

VILLAGE OF BARTLETT
BOARD AGENDA
JANUARY 3, 2023
7:00 P.M.

1. CALL TO ORDER
2. ROLL CALL
3. INVOCATION
4. PLEDGE OF ALLEGIANCE
5. *CONSENT AGENDA*

All items listed with an asterisk are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a Board member so requests, in which event, the item will be removed from the General Order of Business and considered at the appropriate point on the agenda.*

- *6. MINUTES: Board & Committee Minutes–December 20, 2022
Executive Session Minutes-August 16, 2022 & September 6, 2022

- *7. BILL LIST: January 3, 2023

8. TREASURER'S REPORT: None
9. PRESIDENT'S REPORT: None
10. QUESTION/ANSWER: PRESIDENT & TRUSTEES
11. TOWN HALL: (Note: Three (3) minute time limit per person)
12. STANDING COMMITTEE REPORTS:

A. BUILDING & ZONING COMMITTEE, CHAIRMAN HOPKINS

- *1. Ordinance Approving of a Preliminary/Final Plat of Resubdivision for Southwind Business Park Lot 3
- *2. Ordinance Approving of a Site Plan and Granting Variations for Southwind Self Storage

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GANDSEY

1. None

C. FINANCE & GOLF COMMITTEE, CHAIRMAN DEYNE

1. None

D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN GUNSTEEN

1. None

E. POLICE & HEALTH COMMITTEE, CHAIRMAN SUWANSKI

1. None

F. PUBLIC WORKS COMMITTEE, CHAIRMAN LAPORTE

1. None

13. NEW BUSINESS
14. QUESTION/ANSWER: PRESIDENT & TRUSTEES
15. ADJOURNMENT



VILLAGE OF BARTLETT
BOARD MINUTES
December 20, 2022

1. CALL TO ORDER

In the absence of President Wallace, Village Clerk Giles called to Order the Board meeting of the Village of Bartlett for December 20, 2022 at 7:00 PM.

2. ROLL CALL

PRESENT: Trustees Deyne, Gandsey, Gunsteen, Hopkins (arrived at 7:03), LaPorte, Suwanski

ABSENT: President Wallace

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Management Analyst Joey Dienberg, Finance Director Todd Dowden, Public Works Director Dan Dinges, Assistant Public Works Director Tyler Isham, Public Works Engineer Bob Allen, Planning and Development Services Director Kristy Stone, Head Golf Professional Phil Lenz, Police Chief Geoff Pretkelis, Deputy Chief Jim Durbin, Deputy Chief Will Naydenoff, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

Village Clerk Giles asked if there were any nominations for the Chairman of the meeting in the absence of President Wallace?

Trustee Gunsteen moved to appoint Trustee Deyne as Chairman of the meeting, and that motion was seconded by Trustee LaPorte.

Clerk Giles asked if there were any other nominations.

There were none.

ROLL CALL VOTE TO APPOINT TRUSTEE DEYNE AS CHAIRMAN OF THE MEETINGS

AYES: Trustees Deyne, Gandsey, Gunsteen, LaPorte, Suwanski

NAYS: None

ABSENT: Trustee Hopkins

MOTION CARRIED

3. INVOCATION – Pastor Alex Culpepper from Alliance Bible Church gave the invocation.



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4. PLEDGE OF ALLEGIANCE

President Pro Temp Deyne stated that Trustee Hopkins joined the meeting at 7:03 p.m.

5. CONSENT AGENDA

President Pro Temp Deyne stated that all items marked with an asterisk on the Agenda are considered to be routine and will be enacted by one motion. He further stated that there will be no separate discussion of these items unless a Board member so requests, in which event, that item will be removed from the Consent Agenda and considered at the appropriate point on the Agenda. He asked if there were any items a Board member wished to remove from the Consent Agenda, or any items a Board member wished to add to the Consent Agenda.

There were no additions or subtractions to the Consent Agenda.

President Pro Temp Deyne then recited each item that was on the Consent Agenda, including the nature of the matters being considered and other information to inform the public of matters being voted upon. He then stated that he would entertain a motion to Approve the Consent Agenda, and the items designated to be approved by consent therein.

Trustee Suwanski moved to Approve the Consent Agenda and that motion was seconded by Trustee Gunsteen.

ROLL CALL VOTE TO APPROVE THE CONSENT AGENDA AND CONSENT ITEMS THEREIN

AYES: Trustees Deyne, Gandsey, Gunsteen, Hopkins, LaPorte, Suwanski

NAYS: None

ABSENT: None

MOTION CARRIED

6. MINUTES – Covered and approved under the Consent Agenda.

7. BILL LIST – Covered and approved under the Consent Agenda.

8. TREASURER'S REPORT

Finance Director Todd Dowden stated that this was the October 2022 Treasurer's Report. He stated that the Municipal Sales Tax Report totaled \$380,114 and reflects July activity



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and that was up about \$80,812 from the prior year or 27%. It goes back down the next month to a more normal level. Motor Fuel Tax distribution through October 2022 totaled \$139,533 which was up \$8,297 from the prior year. MFT taxes have been pretty steady. For the first time, he has included a report on the LGDF. If the village had been receiving the usual 10% instead of the current 6% (since 2010) the total loss equates to \$31,758,000. Included in the packet is a fact sheet from the IML regarding this fund.

Trustee Gandsey asked if they are going to send the LGDF report to Springfield or give it to a representative to share?

Village Administrator Paula Schumacher stated that the fact sheet in the Board packet was put together by both of the COG's (DuPage Mayors and Managers and Northwest Municipal Conference). They will be used as part of their legislative program. We are also adopting a LGDF resolution at the January 17, 2023 Board meeting. It will highlight those numbers and will be sent to the newly sworn in general assembly.

Trustee Suwanski asked for an explanation on the Bluff City SSA debt service payment that was on the "Bill List".

Mr. Dowden stated that the Bluff City Special Service Area (SSA) had bonds issued for the infrastructure of the industrial park and the County collects taxes for the Special Service Area for these debt service payments. The village is basically the trustees and collect the money from the taxes and pay off the bonds that went towards the infrastructure that was put. They receive the money from Cook County and hold that money and make the bond payments. There is one more bond payment of \$900,000 remaining.

9. PRESIDENT'S REPORT - None

10. QUESTION/ANSWER: PRESIDENT & TRUSTEES

Trustee Gunsteen stated that he participated in the Cocoa Crawl and he thought that everyone that had a hand in organizing this event did an awesome job. In his opinion, he thought the turnout was larger than the year prior. He was in and out of multiple businesses and restaurants and felt that the businesses in town benefited from this event based on the crowds that were at each individual restaurant. He congratulated the village and thanked everyone that put in the time and effort to make this a successful event.

Trustee LaPorte stated one of the business owners commented to him that the people that he had seen come into his business were not all from Bartlett and he was happy to see that as a business owner.



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President Pro Temp Deyne stated that he also met several people that were not from Bartlett.

Trustee Gunsteen stated that the Bartlett Plaza parking lot was full almost all day throughout the event.

Trustee Gunsteen stated that she was contacted by a resident today who had concerns about congestion along the Route 59/Army Trail Road, Norwood and Stearns to the Target in Streamwood. Her request was for additional police presence on those intersections to clear congestion during high traffic times.

11. TOWN HALL - None

12. STANDING COMMITTEE REPORTS

A. BUILDING & ZONING COMMITTEE, CHAIRMAN HOPKINS

Trustee Hopkins stated that there was no report.

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GANDSEY

Trustee Gandsey stated that there was no report.

C. FINANCE & GOLF COMMITTEE, CHAIRMAN DEYNE

Trustee Deyne presented Resolution 2022-117-R, a Resolution Adopting the 2023-27 Capital Improvements Program. He stated that they have a Resolution to adopt the 2023-2027 Capital Improvements Program and authorize the staff to begin engineering and design work on those projects included in the 2023-24 fiscal year. A revised 2023-24 Projects by Source of Funds that lists the proposed projects that total \$38,554,857. Two projects were removed from the amount being approved. The Ruzicka parking lot for \$900,000 has been removed to allow for more time to discuss the project and the park in general. The golf course irrigation system for \$1,917,000 was also removed to allow time for an analysis of a change in the funding source. These projects can be added back to the capital budget if approved at a later time. The clubhouse fire sprinkler repairs of \$150,000 was left in the amount proposed due to the nature of the project. The funding source will be discussed along with the other golf course projects. If this Resolution is passed, the 2023-24 projects will be incorporated into the Operating Budget that will be presented to the Village Board in March.



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Trustee Deyne moved to Approve Resolution 2022-117-R, a Resolution Adopting the 2023-27 Capital Improvements Program and that motion was seconded by Trustee Suwanski.

ROLL CALL VOTE TO APPROVE RESOLUTION 2022-117-R ADOPTING THE 2023-27 CAPITAL IMPROVEMENTS PROGRAM

AYES: Trustees Deyne, Gandsey, Gunsteen, Hopkins, LaPorte, Suwanski

NAYS: None

ABSENT: None

MOTION CARRIED

Trustee Deyne presented Resolution 2022-118-R, a Resolution Waiving Public Bids and to Enter into a Cost Sharing Agreement with BCBP, LLC to Complete the Brewster Creek Business Park Pavement Program. He stated that staff met with reps from Brewster Creek Business Park (BCBP) to discuss the remaining work they have to complete for the business park and items the village would like to complete with TIF funds. We would like to resurface the roadways and bike paths within the business park since many of them have been in place shortly after the TIF was established 20+ years ago. We also would like to install the pedestrian crossing at Munger Rd. & W. Bartlett Rd. and a new bike path along the west side of Munger Rd. from Brewster Creek Blvd. to Stearns Rd. which were recommended in the recently adopted Bike Plan. Since BCBP also has pavement work remaining to be completed we discussed having a cost sharing agreement so that their contractor could complete the village's work while they are completing BCBP's work. They received proposals from four reputable contractors and will award to the lowest responsible bidder. We believe this resulted in our least cost option and allows us to utilize the remaining TIF funds for infrastructure improvements.

The cost sharing agreement includes the various contracts that BCBP will enter into for both their work and the village's work. One contract is for the resurfacing of the roads within the business park (2023 Pavement Program). There are three design/build contracts with V3 for the bike path construction which requires design and construction to bring them to current ADA standards. Also included are construction management and material testing contracts to make sure the contractor meets our standards. We have worked with V3 in the past and found their work to be acceptable. Design/build is being utilized to expedite the process in order to complete the work within the TIF timeframe. Due to the time sensitivity of the funding, and the fact that the developer will have a contractor finishing their pavement requirements, staff recommends waiving bids and entering into a cost sharing agreement with BCBP.



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Trustee Deyne moved to Approve Resolution 2022-118-R, a Resolution Waiving Public Bids and to Enter into a Cost Sharing Agreement with BCBP, LLC to Complete the Brewster Creek Business Park Pavement Program and that motion was seconded by Trustee Suwanski.

Trustee Suwanski asked what the timeframe was.

Public Works Director Dan Dinges stated that the plan is to get it constructed next summer.

Attorney Mraz stated that they must get it under contract before the TIF ends at the end of the year.

ROLL CALL VOTE TO APPROVE RESOLUTION 2022-118-R WAIVING BIDS AND ENTER INTO A COST SHARING AGREEMENT WITH BCBP TO COMPLETE BUSINESS PARK PAVEMENT PROGRAM

AYES: Trustees Deyne, Gandsey, Gunsteen, Hopkins, LaPorte, Suwanski

NAYS: None

ABSENT: None

MOTION CARRIED

D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN GUNSTEEN

Trustee Gunsteen stated that he would like to Postpone the following two items on his agenda until the January 17, 2023 agenda:

Resolution Approving the Intergovernmental Agreement for Conveyance of Bartlett Park from the Village of Bartlett to the Bartlett Park District

Resolution Authorizing the Transfer of Real Estate from the Village of Bartlett to the Bartlett Park District

Trustee Moved to Postpone the two resolutions above to the January 17, 2023 Board meeting and that motion was seconded by Trustee Deyne.



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ROLL CALL VOTE TO POSTPONE (2) BARTLETT PARK DISTRICT RESOLUTIONS REGARDING CONVEYANCE OF PARK FROM THE VILLAGE OF BARTLETT

AYES: Trustees Deyne, Gandsey, Gunsteen, Hopkins, LaPorte, Suwanski
NAYS: None
ABSENT: None
MOTION CARRIED

Trustee Gunsteen stated that Ordinance 2022-120 an Ordinance Amending the Bartlett Zoning Ordinance Regarding Sign Regulations was covered and approved under the Consent Agenda.

E. POLICE & HEALTH COMMITTEE, CHAIRMAN SUWANSKI

Trustee Suwanski stated that there was nothing to report.

F. PUBLIC WORKS COMMITTEE, CHAIRMAN, CHAIRMAN LAPORTE

Trustee LaPorte presented Resolution 2022-119-R, a Resolution Waiving Public Bids to Purchase an Odor Control System from Vapex Environmental to Treat Odors Emanating from the Brewster Creek Business Park. He stated that the Public Works Department has continued to work with the industrial users within Brewster Creek Business Park regarding their effluent sewer flow and its effects on residents and the Village's treatment plant, particularly the odors from the flow through the neighborhoods. Different filters and chemicals have been utilized to try and help fight off the odors, but have not been able to eliminate the odors entirely. Staff has inspected the sewer mains in the affected area via smoke testing, and has been in contact with homeowners regarding the odor levels in their neighborhood.

Staff met with reps for a Vapex Odor Control system. This system combines ozone, water, and air using a patented 3-fluid nozzle to atomize the water molecules to create hydroxyl radicals. The odorous air is not extracted instead the odors are treated at the same space where they are generated. Typically, these are placed at lift stations where the sewer from all these users are culminating. The Vapex system would be installed at the Brewster Creek lift station, and would be able to eliminate these odors most effectively. This system would decrease the Village's dependence on chemicals to combat the odors, and would be able to utilize TIF funds to purchase to system. Due to the time sensitivity of the funding, and the specialized equipment necessary to combat the odors, staff recommends waiving bids and purchasing the Vapex Odor Control system.



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Trustee LaPorte moved to Approve Resolution 2022-119-R, a Resolution Waiving Public Bids to Purchase an Odor Control System from Vapex Environmental to Treat Odors Emanating from the Brewster Creek Business Park and that motion was seconded by Trustee Suwanski.

Trustee Gandsey if they were positive this was going to work.

Mr. Dinges stated that they visited the Village of Naperville since they have installed 2-3 of these systems. They have been running them for several years now and stated that the minute they were installed, there were no more complaints from odors. They talked to Vapex themselves and what size they would need. Based on Naperville's experience he feels that it has been very successful over there.

Trustee Gunsteen asked if they were using TIF funds for this. If it doesn't work and we have to do more, and the TIF expires by the end of the year. does it come out of the general fund to fix it?

Mr. Dinges stated that it would come out of the sewer fund. They have also been fining and surcharging the industrials there which has been offsetting the costs on the chemicals. They hope to be able to eliminate the chemical treatment and go strictly with the Vapex.

Trustee Gunsteen stated that if it does not work and they have to add more money, what is the amount going to cost us? Are there contingencies in the TIF that can extend out until the project is complete or is that it?

Attorney Mraz stated that you will not be able to use TIF funds once it has expired.

Trustee LaPorte thought that there was an extended warranty that could be quoted for an additional cost.

