

VILLAGE OF BARTLETT

COMMITTEE AGENDA

NOVEMBER 3, 2016

PLANNING & ZONING

Bluff City Industrial Park – Acton Mobile

FINANCE & GOLF

2016 Proposed Property Tax Levy

PUBLIC WORKS

Water Study

COMMUNITY DEVELOPMENT MEMORANDUM

16-225

DATE: October 24, 2016
TO: Valerie L. Salmons, Village Administrator
FROM: Jim Plonczynski, CD/Director
RE: **(#16-11) Bluff City Industrial Park- Acton Mobile**

PETITIONER

Dean Kelley on behalf of Bluff City, LLC

SUBJECT SITE

East side of Rt. 25, north of Graham Street, approximately 0.5 miles northeast of Kenyon Road and Route 25.

REQUESTS

- (a) **Amended Preliminary PUD Plan** to allow outdoor truck and trailer storage on 10 acres rather than the asphalt/concrete plant as shown on the Bluff City Industrial Park 186 acre **Preliminary PUD Plan** (exhibit E) approved by Ordinance 2003-98,
- (b) **Amended General Site Plan** to allow outdoor truck and trailer storage on 10 acres rather than the asphalt/concrete plant as shown on the Bluff City Industrial Park 186 acre **General Site Plan** (exhibit H) approved by Ordinance 2003-98,
- (c) **Final PUD Plan** for Acton Mobile,
- (d) **Special Use Permit** for revised PUD Plans

SURROUNDING LAND USES

Subject Site	<u>Land Use</u> Maintenance Bldg/Ind.	<u>Comprehensive Plan</u> Industrial	<u>Zoning</u> PD
North	Industrial	Industrial	PD/ I*
South	Industrial	Industrial	PD
East	Industrial	Industrial	PD
West	Industrial/ Vacant	Unincorporated Kane	I*

*I-Industrial -unincorporated Kane County

SITE HISTORY

1. This property was annexed and zoned PD (Planned Development) on July 29, 2003 by Ordinance #2003-98. The 186 acre Bluff City Industrial Park was

approved for Light and Heavy Industrial uses including special uses for an asphalt plant, a concrete batch plant, a liquid asphalt facility, concrete and asphalt recycling operations and to continue the surface and deep subsurface mining operation.

SITE INFORMATION

The petition is comprised of three locations, the 186 acre Bluff City parcel (see attached location map), the 8.35 acre site to be utilized by Acton Mobile and the 5.0 acre site located east of the proposed Acton Mobile Site (see attached location map).

CURRENT APPLICATION SUBMITTAL AND DISCUSSION

1. The petition is comprised of four requests:
 - a. Amend the Bluff City Industrial Park 186 acre parcel Preliminary PUD Plan (Exhibit E) approved by Ordinance #2003-98.
 - b. Amend the Bluff City Industrial Park 186 acre parcel General Site Plan (Exhibit H) approved by Ordinance #2003-98.
 - c. Final PUD Plan for Acton Mobile.
 - d. Special Use Permit to amend the Planned Unit Development.
2. Exhibit E is the 186 acre parcel Preliminary PUD Plan. This plan labels 26 acres for an asphalt/concrete plant and outdoor storage/water retention (see exhibit E). The petitioners are requesting to modify the south 10 of the 26 acres previously shown as the asphalt/concrete plant and modify it to allow for storage of mobile office trailers, storage trailers and portable classrooms on the west 5 acres and truck and trailer storage on the east 5 acres.
3. Exhibit H is the 186 acre parcel General Site Plan. This plan depicts a concrete plant (see exhibit H). The petitioners are requesting to modify the previously shown concrete plant and modify it to allow for storage of mobile office trailers, storage trailers and portable classrooms on the west 5 acres for Acton Mobile and truck and trailer storage on the east 5 acres (see attached General Site Plan).
4. The Petitioner is requesting a Final PUD plan on 8.35 acres for Acton Mobile (see attached Acton Mobile Concept Plan). Acton Mobile will be leasing the location where the current maintenance building is located on 3.35 acres and 5 of the 10 acres requested to be modified from the asphalt/concrete plant. Acton Mobile will be utilizing the existing maintenance building and will store mobile office trailers, storage trailers and portable classrooms on the balance of the 8.35 acre property. Acton Mobile will import two office trailers to be placed south of the existing building for their office operations. Acton Mobile will also modify the area around the building to asphalt pavement instead of gravel and modify the existing pond to meet the Village's stormwater requirements.

5. Both the Acton Mobile property (8.35 acres) and the east 5 acre storage site will be fenced.
6. There is proposed landscaping to be installed along Graham Street on the south side of the 10 acre property (see attached Landscape Plan).
7. There were preliminary discussions regarding Graham Street and dedicating it to Route 25, however the Petitioner will not be dedicating the right-of-way at this time per the Original Annexation Agreement which stated this section was to remain a private road (exhibit J per Ordinance #2003-98).
8. The Village of Bartlett is working with the Petitioner with regards to sewer and water. The site currently has a septic tank and the petitioner is proposing to hook up to the Village water lines.
9. The Landscape Plan and Engineering Plans are currently being reviewed.

RECOMMENDATION

The Staff recommends forwarding the petition to the Plan Commission for their review and to conduct the public hearing.

A copy of the Original Bluff City Industrial Park 186 acre Preliminary PUD plan, Original General Site Plan, Amended General Site Plan, Final PUD Plan, Landscape Plan and additional background information are attached for your review.

alz/attachments

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ABBOTT LAND AND INVESTMENT CORP.
Commercial and Industrial Real Estate

September 30, 2016

SENT VIA HAND DELIVERY

Village President and Board of Trustees
Village of Bartlett
228 S. Main Street
Bartlett, Illinois 60103

RE: Bluff City Industrial Park

Dear Village President and Board of Trustees,

I represent the owner of property in Bluff City Industrial Park, Bluff City, LLC. We are seeking to amend the PUD and obtain Site Plan approval as it relates to approximately 13.38 acres that is located along Graham Street between Welch Brothers and an existing asphalt plant. Our request can be summarized as follows:

1. Amend the PUD for this area only to allow for continued use of the existing maintenance building for a new tenant, Acton Mobile. Acton engages in the storage and leasing of office trailers. Acton has operations throughout the United States and wishes to consolidate its local operations to this new facility.

In addition to the use of the existing maintenance building, they will store trailers on the balance of the 8.38 acre property that they will lease. Approximately 5.0 acres of that storage will occur directly east of the building and south of the Plote asphalt plant, with remaining storage directly west of the building as shown on the Site Plan.

The maintenance building and 8.38 acre property is currently being rented by Bluff City Materials, Inc. for the repair and storage of various construction and related equipment. Therefore, the use is about the same as it is currently.

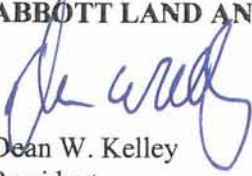
2. We also request that the Amendment allow for the storage of trucks and trailers on the balance of the approximately 5 acres that is directly east of the proposed Acton Use and south of the Plote asphalt plant.
3. Both yards and operations will be fenced. The landscaping along Graham Street will be extended to the easterly entrance of the Acton Mobile operation and existing entrance for the current yard being used by Bluff City Materials.

Acton will require minor modifications to the building and will import two office trailers to be placed directly south of the existing building for their office operations. A municipal water service will be extended to the office trailers. Storm water will be handled onsite with the existing pond being modified to accommodate for a slightly increased stormwater detention requirement due to paving that is being proposed around the building.

4. We have submitted a Development Application with all of the required materials. This includes our response to the Findings of Fact as required within the Development Application as it relates to Planned Unit Developments.

I will be available in person to discuss the request and answer any questions that the Village Board may have. Thank you for your consideration.

Sincerely,
ABBOTT LAND AND INVESTMENT CORPORATION


Dean W. Kelley
President

Enclosures

RECEIVED
COMMUNITY DEVELOPMENT

OCT 03 2016

VILLAGE OF
BARTLETT



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only
Case # 16-11

RECEIVED
COMMUNITY DEVELOPMENT

OCT 03 2016

PROJECT NAME Bluff City Industrial Park - Acton Mobile

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Dean W. Kelley

Street Address: 2250 Southwind Blvd.

City, State: Bartlett, IL

Zip Code: 60103

Email Address: dean@abbottland.com

Phone Number: 630-497-9440 x4

Preferred Method to be contacted: Email

PROPERTY OWNER INFORMATION

Name: Bluff City, LLC

Street Address: 2250 Southwind Blvd.

