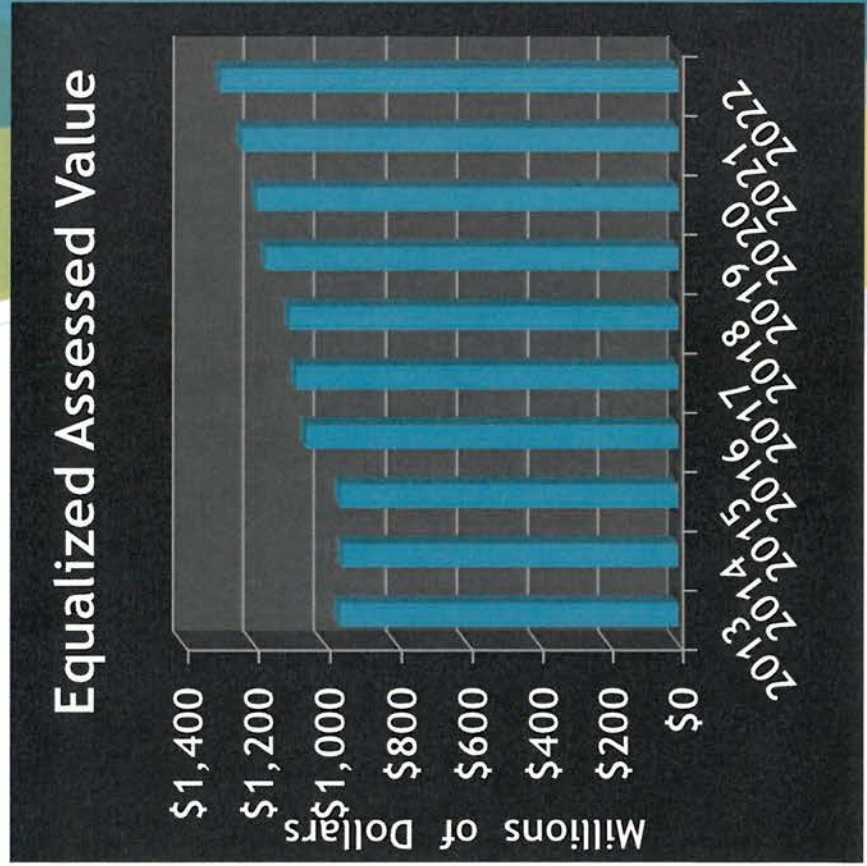
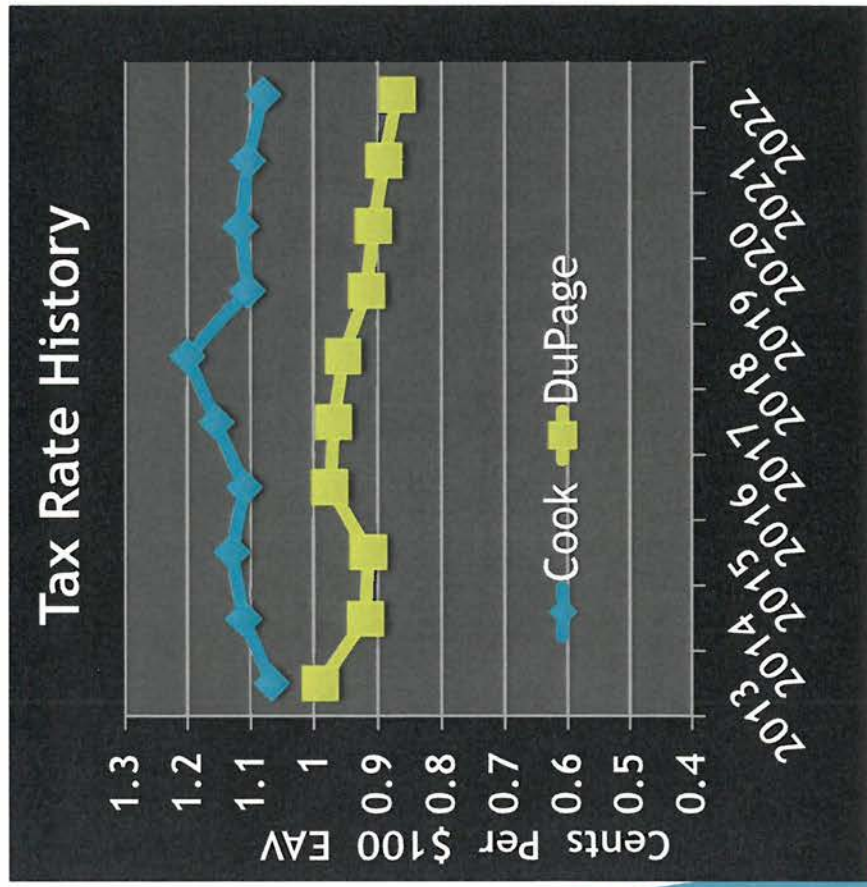
- 1. Dollar amount includes levy for Police Pension (\$135,718), Debt Service (-\$47,827)

