

VILLAGE OF BARTLETT

COMMITTEE AGENDA

MARCH 21, 2023

BUILDING & ZONING COMMITTEE, CHAIRMAN HOPKINS

Aldi (Streets of Bartlett)

FINANCE & GOLF COMMITTEE, CHAIRMAN DEYNE

Water/Sewer Rate Review

2023-24 Proposed Operating Budget Review ((Admin., Public Works, Finance, Central Svcs.)

6:00 P.M. START TIME

EXECUTIVE SESSION

To Discuss Appointment of Legal Counsel
Pursuant to Section 2(c)1 of the Open Meetings Act



Agenda Item Executive Summary

Item Name Aldi (Streets of Bartlett) Committee or Board Committee

BUDGET IMPACT

Amount: N/A Budgeted N/A

List what fund N/A

EXECUTIVE SUMMARY

The petitioner is requesting a **modification to the Planned Unit Development Special Use Permit and a Fourth Site /PUD Plan Amendment** for the Streets of Bartlett (formerly Bartlett Plaza) to move the location of the proposed commercial building pad from the center of the existing parking lot further southwest due to the location of underground utilities.

The petitioner is also requesting a **Final Site/PUD Plan** for an approximately 20,000 sq.ft. Aldi grocery store.

The proposed parking lot for the Streets of Bartlett and Aldi provides 444 parking spaces for the shopping center, exceeding the parking requirement by 54 spaces. Bicycle racks will be provided to accommodate the required 4 bicycle parking spaces.

The building elevations would be primarily comprised of Spec-Brik concrete masonry. The south (facing Devon Ave.) and east (facing S. Berteau Ave.) elevations also incorporate Nichiha fiber cement panels with a wood look and the entrance tower includes bright silver aluminum composite panels. A silver metal canopy is provided at the building entrance and over the shopping cart corral. All roof-top mechanicals will be screened.

Six **Major Design Exceptions** are being requested for the proposed building elevations:

- To reduce the minimum ground story transparency on primary frontage from 65% to 13.8%
- To eliminate the required 2 entrances on the primary frontage
- To increase the maximum tower width from 30 feet to 77 feet
- To allow a facade comprised of less than 60% of a single major facade material (south - 35.9% masonry, 34.7% Nichiha, 29.4% other and east - 37.7% masonry, 13.3% Nichiha, 49.0% other)
- To allow aluminum composite panels as a minor facade material
- To allow a change of materials when the facade's change of depth is less than 8 inches

ATTACHMENTS (PLEASE LIST)

PDS Memo, cover letter, application, location map, Amended Site/PUD Plan, Site/PUD Plan, Elevations, Floor Plan, Landscape Plan

ACTION REQUESTED


- For Discussion Only - *To review and forward to the Planning & Zoning Commission for further review and to conduct the required public hearing.*
- Resolution
- Ordinance
- Motion

Staff: Kristy Stone, PDS Director

Date: March 13, 2023

PLANNING & DEVELOPMENT SERVICES MEMORANDUM

23-13

DATE: March 9, 2023
TO: Paula Schumacher, Village Administrator
FROM: Kristy Stone, PDS Director 
RE: **(#23-03) Aldi**

PETITIONER

Chris Stair on behalf of Aldi Inc., Batavia Division

SUBJECT SITE

Northwest corner of E. Devon Avenue and S. Berteau Avenue (Streets of Bartlett)

REQUESTS

**Modification to the Planned Unit Development Special Use Permit
Fourth Site Plan/PUD Amendment
Final Site/PUD for Aldi
Major Design Exceptions**

- a) Building regulations:
 - i. Reduce the minimum required transparency on the primary frontage from 65% to 13.8%
 - ii. Eliminate the requirement for two building entrances on the primary frontage (E. Devon Avenue)
 - iii. Increase the maximum tower width from 30 feet to 77 feet (east elevation)
- b) Building façade design:
 - i. To allow a façade comprised of less than 60% of a single material
 - ii. To allow aluminum composite panels as a minor façade material
 - iii. To allow a change of materials when the façade's change of depth is less than 8-inches

SURROUNDING LAND USES

Subject Site	<u>Land Use</u> Commercial	<u>Comprehensive Plan</u> Commercial	<u>Zoning</u> B-3 PUD
North	Multi- Family	Attached Residential	SR-6
South	Single Family	Suburban Residential	SR-2
East	Industrial	Industrial	I-1
West	Commercial	Commercial	B-3

CURRENT DISCUSSION

1. The petitioner is requesting a **modification to the Planned Unit Development Special Use Permit** and a **Fourth Site /PUD Plan Amendment** for the Streets of Bartlett (formerly Bartlett Plaza) to move the location of the proposed commercial building pad from the center of the existing parking lot further southwest due to the location of underground utilities. The petitioner has entered into a ground lease with the property owner.
2. The petitioner is also requesting a **Final Site/PUD Plan** for an approximately 20,000 sq.ft. Aldi grocery store. Aldi would be allowed to sell package liquor under the existing Special Use Permit that was granted to for the Streets of Bartlett by Ordinance #2019-28. The Site/PUD Plan also indicates a future 2,500 sq.ft. addition on the west side of the building.
3. The Downtown Overlay District reduces the parking requirements when parking is shared by different uses. Each use's parking requirements are calculated separately and then adjusted based on the time of day. The time period with the highest number of total spaces required becomes the requirement for the development.

SHARED PARKING FACTORS

Use	Time of Day					
	WEEKDAY			WEEKEND		
	12AM-7AM	7AM-6PM	6PM-12AM	12AM-7AM	7AM-6PM	6PM-12AM
Office	5%	100%	10%	0%	10%	5%
Restaurant	50%	70%	100%	50%	60%	100%
Entertainment/Assembly	10%	30%	60%	10%	70%	100%
Retail/Service	5%	70%	80%	0%	100%	60%

REQUIRED PARKING CALCULATIONS

Use	Spaces required by use	Spaces Required per DTO for Multiple Uses					
		WEEKDAY			WEEKEND		
		12AM-7AM	7AM-6PM	6PM-12AM	12AM-7AM	7AM-6PM	6PM-12AM
Office	45	2	45	5	0	5	2
Restaurant	184	92	129	184	92	110	184
Entertainment/Assembly	107	11	32	64	11	75	107
Retail/Service	161	8	113	129	0	161	97
TOTAL	497	113	319	382	103	351	390

Based on the Downtown Overlay's multiple use reduction, the total number of required spaces for the Streets of Bartlett, including the proposed Aldi grocery store, is 390 parking spaces. **The Fourth Site Plan/PUD Amendment provides 444 parking spaces for the shopping center, exceeding the parking requirement by 54 spaces.** (*Ordinance #2019-28 approved a variation to reduce the amount of required parking to 406 parking spaces.*)

4. Aldi is also providing bicycle racks to accommodate the required 4 bicycle parking spaces near the entrance on the south side of the building.
5. The building elevations would be primarily comprised of Spec-Brik concrete masonry. The south (facing E. Devon Ave.) and east (facing S. Berteau Ave.) elevations also incorporate Nichiha fiber cement panels with a wood look and the entrance tower includes bright silver aluminum composite panels. A silver metal canopy is provided at the building entrance and over the shopping cart corral. All roof-top mechanicals will be screened.
6. Six **Major Design Exceptions** are being requested for the proposed building elevations:
 - a) To reduce the minimum ground story transparency on primary frontage from 65% to 13.8%
 - b) To eliminate the required 2 entrances on the primary frontage
 - c) To increase the maximum tower width from 30 feet to 77 feet
 - d) To allow a facade comprised of less than 60% of a single major facade material (south – 35.9% masonry, 34.7% Nichiha, 29.4% other and east – 37.7% masonry, 13.3% Nichiha, 49.0% other)
 - e) To allow aluminum composite panels as a minor facade material
 - f) To allow a change of materials when the facade's change of depth is less than 8 inches
7. The site will be accessed through the Streets of Bartlett parking lot, no new curbcuts onto E. Devon Avenue are proposed. The internal circulation of the existing parking lot would be modified at the northeast corner of the Aldi site in order to accommodate trucks utilizing the loading dock.
8. The loading dock is accessed on the east side of the Aldi building and is recessed to minimize its appearance. Aldi anticipates one delivery truck per day. The dumpster will be located in the recessed loading area behind a solid gate. Landscaping and berming will be provided along the north elevation to further screen the loading area.
9. The petitioner has agreed to use parking lot lights that are similar to the downtown light fixtures to tie this development to the existing center and downtown streetscape.
10. All plans are currently being reviewed by the Staff.

RECOMMENDATION

1. The Staff recommends forwarding the Petitioner's requests on to the Planning & Zoning Commission for further review and to conduct the required public hearing.
2. Background information is attached for your review.

/attachments

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BATAVIA DIVISION

1200 N. KIRK ROAD
BATAVIA, IL. 60510

P: 630.879.8100
F: 630.879.8152

Date: 03/09/23

Village of Bartlett
228 S. Main Street
Bartlett, Illinois 60103

RE: ALDI Project - Streets of Bartlett Shopping Center

Dear Village President and Board of Trustees,

ALDI, Inc. is requesting a PUD amendment to build a new store in the southern portion of the existing parking lot of the Streets of Bartlett Shopping Center located at 134 Bartlett Plaza. The PUD amendment is required because the proposed building is in a different location than what was shown on the last PUD plan. This building is shifted further to the west due to existing utility locations. The project will include the construction of a new ALDI Food Store with associated surface parking, underground utilities, lighting, landscaping, and compensatory storage for displaced surface detention storage. A PUD amendment is being requested because of the change in use with the addition of a building in an existing parking field. Attached is a PUD Plan for the Streets of Bartlett showing the proposed development within the existing PUD. The proposed ALDI Food Store will provide a second grocery store to the Village of Bartlett in a convenient location in the Downtown District. Due to the proximity of this location to the ALDI Corporate Offices, the building will be the latest and greatest prototype.

Major design exceptions for this development are:

a) Building Regulations

- i. Minimum required transparent – primary frontage: 13.8% (65% required)
- ii. Minimum building entrances on primary frontage – none provided (2 required)
- iii. Tower width – 77 feet of east elevation (maximum allowed is 30 feet)

b) Building Façade Design

- i. Simplicity of surface materials on street facing elevations – (minimum 60% of façade shall be a single material)
 1. South (Side Facing East Devon Ave) – Includes all wall facing Bartlett, inc. Cart Corral Beyond
 - a. 34.7% Nichiha
 - b. 35.9% Masonry
 - c. 29.4% Other
 2. East (Side Facing S Berteau Ave) - Includes all walls facing Berteau, inc. Cart Corral
 - a. 13.3% Nichiha
 - b. 37.7% Masonry
 - c. 49.0% Others
- ii. Minor façade materials – Aluminum composite panels are utilized on the tower (ACP are listed as a prohibited material); however, the aluminum composite panels are durable and low maintenance.

