

VILLAGE OF BARTLETT

COMMITTEE AGENDA

JULY 18, 2017

PLANNING & ZONING, Chairman Hopkins

1. Bartlett High School Stadium Improvements

BUILDING, Chairman Gabrenya

1. Amendment to Chapter 10 – Land and Cash Donations by Developers

FINANCE & GOLF, Chairman Deyne

1. Home-Rule Sales Tax
2. Video Gaming Fees

EXECUTIVE SESSION

To Discuss Property Acquisition Pursuant to Section 2(c)5 of the Open Meetings Act

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



Agenda Item Executive Summary

Item Name Bartlett High School Stadium Improvements Committee
or Board Committee

BUDGET IMPACT

Amount: N/A

Budgeted N/A

List what

fund N/A

EXECUTIVE SUMMARY

The Petitioner (U-46) is requesting a **Site Plan Amendment** to allow for the placement of permanent home grandstands and additional stormwater detention on the high school site located at the southeast corner of Schick and Petersdorf Roads.

U-46 is also requesting **Special Use Permits** to allow for public stadium fixed seating and 70' tall structures (light poles) on the site. A **Variation** is also being requested to reduce the side yard along the east property line (adjacent to the Forest Preserve property) from 25 feet to 10 feet to allow for the visitors' permanent seating in a future phase of development.

ATTACHMENTS (PLEASE LIST)

CD Memo, Applicant Cover Letter, Application, Location Map, Original Site Plan, 1997 Amendment, Phasing Plan (with Alternates), Overall Site Plan, Site Plan for Stadium Improvements, Color Renderings, Elevations and Floor Plans.

ACTION REQUESTED

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

Staff: Jim Plonczynski, Com Dev Director

Date: July 7, 2017

A **Site Plan Amendment** was approved for this site in 1997 which added a cogeneration building, the placement of sound and baffle walls, the placement of two (2) cooling towers, the reconfiguration of site grades, the removal of 14 parking spaces, the removal of the message sign at Schick and Petersdorf Roads and the placement of additional landscaping around the proposed improvements. This amendment was approved by Ordinance #97-84 on November 18, 1997.

DISCUSSION

1. The Petitioner is requesting a **Second Site Plan Amendment** for the 66 acre high school site to allow for proposed improvements to the stadium area.
2. These improvements (with alternates) are summarized in an overall Phasing Plan (see attached). The Petitioner is proposing four (4) general phases of development:

Phase 1 would include the permanent home grandstands located west of the existing track/football field, as well as the required additional detention which would be located south of the track/football field along the east property line.

- ***The press box and stadium lights would also be included in Phase 1 as an alternate, if funding is available.***

Phase 2a would include a concessions/washroom/ticket building, located just north of the home grandstands, a stadium entry feature and the associated impervious areas.

- ***The visitors' grandstands and associated pathway would be included in Phase 2b as an alternate, if funding is available.***

Phase 3 would include a 1,613 square foot addition to the small existing metal building located northwest of the proposed home grandstands. This addition would include the team room and provide additional storage for equipment.

Phase 4 would include the installation of artificial turf on the football field.

3. The proposed **home grandstands** would seat 1,528 and would have an overall height of 27'6" (with no press box). If the alternate proposal is built, which includes a 240 square foot press box, with a four foot high chain link fence on the roof for filming, the height would increase to 37'2¼". The proposed **visitors' grandstands** would seat 533, with a proposed height of approximately 12'6" from the grade closest to the track and 19'6" from the grade at the back of the grandstand.
4. The **concessions building**, consisting of 2,145 square feet, would include a small overhang adjacent to the ticket area along the north side of the building, with the concessions area and larger canopy facing the home grandstands on the south side of the building. It would consist of face brick, with metal wall panels of hunter green with a limestone cap and brick columns which would anchor both the overhang and canopy areas. The approximate height of this building would be 16 feet.

5. The **stadium entry feature**, included as part of future Phase 2a, would consist of black aluminum fencing with a gate and brick columns. This feature would architecturally complement the proposed concessions/ticket building previously mentioned.
6. The existing and proposed detention areas on the site have been designed to accommodate the storm water run-off for all future phases of development.
7. The existing wetland on the site will not be disturbed. (*A special use for the wetland was previously granted with the Original Site Plan approval.*)
8. A six (6) foot high chainlink fence is proposed around the home grandstands and the visitors' grandstands. A new four (4) foot high chainlink fence is proposed between the grandstands and track area.
9. New trees and shrubs are proposed along the new stadium entrance area and along the new black aluminum fence which leads to the ticket area.
10. No changes are proposed to the existing school or parking lot areas on the site.
11. The Petitioner is also requesting **Special Use Permits** to allow for public stadium fixed seating and a structure height of 70 feet for four (4) new light poles that will be placed around the football field (two on the west side and two on the east side). (*A Special Use Permit was granted previously to allow for structures 60 feet in height as part of the Original Site Plan approval.*)
12. A **Variation** is also being requested to reduce the 25 foot side yard to 10 feet along the east property line (adjacent to the Forest Preserve property) to allow for the installation of the visitors' permanent stadium seating.
13. Engineering plans are currently being reviewed by the Staff.

RECOMMENDATION

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

rbg/attachments



Tony Sanders, Chief Executive Officer

School District U-46
Christopher Allen, Director
Plant Operations Office
1460 Sheldon Drive, Elgin, IL 60120-8131
Tel: 847.888.5000, x5060
Fax: 847.888.7177

U-46.org

June 6, 2017

President and Board of Trustees
Village of Bartlett
228 South Main Street
Bartlett, IL 60103

Project – *Bartlett High School Stadium Improvements*

Dear President and Board of Trustees:

School District U-46 is planning improvements to the Bartlett High School Stadium. The existing track and football field currently does not have permanent home and visitors grandstands, concessions facilities or stadium lights to be able to host home games. Since the school opened in 1997, it has held "home games" at other U-46 high schools.

School District U-46 is requesting zoning approval of the following items:

- Special Use permit under the current P-1 zoning for Public Stadium Fixed Seating.
- Special Use permit under the current P-1 zoning for stadium lights for light pole height of 70 feet.
- Variation of the side-yard setback along the east property line to 10 feet.
- A Site Amendment Plan will be submitted as part of this approval process.

The proposed plan contains a 1,528-seat permanent home grandstand with a press box on the west side of the field and a 533-seat permanent visitors' grandstand on the east side of the field. The side-yard setback variation is needed for the visitors' grandstand to fit in between the existing track and the east property line abutting the Hawk Hollow Forest Preserve. Currently, there is a special use permit granted for 60-foot high light poles. The standard height for football field light poles is typically 70 feet, thus the request of special use for 70 feet high light poles. Finally, the potential to have a new concessions building, a new team locker room building and artificial turf are included in the proposed master plan.

The project would be executed in phases as funding becomes available.

- Phase 1 is to include the home grandstands, storm water detention pond, new ComEd service, stadium lights and press box. The stadium lights and press box will be alternates and may not be constructed, depending on funds available.
- Phase 2a is to include the concessions/washroom building and surrounding hard surface and Phase 2b would include the visitor's grandstand and pathway leading to the visitor's grandstand. Again, these may be constructed independently, depending on funding available.
- Phase 3 is to include a future team locker room/storage building added onto the existing metal building that is currently on site.
- Phase 4 is to include artificial turf on the football field. The detention pond that is designed for the project accommodates all the storm water run-off for all phases, including the turf field.

The school district looks forward to approval of the zoning request.

Sincerely,

Jeff King
Chief Operations Officer/Chief School Business Official

RECEIVED
COMMUNITY DEVELOPMENT

JUN 14 2017

VILLAGE OF
BARTLETT



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only
Case # 17-19
**RECEIVED
COMMUNITY DEVELOPMENT**
JUN 14 2017
**VILLAGE OF
BARTLETT**

PROJECT NAME Bartlett High School Stadium Improvement

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Jeff King, School District U-46

Street Address: 355 East Chicago Street

City, State: Elgin, IL

Zip Code: 60120

Email Address: jeffking@u-46.org

Phone Number: 847 888-

Preferred Method to be contacted: Phone

PROPERTY OWNER INFORMATION

Name: School District U-46

Street Address: 355 E. Chicago Street

City, State: Elgin, IL

Zip Code: 60120

Phone Number: 847 888-5000

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

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

ACTION REQUESTED (Please check all that apply)

- Annexation
 - PUD (preliminary)
 - PUD (final)
 - Subdivision (preliminary)
 - Subdivision (final)
 - Site Plan (please describe use: commercial, industrial, square footage): _____
 - Unified Business Center Sign Plan
 - Other (please describe) _____
- Text Amendment
 - Rezoning See Dropdown to See Dropdown
 - Special Use for: Stadium Fixed Seating and 70' high stadium lights
 - Variation: 10' East property line sideyard setback

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: 701 W. Schick Road, Bartlett, IL

Property Index Number ("Tax PIN"/"Parcel ID"): 0115400010

Zoning: Existing: P-1
(Refer to Official Zoning Map)

Land Use: Existing: Institutional/Municipal

Proposed: P-1

Proposed: Institutional/Municipal

Comprehensive Plan Designation for this Property: Municipal/Institutional
(Refer to Future Land Use Map)

Acreage: 66.59

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 _____

Engineer Hampton, Lenzini and Renwick, Inc. / Jeff Meindl 847 697-6700
380 Shepard Drive
Elgin IL, 60123

Other DLA Architects, Ltd / Bill Templin (847) 742-4063
Two Pierce Place, Suite 1300
Itasca, IL 60143

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 high school is located in a P-1 Public Land District. Public High Schools, Athletic Fields, Concessions stands, public parking lots, tennis courts are permitted uses with the P-1 District.

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

The newly proposed structures consisting of the stadium bleachers and concessions building are to enhance the use of the existing stadium which currently can not host home games. Existing parking is to be utilized for game events. Game events will not be held during the school day so parking will be adequate for game events. Additional landscaping is proposed in Phase 2a of the project.

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.

No change to the existing vehicular ingress and egress to and from the site is being proposed. The vehicular traffic for a typical game would be less than that of a typical school day.

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

Currently, paved walkways 8 to 10 feet wide exist from the school and the parking lot to the stadium. A portion of this existing walkway leading to the stadium on the south side of the access road is to be completely reconstructed as part of Phase 2a.

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)

The majority of the existing school site is landscaped with existing grass, trees and shrubs. Any disturbed areas of the athletic fields due to the construction of the bleachers will be seeded with grass. The bottom of the new stormwater retention pond will have a wetland planting mixture. Additional trees and shrubs are proposed at the new gateway entrance to the stadium as part of Phase 2a.

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

There is an existing storage building near the stadium that is to remain. Phase 3 consists of an addition to this storage building for more storage and team rooms.

FINDINGS OF FACT FOR SPECIAL USES

Both the Plan Commission and Village Board must decide if the requested Special Use 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. That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

The high school currently has a football field/track with small portable type bleachers. No actual football games are played at the school; their home games are played at either Streamwood H.S. or South Elgin H.S. Since the school has opened it has been the intent to build a full stadium.

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

The improvements to the existing stadium/field will not have a detrimental affect to safety, moral, general welfare or property values to the surrounding local residences or the adjacent forest preserve.

3. That the special use shall conform to the regulations and conditions specified in this Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.

The special use for stadium fixed seating and the special use for 70 foot high light poles shall conform with regulations and conditions of the Village of Bartlett.

FINDINGS OF FACT FOR VARIATIONS

Both the Zoning Board of Appeals and the Village Board must decide if the requested variation is in harmony with the general purpose and intent of the Zoning Ordinance and if there is a practical difficulty or hardship in carrying out the strict letter of the regulations of the Zoning Ordinance.

The Zoning Board of Appeals 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 ZBA and Village Board to review.)**

1. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

Variance is for a 10 foot sideyard setback adjacent to the forest preserve. Granting the variance will allow visitors bleachers to be installed along the east side of the existing track / field. Moving the entire track and field is unfeasible financially.

2. That conditions upon which the petition for a variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.

The existing track and field were placed roughly 38 feet from the property line. With a 25 foot setback, this does not allow enough room to fit visitors bleachers between the track and the current setback line.

3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.

The variation is to provide visitors bleachers separate from the home bleachers which would be the common layout for a high school football field.

4. That the alleged difficulty or hardship is caused by the provisions of this Title and has not been created by any person presently having an interest in the property.

The existing setback does not allow enough room for bleachers between the track and the current setback line.

5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.

The east property line is adjacent to the Hawk Hollow Forest Preserve. No adjacent residences are affected.

6. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.

The reduced setback (addition of visitors bleachers) will not impair the supply of light or air to adjacent properties. Football games would not increase the traffic any more than a typical school day. Improvements will be per the current enforced codes. Property values in adjacent neighborhoods will not be impaired by the proposed setback variation.

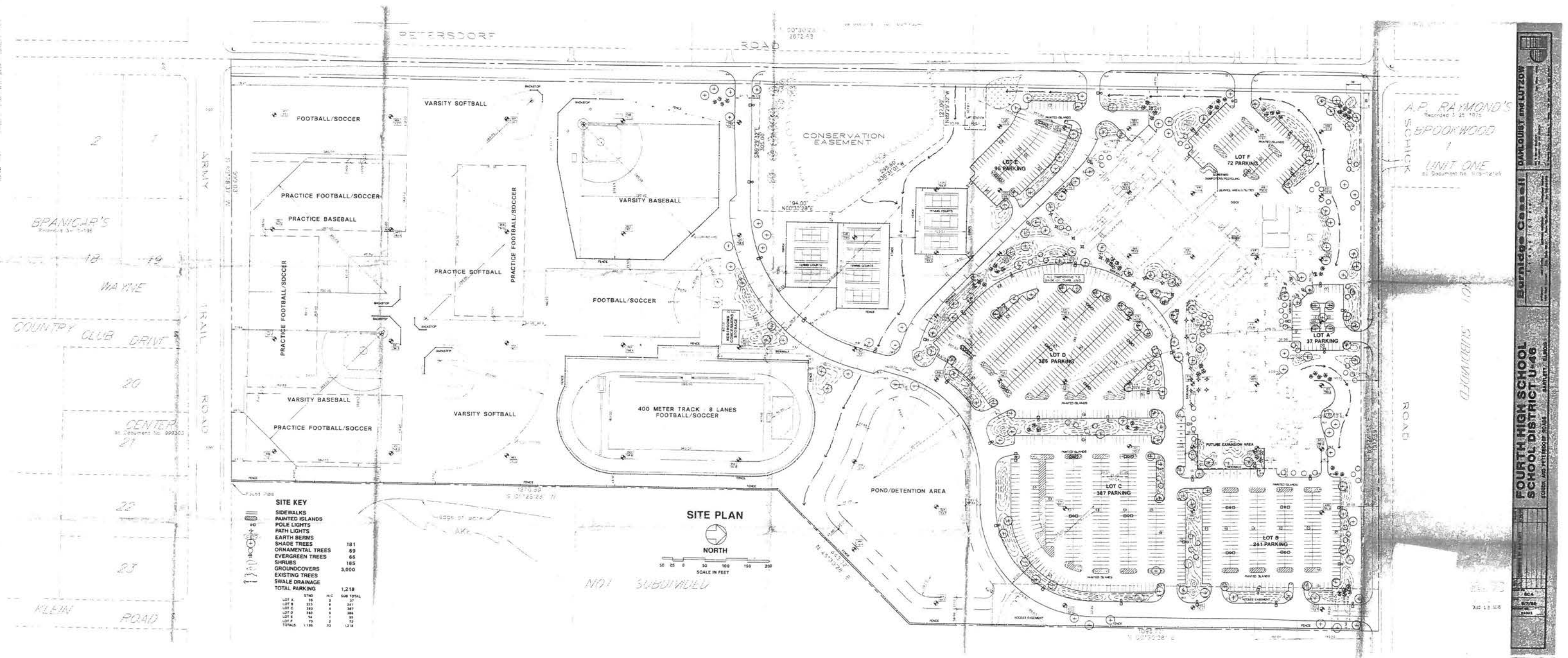
7. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.

The applicant will not gain any special privilege by the granting of the setback variance.