- 2. Village's share of total property tax is about 10%

- 3. EAV is projected to increase about 4%

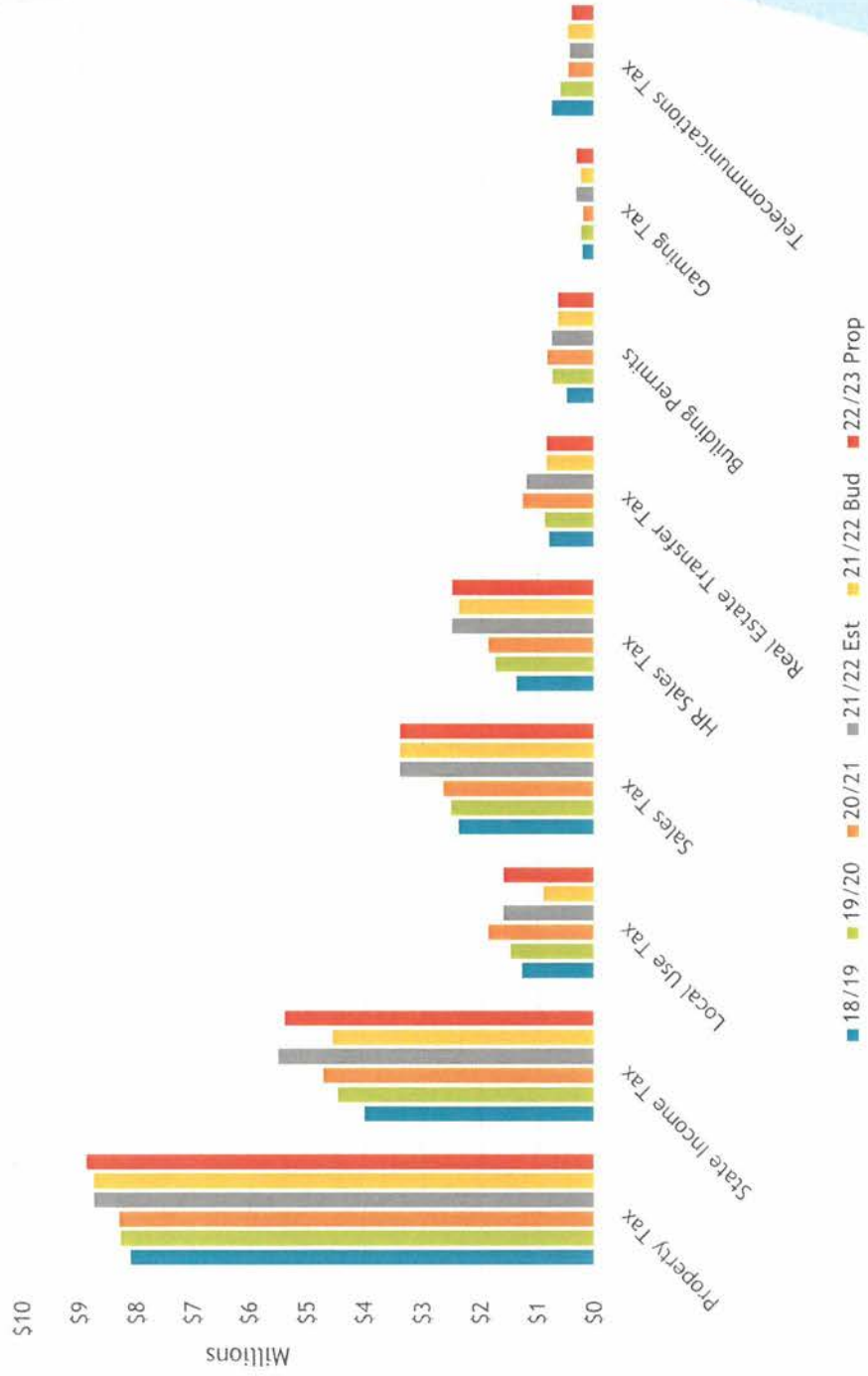
- 4. Estimated Cook rate = 1.10/\$100 - Estimated DuPage rate = .89/\$100.

Property Tax Rates and EAV



FY 2023 Revenue Review

General Fund Major Revenue



FY 2023 Revenue Review

Other Taxes - Income Tax

- \$5,400,000
- 6% of total revenue, 20% of General Fund
- \$840,000 increase from FY21/22 Budget
- 18% increase from FY21/22 Budget

1. Village receives revenue based on per capita rate and population of 41,208. IML's latest estimate for FY 2022 = \$132.30 per capita
2. The IML is assuming the state doesn't change the LGDF rate.
3. State of Illinois rate is 4.95% and municipalities receive just about 6% of this

FY 2023 Revenue Review

Other Taxes - Local Use Tax

- \$1,600,000
- 2% of total revenue, 6% of General Fund
- \$700,000 increase from FY21/22 Budget
- 78% decrease from FY21/22 Budget

1. Village receives revenue based on per capita rate and population of 41,208. IML latest update = \$37.50
2. Online tax collections are distributed as sales tax starting with January 2021 activity.
3. About 50% of use tax activity was moved to the sales tax budget in 21/22. It was down only about 15% due to the changes

FY 2023 Revenue Review

Other Taxes - Sales Tax

- \$3,400,000
 - 4% of total revenue, 12.5% of General Fund
 - No change from FY21/22 Budget
1. Village receives 1% tax of the 6.25% state rate on purchases made within the village
 2. Online tax on sales is distributed as sales tax starting January 2021. It had been distributed on a per capita basis as use tax.
 3. Sales tax sharing agreements are reflected as expenditures in Administration dept budget entitled “Economic Incentives”
 4. Ace Hardware and Culver’s have sales tax incentives. Car dealership agreement approved.

