

VILLAGE OF BARTLETT

COMMITTEE AGENDA

MARCH 15, 2022

BUILDING & ZONING, CHAIRMAN HOPKINS

1. Concept Discussions - Cannabis Dispensary Site - Town Center

FINANCE & GOLF, CHAIRMAN DEYNE

2. Water/Sewer Rate Increases Review
3. 2022-23 Proposed Budget Review (Administration, Public Works, Finance, Central Svcs.)



AGENDA ITEM EXECUTIVE SUMMARY

Item Name Concept for discussion: Cannabis Dispensary Site - Town Center Committee or Board Committee

BUDGET IMPACT

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

EXECUTIVE SUMMARY

The petitioner is requesting a **concept plan discussion** for a medical and adult-use cannabis dispensary in the Bartlett Town Center. The property is zoned PD (Planned Development District).

The Planned Development for Town Center, approved by Ordinance 2003-123, limits the uses for the subject property to the use lists under the B-1 (Village Center) and B-2 (Local Convenience) Zoning Districts. Medical and adult-use cannabis dispensing centers are listed as prohibited uses in those districts.

Staff is requesting the Committee's feedback on the following items in regards to the proposed dispensary:

- Should medical and adult-use cannabis dispensaries be located within the commercial zoning districts and PD districts where commercial uses are allowed?
- If so, which zoning districts: B-1 Village Center, B-2 Local Convenience Shopping, B-3 Neighborhood Shopping, B-4 Community Shopping, and PD Planned Development where commercial uses are allowed?
- If allowed in some or all commercial districts, should the medical and adult-use cannabis dispensaries be listed as permitted uses or special uses?
- Should the 1000-ft distance requirement from a school, day care center, day care home, or an area zoned for residential use be amended or removed to match the State regulations?

Additional information on the petitioner's concept plan and background information on the zoning history of medical and adult-use cannabis dispensing centers is further outlined in the attached staff memo.

ATTACHMENTS (PLEASE LIST)

PDS Memo, Applicant Cover Letter, Application, Location Map, Town Center floor plan, first floor plan, access plan, circulation plan, cctv plan, security plan, project examples, petitioner's response letter, Dept. of Revenue brochure, appraisal excerpt, dispensaries permitted/prohibited map, adult-use cannabis chart

ACTION REQUESTED

- For Discussion only - *To review the petitioner's concept plan and provide direction to the petitioner and the staff*
- Resolution
- Ordinance
- Motion

Staff: Roberta Grill, Planning & Development Services Director

Date: 03.01.22

PLANNING AND DEVELOPMENT SERVICES MEMORANDUM
22-18

DATE: March 1, 2022
TO: Paula Schumacher, Village Administrator
FROM: Roberta Grill, Planning & Development Services Director 
RE: **(CP #22-01) Cannabis Dispensary Site – Town Center**

PETITIONER

Steven Malitz

SUBJECT SITE

217 S. Main Street

REQUEST

Concept discussion (to obtain feedback on amending the zoning ordinance to allow medical and adult-use cannabis dispensaries in commercial districts and PD districts where commercial district uses are allowed, including Town Center)

SURROUNDING LAND USES

| | <u>Land Use</u> | <u>Comprehensive Plan</u> | <u>Zoning</u> |
|---------------------|-------------------|---------------------------------|---------------|
| Subject Site | Commercial | Village Center Mixed Use | PD |
| North | Vacant/Park | Village Center Mixed Use | PD |
| South | Parking Lot | Village Center Mixed Use | PD |
| East | Residential | Village Center Mixed Use | PD |
| West | Municipal | Municipal | P-1 |

DISCUSSION

1. The petitioner is requesting a concept plan review for a medical and adult-use cannabis dispensary in the Bartlett Town Center. The property is zoned PD (Planned Development) District.
2. The Planned Development approved by Ordinance 2003-123, limits the uses for the subject property to the use lists under the B-1 (Village Center) and B-2 (Local Convenience) Zoning Districts.

3. Ordinance #2019-94 amended the Zoning Ordinance to list adult-use cannabis dispensing centers as a special use in the I-1 (Light Industrial) and I-2 EDA (General Industrial Economic Development Area) Zoning Districts and as a prohibited use in all other zoning districts. The ordinance additionally restricted the number of dispensing centers to one (1) within Blue Heron Business Park/Bluff City Industrial Park and one (1) within Brewster Creek Business Park.
4. The original Medical Cannabis Program Act imposed a distance restriction that medical dispensing organizations could not locate within 1,000 feet of a school, day care center, day care home, or an area zoned for residential use. In 2019, the State eliminated the distance requirements for medical use dispensaries and allowed local units of government to adopt any distance requirements by local ordinance. The Village currently requires the 1,000-ft distance requirement for both medical and adult-use dispensing centers. *A map showing where medical and adult-use dispensing centers may be located in the village is attached.*
5. The proposed floor plan identifies a customer waiting room (public access), sales floor (limited access) and product intake/picking room area (restricted access).
6. Product and currency deliveries would utilize the common vestibule located at the rear of the unit.
7. According to the Zoning Ordinance, 8 parking spaces would be required. The Town Center development provides 161 surface parking spaces.
8. The petitioner is not proposing the on-site consumption of cannabis.
9. The petitioner has provided the attached (a) responses to staff's initial review comments, (b) the Illinois Department of Revenue bulletin on Municipal and County Cannabis Retailer's Occupation Tax Rate Changes and (c) an excerpt from an appraisal on the impact of a cannabis dispensary on surrounding properties.
10. Staff has prepared a chart outlining how other Illinois communities have regulated the location of adult-use cannabis dispensing centers. The chart is attached for your reference.

DISCUSSION POINTS

1. Staff is requesting the Committee's feedback on the following items in regards to the proposed dispensary:

- Should medical and adult-use cannabis dispensaries be located within commercial zoning districts and PD districts where commercial district uses are allowed?
 - If so, which zoning districts should these uses be allowed: B-1 Village Center, B-2 Local Convenience Shopping, B-3 Neighborhood Shopping, B-4 Community Shopping, and PD Planned Development where commercial district uses are allowed?
 - If allowed in some or all commercial districts, should the medical and adult-use cannabis dispensaries be listed as permitted uses or special uses?
 - Should the 1000-ft distance requirement from a school, day care center, day care home, or an area zoned for residential use be amended or removed to match the State regulations?
2. If the Village Board Committee gives a favorable review of this concept, the petitioner would then proceed to draft a text amendment following the parameters discussed and proceed with a full development application submittal.
3. A copy of the concept plan and additional background information are attached for your review.

SAUL EWING
ARNSTEIN
& LEHR ^{LLP}

Steven N. Malitz
Phone: 312.876.7134
steven.malitz@saul.com
www.saul.com

January 5, 2022

By Email: rgrill@vbartlett.org

Pres. Kevin Wallace
Trustee Renée Suwanski
Trustee Stephanie Gandsey
Trustee Dan Gunsteen
Trustee Raymond H. Deyne
Trustee Adam J. Hopkins
Trustee Aaron H. Reinke
c/o Ms. Roberta Grill, Zoning Administrator/Development Director

Re: Village of Bartlett Concept Application (Town Center Dispensary)

Dear President Wallace and Village Board of Trustees:

On behalf of Bartlett Town Center and in follow-up to our meeting last year, we submit the attached Concept Plan Application for an adult cannabis dispensary together with the custom design deck, with animation, prepared by the dispensary architect, Jaime Magaliff of Steep Architecture Studio.

Town Center is seeking a text amendment to the B-1 overlay to allow such dispensary use in a commercial district, or such other less onerous means to lawfully permit such use in the "elbow" space of Town Center, which has laid fallow since development.

Town Center's application is also supported by Zachary Zises of Dispensary33, the first dispensary operator and licensee in the State of Illinois, who runs a tight, secure ship in his multiple dispensary locations.

Thank you for your consideration.

Very truly yours,



Steven N. Malitz

cc: Mr. Tony Fradin (by e-mail: tfradin@vbartlett.org)

161 North Clark • Suite 4200 • Chicago, IL 60601
Phone: (312) 876-7100 • Fax: (312) 876-0288

DELAWARE FLORIDA ILLINOIS MARYLAND MASSACHUSETTS MINNESOTA NEW JERSEY NEW YORK PENNSYLVANIA WASHINGTON, DC

A DELAWARE LIMITED LIABILITY PARTNERSHIP



VILLAGE OF BARTLETT
CONCEPT PLAN APPLICATION
(Please type or complete in blue or black ink.)

For Office Use Only
Case # CP 22-01
RECEIVED
PLANNING & DEVELOPMENT
JAN 06 2022
VILLAGE OF BARTLETT

PROJECT NAME Dispensary Site-Town Center

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Steven N. Malitz

Street Address: 161 N. Clark Street, Suite 4200

City, State: Chicago, Illinois

Zip Code: 60601

Email Address: Steven.Malitz@saul.com

Phone Number: 312-876-7134

Preferred Method to be contacted: Email

PROPERTY OWNER INFORMATION

Name: Bartlett Commercial LLC

Street Address: 161 N. Clark Street, Suite 4200

City, State: Chicago, Illinois

Zip Code: 60601

Phone Number: 312-876-7134

OWNER'S SIGNATURE: [Signature] Date: January 4, 2022
(OWNER'S SIGNATURE IS REQUIRED or A LETTER AUTHORIZING THE PETITION SUBMITTAL.)

