

**VILLAGE OF BARTLETT**

**COMMITTEE AGENDA**

**FEBRUARY 21, 2017**

**PLANNING & ZONING**

2250-2260 Southwind Blvd.

**PUBLIC WORKS**

Water and Sewer Rates

**EXECUTIVE SESSION**

To Discuss Personnel  
Pursuant to Section 2(c)1 of the Open Meetings Act



# Agenda Item Executive Summary

Item Name 2250-2260 Southwind Blvd. Committee or Board Committee

## BUDGET IMPACT

Amount: N/A Budgeted N/A

List what fund N/A

## EXECUTIVE SUMMARY

The Petitioner is requesting a Site/PUD Plan Amendment and Special Use Permit to allow outdoor storage at an existing office building located at the northeast corner of Rt. 25 and Southwind Boulevard (south of West Bartlett Road).

## ATTACHMENTS (PLEASE LIST)

CD Memo, Application, Location Map, Previously Approved Site Plan, Amended Site/PUD Plan and Landscape Plan

## ACTION REQUESTED

- For Discussion Only - To discuss the Petitioner's requests and forward to the Plan Commission for further review and to conduct the required public hearing.
- Resolution
- Ordinance
- Motion

Staff: Jim Plonczynski, Com Dev Director Date: February 10, 2017

COMMUNITY DEVELOPMENT MEMORANDUM

17-19

DATE: February 10, 2017  
TO: Paula Schumacher, Acting Village Administrator  
FROM: Jim Plonczynski, Community Development Director  
RE: **(#16-12) 2250-2260 Southwind Boulevard**

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**PETITIONER**

Dean Kelley on behalf of 2250-60 Southwind, LLC

**SUBJECT SITE**

2250-2260 Southwind Boulevard, (Northeast corner of Rt. 25 and Southwind Boulevard)

**REQUESTS**

Site/PUD Plan Amendment and a Special Use Permit for an Outdoor Storage Yard

**SURROUNDING LAND USES**

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
<b>Subject Site</b>	<b>Office Building</b>	<b>Mixed Use Business Park</b>	<b>PD</b>
North	Vacant	Commercial	PD
South	Koehler Fields	Open Space	P-1
East	Vacant/Single Family	Mixed Use Business Park/	PD/SR-4 PUD
West	Vacant	Commercial*	M-P**

(\*South Elgin)

(\*\*Master Planned Dev District – South Elgin)

**ZONING HISTORY**

The subject property was **annexed** to the Village in 1988 and zoned PD (Planned Development) by Ordinances 1988-58 & 1988-59 (Ordinances Annexing and Rezoning the Mineral and Land Resources Property to the Village of Bartlett and Granting a Special Use for its Development.) All development within this area follows the approved Annexation Agreement (Ordinance #2001-50) for the Kenyon and Weberpal Properties and the Second Amended Annexation Agreement for the Bluff City Property.

The original **Site Plan** for the existing office building was approved by Ordinance #2000-72 (An Ordinance Approving the Site Plan for the Bluff City Office Building) on July 18, 2000.

## **DISCUSSION**

1. The Petitioner is requesting a Site/PUD Plan Amendment for their existing office building to move one of their existing companies, Benchmark, to the lower level garage area and to create an outdoor storage yard for this user. The existing office building and proposed outdoor storage yard would encompass approximately 4.2 acres of the total five (5) acre site.
2. A Special Use Permit is also being requested for the outdoor storage yard for Benchmark's construction equipment. All repair work on the equipment would take place inside the garage area of the existing building. Benchmark would utilize the existing access drive east of the office building for both ingress and egress.
3. A six (6') foot high berm is proposed along the east property line which will wrap westward along the south to screen the outdoor storage area from adjacent properties and the public right-of-way. The berm would contain a solid six (6) foot high PVC fence along the west edge of the top of the berm with landscaping, primarily evergreens and maples, planted east of the fence along the entire portion of the berm.
4. The storage area would consist of asphalt grindings temporarily for two years (similar to other businesses in the Brewster Creek Business Park) and then would be paved as required in the Building Code to minimize the dust, dirt and debris normally associated with construction equipment.
5. General hours of operation for Benchmark would be from 7:00 a.m. until 5:00 p.m. weekdays.
6. The outdoor storage area would be approximately 375 feet from the single family homes under construction in the Bartlett Pointe West Subdivision located east of this property.
7. Engineering plans are currently being reviewed by the Staff.

## **RECOMMENDATION**

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



**ABBOTT LAND AND INVESTMENT CORP.**  
Commercial and Industrial Real Estate

November 22, 2016

**SENT VIA HAND DELIVERY**

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

RE: 2250-60 Southwind, LLC

Dear Village President and Board of Trustees,

The following is a summary of our request for a Special Use for Outside Storage and Amendment to our Site Plan for our existing office building located at 2250-60 Southwind Blvd. in Bartlett.

Our request is for a Special Use and Site Plan Amendment to create a storage yard to be used by the occupants of the 2250-60 Southwind building. One of the principal tenants, Benchmark Construction Company, owns part of the building and has been an occupant since it was constructed approximately 15 years ago. Benchmark is an underground construction contractor, and has a need for storage of construction equipment related to its business. In addition, Benchmark maintains a shop within the building and will repair its equipment inside (there would be no repairs made outside). The yard will be used for the storage of construction materials (manholes, concrete structures, pipe) and equipment (primarily trucks and backhoes).

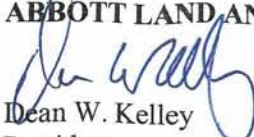
The yard will be screened on the north by an existing landscaped berm that is about 10' higher than yard grade, to the east by a berm approximately 6 feet in height with landscaping on top of that berm, and to the south by an extension of that berm and concentrated landscaping. Please refer to the attached landscaping plans that show the proposed plantings, a fence, and the progressive height of landscaping over time.

This outside storage use is ancillary to the operation but is essential to Benchmark's business. Justification for the special use is outlined in the responses to the Findings of Fact required for special uses.

Please note that the property owned by 2250-60 Southwind, LLC is 5.0 acres in total. The approximate area of use with this expanded area for a yard and berm is approximately 4.2 acres. At the time we develop the property directly east of this site, we will take the extra 0.8 acres from the subject 5.0 acre parcel and consolidate it with the adjoining land to the east and obtain a plat of subdivision if that is required.

We look forward to presenting this request to the Planning Commission and Board. Thank you for your consideration.