FY 2023 Revenue Review

- # Other Taxes - Home Rule Sales Tax
 - \$2,500,000
 - 3% of total revenue, 9% of General Fund
 - \$120,000 increase from FY21/22 Budget
 - 5% increase from FY21/22 Budget

- 1. Village receives 1% tax on general merchandise purchases made within the village and starting January 2021 on some online purchases delivered to Bartlett
- 2. Tax is collected by the state and distributed to the municipalities
- 3. The Home Rule tax began July 2018
- 4. Replaced natural gas and electric utility taxes

FY 2023 Revenue Review

Other Taxes - Real Estate Transfer Tax

- \$850,000
- 1% of total revenue, 3% of General Fund
- No change from FY21/22 Budget

1. Commercial property sales have had positive results over the past five years. Almost 30% is from commercial sales with three sales accounting for \$262,000.
2. Average sale price of a residential home was up over 15% to \$338,000 for May through December.

FY 2023 Revenue Review

Other Revenue - Development/Building Permits

- \$650,000
- 0.7% of total revenue, 2.4% of General Fund
- No change from FY21/22 Budget

1. Projected number of new residential permits is 75 up from 25 this year and 5 new commercial permits
2. Commercial and industrial permits have been waived or reduced to serve as an economic development incentive tool in the past
3. 3,800 miscellaneous permits are projected and are estimated to account for over 50% of the permit revenue

FY 2023 Revenue Review

- # Other Taxes - Gaming Tax
 - \$325,000
 - 0.4% of total revenue, 1% of General Fund
 - \$75,000 increase from FY21/22 Budget
 - 30% increase from FY21/22 Budget

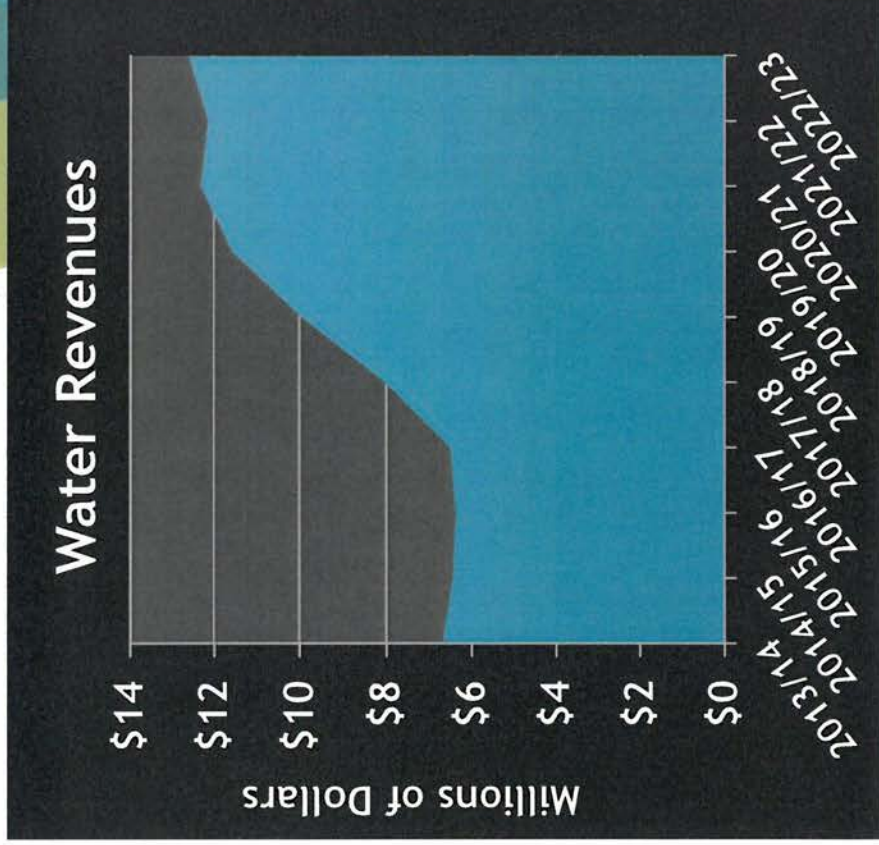
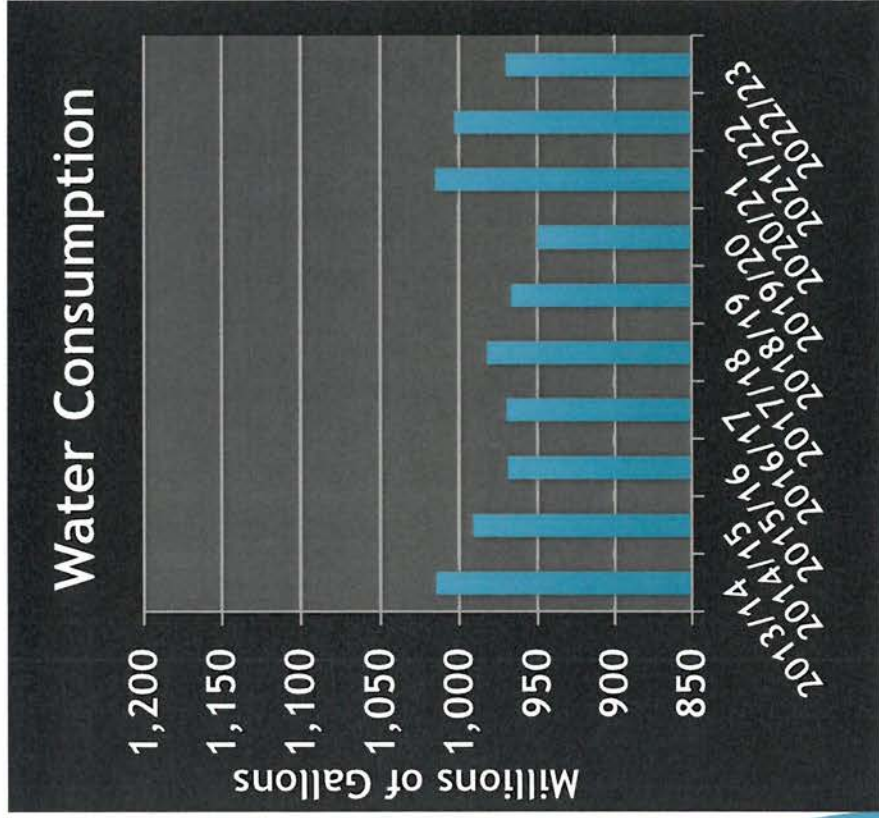
- 1. Revenue is used to fund economic incentives
- 2. Estimate for FY21/22 is \$325,000