PROPERTY INFORMATION

Common Address/General Location of Property: Bartlett Town Center, 201 S. Main, #217

Property Index Number ("Tax PIN"/"Parcel ID"): 06-34-410-014-0000

Acreage: 3761 sq. ft. No. of Lots/Units: 1 ("Elbow")

Zoning: Existing: PD Land Use: Existing: Mixed Use Business
(Refer to Official Zoning Map)

Proposed: See Dropdown Proposed: Mixed Use Business

Comprehensive Plan Designation for this Property: Village Center Mixed Use
(Refer to Future Land Use Map)

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

Attorney Steven N. Malitz, Esq., Saul Ewing Arnstein & Lehr LLP

161 N. Clark Street, Suite 4200, Chicago, Illinois 60601

(312) 876-7134; Steven.Malitz@saul.com

Engineer Ms. Jaime Magaliff, Steep Architecture Studio

Jamie@Steep-ARC.com

Other Dispensary Expert:

Zachary Zises, Dispensary 33

(773) 793-3829; Zachary@Dispensary33.com

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: Bartlett Commercial LLC, By: Steven N. Malitz, Manager

DATE: January 4, 2022

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: Bartlett Commercial LLC, By: Steven Malitz, Manager

ADDRESS: 161 North Clark Street, Suite 4200
Chicago, Illinois 60601

PHONE NUMBER: (312) 876-7134

EMAIL: Steven.Malitz@saul.com

SIGNATURE: 

DATE: January 4, 2022



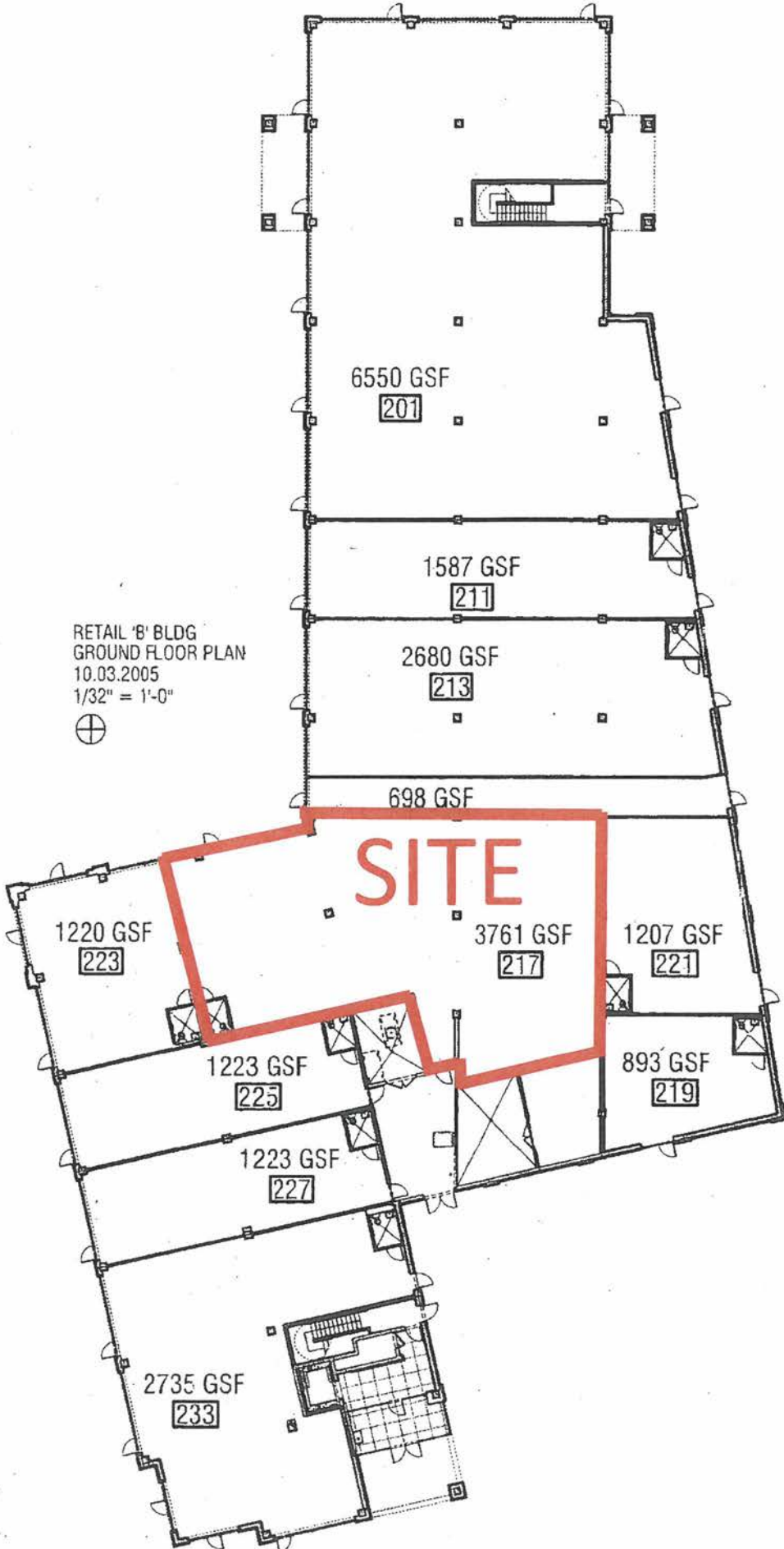
Location Map

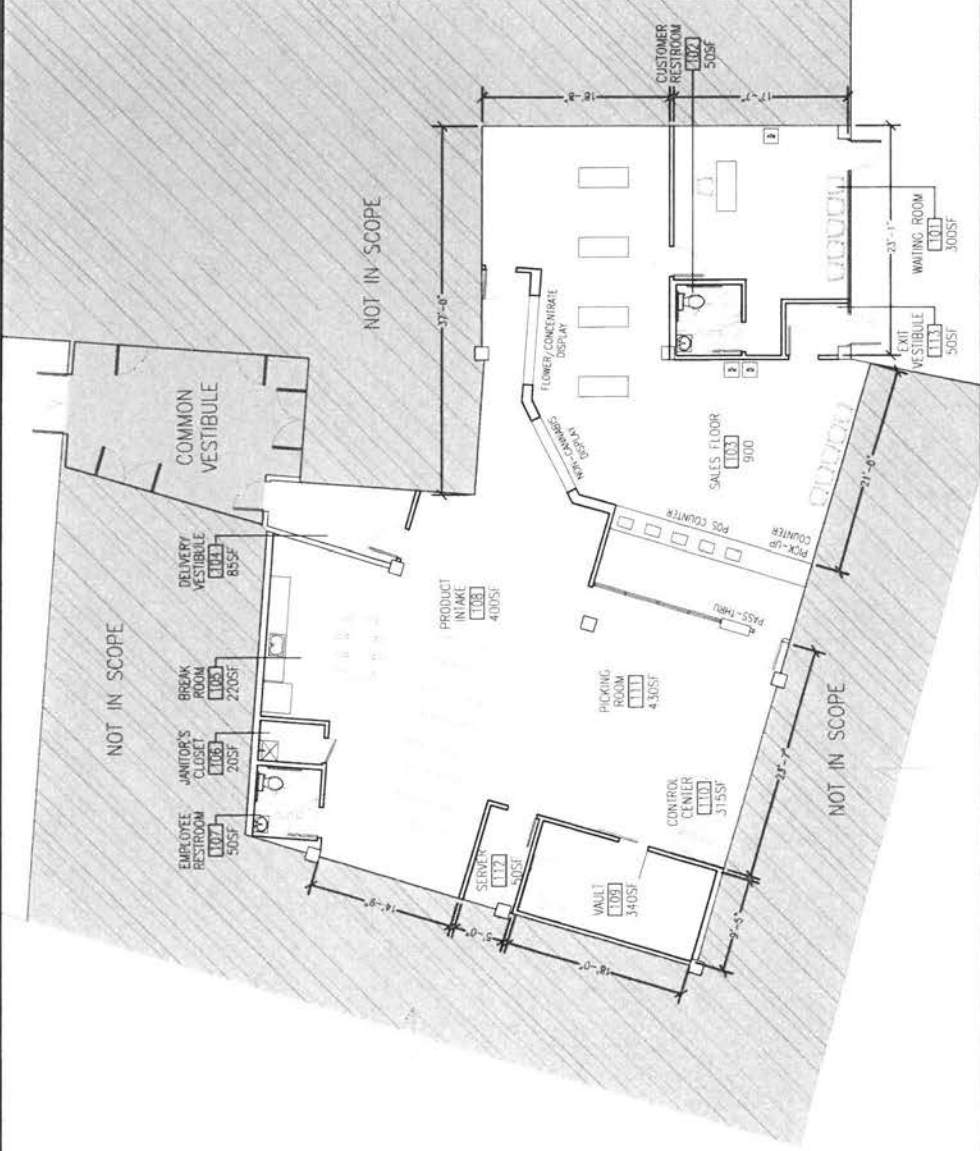
CP 22-01 Dispensary Site
 Town Center
 Concept Plan

2022



RETAIL 'B' BLDG
GROUND FLOOR PLAN
10.03.2005
1/32" = 1'-0"