City, State: Bartlett, IL

Zip Code: 60103

Phone Number: 847-497-8700

OWNER'S SIGNATURE: [Signature]

Date: 9/30/14

(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): Approve 6,800 SF existing maintenance building and outside storage yard on a total of 8.38 acres; trailer storage; concrete plant; and all other uses in PUD district on balance of 4.5 acres
 - Unified Business Center Sign Plan
 - Other (please describe) _____
- Text Amendment
 - Rezoning _____ to _____
 - Special Use for: _____
 - Variation: _____

SIGN PLAN REQUIRED? No



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

PROPERTY INFORMATION

Common Address/General Location of Property: 9N501 Route 25, South Elgin, IL 60177 (Kane County) & 2250 Graham St., Bartlett, IL 60103 (Cook County)

Property Index Number ("Tax PIN"/"Parcel ID"): Part of 06-25-200-016-0000 (Kane County) & Part of 06-30-101-003-0000 (Cook County)

Zoning: Existing: I-1 and I-2 PUD
(Refer to Official Zoning Map)



Land Use: Existing: Industrial



Proposed: I-1 and I-2 PUD



Proposed: Industrial



Comprehensive Plan Designation for this Property: Industrial



Acreage: 8.38 Acton Mobile; 4.5 storage, concrete plant, or other PUD approved uses
(Refer to Future Land Use Map)

For PUD's and Subdivisions:

No. of Lots/Units: N/A

Minimum Lot: Area _____ Width _____ Depth _____

Average Lot: Area _____ Width _____ Depth _____

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

Attorney Brian Lansu
2250 Southwind Blvd., Bartlett, IL 60103
P: 630-497-8700 x337 Email: brian@grp7.com

Engineer Mackie Consultants, LLC - Martin T. Burke
9575 W. Higgins Road, Suite 500, Rosemont, IL 60018
P: 847-696-1400 Email: mburke@mackieconsult.com

Other Developer: Abbott Land & Investment Corp. - Dean W. Kelley
2250 Southwind Blvd., Bartlett, IL 60103
P: 630-497-9440 Email: dean@abbottland.com

ACKNOWLEDGEMENT

I understand that by signing this form, that the property in question may be visited by village staff and Board/Commission members throughout the petition process and that the petitioner listed above will be the primary contact for all correspondence issued by the village.

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the above signatures.

Any late, incomplete or non-conforming application submittal will not be processed until ALL materials and fees have been submitted.

SIGNATURE OF PETITIONER: Dean W. Kelley

PRINT NAME: Dean W. Kelley

DATE: 10-20-16

REIMBURSEMENT OF CONSULTANT FEES AGREEMENT

The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed on an ongoing basis as they are incurred and will be due within thirty days. All reviews of the petition will be discontinued if the expenses have not been paid within that period. Such expenses may include, but are not limited to: attorney's fees, engineer fees, public advertising expenses, and recording fees. Please complete the information below and sign.