ZONING/LOCATION MAP

Bartlett High School Stadium Improvements
Case #17-19 - Site Plan Amendment,
Special Uses, Variation





SITE KEY

- SIDEWALKS
- PAINTED ISLANDS
- POLE LIGHTS
- PATH LIGHTS
- EARTH BERMS
- SHADE TREES 181
- ORNAMENTAL TREES 89
- EVERGREEN TREES 86
- SHRUBS 185
- GROUNDCOVERS 3,000
- EXISTING TREES
- SWALE DRAINAGE
- TOTAL PARKING 1,218**

LOT #	STAGE	HC	SUB TOTAL
LOT A	38	2	27
LOT B	33	1	27
LOT C	383	1	384
LOT D	362	1	363
LOT E	96	1	97
LOT F	72	2	74
TOTALS	1,188	8	1,218

NOT SUBDIVIDED

A.P. RAYMOND'S
Recorded 1-21-1916
SPOOKWOOD
UNIT ONE
Document No. 1112-12165

**Fourth High School
School District U-46**

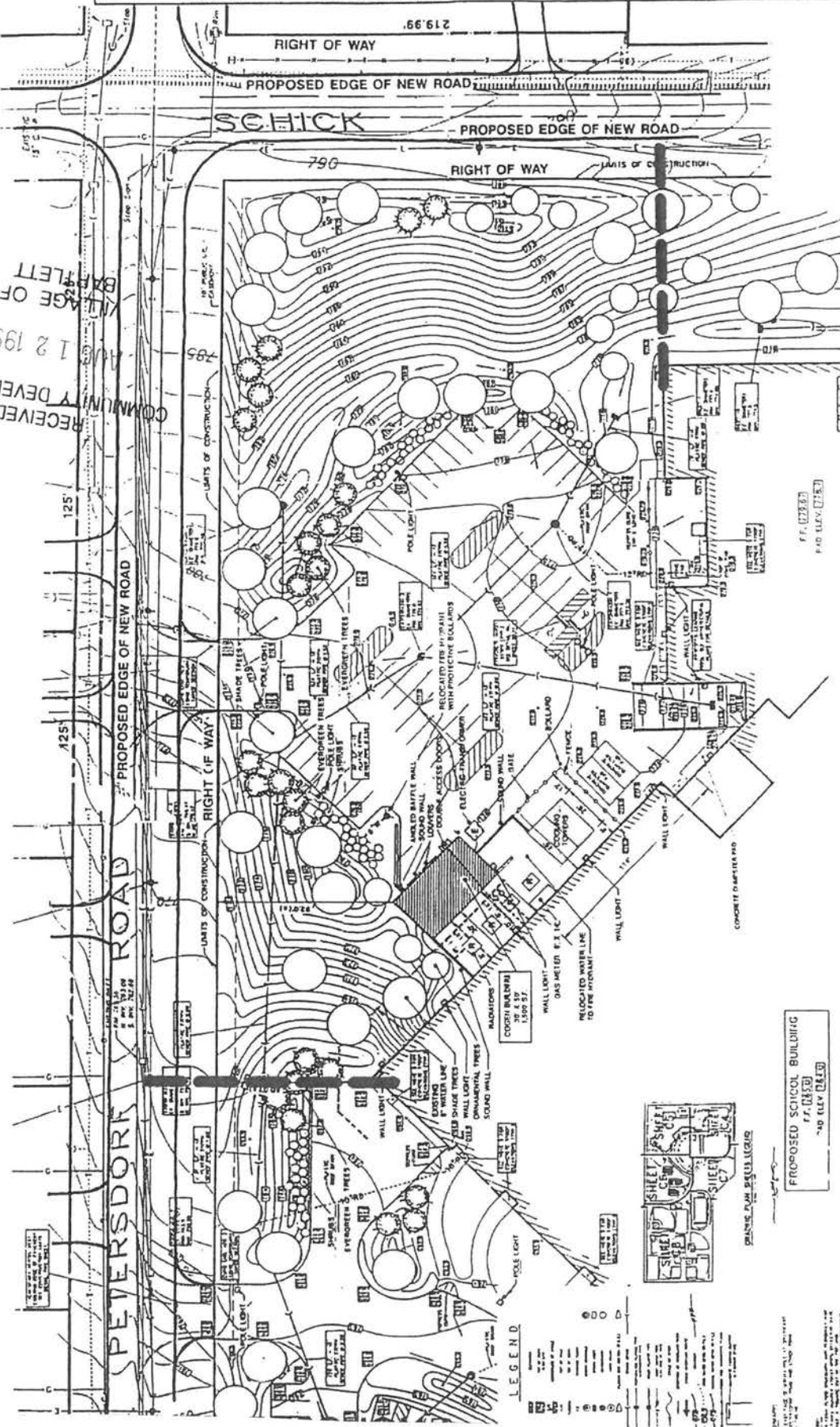
PLANNED AND PREPARED BY: **Earlridge Cassell** DANLOUST and LUTZOW

SCALE: 1" = 100'

DATE: 11/18/95

1997 AMENDMENT

Burnidge Cassell
 ASSOCIATES
 1177 North Broadway, Suite 200, Chicago, IL 60610
 TEL: (312) 467-1000 FAX: (312) 467-1001
 DAHLQUIST and LUTZOW
 1041 N. Dearborn Street, Chicago, IL 60610
 TEL: (312) 467-1000 FAX: (312) 467-1001



100% ISSUE STORM SEWER DESIGN AND GRADING PLAN (2 OF 5)	
IMPROVEMENT PLANS FOR PROPOSED UNIT 46 BARTLETT HIGH SCHOOL BARTLETT, ILLINOIS	
ENGINEER/DESIGNER: RUETTIGER, TONELLI & ASSOCIATES, INC. LAND SURVEYORS-ENGINEERS-CONSULTANTS 208 N. DEARBORN ST. SUITE 2000 CHICAGO, IL 60610 TEL: (312) 237-4774 FAX: (312) 237-4775 401 E. DEARBORN AVE. NORTHBROOK, IL 60062 TEL: (312) 421-1140	
DRAWING NO.: 495-232-IMP	
SHEET: C5E	
SCALE: 1" = 30' P.L. & A. DRAWING NO. 495-232-IMP	
NO. OF STUDY: 4/20/96 COGEN STUDY: 3/26/96 AMBULANCE: 3/26/96 COGEN DRAWING UPDATE: 9/28/97	
DATE: 3-15-96 DRAWN BY: [Signature]	

9/3/97
 LB/4/8
 N ↑

RECEIVED
 COMMUNITY DEVELOPMENT
 1 2 1997
 BARTLETT

LEGEND

- PROPOSED SCHOOL BUILDING
- PROPOSED PARKING LOT
- PROPOSED EDGE OF NEW ROAD
- RIGHT OF WAY
- EXISTING PAVEMENT
- EXISTING ASPHALT DRIVE
- EXISTING CONCRETE DRIVE
- EXISTING DRIVE
- EXISTING SIDEWALK
- EXISTING CURB
- EXISTING UTILITY
- EXISTING TREE
- EXISTING PLANT
- EXISTING FENCE
- EXISTING WALL
- EXISTING GROUND
- EXISTING ELEVATION
- PROPOSED ELEVATION
- PROPOSED UTILITY
- PROPOSED FENCE
- PROPOSED WALL
- PROPOSED GROUND
- PROPOSED ELEVATION

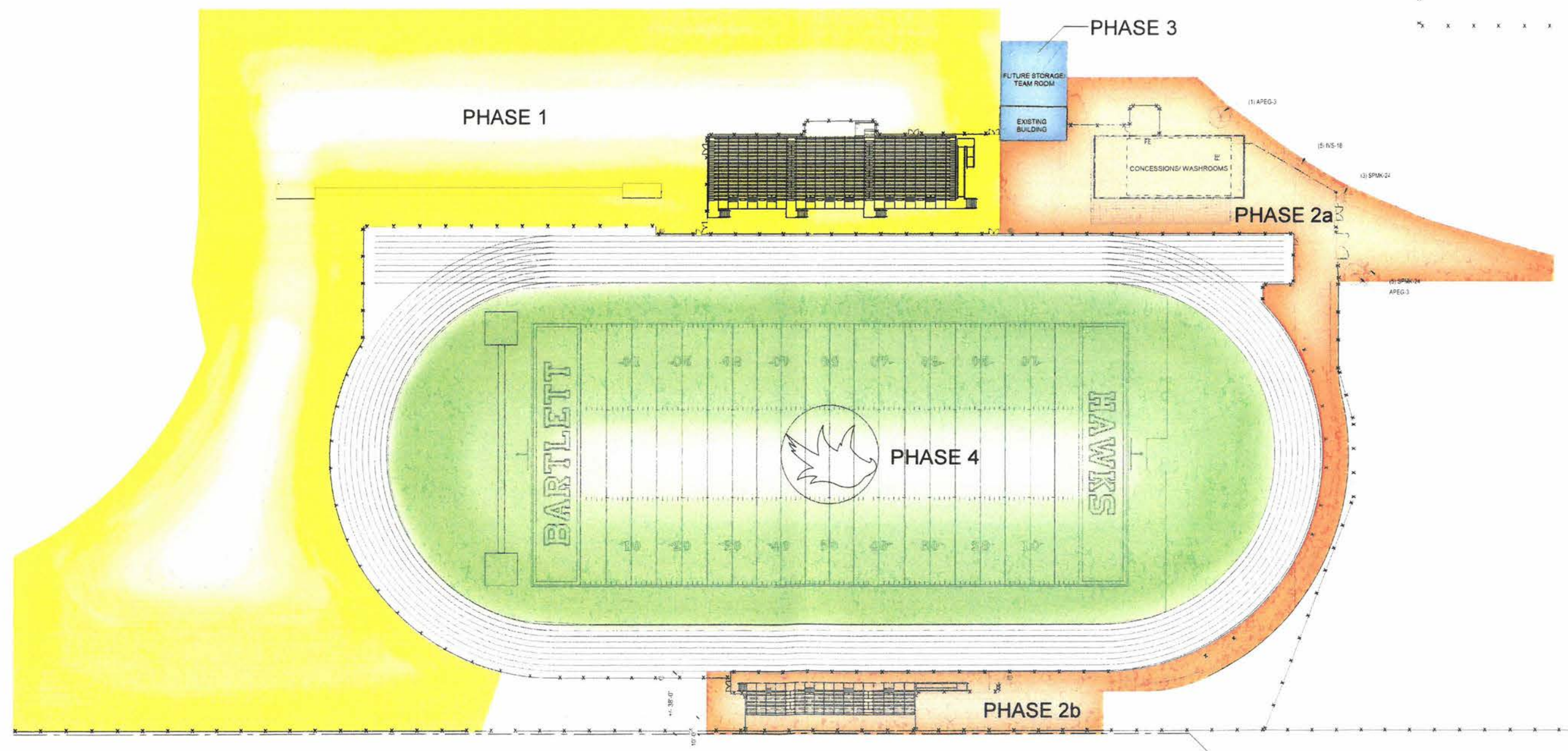
PHASING PLAN LEGEND

- PHASE 1 - NEW HOME BLEACHERS, PRESSBOX, DETENTION POND, STADIUM LIGHTS, NEW ELECTRICAL SERVICE, NATURAL GAS SERVICE AND RELATED FENCING WORK TO ACCOMMODATE THE HOME BLEACHERS
- PHASE 2 - CONCESSIONS BUILDING, FENCING, ENTRANCE GATEWAY, SURROUNDING ASPHALT, PAVERS, FENCING, VISITORS BLEACHERS AND CONNECTING WALKING PATH
- PHASE 3 - TEAM ROOM / STORAGE BUILDING
- PHASE 4 - POTENTIAL ARTIFICIAL TURF

NOTE: INDIVIDUAL PHASE COMPLETION DATES SUBJECT TO CHANGE BASED ON OWNER'S REQUIREMENTS. DATES LISTED ARE REASONABLE APPROXIMATIONS.

PLANT SCHEDULE

ID	QTY	SIZE	LATIN NAME	COMMON NAME
APEG-3	2	3' CAL	ACER PLATANOIDES 'EMERALD GREEN'	EMERALD GREEN MAPLE
IVS-18	6	18' HT	ITEA VIRGINICA 'SPRING'	LITTLE HENRY DRUMMAF SWEET SPIRE
SPM-24	6	24' HT	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC



DEA
 form follows
 Two Pierce Place Suite 1300
 60143 | Itasca | 847.742.4063
 www.dea-llc.com

SCHOOL DISTRICT U-46 PROJECT NO. 204
 BARTLETT HIGH SCHOOL STADIUM RENOVATION
 701 W SCHICK ROAD
 BARTLETT, IL 60103

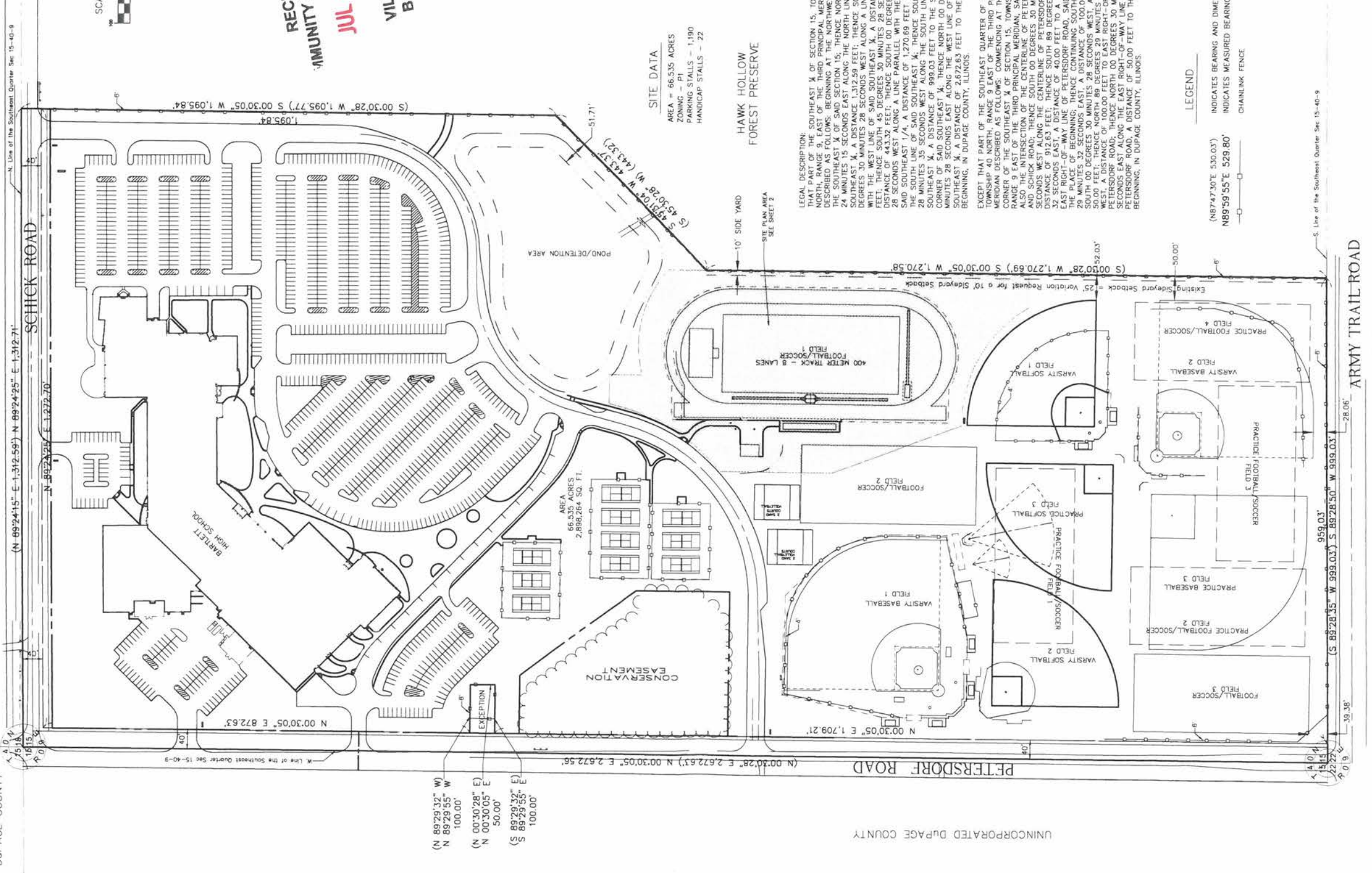
DATE	
MARK	
ZONING SET	
PROJECT NO.	2017 16
DATE	JUNE 4 2017
SHEET TITLE	PHASING 1-4 SITE PLAN
SHEET	G2.0

1 SITE PLAN
1" = 30'-0"

BARTLETT HIGH SCHOOL OVERALL SITE PLAN

UNINCORPORATED
DuPAGE COUNTY

HAWK HOLLOW
FOREST PRESERVE



(N 89°24'15" E 1,312.59') N 89°24'25" E 1,312.71'
N 00°30'05" E 872.63'
N 00°30'05" E 872.63'
N 89°29'32" W 100.00'
N 89°29'55" W 100.00'
N 00°30'28" E 50.00'
N 00°30'05" E 50.00'
(S 89°29'32" E 100.00'
N 89°29'55" E 100.00'

(N 89°24'15" E 1,312.59') N 89°24'25" E 1,312.71'
N 00°30'05" E 872.63'
N 00°30'05" E 872.63'
N 89°29'32" W 100.00'
N 89°29'55" W 100.00'
N 00°30'28" E 50.00'
N 00°30'05" E 50.00'
(S 89°29'32" E 100.00'
N 89°29'55" E 100.00'



(N 89°29'32" W) 100.00'
N 89°29'55" W 100.00'
N 00°30'28" E 50.00'
N 00°30'05" E 50.00'
(S 89°29'32" E) 100.00'
N 89°29'55" E 100.00'

(N 89°29'32" W) 100.00'
N 89°29'55" W 100.00'
N 00°30'28" E 50.00'
N 00°30'05" E 50.00'
(S 89°29'32" E) 100.00'
N 89°29'55" E 100.00'

SITE DATA
AREA = 66.535 ACRES
ZONING - P1
PARKING STALLS - 1,190
HANDICAP STALLS - 22

HAWK HOLLOW
FOREST PRESERVE

LEGAL DESCRIPTION:
THAT PART OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 15; THENCE NORTH 89 DEGREES 24 MINUTES 15 SECONDS EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE 1,312.59 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 28 SECONDS WEST ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1,095.77 FEET; THENCE SOUTH 00 DEGREES 30 MINUTES 28 SECONDS WEST, A DISTANCE OF 443.32 FEET; THENCE SOUTH 00 DEGREES 28 SECONDS WEST ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1,270.69 FEET TO A POINT ON THE SOUTH LINE OF SAID SOUTHEAST 1/4; THENCE SOUTH 89 DEGREES 24 MINUTES 15 SECONDS WEST ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 999.03 FEET TO THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE NORTH 00 DEGREES 30 MINUTES 28 SECONDS EAST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 2,672.56 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

EXCEPT THAT PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN; SAID POINT BEING ALSO THE INTERSECTION OF THE CENTERLINE OF PETERSDORF ROAD AND SCHICK ROAD; THENCE SOUTH 00 DEGREES 30 MINUTES 28 SECONDS WEST ALONG THE CENTERLINE OF PETERSDORF ROAD, A DISTANCE OF 912.63 FEET; THENCE SOUTH 89 DEGREES 29 MINUTES 32 SECONDS EAST, A DISTANCE OF 40.00 FEET TO A POINT ON THE WEST LINE OF PETERSDORF ROAD; SAID POINT BEING THE PLACE OF BEGINNING OF A CHAINLINK FENCE; THENCE SOUTH 00 DEGREES 30 MINUTES 28 SECONDS WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 89 DEGREES 29 MINUTES 32 SECONDS EAST, A DISTANCE OF 100.00 FEET TO EAST RIGHT-OF-WAY LINE OF PETERSDORF ROAD; THENCE NORTH 00 DEGREES 30 MINUTES 28 SECONDS EAST ALONG THE EAST RIGHT-OF-WAY LINE OF PETERSDORF ROAD, A DISTANCE OF 50.00 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

LEGEND
INDICATES BEARING AND DIMENSION OF RECORD
INDICATES MEASURED BEARING & DIMENSION
CHAINLINK FENCE

PROPERTY EXHIBIT
OF PROPERTY LOCATED AT: 701 Schick Road
Bartlett High School
Bartlett, Illinois