Sincerely,  
**ABBOTT LAND AND INVESTMENT CORPORATION**

  
Dean W. Kelley  
President

Enclosures

2250 SOUTHWIND BOULEVARD ■ BARTLETT, IL 60103  
630-497-9440 ■ FAX 630-497-3477

**RECEIVED  
COMMUNITY DEVELOPMENT**

**NOV 22 2016**

**VILLAGE OF  
BARTLETT**



# VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only  
 Case # 16-12  
 RECEIVED  
 COMMUNITY DEVELOPMENT  
 (Village of Bartlett)  
 NOV 22 2016  
 VILLAGE OF  
 BARTLETT

**PROJECT NAME** 2250-60 Southwind, LLC Storage Yard

**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

**Preferred Method to be contacted:** See Dropdown

**PROPERTY OWNER INFORMATION**

**Name:** 2250-60 SOUTHWIND, LLC

**Street Address:** 2250 SOUTHWIND BLVD.

**City, State:** BARTLETT, IL

**Zip Code:** 60103

**Phone Number:** 630-497-9440

**OWNER'S SIGNATURE:** *Dean W. Kelley*

**Date:** 11/22/2016

**(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): AMENDMENT - FOR STORAGE
  - Unified Business Center Sign Plan
  - Other (please describe) \_\_\_\_\_
- Text Amendment
  - Rezoning \_\_\_\_\_ to \_\_\_\_\_
  - Special Use for: OUTSIDE STORAGE
  - 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: 2250-60 Southwind Blvd., Bartlett, IL 601033

Property Index Number ("Tax PIN"/"Parcel ID"): Partial 06-36-400-026;Partial 06-36-400-044

Zoning: Existing: PD   
(Refer to Official Zoning Map)

Land Use: Existing: OFFICE/INDUSTRIAL

Proposed: PD

Proposed: OFFICE/INDUSTRIAL

Comprehensive Plan Designation for this Property: MIXED USE BUS PK   
(Refer to Future Land Use Map)

Acreage: 50 acres

**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** 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

## **FINDINGS OF FACT (Standards)**

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

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

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

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

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

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



## FINDINGS OF FACT FOR SITE PLANS

Both the Plan Commission and Village Board must decide if the requested Site Plan meets the standards established by the Village of Bartlett Zoning Ordinance.

The Plan Commission shall make findings based upon evidence presented on the following standards: **(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the Plan Commission and Village Board to review.)**

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

The building and perimeter areas were originally constructed approximately 15 years ago as a permitted use in the PD district. This request is a simple modification to that permitted use to allow for a special use within the district.

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

The building, off-street parking, access, lighting, landscaping, and drainage are compatible with adjacent land uses. The only change is the addition of landscaping and screening for an outdoor storage area that has been modified from the original site plan. All drainage ways will comply with the original drainage flows contemplated and prepared by Mackie Consultants, LLC.

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

The vehicular access for ingress and egress will remain the same as the original approved site plan.

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

The site plan will continue to provide for safe movement of pedestrians within the site and around the perimeter. There are no changes to the plan.

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)

We are proposing additional landscaping on the far east end of the site plan to screen outside storage activities. All other plantings within the interior and around the perimeter (including the public right-of-way) will remain.

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

The outdoor storage areas will be screened with a landscaping berm six feet in height and a vinyl-coated chain-link fence on top of the berm. In addition, there will be substantial plantings of trees that will provide for visual relief and further screening. It should also be noted that on the north end of the storage area there is an existing berm that is approximately ten feet higher than the finished grade of the storage area.

## FINDINGS OF FACT FOR SPECIAL USES

### Office Building

1. The proposed Special Use for outside storage of equipment is ancillary to one of the primary operating businesses within the 2250-60 Southwind building, Benchmark Construction. Benchmark is an underground contractor and is an owner of the building that was originally constructed approximately 15 years ago to initially establish the development in the Southwind Business Center. The equipment stored will be construction equipment that will be periodically repaired inside in the building. This will reduce the environmental and actual costs of transportation by consolidating yard and repair operations.
2. The Special Use will not, under the circumstances, be detrimental to the health, safety, morals, or general welfare of the persons residing or working in the vicinity or be injurious to the property value or improvements in the vicinity. The storage use is directly east of the building and will be screened substantially by berms on the north, east, and south ends. In addition to the berms there will be landscaping that will include a number and variety of trees that will provide for natural screening that improves over time. The yard will also be fenced with a vinyl-coated chain-link fence that will be aesthetically pleasing. In addition, there will be planned buildings to the east, north and northeast that would further block yard operations from the public's view.
3. The Special Use will conform to the regulations and conditions as specified for such use and we agree that those conditions will be made part of the formal authorization granted by the Village Board of Trustees. The Special Use will adhere to applicable Village Ordinances and requirements.

RECEIVED  
COMMUNITY DEVELOPMENT

OCT 07 2016

VILLAGE OF  
BARTLETT

**ACKNOWLEDGEMENT**

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

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

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

SIGNATURE OF PETITIONER: 

PRINT NAME: Dean W. Kelley

DATE: 11/22/2016

**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.

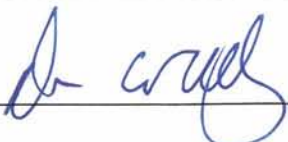
NAME OF PERSON TO BE BILLED: 2250-60 SOUTHWIND, LLC

ADDRESS: 2250 SOUTHWIND BLVD.

BARTLETT, IL 60103

PHONE NUMBER: 630-497-9440

EMAIL: dean@abbottland.com

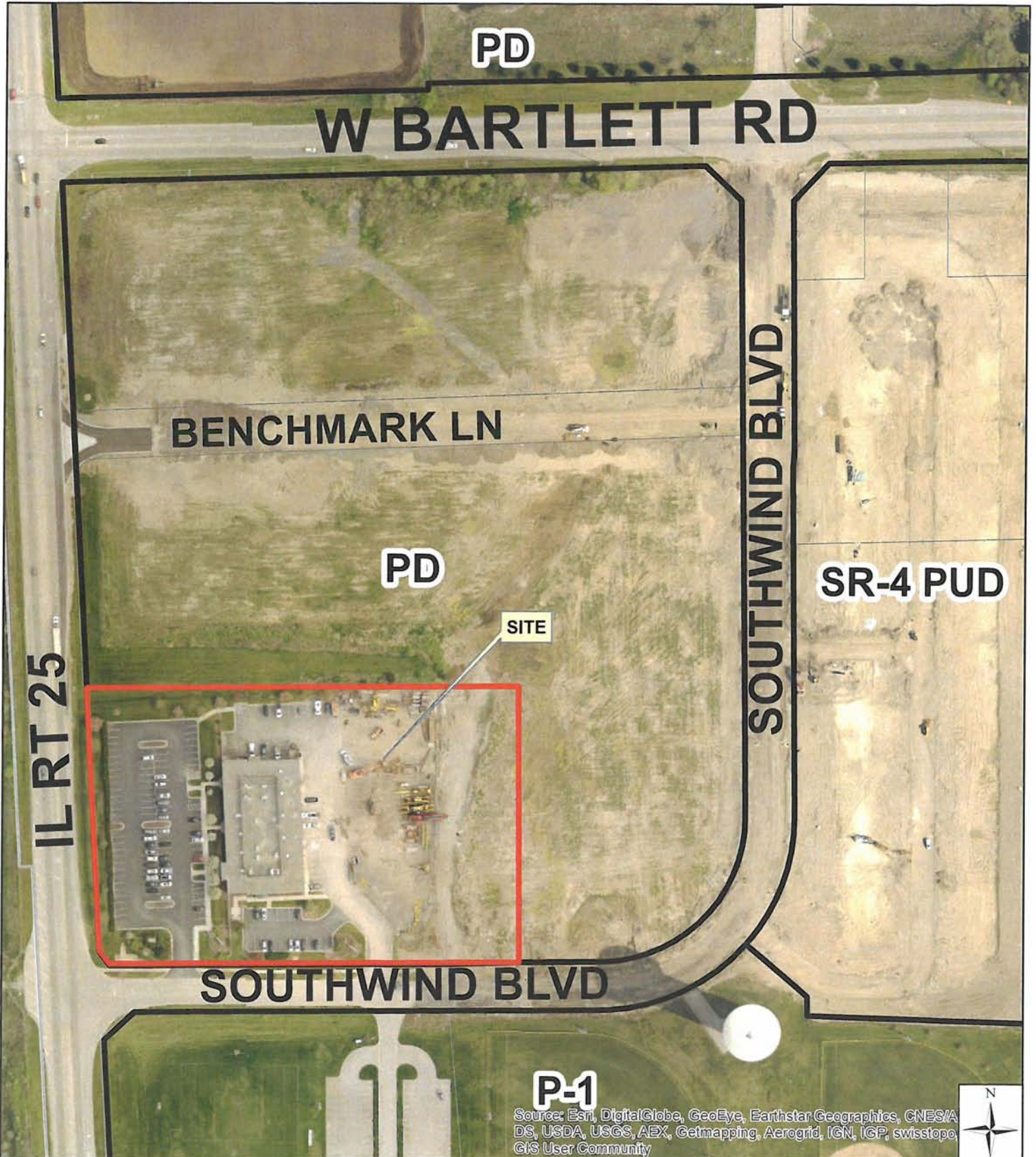
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DATE: 11/22/2016