- c) Changes in surface materials - The change depth difference between the Nichiha and Masonry is 3" in depth. This is less than the 8" requested. The Nichiha is inset within the wall with the masonry standing in the foreground. To increase this depth to 8" would drastically alter the footprint of our space by increasing exterior wall thickness, and/or reduce interior space. To have the Nichiha stand 8" in the foreground would change the current design intent and would fall contrary to Village of Bartlett Downtown Overlay item 10-9C-4. , whereas thinner material such as fiber cement wall panels should not be used to create shadow lines on surfaces. (Materials shall not change unless change in depth of 8" or more)

Sincerely,



Chris Stair
Director of Real Estate
ALDI Inc., Batavia Division



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only
Case # 23-03

RECEIVED

FEB 16 2023

PLANNING & DEVELOPMENT
VILLAGE OF
BARTLETT

PROJECT NAME ALDI (Store #89) New Development

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Chris Stair

Street Address: 1200 N. Kirk Road

City, State: Batavia, Illinois

Zip Code: 60510-1477

Email Address: [REDACTED]

Phone Number: [REDACTED]

Preferred Method to be contacted: email

PROPERTY OWNER INFORMATION

Name: Manny Rafidia

Street Address: [REDACTED]

City, State: [REDACTED]

Zip Code: [REDACTED]

Phone Number: [REDACTED]

OWNER'S SIGNATURE: _____ **Date:** _____

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

ACTION REQUESTED (Please check all that apply)

- Annexation
 - PUD (preliminary)
 - PUD (final)
 - Subdivision (preliminary)
 - Subdivision (final)
 - Site Plan (please describe use: commercial, industrial, square footage): _____
 - Unified Business Center Sign Plan
 - Other (please describe) major design exceptions
- Text Amendment
 - Rezoning _____ to _____
 - Special Use for: _____
 - Variation: _____

SIGN PLAN REQUIRED? Yes or No

(Note: A Unified Business Center Sign Plan is required for four or more individual offices or businesses sharing a common building entrance or private parking lot.)

PROPERTY INFORMATION

Common Address/General Location of Property: 134 Bartlett Plaza

Property Index Number ("Tax PIN"/"Parcel ID"): 06-35-317-042, 06-35-318-047

Zoning: Existing: B-3/PUD
(Refer to Official Zoning Map)

Land Use: Existing: Parking Lot

Proposed: B-3/PUD

Proposed: Grocery Store

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

Acreage: 9.749

For PUD's and Subdivisions:

No. of Lots/Units: _____

Minimum Lot: Area _____ Width _____ Depth _____

Average Lot: Area _____ Width _____ Depth _____

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

Attorney Kayne Law Group
612 Park Street, Suite 100, Columbus, Ohio 43215

Engineer RWG Engineering, LLC
975 E. 22nd St., Wheaton, IL 60189

Other APD Egnineering and Architecture
615 Fishers Run, Victor, New York 14564

FINDINGS OF FACT FOR PLANNED UNIT DEVELOPMENTS

Both the Planning & Zoning Commission and Village Board must decide if the requested Planned Unit Development meets the standards established by the Village of Bartlett Zoning Ordinance. The Planning & Zoning Commission shall make findings based upon evidence presented on the following standards:

(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the Planning & Zoning Commission and Village Board to review.)

1. The proposed Planned Unit Development is desirable to provide a mix of uses which are in the interest of public convenience and will contribute to the general welfare of the community.

The proposed PUD will add a grocery store to the Village of Bartlett, which is needed as there is currently only one grocery store in the Village. This will contribute to the general welfare of the community and is in the interest of public convenience.

2. The Planned Unit Development will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity.

The PUD will not cause any harm or be detrimental to the health, safety, moreals, or general welfare of persons residing or working in the vicinity, it will provide a convenient location for the purchase of reasonably priced groceries. Adequate parking will be provided and this development will draw shoppers from other towns as well.

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

The PUD will conform to the regulations and meet Village Code. The development will go through the appropriate entitlements process with the Village of Bartlett.

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

The current zoning is B-3/PUD and it will remain as such, thus conforming with the Comprehensive Plan.

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

The proposed use of a grocery store is permitted in the Downtown Overlay District, in which the PUD is located.

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

The PUD provides a safe flow of traffic on and off Devon Avenue, adequate and safe parking on-site, and buildings that are constructed per current regulations and all will be properly maintained.

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

The property is in the Downtown area of Bartlett near other commercial sites, but also in close proximity to residential property. It will not have any negative impact on the properties in the area, but will have a positive impact by eliminating an empty parking lot and providing a necessary service to the community. Due to its close proximity to ALDI's Corporate offices, the building will be built with the latest and greatest prototype. This store will be visited by many US and international dignitaries.

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

All applicable Village ordinances will be followed and impact donations will be paid as required.

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

Appropriate utilities will be installed to provide sanitary and water service to the site. Drainage patterns will be maintained and storm sewer installed to properly drain the development.

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

The plans provide adequate parking for the development and maintain existing parking needed for the current businesses in the PUD. There are safe and adequate routes to access all businesses in the PUD and to enter/exit the development.

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

The site area and buffering features are adequate for this development and meet Village Code.

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

Corporately, ALDI has specific and detailed construction schedules and maintenance plans for their stores. This store is in close proximity to the corporate headquarters and, as such, will be sure to meet and possibly exceed the corporate expectations in these areas.

FINDINGS OF FACT FOR SITE PLANS

Both the Planning & Zoning Commission and Village Board must decide if the requested Site Plan meets the standards established by the Village of Bartlett Zoning Ordinance. The Planning & Zoning Commission shall make findings based upon evidence presented on the following standards:

(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the Planning & Zoning Commission and Village Board to review.)

1. The proposed use is a permitted use in the district in which the property is located.

Yes, the proposed use is permitted in the district in which the property is located.

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

Yes, the building location, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.

3. The vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well.

Vehicular ingress and egress to and from the site and circulation within the site has been evaluated using the program AutoTurn to verify that there will be safe, efficient, and convenient movement of traffic both within the site and on adjacent roadways. Measures have been taken to place landscaped islands and pavement markings to direct traffic patterns as well.

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

Safe movement of pedestrians within the site is extremely important to ALDI. As such, careful attention has been paid to the flow of pedestrian traffic throughout the site.

5. There is sufficient mixture of grass, trees and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public. Any part of the site plan area not used for buildings, structures, parking or accessways shall be landscaped with a mixture of grass, trees and shrubs. (All landscape improvements shall be in compliance with Chapter 10-11A, Landscape Requirements)

Landscaping has been provided in accordance with the Village code and in general conformance to the existing landscaping of the shopping center.

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

There will not be any outdoor storage areas for this development. The dumpster will be located in the truck dock, below grade level. The truck dock will be screened by landscaping.

FINDINGS OF FACT FOR MAJOR DESIGN EXCEPTIONS

Both the Planning & Zoning Commission and the Village Board must decide if the requested major design exception is in harmony with the general purpose and intent of the Downtown Overlay District regulations. The Planning & Zoning Commission shall make findings based upon evidence presented on the following standards:

(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the Planning & Zoning Commission and Village Board to review.)

1. The exception fulfills the intent to implement the vision of the Village of Bartlett Downtown TOD Plan, including but not limited to maintaining the scale and character of the village and specifically the downtown.

This is constructing a new grocery store on an outlot along Devon Avenue to help strengthen the southern gateway into the downtown as recommended in the Downtown TOD Plan.

2. The development is consistent or compatible with the surrounding context or the vision defined in the village's comprehensive plan, the downtown TOD master plan, and/or other planning documents approved by the village.

This is a new, smaller scale commercial development along Devon Avenue as recommended in the TOD plan and meets the strategic plan objective of attracting a grocery store and recruiting businesses to the downtown.

3. The requested exception results in a development of equal or higher quality and durability of design.

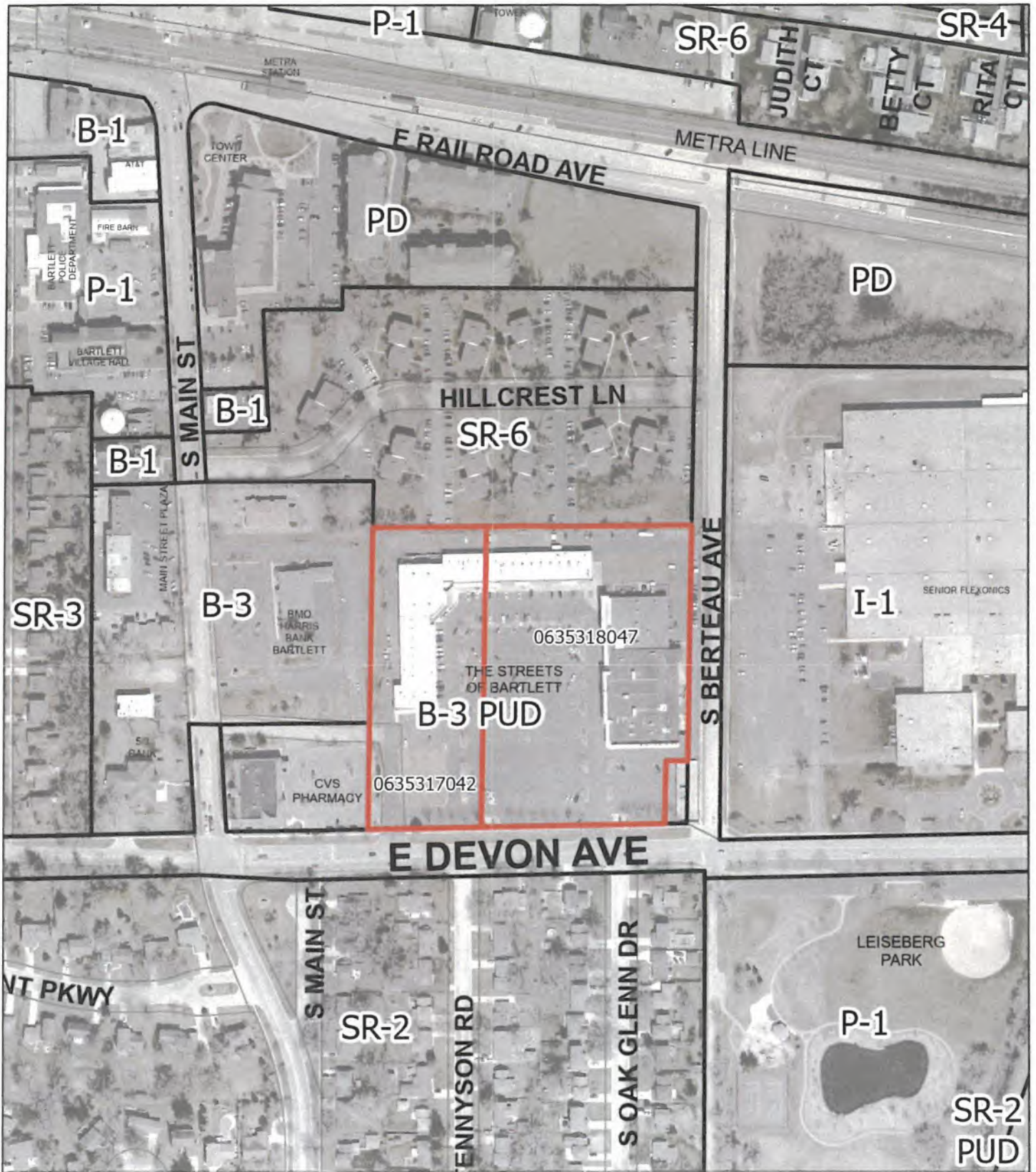
ALDI is building their latest and greatest national prototype facility at this location. The aluminum composite panels are durable and low-maintenance.

4. The resulting development would not impede adjacent development from complying with the overlay district regulations.

Each development is reviewed on an individual basis. The exceptions here are architectural in nature and will not impede adjacent development from complying with the overlay district regulations.

5. The requested exception results from conditions that are unique to the subject development and would not establish a precedent that would prevent the board from reasonably denying a similar exception for similarly situated properties.

This is a unique site in that it's an outlot in an existing development. There is no other property like this in the Downtown Overlay. ALDI is a national company with design standards that have to be met. They are using their latest and greatest prototype standards at this store.