FIELD WORK COMPLETED
PROJECT: 170129
CADD DRAWING: 170129Boundary.dwg

REVISIONS:
09/28/2017

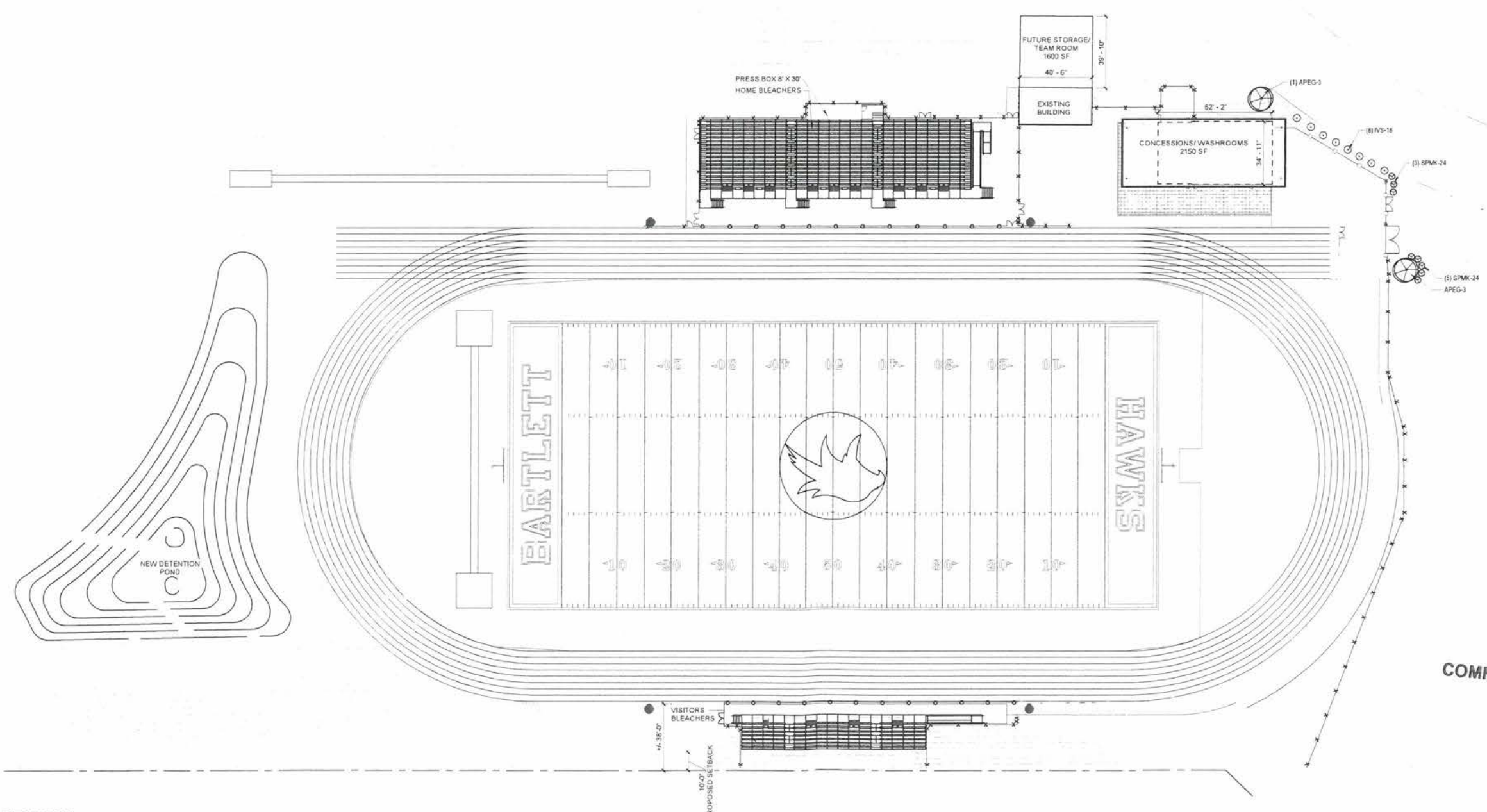
PREPARED FOR:
School District U-46
1460 Sheldon Drive
Elgin, Ill 60120

HAMPTON, LENZINI AND RENWICK, INC.
CIVIL ENGINEERS, ARCHITECTS, PLANNERS, LAND SURVEYORS
380 SHEPARD DRIVE
ELGIN, ILLINOIS 60123
847.697.6700 www.hlrengineering.com

SHEET NO.
1 OF 2

SYMBOL LEGEND	
	EXISTING 6'-0" HIGH CHAINLINK FENCE TO REMAIN
	NEW 6'-0" HIGH CHAINLINK FENCE
	NEW 4'-0" HIGH CHAINLINK FENCE
	NEW 6'-0" HIGH ORNAMENTAL STEEL FENCE
	NEW LIGHT POLE

PLANT SCHEDULE				
ID	QTY	SIZE	LATIN NAME	COMMON NAME
APEG-3	2	3" CAL	ACER PLATANOIDES EMERALD GREEN	EMERALD GREEN MAPLE
IVS-18	8	18" HT	ITEA VIRGINICA 'SPRICH'	LITTLE HENRY DWARF SWEETSPICE
SPMK-24	8	24" HT	SYRINGA PATULA MISS KIM	MISS KIM LILAC



RECEIVED
COMMUNITY DEVELOPMENT
JUL 03 2017
VILLAGE OF
BARTLETT

1 SITE PLAN
1" = 30'-0"

form follows learning™
Two Pierce Place | Suite 1300 | Itasca | 60143 | 847.742.4063
www.dia-ltd.com

SCHOOL DISTRICT U-46 PROJECT NO. 204
BHS STADIUM IMPROVEMENTS
701 W SCHICK ROAD
BARTLETT, IL 60103

MARK	DATE
PROJECT NO.	2017-18
DATE	JUNE 14, 2017
SHEET TITLE	BARTLETT HIGH SCHOOL STADIUM IMPROVEMENTS SITE PLAN
SHEET	2 OF 2



ENTRY RENDERING

BARTLETT HIGH SCHOOL STADIUM RENOVATION

SCHOOL DISTRICT U-46 PROJECT NO. 204

19 APRIL 2017

© 1983-2017 DLA ARCHITECTS, LTD.



form follows
learning™



AERIAL RENDERING

BARTLETT HIGH SCHOOL STADIUM RENOVATION

SCHOOL DISTRICT U-46 PROJECT NO. 204

19 APRIL 2017

© 1983-2017 DLA ARCHITECTS, LTD.

DLA
Ltd.
ARCHITECTS

form follows
learning™



BLEACHER RENDERING

BARTLETT HIGH SCHOOL STADIUM RENOVATION

SCHOOL DISTRICT U-46 PROJECT NO. 204

19 APRIL 2017

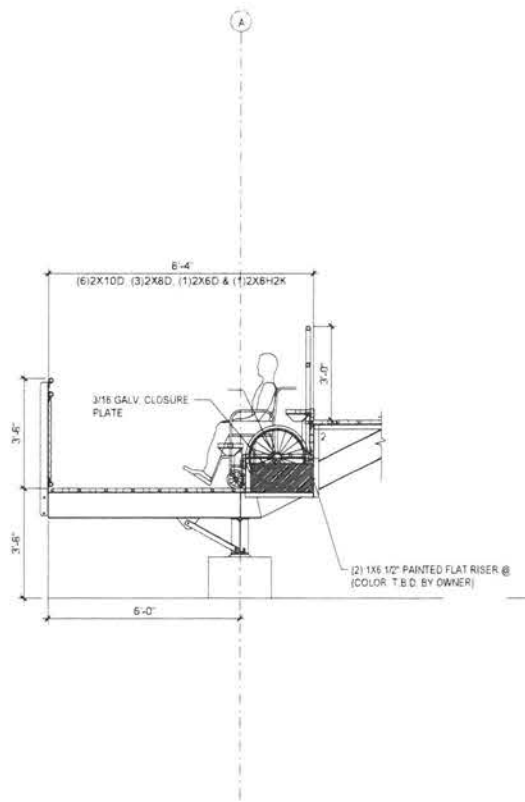
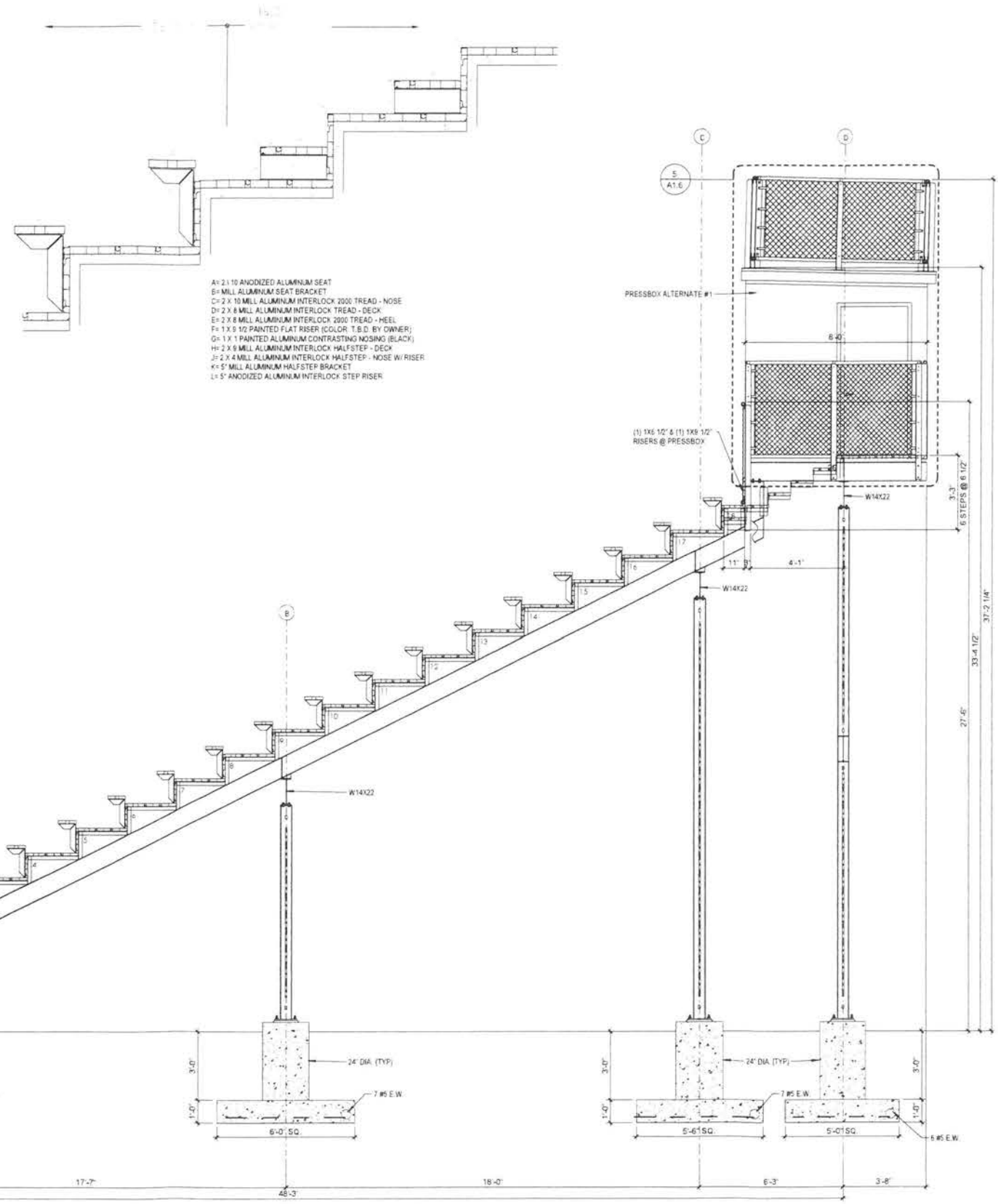
© 1983-2017 DLA ARCHITECTS, LTD.



form follows
learning™

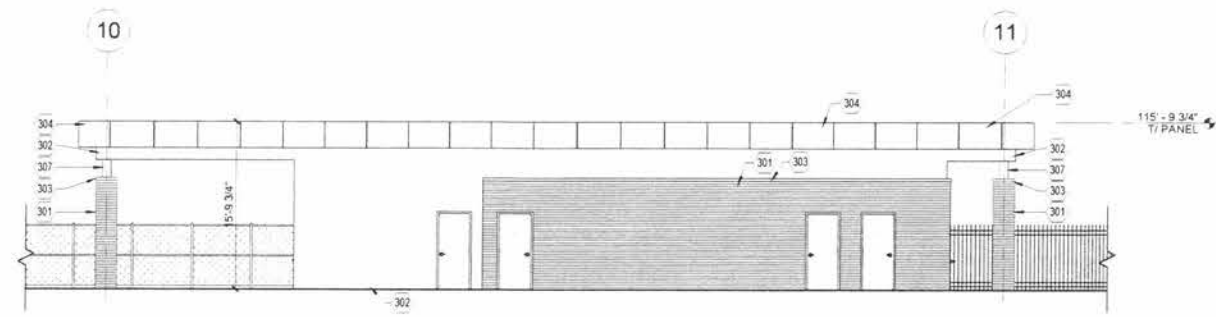
DESIGN LOADINGS
 TREAD & SEAT AREA 150psf UNIFORM LIVE LOAD
 SEAT (VERTICAL) 120 psf
 SEAT (HORIZONTAL SWAY) 240psf PARALLEL AND 10 psf
 PERPENDICULAR TO SEAT
 TREAD - STAIR AND AISLE TREADS - MINIMUM CONCENTRATED
 LOAD OF 3000 LBS ON AN AREA OF 4 SQUARE INCHES
 HANDRAIL & GUARDRAIL 50 psf IN ANY DIRECTION AT THE TOP
 GUARDS - INFILL COMPONENTS - 50 LBS PER SQ FT IN HORIZONTAL
 DIRECTION
 SNOW LOADS AS PER STAT ADOPTED CODE
 WIND LOADS AS PER STATE ADOPTED CODE
 SEISMIC LOADS AS PER STATE ADOPTED CODE

- NOTES**
- ALL STRUCTURAL AND MISCELLANEOUS STEEL SHALL CONFORM TO THE FOLLOWING A.I.S.I. STANDARDS
 PLATE UP TO 1/2" THICK - A36
 PLATE U.N.O. - A572 GRADE 50
 ANGLE - A36/A36M GRADE 50
 WIDE FLANGE - A992 Fy=50ksi
 CHANNEL - A36/A36M GRADE 50
 ROD - A36/A529 GRADE 50
 TUBE - A500 GRADE "B" 46 ksi
 - WELD ARE ALL AROUND WITH TYPE ER70S-6 WIRE W/6
 - ALL STEEL TO BE HOT DIPPED GALVANIZED TO A.S.T.M. A-123/49
 - STRUCTURAL BOLTS ARE HOT DIPPED GALV. AND ARE EQUAL TO OR GREATER THAN A-307
 - NO CONNECTIONS UTILIZING HIGH STRENGTH BOLTS ARE CLASSIFIED AS SLIP CRITICAL
 - ANODIZED ALUMINUM RAILS 1 1/4" NOMINAL PIPE SIZE (4.56" O.D.)
 - SOUTHERN BLEACHER COMPANY AS A MANUFACTURER AND INSTALLER OF GRANDSTAND SEATING IS NOT AUTHORIZED TO CERTIFY PLANS AS ADA COMPLIANT. HOWEVER, TO THE BEST OF OUR KNOWLEDGE THESE PLANS MEET OR EXCEED ADA REQUIREMENTS FOR QUANTITY OF ADA SEATING, ACCESS/EGRESS TO ADA SEATING, & DISPERSAL OF ADA SEATING.
 - ALL FIELD CONNECTIONS ARE NON-SLIP CRITICAL. U.N.O. ALL CONNECTIONS ARE DESIGNED TO UTILIZE A307 BOLTS. IT IS ACCEPTABLE TO USE A325N BOLTS IN LIEU OF THE A307 BOLTS. THE INSTALLATION OF THESE BOLTS ARE TO BE TIGHTENED A SNUG TIGHT CONDITION AS SPECIFIC BY ASS.