NAME OF PERSON TO BE BILLED: Bluff City, LLC

ADDRESS: 2250 Southwind Blvd

Bartlett, IL 60103

PHONE NUMBER: (630) 497-9440

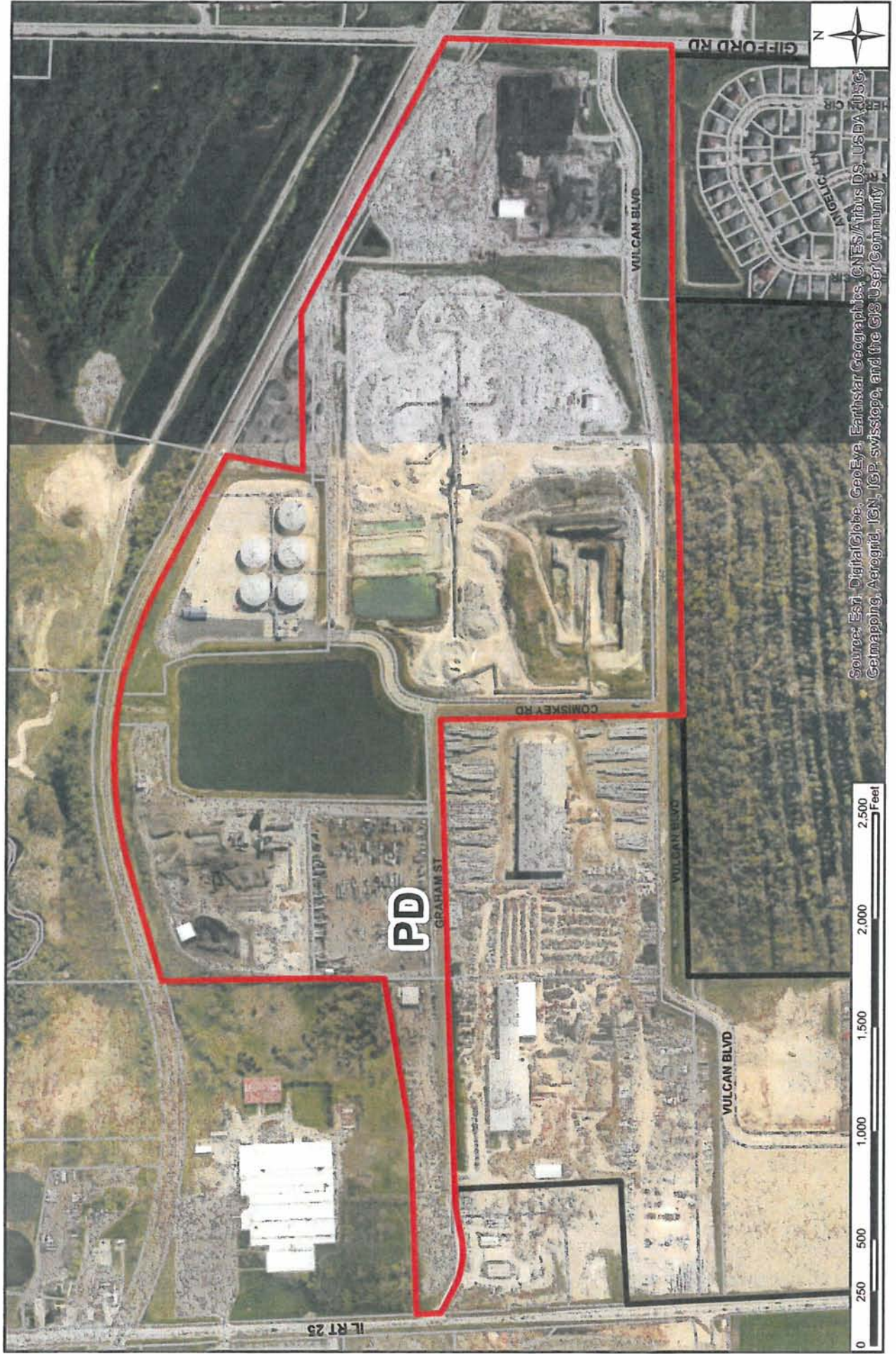
EMAIL: dean@abbott/ent.com

SIGNATURE: Dean W. Kelley

DATE: 10-20-16

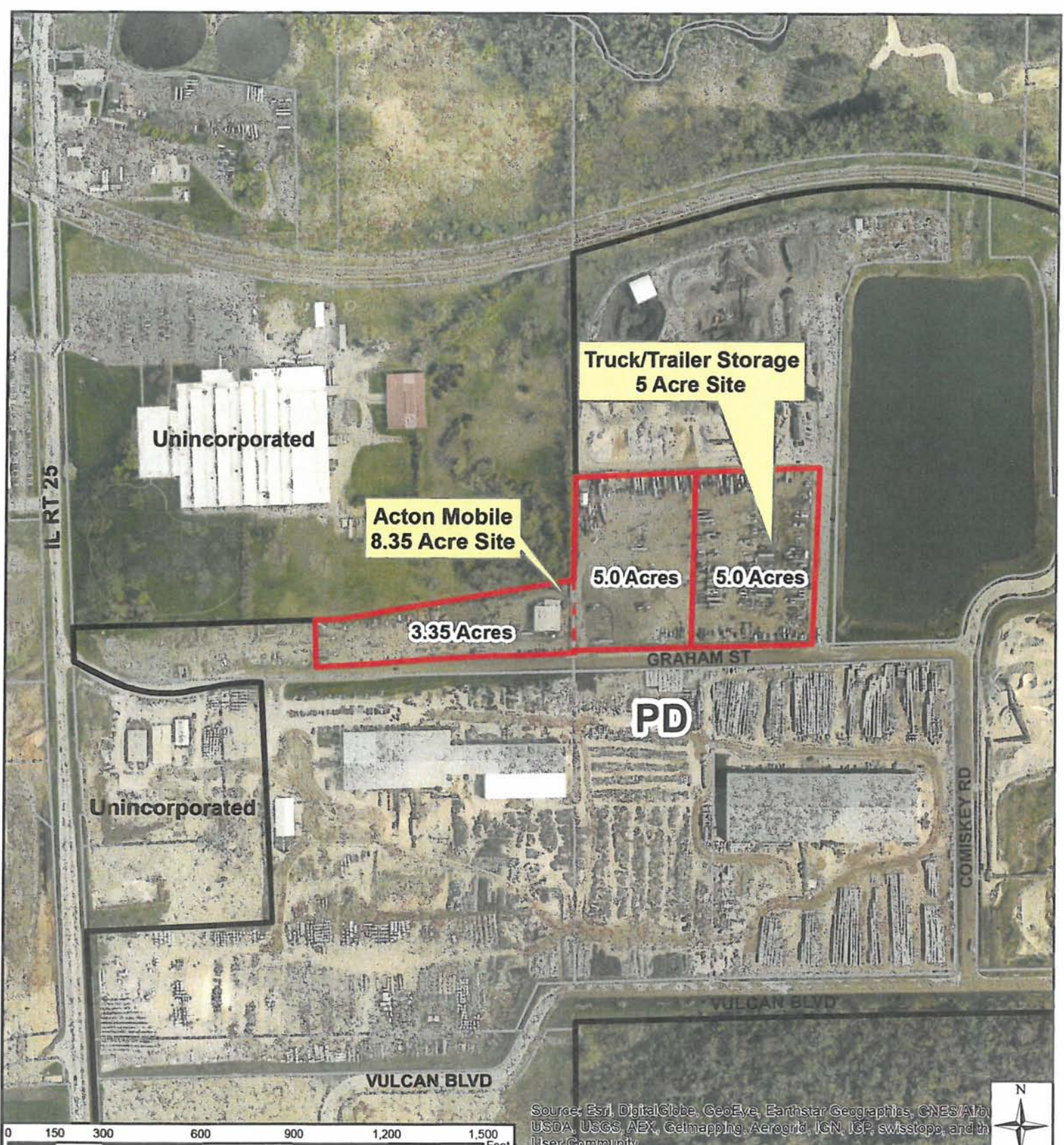
ZONING/LOCATION MAP

Bluff City Industrial Park
186 Acre Parcel



ZONING/LOCATION MAP

Case #16-11



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the User Community

ZONING/LOCATION MAP

Previously Exhibit E

10 Acre Site

Modify from Asphalt/Concrete Plant



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the User Community



ROUTE 25 QUARRY SITE · 186 ACRE PARCEL PRELIMINARY P.U.D. PLAN

ABBOTT LAND AND INVESTMENT CORP.
Commercial and Industrial Real Estate

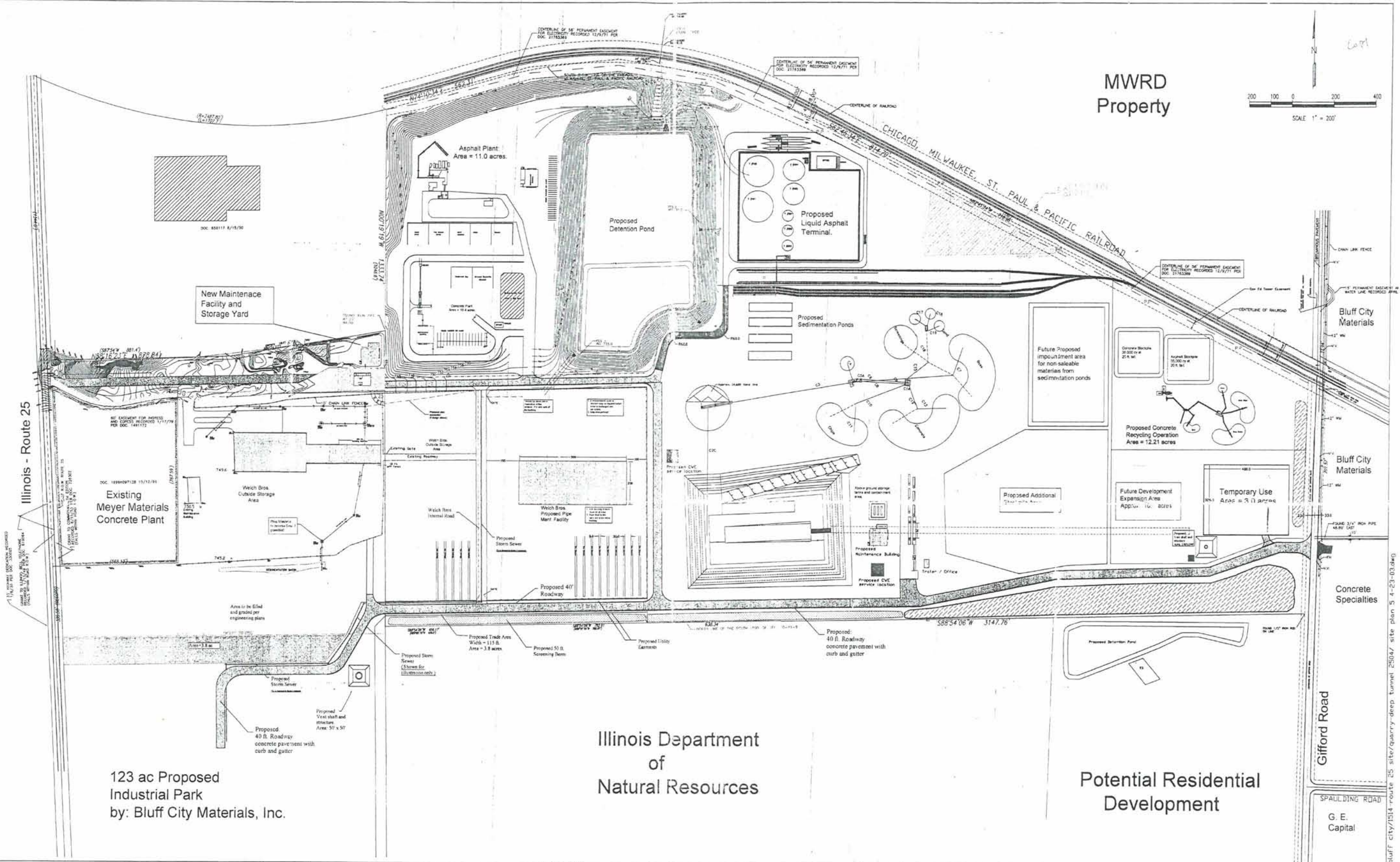
KANE AND COOK COUNTY

RECEIVED
COMMUNITY DEVELOPMENT
APR 28 2003
VILLAGE OF
BARTLETT

LAND PLANNER
LAND VISION, INC.
116 WEST MAIN STREET, SUITE 208
ST. CHARLES, IL 60174
(630) 584-0591 FAX: (630) 584-0592

SHEET 1 OF 1
DATE: 04/23/03
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COPYRIGHT © 2003 BY COOK COUNTY
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MWRD
Property



123 ac Proposed
Industrial Park
by: Bluff City Materials, Inc.

Illinois Department
of
Natural Resources

Potential Residential
Development

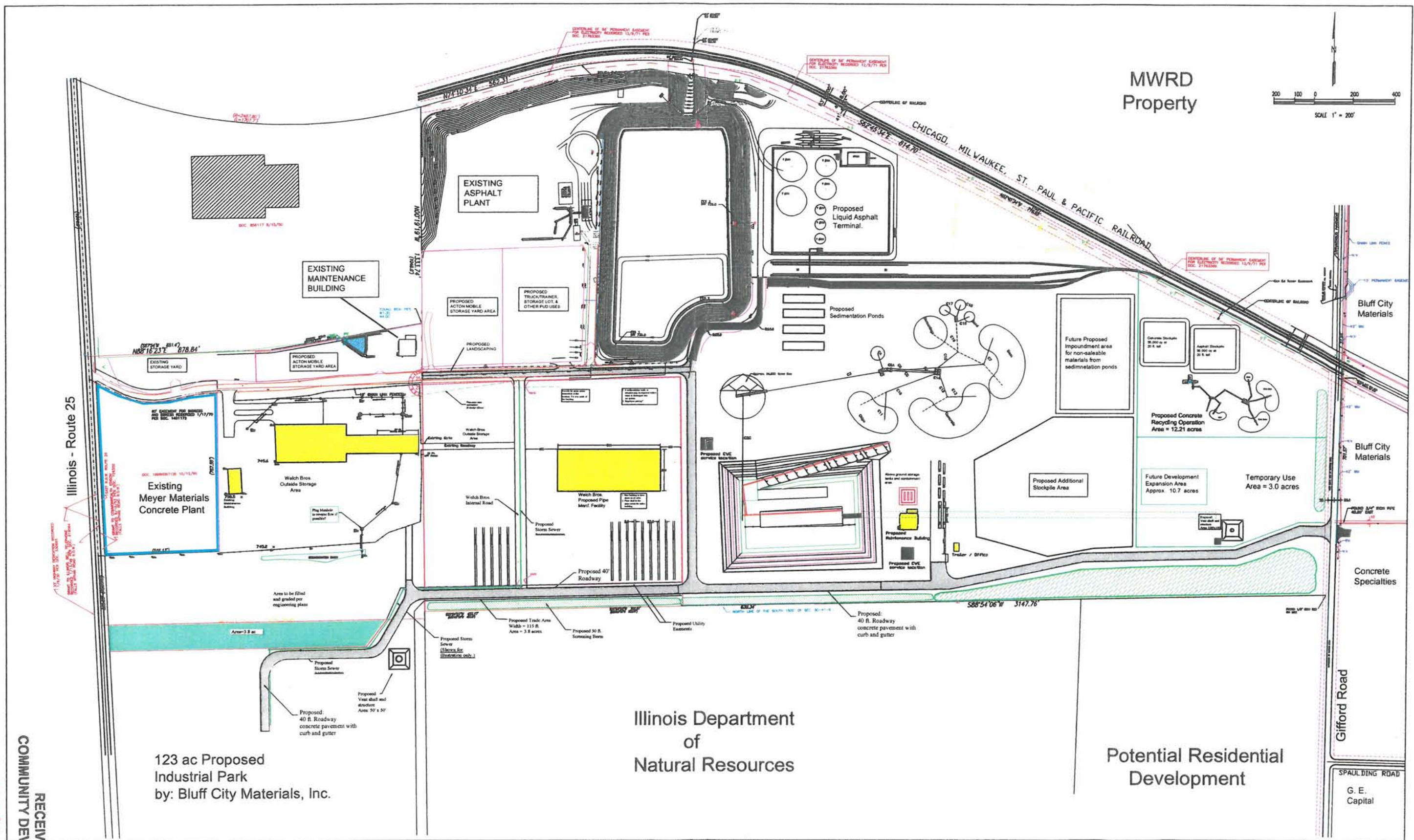
BLUFF CITY MATERIALS, INC.
2252 SOUTHWIND BOULEVARD
BARTLETT, ILLINOIS
PHONE: 630-497-8700 FAX: 630-497-9800