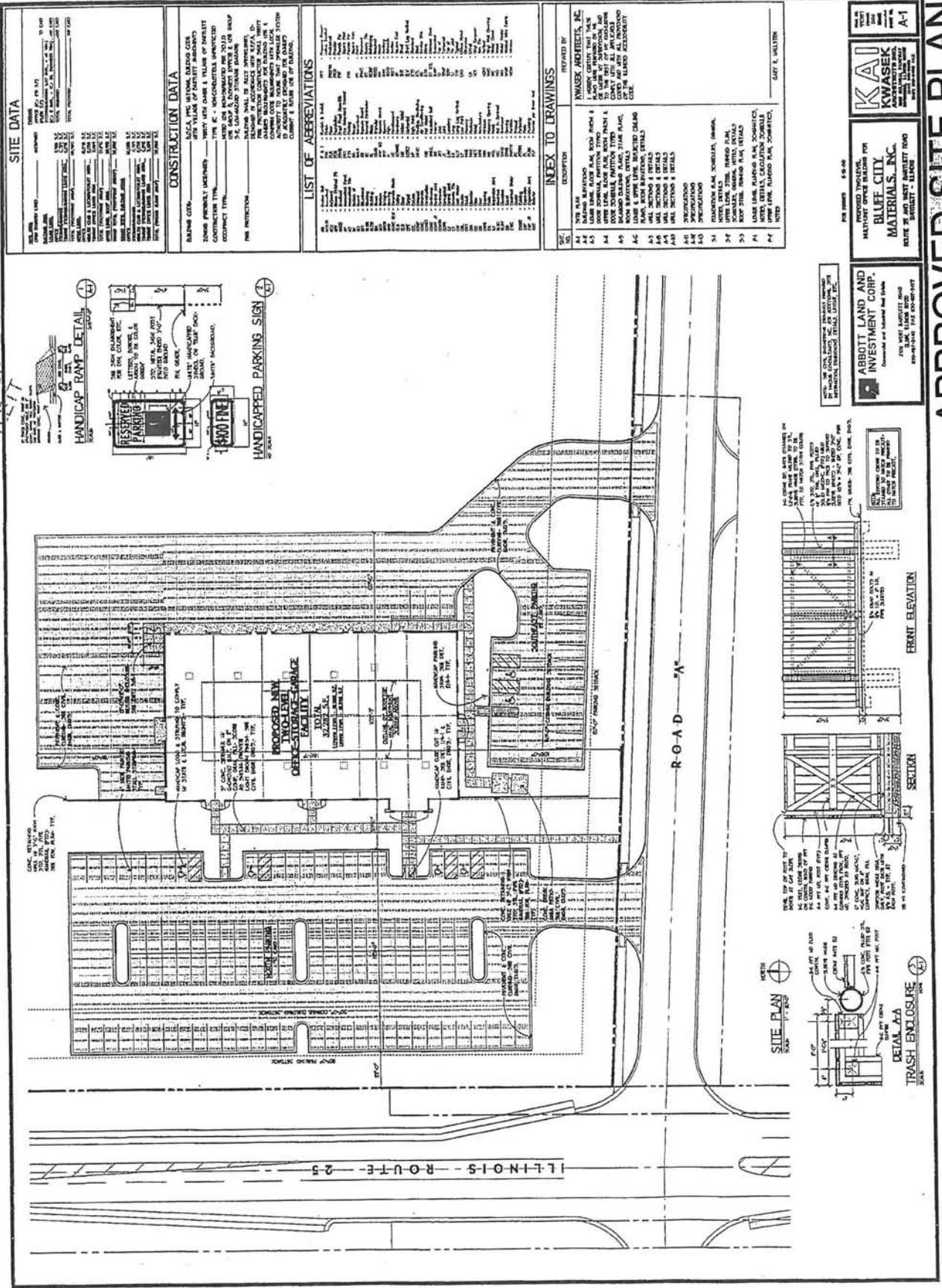
# Case #2016-12

2250-2260 Southwind Blvd.

Site Plan Amendment and Special Use



RECEIVED  
COMMUNITY DEVELOPMENT  
JUL 7 2000  
VILLAGE OF  
BARTLETT



### SITE DATA

OWNER: [REDACTED]  
PROJECT NO.: [REDACTED]  
DATE: [REDACTED]  
SCALE: [REDACTED]  
SHEET NO.: [REDACTED]

### CONSTRUCTION DATA

BASELINE CODE: [REDACTED]  
DESIGN: [REDACTED]  
CONTRACTOR: [REDACTED]  
DATE: [REDACTED]

### LIST OF ABBREVIATIONS

AC	ARCHITECT
CE	CITY ENGINEER
CL	CONTRACT LINES
CO	CONTRACTOR
CP	CITY PLANNING
CS	CITY SUPERVISOR
CT	CITY TOWNSHIP
CU	CITY UTILITIES
DE	DESIGN ENGINEER
DI	DESIGN INSTITUTE
DR	DESIGN REVIEW
EA	ENVIRONMENTAL ARCHITECT
EC	ENVIRONMENTAL CODE
EE	ENVIRONMENTAL ENGINEER
EL	ENVIRONMENTAL LIAISON
EM	ENVIRONMENTAL MAP
EN	ENVIRONMENTAL NOTICE
EP	ENVIRONMENTAL PERMIT
ER	ENVIRONMENTAL REPORT
ES	ENVIRONMENTAL STUDY
ET	ENVIRONMENTAL TEST
EU	ENVIRONMENTAL UTILITY
EV	ENVIRONMENTAL VEHICLE
EW	ENVIRONMENTAL WASTE
EX	ENVIRONMENTAL EXPOSURE
EY	ENVIRONMENTAL YIELD
EZ	ENVIRONMENTAL ZONING
FA	FACTORY ACT
FB	FACTORY BUILDING
FC	FACTORY CODE
FD	FACTORY DESIGN
FE	FACTORY ENGINEER
FF	FACTORY FLOOR
FG	FACTORY GROUND
FH	FACTORY HEIGHT
FI	FACTORY INTERIOR
FJ	FACTORY JUNCTION
FK	FACTORY KITCHEN
FL	FACTORY LAYOUT
FM	FACTORY MATERIAL
FN	FACTORY NORTH
FO	FACTORY OFFICE
FP	FACTORY PLAN
FQ	FACTORY QUANTITY
FR	FACTORY RAMP
FS	FACTORY SIGN
FT	FACTORY TANK
FU	FACTORY UTILITY
FV	FACTORY VEHICLE
FW	FACTORY WASTE
FX	FACTORY EXPOSURE
FY	FACTORY YIELD
FZ	FACTORY ZONING