FY 2023 Revenue Review

- # Service Charges - Water Sales
 - \$12,600,000
 - 14% of total revenue
 - \$600,000 increase from FY21/22 Budget
 - 5% increase from FY21/22 Budget

- 1. Revenue is based upon consumption average with a proposed 5% rate increase
- 2. Average residential monthly water bill in proposed budget is \$74.09 based upon 6,000 gallons of usage per month
- 3. The last rate increase was effective May 1, 2019
- 4. Rates will continue to be reviewed as capital improvements are completed and consumption changes

Water Revenue and Consumption History



FY 2023 Revenue Review

- # Service Charges - Sewer Sales
 - \$6,550,000
 - 7% of total revenue
 - \$475,000 increase from FY21/22 Budget
 - 8% increase from FY21/22 Budget

- 1. Increase was not implemented in 19/20 or 20/21
- 2. Debt service on WWTP loans expected to start fall of 2023
- 3. Average residential monthly sewer bill by county based on 6,000 gallons:
 - a) Cook = \$25.78/month
 - b) DuPage = \$46.96/month
 - c) Kane = \$19.19/month

FY 2023 Revenue Review

- # Service Charges - Golf
 - \$1,272,600
 - 1.4 % of total revenue
 - \$82,050 increase from FY21/22 Budget
 - 7% increase from FY21/22 Budget

- 1. Proposed budget projects 32,500 rounds of golf, a 750 round increase from the FY 2021/22 budget. Projection is down 450 rounds from the current year estimate

- 2. Proposed revenue budget is 4% above 21/22 estimate

- 3. Pro shop sales are budgeted at \$81,000, down 7%

FY 2023 Revenue Review

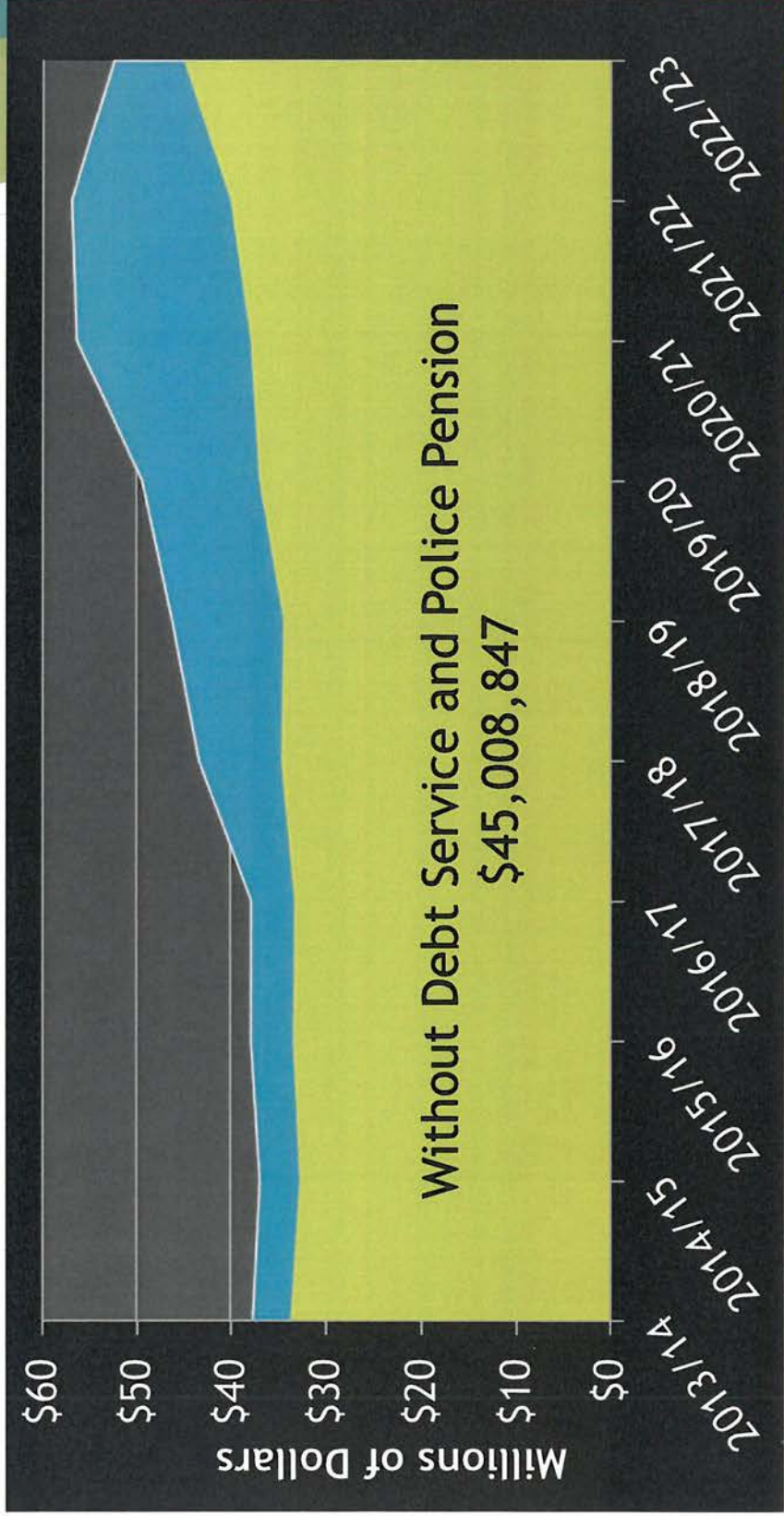
- # Service Charges - Food and Beverage
 - \$1,077,000
 - 1.2% of total revenue
 - \$26,000 increase from FY21/22 Budget
 - 2% increase from FY21/22 Budget
1. Actual revenue for 21/22 is projected to be \$934,000.
 2. The budget reflects an increase due to events already booked for next year