Attorney Mraz stated that they have the ability to impose fines for violations. Right now they are imposing surcharges. Some companies have gone above our violation limits and they will be imposing fines that offset some of these costs. They talked to them about initial odor control issues and they have worked for little while.

Trustee Gunsteen asked if this company has come out and done an assessment of our facility and sized it accordingly to what they feel that we need.

Mr. Dinges stated that when this gets approved they will come in and do actual measurements.



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Trustee LaPorte asked if they have a list of current users who are also satisfied with the product outside of Naperville.

Mr. Dinges stated that they have them all over the country but they wanted someone local, where they can visit the site.

Trustee Laporte asked if there is more industry, will this system take care of higher volume?

Mr. Dinges stated that they can ramp it up and down. In the winter when the flow is a little less, they ramp it down and in the summer they ramp it up. They will be able to accommodate additional flows.

Trustee Hopkins asked what the monthly or yearly maintenance fees are.

Mr. Dinges stated that there are filters that need to be changed quarterly. The overall costs were not that terrible. There are compressors, etc. but overall not a lot of tinkering.

Trustee Hopkins asked if they will have to look at the industrial user fees to make them pay accordingly.

Mr. Dinges stated that those industrial users are already paying surcharges. As they get into the maintenance costs, if they feel that the surcharges are not covering it, they would be coming back to the board to raise the surcharges and fines. Hopefully they can get the entire industrial area from getting into the violation area.

Trustee LaPorte asked if we generally jump on a maintenance program or is there stuff we can do in-house? Do we usually get an extended warranty?

Mr. Dinges stated that you usually get one year for free. Maintenance on this does not seem to be anything that we can't do in-house.

Trustee Gunsteen asked what the life expectancy was of this unit.

Mr. Dinges stated that Naperville has indicated that most of the components are replaceable. He would estimate it to be in the 10 to 20-year timeframe.

Trustee Hopkins asked about when and industrial user is in violation, how do you know they are in violation?



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Mr. Dinges stated that it is part of their pretreatment program, they have a sampling protocol, they have to test for the BOD, etc. and depending on the facility, will indicate how many times of the week they have to do it. They send it to a lab and we get the results. From there, we know day-to-day who is in violation, who is in surcharge. Each month they gather up those results, take the flows and calculate the surcharge for each facility. If there are any violations they will assess fines from there.

Trustee LaPorte stated that lead time is 6 to 8 weeks and asked if we would install it as soon as we got it or wait until the weather gets warmer.

Mr. Dinges stated that they will try to install it as soon as possible. The unit goes inside the building but there has to be a line from the building to the wet well. Depends on what the weather is like but they should be able to get that in and it won't be an issue.

Trustee Suwanski asked who the contractor was that is responsible for piping.

Mr. Dinges stated that between his guys, they will have another contractor to assist with the installation. That cost will be in the \$20-\$25,000 range and will be covered under the TIF.

Trustee Hopkins stated that since we are waving bids on this, have they looked at other companies that also have these systems.

Mr. Dinges stated that been working on this for a couple of years and have gone through several different filter types and chemicals. They have not found another ozone generating type of unit. Naperville has been using this for several years and it has been very successful. He anticipates it will work well here.

ROLL CALL VOTE TO APPROVE RESOLUTION 2022-119-R WAIVING BIDS FOR ODOR CONTROL SYSTEM FROM VAPEX TO TREAT ODORS IN BCBP

AYES: Trustees Deyne, Gandsey, Gunsteen, Hopkins, LaPorte, Suwanski

NAYS: None

ABSENT: None

MOTION CARRIED

Trustee LaPorte stated that Ordinance 2022-121, an Ordinance Accepting the Public Improvements for BCBP Lot 12B at 1215 Humbracht Circle was covered and approved under the Consent Agenda.



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13. NEW BUSINESS

Trustee Deyne wished everyone a very Merry Christmas.

14. QUESTION/ANSWER PRESIDENT & TRUSTEES - None

15. ADJOURN

President Pro Temp Deyne stated that the Board will adjourn and there will be a Committee of the Whole meeting immediately following.

There being no further business to discuss, Trustee Deyne moved to adjourn the regular Board meeting and that motion was seconded by Trustee LaPorte.

ROLL CALL VOTE TO ADJOURN

AYES: Trustees Deyne, Gandsey, Gunsteen, Hopkins, LaPorte, Suwanski

NAYS: None

ABSENT: None

MOTION CARRIED

The meeting was adjourned at 7:38 p.m.

Lorna Gilles
Village Clerk



**VILLAGE OF BARTLETT
COMMITTEE MINUTES
December 20, 2022**

CALL TO ORDER

President Pro Temp Deyne called the Committee of the Whole meeting of December 20, 2022 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:38 p.m.

ROLL CALL

PRESENT: Chairmen Deyne, Gandsey, Gunsteen, Hopkins, LaPorte, Suwanski

ABSENT: President Wallace

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Management Analyst Joey Dienberg, Finance Director Todd Dowden, Public Works Director Dan Dinges, Assistant Public Works Director Tyler Isham, Planning & Development Director Kristy Stone, Grounds Superintendent Matt Giermak, Police Chief Geoff Pretkelis, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

BUILDING & ZONING, CHAIRMAN HOPKINS
Southwind Business Park Lot 3 Resubdivision

Chairman Hopkins introduced the item.

There were no questions and the item was forwarded on to the Village Board for a final vote.

Southwind Business Park Lot 3 Resubdivision

Chairman Hopkins introduced the item.

Planning and Development Services Director Kristy Stone stated that although the petitioner is requesting a reduction around the perimeter landscaping around the building, they are putting in additional shrubs and trees along Rt. 25 to help minimize the residential impact on the residents of South Elgin that live across from Rt. 25. They exceed our zoning requirements for that.

Trustee Suwanski asked about the residential in Bartlett.

Ms. Stone stated they are to the west of the homes in Bartlett and there will be another building in between them and the homes eventually.

Chairman Hopkins asked what prompted them to add extra evergreens.



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Ms. Stone stated they were told that because they are requesting a variation that it sometimes is a hard sell to our Planning and Zoning Commission, so if we can make it up another way it would be a little more palatable.

PUBLIC WORKS, CHAIRMAN LAPORTE
Water Meter Replacement Program

Chairman LaPorte introduced the item.

Public Works Director Dan Dinges stated that we currently have Neptune water meters, so we looked at that first since we have had good success with our current meters. We also talked to Badger and Sensus which are the top three most common meters. We got a proposal from Sensus, but they were closer to \$4.6 million. Our neighbors have said they are good meters, but they are more money. We narrowed our scope to Badger and Neptune. We have Neptune meters that we have been replacing and we will not have to throw those away if we go with Neptune. If we look back at the meters we have replaced over the past 5 years, we would save about \$300,000 by not getting rid of those if we went with Neptune. Badger is a cellular system which is a little lower cost upfront, vs. Neptune, but if we start looking at the monthly fee, those monthly fees really add up. When you compare Neptune over 10 years, you're at about \$6.3 million and you are about \$7.3 million with Badger. Over ten years, its not clear if it will be cellular or if the radios will be here still, but it has been working well for us, so staff is recommending Neptune.

Chairman Gandsey asked how a resident checks their water usage.

Mr. Dinges stated you will have a log in online where you can see water usage for a month, a day, or set it up for alerts that something is leaking. Public Works will also get those alerts.

Chairman Hopkins asked if this will help us go paperless with the water bills. He would rather just get an email about it and it could be a cost savings. He thinks we need to move in that direction.

Chairman Gunsteen asked how the cellular or the transmitter is hooked up. There will be certain homeowners that will not want that in their house and will they be able to deny us from putting it in.

Mr. Dinges stated no, right now there is a separate transmitter that goes with the meter. Right now, we would like to put that transmitter on the outside of the house, because it reads a lot better. If we get residents that do not want it to go on the outside, it can go inside the basement, but they won't have an option to not have one.

Chairman Gunsteen asked what the timeline is.



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Mr. Dinges stated we spread it out over 5 years because of the cost. That is another factor in a transition when you are trying to run two systems the whole time. Staying with Neptune makes it simple.

Chairman Gunsteen asked if they would be installing the meters or would public works.

Mr. Dinges stated the price includes them installing it, but our crews will also assist to reduce the cost. We are also getting prices from other plumbers we have worked with to see how much they would charge. The next step would be bringing a contract to purchase the meters and then installation of those as well.

Chairman LaPorte stated there are some people that will not want their bill online, so the option to do both would be preferable.

Chairman Hopkins stated he does not want another committee meeting, but he does want to see the different options for the meters. He wants to be able to see what options each has.

Mr. Dowden stated we do have an option to go paperless.

Chairman Gandsey stated what if you are automatically opted out and you have to opt in, in order to get a bill.

Mr. Dowden stated we do not have a lot of emails for people so we would not be able to do that for everyone.

Chairman Suwanski asked if anything can be done remotely if you get an alert that your water is running.

Mr. Dinges stated we would not be able to turn them off, it would just be a notification.

The item was forwarded on to the Village Board for a vote.

President Pro Temp Deyne moved to adjourn the Committee of the Whole meeting and that motion was seconded by Chairman Gunsteen.



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ROLL CALL VOTE TO ADJOURN

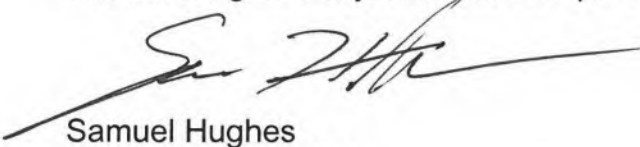
AYES: Chairmen Deyne, Gandsey, Gunsteen, Hopkins, LaPorte, Suwanski

NAYS: None

ABSENT: None

MOTION CARRIED

The meeting was adjourned at 7:57 p.m.



Samuel Hughes
Deputy Village Clerk

**VILLAGE OF BARTLETT
 DETAIL BOARD REPORT
 INVOICES DUE ON/BEFORE 1/3/2023**

100-GENERAL FUND REVENUES

420230-BUILDING PERMITS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 PULTE HOME COMPANY LLC	BOND REFUND/1756 EASTFIELD DR	1,000.00
INVOICES TOTAL:		1,000.00

100000-GENERAL FUND

210002-GROUP INSURANCE PAYABLE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 FIRST STOP HEALTH LLC	TELEMEDICINE SERVICES/JAN 2023	855.65
INVOICES TOTAL:		855.65

1100-VILLAGE BOARD/ADMINISTRATION

522400-SERVICE AGREEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 KONICA MINOLTA BUSINESS	COPIER MAINTENANCE SERVICE	406.81
INVOICES TOTAL:		406.81

532200-OFFICE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 WAREHOUSE DIRECT	INK CARTRIDGES	83.97
INVOICES TOTAL:		83.97

541600-PROFESSIONAL DEVELOPMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 DUPAGE MAYORS & MANAGERS	NOVEMBER BUSINESS MEETING	40.00
INVOICES TOTAL:		40.00

543101-DUES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SISTER CITIES INTERNATIONAL	MEMBERSHIP DUES	610.00
INVOICES TOTAL:		610.00

546900-CONTINGENCIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 A-1 TROPHIES & AWARDS INC	PLAQUES/NAME PLATES	798.00
INVOICES TOTAL:		798.00

1200-PROFESSIONAL SERVICES

523400-LEGAL SERVICES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ANCEL GLINK P.C.	LEGAL SERVICES	862.50

** Indicates pre-issue check.

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**	1 BRYAN E MRAZ & ASSOCIATES P.C.	PROFESSIONAL SERVICES	10,476.00
	1 LAW OFFICES OF ROBERT J KRUPP PC	PROFESSIONAL SERVICES	925.00
	1 LAW OFFICES OF ROBERT J KRUPP PC	PROFESSIONAL SERVICES	570.00
	1 LAW OFFICES OF ROBERT J KRUPP PC	PROFESSIONAL SERVICES	925.00
	1 LAW OFFICES OF ROBERT J KRUPP PC	PROFESSIONAL SERVICES	465.00
	1 STORINO RAMELLO & DURKIN	PROFESSIONAL SERVICES	703.75
		INVOICES TOTAL:	14,927.25

523401-ARCHITECTURAL/ENGINEERING SVC

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 HAMPTON LENZINI AND RENWICK INC	MAGNOLIA PARK REVIEW	340.00
1 HAMPTON LENZINI AND RENWICK INC	STORMWATER & WETLAND REVIEWS	306.25
1 HAMPTON LENZINI AND RENWICK INC	GRASSLAND TOWNHOMES REVIEW	70.00
1 V3 COMPANIES LTD	W BARTLETT RD ENGINEERING REVIEW	1,136.25
	INVOICES TOTAL:	1,852.50

546900-CONTINGENCIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MARCHESE AND SONS INC	BARTLETT PARK SURVEY	3,500.00
	INVOICES TOTAL:	3,500.00

1400-FINANCE

522400-SERVICE AGREEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 KONICA MINOLTA BUSINESS	COPIER MAINTENANCE SERVICE	41.86
	INVOICES TOTAL:	41.86

532200-OFFICE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 WAREHOUSE DIRECT	SHEET PROTECTORS/INK	24.23
1 WAREHOUSE DIRECT	BINDER	26.87
1 WAREHOUSE DIRECT	FOLDERS	26.97
	INVOICES TOTAL:	78.07

532300-POSTAGE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 FEDERAL EXPRESS CORP	BC TIF/TAX LEVY	88.92
	INVOICES TOTAL:	88.92

546900-CONTINGENCIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 FEDERAL EXPRESS CORP	LATE FEE	4.13
	INVOICES TOTAL:	4.13

1500-PLANNING & DEV SERVICES

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
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522400-SERVICE AGREEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GORDON FLESCH COMPANY INC	COPIER MAINTENANCE SERVICE	31.47
1 GORDON FLESCH COMPANY INC	COPIER MAINTENANCE SERVICE	29.27
INVOICES TOTAL:		60.74

526000-SERVICE TO MAINTAIN VEHICLES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 BUNGE'S TIRE & AUTO BARTLETT	VEHICLE MAINTENANCE	238.00
INVOICES TOTAL:		238.00

526005-PLAN REVIEW SERVICES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 THOMPSON ELEVATOR INSPECTION	ELEVATOR PLAN REVIEW	100.00
INVOICES TOTAL:		100.00

530100-MATERIALS & SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CENTURY PRINT & GRAPHICS	BUSINESS CARDS	86.40
INVOICES TOTAL:		86.40

532000-AUTOMOTIVE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 WEX BANK	FUEL PURCHASES - NOVEMBER 22	550.36
INVOICES TOTAL:		550.36

532200-OFFICE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	SPACE HEATER/OFFICE SUPPLIES	76.68
INVOICES TOTAL:		76.68

543101-DUES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ILLINOIS ENVIRONMENTAL HEALTH ASSOCIA	MEMBERSHIP RENEWAL	55.00
INVOICES TOTAL:		55.00

546900-CONTINGENCIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COOK COUNTY CLERK	RECORDING FEES	549.00
INVOICES TOTAL:		549.00

1700-POLICE

522400-SERVICE AGREEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMCAST	CABLE SERVICE	162.82