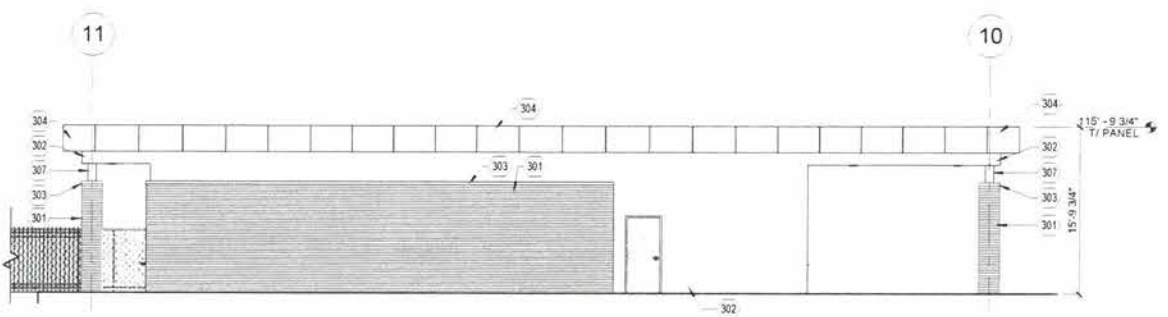


- A= 2x10 ANODIZED ALUMINUM SEAT
- B= MILL ALUMINUM SEAT BRACKET
- C= 2x10 MILL ALUMINUM INTERLOCK 2000 TREAD - NOSE
- D= 2x8 MILL ALUMINUM INTERLOCK TREAD - DECK
- E= 2x8 MILL ALUMINUM INTERLOCK 2000 TREAD - HEEL
- F= 1x5 1/2 PAINTED FLAT RISER (COLOR T.B.D. BY OWNER)
- G= 1x1 PAINTED ALUMINUM CONTRASTING NOSING (BLACK)
- H= 2x8 MILL ALUMINUM INTERLOCK HALF STEP - DECK
- J= 2x4 MILL ALUMINUM INTERLOCK HALF STEP - NOSE W/ RISER
- K= 5' MILL ALUMINUM HALF STEP BRACKET
- L= 5' ANODIZED ALUMINUM INTERLOCK STEP RISER

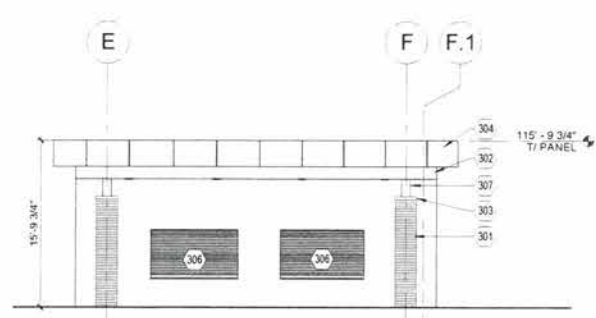
1 BLEACHER (HOME) SECTION
 3/8" = 1'-0"



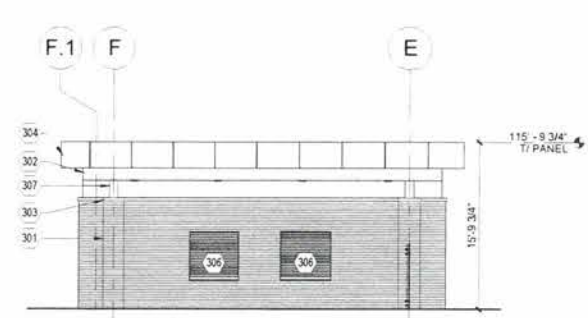
1 EAST ELEVATION
1/8" = 1'-0"



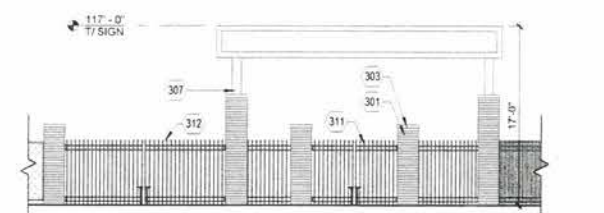
2 WEST ELEVATION
1/8" = 1'-0"



3 SOUTH ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"



5 STADIUM ENTRY ELEVATION
1/8" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

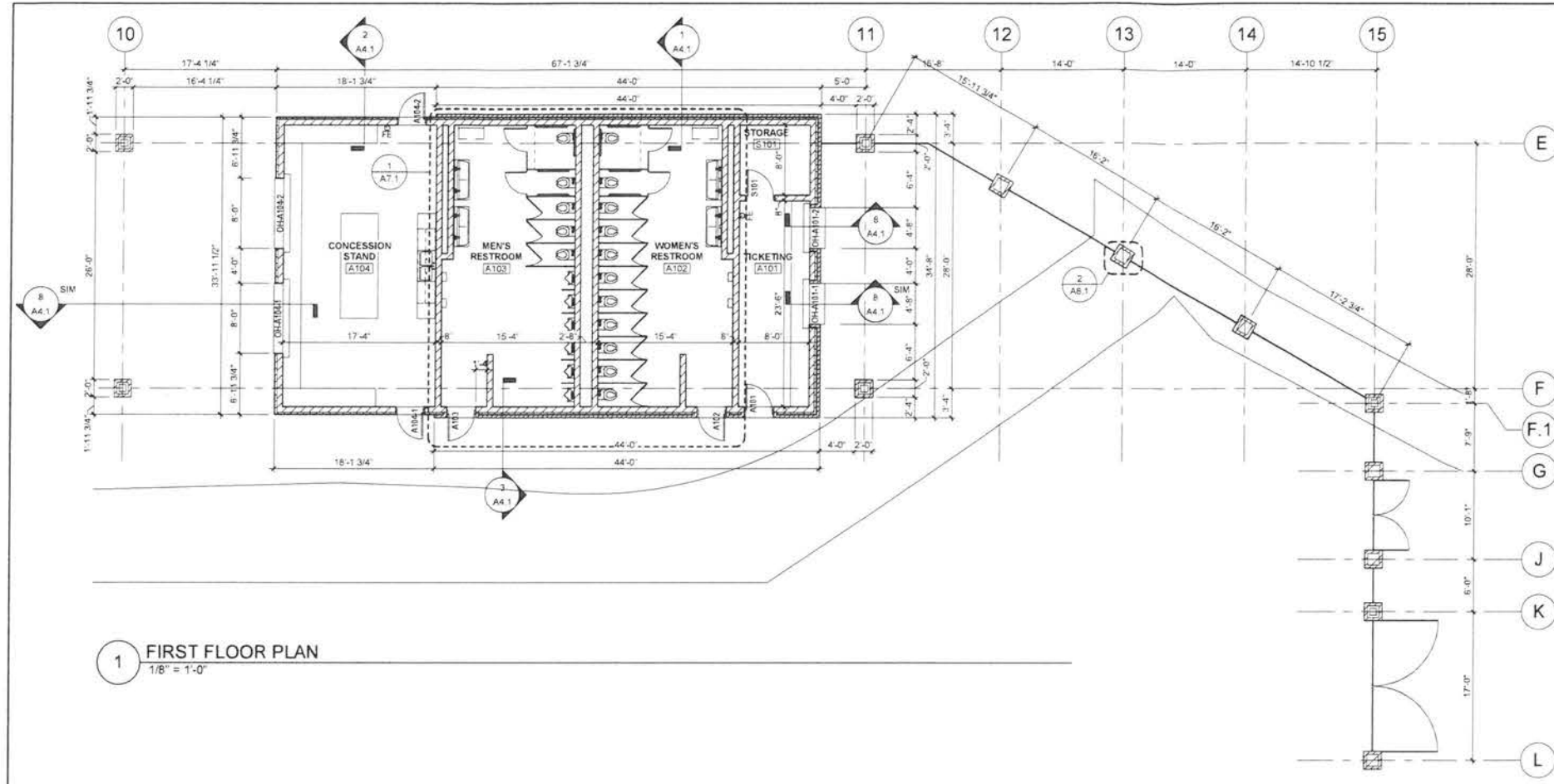
1. PROVIDE SEALANT AROUND ALL NEW ELECTRICAL OUTLETS, OVERFLOW NOZZLES AND FREEZE-PROOF HOSE-BIBBS
2. ALL WEATHER PROOF GFCI RECEPTACLES AND HOSE BIBBS UNITS TO BE MOUNTED AT 24" TO TOP OF UNIT. COMPLETELY SEAL PENETRATIONS. COORDINATE LOCATIONS WITH MEP DRAWINGS. VERIFY ALL LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION.
3. PROVIDE PRECAST CONCRETE SPLASH BLOCKS AT ALL NEW DOWNSPOUTS AND OVERFLOW NOZZLES.
4. PROVIDE TWO (2) COATS OF PAINT OVER SHOP PRIMER ON ALL NEW EXTERIOR STEEL LINTELS. COLOR SELECTED BY ARCHITECT.
5. SEE STRUCTURAL DRAWINGS FOR ALL STEPPED FOUNDATIONS.

ELEVATION KEYNOTES

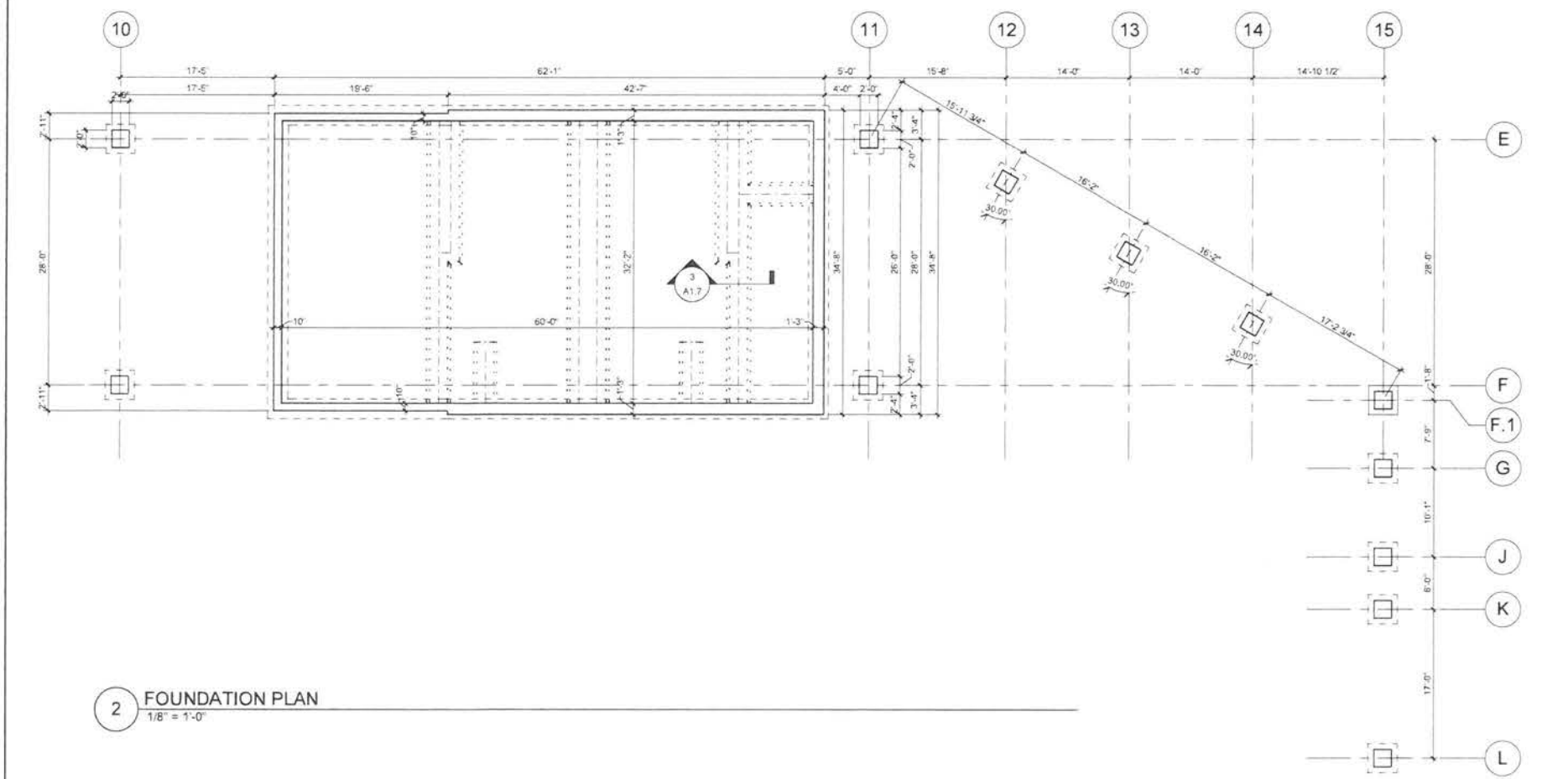
X	ELEVATION KEYNOTES
301	MODULAR FACE BRICK
302	EXPOSED FASTENER METAL WALL PANEL
303	LIMESTONE CAP
304	FIBER CEMENT VERTICAL PANEL SYSTEM
306	INSULATED COILING OVERHEAD DOOR
307	STRUCTURAL STEEL SEE FRAMING PLAN
311	6'-2" TALL X 4'-0" WIDE AEGIS PLUS GENESIS 4 RAIL DOUBLE SWING GATE
312	6'-2" TALL X 7'-6" WIDE AEGIS PLUS GENESIS 4 RAIL DOUBLE SWING GATE

RECEIVED
COMMUNITY DEVELOPMENT
JUL 03 2017
VILLAGE OF
BARTLETT

MARK	DATE
PROJECT NO.	2017.18
DATE	JUNE 14 2017
SHEET TITLE	EXTERIOR ELEVATIONS
SHEET	A3.1

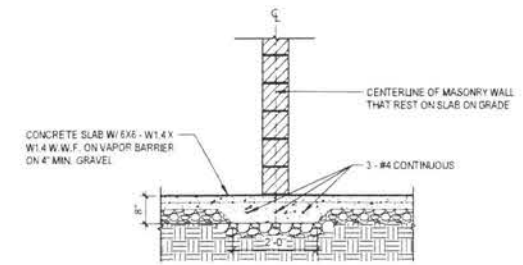


1 FIRST FLOOR PLAN
1/8" = 1'-0"



2 FOUNDATION PLAN
1/8" = 1'-0"

- FLOOR PLAN GENERAL NOTES**
- SEE SHEET 00.2 FOR GENERAL NOTES, SYMBOLS, AND ABBREVIATIONS.
 - SEE SHEET A6.1 FOR WALL TYPE DETAILS. ALL NEW INTERIOR WALLS TYPE "A" UNLESS NOTED OTHERWISE.
 - SEE SHEET 00.2 FOR TYPICAL MOUNTING HEIGHTS OF BUILDING ELEMENTS AND EQUIPMENT.
 - SEE SHEET A10.1 FOR DOOR AND FRAME SCHEDULES.
 - SEE ROOM FINISH PLANS AND INTERIOR ELEVATIONS FOR WALL FINISHES.
 - CONSTRUCT ALL WALLS TO UNDERSIDE OF THE DECK LIND.
 - ALL NEW WALL PENETRATIONS MUST BE SEALED AGAINST THE PASSAGE OF SMOKE. ALL NEW WALL PENETRATIONS THROUGH A FIRE RATED WALLS MUST BE SEALED TO MAINTAIN THE SPECIFIED RATING.
 - PROVIDE CALK along ENTIRE PERIMETER OF JOINT BETWEEN STEEL UNTELS AND MASONRY TYPICAL AT ALL INTERIOR STEEL UNTELS.
 - ALL EXPOSED OUTSIDE CORNERS OF CMU WALLS AND EXPOSED DOOR AND WINDOW JAMBS ARE TO BE BULLDOSE BLOCK LIND.
 - NEW MASONRY TO BE TOOTHED-IN WHERE INTERSECTING EXISTING MASONRY LOCATIONS. BONDING AND COURSING SHALL MATCH EXISTING.
 - PATCH ALL AREAS DISTURBED BY CONSTRUCTION WHETHER OR NOT INDICATED ON PLANS. PATCH OR PROVIDE NEW MATERIALS TO MATCH EXISTING ADJACENT CONDITIONS. NEW MATERIALS AND FINISHES SHALL BE BROUGHT TO A STOPPING POINT TO MINIMIZE DETECTION OF REPAIR.
 - PATCH ALL HOLES WHERE ITEMS HAVE BEEN REMOVED FROM WALLS. INFILL ALL VOIDS AFTER REMOVAL OF EXISTING DUCTS, PIPING, CONDUIT, ETC. TO MATCH EXISTING ADJACENT CONSTRUCTION.
 - ALL DOOR RETURNS TO BE 4" UNLESS NOTED OTHERWISE.
 - ALL ROOM NAMES AND NUMBERS INDICATED ON THE DRAWINGS ARE FOR REFERENCE ONLY. OWNER WILL PROVIDE NEW NAMES AND NUMBERS THAT SHALL BE USED FOR THE PROGRAMMING OF ALL SYSTEMS.
 - CLASSROOM AND OFFICE FURNITURE SHOWN DASHED IS FOR REFERENCE ONLY. THESE ITEMS WILL BE PROVIDED BY THE OWNER BUT MAY REQUIRE SOME ELECTRICAL CONNECTION AS INDICATED ON THE ELECTRICAL AND TECHNOLOGY DRAWINGS. FINAL SIZE AND LOCATION OF FURNITURE SHALL BE COORDINATED IN FIELD.
 - NEW INFILL WALLS TO BE FLUSH AND ALIGN WITH EXISTING CONSTRUCTION UNLESS NOTED OTHERWISE.



3 DETAIL
1/2" = 1'-0"

MARK	DATE
ZONING SET	
PROJECT No.	2017.18
DATE	JUNE 6, 2017
SHEET TITLE	FIRST FLOOR PLAN & FOUNDATION PLAN
SHEET	A1.7



Agenda Item Executive Summary

Item Name Subdivision and Planned Unit Development
Regulations Amendment- Chapter 10: Land and
Cash Donations by Developers Committee
or Board Committee

BUDGET IMPACT

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

EXECUTIVE SUMMARY

As a result of multiple requests from land developers, the Village recently underwent a new Land Market Value Assessment from the McCann appraisal and found that the market value of an acre of land in the Village has decreased from \$160,000 to \$125,000. As a result, the Village needs to amend the current Land and Cash Donation by Developers section of the Subdivision Ordinance. This section is for the specific impacts that new development has on the Village and surrounding taxing bodies that provide services to the residents of Bartlett. This ordinance pertains to residential developments only. The Village and Police per capita rates were determined by population and the operating budgets. The other taxing districts kept the same per capita. Park and School Land cash were adjusted due to the updated land valuation. Adjusting the values to reflect current market values will allow Bartlett to stay current and competitive for residential development with regards to land and cash donations.

The new donation amounts for each type of residential unit is attached for review. The donation chart has been sent to the other effected taxing bodies to review, and all have approved the new amounts for their respective agencies.

ATTACHMENTS (PLEASE LIST)

CD Memo, Proposed Text Amendment Language, Proposed Table 3: 2017 Donation Table, 2013 Donation Table, Appraisal Report and Real Estate Market Study from McCann Appraisal & Consulting, LLC

ACTION REQUESTED

- For Discussion Only - To discuss the property text amendment language and forward to the Village Board for a final vote.
- Resolution
- Ordinance
- Motion:

MOTION:

Staff: Jim Plonczynski, Com Dev Director

Date: 07/10/2017

COMMUNITY DEVELOPMENT MEMORANDUM

17-109

DATE: July 10, 2017
TO: Paula Schumacher, Acting Village Administrator
FROM: Jim Plonczynski, Community Development Director
RE: Subdivision and Planned Unit Development Regulations Amendment-
Chapter 10: Land and Cash Donations by Developers

BACKGROUND

The current review of the Land & Cash Donations by Developers was completed by Village Staff in conjunction with the Village Attorney and land appraisers of McCann Appraisal and Consulting, LLC, in response to multiple requests from residential developers for a possible reduction to the current land values and local sales in the area. This review focused on the park and school cash in lieu of land contribution portion and the per capita value of the Village and Police portion of what developers pay for the impacts attributable to their developments.

The current Developer Donation Ordinance approved in 2013 has a "fair market value" for one acre of vacant, improved and graded land at \$210,000 per acre. The land was valued at \$160,000, however, an additional \$50,000 was added to the value to extend public utilities such as sanitary and storm sewers and water to the proposed subdivisions.