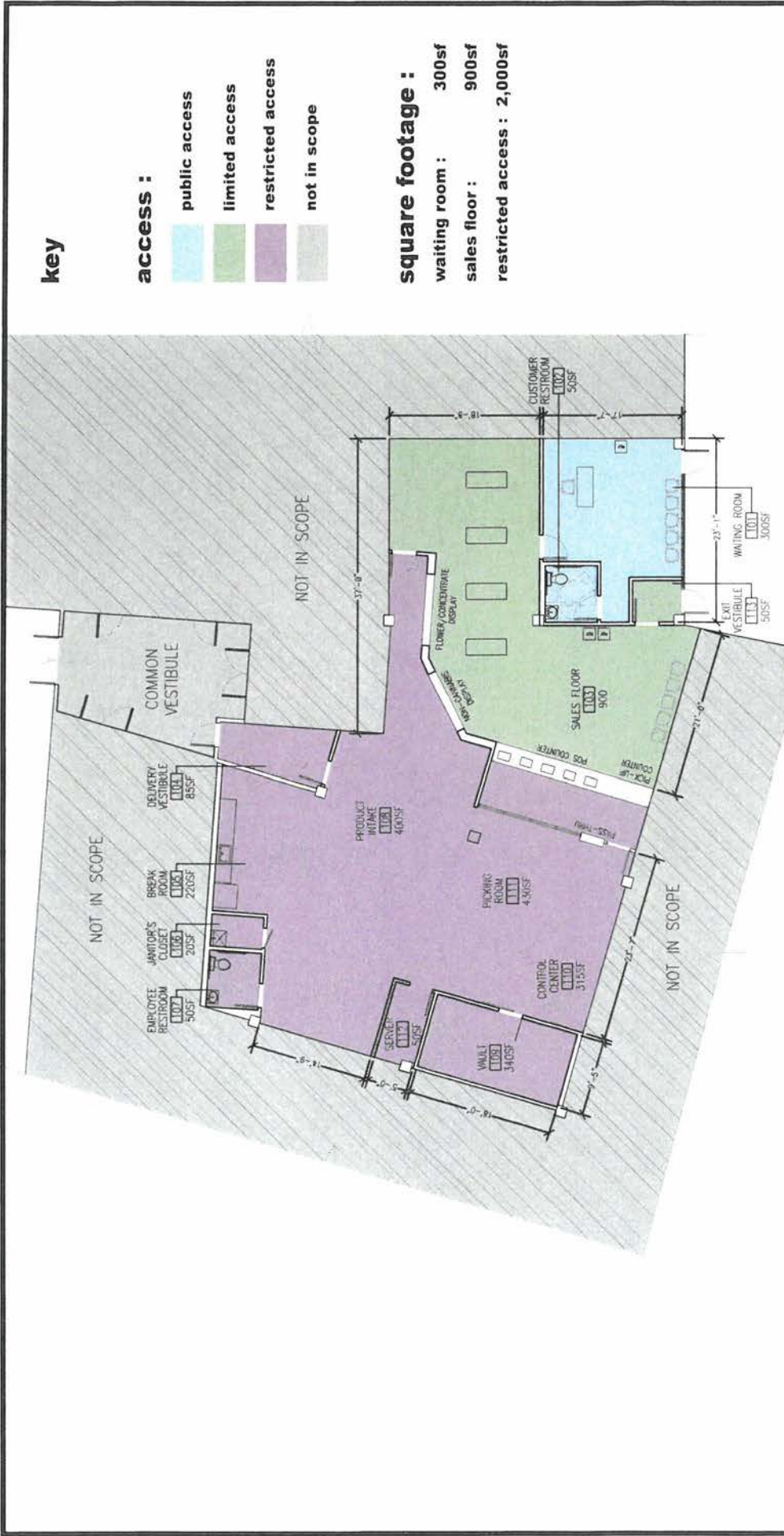


first floor plan **N**
 scale : 1/8" = 1'-0"

issue : issue for zoning
date : 12/22/2021

dispensary site
201 s. main st.
bartlett, il
60103

steep
 steep architecture studio



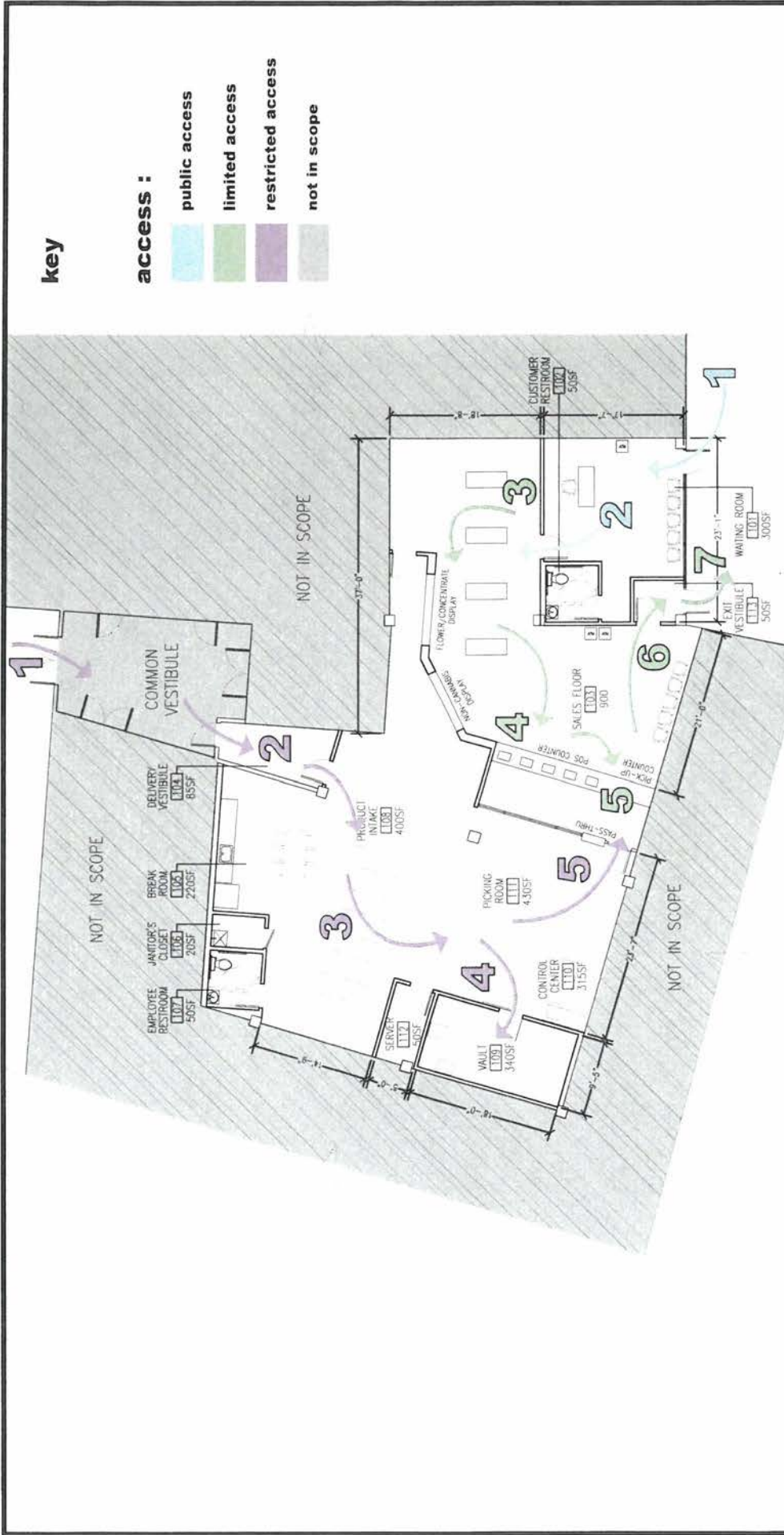
dispensary site
201 s. main st.
bartlett, il
60103

issue :
 issue for zoning

date :
 12/22/2021

access plan
 scale : 1/8" = 1'-0"

N



key

access :

- public access
- limited access
- restricted access
- not in scope

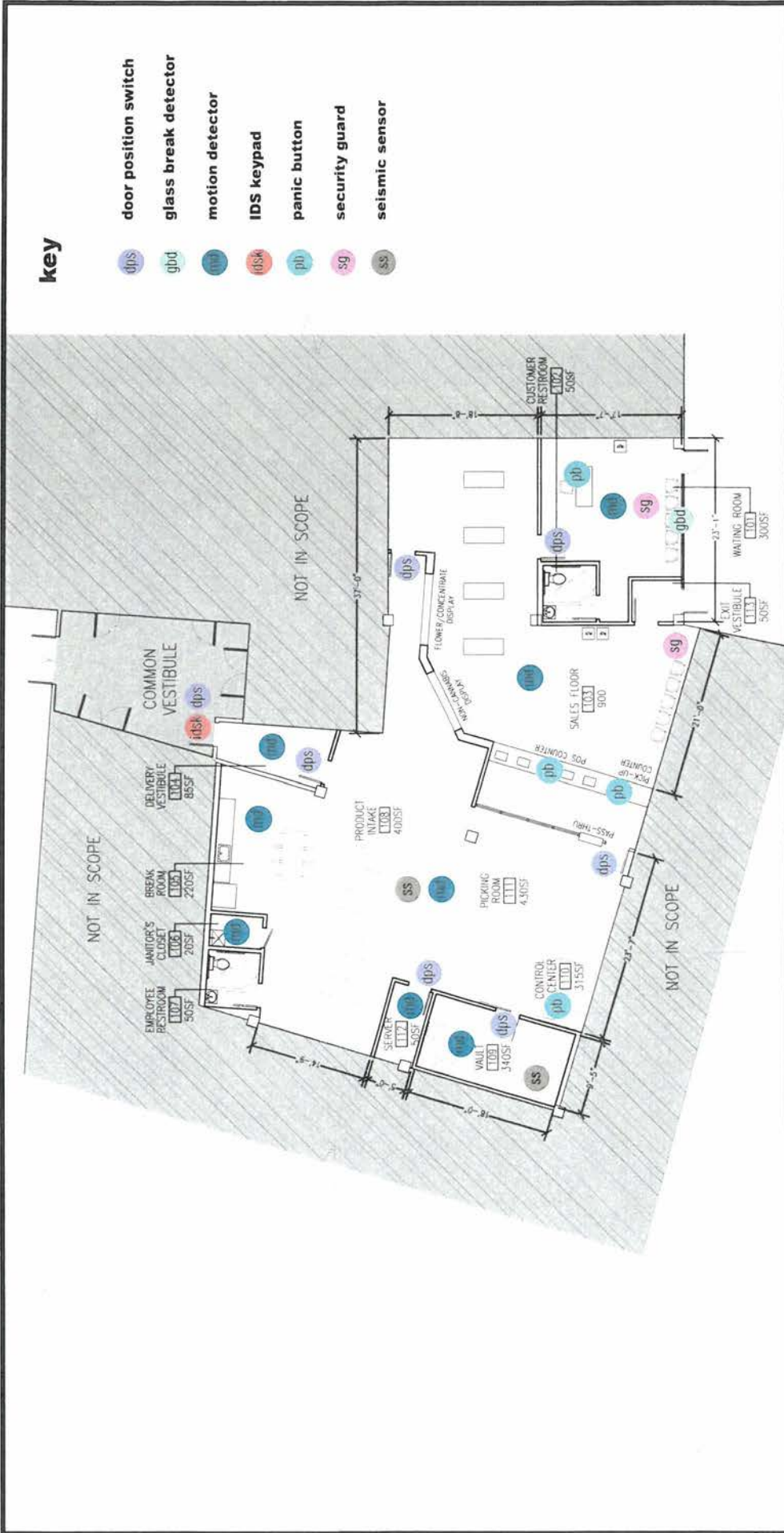
steep
steep architecture studio

dispensary site
201 s. main st.
bartlett, il
60103

issue :
issue for zoning

date :
12/22/2021

circulation plan N
scale : 1/8" = 1'-0"



key

- dps door position switch
- gbd glass break detector
- md motion detector
- dsk IDS keypad
- pb panic button
- sg security guard
- ss seismic sensor

steep
steep architecture studio

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bartlett, il
60103

issue :
issue for zoning

date :
12/22/2021

security plan **N**
scale : 1/8" = 1'-0"

example site :
1152 w. randolph st.
chicago, il

exterior :
state required tinted and
shatter-proof window film
will cover all exterior
storefront windows



steep
steep architecture studio

dispensary site
201 s. main st.
bartlett, il
60103

issue :
issue for zoning

date :
12/22/2021

project example

example site :
1152 w. randolph st.
chicago, il

waiting room /
public access :
customers have their id
verified at the reception
desk. overflow seating and
an ada compliant restroom
is provided for customer
use. customers enter the
sales floor / limited access
area through a secure door.