DATE	DESCRIPTION OF REVISION	BY	DATE	DESCRIPTION OF REVISION	BY
4/23/03	Vulcan revise plant layout / shorten RR spur	MSD	DESIGNED	MSD	Location
4/7/03	Gifford Road entrance alignment / road width	MSD	DRAWN	MSD / IM	
4/3/03	Road location / Weich Site change / Rsl Spur layout	MSD	APPROVED		
4/1/03	Road changes / BP Anco site rotated	MSD			
3/22/03	Road / Weich Site / Rail Spur	MSD			
1/13/03	Detention Pond - Per Mackie Consultants	MSD	DATE	10-02-02	Title
1/13/03	Open Cut revised - Access ramp down	MSD	SCALE	1"=200'	General Site Plan

Route 25 Industrial Park
General Site Plan

SHEET	1	OF	1
PROJECT NUMBER:	2504		
FILE (M/F / Route 25 - 154)			
DEEP TUNNEL / SITE PLAN 5 5-5-03			

MWRD
Property



123 ac Proposed
Industrial Park
by: Bluff City Materials, Inc.

Illinois Department
of
Natural Resources

Potential Residential
Development

SPAULDING ROAD
G. E.
Capital

RECEIVED
COMMUNITY DEVELOPMENT

OCT 03 2016
VILLAGE OF
BARTLETT

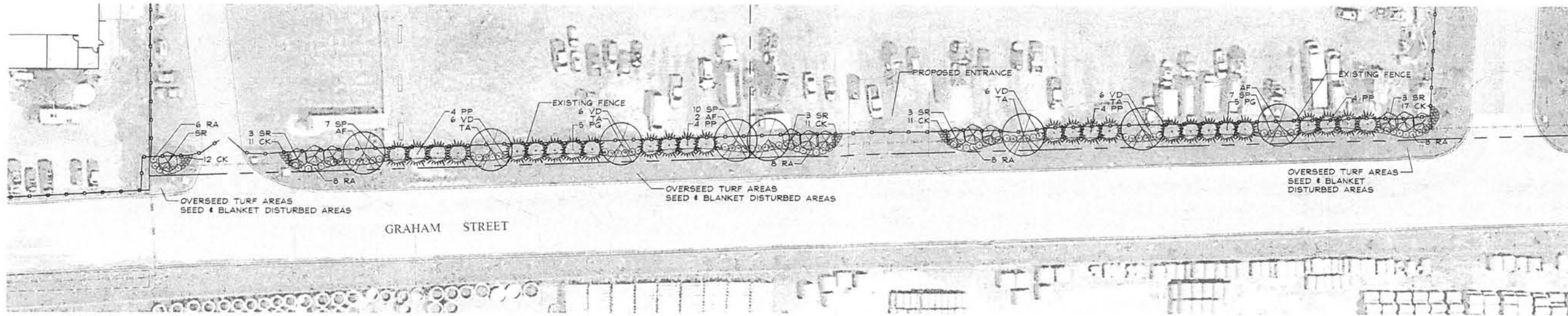
BLUFF CITY MATERIALS, INC.
2252 SOUTHWIND BOULEVARD
BARTLETT, ILLINOIS
PHONE: 630-497-8700 FAX: 630-497-9800

DATE	DESCRIPTION OF REVISION	BY	DATE	DESCRIPTION OF REVISION	BY	SCALE
9.27.2016	ACTON MOBILE ADDITION	MSD	4/23/03	Vulcan revise plant layout / shorten RR spur	MSD	DESIGNED
5/9/03	Temporary Use	MSD	4/7/03	Gifford Road entrance alignment / road width	MSD	MSD / IM
5/7/03	Concrete recycling plant/quarry layout/roadway-40'	MSD	4/3/03	Road location / Welch Site change / Rail Spur layout	MSD	DRAWN
5/7/03	Asphalt Plant Site	MSD	4/1/03	Road changes / BP Anoco site rotated	MSD	APPROVED
5/1/03	Revised Detention Pond	AS	3/22/03	Road / Welch Site / Rail Spur	MSD	DATE
			1/13/03	Retention Pond - Per Mackie Consultants	MSD	10-02-02
			1/13/03	Open Cut revised - Access ramp down	MSD	1"=200'

Location
Route 25 Industrial Park
Title
General Site Plan

SHEET
1 OF 1
PROJECT NUMBER: 2504
FILE: Route 25-1904 SITE-REV
BDD TRVCL / SITE PLAN 3 S-5-03

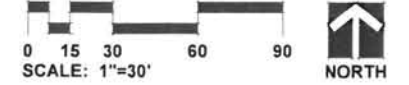
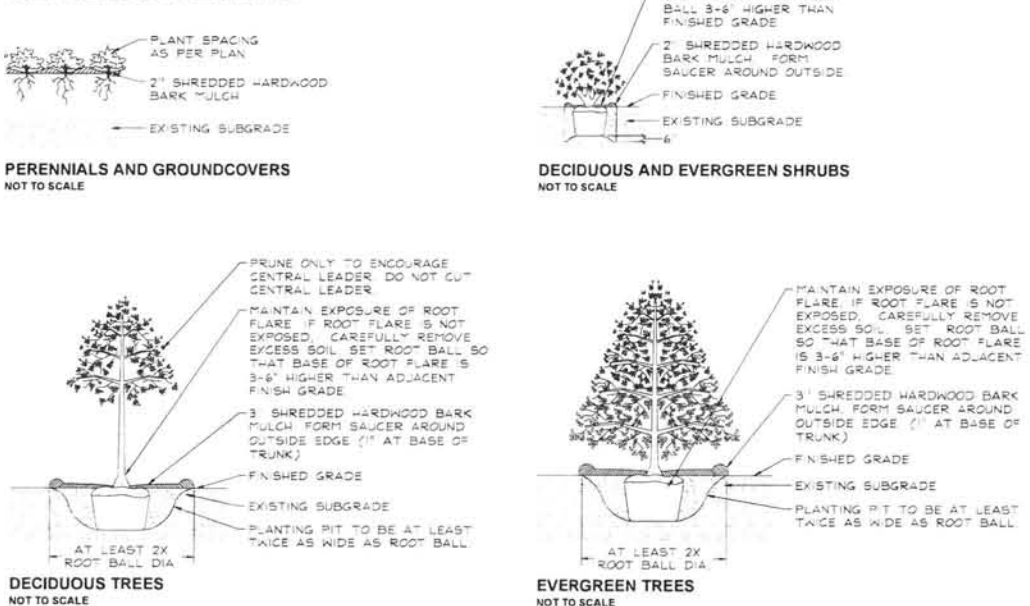
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PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
SHADE TREES				
AF	4	Acer x freemanii 'Jeffers Red' AUTUMN BLAZE MAPLE	12' Ht.	Clump Form
TA	4	Tilia americana 'Redmond' REDMOND AMERICAN LINDEN	12' Ht.	Clump Form
ORNAMENTAL TREES				
SR	13	Syringa reticulata 'Vivory Silk' VIVORY SILK JAPANESE LILAC	6' Ht.	Clump Form
EVERGREEN TREES				
PG	10	Picea glauca 'Densata' BLACK HILLS SPRUCE	6' Ht.	
PP	16	Picea pungens GREEN COLORADO SPRUCE	6' Ht.	
DECIDUOUS SHRUBS				
RA	38	Rhus aromatica 'Gro-Low' GRO-LOW FRAGRANT SUMAC	5 Gal / 30" Wide	4' O.C.
SP	24	Syringa patula 'Miss Kim' MISS KIM KOREAN LILAC	5 Gal / 36" Tall	4' O.C.
VD	24	Viburnum dentatum 'Christam' BLUE MUFFIN VIBURNUM	5 Gal / 36" Tall	4' O.C.
PERENNIALS, GROUNDCOVERS AND ORNAMENTAL GRASSES				
CK	62	Calamagrostis x acutiflora Karl Foerster FEATHER REED GRASS	#3	36" O.C.
MISC MATERIALS				
	35	Shredded hardwood Bark Mulch	CT	
	AS REQ'D	Turf Seed & 575 Erosion Control Blanket	4C	
	0.35	Turf Overseeding	4C	