### INDEX TO DRAWINGS

NO.	DESCRIPTION	REFER TO
1	PROPOSED NEW TWO-LEVEL OFFICE STORAGE GARAGE FACILITY	SEE SHEET A-1
2	RESERVED PARKING	SEE SHEET A-1
3	HANDICAP PARKING SIGN	SEE SHEET A-1
4	HANDICAP RAMP DETAIL	SEE SHEET A-1
5	TRASH ENCLOSURE DETAIL	SEE SHEET A-1
6	FRONT ELEVATION	SEE SHEET A-1
7	SECTION	SEE SHEET A-1

**FOR THE OWNER:**  
[REDACTED]  
[REDACTED]

**FOR THE ARCHITECT:**  
[REDACTED]  
[REDACTED]

**FOR THE ENGINEER:**  
[REDACTED]  
[REDACTED]

**APPROVED SITE PLAN**  
KAI KWASEK ARCHITECTS, INC.  
REGISTERED ARCHITECTS  
ILLINOIS PROFESSIONAL NO. 010-070110  
1200 WEST WASHINGTON STREET  
CHICAGO, ILLINOIS 60604

**APPROVED SITE PLAN**  
ABBOTT LAND AND INVESTMENT CORP.  
270 WEST MADISON ROAD  
BARTLETT, ILLINOIS 60010

**APPROVED SITE PLAN**  
BLUFF CITY MATERIALS, INC.  
ROUTE 95 AND WEST BARTLETT ROAD  
BARTLETT, ILLINOIS 60010

**APPROVED SITE PLAN**  
[REDACTED]  
[REDACTED]

**APPROVED SITE PLAN**  
[REDACTED]  
[REDACTED]

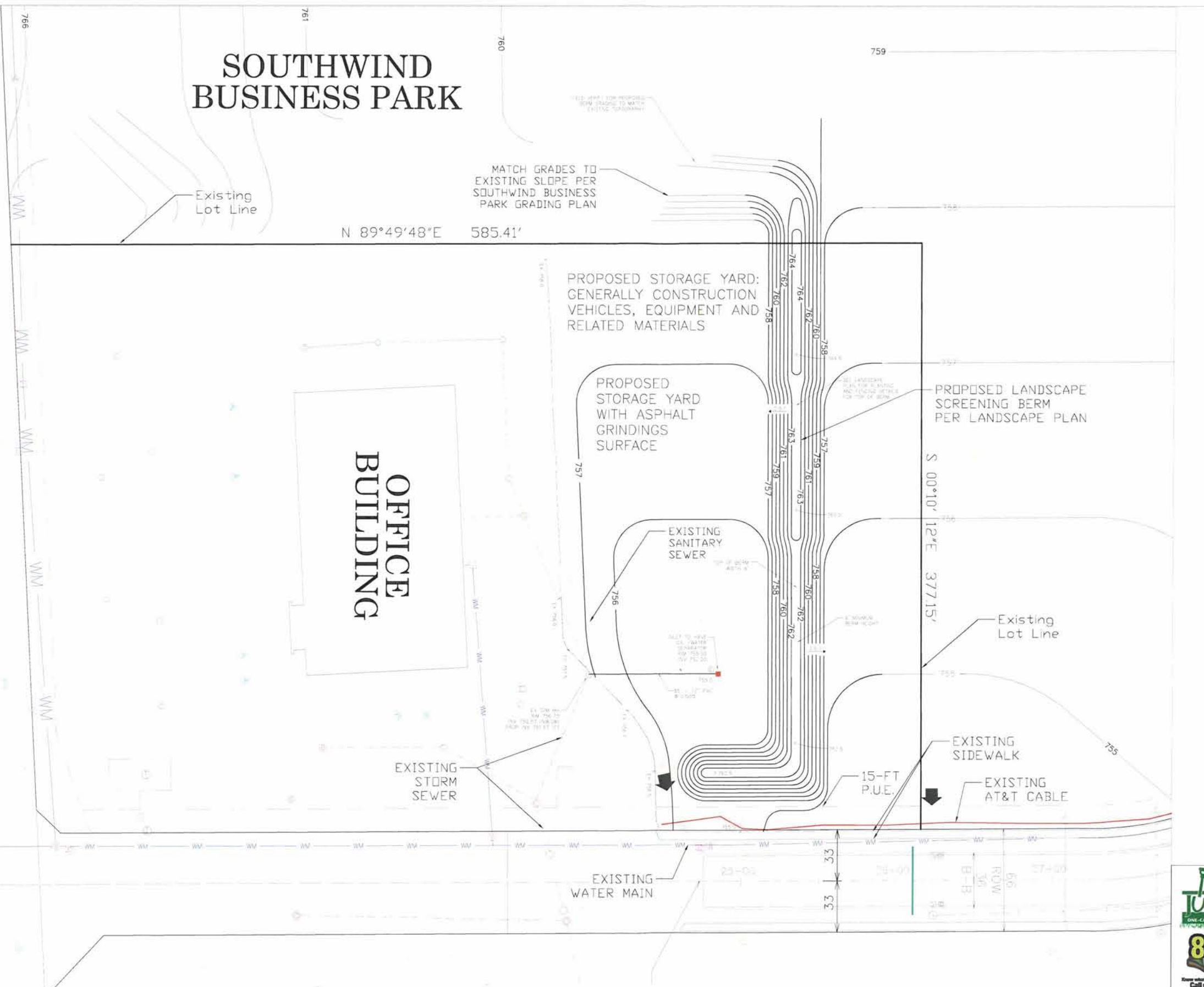
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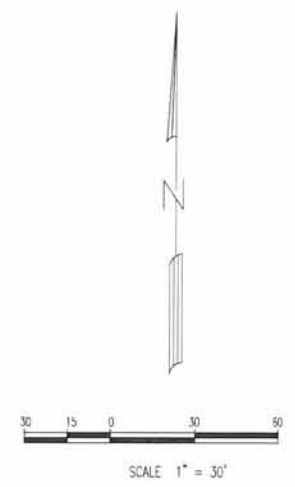
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# SOUTHWIND BUSINESS PARK