dispensary site
201 s. main st.
bartlett, il
60103

steep
steep architecture studio

issue :
issue for zoning

date :
12/22/2021

project example

example site :
1152 w. randolph st.
chicago, il

sales floor /
limited access :
customers can view
product for sale in a variety
of display case types,
including backloaded
wall displays (flower and
concentrates) and floor
displays (dummy edibles).



dispensary site
201 s. main st.
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60103

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steep
steep architecture studio

dispensary site
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bartlett, il
60103

issue :
issue for zoning

date :
12/22/2021

project example

example site :
1152 w. randolph st.
chicago, il

point of sale /
limited access :
after selecting product, customers move to the point of sale counter to pay for their items. atm's are available in both the waiting room and sales floor.

product pick-up /
limited access :
after paying for their purchase, customers move to the product pick-up counter. this counter is located near a seating area and the exit vestibule.

after picking up product, customers exit immediately through the dedicated customer exit.



dispensary site
201 s. main st.
bartlett, il
60103

steep
steep architecture studio

issue :
issue for zoning

date :
12/22/2021

project example



**Case CP 22-01 Dispensary Site Town Center
Response to Review #1**

2. What is the approximate time a customer is within the dispensary?

Customers who pre-order can enter and leave in under 3 minutes. Others who seek more education can remain 10 minutes or longer. Over time, this mix of customers is likely to tilt from more of the latter to more of the former, but 7 minutes per customer is a fair approximation of the mean time.

3. Are there capacity limits for the waiting room and sale floor?

Per Bartlett's adoption of the 2018 IBC occupant load, this space is designed for 20 customers in the waiting room and 15 customers on the sales floor.

4. If the business is busy, how will customers line up outside of the waiting room? Crowd control must minimize the impact on adjacent businesses and the residents above.

We work hard to anticipate and scale our staffing and POS capacities to ensure customer overflow never occurs. At our facility on Clark St. in Chicago, we have days of over 1100 customers in a 800sf retail room. At no point do we allow an outside line to extend beyond the boundaries of our own rental space or to impede the flow of people into other businesses or residences. Nor will we do so in Bartlett.

Given the number of new dispensaries that will be coming online at the same time as ours, we will likely never see a daily number approaching anywhere near 1000. That said, if overflow ever becomes an issue then we use a texting based app primarily designed for restaurants, TablesReady, which allows customers to leave the area and to receive a text when we are ready to serve them. This app completely negates the need for a line since the text serves as their reservation.

5. Will the security guards be located indoors at all times? Will any guards be located outside the leased space?

We are happy to coordinate with the Village on tailoring post orders for guards. In general, they work both inside and out, as needed and at regular intervals. For deliveries, they always are outside to help with security as vehicles pull up to the facility.

6. Do the other units have public access to the common vestibule? If so, is this a security concern for your client?

The vestibule requires other tenants to have access.

There is a double-door mantrap between the common vestibule and the dispensary, and a Request-to-Exit feature on these doors to ensure both doors are never open at the same time, protecting any forcible "tailgating" while the doors are in use. This access point is highly secure.

7. Will a fixed camera be provided at the common vestibule's exterior door?

By law, all interior and exterior spaces of the dispensary will be under camera surveillance. We would be required to place a camera into the common vestibule. If, however, the Village wishes for an additional camera on the exterior of the common vestibule and the landlord grants us permission then we would be happy for that to be included as a condition of our use.

8. Will both product deliveries and cash transports utilize the common vestibule?

Our preference and intention is to use the common vestibule as access and egress for both product and currency transfers.

Police Comments

1. What security/ camera systems are you going to have on the exterior and where will they be located?

We use either ClearLP or Bosch. See cctv and security plan in the original plan submittal packet for equipment employed and locations.

2. Is there a secured area for deliveries and money runs?

Deliveries and currency will flow through the common vestibule into our restricted access area, where only approved staff will be allowed and which will be out of any sightlines to customers.

3. Will the security be armed?

We have not used armed guards in the past and would strongly prefer not to do so. Guards are equipped with 2-way radios to alert other staff as well as mobile panic buttons. Their primary mission is to de-escalate and to alert local law enforcement when needed.

4. Will residents and other businesses be able to smell the cannabis?

The residents and adjacent businesses will not be able to smell the cannabis, as no consumption is allowed on the premises. Additionally, the construction of the ceiling and demising wall assemblies, as well as supplemental air condition units and carbon filters, will prevent any noticeable smell.

5. How many customers do they expect and will there be enough parking?

We expect 200-400 customers per day.

Building code occupancy permits 35 total customers at any given time. Per Bartlett zoning code, our establishment would require 16 parking spaces. The property has 161 parking spaces total, with 19 located immediately in front of the dispensary. We feel that with pre-orders and typical customer turnaround time discussed above, this amount of parking will be much more than sufficient.

ZONING CONSULTING REPORT

2114 South Wabash Avenue

Chicago, Illinois

As of

January 17, 2022

Prepared at the Request of

Mr. Ashley Brandt

Tucker Ellis LLP

233 South Wacker Drive, Suite 6950

Chicago, Illinois 60606

LaSalle Appraisal Group, Inc.

I did research studies done in other major US cities to gauge the effect of these dispensaries on surrounding property values; a February 2014 joint study by Urban Geography with the University of South Florida, University of Colorado and the New York City Criminal Justice Agency found that "...in short, medical marijuana facilities appear to be more similar to drug stores and coffee houses than they are to locally undesirable land uses."

A 2019 Clever Real Estate Company study showed that average home prices increased in urban areas where cannabis was legalized. A 2017 article in the Journal of Urban Economics found that crime statistics decreased in neighborhoods that had cannabis dispensaries.

A definitive study was published by the Academy of Criminal Justice Sciences, the Justice Quarterly in 2019. The abstract states that most previous studies were based on relatively weak analytical designs lacking contextualization and appropriate comparisons have reported that the legalization of cannabis has either increased or decreased crime. Recognizing the importance for public policy making of more robust research designs in this area during a period of continuing reform of state cannabis laws, this study uses a quasi-experimental, multi-group interrupted time-series design to determine if, and how, UCR crime rates in Colorado and Washington, the first two states to legalize cannabis, were influenced by it. Our results suggest that cannabis legalization and sales have had minimal to no effect on major crimes in Colorado or Washington. We observed no statistically significant long-term effects of recreational cannabis laws or the initiation of retail sales on violent or property crime. I have retained a copy of this study in my work file.

Cannabis dispensaries have increased employment and generated tax revenue far beyond initial estimates while providing a safer purchasing environment for its customers.

LaSalle Appraisal Group, Inc.



informational

Bulletin

David Harris, Director

Municipal and County Cannabis Retailers' Occupation Tax Rate Changes, Effective January 1, 2022

This bulletin is written to inform you of recent changes; it does not replace statutes, rules and regulations, or court decisions.

To: All dispensaries engaged in the business of selling adult use cannabis at retail in taxing jurisdictions that have enacted Municipal or County Cannabis Retailers' Occupation Taxes

For information
Visit our website at:
tax.illinois.gov

Call us at:
1 800 732-8866 or
217 782-3336

Call our TDD
(telecommunications device
for the deaf) at:
1 800 544-5304

Register and file your return online at:
mytax.illinois.gov

Effective **January 1, 2022**, certain taxing jurisdictions have, by ordinance, imposed or changed their Municipal or County Cannabis Retailers' Occupation Tax on the gross receipts from sales of adult use cannabis (65 ILCS 5/8-11-23, 55 ILCS 5/5-1006.8). These taxes are in addition to Illinois Retailers' Occupation Tax on general merchandise (6.25%) and any locally-imposed retailers' occupation tax on general merchandise, which also apply to sales of adult use cannabis.

You must adjust your cash register and any computer program so that beginning on January 1, 2022, you will collect and pay the correct tax.

To verify your new combined state and local municipal or county retailers' occupation tax rate (*i.e.*, state and local taxes) on adult use cannabis, go to the [MyTax Illinois Tax Rate Finder](http://tax.illinois.gov) at tax.illinois.gov and select rates for January 2022.

What is taxed?

Municipal and County Cannabis Retailers' Occupation Taxes are imposed on gross receipts from adult use cannabis sold at retail. These taxes, however, are not imposed on cannabis purchased under the Compassionate Use of Medical Cannabis Program Act.

What is the tax rate that counties and municipalities can impose by ordinance on retail sales of cannabis?

Municipalities may impose a tax on retail sales of cannabis, other than medical cannabis, at a rate that may not exceed 3%, imposed in one-quarter percent (0.25%) increments. Counties may impose a tax (also in one-quarter percent increments) on retail sales of cannabis, other than medical cannabis, at the following rates:

- In unincorporated areas of the county, the rate may not exceed 3.75%.
- In a municipality located in the county, the rate may not exceed 3%.

As with any local government tax administered by the Illinois Department of Revenue (IDOR), municipalities and counties must submit their ordinances to IDOR by a statutory deadline in order to begin imposing the tax.