PLANTING DETAILS



SPECIFICATIONS

LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

- The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan.
- The provision of post-planting management as specified herein.
- Any remedial operations necessary in conformance with the plans as specified in the documents.
- Permits which may be required.

1.2 QUALITY ASSURANCE

A Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.

B Quality Control Procedures

- Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.
- Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and propose for use of equivalent material.
- Analysis and Standards: Package standard products with manufacturer's certified analysis.

3 SUBMITTALS

A Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting.

B Maintenance Instruction - Landscape Work

Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.

C Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.

D Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.

E Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

A Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.

B Utilities Review underground utility location maps and plans, notify local utility location service, demonstrate an awareness of utility locations, and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.

C Excavation When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

A Guarantee seeded and sodded areas through the specified maintenance period and until final acceptance.

B Guarantee trees, shrubs, groundcover and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Architect's control.

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SEED MIXTURE

Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.

A Lawn Seed Mixture - 5 lbs./1,000 sq. ft.

- 50% Kentucky Bluegrass #6/85
- 30% Cutsie Perennial Ryegrass
- 10% Spartan Hard Fescue
- 10% Edge Perennial Ryegrass
- 10% Express Perennial Ryegrass
- 10% Perennial Creeping Red Fescue

B Temporary Lawn Seed Mixture - 5 lbs./1,000 sq. ft.

- 40% Kentucky Bluegrass #6/85
- 40% Perennial Ryegrass
- 20% Annual Ryegrass

2.4 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral seed pots and with not less than the minimum number and length of runners required by ANSI Z601 for the pot size shown or listed.

2.5 TREES AND SHRUBS

A Name and Variety: Provide nursery grown plant material true to name and variety.

B Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z601 Standard for Nursery Stock and as further specified.

C Deciduous Trees: Provide trees of height and caliper listed or shown and with no more than one stem (except where special forms are shown or listed). Provide balled and burlapped (B&B) deciduous trees.

D Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z601 for the type and height of shrub required. Provide balled and burlapped (B&B) deciduous shrubs.

E Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other site relationships to the primary dimension shown. Provide balled and burlapped (B&B) evergreen trees and containerized shrubs.

F Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specifications as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.6 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting sites, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 1.3.C.

2.7 EROSION CONTROL

A Erosion Control Blanket: North American Green 5150, or equivalent approved equal.

2.8 MULCH

Provide mulch consisting of shredded hardwood. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

A Seeding New Lawns

- Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.
- Till to a depth of not less than 4", apply soil amendments, remove high areas and fill in depressions, till soil to a homogeneous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.
- Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.
- Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.
- Soil seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by blowing equal quantity in two directions at right angles to each other.
- After the seeding operation is completed, spray a weed fiber mulch (Corvus 2000 with tacifier or approved equal) over the entire seeded area at the rate of 2,000 lbs. per acre. Use a mechanical spray unit to insure uniform coverage. Exercise care to protect buildings, automobiles and people during the application of the mulch.

B Groundcover and Perennial Beds

Groundcover, perennials, and shrubs shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per seeding indicated on plan.

GENERAL 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.

GRWA
GARY R. WEBER ASSOCIATES, INC.
 LAND PLANNING
 ECOLOGICAL CONSULTING
 LANDSCAPE ARCHITECTURE
 212 SOUTH MAIN STREET
 WHEATON, ILLINOIS 60187
 PHONE: 630.668.7197

CLIENT
BLUFF CITY MATERIALS, INC.
 2252 SOUTHMO BLVD
 BARTLETT, ILLINOIS 60103

GRAHAM STREET INDUSTRIAL PARK
 BARTLETT, ILLINOIS
LANDSCAPE PLAN

2	10.24.16
1	10.19.16

DATE 9.30.16
 PROJECT NO. BF1602
 DRAWN GFB
 CHECKED JCT
 SHEET NO.



**Village of Bartlett
Finance Department Memo
2016 - 20**

DATE: October 24, 2016

TO: Valerie Salmons, Village Administrator

FROM: Jeff Martynowicz, Finance Director



SUBJECT: 2016 Proposed Property Tax Levy

Below is a chart showing the proposed 2016 levy and comparing it to the 2015 extension. The proposed property tax levy for 2016 totals \$9,368,065. The General corporate levy is decreasing 1% from the 2015 extension and is flat from last year's levy amount. The General Corporate levy is down \$700,000 from 2012. This is the 7th consecutive year the Village has either reduced or kept this levy flat from the 2009 levy. The Police Pension levy increased (7.76%) due to investment returns in the plan being 4.18% compared to the actuarial estimate of 7.25%. We are proposing to keep the Debt Service Levy flat from the 2015 levy abatement ordinances will be provided in December in order to keep this levy flat. Dollars will be used from Brewster Creek TIF Fund and the Debt Service Fund to accomplish this. The total levy dollar amount has increased by \$8,209 or .09% from 2015.

Proposed Levy Compared to Prior Year's Extension				
	2016			
	Proposed Levy	2015 Extension	Increase (Decrease)	Percent Change
General Corporate	6,433,094	6,498,201	(65,107)	-1.00%
Police Pension	1,254,636	1,164,277	90,359	7.76%
Subtotal	7,687,730	7,662,478	25,252	0.33%
Debt Service	1,680,335	1,697,378	(17,043)	-1.00%
TOTAL	9,368,065	9,359,856	8,209	0.09%

Abatements

Currently, there are two abatements being proposed in the amount of \$300,452. The 2007 bond issue requires a payment in the amount of \$50,283 for the Fire Districts share of bonds attributable to the construction of the fire station. Also, a transfer of \$29,880 is to be transferred from the Brewster Creek TIF Municipal fund to the Debt Service fund to pay for its portion of the bonds. The second abatement in the amount of \$220,289 is to reduce the 2012 Road Bonds and 2009 refunding bonds in order to keep the Debt Service levy flat from prior years. Dollars to fund the abatement will come from the Debt Service Fund. Abatement ordinances will be presented with the final approval of the tax levy on December 6, 2016. The chart below itemizes the proposed debt service levy and abatement for 2016.

Proposed Debt Service Levy and Abatements			
Bond Issue	2016 Levy	Proposed Abatement	Net Levy
2007 GO Bonds	358,888	(80,163)	278,725
2009 GO Bonds	951,381	(220,289)	731,092
2012 GO Bonds	670,518	0	670,518
TOTAL	1,980,787	(300,452)	1,680,335

2012 Road Resurfacing Bonds - This bond issue was sold in 2012. The 2012 bonds are being used to fund street improvements and a portion of flood mitigation for Heartwood Farms. The final maturity on these bonds will be in 2030.

2009 Refunding - This bond issue was sold to refund the 2002 and 2005 bonds. The 2002 bonds were used to fund the ball fields, W. Bartlett/Naperville Road bike path, and W. Bartlett Road widening. The 2005 bonds were issued to finance the water meter change out program and most of the construction of the new Village Hall. This issue will be retired 12/15/2029.

2007 Fire Station – This bond issue was sold in November 2007 to finance construction of a fire station on the west side. Abatements are based upon revenues from the Brewster Creek TIF Municipal Account and Fire District shares of the annual debt service. The issue will mature in 2026.