ILLINOIS ROUTE 25



	EBM		ELEVATION BENCHMARK
	SET BACK LINE		FIRE HYDRANT WITH WATER VAULT
	STORM SEWER		FIRE HYDRANT
	SEWER		FIRE HYDRANT WITH WATER VAULT
	SANITARY SEWER		FIRE HYDRANT
	WATER MAIN		VALVE VAULT
	POWER POLE		FIRE HYDRANT WITH WATER VAULT
	TELEPHONE POLE		FIRE HYDRANT
	SANITARY SEWER		FIRE HYDRANT WITH WATER VAULT
	STORM SEWER		FIRE HYDRANT
	SEWER		FIRE HYDRANT WITH WATER VAULT
	SANITARY SEWER		FIRE HYDRANT
	WATER MAIN		FIRE HYDRANT WITH WATER VAULT
	POWER POLE		FIRE HYDRANT
	TELEPHONE POLE		FIRE HYDRANT WITH WATER VAULT
	SANITARY SEWER		FIRE HYDRANT
	STORM SEWER		FIRE HYDRANT WITH WATER VAULT
	SEWER		FIRE HYDRANT
	SANITARY SEWER		FIRE HYDRANT WITH WATER VAULT
	WATER MAIN		FIRE HYDRANT
	POWER POLE		FIRE HYDRANT WITH WATER VAULT
	TELEPHONE POLE		FIRE HYDRANT



CALL JULIE 1-800-892-0123 with the following:  
COUNTY: KANE  
CITY: BARTLETT

48 hours before you dig  
Excluding Sat., Sun., and Holidays

NOTIFY ALL UTILITY COMPANIES PRIOR TO BEGINNING CONSTRUCTION FOR THE EXACT LOCATIONS OF THE UTILITIES AND FOR THEIR PROTECTION DURING CONSTRUCTION. IF EXISTING UTILITIES ARE ENCOUNTERED THAT CONFLICT IN LOCATION WITH NEW CONSTRUCTION, IMMEDIATELY NOTIFY THE ENGINEER AND J.U.L.I.E.

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

PREPARED BY	
PREPARED FOR	
DATE	DESCRIPTION OF REVISION
02-09-2017	VILLAGE COMMENTS
01-09-2017	VILLAGE COMMENTS

<input type="checkbox"/> DRAFT	DESIGNED BY:	OWNER:	TBD
<input type="checkbox"/> PERMIT APPLICATION	DRAWN BY:	Proj Type:	Deve
<input type="checkbox"/> APPROVED FOR CONSTRUCTION	APPROVED BY: MSD	Proj #:	3405-4
<input type="checkbox"/> CLIENT APPROVED BY:	DATE:	Folder:	xxx
	4.3.2014	File:	xxx

SCALE:	1=30	NOTICE:	To draw and to construct the quality of work, the contractor shall be responsible for the quality of work and to submit it to the engineer and to be approved by the engineer before construction begins.
		TOLERANCES:	(EXCEPT AS NOTED)

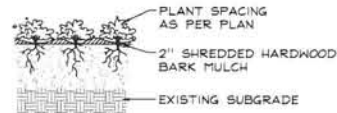
Location  
**Southwind Business Park  
Bartlett, Illinois**

Title  
**PROPOSED STORAGE YARD - SITE PLAN**

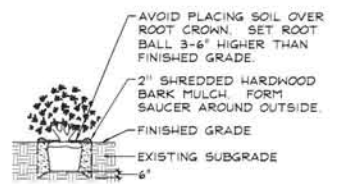
SHEET  
**1**

**1**

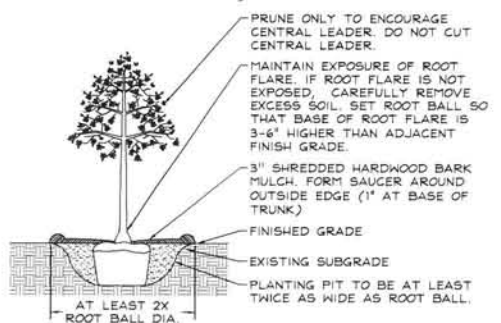
**PLANTING DETAILS**



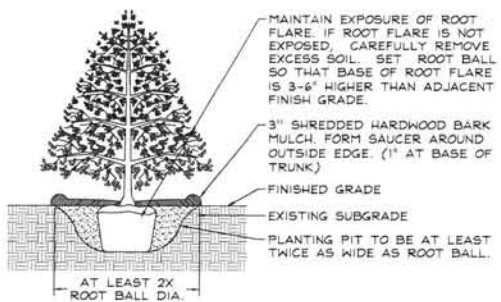
**PERENNIALS AND GROUNDCOVERS**  
NOT TO SCALE



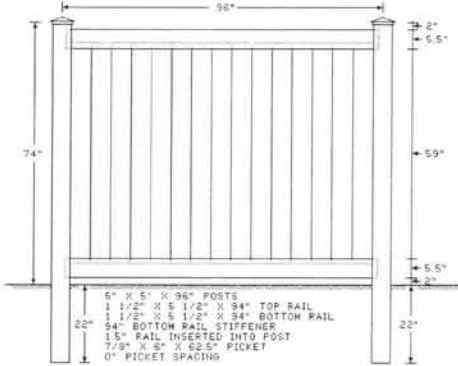
**DECIDUOUS AND EVERGREEN SHRUBS**  
NOT TO SCALE