The Appraisal and Real Estate Market Study prepared by McCann Appraisal and Consulting, LLC reviewed land sales transactions and comparable values in Bartlett and the surrounding communities to arrive at a land value of \$125,000 per acre which is down from the \$160,000 per acre. The additional \$50,000 for public improvements, the cost of extending public utilities, has been removed from the Developer Donation calculations, as the utilities are available to most of the remaining large development sites in the Village. This was the case with The Enclave Subdivision, Bartlett Ridge and Bartlett Pointe West as utilities were readily available or installed across the property.

The last revision to the Developer Donation Ordinance occurred in 2013 when Orleans Homes submitted an appraisal to support its objection to the 2007 developer donation values but agreed to accept the \$160,000 per acre value as determined by the McCann appraisal.

Inputting the updated real estate value of \$125,000 per acre from the McCann Appraisal and Real Estate Market Study will result in a reduction in fees. For example, the developer land and cash donation for a four bedroom single family home would be reduced from \$23,945.30 to \$17,591.15. This will be a reduction of \$6,354.15. The proposed 2017 Developer Donation Table has been circulated to the other affected

taxing bodies for their review. Each District has given their approval of the fair market value reduction.

RECOMMENDATION

The proposed Text Amendment language, the Proposed 2017 Donation Table, the 2013 Donation Table and the McCann Appraisal Report and Real Estate Market Study are attached for the Board's review.

Staff recommends forwarding the proposed Text Amendment to the Village Board for their review and approval.

**CHAPTER 10
LAND AND CASH DONATIONS BY DEVELOPERS**

- 11-10-1: SHORT TITLE:**
- 11-10-2: PREAMBLES:**
- 11-10-3: PROJECTED SCHOOL POPULATION CALCULATIONS:**
- 11-10-4: SCHOOL LAND DONATIONS:**
- 11-10-5: CASH DONATIONS FOR SCHOOL CONSTRUCTION:**
- 11-10-6: PROCEDURES FOR PAYING DONATIONS TO SCHOOL DISTRICT:**
- 11-10-7: CRITERIA FOR PARK AND SCHOOL LAND DEDICATION:**
- 11-10-8: SCHOOL AND PARK PLAT REVIEW:**
- 11-10-9: CRITERIA FOR REQUIRING CASH CONTRIBUTIONS IN LIEU OF LAND DONATIONS:**
- 11-10-10: COMBINED LAND AND CASH DONATIONS:**
- 11-10-11: CONVEYANCE OF LAND:**
- 11-10-12: FIRE PROTECTION, LIBRARY AND VILLAGE CASH DONATIONS:**
- 11-10-13: PAYMENT OF DONATIONS:**
- 11-10-14: ANNEXATIONS:**
- 11-10-15: SUCCESSORS:**
- 11-10-16: TABLES:**

11-10-1: SHORT TITLE:

This Ordinance ~~2013~~**2017** - _____, "An Ordinance Amending the Bartlett Subdivision and PUD Ordinance to Provide for Land and Cash Donations by Developers" may be referred to as the "Bartlett Donation Ordinance".

11-10-2: PREAMBLES:

The President and Board of Trustees of the Village of Bartlett have made findings of fact as follows:

- A. The Village of Bartlett ("Bartlett" or "the Village") is a home rule municipality under the Constitution of the State of Illinois, and in exercise of its home rule powers, desires to reenact and amend that portion of its Subdivision Ordinance providing for land and cash donations by developers.
- B. Bartlett is located in the heart of one of the fastest growing regions in the Chicago metropolitan area. Between 1975 and 2010, Bartlett's population has grown from approximately 5,550 people to an estimated 41,208 people.
- C. A dramatic increase in the construction of residential buildings in Bartlett began in 1983, and continued until the start of the economic recession in late 2007, but

housing construction starts have begun to pick up under the present economic recovery, and are projected to increase due to pent up demand for new housing and to continue as long as affordable mortgage money remains available.

- D. Bartlett has grown to more than 14,073 households.
- E. Bartlett is currently located in the U-46 School District ("U-46" or the "School District"), the second largest school district in Illinois, which is currently experiencing financial difficulties **due in part to the failure of the State's Legislature to pass a state budget for over two years.**
- F. Healthy, productive and responsible community life depends, in part, on the availability of adequate school facilities for the Village's residents. School facilities to provide for the educational needs of the children who will reside in the Village as a **direct** result of the developmental activities of **residential** developers cannot be provided without land donations and financial contributions from **such** developers **roughly proportional to the nature and extent of the impact caused by such developments.**
- G. The location and improvement of school sites to serve the immediate and future needs of residents and children residing in each new subdivision, **planned development ("PD"), planned unit development ("PUD"), or development** is just as essential to proper land development as are streets, water, sewers, sidewalks and other residential municipal services. ~~The development~~ **Unless land and cash donations are charged to and paid by developers of any new residential subdivisions or, PDs, PUDs or developments in the Village, roughly proportional to the nature and extent of the impact of such developments,** it will result in serious financial problems for the Village and U-46, ~~in part because the requirements for increased school facilities will increase disproportionately to the tax base that is generated by the proposed residential developments.~~ Accordingly, the dedication of land for school sites (or, in certain circumstances, as hereinafter more fully set forth, a cash contribution in lieu of a land dedication) and a cash contribution for **the improvement of school construction purposes is need by the Village grounds, which include school building or other infrastructure, including technological infrastructure, necessitated** and U-46 from each developer of a **specifically and uniquely attributed to the new residential subdivision, PD, PUD containing a residential component in order, or development, so as** to enable the Village and the School District to provide for the immediate and future educational needs of the school age children who will be generated by the proposed subdivision, ~~planned~~ **PD, PUD and/or** development

~~(“PD”) and/or planned unit development (“PUD”);~~ and, concomitantly, to protect the health, welfare and safety of the public.

- H. Reliable and proven demographic analyses have been conducted in a scientific and accurate manner to determine the number of elementary, secondary and high school age children that will be generated by a new residential subdivision, PD, PUD and/or ~~or a new PUD-development~~ which contains new residential housing. Such demographic analyses are widely accepted and employed by municipalities and school districts within and outside the State of Illinois for the aforesaid purpose.
- I. The **most recent** official Census of the Village conducted in 2010 determined that the median age of Bartlett’s population is 34.48 and that 27.3% of Bartlett’s population is under 18 years of age.
- J. There are reliable and proven mathematical methods available for calculation the requisite amount of land needed for school sites to service the elementary, middle and high school educational needs of a proposed residential subdivision, PD, PUD **or development**. Such methods are widely accepted and employed by municipalities and school districts within and outside the State of Illinois for the aforesaid purpose.
- K. The Bartlett Park District (the “Park District”) lack sufficient ~~non-referendum bonding power~~ **resources** to finance ~~both the critically needed development of its existing parks, some of which it is obligated to improve under agreements pursuant to which land was donated to the Park District, and the acquisition of new park sites and development of new playgrounds thereon~~ in the new subdivision and PDs, PUDs **and developments** that are expected within the next several years **unless the developers thereof donate land therefor, or cash in lieu of land where the corporate authorities deem it appropriate, and donate cash to improve the parks, including for playground or other recreational improvements thereon that are necessitate and specifically and uniquely attributed to the new residential development.**
- L. The Village lacks sufficient funds in its police budget to provide adequate police protection while **infrastructure and** homes are being constructed and for new Village residents once they move in, due in part to the fact that the Village provides police protection for over two years before real estate tax revenues are extended and received by it based on fully assessed property commensurate with the **police** services actually provided by the Village. The Village lack sufficient funds to provide additional policemen, ~~squad cars and a building adequate to house its police department, communications equipment and staff, and to provide for the incarceration of prisoners in accordance with standards mandated by the Courts~~

and squad cars necessary to provide police services for new developments before said tax revenues are received.

M. The Bartlett Fire Protection District (the "Fire District") lacks the equipment, facilities and personnel to provide adequate fire protection for a rapidly growing community, and provides fire protection services for over services to new developments in the two years before real estate tax revenues from said new developments are extended and received by it based on fully assessed property commensurate with the fire protection services actually provided by the Fire District to said new developments.

N. The Bartlett Public Library District and the Gail Borden Public Library District (the "Library Districts") are in need of expanding their respective facilities, and lack sufficient books and personnel to provide for the needs of a growing community, but provide library services to residents of newly constructed developments for over 1-1/2 years before real estate tax revenues are extended and received by it based on fully assessed property commensurate with the services provided by the applicable Library District.

O. The development of any new residential subdivisions, planned developments and/or planned unit developments in the Village of Bartlett will result in serious financial problems for the Village, U-46, the Park District, the Fire District and the applicable Library District because the requirements for increased facilities and personnel to provide potable water for domestic needs and fire protection, efficient treatment of waste water, police protection, community planning and other vital administrative services, education, recreation, fire protection and library facilities will increase disproportionately to the tax base that is generated by residential development.

P. The development projected over the next 10 years will result in the rapid disappearance of land available for construction of schools and the development of parks, and the price of the remaining land will in all probability increase faster than the borrowing capacity of the various taxing bodies responsible for providing Village, school, fire protection, recreation and library facilities and services.

O. It is essential to the health, welfare and safety of the residents of Bartlett that adequate land and facilities be available to provide educational, fire protection, recreational and library facilities and services.

P. It is essential to the public health, welfare and safety that school sites be provided within Bartlett in accordance with the criteria hereinafter set forth:

600 capacity elementary schools (grades K-6) on 11 acres of land;
1,200 capacity middle schools (grades 7-8) on 32 acres of land;

2,500 capacity high school schools (grades 9-12) on 65 acres of land.

Q. It is essential to the public health, welfare and safety that park sites be provided within Bartlett in accordance with the standards hereinafter set forth, which are consistent with the criteria for park land requirements as recommended by the National Recreation and Park Association, now and as amended in the future.

R. It is essential to the public health, welfare and safety that funds be provided to Bartlett to help defray the increased cost of providing police protection in areas which are in the process of development with unfinished streets that cause extraordinary wear and tear to emergency vehicles, and increased patrol requirements that will strain the police department's manpower and vehicular resources, and a new building to house the Bartlett Police Department.

~~U. It is essential to the public health, welfare and safety that funds to be provided to help Bartlett defray the expense of acquiring and developing an expanded commuter parking facility to meet the needs of the residents of new subdivisions, planned developments and planned unit developments for mass transportation.~~

S. The Village, the Fire District, the Park District and the applicable Library District are required to provide facilities and services to new residents of new developments for one and one-half to two years before real estate tax revenues from taxes levied against said new developments commensurate with the cost of providing said services are received from such new developments and the residents thereof..

11-10-3: PROJECTED SCHOOL POPULATION CALCULATIONS:

For purposes of computing the amount of land or cash contributions in lieu of land, that will be required of each subdivision, PD, PUD and/or PUD development to enable the community to provide facilities and services to meet the needs of such subdivision, PD, PUD, and/or PUD development, its projected population density shall be computed in accordance with Table 1, appended hereto and incorporated herein ("Table 1"), which is generally indicative of current and short range projected trends in family size by age groups, unless a written objection thereto is filed by the subdivider or developer. In the event a subdivider or developer files a written objection to the statistics set forth in the Table 1, it shall submit its own demographic study showing the estimated additional population to be generated from the proposed subdivision, PD, PUD and/or PUD development, and in that event final determination of the density formula to be used in such calculations shall be made by the corporate authorities based upon such demographic information submitted by the subdivider or developer and from other sources which may be submitted to the corporate authorities by the Park District, U-46, Fire District, Library Districts, Village staff, or others. It is recognized that population density, age distribution and local conditions change over the years, and the specific formula for the dedication of land, or the payment of fees in lieu thereof, as stated herein, is subject to periodic review and amendment if necessary.

11-10-4: SCHOOL LAND DONATIONS:

School sites shall be dedicated in accordance with the following criteria:

The ultimate number of students that will be generated by a proposed subdivision or PUD, PD, PUD and/or development shall be determined in accordance with Table 1.

A. Criteria for Requiring School Site Dedication. The amount of land required to be dedicated for school sites grounds shall be that which is necessitated and specifically and uniquely attributable to the proposed subdivision, PD, PUD and/or the development, and shall be directly related to the ultimate number of students to be generated by the proposed subdivision, PD, PUD and/or PUD development. The land dedication requirement shall be determined by dividing (i) the estimated number of children in each of the school age classifications set forth in Table 1 that will be generated by the proposed subdivision, PD, PUD and/or PUD development, by (ii) the recommended maximum number of students that can be served in the type of school which corresponds to the particular school age classification, as set forth in the Table 2 below, and then multiplying the foregoing derived quotient by (iii) the recommended minimum number of acres for a school site for each school age classification, as set forth in Table 2. The product derived by the immediately foregoing multiplication calculation shall constitute the number of acres for elementary, middle and high school purposes in order to have sufficient land for school sites to serve the estimated number of increased children in each school age classification as a result of the development of the proposed subdivision, PD, PUD and/or PUD development.

B. School Classification and Size of School Site. School classifications and size of school sites within Bartlett shall be determined in accordance with the following criteria:

TABLE 2

School Classification by Grade	Maximum Number of Students for Each Such School Classification	Minimum Number of Acres of Land for Each School Site of Such Classification
Elementary Schools:		
Grades Kindergarten through 6	600 Students	11
Secondary Schools:		
Middle Schools Grades 7 and 8	1,200 Students	32
High Schools Grades 9 through 12	2,500 Students	65

C. Location. School sites shall be located in the Village in accordance with plans theretofore or hereafter adopted by U-46. If U-46 has not planned a school site within the proposed subdivision, PD, PUD, and/or PUD development, or in the neighborhood in which such subdivision, PD, PUD, and/or PUD development is located, the school site shall be located in the Village and so as to be readily accessible to the greatest number of children projected for such neighborhood. For purposes of any cash contribution in lieu of land and for the development of school grounds under this Ordinance, schools located within the Village's planning jurisdiction, or corporate limits of the Village, or within one and one-half (1-1/2) miles of the corporate limits of the Village (the "Village's planning jurisdiction"), shall be considered to be in the Village, provided that any such schools must actually serve Village students, and to the extent practicable used for land acquisition or to improve school grounds of schools that will serve the proposed development.

D. Site Suitability. The subdivider or developer, at its own cost or expense, shall provide U-46 soil boring data, soil compaction test results and such other engineering studies, data and information pertaining to the proposed school site which U-46 may request to enable it to determine the suitability of the proposed to-be-dedicated land for school site purposes without extraordinary improvement costs. U-46 shall have the right to reject any site which the School District determines, in accordance with sound engineering practice, is not suitable to school site purposes.

E. Improvements. Each school site shall be located on a fully improved street with curbs, gutters, sidewalks, street lights, storm sewer, electricity, gas and telephone available at the property lines. Sanitary sewer and water mains shall be extended to the furthest boundary line of each school site within right-of-way or easement designated by the Village. Sidewalks shall be provided along all street frontages. The site shall have

direct access to such a fully improved street across at least 20% of the distance of its perimeter. At least two access routes or easements shall be provided. Any pedestrian access route shall be at least 30 feet wide and any vehicular access route or easement shall be at least 66 feet wide. Any pedestrian access route less than 50 feet wide shall be fenced with fencing material approved by the School District. The site shall be developed to the standards set forth in paragraphs A, D, E and F of Section 11-10-6 of this Ordinance, except that the references to park site and Park District approval or notice in such paragraphs shall be read to mean school sites and approval or notice by the School District.

F. When the development is small and the resulting site is too small to be practical, or when the Corporate Authorities determine that the available land is inappropriate for a school site, the Village shall require the developer to pay a cash contribution in lieu of the land dedication in accordance with Section 11-10-8 below.

11-10-5: CASH DONATIONS FOR SCHOOL CONSTRUCTION:

A. Criteria and Formula. The amount of cash required to be donated to provide the necessary funds for the **development of school grounds, including land or site improvements, which includes school building or other infrastructure, including technological infrastructure necessitated and specifically and uniquely attributed to the proposed subdivision, PD, PUD and/or development for the** construction or expansion of elementary school facilities, middle school facilities and high school facilities in the Village for the use of the children who will be generated by a proposed subdivision, PD, **PUD and/or PUD development**, shall be determined by (a) multiplying the estimated ultimate number of elementary school age children to be generated by the proposed subdivision, PD, **PUD, and/or PUD development** determined on the basis of the demographic information set forth in Table 1, times Two Thousand Eight Hundred Thirty-Seven Dollars and 54/100 (\$2,837.54); plus (b) multiplying the estimated ultimate number of middle school age children to be generated by the proposed subdivision, PD, **PUD, and/or PUD development** determined on the basis of demographic information set forth in Table 1, times Four Thousand Three Hundred Eight Dollars and 31/100 (\$4,308.31); plus (c) multiplying the estimated ultimate number of high school age children to be generated by the proposed subdivision, PD, **PUD, and/or PUD development**, determined on the basis of demographic information set forth in Table 1, times Five Thousand Six Hundred Eighty-Five Dollars and 91/100 (\$5,685.91). The Two Thousand Eight Hundred Thirty-Seven Dollars and 54/100 (\$2,837.54), the Four Thousand Three Hundred Eight Dollars and 31/100 (\$4,308.31), and the Five Thousand Six Hundred Eighty-Five Dollars and 91/100 (\$5,685.91) are school construction donation factors based on the most recent costs incurred by the U-46 School District in building an elementary, middle or high school, respectively that it has furnished to the Village. These costs shall be adjusted for inflation and divided by the total capacity. The resulting per student cost shall be reduced according to three factors: **The (i) the** proportion of school revenue attributable to property taxes; **(ii) the** proportion of property taxes attributable to residential property; and **(iii) an** equity adjustment factor. These figures shall **be reviewed, and if warranted by said review,** adjusted on a regular basis. The amounts set forth above by which the number of school age children from Table 1 have been multiplied by, and which are then added together, are

figures derived from Table 3, appended hereto and incorporated herein (the 2013 "2017 Donation Table").