Zoning/Location Map

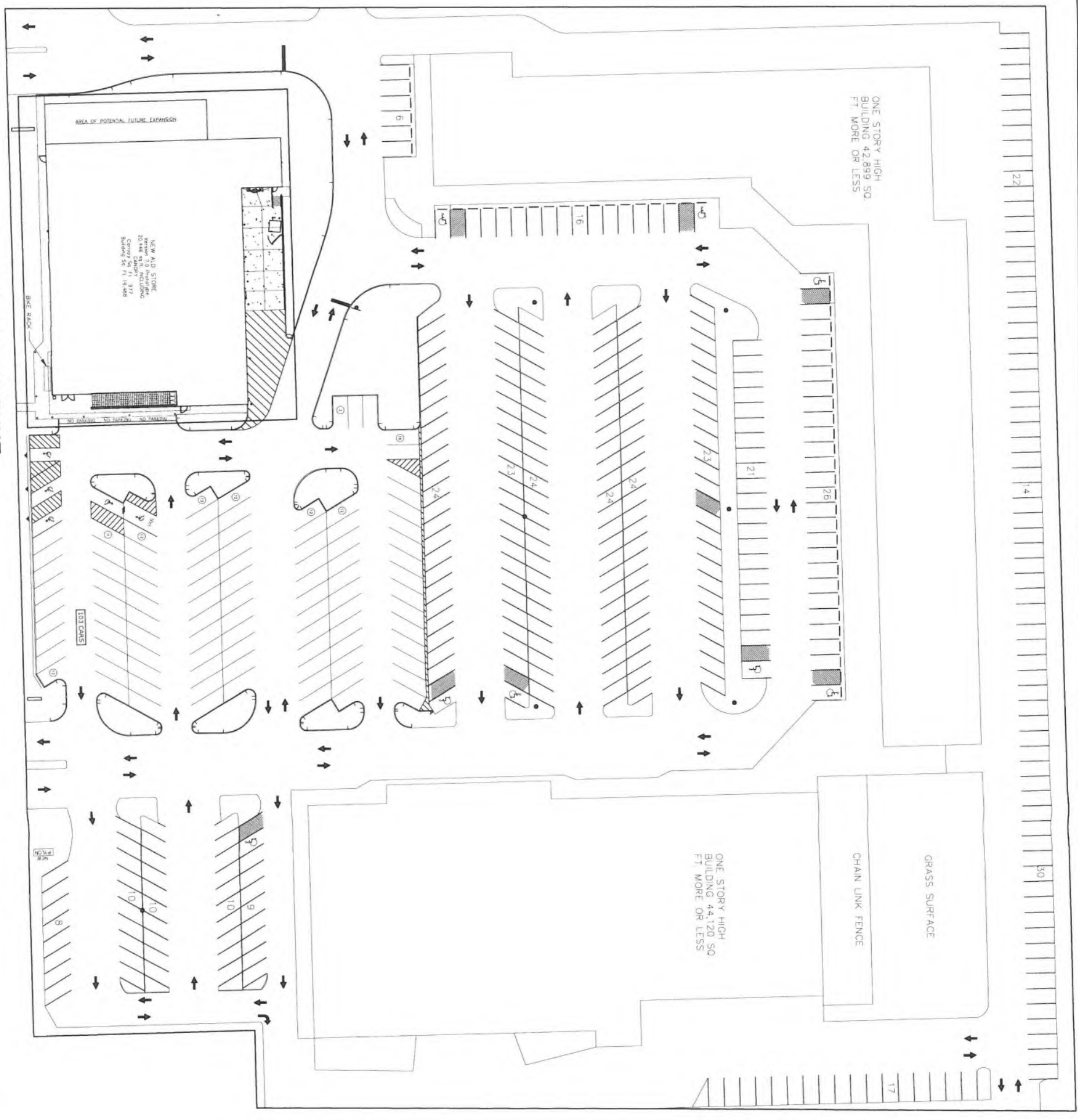
#2023-03 Aldi

2023



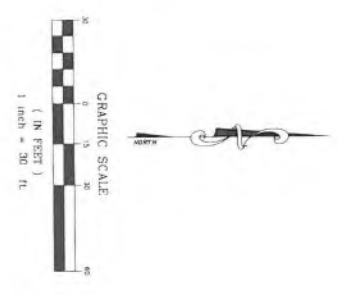
0 70 140 280 US Feet

DEVON AVENUE



BERTEAU AVENUE

TOTAL PARKING COUNT
FOR STREETS OF BARTLETT
SHOPPING CENTER = 444



Drawing: 5/18/2023 - BARTLETT ALDI SHOPPING CENTER/AMENDED PUD PLAN - SHEET 1 OF 1 - 11/20/23 10:53:53 AM - 11/20/23 10:53:53 AM

PROJECT NO: 20230223
DATE: 07/15/23
SCALE: 1"=30'
PLOT ASSOC: MKR
DRAWN BY: JLM



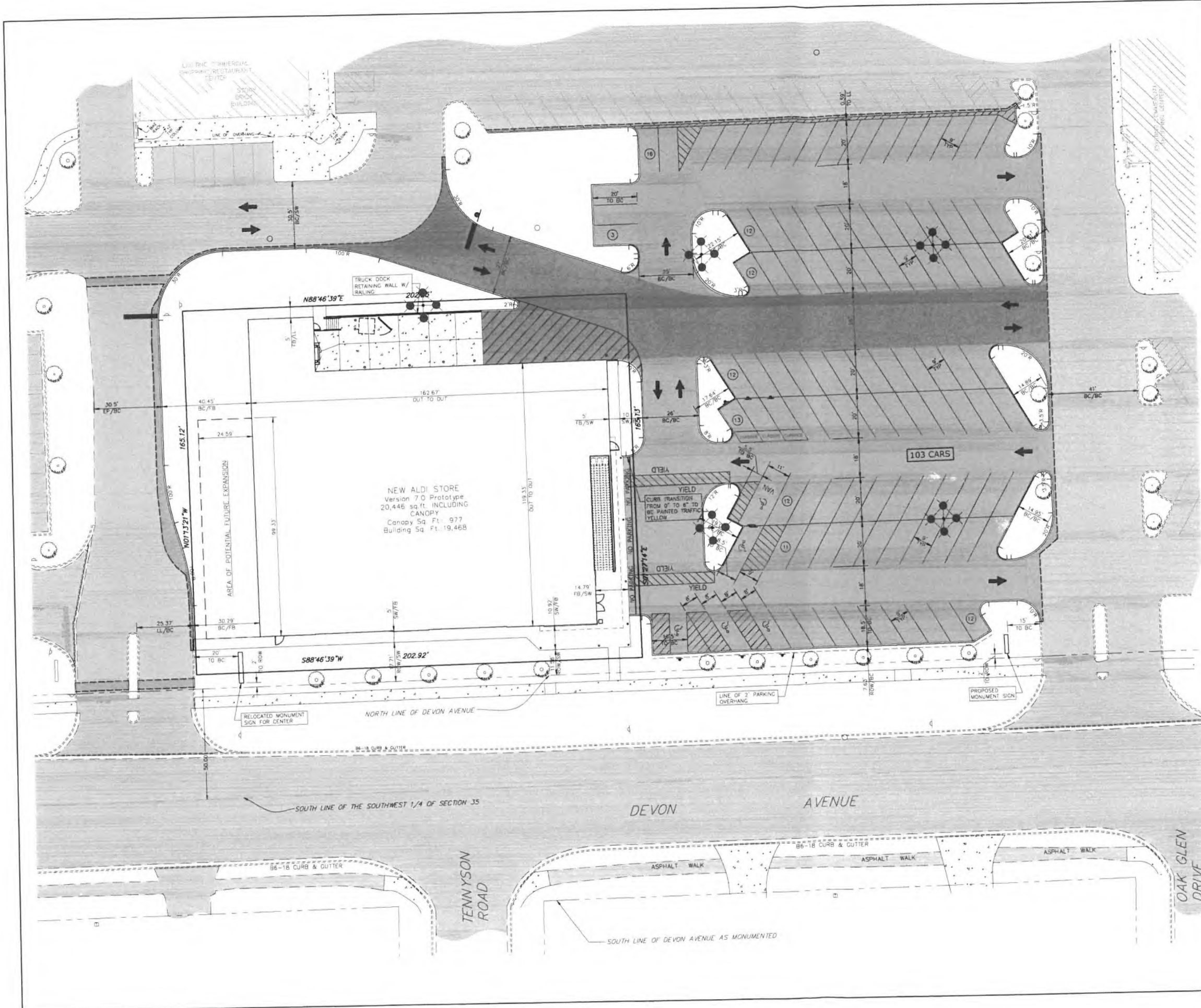
Engineering, LLC
Civil Engineering • Real Estate Consulting • Project Management

975 E. 22nd St, Suite 400
Wheaton, IL 60189
630.480.7889
www.rwg-engineering.com



ALDI INC. - STORE #89
BARTLETT, ILLINOIS
STREETS OF BARTLETT AMENDED PUD PLAN

DATE	REVISIONS	DRAWN BY
03/09/23	VILLAGE REVIEW #1	MKR



ABBREVIATIONS LEGEND:

EX	=	EXISTING
PR	=	PROPOSED
BC	=	BACK OF CURB
FC	=	FACE OF CURB
EP	=	EDGE OF PAVEMENT
PL	=	PROPERTY LINE
LL	=	LEASE LINE
FB	=	FACE OF BUILDING
FW	=	FACE OF WALK (SIDEWALK)
ROW	=	RIGHT OF WAY
BC/BC	=	BACK OF CURB TO BACK OF CURB
SW	=	SIDEWALK
R	=	RADIUS
RW	=	RETAINING WALL
(TYP)	=	TYPICAL

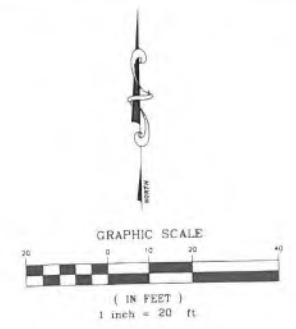
SURFACE IMPROVEMENT LEGEND:

[Pattern]	EXISTING ASPHALT PAVEMENT
[Pattern]	NEW STANDARD ASPHALT PAVEMENT 1 1/2" HOT MIX ASPHALT SURFACE COURSE, MIX "C", N50 BITUMINOUS TACK COAT (0.05 GAL/SY) 2 1/2" HOT MIX ASPHALT BINDER COURSE, 6-19, N50 BITUMINOUS PRIME COAT MC-30 (0.30 GAL/SY) 1 1/2" AGGREGATE BASE COURSE, CA-6, TYPE B
[Pattern]	NEW HEAVY DUTY ASPHALT PAVEMENT 2 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX "C", N50 4 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, 6-19, N50 0.30 GAL/SY BITUMINOUS PRIME COAT (MC-30) 8" AGGREGATE BASE COURSE, CA-6, TYPE B
[Pattern]	CONCRETE TRUCK RAMP/DOCK 8" PORTLAND CEMENT CONCRETE (4,000 PSI) W/ 4" X 4" W 8 WELDED WIRE MESH 6" AGGREGATE BASE COURSE, CA-6, TYPE B
[Pattern]	CONCRETE SIDEWALKS (PUBLIC AND/OR PRIVATE) 5" PCC SIDEWALK (4,000 PSI) 4" AGGREGATE BASE COURSE, TYPE B, CA-6
[Pattern]	PROPOSED 6" CONCRETE BARRIER CURB
[Pattern]	PROPOSED REVERSE PITCH 8612 CURB AND GUTTER
[Pattern]	EXISTING CURB AND GUTTER
[Pattern]	EXISTING DEPRESSED CURB AND GUTTER