Village of Bartlett FY 2022/23 Expenditure Review

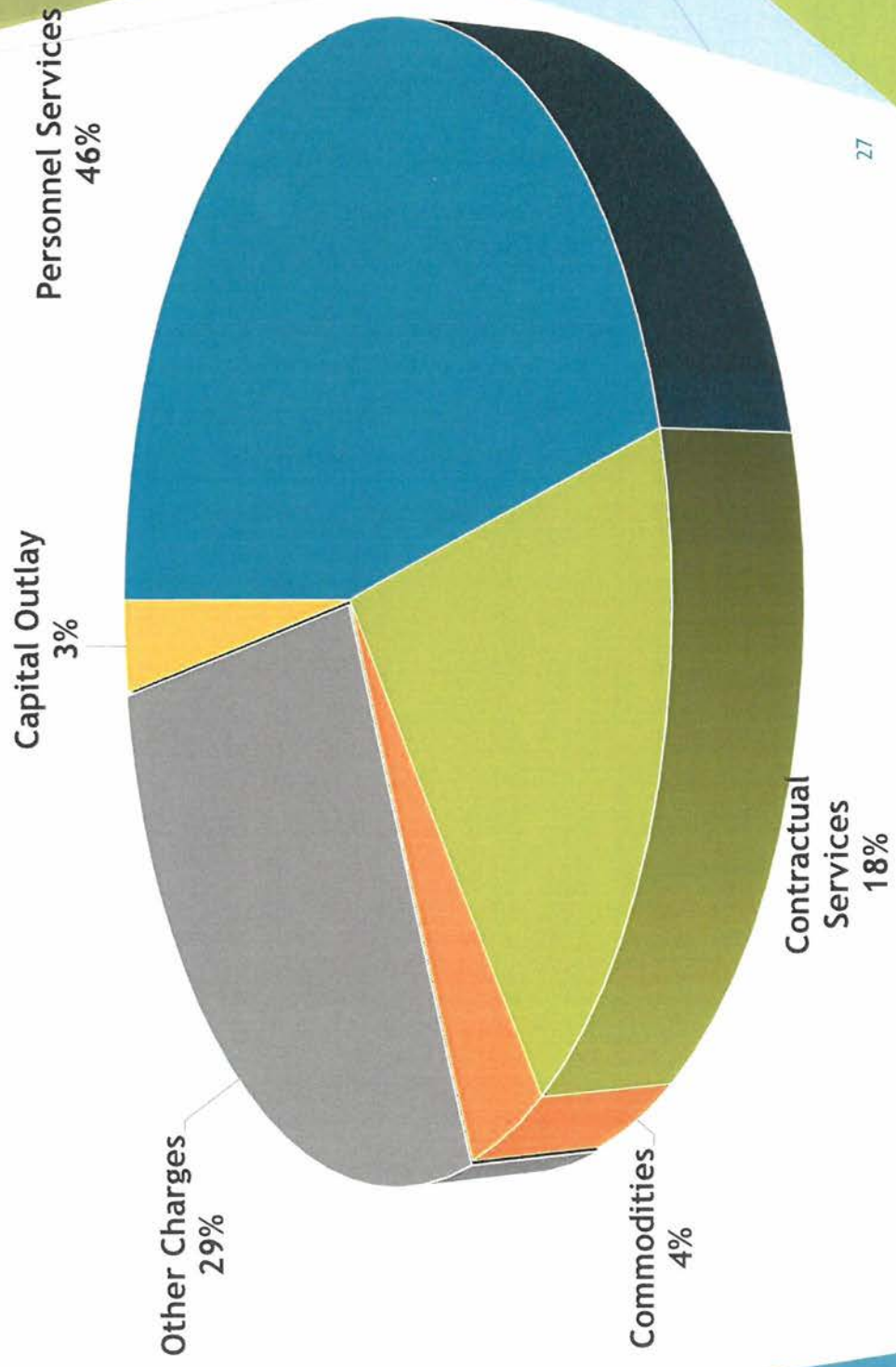


Operating Expenditures Total

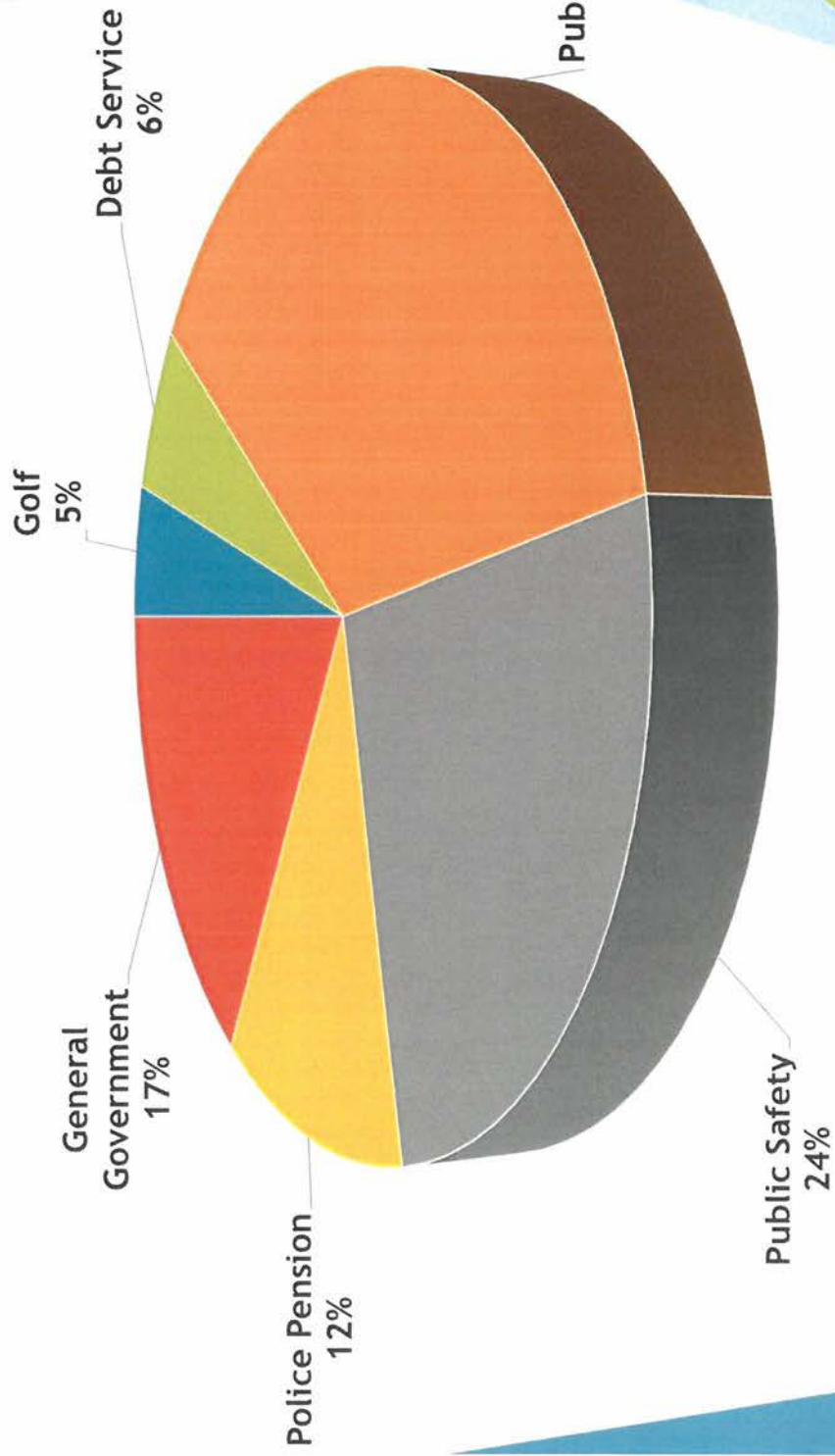
Proposed Operating Expenditures = \$52,440,469
Down from the FY21/22 estimate due to debt refunding



Operating Expenditures By Type



Operating Expenditures by Department



FY 2023 General Fund

- Estimated beginning cash balance \$16,583,478
 - Budgeted revenues \$26,517,215
 - Budgeted expenditures \$24,206,833
 - Net transfers (\$5,299,827)
 - Ending balance \$13,594,033
-
1. Budgeted use of available fund balance is \$989,445
 2. TR to Central Services \$1,072,082, unchanged from prior year
 3. TR to Vehicle Replacement \$617,374, increased \$100,472 for Streets Department
 4. TR to Police Pension Fund \$2,203,621, equal to 2021 levy amount
 5. TR in from MFT/Water/Sewer/Parking/Golf \$593,250, no change
 6. TR to Municipal Building Fund \$2,000,000 for future projects²⁹

FY 2023 Central Services

- Estimated beginning balance \$799,786
 - Annual transfer from departments \$1,455,904
 - Proposed budget for FY22/23 \$1,553,135
 - Ending balance \$702,805
-
1. Operating expenses for FY22/23 \$1,381,135
 2. Includes \$36,000 for threat response/endpoint security agreement
 3. Machinery & Equipment for FY 22/23 is \$172,000

FY 2023 Vehicle Replacement

- Estimated beginning balance \$1,792,821
- Annual transfer from departments \$694,242
- Proposed budget for FY22/23 \$989,000
- Ending balance \$1,508,813
- Estimated expenses FY21/22 \$486,638