B. Restrictions. All funds collected by the Village pursuant to Section 11-10-4A shall be used solely for construction or improvement of schools in the Village of Bartlett, whether by the Village or U-46, and only for elementary, middle and/or high school purposes and not for pre-school or administrative purposes. "Construction or improvement of schools" shall mean and include: (i) school site improvements, (ii) new building design and construction, (iii) design and construction of building additions and improvements, (iv) on site and off site school infrastructure improvements located in the Village, including monies to provide or improve water, sanitary sewer, storm sewer and adjacent roadways to serve schools located in the Village of Bartlett, and (v) instructional and classroom equipment incorporated into the school buildings or grounds so as to become fixtures. "Fixture" shall mean such instructional and classroom equipment which is permanently affixed or attached to a school building, or imbedded in school grounds, by means cement, plaster, nails, bolts, screws, or other similar method, such that said equipment is not removable without damage to the building or land. "Schools located within the Village of Bartlett" shall mean elementary, middle and/or high school buildings and grounds which are physically located within the Village of Bartlett or within one and one-half miles of the corporate limits of the Village of Bartlett, except that as to the latter, any monies collected hereunder shall be subject to the limitations hereinafter set forth in this Subsection B. In no event shall such funds be used for salaries, personnel expenses, operating expenses, furniture, books or equipment (unless such equipment is incorporated into the school buildings or grounds so as to become a fixture) or for improvements of schools located outside of the Village of Bartlett. If any portion of such funds is not expended for the purposes set forth in this paragraph within ten years from the date of their receipt, then they shall be refunded to the subdivider or developer who donated them. Any developer donation requested by U-46 to be used for expenditures permitted under this Subsection B at any school outside, but within one and one-half miles of the corporate limits of the Village, shall be limited to an amount determined by multiplying the full amount of the donation by the number of students with Bartlett addresses in attendance at such a school divided by the official enrollment of the school as of the date closest to the date on which the School District makes application for release of the donation.

11-10-6: PROCEDURES FOR PAYING DONATIONS TO SCHOOL DISTRICT:

Funds contributed by a subdivider or developer for school purposes, including cash donations for school construction paid pursuant to Section 10-11-4, cash donations in lieu of land paid pursuant to Section 11-10-8, or cash donations paid in combination with the dedication of land pursuant to Section 11-10-9 of this Ordinance, shall be deposited with the Village Treasurer to be held in the Developer Donation Fund and paid to U-46, only upon the occurrence or satisfaction of the following conditions precedent to payment:

A. Indemnification for Past Payments. U-46 shall have executed and delivered to the Village a written agreement agreeing to indemnify, defend and hold the Village harmless from any costs and expenses incurred by the Village related to said school

district's use of developer donations previously paid to U-46 by the Village under prior **Village of Bartlett** Donation Ordinances.

B. Indemnification Against Claims Arising Out of this Ordinance. U-46 shall have executed and delivered to the Village an Indemnification Agreement, in form as appended hereto as Exhibit A, agreeing to indemnify and hold the Village harmless from any causes of action brought against the Village as a result of the passage or enforcement of this Ordinance, and/or Village Ordinances 1996-63, 1998-40, 2000-57, 2000-129, 2001-143, 2003-72, ~~and/or~~ 2007-50, **2013-69, and 2017-____**, , including, but not limited to, challenges to the use of said funds paid to U-46.

C. Village Approval. The Corporate Authorities of the Village of Bartlett shall approve the requested payment of said donation funds to U-46 within 60 days after receipt of the School District's request based on its determination, made in the Village Board's reasonable discretion, that the School District has sufficiently demonstrated that the funds have been used only for the limited purposes allowed in, and otherwise in accordance with, this Ordinance. Each request for donation funds shall be accompanied by documentation evidencing the amount of such expenditure, the nature of each expenditure (*e.g.*, **land improvements**, construction, repair, type of equipment, etc.) and the specific school for which the expenditure was made. The 60-day period for the Village to approve a request for funds shall begin to run when the School District has furnished such documentation to the Village. Within 30 days of such request, the Village may require, in the exercise of its reasonable discretion, the School District to submit additional documentation to assist the Village in determining that the School District has used the funds for the limited purposes allowed in, and in accordance with, this Ordinance. If additional documentation is required, the Village shall make its final determination within 60 days after receipt of the additional documentation from the School District.

11-10-7: CRITERIA FOR PARK AND SCHOOL LAND DEDICATION:

A. Philosophy of Acceptance. The land or site for Park and Recreation land dedication must be suitable for the purpose for which it is intended. Land set aside by developers for parks, recreation, and conservation purposes shall not be what has been left over after residential, commercial and industrial development, or contain or include any flood plain, floodway, riparian ways, wet bottom detention basin ~~or~~, retention pond, **or wetland**.

B. Requirement and Population Ratio. The ultimate density of a proposed development shall bear directly upon the amount of land required for dedication. The total requirement shall be ten acres of land per 1,000 of ultimate population dedicated to active use in accordance with the following classification:

Types of Recreation Area		Size Range	Minimum Acres Per 1,000 People
(a)	Play Lot	Minimum 1 Acre	.5
(b)	Neighborhood Park	Minimum 5 Acres	2.0
(c)	Community Wide Recreation Park	Minimum 15 Acres	7.5
		TOTAL	10.0 Acres of Land
			Per 1,000 People

“Active park areas” shall be defined as those areas specifically adapted and planned for a wide range of physical activity such as group games, physical education, sports, and athletics. Facilities usually include, but are not limited to, playfields, game courts, rinks, ball diamonds, pools, tennis courts, community centers, and play apparatus. Active areas shall not include any areas designated for water management, such as **flood plain, floodway**, retention, detention or “wetland” areas.

C. Location. The Bartlett Park District Comprehensive Master Plan (the “Park Plan”) as amended from time to time, shall be used as a guideline in locating sites, or if none, as determined by the applicable park district on a case by case basis. A central location which will serve equally the entire development is most desirable and whenever feasible, the site shall be in close proximity to elementary school sites. In large developments, these sites can be located throughout the development according to established standards for park area distance.

D. Improvements. Each park site shall be located on a fully improved street with curbs, gutters, street lights, storm sewer, electricity, and gas available at the property lines. Sanitary sewer and water mains shall be extended to the furthest boundary line of each park site within the right-of-way or easement designated by the Village. Sidewalks shall be provided along all street frontages. The site shall have direct access to a fully improved street across at least 20% of the distance of the perimeter. At least two access routes or easements shall be provided. Any pedestrian access route shall be at least 30 feet wide and any vehicular access route or easement shall be at least 66 feet wide. Any pedestrian access route less than 50 feet wide shall be fenced along both sides with fencing material approved by the Park District. **Off street parking of three (3) spaces per 1,000 people projected to be generated by the proposed development up to a maximum of four (4) spaces, shall be constructed for any neighborhood park (including one (1) handicapped space) and four (4) spaces per 1,000 people shall be constructed for any community wide park including one (1) handicapped space.**

E. Topography and Grading. Each park site designated on the Park Plan as an “active park area” shall have sufficient level areas, uninterrupted by streams and drainage

ditches, to permit its development for football and baseball fields without the infields overlapping the football fields.

1. Slope

- a. Should not vary greatly in appearance from existing and adjacent slopes.
- b. Optimum slopes range from 2% minimum to 5% maximum. No less than 2% slope is acceptable under any circumstances.
- c. Maximum allowable slope is 10%, except under special conditions where greater slopes are desirable to enhance recreation and leisure utilization (i.e., sled hill).
- d. That on-site drainage patterns be designated and constructed to:
 - i. Insure flow toward swales.
 - ii. Insure drainage away from active recreation areas.

2. Grading

- a. Rough grading shall be completed at time of rough grading of adjacent contiguous areas.
- b. Grading shall comply with Village and Park District approved plans.
- c. Subgrade shall be graded and compacted so it will be parallel to the finished grade.
- d. Subgrade material shall be loosened and fine graded to a depth of two to four inches. All stones over four inches in size, sticks, rubbish, and other foreign substances shall be removed.
- e. Finished grades should be uniform in slope between points for which elevations have been established.

3. Soils

- a. Soils shall not differ from those occurring naturally.
- b. Soils shall not offer any restriction to proposed recreation and leisure utilization.
- c. Topsoil shall be spread evenly and lightly compacted to a minimum depth of six inches over the entire site.

- d. Topsoil will be good, friable soil, with good tillage, and shall be without any admixture of subsoil, gravel, stones, refuse, sand or other subsurface elements.
- e. Topsoil shall not be placed in a muddy or frozen condition.
- f. Topsoil shall contain no toxic substances which may be harmful to plant growth.
- g. Topsoil shall be spread no later than the placement of topsoil on the first lot adjacent to the park site.

4. Seeding

- a. All proposed park areas shall be seeded and an acceptable stand of grass established prior to dedication of the area to the Park District.
- b. Seeding to utilize Village and Park District approved ground covers and grasses.
- c. Seeding to be completed during desirable fall and spring planting times, dependent upon recommended seed planting specification for seed.
- d. Seeding to be done on moderately dry soil on a seed bed which will easily accept and nurture germination of seeds.
- e. Developer will be responsible for making necessary reparations to the site caused by erosion. Reparations will be completed prior to acceptance by the Park District.

5. Soil Conditions. Soil conditions shall meet the following requirements:

- a. On sites (or those portions of the sites) not requiring fill, the soils shall have a bearing of no less than 3,000 pounds per square foot for building areas, parking lot areas and other areas that will be required to support structures. All open space areas that will be used for sport fields, dry bottom detention facilities or other open space uses, the soils shall have a bearing of no less than 2,500 pounds per square foot. No minimum soil support values are required for areas that will accommodate wetlands, flood plains, riparian ways or wet bottom detention facilities.
- b. On sites (or portions of the sites) requiring fills, only clean clay soil materials with an unconfined compression strength of 2,500 pounds per square inch (prior to compaction) ("Clean Clay Fill") shall be

placed in compacted layers of not more than twelve inches each within five feet of the approved subgrade for the site as determined by the final engineering plans therefor approved by the Village Engineer.

For fill below said five feet of compacted clay, only Clean Clay Fill or "Clean Construction or Demolition Debris" as defined in Section 3.78a of the Illinois Environmental Protection Act (415 ILCS 5/3.78A) may be used to fill the said site, except that in no event shall reclaimed asphalt materials be used as fill material. The fill materials shall be compacted to a minimum of:

- i. 95% of modified proctor for those areas of the site that will support buildings, parking lots and other structures,
- ii. 90% of modified proctor sport fields, dry bottom detention facilities or other open space uses,
- iii. fills shall be placed in lifts no greater than 12 inches thick,
- iv. one compaction test will be required for each 12 inch lift of fill and for every 10,000 square feet of surface area filled,
- v. the Village shall receive copies of the compaction tests for each lift prior to the placement of the next lift, and
- vi. the filled area shall be graded in a uniform manner in order to provide a surface that will drain freely and not pocket water.

The Park District shall notify the Village within sixty (60) days of the Park District's receipt of notice of the location of the park site on the preliminary plat of the areas to be improved in accordance with these compaction requirements.

F. Water management areas shall be defined as those properties set aside as retention, detention, or wetland. The Park District shall have no obligation to accept the donation of said parcels, **or any parcels lying in a flood plain or floodway as determined by the latest applicable County FIRM or DFIRM maps.** The Park District may determine on a case by case basis whether or not any water management area should be accepted by the District, in addition to the active park area described within Section 11-10-6B.

G. When the development is small and the resulting site is too small to be practical, or when the Corporate Authorities determine that the available land is inappropriate for a park site, the Village shall require the developer to pay a cash contribution in lieu of the land dedication in accordance with Section 11-10-8 below.

11-10-8: SCHOOL AND PARK PLAT REVIEW:

Copies of each subdivision plat, PD, PUD plan, **boundary survey and topographical survey shall** be transmitted to U-46, the Park District, the Fire Protection District, and the

appropriate Library District for their written recommendations at the same time as they are transmitted to the Bartlett Plan Commission, but nothing therein contained shall be construed as requiring receipt of a recommendation prior to action by the Corporate Authorities of the Village.

11-10-9: CRITERIA FOR REQUIRING CASH CONTRIBUTIONS IN LIEU OF LAND DONATIONS:

A. Park Donations. Whenever the land dedication required by this Ordinance is determined by the Corporate Authorities to be unsuitable on the basis of:

1. Size;
2. Usefulness for park, recreation or open space purposes;
3. Inability to meet the requirements of Section 11-10-7; or
4. Incompatibility with implementation of the Park Plan;

the Village shall require the subdivider or developer to pay a cash contribution in lieu of the land dedication required.

B. School Donations. Whenever the land dedication required by this Ordinance is determined by the Corporate Authorities to be unsuitable on the basis of:

1. Size;
2. Usefulness for school purposes;
3. Inability to meet the requirements of Section 11-10-4 and/or the applicable provisions of Section 11-10-7; or
4. Incompatibility with implementation of the School Plans,

the Village shall require the subdivider or developer to pay a cash contribution in lieu of the land dedication required **calculated using the fair market value set forth in Subsection F of this Section.**

C. All funds collected by the Village for school land acquisition purposes, and any and all interest earned thereon, shall be used by U-46 solely for the purchase of a school site or sites in the Village of Bartlett to serve the immediate or future needs of the children from the proposed subdivision, PD, **PUD**, and/or **PUD development**, and for the improvement of such sites, whether by the Village or U-46. For purposes of any cash contribution under this Ordinance, schools located within the ~~Village's planning jurisdiction, or one and one-half (1 ½) miles of the corporate limits of the Village~~ **or within the Village's Planning Jurisdiction** shall be considered to be in the Village, provided that any such schools must actually serve Village students.

D. The cash contribution to be paid in lieu of land donations for school sites shall be held by the Village or other public body designated by the Village, solely for use in the acquisition of a school site in the Village to serve the immediate or future needs of children from ~~that~~ **the proposed** subdivision, PD, **PUD**, and/or **PUD development**, or for the improvement of any existing school site in the Village which predominantly serve such needs.

E. If any portion of a cash contribution in lieu of (1) park or recreational land donations is not expended for the purposes set forth in paragraph A of this Section 11-10-8, or (2) school site donations are not expended for the purposes set forth in paragraph B of this Section 11-10-8, within ten years from the date of its receipt, it shall be refunded to the subdivider or developer who made such contribution, upon the written request of said subdivider or developer.

F. Fair Market Value. The cash contributions in lieu of land shall be based on the "fair market value" of the acres of land in the area that otherwise would have been dedicated as park and recreation and school sites and improved as provided in Section 11-10-3.E. of this Ordinance with respect to school sites and Section 11-10-6.D, E., and F. of this Ordinance with respect to park sites. It has been determined that the present "fair market value" of such vacant, improved and graded land in the Village is ~~\$240~~**125,000** per acre based on the **"Appraisal Report & Real Estate Evaluation Summary Report Market Study** for the Village of Bartlett Developer Land & Cash Donation Ordinance" with an effective date of ~~July 15, 2013~~ April 28, 2017, prepared by McCann Appraisal & Consulting, LLC, incorporated herein by this reference (the "McCann Report"), in which Illinois state certified general real estate appraisers Michael McCann and ~~Brian McCann~~ **James P. Foley** opined that the fair market value of one acre of vacant ~~unimproved subdivision tract in Bartlett, with all off-site infrastructure and ungraded utilities extended to the property in Bartlett line of the tract,~~ is presently ~~\$160~~**125,000** per acre, plus (b) the ~~approximate average improvement cost of \$50,000 per acre as determined in the Improvement Costs Summary dated May 14, 2003, last revised October 5, 2006 prepared by Pavia Marting & Co. incorporated herein by this reference (the "Marting Cost Summary").~~ In the event a subdivider or developer files a written objection to the "fair market value", the developer shall submit an appraisal showing the "fair market value" of such land in the area of his development or other evidence thereof, and (b) ~~engineer's estimate of probable cost for mass grading and the public improvements for the proposed development and final determination of said "fair market value" per acre of such improved land shall be made by the Corporate Authorities based upon such information submitted by the subdivider or developer and from other sources~~ **which the Village may procure or which may be submitted to the Corporate Authorities by the Park District, U-46, or others. Submittal by a developer or subdivider of the raw land cost of the development tract shall not be sufficient to establish the fair market value of one acre.**

G. Cash Donation Restriction. Nothing contained in this Section 11-10-9 shall allow the developer to elect to make a cash donation in lieu of land if the Corporate Authorities reasonably determine, based on the criteria set forth in Subsections A and B of this Section 11-10-9, that a land donation or land donations are made necessary for school

and/or park purposes by the development and the development will receive a direct and material benefit therefrom, and the land donation requirement is necessitated by and specifically and uniquely attributable to the proposed subdivision, PD, PUD, and/or development.

11-10-10: COMBINED LAND AND CASH DONATIONS:

There may be situations in with respect to proposed subdivisions, PDs, PUDs, and/or planned-unit developments when the Corporate Authorities may determine that a combination of land dedication and a cash donation in lieu of land are both necessary. These occasions may arise when:

A. Only a portion of the land to be developed is proposed as the location for a park or school site. That portion of the land within the subdivision falling within a planned park or school site shall be dedicated as a site as aforesaid, and a cash donation in lieu thereof shall be required for any additional land that would have been required to be dedicated.

B. A major part of the park or school site which will serve the residents of the proposed development has already been acquired (or will be acquired by other developers) and only a small parcel of land is needed from the development to complete the site. The remaining portions shall be donated by other developers, and a cash donation equal to the difference between the fair market value of the land donated and the fair market value of the land required to be donated under Section 11-10-4 and 11-10-7 shall be made.

11-10-11: CONVEYANCE OF LAND:

A. Environmental Audit and Indemnification. Prior to conveyance to the Village, Park District, U-46 of any land, the intended grantee shall be furnished with an environmental risk audit prepared by an environmental professional meeting the minimum requirements of 415 ILCS 5/22.2 (j) (6) (E)(iii) certified to and acceptable to the grantee assuring the grantee that there are no "Hazardous Substances" (as hereinafter defined) on, under, to or from the property. Said environmental audit shall be what is commonly referred to as a Phase I Environmental Audit, which shall meet the minimum requirements for a Pre-Acquisition Audit as set forth in 415 ILCS 5/22.2(j)(6)(E)(v) (the "Phase I Audit"). In the event the Phase I audit does not conclude that there is no presence or likely presence of a release or substantial threat of a release of Hazardous Substance(s) or pesticide on, under, to or from the property, the developer shall furnish a Phase II Environmental Audit which meets the minimum requirements for a Pre-Acquisition Phase II Environmental Audit as set forth in 415 ILCS 5/22.2(j)(6)(E)(vi), including a soil toxicity analysis and recommendation from said environmental professional meeting the minimum requirements of 415 ILCS 5/22.2(j)(6)(E)(iii) which concludes that there is no presence or likely presence of a release or substantial threat of a release of Hazardous Substances on, under, to or from the subject property, and certifying that in the judgment of said environmental professional there is no reasonable probability that the land contains any Hazardous Substances in violation of any federal or state environmental standards. In the event said Phase II Environmental Audit and/or soil toxicity analysis discloses the presence

or likely presence of a release or a substantial threat of a release of any Hazardous Substances at, on, under, to or from the land to be conveyed, the developer shall first cause all such Hazardous Substances to be removed at its sole cost and expense in accordance with all federal, estate and local environmental laws, rules and regulations and furnish the intended grantee with a unconditional "No Further Remediation Letter" (i.e., without restriction or reference to a site safety plan for future excavation and/or construction of and removing soil contamination on the site) from the governmental agencies having jurisdiction over the clean up prior to conveyance of any of the land to the intended grantee. Prior to the conveyance of the land, the subdivider or developer, as the case may be, and the owner of the land to be conveyed, shall execute and deliver to the intended grantee, an Environmental Indemnification Agreement in form approved by the Village Attorney, agreeing to defend, indemnify and hold the Village, its President and Board of Trustees, officers, officials, employees, agents, successors and assigns, and the Park District and/or U-46, as the case may be, and their respective officers, officials, employees, agents, successors and assigns, harmless from and against any and all liability, claims, damages, causes of action and expenses arising out of the presence of any Hazardous Substances (hereinafter defined) in, under or upon said land to be conveyed prior to the date of conveyance.