- SITE GEOMETRIC AND PAVING NOTES:**
- SIDEWALK RAMPS WITH DETECTABLE WARNINGS AND DEPRESSED CURBS SHALL BE INSTALLED AT ALL SIDEWALK CROSSINGS. SEE CONSTRUCTION STANDARDS FOR SPECIFIC DETAILS.
 - UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE BACK OF CURB, FACE OF BUILDING OR PROPERTY LINES.
 - UNLESS OTHERWISE NOTED, ALL CURB AND GUTTER SHALL BE 8612 CONCRETE CURB AND GUTTER (SEE CONSTRUCTION STANDARDS FOR SPECIFIC DETAILS).
 - UNLESS OTHERWISE NOTED, ALL CURB RADI ARE 4' TO BACK OF CURB.
 - ALL BOUNDARY AND LOT DIMENSIONS ARE SHOWN PER THE SUBDIVISION (OR SITE) PLAN PREPARED BY GENTLE AND ASSOCIATES AND DATED DECEMBER 13, 2022.
 - BUILDING DIMENSIONS HAVE BEEN INDICATED HEREON BASED UPON ARCHITECTURAL INFORMATION CURRENT AS OF THE DATE OF THIS PLAN PREPARATION.
 - CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND ADVISE THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 - IMPROVEMENTS ADJACENT TO BUILDINGS, IF SHOWN (SUCH AS TRUCK DOCKS, RETAINING WALLS, SIDEWALKS, CURBING, FENCING, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, TRANSFORMERS, BOLLARDS, ETC) HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
 - THE LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAYS BY CONTRACTOR TO VERIFY ACTUAL DOORWAY LOCATION WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTING SIDEWALKS.
 - UPON COMPLETION OF PAVING OPERATIONS, THE CONTRACTOR SHALL INSTALL THE PAINT MARKINGS AND STRIPES AND ALL DIRECTIONAL SIGNAGE, ETC AS SHOWN HEREON. PARKING STALL (EXCEPT FOR HCP) MARKING COLOR IS YELLOW. ALL ON-SITE PAVEMENT MARKINGS AND STRIPES SHALL BE PAINTED WITH DOT SPECIFICATION PAVEMENT PAINT. PARKING STALL STRIPES SHALL BE 4" WIDE. HANDICAP STALLS SHALL BE PAINTED YELLOW AND SIGNED PER FEDERAL, STATE AND LOCAL REQUIREMENTS.
 - PRIOR TO OPENING TO THE PUBLIC, ALL TRAFFIC CONTROL SIGNAGE SHALL BE INSTALLED AS INDICATED. SIGNS SHALL BE INSTALLED WITH 3" SQUARE ALUMINUM POSTS WITH A BAKED ON ENAMEL FINISH, SET 1" INTO CONCRETE PIER AND SHALL INCLUDE A POST CAP.

SITE DATA:

TOTAL DEVELOPMENT AREA	=	91,110 S.F. (2.09 AC)
EXISTING ZONING	=	B-3/PUD
EXISTING DEVELOPMENT AREA CONDITIONS:		
EXISTING BUILDING FOOTPRINT	=	0 S.F. (0.00%)
EXISTING PAVT/SIDEWALK	=	73,761 S.F. (80.96%)
EXISTING GREENSPACE	=	17,349 S.F. (18.04%)
EXISTING CONDITION IMPERVIOUS AREA	=	73,761 S.F. (1.69 AC)
PROPOSED DEVELOPMENT AREA CONDITIONS:		
PROPOSED BUILDING FOOTPRINT	=	19,468 S.F. (21.37%)
PROPOSED FUTURE BLDG EXPANSION	=	2,443 S.F. (2.68%)
PROPOSED PAVT/SIDEWALK	=	52,069 S.F. (57.15%)
PROPOSED GREENSPACE	=	17,130 S.F. (18.80%)
PROPOSED CONDITION IMPERVIOUS AREA	=	73,980 S.F. (1.70 AC)
PROPOSED PARKING SUMMARY:		
REGULAR STALLS	=	98
ADA ACCESSIBLE STALLS	=	5
TOTAL STALLS PROVIDED	=	103 (5.05/1,000 SF)



ALDI INC. - STORE #89
BARTLETT, ILLINOIS
SITE GEOMETRIC AND PAVING PLAN

ALDI

975 E. 22nd St, Suite 400
Wheaton, IL 60189
630-460-7889
www.rwg-engineering.com

RWG Engineering, LLC
Civil Engineering & Real Estate Consulting & Project Management

PROJECT NO: 68209722
DATE: 02/13/23
SCALE: 1"=20'
PROJ WDR: MKR
PROJ ASSOC: MKR
DRAWN BY: JLM

SHEET
4 of 13

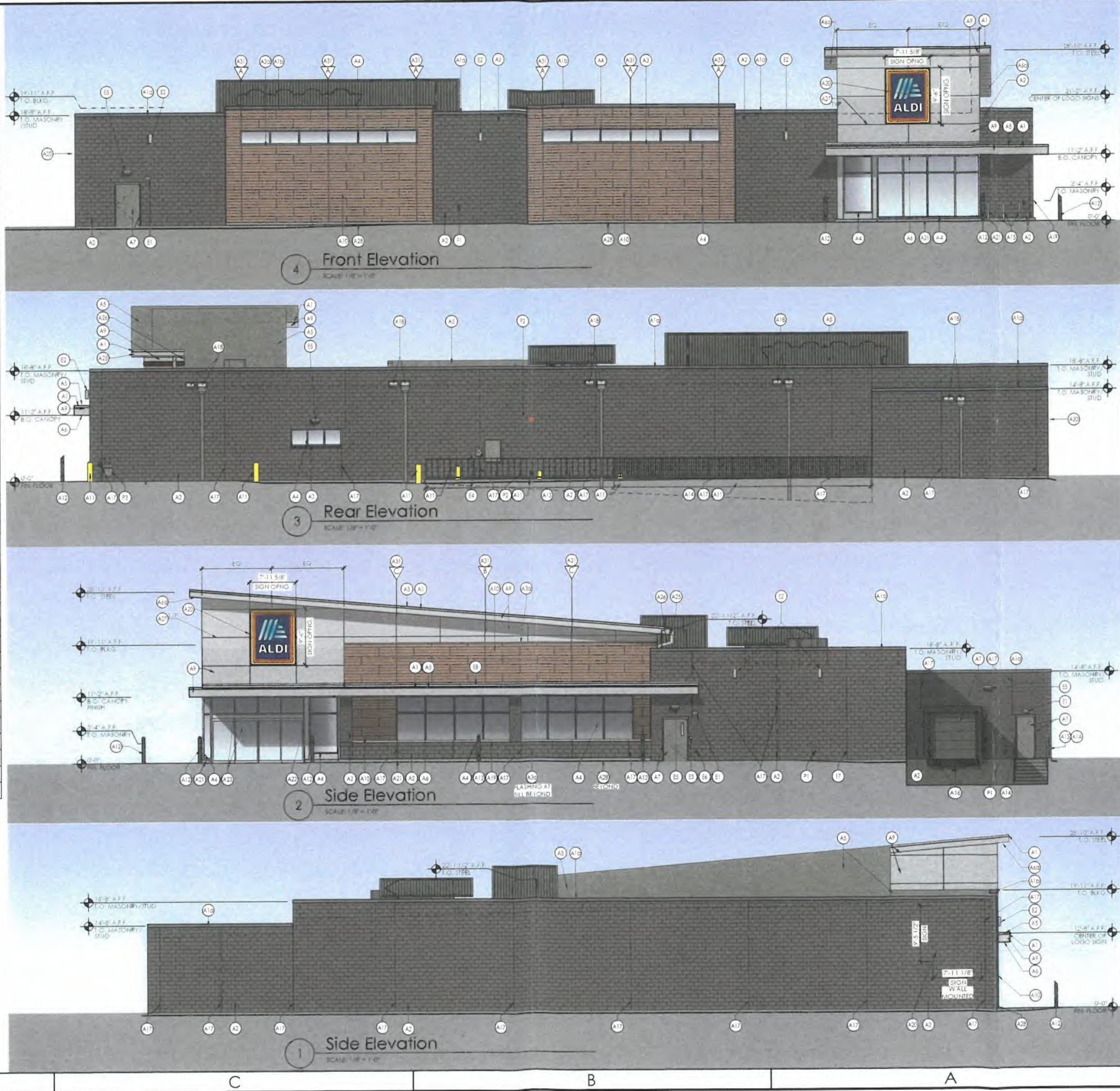
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Drawing: 1-68209722 - BARTLETT ALD CONCEPTS/ENGINEERING/110_CASE/1/189_BASIS.DWG © COPYRIGHT 2023

PLOTTED: 3/7/2023 7:04 PM

EXTERIOR FINISH SCHEDULE		
KEY	MATERIAL / MFG.	COLOR / NO.
A1	PREFINISHED METAL COPING	A1- SILVER - AT HIGH ROOF & CANOPY A1a - PETERSEN ALUM. - MUSEY GREY-A1 BRICK A1c - PETERSEN ALUM. - CEDAR 397C0290 SPRAY CODE - AT NICHHA TOWERS
A2	SPEC BRICK CONCRETE MASONRY VENEER	4WXBH 6L 1 1/2" # CART WALL ONLY CHESAPEAKE BLEND W/ HOLCOM SMITH GRAY MORTAR. MORTAR ALT. SOLOMON 85X DARK CHOCOLATE
A3	PREFINISHED ALUM. SILL	A3 - BRIGHT SILVER A3a - PETERSEN ALUM. # CEDAR 397C0290 SPRAY CODE
A4	ALUMINUM STOREFRONT SYSTEM	ANODIZED ALUM.
A5	MEMBRANE ROOFING	GRAY
A6	METAL SOFFIT PANELS	A6 - SOLID PANELS - SILVER METALLIC A6a - 1/2 VENTED PANELS - SILVER METALLIC
A7	EXTERIOR PAINT	
A8	NOT USED	
A9	ALUMINUM COMPOSITE PANEL	BRIGHT SILVER
A10	NICHHA FIBER CEMENT EXTERIOR CLADDING	VINTAGE WOOD CEDAR
A11	BLRD-2	FT-19 / CL-4
A12	BLRD-4	
A13	GUARD RAIL TYPE 'A'	GALVANIZED STEEL
A14	GUARD RAIL TYPE 'B'	GALVANIZED STEEL
A15	BLRD-3	GALVANIZED
A16	DOCK LEVELER / SEAL AND BUMPERS	LEVELER - FACTORY FINISH / SEAL AND BUMPERS - FACTORY FINISH - BLACK
A17	MASONRY CONTROL JOINT	
A18	SCUPPER 12" OVERFLOW SCUPPER COLLECTOR & DOWN SPOUT (SEE PLUMBING DWGS)	MATCH COPING ABOVE
A19	ARCHITECTURAL CAST STONE	TANNERSTONE- AG-1
A20	ALDI TOWER SIGN	BY SIGN VENDOR
A21	CRTS	NATURAL
A22	NOT USED	
A23	AUTO DOOR SYSTEM & TRANSOM	ANODIZED ALUMINUM
A24	NOT USED	
A25	8" X 8" PREFINISHED ALUM GUTTER	MATCH PREFINISHED METAL COPING
A26	8" X 8" PREFINISHED ALUM DOWNSPOUT	MATCH PREFINISHED METAL COPING
A27	ACP H/L TRIM / JOINT COVER	
A28	NICHHA FIBER CEMENT PANEL BASE FLASHING	PETERSEN ALUMINUM - # CEDAR 397C0290 SPRAY CODE
A29	NOT USED	
A30	DUMPSTER ENCLOSURE	WINCHESTER GREY
A31	NICHHA CONTROL JOINT WITH 'H' CLIP	
E1	EXIT DISCHARGE LIGHT	FACTORY FINISH
E2	WALL SCONCE	FACTORY FINISH
E3	JUNCTION BOX WITH COVER FOR FUTURE CARD READER	
E4	UTILITY METERING & C.T	FACTORY FINISH
E5	EXTERIOR WALL PACK	FACTORY FINISH
E6	EXTERIOR DUPLEX RECEPTACLE	FACTORY FINISH
E7	EXTERIOR UPLIGHTING FIXTURES	FACTORY FINISH
E8	FIRE DEPT CONNECTION	FACTORY FINISH
F1	MOTOR GONG	FACTORY FINISH
F2	HOSE BIB	FACTORY FINISH
F3	RP2 DISCHARGE	FACTORY FINISH
F4	GAS METER	FACTORY FINISH

SIGNAGE			
DESCRIPTION	QUANTITY	SQ. FT. PER SIGN	TOTALS
TOWER SIGN	3	74.9	224.7
TOTAL SIGNAGE			224.7

SIGNAGE IS SHOWN FOR REFERENCE ONLY AND SHALL BE UNDER SEPARATE PERMIT SUBMITTAL



Issued:	Date:
A Issued for Use / Reference	03/14/23
B Issued CEE-1 & CFP-2	05/25/22
C Issued CEE-2 & CFP-3	07/13/22
D	
E	
Revisions:	Date:
1 Updated Signage	01/23/23
2 Added Mechanical Screens	03/07/23
3	
4	
5	
6	
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9	
Seal	Seal
PROJECT ARCHITECT/ENGINEER	
PROJECT LEAD	
PROJECT DESIGNER	
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ALDI Inc. Store #: XX	
ALDI Bartlett IL	
Devon Ave.	
Bartlett IL	
Cook County	
Project Name & Location:	
Exterior Elevations	
Drawing Name:	
Date: 03/14/22	Project No. 22-0199A
Type: RHRDV7ER	
Drawn By: SRS	CEE-2
Scale: As Noted	Drawing No.