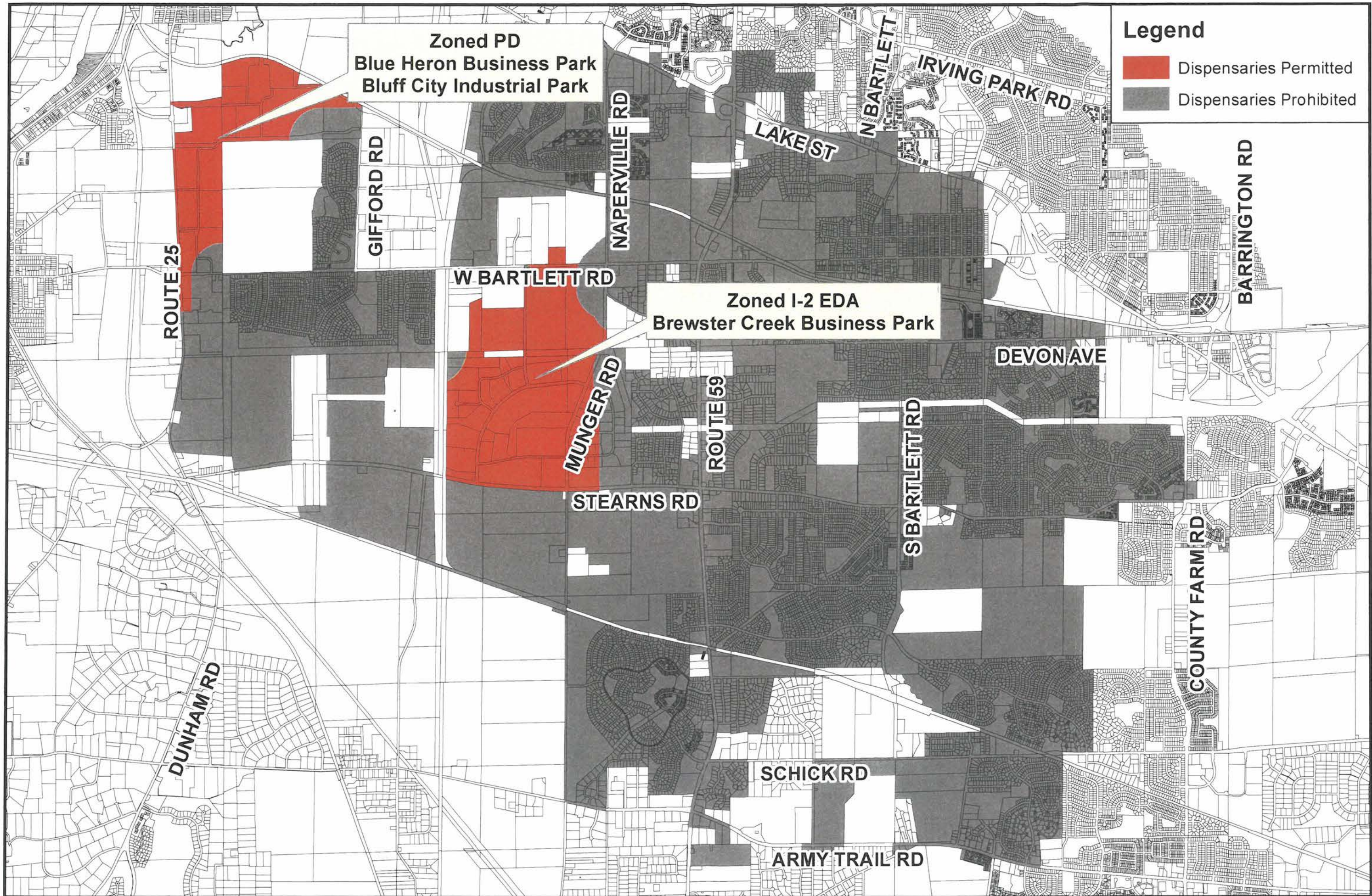
For more information, refer to [Informational Bulletin FY 2020-16](#), *Municipalities and Counties may impose a local Cannabis Retailers' Occupation Tax beginning July 1, 2020*.

Where can I find tax rate changes or combined sales tax rates?

To verify your new combined state and local municipal or county retailers' occupation tax rate (*i.e.*, state and local taxes) on adult use cannabis, go to the [MyTax Illinois Tax Rate Finder](#) at tax.illinois.gov. Enter the municipality or county name and effective date (in this case, January 1, 2022).

Where can I find more information about Municipal and County Cannabis Retailers' Occupation Taxes?

For more information about Municipal and County Cannabis Retailers' Occupation Taxes, visit the [Cannabis Taxes Information Page](#) on our website. You may also contact the Local Tax Allocation Division at **217 785-6518** or at Rev.Localtax@illinois.gov.



| Municipality | Allowed in Commercial Districts? | Allowed in Downtown/Town Center? |
|-------------------|----------------------------------|----------------------------------|
| Buffalo Grove | Yes- Special | No |
| Carpentersville | Yes - Permitted | No |
| Deerfield | Yes- Special | No |
| Elmwood Park | Yes - Special | No |
| Hanover Park | No | No |
| Highland Park | No | No |
| Lake in the Hills | Yes - Permitted | No |
| Lombard | Yes- Conditional | Yes-Conditional |
| Morton Grove | Yes - Special | No |
| Mt. Prospect | Yes - Special | No |
| Mundelein | Yes - Permitted | No |
| Naperville | Yes - Permitted | No |
| Schaumburg | Yes - Special | No |
| St. Charles | Yes - Special | No |
| Streamwood | Yes - Special | No |
| Villa Park | Yes - Special | No |
| Westmont | Yes - Special | No |
| Wheeling | Yes- Special | Yes-Special |



Agenda Item Executive Summary

Item Name Water/Sewer Rate Increases Review Committee or Board Committee

BUDGET IMPACT

Amount: N/A Budgeted N/A

List what fund Water, Sewer Funds

EXECUTIVE SUMMARY

Water and sewer rates are reviewed during the budget process each year. A water rate increase of 4% is proposed to fund approved capital projects and projected 4.3% increase to DuPage Water Commissions' rate. Sewer rate increases are also being proposed to pay the debt service on the estimated \$37 million IEPA loan for the Bittersweet WWTP project beginning in the fall of 2023 and for bonds issued in 2019 to fund the Cook County excess flow facility project. Sewer rates were last increased effective with the May 1, 2019 bills. Increases have been postponed the last two years due to the pandemic. Rate increases are planned over the next four years.

ATTACHMENTS (PLEASE LIST)

Memo, balance projection, capital projects summary

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion:

Staff: Todd Dowden, Finance Director Date: 03/07/2022

Village of Bartlett
Finance Department Memo
22-02

DATE: March 7, 2022

TO: Paula Schumacher, Village Administrator

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

SUBJECT: Water and Sewer Rate Review

Water and Sewer rates are reviewed each year during the budget process. The current water rate has been in effect since May 1, 2019. It was the final increase related to the Lake Michigan water transition. Sewer rates were also last increased effective with the May 1, 2019 bills. That was the second year of a three-year rate increase plan to fund capital improvements. The increases were for infrastructure improvements required at the wastewater treatment facility in DuPage County, the excess flow facility in Cook County, and for other rehabilitation projects throughout the collection system.

Water Charges

Based on the water projects approved in the capital budget and a projected 4.3% rate increase from the DuPage Water Commission, a 4% increase in the water rate is proposed for the 22/23 fiscal year. The 22/23 budget includes \$4,050,000 of capital improvements. Projects include water tower painting at a cost of \$805,000 and the first year of the meter changeout program at \$1 million. Other capital projects include \$1.2 million for the annual main replacement program, \$370,000 for the removal of old infrastructure, and \$25,000 for the fire hydrant painting program.

The water fund's cash balance at 4/30/22 is estimated to be \$6,263,618, which is above the policy balance. The balance at 4/30/23 is estimated to be \$4,411,026. This would be \$760,324 above the maximum balance when including 25% of the annual debt service. These funds would be used for the meter changeout program and other capital improvements in the following year to reduce the balance to about \$3.3 million, which would be within the policy range. A 4% increase to the rate or an increase in revenue of \$480,000 is included in the attached projections through fiscal 25/26. On the next page is a chart of the water rate history for the last ten years.

| Effective Bill Date | Rate Per 1,000 gal | Percent Change |
|-----------------------------------|-----------------------|-------------------|
| Water Charge Jan 1, 2012 | \$6.36 | |
| Water Charge May 1, 2017 | \$7.64 | 20% |
| Water Charge May 1, 2018 | \$9.70 | 27% |
| Water Charge May 1, 2019 | \$11.76 | 21% |
| Water Charge May 1, 2022 Proposed | \$12.23 | 4% |
| Water Charge May 1, 2023 Proposed | \$12.72 | 4% |
| Water Charge May 1, 2024 Proposed | \$13.23 | 4% |
| Water Charge May 1, 2025 Proposed | \$13.76 | 4% |
| Total increase | \$7.40 | 116% |

Sewer Charges

Sewer rate increases have been postponed for the last two years due to the pandemic. Capital projects were funded with available balance from increased water consumption and two prior rate increases in anticipation of the Bittersweet waste water treatment plant project and the Devon excess flow facility. Rate increases are being proposed for the 22/23 fiscal year to fund capital projects and additional debt service payments beginning in the fall of 2023. The 22/23 capital projects to be funded include \$500,000 for the annual sewer rehabilitation program from the Sewer fund, lift station upgrades at a cost of \$1.4 million, and improvements at the Bittersweet WWTP to be financed by IEPA loans. To generate an additional \$475,000, Cook County rates would be increased by 5.1% and DuPage County rates by 8.6%. The rates are structured in a way that the Devon Avenue project is being funded by Cook County residents/customers while the Bittersweet WWTP and the 2014 IEPA loan for WWTP improvements are being funded by DuPage County residents/customers.

The fund's cash balance at 4/30/22 is estimated to be \$2,074,022. The balance is projected to be over the maximum policy balance by \$537,072. The balance at 4/30/23 is estimated to be \$2,061,061. This would be a \$12,961 decrease from the 4/30/22 balance and would be over the minimum policy balance by \$469,465. The following year the projected balance of \$1,967,952 would be within the fund balance policy as the maximum balance would increase to \$2,141,958 to account for the additional annual debt service on the \$37 million IEPA loan. An annual increase in revenue of \$475,000 is included in the attached projections through fiscal 25/26. On the next page is a chart of sewer rates for the three counties over the last ten years.