** Indicates pre-issue check.

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1 KONICA MINOLTA BUSINESS	COPIER MAINTENANCE SERVICE	181.93
1 KONICA MINOLTA BUSINESS	COPIER MAINTENANCE SERVICE	142.13
1 KONICA MINOLTA BUSINESS	COPIER MAINTENANCE SERVICE	56.36
1 KONICA MINOLTA BUSINESS	COPIER MAINTENANCE SERVICE	122.24
1 KONICA MINOLTA BUSINESS	COPIER MAINTENANCE SERVICE	118.01
1 KONICA MINOLTA BUSINESS	COPIER MAINTENANCE SERVICE	122.34
1 VERIZON WIRELESS	WIRELESS SERVICES	456.12
INVOICES TOTAL:		1,361.95

526000-SERVICE TO MAINTAIN VEHICLES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	TIRE INFLATOR	45.98
1 ARMY TRAIL TIRE AND SERVICE	VEHICLE MAINTENANCE	1,191.49
1 ARMY TRAIL TIRE AND SERVICE	VEHICLE MAINTENANCE	778.65
1 ARMY TRAIL TIRE AND SERVICE	VEHICLE MAINTENANCE	1,591.86
1 ARMY TRAIL TIRE AND SERVICE	VEHICLE MAINTENANCE	1,297.58
1 BUNGE'S TIRE & AUTO BARTLETT	VEHICLE MAINTENANCE	71.40
1 BUNGE'S TIRE & AUTO BARTLETT	VEHICLE MAINTENANCE	44.00
1 BUNGE'S TIRE & AUTO BARTLETT	VEHICLE MAINTENANCE	83.30
1 BUNGE'S TIRE & AUTO BARTLETT	VEHICLE MAINTENANCE	71.40
1 BUNGE'S TIRE & AUTO BARTLETT	VEHICLE MAINTENANCE	50.00
1 BUNGE'S TIRE & AUTO BARTLETT	VEHICLE MAINTENANCE	83.30
1 BUNGE'S TIRE & AUTO BARTLETT	VEHICLE MAINTENANCE	71.40
INVOICES TOTAL:		5,380.36

530100-MATERIALS & SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ARROWHEAD FORENSICS	EVIDENCE TAPE	440.47
1 HEARTLAND ANIMAL HOSPITAL PC	MAVERICK EXAM/MEDICATION	129.94
1 HEARTLAND ANIMAL HOSPITAL PC	MAVERICK DOG COLLAR	43.53
** 1 PETTY CASH	PETTY CASH REIMBURSEMENT	101.94
1 ULINE	EVIDENCE SUPPLIES	621.54
1 WAREHOUSE DIRECT	INK CARTRIDGE	128.94
1 WAREHOUSE DIRECT	INK CARTRIDGE	80.11
1 WESTERN FIRST AID & SAFETY LLC	FIRST AID SUPPLIES	88.54
INVOICES TOTAL:		1,635.01

530110-UNIFORMS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 RAY O'HERRON CO INC	UNIFORM APPAREL	94.58
1 RAY O'HERRON CO INC	UNIFORM APPAREL	86.40
1 RAY O'HERRON CO INC	UNIFORM APPAREL & ACCESSORIES	305.01
INVOICES TOTAL:		485.99

530115-SUBSCRIPTIONS/PUBLICATIONS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 TARGET SOLUTIONS LEARNING LLC	ANNUAL SERVICE AGREEMENT	2,944.00

** Indicates pre-issue check.

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INVOICES TOTAL: 2,944.00

532000-AUTOMOTIVE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 WEX BANK	FUEL PURCHASES - NOVEMBER 22	11,737.05
	<u>INVOICES TOTAL:</u>	<u>11,737.05</u>

532200-OFFICE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 WAREHOUSE DIRECT	BATTERIES/OFFICE SUPPLIES	168.98
1 WAREHOUSE DIRECT	TABLETOP HUMIDIFIER	71.17
1 WAREHOUSE DIRECT	USB DRIVES	57.04
1 WAREHOUSE DIRECT	CREDIT - DAMAGED ITEM	-71.17
1 WAREHOUSE DIRECT	NOTARY STAMP	37.50
1 WAREHOUSE DIRECT	PAPER/DESK STAPLER	68.20
1 WAREHOUSE DIRECT	CERAMIC HEATER/OFFICE SUPPLIES	277.12
1 WAREHOUSE DIRECT	PADLOCKS	17.52
1 WAREHOUSE DIRECT	CLIPBOARDS/BINDERS	107.95
1 WAREHOUSE DIRECT	CLIPBOARDS	83.10
1 WAREHOUSE DIRECT	CREDIT - RETURN	-52.95
1 WAREHOUSE DIRECT	GLUE/COFFEE FILTERS	27.82
	<u>INVOICES TOTAL:</u>	<u>792.28</u>

534300-EQUIPMENT MAINTENANCE MATLS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	ZEBRA REPLACEMENT BATTERIES	270.75
	<u>INVOICES TOTAL:</u>	<u>270.75</u>

541600-PROFESSIONAL DEVELOPMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 BRIAN SIMONE	TRAINING EXPENSES	237.00
	<u>INVOICES TOTAL:</u>	<u>237.00</u>

542810-SAFETY PROGRAM EXPENSES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AED PROFESSIONALS	REPLACEMENT BATTERY KITS	2,107.90
1 PHYSICIANS IMMEDIATE CARE - CHICAGO	PERSONNEL TESTING	654.00
1 PHYSICIANS IMMEDIATE CARE - CHICAGO	PERSONNEL TESTING	470.00
	<u>INVOICES TOTAL:</u>	<u>3,231.90</u>

543101-DUES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ADDISON FIRE PROTECTION DISTRICT	BLS INSTRUCTOR RENEWAL FEE	80.00
1 FBINAA	MEMBERSHIP RENEWAL/G PRETKELIS	125.00
** 1 ILLINOIS FIRE & POLICE COMMISSIONERS	MEMBERSHIP RENEWAL	375.00
1 ILLINOIS LAW ENFORCEMENT	MEMBERSHIP DUES/K THOMPSON	50.00
1 ILLINOIS LAW ENFORCEMENT	MEMBERSHIP DUES/C SANCHEZ	50.00
1 LAW ENFORCEMENT RECORDS	MEMBERSHIP DUES	40.00

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
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INVOICES TOTAL: 720.00

543900-COMMUNITY RELATIONS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 PETTY CASH	PETTY CASH REIMBURSEMENT	110.65
		<u>INVOICES TOTAL: 110.65</u>

544001-PRISONER DETENTION

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 BARTLETT SOAP N SUDS	BLANKET CLEANING	27.50
		<u>INVOICES TOTAL: 27.50</u>

545100-EMERGENCY MANAGEMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	SURGE PROTECTOR POWER STRIPS	131.21
		<u>INVOICES TOTAL: 131.21</u>

546900-CONTINGENCIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 DU-COMM	INTERPRETATION SERVICES	4.83
1 DU-COMM	INTERPRETATION SERVICES	15.18
** 1 PETTY CASH	PETTY CASH REIMBURSEMENT	40.00
		<u>INVOICES TOTAL: 60.01</u>

1800-STREET MAINTENANCE

524120-UTILITIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	3,862.23
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	187.78
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	58.72
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	1,535.30
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	21.23
		<u>INVOICES TOTAL: 5,665.26</u>

526000-SERVICE TO MAINTAIN VEHICLES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	TIRE PRESSURE SENSOR	38.98
1 INTERSTATE BILLING SERVICE INC	VEHICLE MAINTENANCE	2,816.05
1 POMP'S TIRE SERVICE INC	TIRE REPLACEMENTS	881.03
1 ULTRA STROBE COMMUNICATIONS INC	RADIO EQUIPMENT INSTALLATION	362.53
		<u>INVOICES TOTAL: 4,098.59</u>

527100-SERVICES TO MAINTAIN STREETS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 BAMWX LLC	ANNUAL SERVICE AGREEMENT	2,300.00
1 BLUFF CITY MATERIALS INC	HAULED MATERIALS	126.00

** Indicates pre-issue check.

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1 BLUFF CITY MATERIALS INC	HAULED MATERIALS	224.00
		INVOICES TOTAL: 2,650.00

527130-SIDEWALK & CURB REPLACEMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 J SOCORRO OLVERA	PUBLIC SIDEWALK REPLACEMENT	640.00
1 ROSE SANFORD	PUBLIC SIDEWALK REPLACEMENT	640.00
		INVOICES TOTAL: 1,280.00

530100-MATERIALS & SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AIRGAS USA LLC	CYLINDER RENTAL	257.17
1 AMAZON CAPITAL SERVICES INC	CASH REGISTER RECEIPT PAPER	46.13
1 AMAZON CAPITAL SERVICES INC	PAPER TOWELS/BATH TISSUE	238.53
1 ARLINGTON POWER EQUIPMENT INC	CREDIT - EXCHANGE	-128.00
1 ARLINGTON POWER EQUIPMENT INC	MATERIALS & SUPPLIES	736.77
1 BONNELL INDUSTRIES INC	MATERIALS & SUPPLIES	1,094.03
1 GRAINGER	DOCK BUMPERS	160.48
1 WAREHOUSE DIRECT	CALENDARS/APPT BOOKS	114.12
1 WAREHOUSE DIRECT	KLEENEX/COFFEE CREAMER	19.31
1 WAREHOUSE DIRECT	LASER PAPER/HAND SANITIZER	14.20
1 WAREHOUSE DIRECT	COCOA	5.68
1 WAREHOUSE DIRECT	PAPER TOWELS/KLEENEX/SUPPLIES	161.65
		INVOICES TOTAL: 2,720.07

530160-SAFETY EQUIPMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SDSPRO LLC	SDSPRO ONLINE HOSTING FEE	546.34
		INVOICES TOTAL: 546.34

532010-FUEL PURCHASES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 WEX BANK	FUEL PURCHASES - NOVEMBER 22	7,439.48
		INVOICES TOTAL: 7,439.48

534300-EQUIPMENT MAINTENANCE MATLS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AUTOZONE INC	MAINTENANCE SUPPLIES	1,219.07
1 KONICA MINOLTA BUSINESS	COPIER MAINTENANCE SERVICE	22.30
1 KONICA MINOLTA BUSINESS	COPIER MAINTENANCE SERVICE	26.90
1 WEST SIDE TRACTOR SALES	MAINTENANCE SUPPLIES	121.65
		INVOICES TOTAL: 1,389.92

534400-STREET MAINTENANCE MATERIALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GRIMCO INC	MAINTENANCE SUPPLIES	225.00
1 SUPERIOR ASPHALT MATERIALS LLC	ASPHALT PURCHASE	2,042.29

** Indicates pre-issue check.

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1 TRAFFIC CONTROL & PROTECTION INC	MAINTENANCE SUPPLIES	73.00
1 TRAFFIC CONTROL & PROTECTION INC	SIGN MAKING MATERIALS	235.55
1 WELCH BROS INC	ASPHALT GRINDINGS	94.50
1 WELCH BROS INC	ASPHALT GRINDINGS	126.00
INVOICES TOTAL:		2,796.34

534600-BUILDING MAINTENANCE MATERIALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 JOHNSON CONTROLS SECURITY SOLUTIONS	QUARTERLY BILLING	106.42
1 JOHNSON CONTROLS SECURITY SOLUTIONS	QUARTERLY BILLING	45.00
INVOICES TOTAL:		151.42

534800-STREET LIGHTS MAINT MATERIALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 STEINER ELECTRIC COMPANY	STREET LIGHTING SUPPLIES	303.71
1 STEINER ELECTRIC COMPANY	STREET LIGHTING SUPPLIES	290.87
1 STEINER ELECTRIC COMPANY	STREET LIGHTING SUPPLIES	214.43
INVOICES TOTAL:		809.01

546900-CONTINGENCIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GORDON FLESCH COMPANY INC	PLOTTER	1,352.09
INVOICES TOTAL:		1,352.09

2200-MFT EXPENDITURES

583005-MFT MAINTENANCE PROGRAM

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 RUBINO ENGINEERING INC	ASPHALT MATERIAL TESTING	4,015.00
INVOICES TOTAL:		4,015.00

3000-DEBT SERVICE EXPENDITURES

547068-2016 GO BOND INTEREST

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 COMPUTERSHARE TRUST COMPANY N.A.	2016 GO BOND PAYMENT	62,487.50
INVOICES TOTAL:		62,487.50

547069-2016 GO BOND PRINCIPAL

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 2 COMPUTERSHARE TRUST COMPANY N.A.	2016 GO BOND PAYMENT	640,000.00
INVOICES TOTAL:		640,000.00

430000-DEVELOPER DEPOSITS FUND

262099-DEPOSIT-ORDINANCE 89-49

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
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** Indicates pre-issue check.

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1 PULTE HOME COMPANY LLC	BOND REFUND/1750 EASTFIELD DR	1,000.00
	<u>INVOICES TOTAL:</u>	<u>1,000.00</u>

4440-BLUFF CITY TIF PROJ EXPENSES

547006-DEVELOPER NOTES INTEREST

<u>VENDOR</u>	<u>INVOICE DESCRIPTION</u>	<u>INVOICE AMOUNT</u>
** 1 BLUFF CITY MATERIALS INC	DEVELOPER NOTE 1/1/23 PYMT	1,108,300.54
	<u>INVOICES TOTAL:</u>	<u>1,108,300.54</u>

4810-BREWSTER CRK TIF2000 PROJ EXP

547006-DEVELOPER NOTES INTEREST

<u>VENDOR</u>	<u>INVOICE DESCRIPTION</u>	<u>INVOICE AMOUNT</u>
** 1 ELMHURST CHICAGO STONE COMPANY	DEVELOPER NOTE 1/1/23 PYMT	277,431.78
	<u>INVOICES TOTAL:</u>	<u>277,431.78</u>

547007-DEVELOPER NOTES PRINCIPAL

<u>VENDOR</u>	<u>INVOICE DESCRIPTION</u>	<u>INVOICE AMOUNT</u>
** 2 ELMHURST CHICAGO STONE COMPANY	DEVELOPER NOTE 1/1/23 PYMT	269,000.00
	<u>INVOICES TOTAL:</u>	<u>269,000.00</u>

5000-WATER OPERATING EXPENSES

522400-SERVICE AGREEMENTS

<u>VENDOR</u>	<u>INVOICE DESCRIPTION</u>	<u>INVOICE AMOUNT</u>
1 ALLEGIANT FIRE PROTECTION LLC	ANNUAL FIRE ALARM INSPECTION	305.00
1 HAMPTON LENZINI AND RENWICK INC	PW COMPLEX NATIVE AREA MGMT	1,000.00
	<u>INVOICES TOTAL:</u>	<u>1,305.00</u>

522500-EQUIPMENT RENTALS

<u>VENDOR</u>	<u>INVOICE DESCRIPTION</u>	<u>INVOICE AMOUNT</u>
1 VERIZON WIRELESS	WIRELESS SERVICES	374.08
	<u>INVOICES TOTAL:</u>	<u>374.08</u>

522720-PRINTING SERVICES

<u>VENDOR</u>	<u>INVOICE DESCRIPTION</u>	<u>INVOICE AMOUNT</u>
1 SEBIS DIRECT INC	DECEMBER BILLING 2022	761.75
	<u>INVOICES TOTAL:</u>	<u>761.75</u>

523401-ARCHITECTURAL/ENGINEERING SVC

<u>VENDOR</u>	<u>INVOICE DESCRIPTION</u>	<u>INVOICE AMOUNT</u>
1 HAMPTON LENZINI AND RENWICK INC	HANOVER TWSP/CAMPUS EXPANSION	4,830.00
	<u>INVOICES TOTAL:</u>	<u>4,830.00</u>