Equalized Assessed Value (EAV) History			
Year	EAV	Change	% Change
2006	1,171,509,520		
2007	1,282,601,314	111,091,794	9.48%
2008	1,347,150,829	64,549,515	5.03%
2009	1,366,342,294	19,191,465	1.42%
2010	1,273,382,727	(92,959,567)	-6.80%
2011	1,188,318,865	(85,063,862)	-6.68%
2012	1,097,765,218	(90,553,647)	-7.62%
2013	1,018,485,396	(79,279,822)	-7.22%
2014	950,037,843	(68,447,553)	-6.72%
2015	957,991,785	7,953,942	0.84%
*2016	1,022,397,743	64,405,958	6.72%
*Estimate			

Equalized Assessed Value (EAV)

Above is a chart showing the actual EAV for the last 10 years along with the estimate for 2016. The overall EAV estimate for 2016 assumes that EAV will increase by 6.72%.

In DuPage County, the estimate for EAV is an increase of 4%. In 2015, EAV increased in DuPage County by 3.43%.

The estimate for Cook County assumes a 12% increase in EAV. 2016 is a tri-annual assessment year for Cook County. The 2015 assessments for municipalities that were tri-annually assessed in 2015 were double digit increases.

Estimated Tax Rates

Below is a chart showing an estimate of the 2016 Cook County rate. The rate is anticipated to decrease in Cook County by 11.06 cents.

Estimated 2016 Property Tax Rate - Cook County				
Burden	38.45%			
EAV	365,208,029			
	Total Levy	Loss Allowance	County Burden	Tax Rate
General Corporate	6,433,094	192,993	2,547,730	0.6976
Police Pension	1,254,636	37,639	496,880	0.1361
Subtotal	7,687,730	230,632	3,044,610	0.8337
Debt Service	1,680,335	84,017	678,393	0.1858
TOTAL	9,368,065	314,649	3,723,003	1.0194
			2015 Rate	1.1300
			Rate Decrease	(0.1106)

The chart below shows the estimated 2016 tax rate for DuPage County. The DuPage County tax rate is anticipated to drop 2.90 cents.

Estimated 2016 Property Tax Rate - DuPage County				
Burden	61.34%			
EAV	654,738,797			
	Total Levy	Loss Allowance	County Burden	Tax Rate
General Corporate	6,433,094	64,331	3,985,520	0.6087
Police Pension	1,254,636	12,546	777,289	0.1187
Subtotal	7,687,730	76,877	4,762,809	0.7274
Debt Service	1,680,335	16,803	1,041,024	0.1590
TOTAL	9,368,065	93,680	5,803,833	0.8864
			2015 Rate	0.9154
			Rate Decrease	(0.0290)

The chart below shows the total EAV for the entire Village along with the total levy for all funds (General, Police Pension and Debt Service). The proposed dollar levy along with the estimate for the 2016 EAV will decrease to combined rate 5.09 cents.

Estimated 2016 Property Tax Rate - Total			
EAV	1,022,397,743		
		Loss	
	Total Levy	Allowance	Tax Rate
General Corporate	6,433,094	192,993	0.6292
Police Pension	1,254,636	37,639	0.1227
Subtotal	7,687,730	230,632	0.7519
Debt Service	1,680,335	84,017	0.1644
TOTAL	9,368,065	314,649	0.9163
		2015 Rate	0.9672
		Rate Decrease	(0.0509)

Schedule

In order to comply with state statute regarding deadlines to file a tax levy with the County Clerk’s office of each county, I am recommending the time table below. The schedule includes a public hearing on December 6, 2016. The Village is not required to hold a public hearing because our increase over the prior year’s estimated extension is less than 5%. However, the Village has traditionally held a public hearing to allow for public input and I recommend we continue to do so.

Village Board reviews estimated	11/15/16
Advertise public hearing	11/25/16
Hold public hearing	12/06/16
Adopt levy	12/06/16
File levy - on or before	12/27/16

VILLAGE OF BARTLETT

POTABLE WATER STUDY

UPDATE

NOVEMBER 3, 2016



NEW INFORMATION SINCE LAST POTABLE WATER SUPPLY UPDATE

- **ELGIN**
 - NEGOTIATIONS WITH ELGIN REMAIN ON-GOING
 - QUESTIONS OVER MINIMUM TAKE REQUIREMENTS
 - QUESTIONS OVER IDENTIFYING POINT OF CONNECTION FOR 2ND CONNECTION
 - ELGIN EXPERIENCED ALGAE BLOOMS THAT CAUSED TASTE AND ODOR ISSUES FROM 6/13/2016 THROUGH MID JULY 2016
 - ELGIN USED WELLS DURING PERIOD TO REDUCE PROBLEM
 - LAST REPORTED TASTE AND ODOR OCCURRENCE – 2013
 - PREVIOUS WORST TASTE AND ODOR EVENT – 1996 – 3 WEEK DURATION



NEW INFORMATION SINCE LAST POTABLE WATER SUPPLY UPDATE

- **NSMJAWA**
 - MET WITH NSMJAWA
 - NSMJAWA CONFIRMED THE JUNE 2015 PROPOSAL (\$5.60 PER 1,000 GALLONS) IS STILL AVAILABLE TO BARTLETT
 - NSMJAWA REPORTED CITY OF CHICAGO HAD 0% RATE INCREASE 7/1/2016
 - NSMJAWA REPORTED THEY ARE NEGOTIATING NEW 15 YEAR AGREEMENT WITH CITY WITH 3 OPTIONAL 10-YEAR EXTENSIONS
 - NSMJAWA REPORTED THAT CURRENT CITY ORDINANCE LIMITS RATE INCREASE CAPS TO LESSOR OF CPI OR 5%



NEW INFORMATION SINCE LAST POTABLE WATER SUPPLY UPDATE

- **NSMJAWA**
 - INFORMATION FROM OCT. 26, 2016 NSMJAWA'S EXECUTIVE COMMITTEE MEETING
 - NSMJAWA REDUCED PROPOSED BARTLETT RATE TO \$5.40 PER 1,000 GALLONS (PREVIOUSLY \$5.60 PER 1,000 GALLONS)
 - NSMJAWA INDICATED THAT NSMJAWA WOULD FINANCE THE COST OF NSMJAWA IMPROVEMENTS WITH REPAYMENT BY BARTLETT ADDED TO NSMJAWA'S BILLS (NSMJAWA'S IMPROVEMENTS CAPITAL COSTS ARE ESTIMATED AT \$16.9 MILLION OF THE NSMJAWA ESTIMATED TOTAL CAPITAL COST OF \$33.6 MILLION IN \$2014)



NEW INFORMATION SINCE LAST POTABLE WATER SUPPLY UPDATE

- **DUPAGE WATER COMMISSION (DWC)**
 - MET WITH DUPAGE WATER COMMISSION
 - DWC CONFIRMED THAT BARTLETT WOULD HAVE TO BECOME A MEMBER TO BE SERVED
 - A BUY-IN FEE WOULD BE REQUIRED TO BECOME MEMBER (\$13-16 MILLION), DWC INDICATED THAT THEY WOULD BE OPEN TO PRO-RATING THE BUY-IN FEE OVER 30-YEARS AT 0% INTEREST (THIS WOULD REQUIRE DWC BOARD APPROVAL)
 - THE 50-50 OPTION WOULD NOT BE CONSIDERED BY DWC
 - DWC INDICATED THEY HAVE PAID OFF ALL OUTSTANDING DEBT
 - DWC INDICATED THAT DWC AUTOMATICALLY RECEIVES THE SAME FAVORABLE TERMS IN ANY NEW WATER PURCHASE AGREEMENTS NEGOTIATED WITH OTHER SUPPLIERS AND ALSO INDICATED THAT THE CITY'S RATE INCREASE ORDINANCE APPLIES TO DWC



NEW INFORMATION SINCE LAST POTABLE WATER SUPPLY UPDATE

- **DUPAGE WATER COMMISSION (DWC)**
 - MET WITH DUPAGE WATER COMMISSION
 - DWC INDICATED THEIR CURRENT RATE IS \$4.80 PER 1,000 GALLONS
DWC'S CURRENT RATE + ESTIMATED BUY-IN FEE (AS A RATE) IS
\$4.80 + \$0.38 = \$5.18 PER 1,000 GALLONS
 - UPDATED CALCULATIONS OF BARTLETT'S PROJECTED 2019 RATES SHOWS
DWC AS A COMPETITIVE ALTERNATIVE (SIGNIFICANT CHANGES RESULT FROM
EARLIER PROJECTIONS FROM PRO-RATING THE BUY-IN FEE AND FROM
DWC'S STABILIZED RATES OVER RECENT YEARS)
 - DWC HAS TWO CONNECTIONS TO THE CITY OF CHICAGO WATER SYSTEM
 - DWC INDICATED THEY HAVE A FUNDED 5-YEAR CAPITAL PLAN



ALTERNATIVES SHORT LIST

PROJECTED 2019 BARTLETT RATE (SEE NOTES)	
AT 3.2 MGD ADF	AT 3.9 MGD ADF

100% ELGIN
[2ND CONNECTION BUILT UP FRONT]