Sewer Rate History

| Cook County | Proposed rate increases | | | | | | | |
|-------------------|-------------------------|----------|----------|----------|----------|----------|----------|----------|
| | 5/1/2012 | 5/1/2017 | 5/1/2018 | 5/1/2019 | 5/1/2022 | 5/1/2023 | 5/1/2024 | 5/1/2025 |
| Flat Fee | \$9.21 | \$11.05 | \$13.71 | \$16.37 | \$17.20 | \$18.03 | \$18.86 | \$19.69 |
| Per 1,000 gallons | \$0.77 | \$0.92 | \$1.14 | \$1.36 | \$1.43 | \$1.50 | \$1.57 | \$1.64 |
| Annual Increase | | 20.0% | 24.1% | 19.4% | 5.1% | 4.8% | 4.6% | 4.4% |

| DuPage County | Proposed rate increases | | | | | | | |
|-------------------|-------------------------|----------|----------|----------|----------|----------|----------|----------|
| | 5/1/2012 | 5/1/2017 | 5/1/2018 | 5/1/2019 | 5/1/2022 | 5/1/2023 | 5/1/2024 | 5/1/2025 |
| Flat Fee | \$10.85 | \$13.02 | \$16.94 | \$20.86 | \$22.66 | \$24.46 | \$26.26 | \$28.06 |
| Per 1,000 gallons | \$1.94 | \$2.33 | \$3.03 | \$3.73 | \$4.05 | \$4.37 | \$4.69 | \$5.01 |
| Annual Increase | | 20.0% | 30.1% | 23.1% | 8.6% | 7.9% | 7.4% | 6.9% |

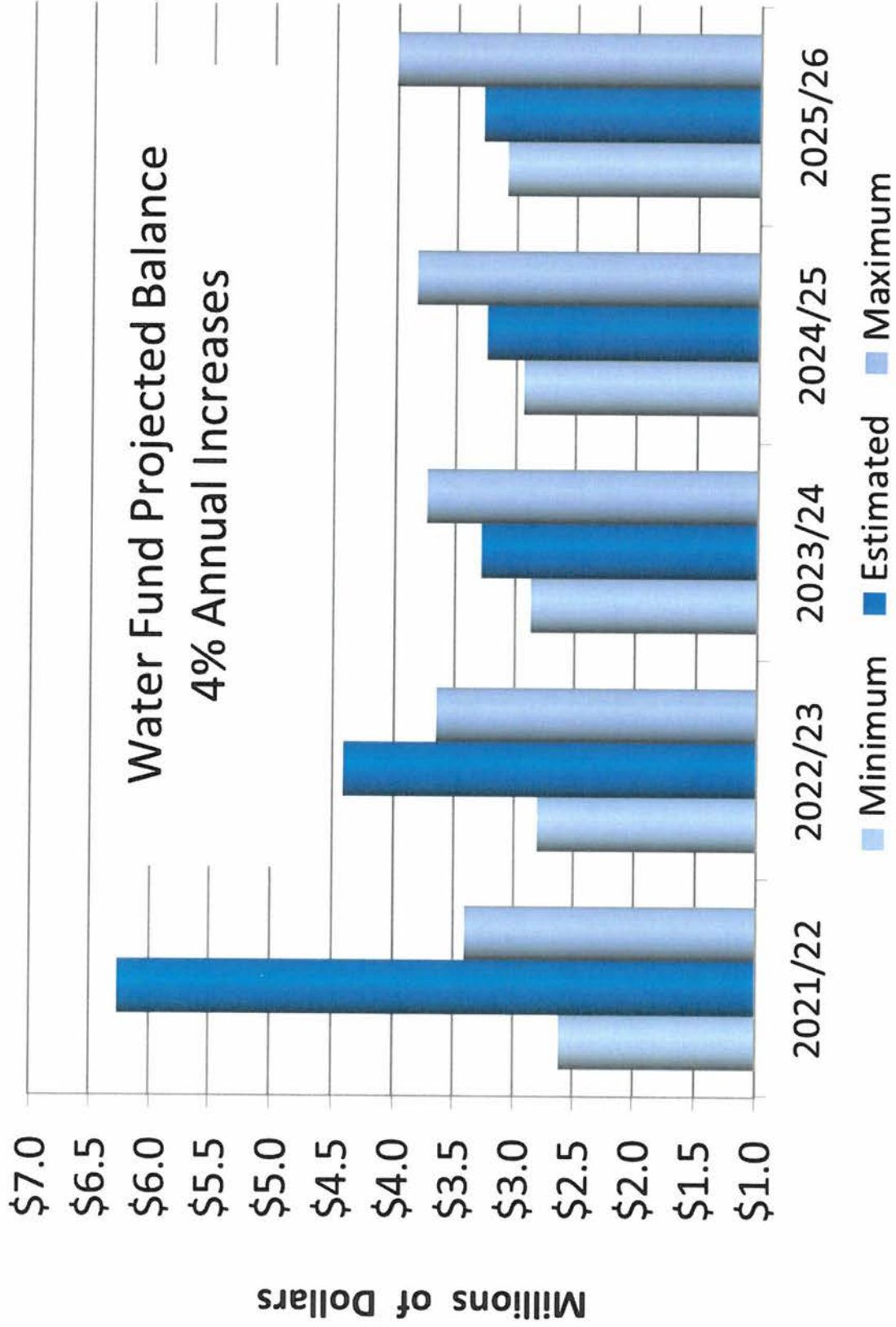
| Kane County | Proposed rate increases | | | | | | | |
|-------------------|-------------------------|----------|----------|----------|----------|----------|----------|----------|
| | 5/1/2012 | 5/1/2017 | 5/1/2018 | 5/1/2019 | 5/1/2022 | 5/1/2023 | 5/1/2024 | 5/1/2025 |
| Flat Fee | \$9.21 | \$11.05 | \$11.94 | \$12.83 | \$12.83 | \$12.83 | \$12.83 | \$12.83 |
| Per 1,000 gallons | \$0.77 | \$0.92 | \$0.99 | \$1.06 | \$1.06 | \$1.06 | \$1.06 | \$1.06 |
| Annual Increase | | 20.0% | 8.1% | 7.5% | 0.0% | 0.0% | 0.0% | 0.0% |

Below are two charts that show the impact of the future estimated rate increases on a monthly bill for 6,000 gallons of water over the next two years.

| Impact of increase on Monthly Bill Fiscal 22/23 | | | | | | | | | |
|---|----------------|----------|--------|----------------|----------|--------|----------------|----------|--------|
| | Cook County | | | DuPage County | | | Kane County | | |
| | Current | Estimate | Change | Current | Estimate | Change | Current | Estimate | Change |
| Water | \$70.56 | \$73.38 | \$2.82 | \$70.56 | \$73.38 | \$2.82 | \$70.56 | \$73.38 | \$2.82 |
| Sewer | \$24.53 | \$25.78 | \$1.25 | \$43.24 | \$46.96 | \$3.72 | \$19.19 | \$19.19 | \$0.00 |
| Total | \$95.09 | \$99.16 | \$4.07 | \$113.80 | \$120.34 | \$6.54 | \$89.75 | \$92.57 | \$2.82 |
| | Percent Change | | 4.3% | Percent Change | | 5.7% | Percent Change | | 3.1% |

| Impact of increase on Monthly Bill Fiscal 23/24 | | | | | | | | | |
|---|----------------|-----------|--------|----------------|-----------|--------|----------------|-----------|--------|
| | Cook County | | | DuPage County | | | Kane County | | |
| | 22/23 Est | 23/24 Est | Change | 22/23 Est | 23/24 Est | Change | 22/23 Est | 23/24 Est | Change |
| Water | \$73.38 | \$76.32 | \$2.94 | \$73.38 | \$76.32 | \$2.94 | \$73.38 | \$76.32 | \$2.94 |
| Sewer | \$25.78 | \$27.03 | \$1.25 | \$46.96 | \$50.68 | \$3.72 | \$19.19 | \$19.19 | \$0.00 |
| Total | \$99.16 | \$103.35 | \$4.19 | \$120.34 | \$127.00 | \$6.66 | \$92.57 | \$95.51 | \$2.94 |
| | Percent Change | | 4.2% | Percent Change | | 5.5% | Percent Change | | 3.2% |

Attached are fund balance projections using the estimated rate increases for water and sewer services.



**VILLAGE OF BARTLETT 2022/23 PROPOSED BUDGET
WATER FUND BALANCE PROJECTIONS**

| Fund Balance Projections | | Fund Balance Policy | |
|-----------------------------------|-------------------|-------------------------------|-------------------------------|
| 04/30/21 Cash Balance | 5,543,444 | | |
| 2021-22 Estimate | | Minimum Balance | Maximum Balance |
| Charges for Services | 12,281,000 | 25% of Operating Expenditures | 35% of Operating Expenditures |
| Connection Fees | 40,000 | Equipment Reserve | Equipment Reserve |
| Interest Income | 500 | Radium Removal Reserve | Radium Removal Reserve |
| Miscellaneous | 79,500 | 25% of Annual Loan Payments | 25% of Annual Loan Payments |
| Transfer In | 0 | Minimum Balance | Maximum Balance |
| Total Revenue | 12,401,000 | | 2,766,533 |
| Operating | 7,904,379 | | |
| Capital Improvements | 1,905,000 | | |
| Leak Survey | 37,000 | | |
| DWC Buy-In | 434,354 | | |
| 2021A Bonds (\$19M) | 933,143 | | |
| IEPA Loan (\$7.8M) | 466,950 | | |
| Total Expenditures | 11,680,826 | | 3,405,735 |
| Excess (Deficiency) | 720,174 | | |
| 04/30/22 Projected Balance | 6,263,618 | Over (Under) Minimum | Over (Under) Maximum |
| 2022-23 Proposed | | Minimum Balance | Maximum Balance |
| Charges for Services | 12,610,000 | 25% of Operating Expenditures | 35% of Operating Expenditures |
| Connection Fees | 80,000 | Equipment Reserve | Equipment Reserve |
| Interest Income | 1,500 | Radium Removal Reserve | Radium Removal Reserve |
| Miscellaneous | 1,000 | 25% of Annual Loan Payments | 25% of Annual Loan Payments |
| Transfer In | 0 | Minimum Balance | Maximum Balance |
| Total Revenue | 12,692,500 | | 2,962,186 |
| Operating | 8,463,388 | | |
| Capital Projects | 3,145,000 | | |
| Water tower paint | 805,000 | | |
| Leak Survey | 100,000 | | |
| DWC Buy-In | 434,354 | | |
| 2021A Bonds | 1,130,400 | | |
| IEPA Loan (\$7.8M) | 466,950 | | |
| Total Expenditures | 14,545,092 | | 3,650,702 |
| Excess (Deficiency) | (1,852,592) | | |
| 04/30/23 Projected Balance | 4,411,026 | Over (Under) Minimum | Over (Under) Maximum |