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
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524120-UTILITIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	686.61
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	83.46
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	39.64
1 NICOR GAS	GAS BILL	609.19
INVOICES TOTAL:		1,418.90

526000-SERVICE TO MAINTAIN VEHICLES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 IVY LANE CORPORATION	VEHICLE MAINTENANCE	81.57
1 POMP'S TIRE SERVICE INC	TIRE REPLACEMENTS	396.22
INVOICES TOTAL:		477.79

527120-SVCS TO MAINT MAINS/STORM LINE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 BLUFF CITY MATERIALS INC	HAULED MATERIALS	378.00
1 BLUFF CITY MATERIALS INC	HAULED MATERIALS	672.00
INVOICES TOTAL:		1,050.00

530100-MATERIALS & SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	PAPER TOWELS/BATH TISSUE	238.53
1 CORE & MAIN LP	MATERIALS & SUPPLIES	1,989.44
1 CORE & MAIN LP	MATERIALS & SUPPLIES	124.80
1 WAREHOUSE DIRECT	CALENDARS/APPT BOOKS	119.78
1 WAREHOUSE DIRECT	KLEENEX/COFFEE CREAMER	19.31
1 WAREHOUSE DIRECT	LASER PAPER/HAND SANITIZER	14.21
1 WAREHOUSE DIRECT	COCOA	5.68
1 WAREHOUSE DIRECT	PAPER TOWELS/KLEENEX/SUPPLIES	161.65
INVOICES TOTAL:		2,673.40

530120-CHEMICAL SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 HAWKINS INC	CHEMICAL SUPPLIES	822.52
INVOICES TOTAL:		822.52

530160-SAFETY EQUIPMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SDSPRO LLC	SDSPRO ONLINE HOSTING FEE	546.33
INVOICES TOTAL:		546.33

532000-AUTOMOTIVE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 WEX BANK	FUEL PURCHASES - NOVEMBER 22	1,172.60
INVOICES TOTAL:		1,172.60

** Indicates pre-issue check.

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532200-OFFICE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CENTURY PRINT & GRAPHICS	WATER & SEWER ENVELOPES	338.61
INVOICES TOTAL:		338.61

534300-EQUIPMENT MAINTENANCE MATLS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 KONICA MINOLTA BUSINESS	COPIER MAINTENANCE SERVICE	22.30
1 KONICA MINOLTA BUSINESS	COPIER MAINTENANCE SERVICE	26.91
INVOICES TOTAL:		49.21

534600-BUILDING MAINTENANCE MATERIALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 JOHNSON CONTROLS SECURITY SOLUTIONS	QUARTERLY BILLING	106.43
1 JOHNSON CONTROLS SECURITY SOLUTIONS	QUARTERLY BILLING	45.00
INVOICES TOTAL:		151.43

534810-METER MAINTENANCE MATERIALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 WATER RESOURCES INC	WATER METER	709.80
INVOICES TOTAL:		709.80

546900-CONTINGENCIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GORDON FLESCH COMPANY INC	PLOTTER	1,352.08
INVOICES TOTAL:		1,352.08

500000-WATER FUND

121054-WATER/SEWER BILLING A/R

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ANN S BAGEL	REFUND/WATER BILL OVERPAYMENT	56.22
INVOICES TOTAL:		56.22

5090-WATER CAPITAL PROJECTS EXP

581029-WATERMAIN REPLACEMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GERARDI SEWER & WATER CO	WATER MAIN REPLACEMENT PROJECT	346,853.55
INVOICES TOTAL:		346,853.55

581031-LEAK SURVEY/REPAIR

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ASSOCIATED TECHNICAL SERVICES LTD	LEAK LOCATION SERVICES	876.00
1 ASSOCIATED TECHNICAL SERVICES LTD	LEAK LOCATION SERVICES	876.00

** Indicates pre-issue check.

VILLAGE OF BARTLETT
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INVOICES TOTAL: 1,752.00

5100-SEWER OPERATING EXPENSES

522720-PRINTING SERVICES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SEBIS DIRECT INC	DECEMBER BILLING 2022	761.75
<u>INVOICES TOTAL:</u>		<u>761.75</u>

522800-ANALYTICAL TESTING

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SUBURBAN LABORATORIES INC	SAMPLE TESTING	281.50
<u>INVOICES TOTAL:</u>		<u>281.50</u>

524120-UTILITIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	28.90
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	13.13
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	27.20
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	1.83
1 NICOR GAS	GAS BILL	50.64
<u>INVOICES TOTAL:</u>		<u>121.70</u>

527120-SVCS TO MAINT MAINS/STORM LINE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 BLUFF CITY MATERIALS INC	HAULED MATERIALS	126.00
1 BLUFF CITY MATERIALS INC	HAULED MATERIALS	224.00
<u>INVOICES TOTAL:</u>		<u>350.00</u>

530100-MATERIALS & SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AIRGAS USA LLC	CYLINDER RENTAL	257.18
1 KIMBALL MIDWEST	MATERIALS & SUPPLIES	113.58
1 NORTH CENTRAL LABORATORIES	LAB SUPPLIES	1,172.24
1 WAREHOUSE DIRECT	CALENDARS/APPT BOOKS	181.06
1 WAREHOUSE DIRECT	LASER PAPER/HAND SANITIZER	53.33
1 WAREHOUSE DIRECT	COCOA	5.69
<u>INVOICES TOTAL:</u>		<u>1,783.08</u>

530120-CHEMICAL SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 HAWKINS INC	CHEMICAL SUPPLIES	7,484.04
1 HAWKINS INC	CHEMICAL SUPPLIES	2,729.00
1 HAWKINS INC	CHEMICAL SUPPLIES	7,659.45
1 HAWKINS INC	CHEMICAL SUPPLIES	30.00
<u>INVOICES TOTAL:</u>		<u>17,902.49</u>

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
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530160-SAFETY EQUIPMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 FIVE STAR SAFETY EQUIPMENT INC	SAFETY GEAR	313.25
1 SDSPRO LLC	SDSPRO ONLINE HOSTING FEE	546.33
INVOICES TOTAL:		859.58

532000-AUTOMOTIVE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 WEX BANK	FUEL PURCHASES - NOVEMBER 22	1,469.41
INVOICES TOTAL:		1,469.41

534300-EQUIPMENT MAINTENANCE MATLS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AUTOZONE INC	MAINTENANCE SUPPLIES	14.19
1 FLOW-TECHNICS INC	EQUIPMENT REPAIRS	1,405.30
1 GASVODA & ASSOCIATES INC	MAINTENANCE SUPPLIES	824.77
1 KONICA MINOLTA BUSINESS	COPIER MAINTENANCE SERVICE	22.31
1 KONICA MINOLTA BUSINESS	COPIER MAINTENANCE SERVICE	26.91
1 USA BLUE BOOK	MAINTENANCE SUPPLIES	129.67
INVOICES TOTAL:		2,423.15

534600-BUILDING MAINTENANCE MATERIALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ACTION LOCK & KEY INC	DOOR CLOSER REPLACEMENT	780.00
1 JOHNSON CONTROLS SECURITY SOLUTIONS	QUARTERLY BILLING	106.43
INVOICES TOTAL:		886.43

546900-CONTINGENCIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GORDON FLESCH COMPANY INC	PLOTTER	1,352.08
INVOICES TOTAL:		1,352.08

510000-SEWER FUND

200504-FRWRD PAYABLE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 FRWRD	KANE CO SEWER TREATMENT/DEC 22	847.24
INVOICES TOTAL:		847.24

5190-SEWER CAPITAL PROJECTS EXP

582026-LIFT STATIONS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 TROTTER & ASSOCIATES INC	LIFT STATION REHAB PROJECT	8,478.50
INVOICES TOTAL:		8,478.50

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
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582027-WWTP FACILITY IMPROVEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 STRAND ASSOCIATES INC	BITTERSWEET DRIVE WRF - RPR	30,775.38
1 STRAND ASSOCIATES INC	WRF - CONTRACT ADMIN	23,510.00
1 STRAND ASSOCIATES INC	WRF - OPERATION & MAINT MANUALS	6,160.00
INVOICES TOTAL:		60,445.38

582028-DEVON EXCESS FLOW PLANT REHB

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ENGINEERING ENTERPRISES INC	EXCESS FLOW FACILITY LIFT STATION	17,081.00
INVOICES TOTAL:		17,081.00

5200-PARKING OPERATING EXPENSES

522400-SERVICE AGREEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 PASSPORT LABS INC	PERMIT SERVICE - NOV 2022	32.00
INVOICES TOTAL:		32.00

524120-UTILITIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	13.81
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	31.36
INVOICES TOTAL:		45.17

550-GOLF FUND REVENUES

470010-CLUBHOUSE BANQUET SALES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 MELISSA DOMINOWSKI	DEPOSIT REFUND	100.00
INVOICES TOTAL:		100.00

5500-GOLF PROGRAM EXPENSES

522400-SERVICE AGREEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ANDERSON PEST SOLUTIONS	PEST CONTROL SERVICES	117.50
1 COLLEY ELEVATOR COMPANY	QUARTERLY INSPECTION SERVICES	239.00
1 GORDON FLESCH COMPANY INC	COPIER MAINTENANCE SERVICE	38.71
INVOICES TOTAL:		395.21

524120-UTILITIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	8.20
INVOICES TOTAL:		8.20

** Indicates pre-issue check.

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530100-MATERIALS & SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	RUBBER GOLF TEES	27.98
INVOICES TOTAL:		27.98

532000-AUTOMOTIVE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MANSFIELD OIL COMPANY	GASOLINE PURCHASE	978.50
INVOICES TOTAL:		978.50

5510-GOLF MAINTENANCE EXPENSES

524120-UTILITIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	2.72
INVOICES TOTAL:		2.72

532000-AUTOMOTIVE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MANSFIELD OIL COMPANY	GASOLINE PURCHASE	978.51
INVOICES TOTAL:		978.51

534300-EQUIPMENT MAINTENANCE MATLS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 REVELS TURF & TRACTOR LLC	MAINTENANCE SUPPLIES	49.07
INVOICES TOTAL:		49.07

534500-GROUNDS MAINTENANCE MATERIALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 L & M GREENHOUSES	DOWN PAYMENT/SPRING FLOWERS	170.00
INVOICES TOTAL:		170.00

543101-DUES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MIDWEST ASSOC OF GOLF COURSE	MEMBERSHIP RENEWAL	200.00
INVOICES TOTAL:		200.00

5560-GOLF RESTAURANT EXPENSES

522400-SERVICE AGREEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 BB WEDDING RENTALS INC	CHAIR COVER & SASH RENTAL	167.75
1 BB WEDDING RENTALS INC	CHAIR COVER RENTAL	385.00
1 ECOLAB INC	WATER SOFTENER RENTAL	49.50
1 GREAT LAKES SERVICE	MONTHLY SERVICE AGREEMENT	108.33
1 GREAT LAKES SERVICE	MONTHLY SERVICE AGREEMENT	45.81

** Indicates pre-issue check.

VILLAGE OF BARTLETT
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INVOICES TOTAL: 756.39

524120-UTILITIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	1.37
		<u>INVOICES TOTAL: 1.37</u>

530100-MATERIALS & SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	104.22
		<u>INVOICES TOTAL: 104.22</u>

534320-PURCHASES - FOOD & BEVERAGE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 BREAKTHRU BEVERAGE ILLINOIS LLC	LIQUOR PURCHASE	100.00
1 PEPSI BEVERAGES COMPANY	SOFT DRINK PURCHASE	100.00
1 SOUTHERN GLAZER'S OF IL	LIQUOR PURCHASE	150.00
1 SYSCO CHICAGO INC	FOOD PURCHASE	300.00
		<u>INVOICES TOTAL: 650.00</u>

5570-GOLF BANQUET EXPENSES

522400-SERVICE AGREEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 A MAESTRANZI SONS	KNIFE SHARPENING	20.00
1 ALSCO	LINEN SERVICES	463.88
1 ALSCO	LINEN SERVICES	255.07
1 BB WEDDING RENTALS INC	CHAIR COVER RENTAL	536.25
1 BB WEDDING RENTALS INC	CHAIR COVER RENTAL	330.00
1 BB WEDDING RENTALS INC	CHAIR COVER RENTAL	412.50
1 BB WEDDING RENTALS INC	CHAIR COVER RENTAL	385.00
1 BB WEDDING RENTALS INC	CHAIR COVER RENTAL	316.25
1 BB WEDDING RENTALS INC	CHAIR RENTAL	252.00
1 BB WEDDING RENTALS INC	CHAIR COVER RENTAL	300.00
1 BB WEDDING RENTALS INC	CHAIR COVER & RUNNER RENTAL	165.25
1 BB WEDDING RENTALS INC	CHAIR COVER RENTAL	385.00
1 ECOLAB INC	WATER SOFTENER RENTAL	49.50
1 GREAT LAKES SERVICE	MONTHLY SERVICE AGREEMENT	108.34
1 GREAT LAKES SERVICE	MONTHLY SERVICE AGREEMENT	45.82
		<u>INVOICES TOTAL: 4,024.86</u>

522500-EQUIPMENT RENTALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 BB WEDDING RENTALS INC	CHAIR RENTAL	852.50
1 BB WEDDING RENTALS INC	CHAIR RENTAL	660.00
1 BB WEDDING RENTALS INC	CHAIR RENTAL	315.00
1 BB WEDDING RENTALS INC	CHAIR RENTAL	918.75

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
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1 BB WEDDING RENTALS INC	CHAIR RENTAL	735.00
1 BB WEDDING RENTALS INC	CHAIR RENTAL	840.00
1 BB WEDDING RENTALS INC	CHAIR RENTAL	630.00
INVOICES TOTAL:		4,951.25

524120-UTILITIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	1.37
INVOICES TOTAL:		1.37

530100-MATERIALS & SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	TABLECLOTHS/COOKING SUPPLIES	73.23
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	200.00
1 MLA WHOLESALE INC	FLOWERS	92.50
INVOICES TOTAL:		365.73

532200-OFFICE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	COPY PAPER/POCKET FOLDERS	117.11
INVOICES TOTAL:		117.11

534320-PURCHASES - FOOD & BEVERAGE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ALBERTSONS - SAFEWAY	FOOD PURCHASES	189.08
1 THE BAKING INSTITUTE BAKERY CO	WEDDING CAKE	289.49
1 BREAKTHRU BEVERAGE ILLINOIS LLC	LIQUOR PURCHASE	235.37
1 FORTUNE FISH & GOURMET	FOOD PURCHASE	521.27
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	704.45
1 GRECO AND SONS INC	FOOD PURCHASE	492.86
1 GRECO AND SONS INC	FOOD PURCHASE	311.34
1 GRECO AND SONS INC	FOOD PURCHASE	447.97
1 GRECO AND SONS INC	FOOD PURCHASE	467.01
1 LAKESHORE BEVERAGE	BEER PURCHASE	168.87
1 PEPSI BEVERAGES COMPANY	SOFT DRINK PURCHASE	246.15
1 SOUTHERN GLAZER'S OF IL	LIQUOR PURCHASE	158.30
1 SYSCO CHICAGO INC	FOOD PURCHASE	4,173.06
1 SYSCO CHICAGO INC	FOOD PURCHASE	1,100.59
1 SYSCO CHICAGO INC	FOOD PURCHASE	636.38
1 SYSCO CHICAGO INC	FOOD PURCHASE	2,353.50
1 SYSCO CHICAGO INC	FOOD PURCHASE	231.95
INVOICES TOTAL:		12,727.64

6000-CENTRAL SERVICES EXPENSES

522400-SERVICE AGREEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
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** Indicates pre-issue check.