\$11.70 - \$12.30 \$10.60 - \$11.20

100% NSMJAWA¹

\$13.10 - \$13.80

\$11.90 - \$12.50

100% DUPAGE
WATER COMMISSION

\$13.20 - \$13.80

\$12.00 - \$12.50

50-50 ELGIN-
NSMJAWA¹

\$11.60 - \$12.30

\$10.70 - \$11.30

¹ Updated Oct. 27, 2016 for NSMJAWA's proposed Bartlett rate of \$5.40 per 1,000 gallons



ALTERNATIVES SHORT LIST

PROJECTED 2019 BARTLETT RATE (SEE NOTES)			
	CURRENT PROJECTED VALUES	JANUARY 5, 2016 BOARD UPDATE PROJECTED VALUES	VALUES PRESENTED TO BOARD IN 2014
100% ELGIN [2 ND CONNECTION BUILT UP FRONT]	\$10.60 - \$12.30	\$11.10 - \$11.60	\$10.50
100% NSMJAWA ¹	\$11.90 - \$13.80	\$12.00 - \$12.90	\$14.80
100% DUPAGE WATER COMMISSION	\$12.00 - \$13.80	N/A [NOT INCLUDED]	\$15.10
50-50 ELGIN- NSMJAWA ¹	\$10.70 - \$12.30	\$10.90 - \$11.60	N/A [NEW ALTERNATIVE]

¹ Updated Oct. 27, 2016 for NSMJAWA's proposed Bartlett rate of \$5.40 per 1,000 gallons



PROS & CONS OF ALTERNATIVES SUMMARY

	100% ELGIN [2 ND CONNECTION BUILT UP FRONT]	100% NSMJAWA ²	100% DWC	50-50 ELGIN- NSMJAWA ²
2019 PROJECTED BARTLETT RATE	\$10.60 - \$12.30	\$11.90 - \$13.80	\$12.00 - \$13.80	\$10.70 - \$12.30
CAPITAL IMPROVEMENTS (\$2014)	\$21.3 MILLION	\$33.6 MILLION ³	\$37.8 MILLION	\$17.0 MILLION ⁴
CURRENT WATER PURCHASE RATE ⁵	\$5.65 PER 1,000 GAL	\$5.40 PER 1,000 GAL	\$5.18 PER 1,000 GAL	\$5.53 PER 1,000 GAL
SOURCE WATER	FOX RIVER	LAKE MICHIGAN	LAKE MICHIGAN	FOX RIVER / LAKE MICHIGAN
SOURCE REDUNDANCY	--	--	--	2 INDEPENDENT SOURCES
ALL RESIDENTS RECEIVE SAME SOURCE WATER	YES	YES	YES	NO
SUSTAINABLE	YES	YES	YES	YES
SOFT WATER	YES	YES	YES	YES
RISK OF ALGAE BLOOMS	HIGH ¹	LOW	LOW	HIGH FOR ELGIN ¹ LOW FOR JAWA

¹ Could be likely to repeat at unknown & unpredictable intervals

² Updated Oct. 27, 2016 for NSMJAWA's proposed Bartlett rate of \$5.40 per 1,000 gallons

³ NSMJAWA willing to finance estimated \$16.9 million of total capital cost of \$33.6 million

⁴ NSMJAWA willing to finance estimated \$7.2 million of total capital cost of \$17.0 million

⁵ Includes Elgin surcharge at 1.25 and estimated DWC buy-in fee (as a rate) – 50-50 alternative assumes 50% from Elgin 50% from NSMJAWA



100% ELGIN

[2ND CONNECTION BUILT UP FRONT]

PROS

- Long established water provider for the Village
- All Bartlett residents would receive same source water
- Estimated capital costs are significantly lower than DWC or NSMJAWA alternatives
- Elgin supply alternative is independent of City of Chicago control of water supply and water rates

CONS

- 2nd Connection Point has not been confirmed by Elgin – Capital cost for 2nd connection are based on an assumed connection point
- Fox River source is believed to be more susceptible to algae blooms than Lake Michigan water - Algae blooms are likely to repeat at an unknown and unpredictable frequency - Occurrences may be dependent on climate conditions
- Elgin does not have an ordinance limiting rate increases



100% NSMJAWA

PROS

- No buy-in fee under the proposed contract sales to Bartlett
- Lake Michigan water is believed to be less susceptible to algae blooms than Elgin Fox River water
- Estimated capital costs are lower than the DWC alternative
- NSMJAWA proposed rate for Bartlett of **\$5.40** per 1,000 gallons is within a **+1.7% to -6.1%** range of the “effective rates” that NSMJAWA’s members paid in 2016²
- All Bartlett residents would receive same source water
- Current City ordinance limits future rate increases to NSMJAWA
- The location of NSMJAWA’s existing infrastructure potentially allows for staged construction [an initial 50% connection followed by a second connection for 100% supply]¹
- **NSMJAWA is willing to finance the NSMJAWA capital improvements needed to supply Bartlett²**
- **NSMJAWA’s membership is governed by only their (municipal) members²**
- **For the 100% NSMJAWA alternative, Bartlett would have 2 separate transmission mains connected to NSMJAWA²**

CONS

- Village would not be a voting member of NSMJAWA
- NSMJAWA has outstanding debt obligations
- Chicago could change City’s ordinance that limits rate increases



¹ Comment received from NSMJAWA review of presentation

² Revised from information received from NSMJAWA after Oct. 26, 2016 NSMJAWA Executive Committee Meeting

100% DuPAGE WC

PROS

- Village would become a voting member of DWC
- Lake Michigan water is believed to be less susceptible to algae blooms than Elgin Fox River water
- DWC current rate plus estimated buy-in fee (as a rate) is **\$0.22** less than NSMJAWA proposed selling rate and **\$0.47** less than Elgin's current rate (at 1.25 multiplier)²
- DWC has indicated they would be open to considering a pro-rated buy-in fee over 30-years at 0% (would require DWC Board approval)
- All Bartlett residents would receive same source water
- Current City ordinance limits future rate increases to DWC
- Bartlett would pay same rate as all other DWC members
- DWC has indicated they have no outstanding debt
- DWC completed engineering plans in 2004 for TW3 feeder main that may be a useful base for the design of the DWC connection main
- DWC has largest customer base (fixed costs are spread over more users)¹

CONS

- Only alternative that requires a buy-in fee
- Alternative with highest estimated capital cost
- Long distance connection
- Chicago could change City's ordinance that limits rate increases



¹ Comment received from DWC review of presentation

² Revised from information received from NSMJAWA after Oct. 26, 2016 NSMJAWA Executive Committee Meeting

50-50 ELGIN-NSMJAWA

PROS

- Village would have two independent sources of water
- Lowest estimated capital cost alternative
- Makes use of existing Lake Street Pump Station Elgin connection
- Eliminates 2nd Elgin connection and the uncertainty of the connection point location
- Extends the time period before Elgin needs to upgrade water treatment plant
- NSMJAWA portion of supply is currently subject to City's rate increase limitation ordinance
- **NSMJAWA is willing to finance the NSMJAWA capital improvements needed to supply Bartlett¹**
- **NSMJAWA's membership is governed by only their (municipal) members¹**

CONS

- Village residents would NOT all receive same source water
- Part of Village receiving Elgin Fox River water is believed to be more susceptible to effects from algae blooms
- A reduction of Elgin's multiplier would NOT be anticipated
- Village would not be a member of NSMJAWA
- NSMJAWA has outstanding debt obligations

¹ Revised from information received from NSMJAWA after Oct. 26, 2016 NSMJAWA Executive Committee Meeting



NOTES FOR NOVEMBER 3, 2016

-- SEC DISCLAIMER TO BE PROVIDED --

1. Rates were calculated for **Annual Volume of Purchased Water at 3.2 MGD average day and 3.9 MGD average day**. The most recent years' Annual Volume of Purchased Water has been relatively stable around 3.2 MGD average day. Prior rate calculations assumed 3.9 MGD water purchase for 2019.
2. **Base Water Purchase Rates and Water Purchase Inflation Values** were updated for a base year of 2016 and the current water rates charged by Elgin, JAWA and DWC. Inflation values for the (low) and (high) bracketing were used at 2% and 5% to reflect the City's ordinance that applies to Lake Michigan providers' of either CPI or 5% maximum. Over the past few years Elgin has held rates stable therefore the same 2% to 5% inflation bracket was used for Elgin's rate increases.
3. **Elgin Multiplier** was not changed from previous assumptions; 1.15 for the 100% Elgin Alternative and 1.25 for the 50-50 Alternative.
4. **Capital Cost**. All Alternatives include storage costs for 3.0 Million Gallons of ground storage and 1.0 Million Gallons of elevated storage. The base cost estimate year (2014) was not changed and the projected construction year (2018) was not changed. The previous assumed inflation factor of 3.5% was not changed. The cost for the Lake Street Pump Station upgrade was increased from \$275,000 to \$550,000 consistent with the most recent estimates for those improvements.
5. **Transmission Main for 2nd Elgin Connection** was assumed to be at Route 25 and Bluff City Blvd consistent with previous assumptions and rate estimates. Elgin has not verified the assumed 2nd connection location. A longer transmission main, if required, will increase the estimated rate projections for the 100% Elgin Alternative.
6. **Debt Service Cost**. The parameters provided by the Village (20-year term, 6% interest) were used to estimate annual debt repayments.
7. **WRT Early Termination**. \$475,000 was used for all alternatives.
8. **Storage Volume** has not been adjusted to reflect if the older tanks (Kent & Oneida) are to be decommissioned.
9. **O&M Cost** (without water purchase) have remained at a value of \$2.9 million for all alternatives for 2019.
10. **DWC Buy-In Fee** was assumed to be pro-rated over 30 years at 0% interest.
11. **NSMJAWA Financing and Repayment of NSMJAWA capital costs were calculated using same term and interest rate for debt service cost as listed in Note 6.**