**DECIDUOUS TREES**  
NOT TO SCALE



**EVERGREEN TREES**  
NOT TO SCALE



**FENCE DETAIL**  
NOT TO SCALE

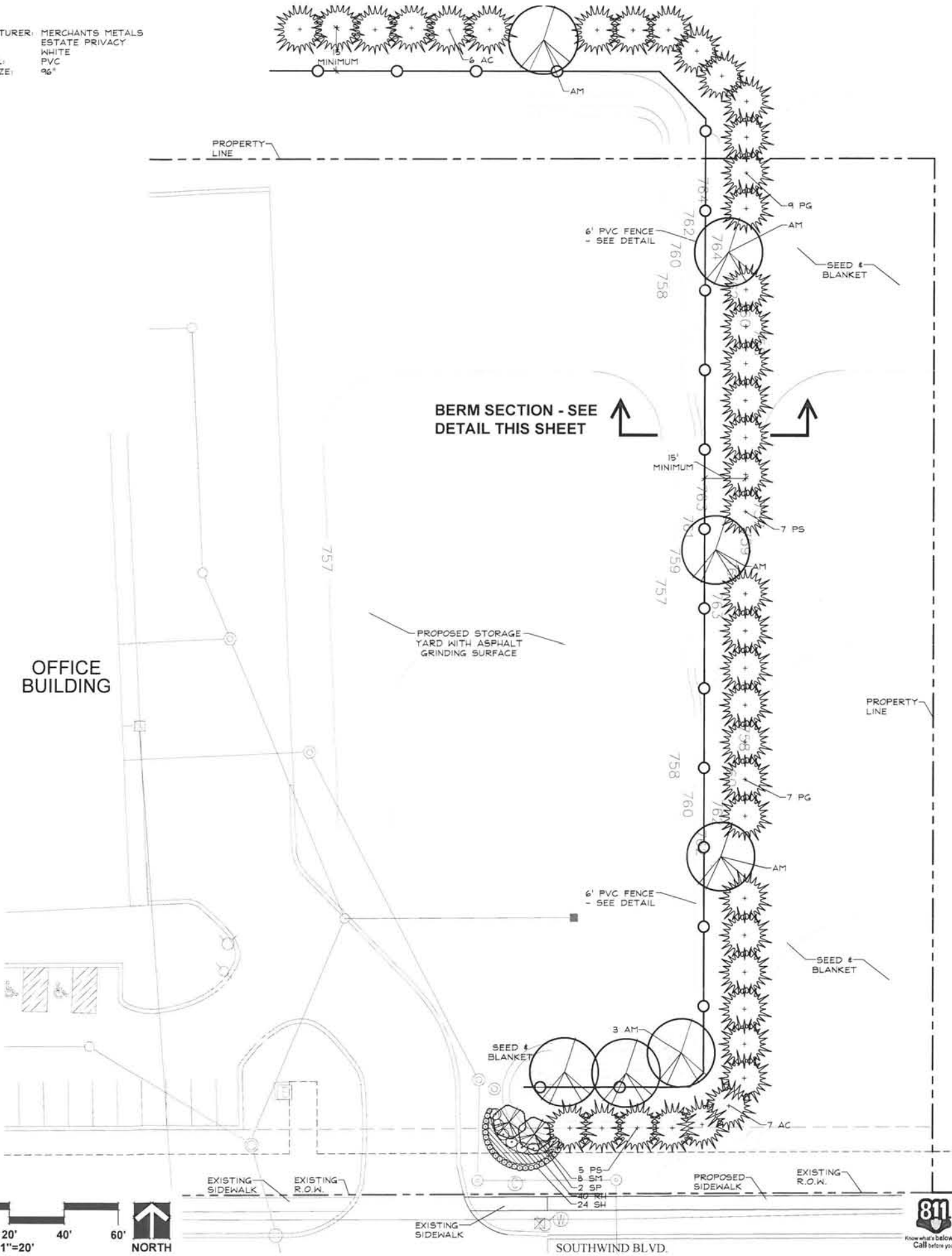
**PLANT LIST**

Key	Qty	Botanical/Common Name	Size	Remarks
<b>SHADE TREES</b>				
AM	7	Acer miyabei 'Morton' STATE STREET MORTON MIYABEI MAPLE	2 1/2" Cal.	
<b>ORNAMENTAL TREES</b>				
SP	2	Syringa perkinsensis 'Morton' CHINA SNOW PEKING LILAC	6' Ht.	Multi-Stem
<b>EVERGREEN TREES</b>				
AC	13	Abies concolor WHITE FIR	8' Ht.	
PG	16	Picea glauca var. densata BLACK HILLS SPRUCE	8' Ht.	
PS	12	Pinus sylvestris SCOTCH PINE	8' Ht.	
<b>DECIDUOUS SHRUBS</b>				
SM	8	Syringa meyeri 'Palabini' DWARF KOREAN LILAC	36" Tall	4' O.C.
<b>PERENNIALS AND ORNAMENTAL GRASSES</b>				
RH	40	Rudbeckia hirta BLACK EYED SUSAN	III	18" O.C.
SH	24	Sporobolus heterolepis PRAIRIE DROPSIDE	III	24" O.C.
<b>MISC. MATERIALS</b>				
	16	SHREDDED HARDWOOD MULCH	C.Y.	
	0.35	SEED & EROSION CONTROL BLANKET	AC.	

**GENERAL NOTES**

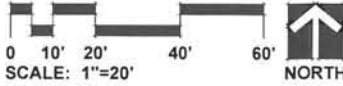
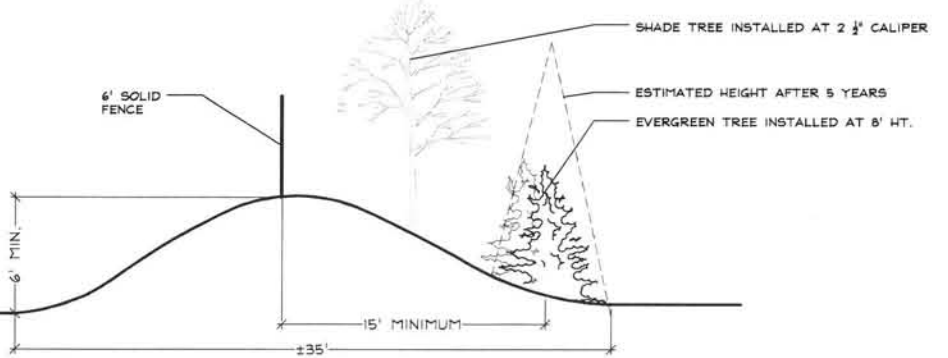
- CONTRACTOR SHALL VERIFY UNDERGROUND UTILITY LINES AND IS RESPONSIBLE FOR ANY DAMAGE.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY VARIANCE.
- MATERIAL QUANTITIES SHOWN ARE FOR CONTRACTOR'S CONVENIENCE ONLY. THE CONTRACTOR 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.

MANUFACTURER: MERCHANTS METALS  
MODEL: ESTATE PRIVACY  
COLOR: WHITE  
MATERIAL: PVC  
PANEL SIZE: 96"



**BERM SECTION - SEE DETAIL THIS SHEET**

**BERM SECTION**  
SCALE: 1"=5'



**GRWA**  
GARY R. WEBER  
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CLIENT:  
**BLUFF CITY MATERIALS, INC**  
2252 SOUTHWIND BLVD  
BARTLETT, IL 60103

**SOUTHWIND BUSINESS PARK**  
BARTLETT, ILLINOIS  
**LANDSCAPE PLAN**

REVISIONS

5	2.10.17
4	1.11.17
3	10.08.16
2	8.18.16
1	6.09.16

DATE: 6.08.16  
PROJECT NO.: BF1601  
DRAWN: GFB  
CHECKED: REQ  
SHEET NO.:



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:

1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. 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:
  1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.
  2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.
  3. Analysis and Standards: Package standard products with manufacturer's certified analysis.

1.3 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 Installer's control.

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.2 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 98/85
  - 15% Cutter Perennial Ryegrass
  - 10% Spartan Hard Fescue
  - 10% Edge Perennial Ryegrass
  - 10% Express Perennial Ryegrass
  - 5% Pennlawn Creeping Red Fescue
- B. Temporary Lawn Seed Mixture - 5 lbs./1,000 sq.ft.
  - 40% Kentucky Bluegrass 98/85
  - 40% Perennial Ryegrass
  - 20% Annual Ryegrass

2.4 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 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 Z60.1 "Standard for Nursery Stock" and as further specified.
- C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees 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 Z60.1 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 size 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 specification requirements 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.

2.7 EROSION CONTROL

- A. Lawn Seed Areas Erosion Control Blanket: North American Green D575, 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. Sodding New Lawns
  1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns.
  2. Till to a depth of not less than 6"; apply soil amendments as needed; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.
  3. Sodded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.
  4. Lay sod within 24 hours from time of stripping.
  5. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.
  6. Water sod thoroughly with a fine spray immediately after planting.
- B. Seeding New Lawns
  1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.
  2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.
  3. 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.
  4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.

5. Sow 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 sowing equal quantity in two directions at right angles to each other.

6. Sow not less than specified rate.

7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.

8. After the seeding operation is completed, spray a wood fiber mulch (Conweb 2000 with tacifier or approved equal) over the entire grassed 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.