**VILLAGE OF BARTLETT
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1 MIDWEST MECHANICAL	MAINTENANCE AGREEMENT	2,859.00
	INVOICES TOTAL:	2,859.00

522720-PRINTING SERVICES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 PLERUS	DECEMBER/JANUARY BARTLETTER	4,813.02
	INVOICES TOTAL:	4,813.02

523001-PERSONNEL TESTING

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 PHYSICIANS IMMEDIATE CARE - CHICAGO	PERSONNEL TESTING	1,134.00
	INVOICES TOTAL:	1,134.00

524100-BUILDING MAINTENANCE SERVICES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ANDERSON PEST SOLUTIONS	PEST CONTROL SERVICES	239.60
1 ANDERSON PEST SOLUTIONS	PEST CONTROL SUPPLIES	56.00
1 JOHNSON CONTROLS SECURITY SOLUTIONS	QUARTERLY BILLING	274.13
	INVOICES TOTAL:	569.73

524110-TELEPHONE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMCAST	TELEPHONE BILL	4,156.66
1 COMCAST	INTERNET SERVICE	78.40
	INVOICES TOTAL:	4,235.06

524120-UTILITIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	42.12
	INVOICES TOTAL:	42.12

530100-MATERIALS & SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 WAREHOUSE DIRECT	KLEENEX	89.04
1 WAREHOUSE DIRECT	DISH SOAP	27.70
1 WAREHOUSE DIRECT	PAPER TOWELS/FORKS/SUPPLIES	756.03
1 WESTERN FIRST AID & SAFETY LLC	FIRST AID SUPPLIES	84.71
	INVOICES TOTAL:	957.48

570100-MACHINERY & EQUIPMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	APPLE PENCILS/IPAD CASES	445.17
1 INSIGHT PUBLIC SECTOR INC	DOCKING STATION/POWER ADAPTER	1,023.00
	INVOICES TOTAL:	1,468.17

6100-VEHICLE REPLACEMENT EXPENSES

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
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570180-STREETS VEH REPLACEMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CLARK EQUIPMENT COMPANY	BOBCAT SKID STEER LOADER	66,085.76
1 RUSH TRUCK CENTERS	SNOW TRUCK	157,588.00
1 WEST SIDE TRACTOR SALES	JOHN DEERE 4WD LOADER	183,104.21
INVOICES TOTAL:		406,777.97

900000-POOLED CASH & INVESTMENT FUND

100002-CASH - MONEY MARKET

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 FISERV/BASTOGNE INC	FISERV ONLINE RETURN	93.65
INVOICES TOTAL:		93.65

GRAND TOTAL: 3,379,638.40

GENERAL FUND	86,027.52
MOTOR FUEL TAX FUND	4,015.00
DEBT SERVICE FUND	702,487.50
DEVELOPER DEPOSITS FUND	1,000.00
BLUFF CITY TIF PROJECT FUND	1,108,300.54
BREWSTER CRK2000 TIF PROJ FUND	546,431.78
WATER FUND	366,695.27
SEWER FUND	115,043.29
PARKING FUND	77.17
GOLF FUND	26,610.13
CENTRAL SERVICES FUND	16,078.58
VEHICLE REPLACEMENT FUND	406,777.97
POOLED CASH & INVESTMENT FUND	93.65
GRAND TOTAL	3,379,638.40

** Indicates pre-issue check.



Agenda Item Executive Summary

Item Name Southwind Business Park Lot 3 Resubdivision

Committee
or Board Board

BUDGET IMPACT

Amount: N/A

Budgeted N/A

List what
fund N/A

EXECUTIVE SUMMARY

The Petitioner is requesting a **Preliminary/Final Plat of Resubdivision** to resubdivide Lot 3 in Southwind Business Park to create two (2) lots. Lot 1 will be 2.86 acres and Lot 2 will be 3.79 acres.

Lot 1 of the resubdivision would be used for a proposed self-storage facility (Case #2022-11). Lot 2 does not have a proposed end-user.

The **Planning & Zoning Commission** reviewed the petitioner's request at their special December 8, 2022 meeting and **recommended approval** subject to the conditions in the staff report.

The **Committee of the Whole** reviewed the petition at their meeting on **December 20, 2022** and **forwarded this item onto the Village Board for a final vote.**

ATTACHMENTS (PLEASE LIST)

PDS memo, ordinance with exhibits

ACTION REQUESTED

- For Discussion only
- Resolution
- Ordinance - *Move to approve Ordinance #2023-_____ An Ordinance Approving of a Preliminary/Final Plat of Resubdivision for Southwind Business Park Lot 3*

Staff: Kristy Stone, PDS Director

Date: 12.21.2022

PLANNING & DEVELOPMENT SERVICES MEMORANDUM
22-128

DATE: December 21, 2022
TO: Paula Schumacher, Village Administrator
FROM: Kristy Stone, PDS Director *K.S.*
RE: **(#22-12) Southwind Business Park Lot 3 Resubdivision**

PETITIONER

Dean Kelley on behalf of Abbott Land and Investment Corporation

SUBJECT SITE

Southeast corner of IL Route 25 and Benchmark Lane

REQUESTS

Preliminary/Final Plat of Subdivision

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Vacant	Commercial/Mixed Use Business Park	PD
North	Vacant	Commercial	PD
South	Office	Commercial	PD
East	Single-Family	Suburban Residential	SR-4 PUD
West	Vacant	South Elgin	R3*

*South Elgin- Multiple Dwelling Unit District

ZONING HISTORY

The subject property was annexed to the Village and was zoned to the PD (Planned Development District) in 1988 by Ordinance #1988-58. A Conceptual Land Use Plan was also approved in 1988 by Ordinance #1988-59 (*An Ordinance Rezoning Property and Granting a Special Use for its Development as a Planned Unit Development According to Conceptual Land Use Plan*).

In 1993, the First Amendment to the Annexation Agreement was approved by Ordinance #1993-16 as a result of the State of Illinois condemning 866 acres of the total 1,200 acre parcel through a series of eminent domain proceedings.

In 2001, the Second Amendment to the Annexation Agreement was approved by Ordinance #2001-65 and allowed for the development of the Bartlett Pointe Subdivision. (This amended agreement refers to the area as the Southwind Business Park Property and encompasses the property south of West Bartlett Road, east of Route 25 and north of Kohler Fields.)

In 2009, the Third Amendment to the Annexation Agreement was approved by Ordinance #2009-27 and allowed for the development of the 8.97 acres east of Southwind Blvd as multi-family uses (Bartlett Pointe West).

In 2013, the Fourth Amendment to the Annexation Agreement was approved by Ordinance #2013-27 and allowed for the construction of Road A (Benchmark Lane).

In 2015, the Fifth Amendment to the Annexation Agreement was approved by Ordinance #2015-80 and approved the Bartlett Pointe West Subdivision Preliminary/Final PUD.

In 2018, the Petitioner submitted the Southwind Business Park Subdivision application and Circle K submitted a separate development application for Lot 4 of the proposed Southwind Business Park Subdivision. The subdivision was presented to the Village Board Committee on November 6, 2018 and was forwarded to the Plan Commission for their review. Prior to being scheduled on a Plan Commission agenda, the Petitioner requested that the review of the subdivision be placed on hold until Circle K moved forward with their application. Revised plans for Circle K were never submitted to the Staff for review.

Ordinance #2020-93 approved the 5 lot Preliminary/Final Subdivision for the Southwind Business Park.

CURRENT DISCUSSION

1. The Petitioner is requesting a **Preliminary/Final Plat of Resubdivision** to resubdivide Lot 3 in Southwind Business Park to create two (2) lots. Lot 1 will be 2.86 acres and Lot 2 will be 3.79 acres.
2. A self-storage facility is proposed for Lot 1 (Case #2022-11). Lot 2 does not have a proposed end-user.
3. These parcels are served by the existing stormwater drainage detention system.
4. Lot 1 will not have access to Route 25.

RECOMMENDATION

1. The Staff recommends **approval** of the Petitioner's request subject to the

following conditions:

- A. Village Engineer approval of the Final Engineering Plans;
 - B. A Public Improvements Completion Agreement (PICA) must be submitted prior to each lot developing and approved by the Village Attorney;
 - C. Parkway trees shall be planted, as each lot develops along Benchmark Lane and Southwind Boulevard, spaced not less than forty feet (40') nor more than sixty feet (60') apart.
 - D. There shall be no vehicular access to IL Route 25 from Lot 1.
2. The **Planning & Zoning Commission** reviewed the petitioner's request at their special meeting on December 8, 2022 and recommended **approval** subject to the conditions outlined in the staff report.
 3. The **Committee of the Whole** reviewed the petition at their meeting on **December 20, 2022** and **forwarded this item onto the Village Board for a final vote.**
 4. The ordinance approving the petitioner's requests is attached for your review and consideration.

/attachments

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ORDINANCE 2023- _____

AN ORDINANCE APPROVING OF A PRELIMINARY/FINAL PLAT OF RESUBDIVISION FOR SOUTHWIND BUSINESS PARK LOT 3

WHEREAS, Bluff City LLC is the owner (the “Owner”) of the Southwind Business Park Lot 3 consisting of 6.646 acres located at the southeast corner of Rt. 25 and Benchmark Lane in the Village of Bartlett, legally described on **Exhibit A** and zoned PD (Planned Development District) herein referred to as the “Subject Property”; and

WHEREAS, Abbott Land and Investment Corporation (the “Developer”), on behalf of and with the consent of the Owner, petitioned the Village for approval of a Preliminary/Final Plat of Resubdivision of the Southwind Business Park Lot 3 to create two (2) lots (the “Petition”); and

WHEREAS, the Bartlett Plan Commission reviewed the Petition with respect to the Preliminary/Final Plat of Resubdivision at its meeting on December 8, 2022 (Case #22-12) and has recommended to the Corporate Authorities that the Preliminary/Final Plat of Resubdivision of Southwind Business Park Lot 3 be approved, subject to the conditions set forth in its report; and

WHEREAS, the Corporate Authorities have determined that it is in the public interest to approve the Preliminary/Final Plat of Resubdivision based upon the conditions set forth in the report and recommendation from the Plan Commission and in Sections One and Two of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois (the “Corporate Authorities”) as follows:

SECTION ONE: The Preliminary/Final Plat of Resubdivision of Southwind Business Park Lot 3 prepared by Mackie Consultants, LLC, dated August 4, 2022 and last revised September 8, 2022, attached hereto as **Exhibit B**, and expressly made part of this Ordinance (the "Preliminary/Final Plat of Resubdivision") is hereby approved, subject to the following conditions:

1. Public Improvement Completion Agreement. Prior to the issuance of a building permit for the Subject Property, the Developer and the Owners shall execute and deliver to the Village a Public Improvements Completion Agreement (the "PICA") in form set forth in the Subdivision Ordinance, except as modified and approved by the Village Attorney, agreeing to be jointly and severally liable and obligated to construct, complete and fully pay for all of the on-site and off-site Public Improvements in strict accordance with the final engineering plans for the Subject Property as the same may be approved by the Village Engineer, and in compliance with the Bartlett Subdivision & PUD Ordinance (the "Subdivision Ordinance"), which PICA shall provide, among other things, that in the event any Public Improvements, including, without limitation, erosion control, site grading, all stormwater management improvements, detention basins, retention ponds (if any), storm sewers, curbs, gutters, driveway approaches, roads, sidewalks, bike paths, street lights, sanitary sewers, water mains, hydrants, manhole covers, appurtenances and other underground improvements, and required landscaping in any right of way or on public property (collectively, the "Public Improvements"), and/or any of the existing public improvements on or within 1,000 feet of the Subject Property, are damaged it shall be presumed to be as a result of the on-site or off-site construction activities of the Developer, the Owner, and the future owner or owners of each lot within the resubdivision of Lot 3, or any of them, or their respective contractors and/or any of their respective sub-contractors, and that all such damage shall be promptly repaired, or caused to be repaired, to the Village's satisfaction by the Developer and the Owner without cost to the Village.

2. Public Improvement Security. Prior to commencing construction, the Developer or the Owner shall submit either: (i) an irrevocable standby letter of credit, in form set forth in the Bartlett Subdivision and PUD Ordinance (the "Subdivision Ordinance") except as otherwise approved by the Village Attorney and in amounts approved by the Village Engineer (the "Letter of Credit"), issued by a federally insured financial institution which meets the minimum requirements therefor under the Subdivision Ordinance, or (ii) a performance bond and a labor and material payment bond in form set forth in the Subdivision Ordinance, except as otherwise approved by the Village Attorney, issued by a surety authorized by the Illinois Department of Insurance to issue and sign sureties in Illinois, with a financial strength rating ("FSR") of at least A-from A.M. Best Company, Inc., Moody's Investor Service, Standard & Poors Corporation, or similar rating agency (the "Performance and Payment Bonds"), or (iii) a cash bond in form set forth in the Subdivision Ordinance except as otherwise approved by the Village Attorney, to ensure that the on-site and off-site public improvements for the Subject

Property will be timely completed as required under the terms of the PICA, and fully paid for by the Owner and/or the Developer.

3. Easements. Prior to commencing construction, the recording of easements approved by the Village Attorney and the Village Engineer for all drainage, detention and retention facilities and public utilities with appropriate access thereto, as set forth in the Subdivision Ordinance and as may be required based upon the final engineering plans submitted by the Developer or the Owner and approved by the Village Engineer in his reasonable discretion.

4. Cash Donations. The respective Owner(s) of each individual lot within the Southwind Business Park Resubdivision or the Developer shall pay a fee of \$.50 per square foot of building area to the Bartlett Municipal Building Fund upon the submittal of a building permit for each lot.

5. Protection of Public Improvements. Prior to the issuance of a building permit for the Subject Property, the Developer and/or the Owner shall cause to have been deposited with the Village security as provided in the Subdivision Ordinance that it will not only complete and fully pay for the Public Improvements, but also that it will maintain the Public Improvements for a period of 15 to 22 months after acceptance of the Public Improvements by the Corporate Authorities. The duration of the maintenance period (between 15 and 22 months) shall be determined by the Village Engineer based on the time of year when the project commences and is scheduled to be completed. Upon completion of the Public Improvements, the Developer and the Owner(s) of the Subject Property at the time of completion of the Public Improvements, shall transfer title to the Public Improvements to the Village by warranty Bill of Sale in the form prescribed in the Subdivision Ordinance and shall deposit a maintenance "security" in accordance with the requirements of the Subdivision Ordinance prior to the acceptance of the Public Improvements by the Corporate Authorities.

6. All existing and new utilities and communication facilities on the Subject Property, including telephone, electric and cable television which serve and/or will serve the Subject Property, or any part hereof, shall be installed underground, with the exception of the existing above ground utilities located in the Route 25 right-of-way ROW. The Developer shall promptly notify all utility and communication companies of the need for such underground installation and services prior to the construction of any improvements for the development and shall provide the Village with a copy of such notice.

7. No construction of any Public Improvements on or adjacent to the Subject Property, including, but not limited to, site grading, shall commence until the Developer and all contractors hired by the Developer, or the Owner, or any of them, to construct all or a portion of the Public Improvements have furnished the Village with certificates of insurance evidencing that each of them has in place commercial general liability, business auto liability, worker compensation and employer's liability insurance in such amounts and coverages as required in the Subdivision Ordinance, except as otherwise approved by the Village Attorney, and naming the Village as additional insureds thereon.