NOTES FROM JANUARY 5, 2016

-- SEC DISCLAIMER TO BE PROVIDED --

100% Elgin – [Near Term – Phasing out Wells]:

- ¹ 2019 Elgin Water Purchase assumed at average of 3.0 million gallons per day (MGD).
- ² Range for Elgin 2019 Residential Rate (before surcharge) calculated at 3.4% - 4.6% annual increases from 2014 actual residential rate reflecting the "10 year" and "life of contract" average annual rate increases respectively.
- ³ Elgin Surcharge Multiplier assumed at 1.15 for an average purchase of 3.0 MGD as shown on the Elgin Surcharge Multiplier Chart.
- ⁴ Capital Cost (to 2019) of 100% Elgin – [Near Term – Phasing out Wells] Alternative is estimated at \$5.7 million in \$2014 from facilities and costs discussed and presented at the 2014 Board Presentations and in the 2014 Potable Water Study report.
- ⁵ \$2014 Capital Cost inflated to \$2018 at 3.5% per year
- ⁶ Debt service costs for capital costs estimated as 20 year loan repayment at 6% annual interest.
- ⁷ Bartlett 2019 Water Fund Operating Cost (not including water purchase cost) estimated at \$2.9 million.
- ⁸ Rate calculations assume that 85% of water purchased is billed.

100% Elgin – [2nd Connection Built Up Front]:

- ⁹ 2019 Elgin Water Purchase assumed at average of 3.9 million gallons per day (MGD).
- ¹⁰ Range for Elgin 2019 Residential Rate (before surcharge) calculated at 3.4% - 4.6% annual increases from 2014 actual residential rate reflecting the "10 year" and "life of contract" average annual rate increases respectively.
- ¹¹ Elgin Surcharge Multiplier assumed at 1.15 for an average purchase of 3.9 MGD as shown on the Elgin Surcharge Multiplier Chart.
- ¹² Capital Cost (to 2019) for 100% Elgin – [2nd Connection Built Up Front] Alternative is estimated at \$18.5 million in \$2014 from facilities and costs discussed and presented at the 2014 Board Presentations and in the 2014 Potable Water Study report.
- ¹³ \$2014 Capital Cost inflated to \$2018 at 3.5% per year
- ¹⁴ Debt service costs for capital costs estimated as 20 year loan repayment at 6% annual interest.
- ¹⁵ Bartlett 2019 Water Fund Operating Cost (not including water purchase cost) estimated at \$2.9 million.
- ¹⁶ Rate calculations assume that 85% of water purchased is billed.

100% NSMJAWA:

- ¹⁷ 2019 NSMJAWA Water Purchase assumed at average of 3.9 million gallons per day (MGD).
- ¹⁸ Per NSMJAWA 6/22/15 presentation to Bartlett, NSMJAWA proposes a water selling rate of \$5.60 per 1,000 gallons to Bartlett through Year 2016.
- ²⁰ Per NSMJAWA 6/22/15 presentation to Bartlett, City of Chicago Ordinance currently limits Chicago rate increases to NSMJAWA to the lessor of the Consumer Price Index or 5%. It is assumed that NSMJAWA future rate increases to Year 2019 to Bartlett would be at the same % rate increase that City of Chicago imparts to NSMJAWA.
- ²¹ NSMJAWA selling rate to Bartlett projected to 2019 rates using (as indicated in Note 20):
 - 2% average annual increases representative of current CPI values, and
 - 5% per upper limit.
- ²² Capital Cost of Alternative 4 is estimated at \$29.9 million in \$2014.

- Board Presentations and in the 2014 Potable Water Study report, and \$16.9 million for JAWA's facilities from JAWA's estimates in the NSMJAWA 6/22/15 presentation to Bartlett.

- ²³ \$2014 Capital Cost inflated to \$2018 construction costs at 3.5% per year
- ²⁴ O&M Base Costs and predicted inflation to 2019 estimated at \$2.9 million (without water purchase cost) as presented in 2014
- ²⁵ Debt service costs for capital costs estimated as 20 year loan repayment at 6% annual interest.
- ²⁶ Rate calculations assume that 85% of water purchased is billed.

New Alternative – 50/50 Elgin/NSMJAWA – (New Alternative Proposed By NSMJAWA):

- ²⁷ NSMJAWA proposed a new Alternative during the 6/22/15 presentation to Bartlett that would be a combined Elgin and NSMJAWA supply for Bartlett. The Table values assume 50% of Bartlett's supply would be from Elgin and 50% would be from NSMJAWA. The Elgin/NSMJAWA Alternative would require a new agreement with Elgin and an agreement with NSMJAWA
- ²⁸ 2019 Combined Elgin/NSMJAWA Water Purchase assumed at average of 3.9 million gallons per day (MGD).

- ²⁹ Per NSMJAWA 6/22/15 presentation to Bartlett, NSMJAWA's proposed water selling rate is \$5.60 per 1,000 gallons to Bartlett through Year 2016.

- ³⁰ Per NSMJAWA 6/22/15 presentation to Bartlett, City of Chicago Ordinance currently limits Chicago rate increases to JAWA to the lessor of the Consumer Price Index or 5%. It is assumed that NSMJAWA future rate increases to Year 2019 to Bartlett would be at the same % rate increase that City of Chicago imparts to NSMJAWA.

- ³¹ NSMJAWA selling rate to Bartlett projected to 2019 rates using (as indicated in Note 30):

- 2% average annual increases representative of current CPI values, and
- 5% per upper limit.
- ³² Elgin selling rate to Bartlett projected to 2019 rates using
 - 1.25 Surcharge Multiplier and 3.4% average annual increases (see Note 10 and Elgin Surcharge Multiplier Chart), and
 - 1.25 Surcharge Multiplier and 4.6% average annual increases (see Note 10 and Elgin Surcharge Multiplier Chart)

- ³³ Capital Cost of the 50/50 Alternative is estimated at \$13.0 million in \$2014:

- \$5.8 million for Bartlett's facilities from the facilities and costs from values used for facilities in the 2014 Board Presentations and in the 2014 Potable Water Study report, and
- \$7.2 million for NSMJAWA's facilities from NSMJAWA's estimates in the NSMJAWA 6/22/15 presentation to Bartlett.

- ³⁴ \$2014 Capital Costs inflated to \$2018 construction costs at 3.5% per year

- ³⁵ O&M Base Costs and predicted inflation to 2019 estimated at \$2.9 million (without water purchase cost) as presented in 2014

- ³⁶ Debt service costs for capital costs estimated as 20 year loan repayment at 6% annual interest.

- ³⁷ Rate calculations assume that 85% of water purchased is billed.

- ³⁸ Elgin's engineering consultant EEI, performed an independent review of the 2019 rate projections for the 100% Elgin, 100% NSMJAWA, and 50-50 Alternatives and reported to be a "very close" match of the projected rates.

- \$13.0 million for Bartlett's facilities and costs discussed and presented at the 2014

WATER TRANSMISSION MAINS ASSUMED FOR ALTERNATIVES

**ELGIN ALT. -
BARTLETT
TRANSMISSION
MAIN 11,600'
NEW MAIN AND
UPSIZING**

**SCHEMATIC
NSMJAWA
SUPPLY MAIN**

**ELGIN 2ND
CONNECTION**

**LAKE MICHIGAN
CONNECTION**

**NEW
NSMJAWA
BOOSTER
PUMP
STATION**

**NSMJAWA
ALT. -
AGENCY
MAIN
21,500'**

**DWC ALT. - AGENCY MAIN 24,500'
[EXTENDS SOUTH TO NORTH AVE.]**

- Legend**
- Well
 - Elgin Pump Station
 - Bartlett
 - Elgin
 - DuPage Water Commission (DWC)
 - Northwest Suburban Municipal JAWA