The term "Hazardous Substance" includes without limitation:

1. Those substances included in the definitions of "hazardous substances", "extremely hazardous substances", "hazardous materials", "toxic substances", "toxic chemicals", "toxic wastes", "hazardous chemicals", "hazardous wastes", "solid waste", or "pesticides" in CERCLA, RCRA, SARA, RCRA, HSWA, TSCA, OSHA, FWPCA, Illinois Pesticides Act, Illinois Responsible Property Transfer Act, and the Hazardous Materials Transportation Act, 49 U.S.C. Sec. 1801, *et seq.*, as amended and as they may be amended in the future, and in the regulations promulgated pursuant to said laws.

2. Those substances defined in Section 1003 of the Illinois Environmental Protection Act and in the regulations promulgated pursuant to said Act or other Illinois laws pertaining thereto.

3. Those substances listed in the United States Department of Transportation Table (49 CFR 172.101 and amendments thereto) or by the Environmental Protection Agency (or any successor agency) as hazardous substances (40 CFR Part 302 and amendments thereto).

4. Such other substances, materials, and wastes which are or become regulated under applicable local, state, or federal law, or the United States government, or which are classified as hazardous or toxic under federal, estate or local laws, ordinances or regulations.

5. Any material waste or substance which is (1) asbestos, (2) polychlorinated biphenols, (3) designated as a "hazardous substance" pursuant to Sec. 311 of the Clean Water Act, 33 U.S.C. Sec. 1251 *et seq.* (33 U.S.C. Sec. 1321) or listed pursuant to Section

307 of the Clean Water Act (33 U.S.C. Sec. 1317), (4) explosives, or (5) radioactive materials.

B. Title Insurance, Survey, Assessment Plats. Each deed or other instrument conveying land to the Village, the School District or the Park District shall be accompanied by: (1) a written commitment issued by a title insurer licensed to do business in Illinois to insure the grantee's title to such real estate in an amount equal to its value computed pursuant to Section 11-10-9F, with extended coverage over the general exceptions to title and subject only to (a) real estate taxes not yet due and payable, (b) covenants, conditions and restrictions which do not prohibit the use of the subject real estate for school or park use, (c) utility easements located within 20 feet of the boundary lines of the subject real estate (except where approved in the final engineering plans approved by the Village Engineer), (d) drainage ditches, feeders, and laterals, ~~€ underground pipe or other conduit,~~ and ~~(f)~~ and (e) acts done or suffered by or judgments against the grantees (collectively, the "Permitted Exceptions"); (2) a current plat of survey meeting the minimum standard detail requirements ~~update~~ for ALTA/ACSM ~~NSPS~~ land title surveys effective 2/23/20142016 with the following Optional Survey Responsibilities and Specifications from Table A thereto: Nos. 1, 2, 3, 4, 5, 7a, 8, 9 14 and 15 21, certified to the grantee by a licensed Illinois Land Surveyor to be in compliance with said standards and specifications, showing no encroachments; and (3) except in instances where the real estate is to be conveyed is a separate lot in a recorded subdivision, an assessment plat and tax division petition in form acceptable to the appropriate county authorities so that the land to be conveyed can be assigned its own permanent real estate index number for exemption purposes. In addition, monuments must be established and the land staked immediately prior to dedication or conveyance of the property. The subdivider or developer shall pay for the cost of (i) owner's title insurance in an amount calculated by multiplying the acreage of the parcel to be dedicated or conveyed times \$210 125,000 per acre, (ii) the ALTA/ACSM ~~NSPS~~ land title survey, (iii) the assessment plat if required hereunder, and (iv) any and all costs in connection with the tax division if required hereunder.

C. Real Estate Tax Escrow. The Developer shall pay the general real estate taxes on the land not yet due and payable as of the date of transfer, and shall deposit a sum of money in escrow with the intended grantee's attorney or a title company licensed to do business in Illinois prorated as of the date of transfer, on the basis of 110% of the tax assessor's latest assessed valuation, the latest known equalization factors and the latest known tax rate on the land. In the event that the previous tax information or the previous tax bill includes other property, then the amount to be deposited in escrow shall be adjusted ratably based on the net acreage of the land compared to the net acreage of other parcels covered by said tax bills. After the land has been divided for real estate tax purposes and has been conveyed to the intended grantee, the grantee shall proceed with due diligence to apply for real estate tax exemption on the land.

11-10-12: FIRE PROTECTION, LIBRARY AND VILLAGE CASH DONATIONS:

A. On the basis of demographic and fiscal impact analyses set forth above, the corporate authorities have determined that in order to provide the Village with funds to defray the increased cost of providing police protection and the Village services, the Fire

District to provide fire protection services, during the development and the Library District, and home building process of the subdivision, PD, PUD and/or either of them development, and police protection and other Village services, fire protection services, and to provide library facilities and services during the process of subdivision development, PD and/or PUD to residences after an occupancy permit has been granted, but before proportionate tax revenues are generated by such new subdivision, PD, PUD, and/or PUDS development, a cash donation is required to be made by the developers based on the following standards:

Fire Protection District	\$199.78	per capita
Police Department	\$330.91332.10	per capita
Village Service	\$875.87710.54	per capita
Library District	\$144.50	per capita

B. Funds contributed by a subdivider or developer for these purposes shall be deposited in accordance with the Developer Cash Equivalents table in section 11-10-16 appended hereto as Table 3 and expressly made a part hereof, with the Village Treasurer to be held in the Developer Donation Fund and paid without interest to the above districts on a semi-annual basis, except for payments to the School District, which shall be made in accordance with the provisions of Section 11-10-6C, paragraph C, of this Ordinance.

C. These donations will be adjusted periodically to reflect increases or decreases in the cost of providing services, based upon changes in the budget expenditures in each taxing body's most recently approved budget furnished to the Village.

11-10-13: PAYMENT OF DONATIONS:

All cash donations, including cash in lieu of land, shall be prorated on a per building unit cost and paid prior to issuance of a building permit.

11-10-14: ANNEXATIONS:

The donation of land and/or cash donations as required by this Ordinance shall also be required as a condition to the annexation of any land to the Village and provisions therefor shall be incorporated in any annexation or preannexation agreements governing such land. Whenever land is annexed to the Village, if not already within a park district, library district or fire district, the landowner shall prepare the necessary plats, petitions for annexation and documents, at his/her/its expense, for annexation to the Bartlett Park District, the Bartlett Fire Protection District, (or the South Elgin Fire Protection District in Kane County), and either the Bartlett Library District or the Gail Borden Public Library District, as the case may be; provided said property is then contiguous to each said district. In the event a parcel is contiguous to both the Bartlett Library District and the Gail Borden Public Library District, the property sought to be annexed shall be annexed to the Bartlett Library District.

11-10-15: SUCCESSORS:

In the event the Village, U-46, the Bartlett Park District, the Bartlett Fire Protection District and the Bartlett Library District, or any of them, shall cease being in existence, then this Ordinance shall be binding upon and inure to the benefit of the successor municipality, school district, park district, fire district or library district, as the case may be, whose boundaries include the applicable subdivision, PD, PUD, and/or PUD development.

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

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

SECTION FIVE: EFFECTIVE DATE. This Ordinance shall be effective ten (10) days after its passage, approval, and publication in pamphlet form, as required by law.

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

Kevin Wallace, Village President

ATTEST:

Lorna Gilles, Village Clerk

C E R T I F I C A T I O N

I, the undersigned, do hereby certify that I am the Village Clerk of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, and that the foregoing is a true, complete and exact copy of Ordinance 2017 - _____ enacted on _____,

2017, approved on _____, 2017, and published in pamphlet form on _____,
2017, as the same appears from the official records of the Village of Bartlett.

Lorna Giles, Village Clerk

TABLE 1

Table of estimated ultimate population per dwelling unit data by Type and Bedroom

	Preschool < 5 y.o.	Elementary 5 - 10 y.o.	Jr. High 11 - 13 y.o.	High School 14 - 17 y.o.	Total Children	Total 5 - 17 y.o.	Adults > 18 y.o.	Total Household
Single Family (2 Br.)	0.22	0.33	0.20	0.20	0.95	0.73	2.15	3.10
Single Family (3 Br.)	0.25	0.40	0.25	0.25	1.15	0.90	2.12	3.27
Single Family (4 Br.)	0.32	0.50	0.30	0.35	1.47	1.15	2.29	3.76
Single Family (5 Br.)	0.32	0.55	0.35	0.40	1.62	1.30	2.54	4.16
Single Family (6 Br.)	0.32	0.55	0.35	0.40	1.62	1.30	2.54	4.16
<hr/>								
Apartment (1 Br.)	0.10	0.10	0.04	0.04	0.28	0.18	1.49	1.77
Apartment (2 Br.)	0.20	0.16	0.06	0.07	0.49	0.29	1.75	2.24
Apartment (3 Br.)	0.21	0.29	0.20	0.25	0.95	0.74	2.07	3.02
<hr/>								
Condominium (1 Br.)	0.10	0.10	0.04	0.04	0.28	0.18	1.49	1.77
Condominium (2 Br.)	0.20	0.16	0.06	0.07	0.49	0.29	1.75	2.24
Condominium (3 Br.)	0.21	0.29	0.20	0.25	0.95	0.74	2.07	3.02
<hr/>								
Townhome (1 Br.)	0.16	0.18	0.02	0.02	0.38	0.22	1.58	1.96
Townhome (2 Br.)	0.15	0.10	0.05	0.05	0.35	0.20	1.61	1.96
Townhome (3 Br.)	0.24	0.24	0.10	0.17	0.75	0.51	1.96	2.71
Townhome (4 Br.)	0.04	0.50	0.21	0.21	0.96	0.92	2.33	3.29
<hr/>								
Dplx, Tplx, Quad (1 Br.)	0.16	0.18	0.02	0.02	0.38	0.22	1.58	1.96
Dplx, Tplx, Quad (2 Br.)	0.15	0.10	0.05	0.05	0.35	0.20	1.61	1.96
Dplx, Tplx, Quad (3 Br.)	0.24	0.24	0.10	0.17	0.75	0.51	1.96	2.71

TABLE 3: 2017 Donation Table

DEVELOPER DONATION CASH EQUIVALENTS

Estimated population per dwelling unit data provided by NIU Center for Governmental Studies
 CASH EQUIVALENTS FOR DONATION - FOR ONE UNIT OF A DWELLING TYPE

	Village	Police	Fire	Park	Library	School Land	School Cash	Total
Single Family (2 Br.)	\$2,202.67	\$1,029.51	\$619.32	\$3,875.00	\$447.95	\$2,025.00	\$2,935.23	\$13,134.68
Single Family (3 Br.)	\$2,323.47	\$1,085.97	\$653.28	\$4,087.50	\$472.52	\$2,437.50	\$3,633.57	\$14,693.81
Single Family (4 Br.)	\$2,671.63	\$1,248.70	\$751.17	\$4,400.00	\$543.32	\$3,275.00	\$4,701.33	\$17,591.15
Single Family (5 Br.)	\$2,955.85	\$1,381.54	\$831.08	\$5,200.00	\$601.12	\$3,675.00	\$5,342.92	\$19,987.51
Single Family (6 Br.)	\$2,955.85	\$1,381.54	\$831.08	\$5,200.00	\$601.12	\$3,675.00	\$5,342.92	\$19,987.51
Apartment (1 Br.)	\$1,257.66	\$587.82	\$353.61	\$2,212.50	\$255.77	\$480.00	\$683.52	\$5,830.88
Apartment (2 Br.)	\$1,591.61	\$743.90	\$447.51	\$2,800.00	\$323.68	\$790.00	\$1,110.52	\$7,807.22
Apartment (3 Br.)	\$2,145.83	\$1,002.94	\$603.34	\$3,775.00	\$436.39	\$2,137.50	\$3,106.03	\$12,770.64
Condominium (1 Br.)	\$1,257.66	\$587.82	\$353.61	\$2,212.50	\$255.77	\$480.00	\$683.52	\$5,830.88
Condominium (2 Br.)	\$1,591.61	\$743.90	\$447.51	\$2,800.00	\$323.68	\$790.00	\$1,110.52	\$7,807.22
Condominium (3 Br.)	\$2,145.83	\$1,002.94	\$603.34	\$3,775.00	\$436.39	\$2,137.50	\$3,106.03	\$12,770.64
Townhome (1 Br.)	\$1,392.66	\$650.92	\$391.57	\$2,450.00	\$283.22	\$540.00	\$710.64	\$6,419.01
Townhome (2 Br.)	\$1,392.66	\$650.92	\$391.57	\$2,450.00	\$283.22	\$550.00	\$783.47	\$6,501.84
Townhome (3 Br.)	\$1,925.56	\$899.99	\$541.40	\$3,387.50	\$391.60	\$1,440.00	\$2,078.45	\$10,664.50
Townhome (4 Br.)	\$2,337.68	\$1,092.61	\$657.28	\$4,112.50	\$475.41	\$2,537.50	\$3,517.56	\$14,730.54
Dplx, Tplx, Quad (1 Br.)	\$1,392.66	\$650.92	\$391.57	\$2,450.00	\$283.22	\$540.00	\$710.64	\$6,419.01
Dplx, Tplx, Quad (2 Br.)	\$1,392.66	\$650.92	\$391.57	\$2,450.00	\$283.22	\$550.00	\$783.47	\$6,501.84
Dplx, Tplx, Quad (3 Br.)	\$1,925.56	\$899.99	\$541.40	\$3,387.50	\$391.60	\$1,440.00	\$2,078.45	\$10,664.50

Village = \$710.54 per capita
 Police = \$332.10 per capita
 Fire = \$199.78 per capita
 Park = 10 acres per capita
 Library = \$144.50 per capita
 School Cash = \$2,837.54 per Elementary Student
 School Cash = \$4,308.31 per Jr. High Student
 School Cash = \$5,685.91 per H.S. Student
 Land Market Value = \$125,000 per acre

School Land =
 School Land =
 School Land =

0.018333 acres per Elementary Student
 0.026667 acres per Jr. High Student
 0.026000 acres per H.S. Student

TABLE 3: 2013 Donation Table

DEVELOPER DONATION CASH EQUIVALENTS

Estimated population per dwelling unit data provided by NIU Center for Governmental Studies
CASH EQUIVALENTS FOR DONATION - FOR ONE UNIT OF A DWELLING TYPE

	Village	Police	Fire	Park	Library	School Land	School Cash	Total
Single Family (2 Br.)	\$2,715.20	\$1,025.82	\$619.32	\$6,510.00	\$447.95	\$3,482.49	\$2,935.23	\$17,736.01
Single Family (3 Br.)	\$2,864.09	\$1,082.08	\$653.28	\$6,867.00	\$472.52	\$4,304.99	\$3,633.57	\$19,877.53
Single Family (4 Br.)	\$3,293.27	\$1,244.22	\$751.17	\$7,896.00	\$543.32	\$5,515.99	\$4,701.33	\$23,945.30
Single Family (5 Br.)	\$3,643.62	\$1,376.59	\$831.08	\$8,736.00	\$601.12	\$6,261.49	\$5,342.92	\$26,792.82
Single Family (6 Br.)	\$3,643.62	\$1,376.59	\$831.08	\$8,736.00	\$601.12	\$6,261.49	\$5,342.92	\$26,792.82
Apartment (1 Br.)	\$1,550.29	\$585.71	\$353.61	\$3,717.00	\$255.77	\$827.40	\$683.52	\$7,973.30
Apartment (2 Br.)	\$1,961.95	\$741.24	\$447.51	\$4,704.00	\$323.68	\$1,334.19	\$1,110.52	\$10,623.09
Apartment (3 Br.)	\$2,645.13	\$999.35	\$603.34	\$6,342.00	\$436.39	\$3,601.49	\$3,106.03	\$17,733.73
Condominium (1 Br.)	\$1,550.29	\$585.71	\$353.61	\$3,717.00	\$255.77	\$827.40	\$683.52	\$7,973.30
Condominium (2 Br.)	\$1,961.95	\$741.24	\$447.51	\$4,704.00	\$323.68	\$1,334.19	\$1,110.52	\$10,623.17
Condominium (3 Br.)	\$2,645.13	\$999.35	\$603.34	\$6,342.00	\$436.39	\$3,601.49	\$3,106.03	\$17,733.73
Townhome (1 Br.)	\$1,716.71	\$648.58	\$391.57	\$4,116.00	\$283.22	\$914.19	\$710.64	\$8,780.91
Townhome (2 Br.)	\$1,716.70	\$648.58	\$391.57	\$4,116.00	\$283.22	\$938.00	\$783.47	\$8,877.54
Townhome (3 Br.)	\$2,373.61	\$896.77	\$541.40	\$5,691.00	\$391.60	\$2,412.19	\$2,078.45	\$14,385.02
Townhome (4 Br.)	\$2,881.61	\$1,088.69	\$657.28	\$6,909.00	\$475.41	\$4,247.58	\$3,517.56	\$19,777.13
Dplx, Tplx, Quad (1 Br.)	\$1,716.71	\$648.58	\$391.57	\$4,116.00	\$283.22	\$914.19	\$710.64	\$8,780.91
Dplx, Tplx, Quad (2 Br.)	\$1,716.71	\$648.58	\$391.57	\$4,116.00	\$283.22	\$938.00	\$783.47	\$8,877.55
Dplx, Tplx, Quad (3 Br.)	\$2,373.61	\$896.77	\$541.40	\$5,691.00	\$391.60	\$2,412.19	\$2,078.45	\$14,385.02