E. Groundcover and Perennial Beds

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

F. Trees and Shrubs

1. Set balled and burlapped (B&B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.
3. Mulch pits, trenches and planted areas. Provide not less than 2" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.
4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.
5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.
6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 INITIAL MAINTENANCE

- A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.
- B. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.
- C. Compensatory Storage and Native Planting areas are to be mowed only once per spring during the initial three year establishment period.



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SOUTHWIND BUSINESS PARK  
BARTLETT, ILLINOIS  
LANDSCAPE SPECIFICATIONS

5	2.10.17
4	1.11.17
3	10.08.16
2	8.16.16
1	6.09.16
REVISIONS	

DATE 6.08.16  
PROJECT NO. BF1601  
DRAWN GFB  
CHECKED REC  
SHEET NO.





## Agenda Item Executive Summary

Item Name      Water & Sewer Rates      Committee  
or Board      Committee

### BUDGET IMPACT

Amount:	TBD	Budgeted	TBD
---------	-----	----------	-----

List what fund	Water & Sewer Funds
----------------	---------------------

### EXECUTIVE SUMMARY

In the past, water and sewer rates were reviewed every two years to determine the adequacy of revenues to meet operating expenses, capital improvement needs, and maintain minimum fund balances. Water rates were last increased over five years ago on January 1st 2012 by 13% and sewer rates were last increased on May 1st 2012 by 9%. Rate increases were not needed and had been held off as the water source discussions progressed. With the recent approval of the DuPage Water Commission agreements, Devon Excess Flow Facility Violation, and the approved Capital Budget, the operating revenues do not cover the upcoming capital projects therefore we are proposing a rate increase that would start on May 1, 2017.

This increase is consistent with what Christopher B. Burke Engineering, Ltd. presented over the past year during the water discussions. Rates will need to be adjusted again as engineering and loan payment plans are finalized in the future for infrastructure improvements associated with the DuPage Water transition and the wastewater treatment plants.

### ATTACHMENTS (PLEASE LIST)

- Memo
- Rates Comparison (Current & w/Increase)
- Water & Sewer Fund Balance Projections

Staff:      Dan Dinges, Public Works Director

Date:      February 14, 2017

# Village of Bartlett Finance Department Memo 17-01

**DATE:** February 14, 2017

**TO:** Paula Schumacher, Acting Village Administrator

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

**SUBJECT:** Water and Sewer Rates

In the past, water and sewer rates were reviewed every two years to determine the adequacy of revenues to meet operating expenses, capital improvement needs, and maintain minimum fund balances. Water rates were last increased over five years ago on January 1<sup>st</sup> 2012 by 13% and sewer rates were last increased on May 1<sup>st</sup> 2012 by 9%. Rate increases were not needed and had been held off as the water source discussions progressed. With the recent decision to go with the DuPage Water Commission for water and the approved Capital Budget, the operating revenues do not cover the upcoming capital projects, therefore we are proposing a rate increase that would start on May 1, 2017. For the last two years, cash reserves have been used for infrastructure improvements. The Water Fund balance on April 30, 2017 is estimated to be about \$2,148,604 or \$486,650 over the minimum policy balance of 25% of operating expenses and the Sewer Fund balance is estimated to be about \$709,332 or \$116,370 below the minimum policy balance of 25% of operating expenses. The rate increases proposed in this memo include a portion of the engineering costs for the Lake Michigan water transition and WWTP improvements. Rates will need to be adjusted again as engineering and loan payment plans are finalized in the future for infrastructure improvements associated with the DuPage Water transition and the wastewater treatment plants.

**Water Charges**

Based on the Water projects approved in the Capital Budget, a 20% increase in the water rate is proposed. Engineering costs related to the Lake Michigan water transition are expected to be \$900,000 or 70% of the increase. The water main replacement program, with an annual cost of about \$400,000, accounts for the remaining 30% of the increase. The balance at 4/30/18 is estimated to be \$1,674,329, which is slightly under the minimum policy balance by \$126,115. Below is a chart that shows the impact of a 20% increase on the water user charge per 1,000 gallons.

	Current	Proposed	Percent Change
Water User Charge	6.36	7.64	20%

**Sewer Charges**

Based on the Sewer projects approved in the Capital Budget, a 20% increase is also proposed for the sewer rate. The capital projects to be funded are the engineering for the Devon Excess Flow Facility at \$370,000 or 58% of the increase, sewer rehabilitation program at \$64,000 and the DRSCW fee at \$70,000. The rate increase will also go towards the IEPA debt service related improvements at the Bittersweet WWTP. This increase does not include any of the approved capital projects at the Bittersweet WWTP which we plan to fund with IEPA loans. The balance at 4/30/18 is estimated to be \$599,640, which is under the minimum policy balance by \$258,206. Below is a chart that shows the impact of a 20% increase on the sewer flat charge and user charge per 1,000 gallons.

	Cook/Kane County			DuPage County		
	Current	Proposed	% Change	Current	Proposed	% Change
Flat Charge	9.21	11.05	20%	10.85	13.02	20%
User Rate	0.77	0.92	20%	1.94	2.33	20%

Below is a chart that shows the impact of the proposed changes on a monthly bill for 6,000 gallons of water with a 20% water and 20% sewer increase. The total monthly increase is \$10.42 per month in Cook and Kane Counties and \$12.19 for residents in DuPage County.

Impact of increase on Monthly Bill						
	Cook/Kane County			DuPage County		
	Current	Proposed	Change	Current	Proposed	Change
Water 20%	38.16	45.84	7.68	38.16	45.84	7.68
Sewer 20%	13.83	16.57	2.74	22.49	27.00	4.51
Total	51.99	62.41	10.42	60.65	72.84	12.19
	Percent Change		20.0%	Percent Change		20.1%

Attached are rate sheets comparing the Village to other communities and fund balance projections using the 20% proposed rate increase for water and sewer rates. Bartlett's current water and sewer rates are in the bottom third compared to the 26 other communities that we surveyed. Even with the 20% increase in rates we still remain in the middle with our rates.