D

C

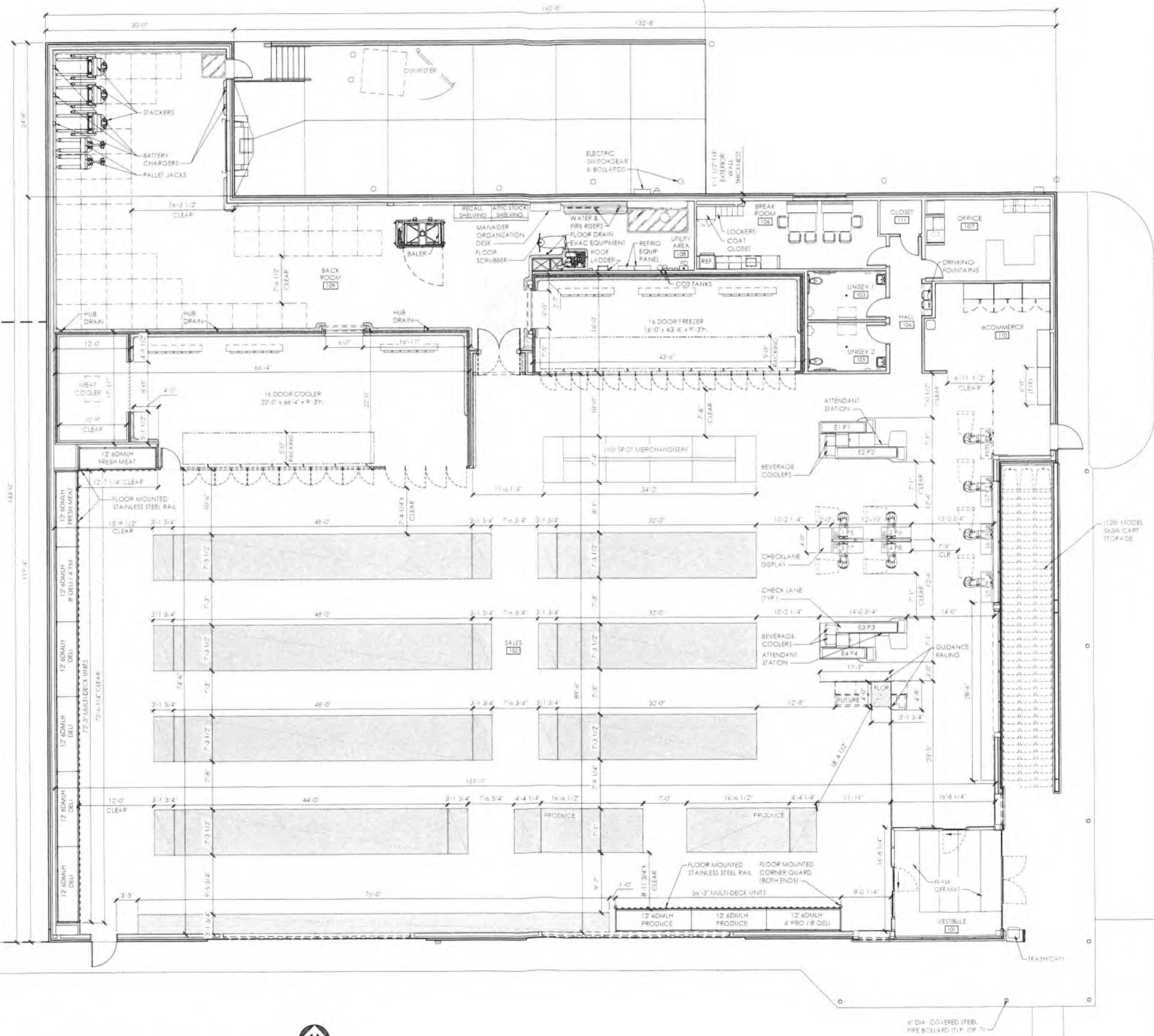
B

A

REAR DOCK AREA SUMMARY		
OCCUPANCY USE	ROOM NAME	SQUARE FOOTAGE
MERCANTILE (M)	SALES / VESTIBULE	12,589
	UNISEX 2	96
	UNISEX 1	96
	HALL	120
SUBTOTAL (MERCANTILE)		12,901
BUSINESS (B)	OFFICE	258
	BREAK ROOM	315
	COMMERCE	407
	CLOSET	36
SUBTOTAL (BUSINESS)		1,016
STORAGE / STOCK (S-Z)	BACKROOM	2,583
	COOLER	1,342
	FREEZER	647
SUBTOTAL (STORAGE / STOCK)		4,572
SUBTOTAL (OCCUPANCIES)		18,489
EXTERIOR / INTERIOR WALLS / UNOCCUPIED SPACE		943
BUILDING SQUARE FOOTAGE		19,432
EXTERIOR CANOPY		1,018
TOTAL SQUARE FOOTAGE (INCLUDING CANOPY)		20,450

OPERATIONS DATA	
ITEM	THIS PROJECT
LINEAR FOOTAGE OF BASE PRODUCE INCLUDED	807'-2"
A ASSUMED PALLET STORAGE	57
BUILDING DIMENSIONS	119'-4" x 153'-4"
SALES FLOOR DIMENSIONS	74'-6" x 151'-1"
LENGTH OF MULTIDECK	120
COOLER MILK DOORS	4
COOLER GENERAL DOORS	12
FREEZER GENERAL DOORS	16
SPOT MERCHANDISERS	10
CART STORAGE	128

- NOTES**
- THIS DRAWING IS FOR GENERAL FIXTURE LAYOUT AND REFERENCE TO EQUIPMENT ONLY. ALL INFORMATION IS FOR ALDI OPERATIONAL USE ONLY AND SHALL NOT BE USED FOR CONSTRUCTION OR BIDDING PURPOSES.
 - ALL DIMENSIONS TO WALLS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
 - THIS FACILITY DOES NOT CONTAIN A BAKERY, A BUTCHER, A DELI OR RISH COUNTER.
 - ALL FOOD IS PREPACKAGED. THERE IS NO ON-SITE FOOD PREPARATION.
 - CONDOLA LOCATIONS ARE MEASURED FROM THE FACE OF THE STAINLESS STEEL PRICE TAG MOLDING (SSPTM).



Issued:	Date:
A Issued for Use / Reference	03/14/22
B Issued CEE-1 & CFF-2	05/25/22
C Issued CEE-2 & CFF-3	07/13/22
D	
E	

Revisions:	Date:
1	
2	
3	
4	
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6	
7	
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9	

Seal PROJECT ARCHITECT/ENGINEER

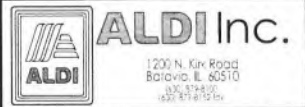
PROJECT LEAD

PROJECT DESIGNER

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APD ENGINEERING ARCHITECTURE
1128 MODEL SAWYER STORE

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Devon Ave.
Barlett IL
Cook County
Project Name & Location:

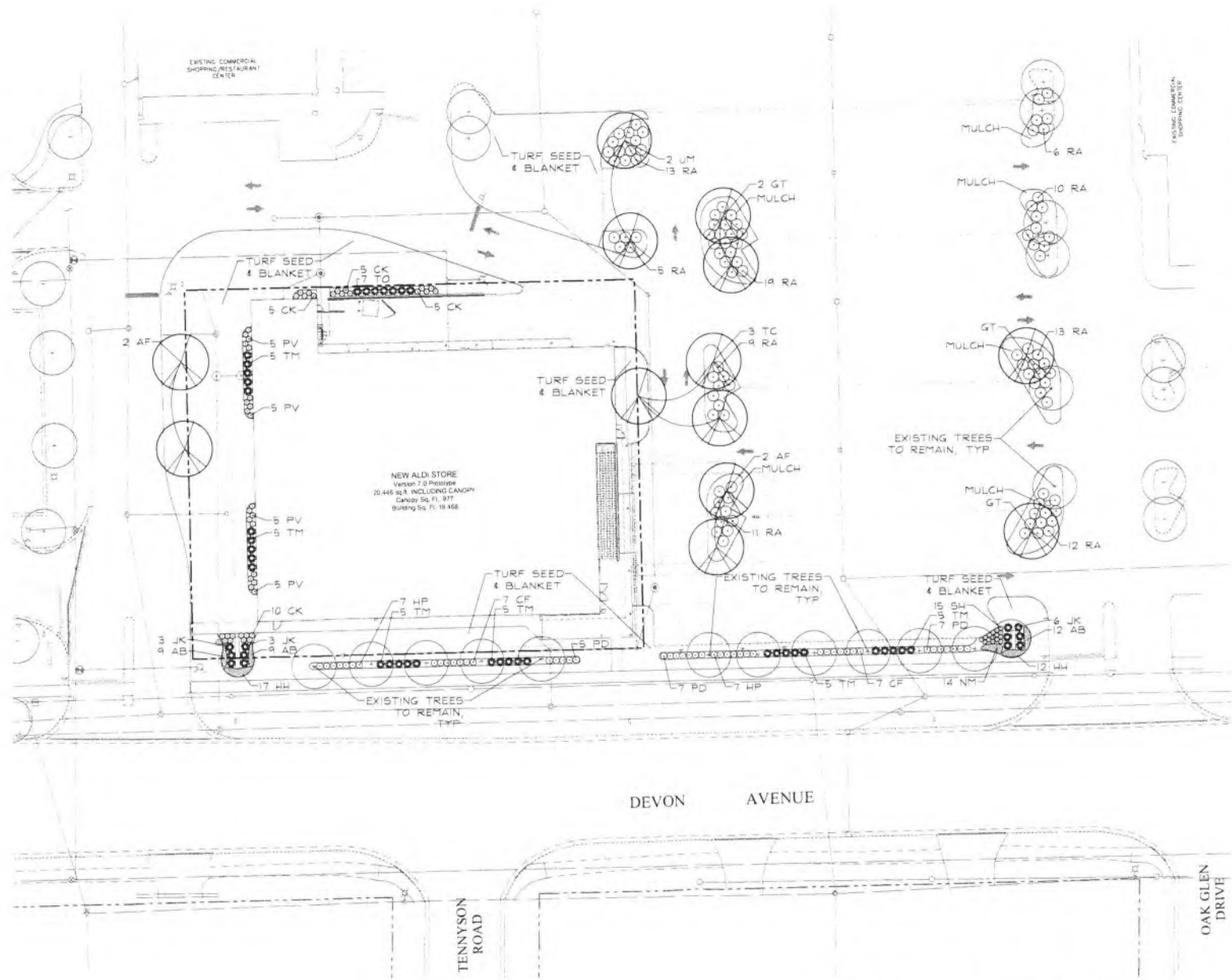
Operations Plan	
Drawing Name:	Project No.
Date: 03/14/22	22-0199A
Type: RHRDV7ER	
Drawn By: SRS	CFF-3
Scale: As Noted	Drawing No.