1. A total of 7 vehicles, 1 asphalt trailer and 1 greens roller are scheduled to be replaced in this budget
2. Two large dump trucks are still on order from the current year and one is not expected to be delivered until the 22/23 fiscal year
3. The Streets Department transfer amount was increased due to the increased cost of vehicles

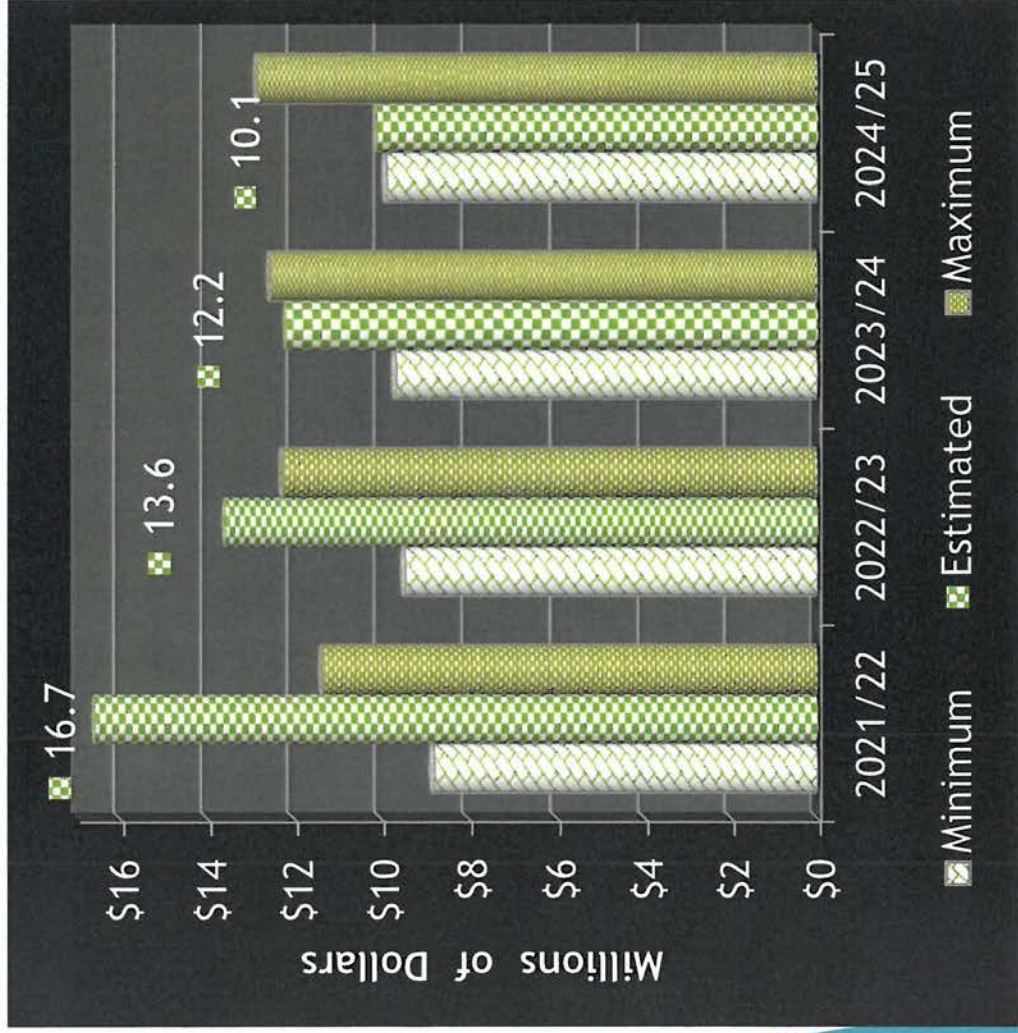
Budget Snapshot

- No new taxes or fees
- General property tax levy to be level after increase for brush pickup last year
- Non-union wage increase of 3.0% factored in
- Net of three employees being added
- Proposed water and sewer rate increases
- Capital improvement projects totaling \$27 million