## Current Rates

Water			Sewer			Misc. Charges			Total		
Monthly Bill based on 6,000 Gallon Consumption			Monthly Bill based on 6,000 Gallon Consumption			Monthly Bill based on 6,000 Gallon Consumption			Monthly Bill based on 6,000 Gallon Consumption		
Rank	Town	Bill	Rank	Town	Bill	Rank	Town	Bill	Rank	Town	Bill
1	Willowbrook	\$82.49	1	St. Charles	\$48.49	1	Libertyville	\$60.98	1	Libertyville	\$119.68
2	Wood Dale	\$65.58	2	Wood Dale	\$45.72	2	Buffalo Grove	\$24.00	2	Wood Dale	\$117.42
3	Roselle	\$62.40	3	Glen Ellyn	\$42.66	3	Geneva	\$22.96	3	Elmhurst	\$106.22
4	Glen Ellyn	\$58.50	4	Addison	\$37.80	4	Elgin	\$21.22	4	Roselle	\$105.90
5	Elmhurst	\$58.14	5	Elmhurst	\$37.56	5	Roselle	\$17.70	5	Glen Ellyn	\$101.16
6	Schaumburg	\$57.26	6	West Chicago	\$36.66	6	Wheaton	\$13.59	6	Bensenville	\$96.00
7	Hoffman Estates	\$55.02	7	Lombard	\$33.96	7	Bensenville	\$13.02	7	Addison	\$90.52
8	Addison	\$51.72	8	Bensenville	\$33.90	8	Crystal Lake	\$12.88	8	Lombard	\$88.00
9	Niles	\$50.64	9	Libertyville	\$28.08	9	Carpentersville	\$11.59	9	Geneva	\$83.08
10	Bensenville	\$49.51	10	Glendale Heights	\$26.88	10	Elmhurst	\$10.52	10	Willowbrook	\$82.49
11	Woodridge	\$49.08	11	Bloomington	\$26.76	11	Lombard	\$9.40	11	Glendale Heights	\$79.86
12	Bloomington	\$47.52	12	Roselle	\$25.80	12	Glendale Heights	\$9.00	12	St. Charles	\$74.85
13	Lombard	\$44.64	13	Crystal Lake	\$24.06	13	Wood Dale	\$6.12	13	Bloomington	\$74.28
14	Glendale Heights	\$43.98	14	Bartlett	\$22.49	14	Hoffman Estates	\$5.84	14	Schaumburg	\$72.58
15	Carol Stream	\$41.58	15	Geneva	\$21.24	15	Arlington Heights	\$5.20	15	West Chicago	\$70.28
16	Wheaton	\$40.51	16	Carpentersville	\$20.70	16	Schaumburg	\$4.40	15	Wheaton	\$70.28
17	Des Plaines	\$40.50	17	Carol Stream	\$20.52	17	Addison	\$1.00	17	Hoffman Estates	\$68.78
18	Geneva	\$38.88	18	Wheaton	\$16.44	18	St. Charles	\$0.45	18	Carol Stream	\$62.10
19	Bartlett	\$38.16	19	Des Plaines	\$11.88	19	Bartlett	\$0.00	19	Crystal Lake	\$60.94
20	West Chicago	\$33.62	20	Elgin	\$11.46	20	Bloomington	\$0.00	20	Bartlett	DuPage: \$60.65 Cook/Kane: \$51.99
21	Arlington Heights	\$33.12	21	Schaumburg	\$10.92	21	Carol Stream	\$0.00	21	Elgin	\$59.80
22	Libertyville	\$30.62	22	Arlington Heights	\$8.52	22	Des Plaines	\$0.00	22	Buffalo Grove	\$58.14
23	Buffalo Grove	\$27.36	23	Hoffman Estates	\$7.92	23	Glen Ellyn	\$0.00	23	Woodridge	\$56.28
24	Elgin	\$27.12	24	Woodridge	\$7.20	24	Niles	\$0.00	24	Niles	\$55.14
25	St. Charles	\$25.91	25	Buffalo Grove	\$6.78	25	West Chicago	\$0.00	25	Des Plaines	\$52.38
26	Crystal Lake	\$24.00	26	Niles	\$4.50	26	Willowbrook	\$0.00	26	Carpentersville	\$50.89
27	Carpentersville	\$18.60	27	Willowbrook	\$0.00	27	Woodridge	\$0.00	27	Arlington Heights	\$46.84

**VILLAGE OF BARTLETT 2017/18 PROPOSED BUDGET  
WATER FUND BALANCE PROJECTIONS**

Fund Balance Projections		Fund Balance Policy	
04/30/16 Cash Balance	2,629,902		
<b>2016-17 Estimated</b>		<b>Minimum Balance</b>	<b>Maximum Balance</b>
Charges for Services	6,590,000	25% of Operating Expenditures	35% of Operating Expenditures
Connection Fees	199,000	Equipment Reserve	Equipment Reserve
Interest Income	7,000	Tank Painting Reserve	Tank Painting Reserve
Miscellaneous	41,000	Radium Removal Reserve	Radium Removal Reserve
Transfer In	0	Capital Improvement Reserve	Capital Improvement Reserve
Total Revenue	<u>6,837,000</u>	Minimum Balance	Maximum Balance
Operating	6,647,815		
Capital Projects	670,483		
Total Expenditures	<u>7,318,298</u>		
Excess (Deficiency)	(481,298)		
<b>04/30/17 Estimated Balance</b>	<b>2,148,604</b>	<b>Over (Under) Minimum</b>	<b>Over (Under) Maximum</b>
		486,650	(178,131)
<b>2017-18 Proposed with 20% increase</b>		<b>Minimum Balance</b>	<b>Maximum Balance</b>
Charges for Services	7,890,000	25% of Operating Expenditures	35% of Operating Expenditures
Connection Fees	125,000	Equipment Reserve	Equipment Reserve
Interest Income	7,000	Tank Painting Reserve	Tank Painting Reserve
Miscellaneous	5,500	Radium Removal Reserve	Radium Removal Reserve
Transfer In	0	Capital Improvement Reserve	Capital Improvement Reserve
Total Revenue	<u>8,027,500</u>	Minimum Balance	Maximum Balance
Operating	7,201,775		
Capital Projects	900,000	Engineering Lake Michigan water source	
Total Expenditures	<u>8,501,775</u>	Watermain replacement program	
Excess (Deficiency)	(474,275)		
<b>04/30/18 Estimated Balance</b>	<b>1,674,329</b>	<b>Over (Under) Minimum</b>	<b>Over (Under) Maximum</b>
		(126,115)	(846,292)

**VILLAGE OF BARTLETT 2017/18 PROPOSED BUDGET  
SEWER FUND BALANCE PROJECTIONS**

Fund Balance Projections		Fund Balance Policy			
04/30/16 Cash Balance	1,499,393				
<b>2016-17 Estimated</b>		<b>Minimum Balance</b>		<b>Maximum Balance</b>	
Charges for Services	3,230,000	25% of Operating Expenditures	825,702	35% of Operating Expenditures	1,155,983
Connection Fees	195,000	Equipment Reserve	0	Equipment Reserve	0
Interest Income	2,800	Capital Improvement Reserve	0	Capital Improvement Reserve	0
Miscellaneous	0	Minimum Balance	825,702	Maximum Balance	1,155,983
Total Revenue	3,427,800				
Operating	3,302,808				
Capital Projects	777,943				
IEPA Debt Service	137,110				
Total Expenditures	4,217,861				
Excess (Deficiency)	(790,061)				
<b>04/30/17 Balance</b>	<b>709,332</b>	<b>Over (Under) Minimum</b>	<b>(116,370)</b>	<b>Over (Under) Maximum</b>	<b>(446,651)</b>
<b>2017-18 Proposed with 20% rate increase</b>		<b>Minimum Balance</b>		<b>Maximum Balance</b>	
Charges for Services	3,865,000	25% of Operating Expenditures	857,846	35% of Operating Expenditures	1,200,984
Connection Fees	95,000	Equipment Reserve	0	Equipment Reserve	0
Interest Income	2,800	Capital Improvement Reserve	0	Capital Improvement Reserve	0
Miscellaneous	0	Minimum Balance	857,846	Maximum Balance	1,200,984
Total Revenue	3,962,800				
Operating	3,431,382				
IEPA Debt Service	137,110				
Capital Projects	134,000				
Total Expenditures	4,072,492				
Excess (Deficiency)	(109,692)				
<b>04/30/18 Estimated Balance</b>	<b>599,640</b>	<b>Over (Under) Minimum</b>	<b>(258,206)</b>	<b>Over (Under) Maximum</b>	<b>(601,344)</b>