8. Prior to commencing construction, the Developer shall submit an Erosion Control Plan to the Village Engineer for his review and approval. During construction the Developer shall adhere to measures for the prevention of soil erosion pursuant to the Village Erosion Control Ordinance, or the "Procedures and Standards for Urban Soil Erosion and Sedimentation Control in Illinois", published in 1981, as amended, and the recommended procedures of the DuPage County Soil and Water Conservation District, whichever is more restrictive.

9. The development of the Subject Property, shall be governed by the requirements of the Subdivision Ordinance, the Bartlett Building Code (the "Building Code"), the Bartlett Zoning Ordinance (the "Zoning Ordinance"), and the other provisions of the Bartlett Municipal Code as the same are amended from time to time and in effect and of general applicability, except to the extent that any such ordinance or code is expressly and specifically modified by this Ordinance, or other ordinances specifically related to the development of the Subject Property.

10. Parkway Trees. Parkway trees shall be planted as each lot develops along both sides of Benchmark Lane and Southwind Boulevard spaced not less than forty feet (40') nor more than sixty feet (60') apart as required in the Subdivision Ordinance and approved by the Village Arborist.

11. Satisfaction of the additional conditions set forth in Section Two of this Ordinance.

SECTION TWO: The Preliminary/Final Plat of Resubdivision of Southwind Business Park Lot 3 approved in Section One of this Ordinance, is based upon, and is hereby made contingent upon, the satisfaction of the following conditions:

1. Village Engineer approval of the Final Engineering Plans;
2. A Public Improvements Completion Agreement ("PICA") in form as provided in the Subdivision Ordinance, except for such modifications as approved by the Village Attorney, must be submitted to and approved by the Village Board;
3. Parkway trees shall be planted as each lot develops along both sides of Benchmark Lane and Southwind Boulevard spaced not less than forty feet (40') nor more than sixty feet (60') apart;
4. There shall be no vehicular access to IL Route 25 from Lot 1 of the Resubdivision.
5. Satisfaction of the conditions set forth in Section One of this Ordinance.

SECTION THREE: The violation of any of the above conditions shall be cause for the revocation of the Preliminary/Final Plat of Resubdivision approval in Section One of this Ordinance with respect to the Subject Property.

SECTION FOUR: SEVERABILITY. The various provisions of this Ordinance are to be considered as severable, and if any Court of competent jurisdiction shall hold any part or portion of this Ordinance invalid, such decision shall not affect the validity of the remaining provisions of this Ordinance.

SECTION FIVE: REPEAL OF PRIOR ORDINANCES. All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION SIX: EFFECTIVE DATE. This Ordinance shall be in full force and effect after its passage and approval.

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

PASSED: December 20, 2022

APPROVED: December 20, 2022

Kevin Wallace, Village President

ATTEST:

Lorna Giles, Village Clerk

CERTIFICATION

I, the undersigned, do hereby certify that I am the Village Clerk of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, and that the foregoing is a true, complete and exact copy of Ordinance 2022- _____ enacted on December 20, 2022 and approved on December 20, 2022 as the same appears from the official records of the Village of Bartlett.

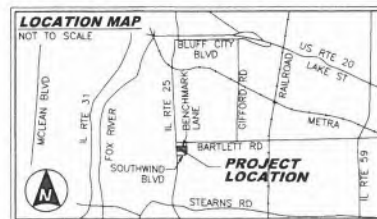
Lorna Giles, Village Clerk

LEGAL DESCRIPTION

LOT 3 IN SOUTHWIND BUSINESS PARK, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 2021 AS DOCUMENT 2021K013382.

PRELIMINARY/FINAL PLAT OF RESUBDIVISION SOUTHWIND BUSINESS PARK LOT 3

BEING A RESUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS.



- LEGEND:**
- BOUNDARY LINE
 - RIGHT-OF-WAY LINE
 - PROPOSED LOT LINE
 - UNDERLYING TAX PARCEL LINE
 - BUILDING SETBACK LINE (BSL)
 - EXISTING EASEMENT LINE
 - CB= CHORD BEARING
 - Ch= CHORD LENGTH
 - L= ARC LENGTH
 - R= RADIUS
 - PUSWBPE PUBLIC UTILITY, SIDEWALK & BIKEPATH EASEMENT
 - PUDE PUBLIC UTILITY & DRAINAGE EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - SF SQUARE FEET



P.I.N.'s:
06-36-427-001
06-36-427-005

AREA:
PROPERTY CONTAINS 289,516 SQUARE FEET OR 6.646 ACRES MORE OR LESS

VILLAGE OF BARTLETT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)
APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS.

THIS _____ DAY OF _____ A.D., 20____

BY: _____
VILLAGE PRESIDENT

ATTEST: _____
VILLAGE CLERK

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)
REVIEWED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS, THIS _____ DAY OF _____ A.D., 20____

BY: _____
PLANNING AND ZONING COMMISSION CHAIRMAN

ATTEST: _____
PLANNING AND ZONING COMMISSION SECRETARY

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)
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 IN THE SUBJECT PLAT.

DATED THIS _____ DAY OF _____ A.D., 20____

BY: _____
VILLAGE TREASURER

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)
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 _____ A.D., 20____

BY: _____
VILLAGE ENGINEER

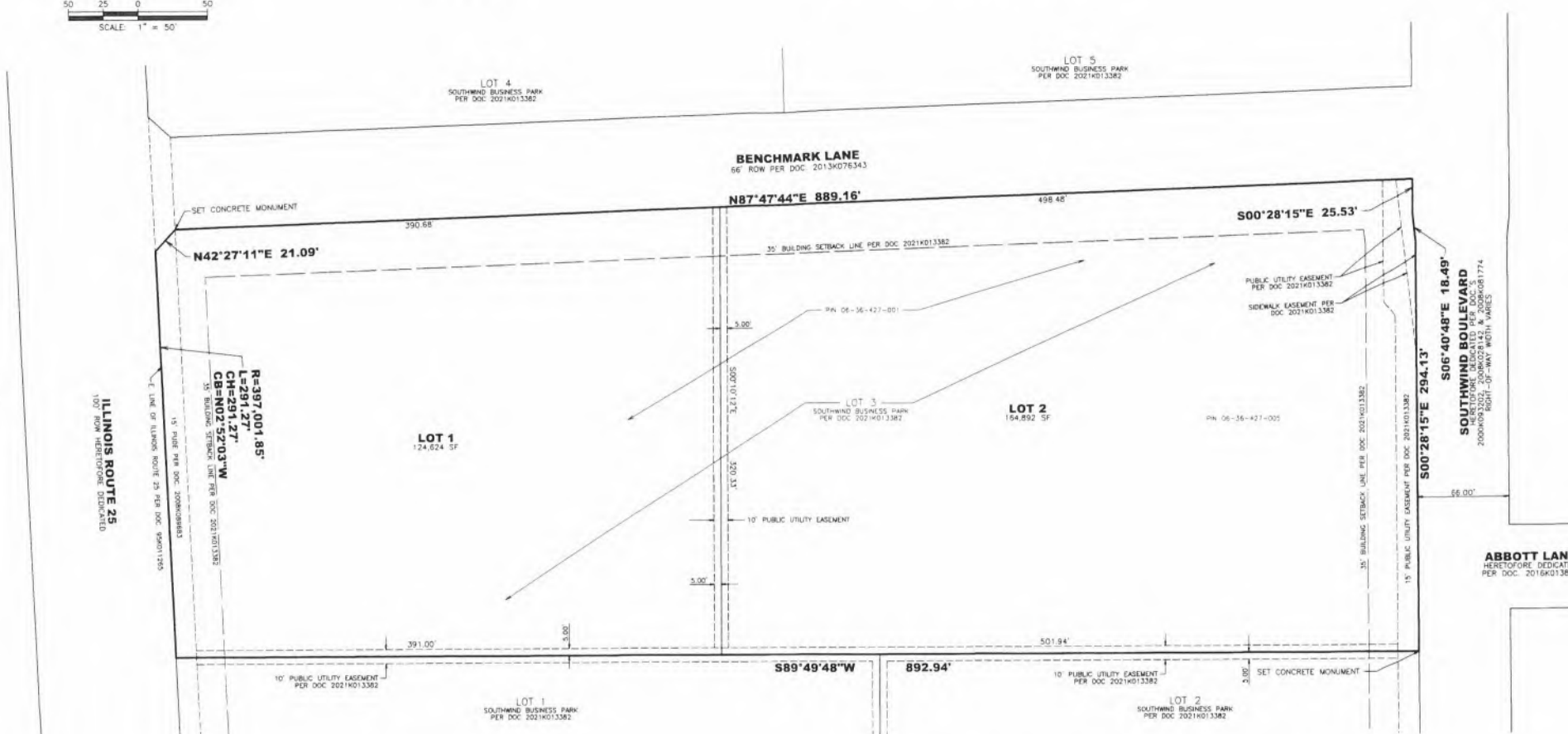
COUNTY RECORDER'S CERTIFICATE

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

COUNTY RECORDER

AFTER RECORDING, MAIL TO:

VILLAGE OF BARTLETT
ATTN: COMMUNITY DEVELOPMENT
228 S. MAIN
BARTLETT, IL 60103



COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)
I, _____, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREIN DRAWN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.

IDOT CERTIFICATE

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

JOSE ROS, P.E.
REGION ONE ENGINEER

PLAT PREPARED FOR & MAIL TAX BILL TO:

CLIENT: _____
ABBOTT LAND AND INVESTMENT CORP.
Commercial and Industrial Real Estate
2250 SOUTHWIND BOULEVARD
BARTLETT, ILLINOIS 60103

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)
THIS IS TO CERTIFY THAT THE UNDERSIGNED IS (ARE) THE LEGAL OWNER(S) OF A PORTION 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.

DATED THIS _____ DAY OF _____ A.D., 20____

BY: _____
BLUFF CITY LLC
2250 SOUTHWIND BOULEVARD
BARTLETT, IL 60103

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE)
I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEKED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT AND THE FREE AND VOLUNTARY ACT OF THE CORPORATION FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D., 20____ AT _____ ILLINOIS.

NOTARY PUBLIC

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON COMPANY AND SBC TELEPHONE COMPANY, GRANTEEES. THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, FIDUCIALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION) ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREBY GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF THE GRANTEE/LOT OWNER, UPON WRITTEN REQUEST.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER "NICOR") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E.", "PUBLIC UTILITY & DRAINAGE EASEMENT", "P.U.D.E.", "COMMON AREA OR AREAS" (OR SIMILAR DESIGNATIONS), STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", TOGETHER WITH THE RIGHT TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(E) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILED STATUTES, CH. 765, SEC. 605/2(E), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.

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 PURPOSES 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, NET WELLS, LIFT STATIONS, FIRE HYDRANTS, VALVE VAULTS, STREET LIGHTS AND ANY AND ALL OTHER FITTINGS 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 HEREBY GRANTED TO THE VILLAGE OF BARTLETT.

UTILITY EASEMENTS APPROVED AND ACCEPTED

COMMONWEALTH EDISON
SIGNATURE: _____ DATE _____
PRINTED NAME: _____ TITLE _____
SBC
SIGNATURE: _____ DATE _____
PRINTED NAME: _____ TITLE _____
NICOR
SIGNATURE: _____ DATE _____
PRINTED NAME: _____ TITLE _____
COMCAST
SIGNATURE: _____ DATE _____
PRINTED NAME: _____ TITLE _____

NOTES:

- NO COMMITMENT FOR TITLE INSURANCE WAS SUPPLIED FOR USE IN THE PREPARATION OF THIS PLAT. THIS PLAT IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT.
- BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE, EAST ZONE.
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
- UPON COMPLETION OF CONSTRUCTION, 5/8" REBAR SHALL BE PLACED AT ALL CORNERS OF THE EXTERIOR BOUNDARY, LOT CORNERS AND CRITICAL POINTS ALONG THE RIGHTS-OF-WAY, UNLESS NOTED OTHERWISE.
- THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO IL ROUTE 25 FROM LOT 1.
- ALL ACCESS TO THE SOUTHWIND BUSINESS PARK RESUBDIVISION FROM IL ROUTE 25 SHALL BE VIA WEST BARTLETT ROAD, BENCHMARK LANE, AND SOUTHWIND BOULEVARD.
- ALL AREAS ARE MORE OR LESS.
- ALL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED UNLESS SHOWN OTHERWISE.

AUTHORIZATION TO RECORD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)
WE, MACKIE CONSULTANTS LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694, DO HEREBY CERTIFY THAT WE HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNER THEREOF THE FOLLOWING DESCRIBED PROPERTY AND THAT THE PLAT HEREIN DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY, SUBDIVISION AND PLAT.

DATED THIS _____ DAY OF _____ 20____

DALE A. GRAY
EMAIL: dgray@mackieconsult.com
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-003057
LICENSE EXPIRES: NOVEMBER 30, 2022

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)
WE, MACKIE CONSULTANTS LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694, DO HEREBY CERTIFY THAT WE HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNER THEREOF THE FOLLOWING DESCRIBED PROPERTY AND THAT THE PLAT HEREIN DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY, SUBDIVISION AND PLAT.

LOT 3 IN SOUTHWIND BUSINESS PARK, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 2021 AS DOCUMENT NUMBER 2021K013382, IN KANE COUNTY, ILLINOIS.

WE FURTHER CERTIFY THAT THE PROPERTY IS LOCATED WITHIN THE VILLAGE OF BARTLETT, WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS AMENDED.

WE FURTHER CERTIFY THAT ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA HEREON DESCRIBED PROPERTY FALLS WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP MAP NUMBER 1708000260H, WITH A MAP REVISED DATE OF AUGUST 3, 2009, SUBJECT TO MAP INTERPRETATION AND SCALING.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ 20____ IN ROSEMONT, ILLINOIS.

DALE A. GRAY
EMAIL: dgray@mackieconsult.com
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-003057
LICENSE EXPIRES: NOVEMBER 30, 2022

9/8/2022 3:55:05 PM N:\3462\Survey\Projects\High\462-Plat of Resubdivision of Lot 3.rvt

Mackie Consultants, LLC
9575 W Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

ABBOTT LAND AND INVESTMENT CORP.
Commercial and Industrial Real Estate
2250 SOUTHWIND BOULEVARD
BARTLETT, ILLINOIS 60103

DESIGNED	SMC
DRAWN	SMC
APPROVED	GKF
DATE	08-04-22
SCALE	1" = 50'
09-08-22	PER VILLAGE REVIEW
DATE	DESCRIPTION OF REVISION

PRELIMINARY/FINAL PLAT OF RESUBDIVISION SOUTHWIND BUSINESS PARK LOT 3 BARTLETT, ILLINOIS

SHEET
1 OF **1**
PROJECT NUMBER: 3462
© MACKIE CONSULTANTS, LLC, 2022
ILLINOIS FIRM LICENSE 184-002694



Agenda Item Executive Summary

Item Name Southwind Self-Storage

Committee
or Board Board

BUDGET IMPACT

Amount: N/A

Budgeted N/A

List what
fund N/A

EXECUTIVE SUMMARY

The petitioner is requesting a **site plan review** for a proposed two-story self-storage facility at the southeast corner of corner of IL Route 25 and Benchmark Lane in the Southwind Business Park Subdivision.