1 Operations Plan
SCALE 1/8" = 1'-0"



PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
SHADE TREES				
AF	4	Acer x Freemanii 'Jeffers Red' AUTUMN BLAZE MAPLE	3' Cal	
GT	4	Gleditsia triacanthos f. inermis 'Skyline' SKYLINE HONEYLOCUST	3' Cal	
TC	3	Tilia cordata 'Greenspire' GREENSPIRE LITTLELEAF LINDEN	3' Cal	
UM	2	Ulmus 'Marlon Glassy' TRIUMPH ELM	2 1/2' Cal	
DECIDUOUS SHRUBS				
CF	14	Cornus sericea 'Fernald' ARCTIC FIRE REDTWIN DOGWOOD	24" Tall	3' O.C.
HP	14	Hydrangea paniculata 'SMAPLOF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	3' O.C.
PD	18	Physocarpus opulifolius 'Danna May' LITTLE DEVIL NINEBARK	24" Tall	3' O.C.
RA	98	Rhus aromatica 'Gro-Low' GRO-LOW SUMAC	24" Wide	5' O.C.
EVERGREEN SHRUBS				
JK	12	Juniperus chinensis 'Kallay's Compact' KALLAY'S COMPACT PRITZER JUNIPER	24" Wide	4' O.C.
TH	30	Taxus x media 'Densaformis' DENSE YEW	24" Wide	4' O.C.
TO	7	Thuja occidentalis 'Tachy' TECHNY ARBORVITAE	48" Ht.	4' O.C.
ORNAMENTAL GRASSES				
CK	26	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
PV	20	Panicum virgatum 'Rotstrahlbusch' RED SWITCHGRASS	#1	30" O.C.
SH	15	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
PERENNIALS				
AB	30	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
HH	24	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILIES	#1	18" O.C.
NM	14	Nepeta racemosa 'Walker's Low' WALKER'S LOW CATMINT	#1	18" O.C.
MISC MATERIALS				
35		SHREDDED HARDWOOD MULCH	CT	
0.4		TURF SEED & EROSION CONTROL BLANKET	AC	



LOCATION MAP NOT TO SCALE



GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

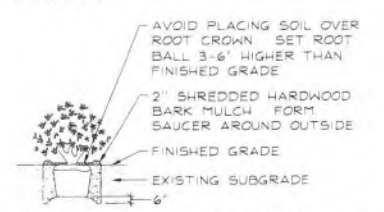
CIVIL ENGINEER
RWG ENGINEERING, LLC
875 E. 22ND STREET, SUITE 400
WHEATON, ILLINOIS 60189

ALDI INC. - STORE #682
BARTLETT, ILLINOIS
LANDSCAPE PLAN

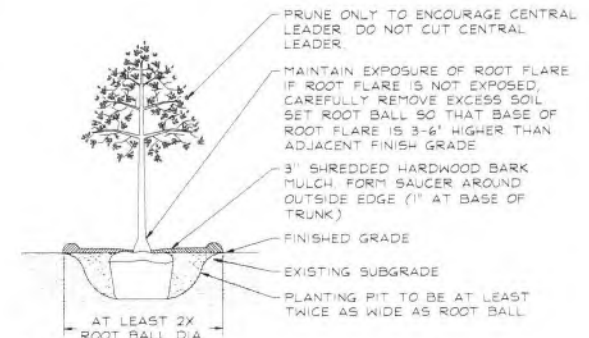
PLANTING DETAILS



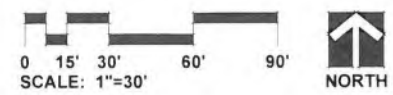
PERENNIALS AND GROUNDCOVERS
NOT TO SCALE



DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



DECIDUOUS TREES
NOT TO SCALE



GENERAL LANDSCAPE NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractor's convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- See General Conditions and Specifications for landscape work for additional requirements.

1 3/09/2023
REVISIONS

DATE 2/14/2023
PROJECT NO. RWG2312
DRAWN NKF
CHECKED GFB
SHEET NO.



L1.1



Agenda Item Executive Summary

Item Name Water/Sewer Rate Review Committee or Board Committee

BUDGET IMPACT

Amount:	N/A	Budgeted	N/A
---------	-----	----------	-----

List what fund	Water, Sewer Funds
----------------	--------------------

EXECUTIVE SUMMARY

Water and sewer rates are reviewed during the budget process each year. A water rate increase of 4% is proposed to fund approved capital projects and a projected 4% increase to DuPage Water Commissions' rate. Sewer rate increases are not being proposed for this year. Delays in completing the Bittersweet WWTP project will also delay the debt service on the estimated \$37 million IEPA loan until the fall of 2024. Rate increases are planned over the next four years.

ATTACHMENTS (PLEASE LIST)

Memo, balance projection, capital projects summary

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion:

Staff: Todd Dowden, Finance Director Date: 03/13/2023

Village of Bartlett
Finance Department Memo
23-04

DATE: March 13, 2023

TO: Paula Schumacher, Village Administrator

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

SUBJECT: Water and Sewer Rate Review

Water and Sewer rates are reviewed each year during the budget process. The current water rate has been in effect since May 1, 2022. Sewer rates were also last increased effective with the May 1, 2022 bills. That was the second year of a three-year rate increase plan to fund capital improvements from the Sewer Fund. The increases were for infrastructure improvements required at the wastewater treatment facility in DuPage County, the excess flow facility in Cook County, and for other rehabilitation projects throughout the collection system.

Water Charges

Based on the water projects approved in the capital budget and a projected 4% rate increase from the DuPage Water Commission, a 4% increase in the water rate to \$12.72 per 1,000 gallons is proposed for the 23/24 fiscal year. The 23/24 budget includes \$3,155,000 of capital improvements. Projects include water tower painting at a cost of \$1,205,000 and the first full year of the meter changeout program at \$1.45 million, with \$500,000 coming from American Recover Plan Act funds. Other capital projects include \$300,000 for the annual main replacement program, \$500,000 for the Stearns Road pump improvements, \$50,000 for old infrastructure removal, and \$25,000 for the fire hydrant painting program. The proposed budget for capital improvements and debt service for previous projects account for 37% of the total. Operating costs would account for 63% or \$8.00 per 1,000 gallons, with \$5.39, or 67% of operating for purchasing water.

The water fund's cash balance at 4/30/23 is estimated to be \$6,307,288, which is above the policy balance. The balance at 4/30/24 is estimated to be \$5,673,140. This would be \$1,912,119 above the maximum balance when including 25% of the annual debt service. These funds are in the Capital Improvement Plan to be used for the meter changeout program and other capital improvements to reduce the balance to about \$3.3 million, which would be within the policy range. A 4% annual increase to the rate or an increase in revenue of \$480,000 is included in the attached projections through fiscal 26/27. On the next page is a chart of the water rate history from January 1, 2012.

Effective Bill Date	Rate Per 1,000 gal	Percent Change
Water Charge Jan 1, 2012	\$6.36	
Water Charge May 1, 2017	\$7.64	20%
Water Charge May 1, 2018	\$9.70	27%
Water Charge May 1, 2019	\$11.76	21%
Water Charge May 1, 2022	\$12.23	4%
Water Charge May 1, 2023 Proposed	\$12.72	4%
Water Charge May 1, 2024 Proposed	\$13.23	4%
Water Charge May 1, 2025 Proposed	\$13.76	4%
Water Charge May 1, 2026 Proposed	\$14.31	4%
Total increase	\$7.95	125%

Sewer Charges

Sewer rate increases are proposed to be postponed again due to the delay in completing the Bittersweet Wastewater Treatment Plant (WWTP). Capital projects are being funded with available balance from prior rate increases in anticipation of the Bittersweet WWTP project debt service payments. Rate increases are now being proposed for the 24/25 fiscal year to fund capital projects and additional debt service payments expected to begin in the fall of 2024. The 23/24 capital projects will be funded by \$1 million from American Recovery Plan Act funds for the annual sewer rehabilitation and improvements at the Bittersweet WWTP are being financed by low interest IEPA loans. Annual debt service payments for the WWTP are estimated to be just over \$2 million. To generate an additional \$475,000 starting in fiscal 24/25, Cook County rates would be increased by 5.1% and DuPage County rates by 8.6%. The rates are structured in a way that the Devon Avenue project is being funded by Cook County residents/customers while the Bittersweet WWTP and the 2014 IEPA loan for WWTP improvements are being funded by DuPage County residents/customers. The proposed budget would have 33% of Cook County generated revenue to fund debt service for the Devon Avenue project and 67% for operating costs. The DuPage County generated revenue would go 68% for operating costs, 3% for prior IEPA loan payments, and 29% for future debt service and capital projects.

The fund's cash balance at 4/30/23 is estimated to be \$3,471,589, which would be over the maximum policy balance by \$1,944,573. The balance at 4/30/24 is estimated to increase to \$5,362,171 due to the use of ARPA funds and the delay in IEPA loan payments. It would be over the maximum policy balance by \$3,725,505. If the rates were increased starting with the fiscal 24/25 year as given above, the fund balance would decrease \$1,673,785 by 4/30/24 to \$3,688,386. An annual increase in revenue of \$475,000 is included in the attached projections through fiscal 26/27. On the next page is a chart of sewer rates for the three counties starting from January 1, 2012.

Sewer Rate History

		Proposed rate increases						
Cook County	5/1/2012	5/1/2017	5/1/2018	5/1/2019	5/1/2022	5/1/2024	5/1/2025	5/1/2026
Flat Fee	\$9.21	\$11.05	\$13.71	\$16.37	\$17.20	\$18.03	\$18.86	\$19.69
Per 1,000 gallons	\$0.77	\$0.92	\$1.14	\$1.36	\$1.43	\$1.50	\$1.57	\$1.64
Annual Increase		20.0%	24.1%	19.4%	5.1%	4.8%	4.6%	4.4%

		Proposed rate increases						
DuPage County	5/1/2012	5/1/2017	5/1/2018	5/1/2019	5/1/2022	5/1/2024	5/1/2025	5/1/2026
Flat Fee	\$10.85	\$13.02	\$16.94	\$20.86	\$22.66	\$24.46	\$26.26	\$28.06
Per 1,000 gallons	\$1.94	\$2.33	\$3.03	\$3.73	\$4.05	\$4.37	\$4.69	\$5.01
Annual Increase		20.0%	30.1%	23.1%	8.6%	7.9%	7.4%	6.9%