**Village of Bartlett
FY 2022/23
Fund Balance Review**



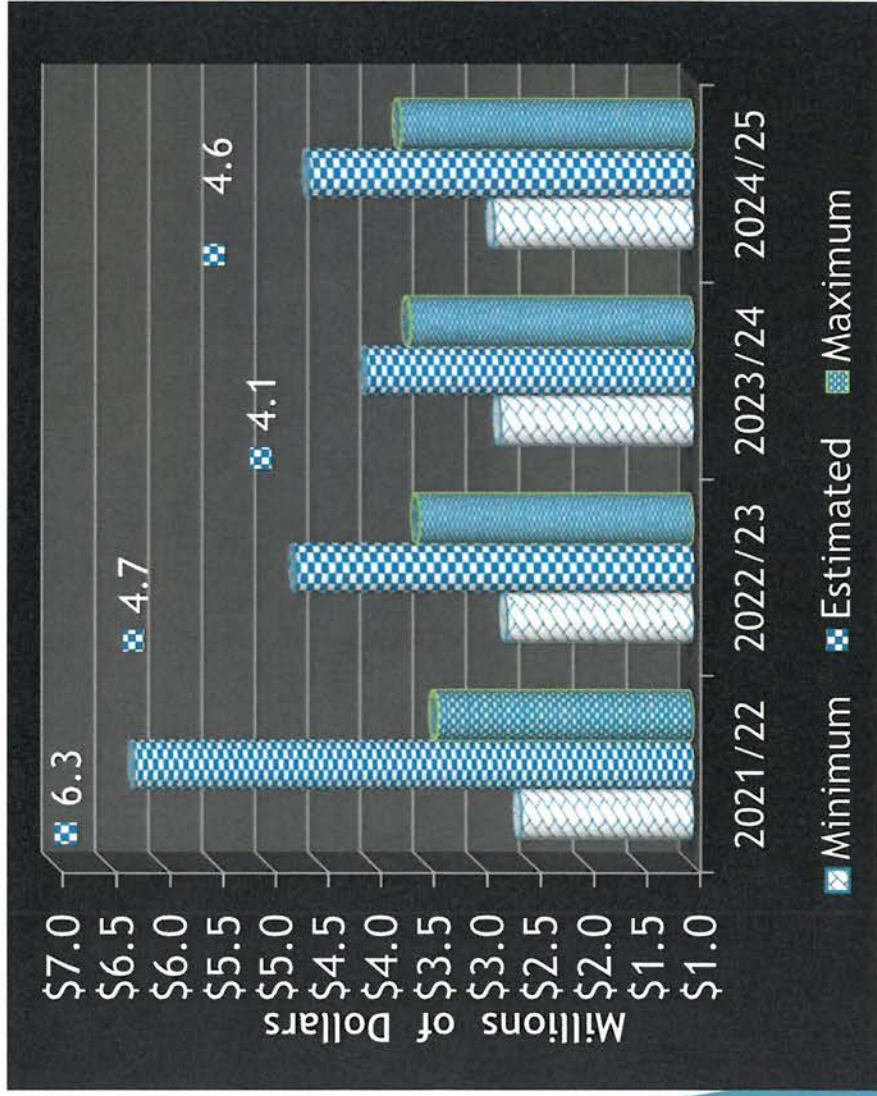
Fund Balance - General Fund



Policy

- 25 - 35% of operating expenditures
- Avg. increase in property tax levy and liabilities
- Designated reserves
- Restricted Funds

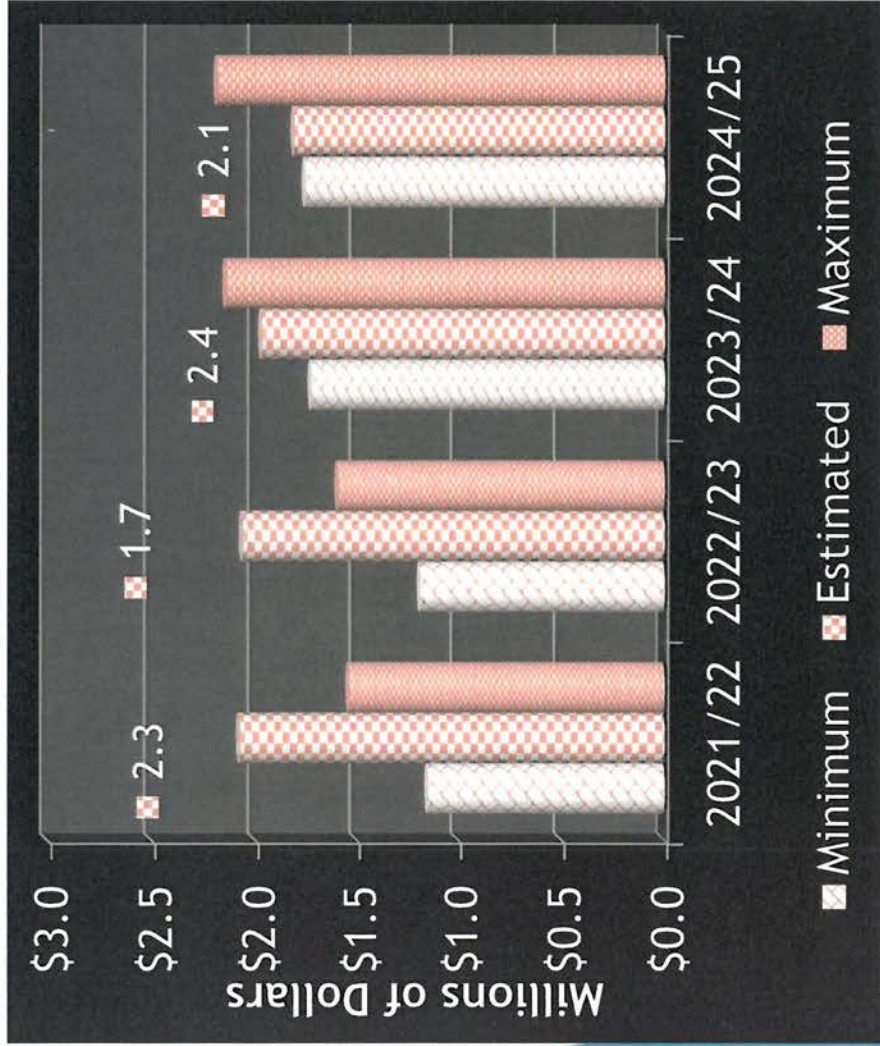
Fund Balance - Water Fund



Policy

- 25 - 35% of operating expenditures
- Designated reserves:
 - Radium Removal
 - Loan Payments
 - Capital Improvement

Fund Balance - Sewer Fund



Policy

- 25 - 35% of operating expenditures
- Designated reserves:
 - Debt Service
 - Capital Improvement Reserve

Thanks