The proposed 104,284 square foot building exceeds the floor area ratio of 0.5. The petitioner is requesting a **variation** to allow the floor area ratio of 0.84 for this site.

Traffic will circulate the around building clockwise on the one-way drive aisle. Curbed islands are provided at the corners of the building to protect vehicles loading and unloading at the drive-in doors and to ensure parked vehicles do not obstruct the flow of traffic around the building.

The petitioner is also requesting a **variation** to reduce the perimeter landscaping requirement. The landscape ordinance requires a minimum 4-foot-wide landscape area around the perimeter of the building. The landscape plan identifies 5.5 to 12.5 foot-wide landscape areas at the corners of the building only.

The **Planning & Zoning Commission** reviewed the petitioner's requests and conducted the public hearing at their special meeting on December 8, 2022. The Planning & Zoning Commission recommended **approval** of all the petitioner's requests subject to the conditions and findings of fact outlined in the staff report.

The **Committee of the Whole** reviewed the petition at their meeting on **December 20, 2022** and **forwarded this item onto the Village Board for a final vote.**

ATTACHMENTS (PLEASE LIST)

PDS memo, ordinance with exhibits

ACTION REQUESTED

- For Discussion only
- Resolution
- Ordinance - *Move to approve Ordinance #2023-_____ An Ordinance Approving of a Site Plan and Granting Variations for Southwind Self Storage*
- Motion

Staff: Kristy Stone, PDS Director

Date: 12.21.2022

PLANNING & DEVELOPMENT SERVICES MEMORANDUM

22-129

DATE: December 21, 2022
TO: Paula Schumacher, Village Administrator
FROM: Kristy Stone, PDS Director *KJS*
RE: **(#22-11) Southwind Self Storage**

PETITIONER

Jim Lapetina on behalf of Berman-Lapetina Enterprises, LLC

SUBJECT SITE

Southeast corner of IL Route 25 and Benchmark Lane

REQUESTS

Site Plan Review

Variations – to increase the floor area ratio to 0.84 and to reduce the perimeter landscaping requirement

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Vacant	Commercial/Mixed Use Business Park	PD
North	Vacant	Commercial	PD
South	Office	Commercial	PD
East	Single-Family	Suburban Residential	SR-4 PUD
West	Vacant	South Elgin	R3*

*South Elgin- Multiple Dwelling Unit District

ZONING HISTORY

The subject property was annexed to the Village and was zoned to the PD (Planned Development District) in 1988 by Ordinance #1988-58. A Conceptual Land Use Plan was also approved in 1988 by Ordinance #1988-59 (An Ordinance Rezoning Property and Granting a Special Use for its Development as a Planned Unit Development According to Conceptual Land Use Plan).

Ordinance #2020-93 approved the Preliminary/Final Subdivision for the Southwind Business Park.

CURRENT DISCUSSION

1. The petitioner is requesting a **site plan review** for a proposed two-story 104,284 square foot self-storage facility at the southeast corner of IL Route 25 and Benchmark Lane in the Southwind Business Park Subdivision.
2. The exterior of the building would be finished with gray and green Kingspan insulated metal panels. The maximum building height is 32 feet.
3. The proposed building exceeds the floor area ratio of 0.5. The petitioner is requesting a **variation** to allow a floor area ratio of 0.84 for this site.
4. The petitioner is also requesting a **variation** to reduce the perimeter landscaping requirement. The Landscape ordinance requires a minimum 4-foot-wide landscape area around the perimeter of the building. The landscape plan identifies 5.5 to 12.5 foot-wide landscape areas at the corners of the building only.
5. The facility would be accessed by a single curb cut on the north side of the lot on Benchmark Lane. Traffic will circulate around the building clockwise on the one-way drive aisle. Curbed islands are provided at the corners of the building to protect vehicles loading and unloading at the drive-in doors and to ensure parked vehicles do not obstruct the flow of traffic around the building.
6. The site plan identifies 12 parking spaces, including 1 handicap accessible space, which exceeds the Zoning Ordinance requirement of one parking space per 2 employees.
7. The site plan identifies overhead drive-in doors along the majority of the east, west, and south sides of the building and part of the north side of the building.
8. The interior parkway along Route 25 will be landscaped with a row of sea green juniper shrubs which will reach an average height of 5 feet at maturity and grow together to form a thick hedge. The interior parkway will also include 4 evergreen trees.
9. The landscape, photometric and engineering plans are currently under review.

RECOMMENDATION

1. The Staff recommends **approval** of the petitioner's requests for, site plan review and special use permits subject to the following conditions and findings of fact:
 - A. Building permits shall be required for all construction activities;
 - B. Village Engineer approval of the engineering plans;
 - C. There shall be no access to IL Route 25 from the site;

- D. There shall be a minimum 5-foot tall evergreen hedge maintained along the western edge of the property;
 - E. Landscaping must be installed within one year of the issuance of a building permit;
 - F. If landscaping cannot be installed at the time of construction, a landscape estimate shall be submitted to the Planning & Development Services Department for review and approval by the Village Forester and a bond posted in the approved amount for its future installation;
 - G. All proposed signage shall require permits and approval from the Planning & Development Services Department prior to installation;
 - H. A Public Improvements Completion Agreement (PICA) must be submitted and approved by the Village;
 - I. A 50-cent per square foot Municipal Building donation is required and due upon issuance of a building permit;
 - J. Findings of fact (site plan):
 - i. That the proposed self-storage facility is a permitted use in the PD Zoning District;
 - ii. That the proposed building, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses;
 - iii. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well;
 - iv. That the site plan provides for the safe movement of pedestrians within the site;
 - v. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses. Any part of the site plan area not used for buildings, structures, parking or access ways shall be landscaped with a mixture of grass, trees and shrubs; (All landscape improvements shall be in compliance with Chapter 10-11A, Landscape Requirements.)
2. According to the provisions of the Zoning Ordinance, the Planning & Zoning Commission should render a decision based upon the following:
- A. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
 - B. That conditions upon which the petition for variations is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.
 - C. That the purpose of the variations is not based exclusively upon a desire to make money out of the property.
 - D. That the alleged difficulty or hardship is caused by the provision of this Title and has not been created by any person presently having an interest in the

- property.
- E. That the granting of the variations will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.
 - F. That the proposed variations will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.
 - G. That the granting of the variances requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.
3. The **Planning & Zoning Commission** reviewed the petitioner's requests and conducted the public hearing at their special meeting on December 8, 2022. The Planning & Zoning Commission recommended **approval** of all the petitioner's requests subject to the conditions and findings of fact outlined in the staff report.
 4. The **Committee of the Whole** reviewed the petition at their meeting on **December 20, 2022** and **forwarded this item onto the Village Board for a final vote.**
 5. The ordinance approving the petitioner's requests is attached for your review and consideration.

//attachments

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ORDINANCE 2023 - _____

**AN ORDINANCE APPROVING OF A SITE PLAN AND GRANTING VARIATIONS
FOR SOUTHWIND SELF STORAGE**

WHEREAS, Bluff City, LLC is the owner of Lot 3 in the Southwind Business Park Subdivision located at the southeast corner of Benchmark Lane and Route 25 in the Village of Bartlett legally described as follows:

LOT 3 IN SOUTHWIND BUSINESS PARK, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 2021 AS DOCUMENT 2021K013382,

("Southwind Business Park Lot 3"); and

WHEREAS, Abbott Land and Investment Corporation, on behalf and with the consent of the owner, filed a petition with the Village of Bartlett to subdivide Southwind Business Park Lot 3 into two lots (the "Resubdivision") in accordance with the Preliminary/Final Plat of Resubdivision of Southwind Business Park Lot 3 prepared by Mackie Consultants, LLC dated 08-04-22, last revised 08-08-22 (the "Preliminary/Final Plat of Resubdivision"); and

WHEREAS, Lot 1 of the Resubdivision as depicted on the Preliminary/Final Plat of Resubdivision is 124,624 +/- SF in size, and Lot 2 of the Resubdivision as depicted on the Preliminary/Final Plat of Resubdivision is 164,892 +/- SF in size; and

WHEREAS, on January 3, 2023, the Village President and Board of Trustees of the Village of Bartlett (the "Corporate Authorities") passed Ordinance 2023-____, "An Ordinance Approving of a Preliminary/Final Plat of Resubdivision for Southwind Business Park Lot 3" ("Ordinance 2023-____"); and

WHEREAS, Jim Lapetina on behalf of Berman-Lapetina Enterprises, LLC ("Petitioner"), is the contract purchaser of the 2.9 acre parcel at the southeast corner of IL Route 25 and Benchmark Lane, Bartlett, Illinois, legally described on Exhibit A (the "Subject Property"), which will also be legally described as Lot 1 of the Resubdivision of the Southwind Business Park Lot 3 upon the recording of the Preliminary/Final Plat of Resubdivision, and has filed a petition for (1) site plan approval on the Subject Property, and (2) variations to (a) allow maximum floor area ratio of 0.84 on the Subject Property, and (b) reduce the perimeter landscaping required on the Subject Property (the "Petition for the Subject Property");

WHEREAS, the Subject Property is zoned PD Planned Development district; and

WHEREAS, the owner of the Southwind Business Park Lot 3, Bluff City LLC, has consented to the Petition for the Subject Property filed on behalf of Berman-Lapetina, Enterprises, LLC; and

WHEREAS, the Bartlett Planning & Zoning Commission reviewed the Petition for the Subject Property with respect to the Site Plan for the Subject Property, and conducted the required public hearing with respect to the variations on the Subject Property at its special meeting on December 8, 2022 (Case #22-11) and has recommended to the Corporate Authorities that the Site Plan (hereinafter defined) be approved, and the variations to allow a maximum floor area ratio of 0.84 and to reduce the perimeter landscaping requirement on the Subject Property (collectively, the "Variations"), be granted based on the findings of fact and subject to the conditions set forth in its report; and;

WHEREAS, the Corporate Authorities have determined that it is in the public interest to approve of the Site Plan for the Subject Property and grant the Variations with respect to the Subject Property recommended by the Planning & Zoning Commission based on its findings of fact and conditions set forth in its report, and the findings of fact set forth in Sections One and Three of this Ordinance, and the conditions set forth in Section Five of this Ordinance; and

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, as follows:

SECTION ONE: That based in part on the conditions set forth in Section Five of this Ordinance, the Corporate Authorities do hereby make the following findings of fact with respect to the Site Plan for the Subject Property (hereinafter defined) for Southwind Self Storage:

- A. That the proposed self-storage facility is a permitted use in the PD Zoning District;
- B. That the proposed building, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses;
- C. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well;
- D. That the proposed site plan provides for the safe movement of pedestrians within the Subject Property and Southwind Business Park Lot 3;
- E. That there is a sufficient mixture of grass, trees, and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses. Any part of the site plan area not used for buildings, structures, parking or access ways shall be landscaped with a mixture of grass, trees and shrubs; (All landscape improvements shall be in compliance with

Chapter 10-11A, Landscape Requirements, except for the landscape variation herein granted.)

SECTION TWO: That the preliminary architectural site plan prepared by Architect's Studio LLC, dated September 23, 2022 (the "Preliminary Architectural Site Plan"), attached hereto as **Exhibit B**; the landscape plan prepared by Dickson Design Studio, dated June 10, 2022 and last revised October 27, 2022 (the "Landscape Plan") attached hereto as **Exhibit C**; the Building Elevations prepared by Architect's Studio LLC, dated September 23, 2022 (the "Elevations") attached hereto as **Exhibit D**; which **Exhibits B, C and D** are expressly made a part of this Ordinance by this reference and are collectively defined as and are referred to herein as the "Site Plan", are hereby approved, based on the findings of fact set forth in Sections One and Three of this Ordinance, and subject to the conditions set forth in Section Five of this Ordinance.

SECTION THREE: The Corporate Authorities do hereby make the following findings of fact pertaining to the Variations on the Subject Property based in part on the conditions set forth in Section Five of this Ordinance:

- A. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the zoning regulations were carried out.
- B. That conditions upon which the petition for the Variations is based are unique to the Subject Property for which the Variations is sought and are not applicable, generally, to other property within the same zoning classification.
- C. That the purpose of the Variations is not based exclusively upon a desire to make money out of the Subject Property.
- D. That the alleged difficulty or hardship is caused by the provision of the Zoning Ordinance and has not been created by any person presently having an interest in the Subject Property.
- E. That the granting of the Variations will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the Subject Property is located.
- F. That the proposed Variations will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.
- G. That the granting of the Variations requested will not confer on the applicant any special privilege that is denied by the provisions of the Zoning Ordinance to other lands, structures or buildings in the same district.

SECTION FOUR: That the Variations to allow a maximum floor area ratio of 0.84 on the Subject Property and to reduce the perimeter landscaping requirement for the Subject Property to allow for landscaping to only be required in the locations shown on

the approved Landscape Plan attached hereto as Exhibit C, are hereby granted based upon the findings of fact set forth in Section One and Three, and subject to the conditions set forth in Section Five of this Ordinance.

SECTION FIVE: The Site Plan approved in Section Two and the Variations granted in Section Four of this Ordinance, are hereby made contingent upon the satisfaction of the following conditions:

- A. Building permits shall be required for all construction activities;
- B. Village Engineer approval of the final engineering plans;
- C. There shall be no access to IL Route 25 from the Subject Property;
- D. There shall be a minimum 5-foot tall evergreen hedge maintained along the western edge of the Subject Property;
- E. Landscaping must be installed within one year of the issuance of a building permit (weather permitting);
- F. If landscaping cannot be installed at the time of construction because of weather, a landscape estimate prepared by the landscape architect that prepared the Landscape Plan (Exhibit C) for the unfinished landscape work shall be submitted to the Planning & Development Services Department for review and approval by the Village Forester, and a cash bond or a surety bond shall be posted by or on behalf of the Petitioner with the Village in the amount of said estimate to guaranty the future installation of the unfinished landscaping;
- G. All proposed signage shall require permits and approval from the Planning & Development Services Department prior to installation;
- H. A Public Improvements Completion Agreement (PICA) in form as set forth in the Subdivision Ordinance, except for such modifications approved by the Village Attorney, must be submitted to the Village and executed by the owner and the developer of the Subject Property, and be approved and executed by the Village Administrator;
- I. Security to guaranty completion of, and full payment for, any public improvements in the amount of the Petitioner's engineer's estimate of probable cost therefor in the form of (a) (i) a performance bond, and (ii) a payment bond; (b) a letter of credit; or (c) a cash bond, shall be posted by the Petitioner with the Village, unless such security requirement is waived in writing by the Village Engineer;
- J. A 50-cent per square foot Municipal Building donation is required and due upon issuance of a building permit;

SECTION SEVEN: The violation of any of the above conditions shall be cause for the revocation of the approval of the Site Plan and the grant of the Variations approved by this Ordinance.

SECTION EIGHT: SEVERABILITY. The various provisions of this Ordinance are to be considered as severable, and if any Court of competent jurisdiction shall hold any part or portion of this Ordinance invalid, such decision shall not affect the validity of the remaining provisions of this Ordinance.

SECTION NINE: REPEAL OF PRIOR ORDINANCES. All prior Ordinances and Resolutions in conflict or inconsistent herewith are hereby expressly repealed only to the extent of such conflict or inconsistency.