3% Increase
 \$1.2M Mains, \$500K Infr Impr, \$1M Meter Change, \$25K hydrants, \$370K old infra, \$50K lead lines
 4% increase, \$480,000

**VILLAGE OF BARTLETT 2022/23 PROPOSED BUDGET
WATER FUND BALANCE PROJECTIONS**

| Fund Balance Projections | | Fund Balance Policy | | |
|-----------------------------------|------------------|--|-------------------------------|------------------|
| | | Minimum Balance | Maximum Balance | |
| 2023-24 Projected | | | | |
| Charges for Services | 13,090,000 | 25% of Operating Expenditures | 35% of Operating Expenditures | |
| Connection Fees | 80,000 | Equipment Reserve | Equipment Reserve | 3,051,230 |
| Interest Income | 1,500 | Radium Removal Reserve | Radium Removal Reserve | 0 |
| Miscellaneous | 1,000 | 25% of Annual Loan Payments | 25% of Annual Loan Payments | 180,590 |
| Transfer In | 0 | Minimum Balance | Maximum Balance | 507,801 |
| Total Revenue | 13,172,500 | | | 3,739,621 |
| Operating | 8,717,800 | 3% increase | 4% increase, \$480,000 | |
| Capital Projects | 2,225,000 | \$1.2M Water Main, \$1M meter change, \$25K painting, \$2.6M Lead lines | | |
| Water tower paint | 1,205,000 | | | |
| Leak Survey | 125,000 | | | |
| DWC Buy-In | 434,354 | | | |
| 2021A Bonds | 1,129,900 | | | |
| IEPA Loan (\$7.8M) | 466,950 | | | |
| Total Expenditures | 14,304,004 | | | |
| Excess (Deficiency) | (1,131,504) | | | |
| 04/30/24 Projected Balance | 3,279,521 | Over (Under) Minimum | Over (Under) Maximum | (460,100) |
| 2024-25 Projected | | | | |
| Charges for Services | 13,570,000 | 25% of Operating Expenditures | 35% of Operating Expenditures | |
| Connection Fees | 80,000 | Equipment Reserve | Equipment Reserve | 3,142,873 |
| Interest Income | 1,500 | Radium Removal Reserve | Radium Removal Reserve | 0 |
| Miscellaneous | 6,026,000 | 25% of Annual Loan Payments | 25% of Annual Loan Payments | 180,590 |
| Transfer In | 0 | Minimum Balance | Maximum Balance | 508,551 |
| Total Revenue | 19,677,500 | | | 3,832,014 |
| Operating | 8,979,637 | 3% increase | 4% increase, \$480,000 | |
| Capital Projects | 2,475,000 | \$1.2 Water Main, \$1,000,000 meter change program, \$25K painting, \$250K Infra Removal | | |
| Capital Projects | 6,100,000 | \$2.6M Lead Service Lines, \$3.5M Infrastructure improvements | | |
| Leak Survey | 125,000 | | | |
| DWC Buy-In | 434,354 | | | |
| 2021A Bonds | 1,132,900 | | | |
| IEPA Loan (\$7.8M) | 466,950 | | | |
| Total Expenditures | 19,713,841 | | | |
| Excess (Deficiency) | (36,341) | | | |
| 04/30/25 Projected Balance | 3,243,180 | Over (Under) Minimum | Over (Under) Maximum | (588,834) |

**VILLAGE OF BARTLETT 2022/23 PROPOSED BUDGET
WATER FUND BALANCE PROJECTIONS**

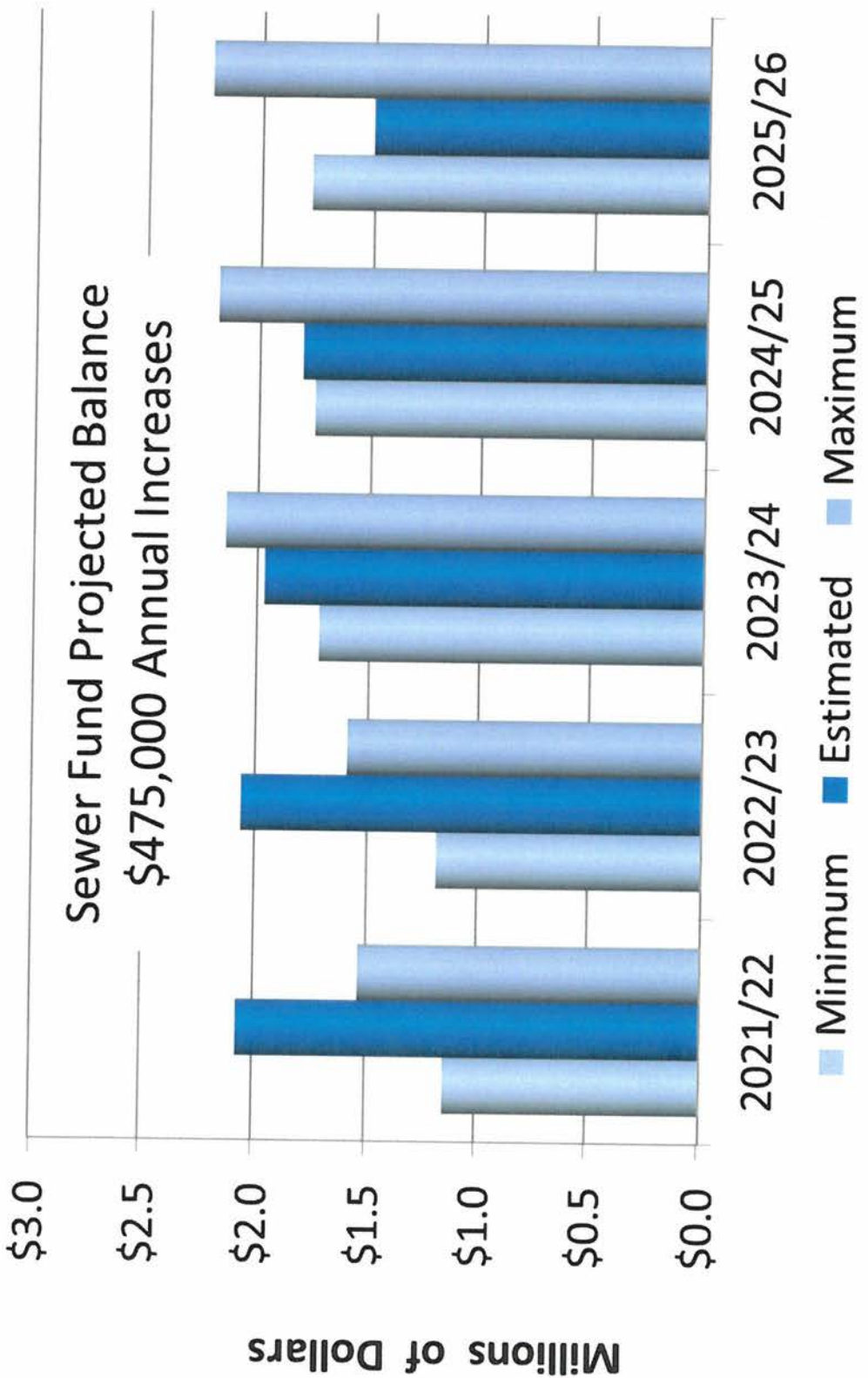
| Fund Balance Projections | | Fund Balance Policy | |
|-----------------------------------|-------------------|-------------------------------|--|
| 2025-26 Projected | Minimum Balance | Maximum Balance | |
| Charges for Services | 14,050,000 | 25% of Operating Expenditures | 2,312,281 |
| Connection Fees | 80,000 | Equipment Reserve | 0 |
| Interest Income | 1,500 | Radium Removal Reserve | 180,590 |
| Miscellaneous | 1,000 | 25% of Annual Loan Payments | 592,614 |
| Transfer In | 0 | Minimum Balance | 3,085,485 |
| Total Revenue | 14,132,500 | | |
| Operating | 9,249,122 | | 4% increase, \$480,000 |
| Capital Projects | 2,350,000 | | \$1.2 Water Main, \$1,000,000 meter change program, \$25K painting |
| Leak Survey | 125,000 | | |
| DWC Buy-In | 434,354 | | |
| 2021A Bonds | 1,129,150 | | |
| IEPA Loan (\$7.8M) | 466,950 | | |
| IEPA Loan (\$6M) | 340,000 | | |
| Total Expenditures | 14,094,576 | | |
| Excess (Deficiency) | 37,924 | | |
| 04/30/26 Projected Balance | 3,281,103 | Over (Under) Minimum | 195,619 |
| | | Over (Under) Maximum | (729,293) |

VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2022-2026

Water Projects by Year

| Project | Page | FY 2021-22 | FY 2022-23 | FY 2023-24 | FY 2024-25 | FY 2025-26 | Five Year |
|---|------|---------------------|---------------------|---------------------|---------------------|---------------------|----------------------|
| Water Main Replacement | 3 | \$ 1,200,000 | \$ 1,200,000 | \$ 1,200,000 | \$ 1,200,000 | \$ 1,200,000 | \$ 6,000,000 |
| Water Tower Painting | 5 | | 805,000 | 1,205,000 | | | 2,010,000 |
| Infrastructure Improvements with Water Transition | 7 | 500,000 | 500,000 | | 3,500,000 | | 4,500,000 |
| Watermain Leak Survey and Leak Repairs | 9 | 37,000 | 100,000 | 125,000 | 125,000 | 125,000 | 512,000 |
| Water Meter Changeout | 11 | | 1,000,000 | 1,000,000 | 1,000,000 | 1,000,000 | 4,000,000 |
| Lead Service Replacement | 13 | 100,000 | 50,000 | | 2,600,000 | | 2,750,000 |
| Infrastructure Removals | 15 | 80,000 | 370,000 | | 250,000 | | 700,000 |
| Hydrant Painting Program | 17 | 25,000 | 25,000 | 25,000 | 25,000 | 25,000 | 125,000 |
| Total | | \$ 1,942,000 | \$ 4,050,000 | \$ 3,555,000 | \$ 8,700,000 | \$ 2,350,000 | \$ 20,597,000 |

| Sources of Funds | FY 2021-22 | FY 2022-23 | FY 2023-24 | FY 2024-25 | FY 2025-26 | Five Year Total |
|------------------|---------------------|---------------------|---------------------|---------------------|---------------------|----------------------|
| Water Fund | \$ 1,942,000 | \$ 4,050,000 | \$ 3,555,000 | \$ 2,675,000 | \$ 2,350,000 | \$ 14,572,000 |
| IEPA Loans | | | | 6,025,000 | | 6,025,000 |
| Total | \$ 1,942,000 | \$ 4,050,000 | \$ 3,555,000 | \$ 8,700,000 | \$ 2,350,000 | \$ 20,597,000 |



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

| Fund Balance Projections | | Fund Balance Policy | |
|-----------------------------------|-------------------|--|-------------------------------|
| 04/30/21 Cash Balance | 2,776,025 | * Cash balance does not include 2019 bond proceeds | |
| 2021-22 Estimate | | Minimum Balance | Maximum Balance |
| Charges for Services | 6,265,000 | 25% of Operating Expenditures | 35% of Operating Expenditures |
| Connection Fees | 43,000 | Equipment Reserve | Equipment Reserve |
| Interest Income | 65,000 | 25% of Annual Loan Payments | 25% of Annual Loan Payments |
| Misc | 5,014,000 | Minimum Balance | Maximum Balance |
| Total Revenue | 11,387,000 | 172,763 | 172,763 |
| | | 1,147,183 | 1,536,951 |
| Operating | 3,897,680 | | |
| Capital Projects | 800,273 | | |
| Devon Excess Flow | 150,000 | | |
| Bittersweet WWTP | 6,550,000 | | |
| Devon Debt(\$8.5) | 553,900 | | |
| IEPA Debt 2014 | 137,150 | | |
| Total Expenditures | 12,089,003 | | |
| Excess (Deficiency) | (702,003) | | |
| 04/30/22 Estimated Balance | 2,074,022 | Over (Under) Minimum | Over (Under) Maximum |
| | | 926,840 | 537,072 |
| 2022-23 Proposed | | Minimum Balance | Maximum Balance |
| Charges for Services | 6,610,000 | 25% of Operating Expenditures | 35% of Operating Expenditures |
| Connection Fees | 80,000 | Equipment Reserve | Equipment Reserve |
| Interest Income | 20,000 | 25% of Annual Loan Payments | 25% of Annual Loan Payments |
| Miscellaneous | 16,000,000 | Minimum Balance | Maximum Balance |
| Total Revenue | 22,710,000 | 173,263 | 173,263 |
| | | 1,186,358 | 1,591,596 |
| Operating | 4,052,380 | | |
| Capital Projects | 1,977,530 | | |
| Devon Excess Flow | 0 | | |
| Bittersweet WWTP | 16,000,000 | | |
| Devon Debt(\$8.5M) | 555,901 | | |
| IEPA Debt 2014 | 137,150 | | |
| Total Expenditures | 22,722,961 | | |
| Excess (Deficiency) | (12,961) | | |
| 04/30/23 Estimated Balance | 2,061,061 | Over (Under) Minimum | Over (Under) Maximum |
| | | 874,703 | 469,465 |

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

| Fund Balance Projections | | Fund Balance Policy | | |
|-----------------------------------|-------------------|--|------------------|---|
| 2023-24 Projected | | | | |
| Charges for Services | 7,085,000 | Minimum Balance | | Maximum Balance |
| Connection Fees | 80,000 | 25% of Operating Expenditures | 1,043,488 | 35% of Operating Expenditures |
| Interest Income | 20,000 | Equipment Reserve | | Equipment Reserve |
| Miscellaneous | 24,250,000 | 25% of Annual Loan Payments | 681,075 | 25% of Annual Loan Payments |
| Total Revenue | <u>31,435,000</u> | Minimum Balance | <u>1,724,563</u> | Maximum Balance |
| Operating | 4,173,951 | Added 3% to prior yr | | \$475,000 additional revenue, \$1M recovery |
| Capital Projects | 379,858 | \$1M rehabilitation(ARPA), \$300K lift station, \$79,857 plan update | | |
| Devon Excess Flow | 8,250,000 | | | |
| Bittersweet WWTP | 16,000,000 | | | |
| Devon Debt(\$8.5M) | 557,150 | | | |
| WWTP (\$37M) | 2,030,000 | | | |
| IEPA Debt 2014 | 137,150 | | | |
| Total Expenditures | <u>31,528,109</u> | | | |
| Excess (Deficiency) | (93,109) | | | |
| 04/30/24 Estimated Balance | 1,967,952 | Over (Under) Minimum | 243,389 | Over (Under) Maximum |
| 2024-25 Projected | | | | |
| Charges for Services | 7,560,000 | Minimum Balance | | Maximum Balance |
| Connection Fees | 80,000 | 25% of Operating Expenditures | 1,074,793 | 35% of Operating Expenditures |
| Interest Income | 20,000 | Equipment Reserve | | Equipment Reserve |
| Miscellaneous | 0 | 25% of Annual Loan Payments | 679,950 | 25% of Annual Loan Payments |
| Total Revenue | <u>7,660,000</u> | Minimum Balance | <u>1,754,743</u> | Maximum Balance |
| Operating | 4,299,170 | Added 3% to prior yr | | \$475,000 additional revenue, \$500K recovery |
| Capital Projects | 800,000 | \$1M rehabilitation(\$500K ARPA), \$300K lift station | | |
| Devon Debt(\$8.5M) | 552,650 | | | |
| WWTP (\$37M) | 2,030,000 | | | |
| IEPA Debt 2014 | 137,150 | | | |
| Total Expenditures | <u>7,818,970</u> | | | |
| Excess (Deficiency) | (158,970) | | | |
| 04/30/25 Estimated Balance | 1,808,982 | Over (Under) Minimum | 54,239 | Over (Under) Maximum |

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

| Fund Balance Projections | Fund Balance Policy | | | |
|-----------------------------------|---------------------|--|------------------|-------------------------------|
| 2025-26 Projected | | | | |
| Charges for Services | 8,035,000 | Minimum Balance | | Maximum Balance |
| Connection Fees | 80,000 | 25% of Operating Expenditures | 1,100,848 | 35% of Operating Expenditures |
| Interest Income | 2,000 | Equipment Reserve | | Equipment Reserve |
| Miscellaneous | 0 | 25% of Annual Loan Payments | 679,950 | 25% of Annual Loan Payments |
| Total Revenue | 8,117,000 | Minimum Balance | 1,780,798 | Maximum Balance |
| Operating | 4,403,390 | Added 3% to prior yr | | \$475,000 additional revenue |
| Capital Projects | 1,300,000 | \$1M rehabilitation, \$300K lift station | | |
| Devon Debt(\$8.5M) | 552,650 | | | |
| WWTP (\$37M) | 2,030,000 | | | |
| IEPA Debt 2014 | 137,150 | | | |
| Total Expenditures | 8,423,190 | | | |
| Excess (Deficiency) | (306,190) | | | |
| 04/30/26 Estimated Balance | 1,502,792 | Over (Under) Minimum | (278,006) | Over (Under) Maximum |
| | | | | (718,345) |

VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2022-2026

Sewer Projects by Year

| Project | Page | FY 2021-22 | FY 2022-23 | FY 2023-24 | FY 2024-25 | FY 2025-26 | Five Year Total |
|---|------|---------------------|----------------------|----------------------|---------------------|---------------------|----------------------|
| Facility Plan Update/Phosphorous Removal | 20 | \$ 75,273 | \$ 77,530 | \$ 79,857 | | | \$ 232,660 |
| Sanitary Sewer System Rehabilitation | 22 | 500,000 | 1,000,000 | 1,000,000 | \$ 1,000,000 | \$ 1,000,000 | 4,500,000 |
| Devon Excess Flow Plant Rehabilitation | 24 | 150,000 | | 8,250,000 | | | 8,400,000 |
| Lift Station Upgrades and Rehabilitation | 26 | 225,000 | 1,400,000 | 300,000 | 300,000 | 300,000 | 2,525,000 |
| Bittersweet WWTP Facility Plan Improvements | 28 | 6,550,000 | 16,000,000 | 16,000,000 | | | 38,550,000 |
| Total | | \$ 7,500,273 | \$ 18,477,530 | \$ 25,629,857 | \$ 1,300,000 | \$ 1,300,000 | \$ 54,207,660 |

| Sources of Funds | FY 2021-22 | FY 2022-23 | FY 2023-24 | FY 2024-25 | FY 2025-26 | Five Year Total |
|-----------------------------|---------------------|----------------------|----------------------|---------------------|---------------------|----------------------|
| Sewer Fund | \$ 2,350,273 | \$ 1,977,530 | \$ 379,857 | \$ 800,000 | \$ 1,300,000 | \$ 6,807,660 |
| 2019 Bonds | 150,000 | | 8,250,000 | | | 8,400,000 |
| American Rescue Plan Act | | 500,000 | 1,000,000 | 500,000 | | 2,000,000 |
| IEPA Low Interest Rate Loan | 5,000,000 | 16,000,000 | 16,000,000 | | | 37,000,000 |
| Total | \$ 7,500,273 | \$ 18,477,530 | \$ 25,629,857 | \$ 1,300,000 | \$ 1,300,000 | \$ 54,207,660 |