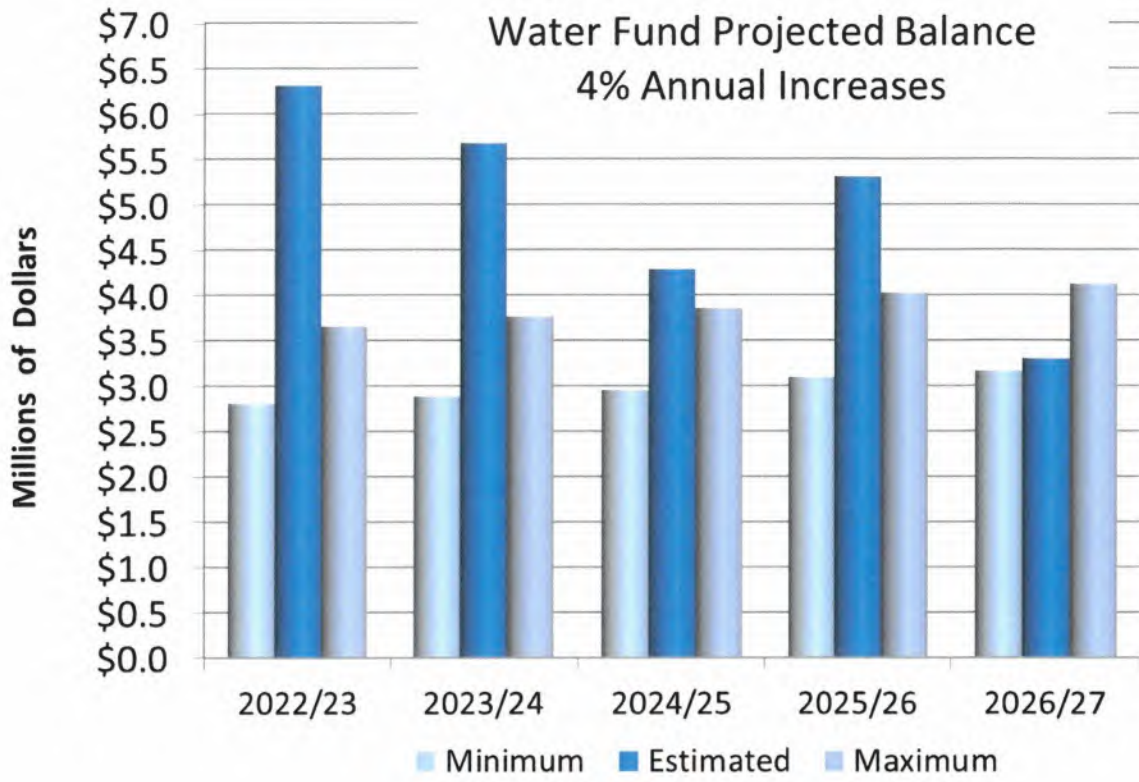
		Proposed rate increases						
Kane County	5/1/2012	5/1/2017	5/1/2018	5/1/2019	5/1/2022	5/1/2024	5/1/2025	5/1/2026
Flat Fee	\$9.21	\$11.05	\$11.94	\$12.83	\$12.83	\$12.83	\$12.83	\$12.83
Per 1,000 gallons	\$0.77	\$0.92	\$0.99	\$1.06	\$1.06	\$1.06	\$1.06	\$1.06
Annual Increase		20.0%	8.1%	7.5%	0.0%	0.0%	0.0%	0.0%

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

Impact of increase on Monthly Bill Fiscal 23/24									
	Cook County			DuPage County			Kane County		
	Current	Estimate	Change	Current	Estimate	Change	Current	Estimate	Change
Water	\$73.38	\$76.32	\$2.94	\$73.38	\$76.32	\$2.94	\$73.38	\$76.32	\$2.94
Sewer	\$25.78	\$25.78	\$0.00	\$46.96	\$46.96	\$0.00	\$19.19	\$19.19	\$0.00
Total	\$99.16	\$102.10	\$2.94	\$120.34	\$123.28	\$2.94	\$92.57	\$95.51	\$2.94
	Percent Change		3.0%	Percent Change		2.4%	Percent Change		3.2%

Impact of increase on Monthly Bill Fiscal 24/25									
	Cook County			DuPage County			Kane County		
	23/24 Est	24/25 Est	Change	23/24 Est	24/25 Est	Change	23/24 Est	24/25 Est	Change
Water	\$76.32	\$79.38	\$3.06	\$76.32	\$79.38	\$3.06	\$76.32	\$79.38	\$3.06
Sewer	\$25.78	\$27.03	\$1.25	\$46.96	\$50.68	\$3.72	\$19.19	\$19.19	\$0.00
Total	\$102.10	\$106.41	\$4.31	\$123.28	\$130.06	\$6.78	\$95.51	\$98.57	\$3.06
	Percent Change		4.2%	Percent Change		5.5%	Percent Change		3.2%

A note on the April 1st bill will summarize the use of funds and direct residents to the village's Water & Sewer Services webpage where there will be more details and a link to the interactive Capital Improvement Plan. Attached are fund balance projections using the estimated rate increases for water and sewer services.



**VILLAGE OF BARTLETT 2023/24 PROPOSED BUDGET
WATER FUND BALANCE PROJECTIONS**

Fund Balance Projections			Fund Balance Policy				
04/30/22 Cash Balance			7,064,867				
2022-23 Estimate			Minimum Balance				
	Charges for Services	12,651,000	25% of Operating Expenditures	2,116,219	35% of Operating Expenditures	2,962,706	
	Connection Fees	203,000	Equipment Reserve	0	Equipment Reserve	0	
Rev.	Interest Income	50,000	Radium Removal Reserve	180,590	Radium Removal Reserve	180,590	
	Miscellaneous	3,000	25% of Annual Loan Payments	507,926	25% of Annual Loan Payments	507,926	
	Transfer In	0	Minimum Balance	2,804,735	Maximum Balance	3,651,222	
	Total Revenue	12,907,000					
	Operating	8,464,875					
	Capital Improvements	2,263,000	\$1.2M Mains, \$40K Infr Impr, \$500K Meter Change, \$25K hydrants, \$448K old infra, \$50K lead lines				
	Water tower paint	805,000					
Exp.	Leak Survey	100,000					
	DWC Buy-In	434,354					
	2021A Bonds (\$19M)	1,130,400					
	IEPA Loan (\$7.8M)	466,950					
	Total Expenditures	13,664,579					
	Excess (Deficiency)	(757,579)					
04/30/23 Projected Balance			6,307,288	Over (Under) Minimum	3,502,553	Over (Under) Maximum	2,656,066
2023-24 Proposed			Minimum Balance				
	Charges for Services	13,130,000	25% of Operating Expenditures	2,194,736	35% of Operating Expenditures	3,072,630	
	Connection Fees	100,000	Equipment Reserve	0	Equipment Reserve	0	
Rev.	Interest Income	100,000	Radium Removal Reserve	180,590	Radium Removal Reserve	180,590	
	Miscellaneous	1,000	25% of Annual Loan Payments	507,801	25% of Annual Loan Payments	507,801	
	Transfer In	0	Minimum Balance	2,883,127	Maximum Balance	3,761,021	
	Total Revenue	13,331,000					
	Operating	8,778,944	3% Increase		4% increase, \$480,000		
	Capital Projects	1,825,000	\$300K Mains, \$500K Infr Impr, \$1.45M Meter Change(\$500K ARPA), \$25K hydrants, \$50K old infra				
	Water tower paint	1,205,000					
Exp.	Leak Survey	125,000					
	DWC Buy-In	434,354					
	2021A Bonds	1,129,900					
	IEPA Loan (\$7.8M)	466,950					
	Total Expenditures	13,965,148					
	Excess (Deficiency)	(634,148)					
04/30/24 Projected Balance			5,673,140	Over (Under) Minimum	2,790,013	Over (Under) Maximum	1,912,119

**VILLAGE OF BARTLETT 2023/24 PROPOSED BUDGET
WATER FUND BALANCE PROJECTIONS**

Fund Balance Projections			Fund Balance Policy		
2024-25 Projected			Minimum Balance		Maximum Balance
Charges for Services	13,610,000		25% of Operating Expenditures	2,260,578	35% of Operating Expenditures 3,164,809
Connection Fees	100,000		Equipment Reserve	0	Equipment Reserve 0
Rev. Interest Income	100,000		Radium Removal Reserve	180,590	Radium Removal Reserve 180,590
Miscellaneous	7,526,000		25% of Annual Loan Payments	508,551	25% of Annual Loan Payments 508,551
Transfer In	0		Minimum Balance	2,949,719	Maximum Balance 3,853,950
Total Revenue	21,336,000				
					4% increase, \$480,000
Operating	9,042,312		3% increase		
Capital Projects	3,925,000		\$2.7M Water Main, \$1.45M meter change(\$500K ARPA), \$25K painting, \$250K Infra removal		
Capital Projects	7,600,000		\$2.6M Lead service line replacements, \$5M Infrastructure improvements		
Exp. Leak Survey	125,000				
DWC Buy-In	434,354				
2021A Bonds	1,132,900				
IEPA Loan (\$7.8M)	466,950				
Total Expenditures	22,726,516				
Excess (Deficiency)	(1,390,516)				
04/30/25 Projected Balance	4,282,623		Over (Under) Minimum	1,332,904	Over (Under) Maximum 428,673
2025-26 Projected			Minimum Balance		Maximum Balance
Charges for Services	14,090,000		25% of Operating Expenditures	2,328,395	35% of Operating Expenditures 3,259,753
Connection Fees	100,000		Equipment Reserve	0	Equipment Reserve 0
Rev. Interest Income	100,000		Radium Removal Reserve	180,590	Radium Removal Reserve 180,590
Miscellaneous	0		25% of Annual Loan Payments	582,614	25% of Annual Loan Payments 582,614
Total Revenue	14,290,000		Minimum Balance	3,091,599	Maximum Balance 4,022,957
Operating	9,313,581		3% increase		4% increase, \$480,000
Capital Projects	1,500,000		\$200K Water Main, \$1,300,000 meter change program, \$25K painting		
Leak Survey	125,000				
DWC Buy-In	434,354				
Exp. 2021A Bonds	1,129,150				
IEPA Loan (\$7.8M)	466,950				
IEPA Loan (\$5M)	300,000		Water tower loan estimate		
Total Expenditures	13,269,035				
Excess (Deficiency)	1,020,965				
04/30/26 Projected Balance	5,303,588		Over (Under) Minimum	2,211,989	Over (Under) Maximum 1,280,631

**VILLAGE OF BARTLETT 2023/24 PROPOSED BUDGET
WATER FUND BALANCE PROJECTIONS**

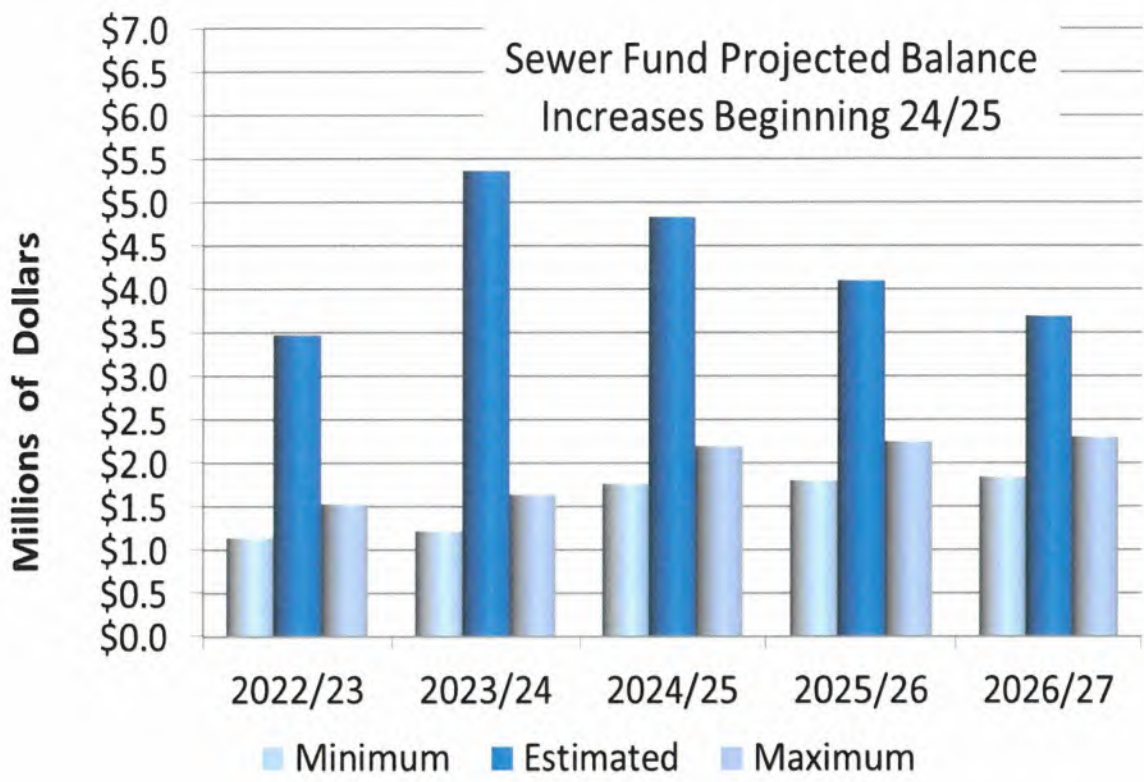
Fund Balance Projections		Fund Balance Policy				
2026-27 Projected		Minimum Balance		Maximum Balance		
	Charges for Services	14,570,000	25% of Operating Expenditures	2,398,247	35% of Operating Expenditures	3,357,546
	Connection Fees	100,000	Equipment Reserve	0	Equipment Reserve	0
Rev.	Interest Income	100,000	Radium Removal Reserve	180,590	Radium Removal Reserve	180,590
	Miscellaneous	1,000	25% of Annual Loan Payments	582,551	25% of Annual Loan Payments	582,551
	Transfer In	0	Minimum Balance	3,161,388	Maximum Balance	4,120,687
	Total Revenue	14,771,000				
					4% increase, \$480,000	
	Operating	9,592,988	3% increase			
	Capital Projects	4,730,000	\$2.2 Water Main, \$1.3M meter change program, \$1.205M Tower painting, \$25K hydrant painting			
	Leak Survey	125,000				
Exp.	DWC Buy-In	434,354				
	2021A Bonds	1,128,900				
	IEPA Loan (\$7.8M)	466,950				
	IEPA Loan (\$5M)	300,000	Water tower loan estimate			
	Total Expenditures	16,778,192				
	Excess (Deficiency)	(2,007,192)				
04/30/27 Projected Balance		3,296,395	Over (Under) Minimum	135,007	Over (Under) Maximum	(824,292)

VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2023-2027

Water Projects by Year

<i>Project</i>	<i>Page</i>	<i>FY 2022-23</i>	<i>FY 2023-24</i>	<i>FY 2024-25</i>	<i>FY 2025-26</i>	<i>FY 2026-27</i>	<i>Five Year</i>
<i>Water Main Replacement</i>	3	\$ 1,200,000	\$ 300,000	\$ 2,700,000	\$ 200,000	\$ 2,200,000	\$ 6,600,000
<i>Water Tower Painting</i>	5	805,000	1,205,000			1,205,000	3,215,000
<i>Infrastructure Improvements with Water Transition</i>	7	40,000	500,000	5,000,000			5,540,000
<i>Watermain Leak Survey and Leak Repairs</i>	9	100,000	125,000	125,000	125,000	125,000	600,000
<i>Water Meter Changeout</i>	11	500,000	1,450,000	1,450,000	1,300,000	1,300,000	6,000,000
<i>Lead Service Replacement</i>	13	50,000		2,600,000			2,650,000
<i>Infrastructure Removals</i>	15	448,000	50,000	250,000			748,000
<i>Hydrant Painting Program</i>	17	25,000	25,000	25,000	25,000	25,000	125,000
Total		\$ 3,168,000	\$ 3,655,000	\$ 12,150,000	\$ 1,650,000	\$ 4,855,000	\$ 25,478,000

<i>Sources of Funds</i>	<i>FY 2022-23</i>	<i>FY 2023-24</i>	<i>FY 2024-25</i>	<i>FY 2025-26</i>	<i>FY 2026-27</i>	<i>Five Year Total</i>
<i>Water Fund</i>	\$ 3,168,000	\$ 3,155,000	\$ 4,125,000	\$ 1,650,000	\$ 4,855,000	\$ 16,953,000
<i>IEPA Loans</i>			7,525,000			7,525,000
<i>ARPA Funds</i>		500,000	500,000			1,000,000
Total	\$ 3,168,000	\$ 3,655,000	\$ 12,150,000	\$ 1,650,000	\$ 4,855,000	\$ 25,478,000



**VILLAGE OF BARTLETT 2023/24 PROPOSED BUDGET
SEWER FUND BALANCE PROJECTIONS**

Fund Balance Projections		Fund Balance Policy			
04/30/22 Cash Balance	3,338,947	*Cash balance does not include 2019 bond proceeds			
2022-23 Estimate					
Charges for Services	7,070,000	Minimum Balance		Maximum Balance	
Rev. Connection Fees	106,089	25% of Operating Expenditures	966,967	35% of Operating Expenditures	1,353,753
Interest Income	70,000	Equipment Reserve		Equipment Reserve	0
Misc	17,025,000	25% of Annual Loan Payments	173,263	25% of Annual Loan Payments	173,263
Total Revenue	24,271,089	Minimum Balance	1,140,230	Maximum Balance	1,527,016
Exp. Operating	3,867,866	Debt Service listed separately			
Capital Projects	1,977,530	\$1M rehabilitation(\$500K ARPA), \$1.4M lift station, \$77,530 plan update			
Devon Excess Flow	100,000				
Bittersweet WWTP	17,500,000				
Devon Debt(\$8.5)	555,901				
IEPA Debt 2014	137,150				
Total Expenditures	24,138,447				
Excess (Deficiency)	132,642				
04/30/23 Estimated Balance	3,471,589	Over (Under) Minimum	2,331,359	Over (Under) Maximum	1,944,573
2023-24 Proposed					
Charges for Services	6,620,000	Minimum Balance		Maximum Balance	
Rev. Connection Fees	80,000	25% of Operating Expenditures	1,045,065	35% of Operating Expenditures	1,463,091
Interest Income	120,000	Equipment Reserve		Equipment Reserve	0
Miscellaneous	26,900,000	25% of Annual Loan Payments	173,575	25% of Annual Loan Payments	173,575
Total Revenue	33,720,000	Minimum Balance	1,218,640	Maximum Balance	1,636,666
Exp. Operating	4,180,261	Debt Service listed separately		\$0 additional revenue, \$1M recovery	
Capital Projects	79,857	\$1M rehabilitation(ARPA), \$79,857 plan update			
Devon Excess Flow	8,500,000				
Bittersweet WWTP	18,375,000	Loan payment delayed one year			
Devon Debt(\$8.5M)	557,150				
IEPA Debt 2014	137,150				
Total Expenditures	31,829,418				
Excess (Deficiency)	1,890,582				
04/30/24 Estimated Balance	5,362,171	Over (Under) Minimum	4,143,531	Over (Under) Maximum	3,725,505

**VILLAGE OF BARTLETT 2023/24 PROPOSED BUDGET
SEWER FUND BALANCE PROJECTIONS**

Fund Balance Projections		Fund Balance Policy				
2024-25 Projected						
	Charges for Services	7,095,000	Minimum Balance	Maximum Balance		
Rev.	Connection Fees	80,000	25% of Operating Expenditures	35% of Operating Expenditures	1,515,849	
	Interest Income	120,000	Equipment Reserve	Equipment Reserve	0	
	Miscellaneous	25,000	25% of Annual Loan Payments	25% of Annual Loan Payments	679,950	
	Total Revenue	7,320,000	Minimum Balance	Maximum Balance	2,195,799	
	Operating	4,330,998	Added 3% to prior yr	\$475,000 additional revenue, \$500K recovery		
	Capital Projects	800,000	\$1M rehabilitation(\$500K ARPA), \$300K lift station			
Exp.	Bittersweet WWTP	0				
	Devon Debt(\$8.5M)	552,650				
	WWTP (\$37M)	2,030,000	\$2.03M estimated annual payment starting fall of 2024?			
	IEPA Debt 2014	137,150				
	Total Expenditures	7,850,798				
	Excess (Deficiency)	(530,798)				
04/30/25 Estimated Balance		4,831,373	Over (Under) Minimum	3,068,673	Over (Under) Maximum	2,635,574
2025-26 Projected						
	Charges for Services	7,570,000	Minimum Balance	Maximum Balance		
Rev.	Connection Fees	80,000	25% of Operating Expenditures	35% of Operating Expenditures	1,568,568	
	Interest Income	120,000	Equipment Reserve	Equipment Reserve	0	
	Miscellaneous	0	25% of Annual Loan Payments	25% of Annual Loan Payments	679,950	
	Total Revenue	7,770,000	Minimum Balance	Maximum Balance	2,248,518	
	Operating	4,481,622	Added 3% to prior yr	\$475,000 additional revenue		
	Capital Projects	1,300,000	\$1M rehabilitation, \$300K lift station			
Exp.	Devon Debt(\$8.5M)	552,650				
	WWTP (\$37M)	2,030,000				
	IEPA Debt 2014	137,150				
	Total Expenditures	8,501,422				
	Excess (Deficiency)	(731,422)				
04/30/26 Estimated Balance		4,099,951	Over (Under) Minimum	2,299,595	Over (Under) Maximum	1,851,433

**VILLAGE OF BARTLETT 2023/24 PROPOSED BUDGET
SEWER FUND BALANCE PROJECTIONS**

Fund Balance Projections		Fund Balance Policy			
2026-27 Projected					
	Charges for Services	8,045,000	Minimum Balance	Maximum Balance	
	Connection Fees	80,000	25% of Operating Expenditures	1,158,129	35% of Operating Expenditures 1,621,380
Rev.	Interest Income	120,000	Equipment Reserve		Equipment Reserve 0
	Miscellaneous	0	25% of Annual Loan Payments	681,013	25% of Annual Loan Payments 681,013
	Total Revenue	8,245,000	Minimum Balance	1,839,142	Maximum Balance 2,302,393
	Operating	4,632,515	Added 3% to prior yr		\$475,000 additional revenue
	Capital Projects	1,300,000	\$1M rehabilitation, \$300K lift station		
Exp.	Devon Debt(\$8.5M)	556,900			
	WWTP (\$37M)	2,030,000			
	IEPA Debt 2014	137,150			
	Total Expenditures	8,656,565			
	Excess (Deficiency)	(411,565)			
04/30/27 Estimated Balance		3,688,386	Over (Under) Minimum	1,849,245	Over (Under) Maximum 1,385,994

VILLAGE OF BARTLETT CAPITAL IMPROVEMENTS PROGRAM 2023-2027

Sewer Projects by Year

<i>Project</i>	<i>Page</i>	<i>FY 2022-23</i>	<i>FY 2023-24</i>	<i>FY 2024-25</i>	<i>FY 2025-26</i>	<i>FY 2026-27</i>	<i>Five Year Total</i>
<i>Facility Plan Update/Phosphorous Removal</i>	20	\$ 77,530	\$ 79,857				\$ 157,387
<i>Sanitary Sewer System Rehabilitation</i>	22	1,000,000	1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	5,000,000
<i>Devon Excess Flow Plant Rehabilitation</i>	24	100,000	8,500,000				8,600,000
<i>Lift Station Upgrades and Rehabilitation</i>	26	1,400,000		300,000	300,000	300,000	2,300,000
<i>Bittersweet WWTP Facility Plan Improvements</i>	28	17,500,000	18,375,000				35,875,000
<i>Total</i>		\$ 20,077,530	\$ 27,954,857	\$ 1,300,000	\$ 1,300,000	\$ 1,300,000	\$ 51,932,387

<i>Sources of Funds</i>	<i>FY 2022-23</i>	<i>FY 2023-24</i>	<i>FY 2024-25</i>	<i>FY 2025-26</i>	<i>FY 2026-27</i>	<i>Five Year Total</i>
<i>Sewer Fund</i>	\$ 2,543,287	\$ 79,857	\$ 800,000	\$ 1,300,000	\$ 1,300,000	\$ 6,023,144
<i>2019 Bonds</i>	100,000	8,500,000				8,600,000
<i>American Rescue Plan Act</i>	500,000	1,000,000	500,000			2,000,000
<i>IEPA Low Interest Rate Loan</i>	16,934,243	18,375,000				35,309,243
<i>Total</i>	\$ 20,077,530	\$ 27,954,857	\$ 1,300,000	\$ 1,300,000	\$ 1,300,000	\$ 51,932,387