SECTION TEN: EFFECTIVE DATE. This Ordinance shall be in full force and effect after its passage and approval.

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

PASSED: January 3, 2023

APPROVED: January 3, 2023

Kevin Wallace, Village President

ATTEST:

Lorna Giles, Village Clerk

CERTIFICATION

I, the undersigned, do hereby certify that I am the Village Clerk of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, and that the foregoing is a true, complete and exact copy of Ordinance 2023- _____ enacted on January 3, 2023 and approved on January 3, 2023, as the same appears from the official records of the Village of Bartlett.

Lorna Giles, Village Clerk

LEGAL DESCRIPTION

2.9 ACRE PARCEL AT SOUTHEAST CORNER OF IL 25 & BENCHMARK LN, BARTLETT

THAT PART OF LOT 3 IN SOUTHWIND BUSINESS PARK, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 2021 AS DOCUMENT 2021K013382, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3; THENCE ALONG THE BOUNDARY OF SAID LOT 3 FOR THE FOLLOWING THREE (3) COURSES; (1) THENCE NORTHERLY ALONG A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 397,001.85 FEET WITH AN ARC LENGTH OF 291.27 FEET AND A CHORD BEARING OF NORTH 02 DEGREES 52 MINUTES 03 SECONDS WEST TO A POINT OF NON-TANGENCY; (2) THENCE NORTH 42 DEGREES 27 MINUTES 11 SECONDS EAST, 21.09 FEET; (3) THENCE NORTH 87 DEGREES 47 MINUTES 44 SECONDS EAST, 390.68 FEET; THENCE SOUTH 00 DEGREES 10 MINUTES 12 SECONDS EAST, 320.33 FEET TO THE SOUTH LINE OF SAID LOT 3; THENCE SOUTH 89 DEGREES 49 MINUTES 48 SECONDS WEST ALONG SAID SOUTH LINE, 391.00 FEET TO THE POINT OF BEGINNING, ALL IN KANE COUNTY, ILLINOIS.

EXHIBIT B



The design indicated on these drawings and specifications are the work of the architects' studio. It is the responsibility of the client to verify all information and specifications shown on these drawings and specifications. The architects' studio is not responsible for any errors or omissions on these drawings and specifications.

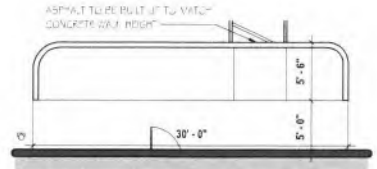
FOR REVIEW

SOUTHWING SELF STORAGE
BENCHMARK LN.
BARTLETT, IL

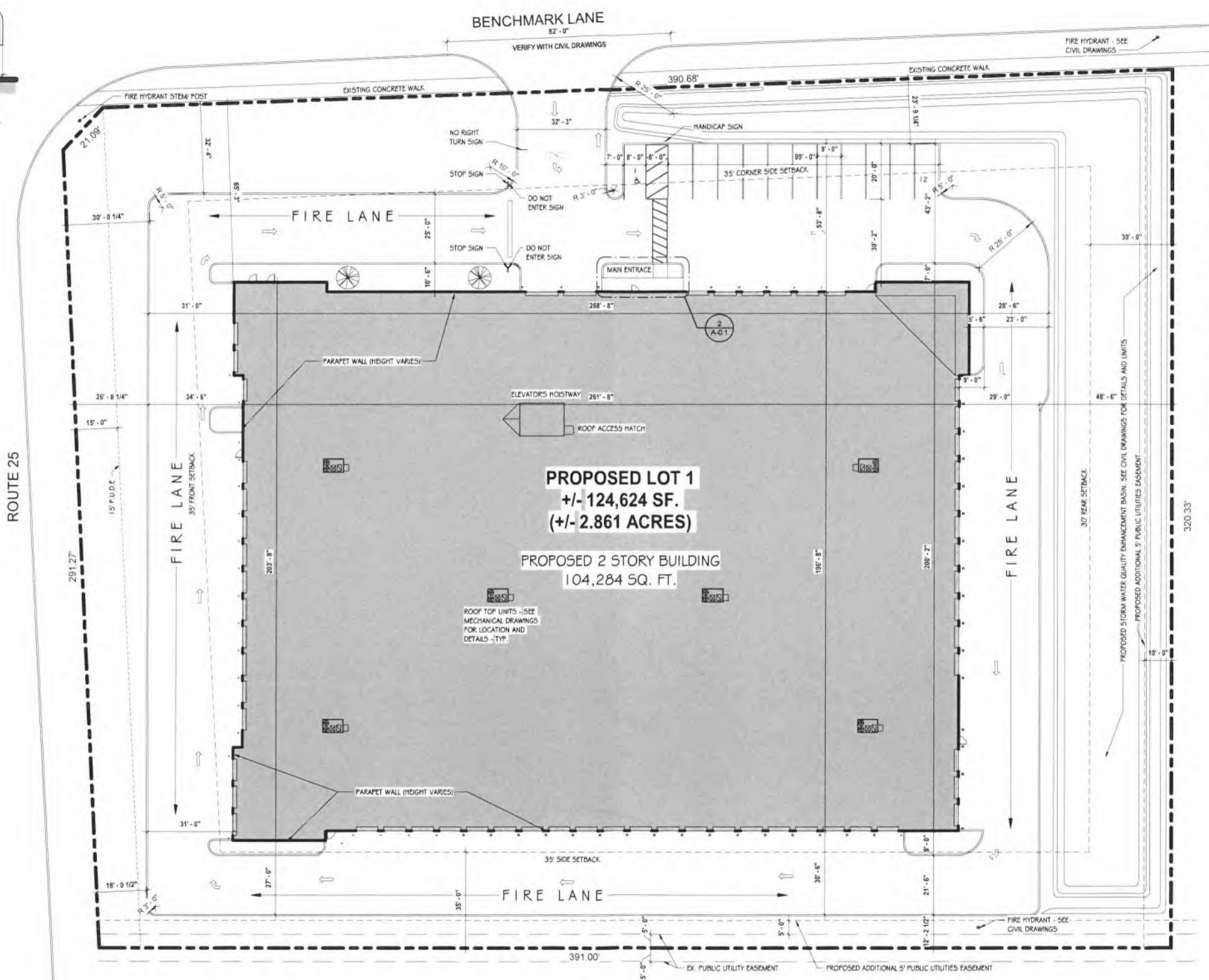
PRELIMINARY ARCHITECTURAL
SITE PLAN

DATE: 09/23/22
ISSUED FOR:
REVIEW

DRAWING:
A-0.1



2 ENLARGED ENTRANCE WALK
SCALE: 1/8" = 1'-0"



ZONING DATA	
BENCHMARK LN.	
ZONING DISTRICT	PU (PLANNED DEVELOPMENT DISTRICT)
LOT SIZE REQUIRED	43,560 SQ. FT.
PROVIDED	124,624 SQ. FT.
FAR REQUIRED 5 MAX	62,312 SQ. FT.
PROPOSED 5	104,284 SQ. FT.
MAXIMUM LOT COVERAGE	24,925 SQ. FT. MIN.
OPEN SPACE (20% MIN.)	40,222 SQ. FT. (32%)
PROPOSED	
BUILDING HEIGHT ALLOWABLE	45 FT. MAX.
PROPOSED	27 FT.
SET BACKS FRONT	35 FT. MIN.
SIDE YARDS	35 FT. MIN.
REAR YARD	30 FT. MIN.
PARKING SET BACKS FRONT	20 FT. MIN.
SIDE YARDS	10 FT. MIN.
REAR YARD	15 FT. MIN.
PARKING REQUIRED:	ONE PARKING SPACE PER 2 EMPLOYEES PLUS 1 SPACE PER VEHICLE USED.
PROPOSED:	
# OF EMPLOYEES PER SHIFT	1 EMPLOYEE
# OF VEHICLES	0 VEHICLES
ACCESSIBLE SPACES	1 SPACE
PARKING SPACES	11 SPACES
TOTAL PROVIDED	12 SPACES

1 PRELIMINARY ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"



PRELIMINARY
NOT FOR CONSTRUCTION

EXHIBIT C



dickson design
STUDIO
9 CRYSTAL LAKE ROAD,
SUITE 110
LAKE IN THE HILLS, IL 60156
224 241 8181

CLIENT NAME AND ADDRESS

BARTLETT STORAGE, LLC

2121 W. WALTON ST.
CHICAGO, IL

PLAN DATE

JUNE 10, 2022

REVISIONS

NO.	DESCRIPTION
1.	09-02-22 PER STAFF COMMENTS
2.	09-23-22 SITE PLAN & ARCH.
3.	10-19-22 WEST INTERNAL PKWY
4.	10-27-22 SHRUB HEIGHT AT MATURITY NOTE (WEST INT. PKWY)
5.	
6.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

SOUTHWIND SELF STORAGE
BARTLETT, IL
PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

L1.0

NORTH INTERIOR PARKWAY (10 FT.),
CORNER SIDE YARD.
NO PARKING. ±150 LF OF STREET FRONTAGE
(EXCLUDES ENTRY DRIVE)

REQUIRED
- 1 TREE / 40 LF (50% LARGE SHADE OR EVERGREEN)
- REQUIRED TREES = 4

PROVIDED
- LARGE SHADE TREES = 2
- ORNAMENTAL TREES = 2

BUILDING FOUNDATION

REQUIRED
- 4 FT. WIDE MIN. ADJACENT TO ALL WALLS.
- ALL GARAGE DOORS AND LOADING AREAS SHALL
BE SCREENED SO THEY ARE NOT VISIBLE FROM
RIGHT OF WAY OR RESIDENCE DISTRICT

PROVIDED
- 4 FT. WIDE MINIMUM IN LOCATIONS WITHOUT
GARAGE DOORS

*STORAGE FACILITY REQUIRES ACCESS TO GARAGE
DOORS AND ADJACENT LOADING AREAS.
CONTINUOUS ALONG EAST, SOUTH AND WEST SIDES.

WEST INTERNAL PARKWAY (10 FT.),
FRONT YARD. ±292 LF, NO PARKING,
TEMPORARY LOADING ONLY

REQUIRED
- 1 TREE / 40 LF (50% LARGE SHADE OR EVERGREEN)
- REQUIRED TREES = 8
- ALL GARAGE DOORS AND LOADING AREAS SHALL
BE SCREENED SO THEY ARE NOT VISIBLE FROM
RIGHT OF WAY OR RESIDENCE DISTRICT.

PROVIDED
- LARGE SHADE OR EVERGREEN TREES = 4
- ORNAMENTAL TREES = 4
- 100% SHRUB COVERAGE (5 FT. HEIGHT AT
MATURITY) OF GARAGE DOORS AND LOADING
AREAS LOCATED ADJACENT TO CURB DUE TO
UTILITY LOCATIONS.

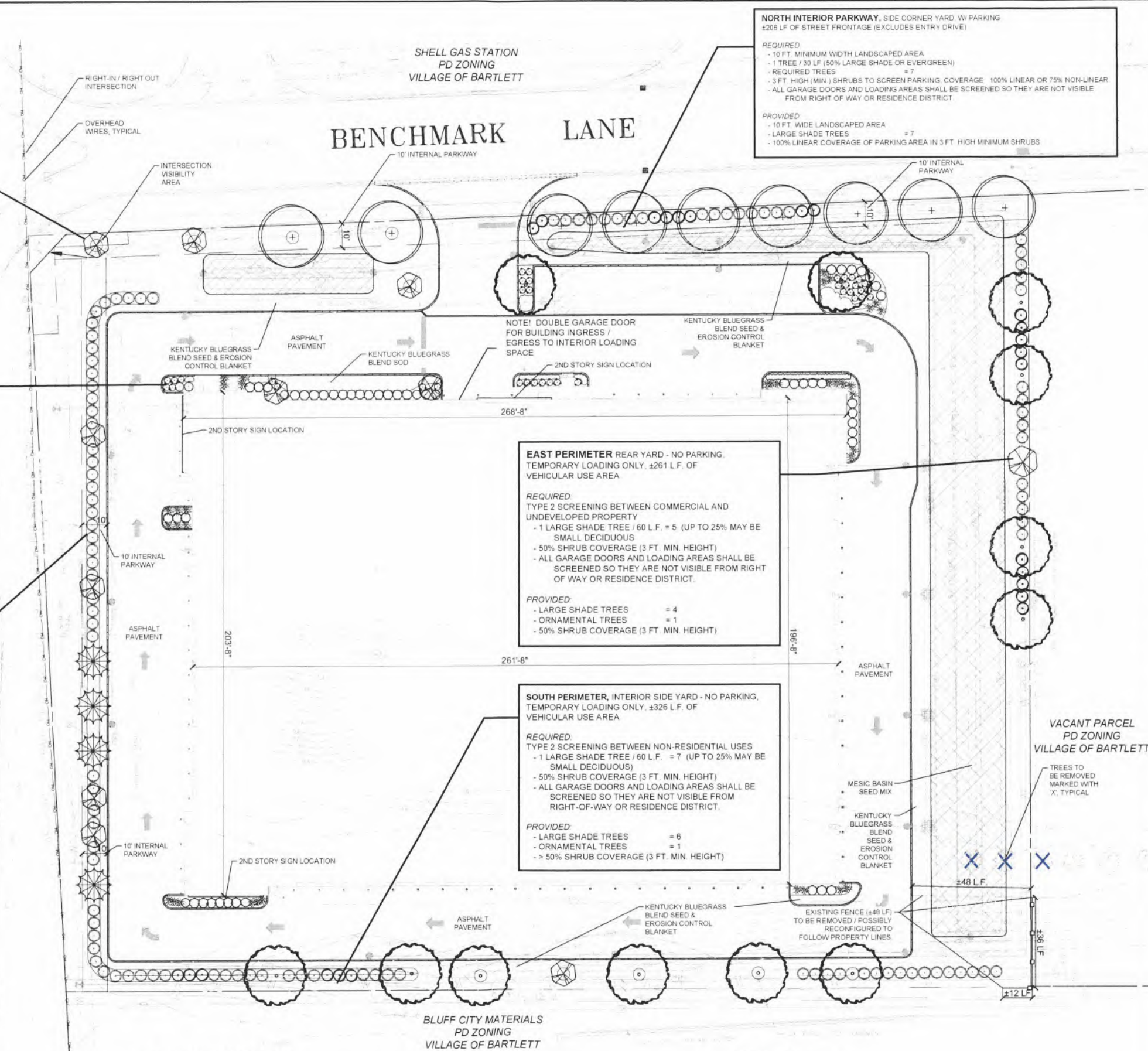
* 10 FT. INTERNAL PARKWAY RELOCATED DUE TO THE
PRESENCE OF OVERHEAD WIRES AND OTHER
UTILITIES

SEED MIX: MESIC BASIN

IDOT CLASS 4A LOW PROFILE NATIVE MIXTURE

Little Bluestem (Andropogon Scoparius)	5 lbs. / acre
Side Oats Grama (Bouteloua Curtipendula)	5 lbs. / acre
Canada Wild Rye (Elymus Canadensis)	1 lbs. / acre
Prairie Dropseed (Sporobolus Heterolepis)	5 lbs. / acre
Annual Ryegrass	25 lbs. / acre
Oats, Spring	25 lbs. / acre
Perennial Ryegrass	15 lbs. / acre
	76.5 lbs. / acre

ROUTE 25
ILLINOIS



LANDSCAPE PLAN
SCALE: 1" = 20'-0"