Village =

Police =

Fire =

Park =

Library =

School Cash =

School Cash =

School Cash =

Land Market Value =

\$875.87 per capita

\$330.91 per capita

\$199.78 per capita

10 acres per capita

\$144.50 per capita

\$2,837.54 per Elementary Student

\$4,308.31 per Jr. High Student

\$5,685.91 per H.S. Student

\$210,000 per acre

School Land =

School Land =

School Land =

0.018333 acres per Elementary Student

0.026667 acres per Jr. High Student

0.026000 acres per H.S. Student

TABLE 3: 2017 Donation Table

DEVELOPER DONATION CASH EQUIVALENTS

Estimated population per dwelling unit data provided by NIU Center for Governmental Studies
 CASH EQUIVALENTS FOR DONATION - FOR ONE UNIT OF A DWELLING TYPE

	Village	Police	Fire	Park	Library	School Land	School Cash	Total
Single Family (2 Br.)	\$2,202.67	\$1,029.51	\$619.32	\$3,875.00	\$447.95	\$2,025.00	\$2,935.23	\$13,134.68
Single Family (3 Br.)	\$2,323.47	\$1,085.97	\$653.28	\$4,087.50	\$472.52	\$2,437.50	\$3,633.57	\$14,693.81
Single Family (4 Br.)	\$2,671.63	\$1,248.70	\$751.17	\$4,400.00	\$543.32	\$3,275.00	\$4,701.33	\$17,591.15
Single Family (5 Br.)	\$2,955.85	\$1,381.54	\$831.08	\$5,200.00	\$601.12	\$3,675.00	\$5,342.92	\$19,987.51
Single Family (6 Br.)	\$2,955.85	\$1,381.54	\$831.08	\$5,200.00	\$601.12	\$3,675.00	\$5,342.92	\$19,987.51
Apartment (1 Br.)	\$1,257.66	\$587.82	\$353.61	\$2,212.50	\$255.77	\$480.00	\$683.52	\$5,830.88
Apartment (2 Br.)	\$1,591.61	\$743.90	\$447.51	\$2,800.00	\$323.68	\$790.00	\$1,110.52	\$7,807.22
Apartment (3 Br.)	\$2,145.83	\$1,002.94	\$603.34	\$3,775.00	\$436.39	\$2,137.50	\$3,106.03	\$12,770.64
Condominium (1 Br.)	\$1,257.66	\$587.82	\$353.61	\$2,212.50	\$255.77	\$480.00	\$683.52	\$5,830.88
Condominium (2 Br.)	\$1,591.61	\$743.90	\$447.51	\$2,800.00	\$323.68	\$790.00	\$1,110.52	\$7,807.22
Condominium (3 Br.)	\$2,145.83	\$1,002.94	\$603.34	\$3,775.00	\$436.39	\$2,137.50	\$3,106.03	\$12,770.64
Townhome (1 Br.)	\$1,392.66	\$650.92	\$391.57	\$2,450.00	\$283.22	\$540.00	\$710.64	\$6,419.01
Townhome (2 Br.)	\$1,392.66	\$650.92	\$391.57	\$2,450.00	\$283.22	\$550.00	\$783.47	\$6,501.84
Townhome (3 Br.)	\$1,925.56	\$899.99	\$541.40	\$3,387.50	\$391.60	\$1,440.00	\$2,078.45	\$10,664.50
Townhome (4 Br.)	\$2,337.68	\$1,092.61	\$657.28	\$4,112.50	\$475.41	\$2,537.50	\$3,517.56	\$14,730.54
Dplx, Tplx, Quad (1 Br.)	\$1,392.66	\$650.92	\$391.57	\$2,450.00	\$283.22	\$540.00	\$710.64	\$6,419.01
Dplx, Tplx, Quad (2 Br.)	\$1,392.66	\$650.92	\$391.57	\$2,450.00	\$283.22	\$550.00	\$783.47	\$6,501.84
Dplx, Tplx, Quad (3 Br.)	\$1,925.56	\$899.99	\$541.40	\$3,387.50	\$391.60	\$1,440.00	\$2,078.45	\$10,664.50

Village =
 Police = \$710.54 per capita
 Fire = \$332.10 per capita
 Park = \$199.78 per capita
 Library = 10 acres per capita
 School Cash = \$144.50 per capita
 School Cash = \$2,837.54 per Elementary Student
 School Cash = \$4,308.31 per Jr. High Student
 School Cash = \$5,685.91 per H.S. Student
 Land Market Value = \$125,000 per acre

School Land =
 School Land =
 School Land =

0.018333 acres per Elementary Student
 0.026667 acres per Jr. High Student
 0.026000 acres per H.S. Student

**APPRAISAL REPORT
&
REAL ESTATE MARKET STUDY**

**VILLAGE OF BARTLETT
DEVELOPER LAND & CASH
DONATION ORDINANCE**

- effective date -

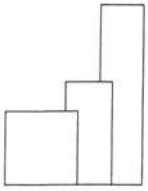
April 28, 2017

- requested by -

Mr. Jim Plonczynski, AICP
Community Development Director
Village of Bartlett
228 South Main Street
Bartlett, Illinois 60103

- prepared by -

McCann Appraisal & Consulting, LLC
500 North Michigan Avenue
Chicago, Illinois 60611



McCann Appraisal, LLC

May 3, 2017

Mr. Jim Plonczynski, AICP
Community Development Director
Village of Bartlett
228 South Main Street
Bartlett, Illinois 60103

RE: Contributory Market Value of an
Approximate One Acre Tract of Vacant Land
Lying Within a Typical Residential Subdivision
Located in Bartlett, Illinois

Dear Mr. Plonczynski:

At your request, we have researched and analyzed market trends and sales data that are relevant to residential subdivision land located within the Village of Bartlett, for the purpose and intended use of evaluating a current Market Value basis for the Village of Bartlett Developer Land & Cash Donation Ordinance.

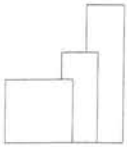
The Ordinance provides for land and cash donations by developers, with emphasis on potential single family residential subdivision development sites. Our conclusions are based upon actual sales activity in the subject and comparable and regionally similar market areas; however, this evaluation should not be construed to be an appraisal of any particular property.

Inherent in this appraisal and market study is the assumption that any tract of land to which the Ordinance is applicable has a Highest and Best Use of, and is proposed to be developed with, single family residential uses that are consistent with Bartlett housing trends.

The client and the intended user of this report is the Village of Bartlett, as well as its legal counsel and authorized representatives. Use of this report by any other party is neither intended nor authorized. © *Copyright 2017 McCann Appraisal, LLC.*

The scope of work in this assignment included review of the existing land donation ordinance; review of zoning and development data for Bartlett and certain comparable sales; research and analysis of national, regional and local market trend and sale data from various sources; detailed analysis of the market data, comparable sales and preparation of an appropriately supported and weighted land sale adjustment grid; and preparation of a written report stating a summary of our findings, reasoning, and conclusions in conformity with USPAP requirements.

Based upon our research and analysis of market trends and comparable sale activity, it is our opinion that the contributory value of an acre of land based on the current Market Value



McCann Appraisal & Consulting, LLC

of a typical subdivision tract in Bartlett with all off-site infrastructure and utilities extended to the property line is reasonably supported to be **\$125,000 per acre**.

ONE HUNDRED TWENTY FIVE THOUSAND DOLLARS PER ACRE

Should you have any questions or if we may be of further assistance, please contact the undersigned.

Respectfully submitted,

McCANN APPRAISAL & CONSULTING, LLC

Michael S. McCann, CRA
State Certified General Real Estate Appraiser
License No. 553.001252 (Expires 9/30/2017)

James P. Foley, III
State Certified General Real Estate Appraiser
License No. 553.001046 (Expires 9/30/2017)

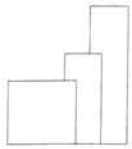
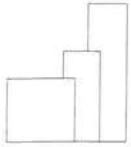


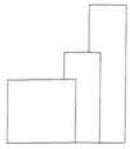
TABLE OF CONTENTS

	<u>PAGE</u>
SPECIAL LIMITING CONDITIONS/ASSUMPTIONS.....	5
MARKET VALUE	6
PURPOSE OF THE STUDY	7
CLIENT AND INTENDED USERS.....	7
INTENDED USE OF THE REPORT.....	7
SCOPE OF WORK	7
INTEREST APPRAISED.....	7
VILLAGE OF BARTLETT SUBDIVISION MAP 2015.....	9
MARKET OVERVIEW.....	10
ZONING.....	18
REAL ESTATE MARKET STUDY METHODOLOGY	19
SALES COMPARISON APPROACH	19
CONTINGENT AND LIMITING CONDITIONS.....	55
CERTIFICATION.....	59
PROFESSIONAL BIOGRAPHY	60



SPECIAL LIMITING CONDITIONS/ASSUMPTIONS

- The “typical” subdivision property is annexed into Bartlett and all necessary zoning approval is valid and in place for residential development.
- Municipal utilities (water and sewer) are available to the parcels’ property line. An access roadway is available along at least one property boundary.
- Any costs to oversize utilities to serve the future development of other properties can be recaptured.
- Any costs to prepare the site to the standards outlined in Section 11-10-4, paragraph E, of the Bartlett municipal code have been included separately from the land value as set forth in Section 11-10-9F (ordinance 2007-50).
- This evaluation is generic in nature. The value of any specific site is dependent upon the location, size, amenities, and zoning and general market conditions at the time of valuation.
- This study and the conclusion of land value responds to the Village Ordinance, and is not intended for, nor should it be relied upon for any other purpose.



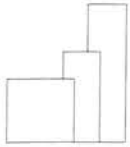
MARKET VALUE

Market Value* as used in this appraisal is the same as the definition cited in The Appraisal of Real Estate, 13th Edition, published by the Appraisal Institute, and cited in the USPAP 2016-2017 Edition, as follows:

“The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- 1. buyer and seller are typically motivated;*
- 2. both parties are well informed or well advised and acting in what they consider their own best interests;*
- 3. a reasonable time is allowed for exposure in the open market;*
- 4. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and*
- 5. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”*

* This definition is from regulations published by federal regulatory agencies pursuant to Title XI of the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA) of 1989 between July 5, 1990, and August 24, 1990, by the Federal Reserve System (FRS), National Credit Union Administration (NCUA), Federal Deposit Insurance Corporation (FDIC), the Office of Thrift Supervision (OTS), and the Office of Comptroller of the Currency (OCC). This definition is also referenced in regulations jointly published by the OCC, OTS, FRS, and FDIC on June 7, 1994, and in the *Interagency Appraisal and Evaluation Guidelines*, dated October 27, 1994.



PURPOSE OF THE STUDY

The purpose of this study is to estimate the contributory market value of an approximate 1 acre parcel of vacant land within a typical residential subdivision in Bartlett, as of April 27, 2017, the effective date of this study.

CLIENT AND INTENDED USERS

The client and the intended user of this report is the Village of Bartlett, as well as its legal counsel and authorized representatives. Use of this report by any other party is neither intended nor authorized. © *Copyright 2017 McCann Appraisal, LLC.*

INTENDED USE OF THE REPORT

The intended use of this report is to provide our client with a basis for evaluating the current Market Value basis for the Village of Bartlett Developer Land & Cash Donation Ordinance. Use of this report for any other purpose is neither intended nor authorized.
© *Copyright 2017 McCann Appraisal & Consulting, LLC*

SCOPE OF WORK

The scope of work in this appraisal assignment consisted of research and analysis of comparable market data for vacant residential land in the subject market area; evaluation of historic property value trends and the contributory market value of an approximate 1-acre parcel within a typical residential subdivision in Bartlett utilizing appropriate methodology; and preparation of a report containing the analysis and a summary of the facts, data and reasoning in support of our opinion, in accordance with USPAP regulations.

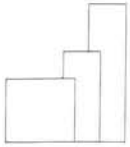
INTEREST APPRAISED

The ownership interest being evaluated in this assignment is the 100% fee simple ownership of a hypothetical "typical" single family subdivision in Bartlett. No specifically identified property or owner's potential interests are appraised or evaluated.

FEE SIMPLE ESTATE

The fee simple estate or interest, according to The Appraisal of Real Estate, 12th Edition, and published by the Appraisal Institute, is defined as follows:

"Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."



EXTRAORDINARY ASSUMPTIONS/HYPOTHETICAL CONDITIONS

An Extraordinary Assumption is defined in the Uniform Standards of Professional Appraisal Practice, 2016-2017 Edition, as follows:

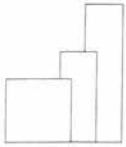
“An assumption directly related to a specific assignment, which, if found to be false, could alter the appraiser’s opinions or conclusions.”

A Hypothetical Condition is defined in the Uniform Standards of Professional Appraisal Practice, 2016-2017 Edition, as follows:

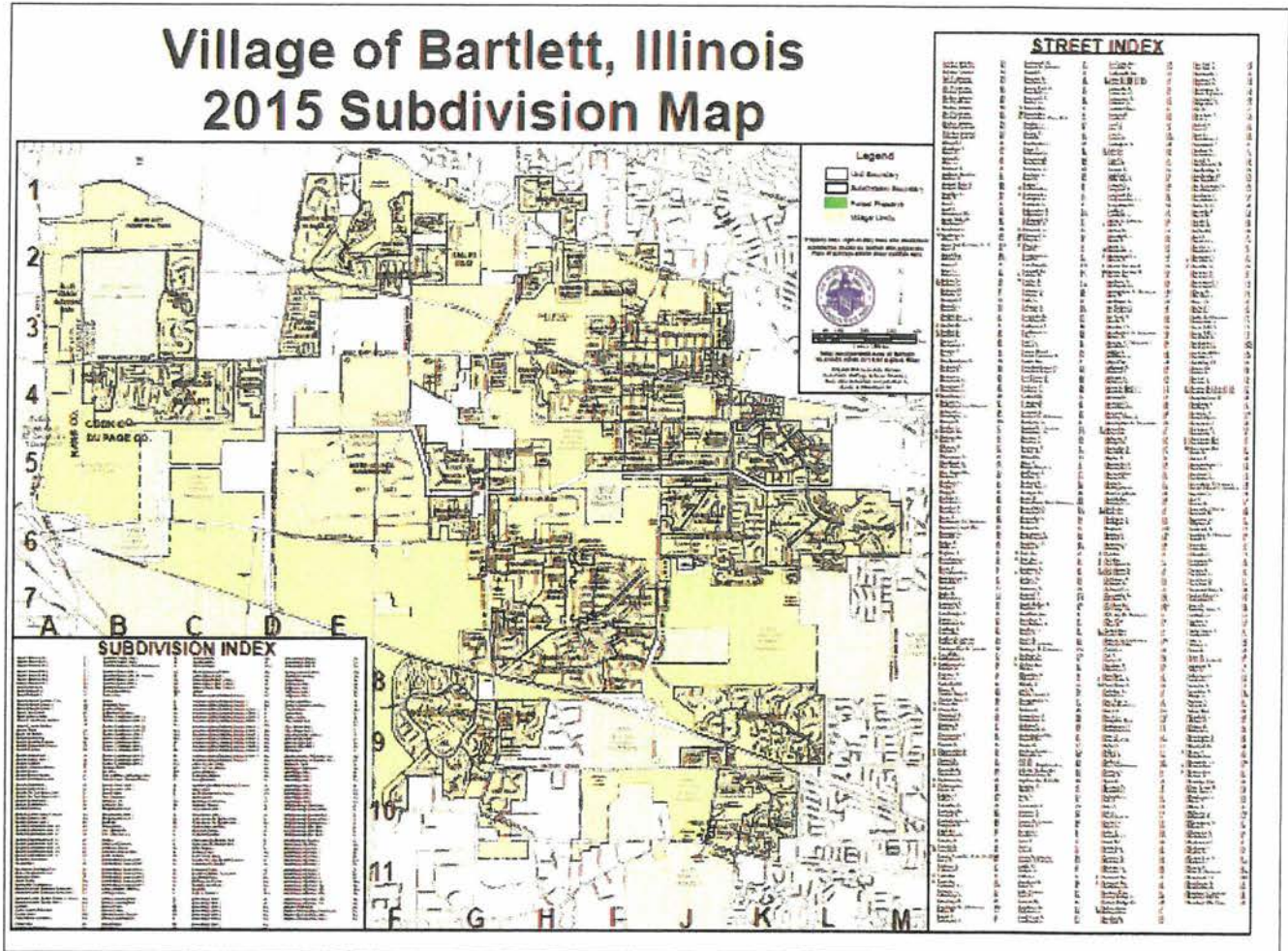
“That which is contrary to what exists but is supposed for the purpose of analysis.”

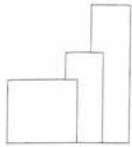
Extraordinary Assumptions in this assignment include the “typical” size of a subdivision site in Bartlett from about 5 acres to 60 acres or more; the assumption of utilities extended to the site; no extraordinary site development costs; no advantages of a bargain sale for the land such as an REO/foreclosure sale or an above market purchase price as can occur for assemblages, etc.; zoning and any other necessary permitting or entitlements being approved; no abnormal delay in constructing infrastructure; no significant increase or decrease from typical costs for all on-site infrastructure, grading, roads, sewer, water and street lights.

Because the purpose of this market study is to evaluate the contribution to value of a typical acre of residential land, as part of a larger tract(s), or vacant parcel of residential land, we have utilized the Sales Comparison Approach. This methodology considers sales of subdivision tracts of vacant land which were analyzed in order to estimate the market value contribution of a typical one-acre vacant parcel of land.



VILLAGE OF BARTLETT SUBDIVISION MAP 2015





MARKET OVERVIEW


According to the US Census Bureau and the US Department of Housing and Urban Development, national housing starts reached a seasonally adjusted annual rate of 1,215,000 during March of 2017, representing an increase of 9.16% over March of 2016. The US Census release is presented as follows:

FOR RELEASE AT 8:30 AM EDT, TUESDAY, APRIL 18, 2017

MONTHLY NEW RESIDENTIAL CONSTRUCTION, MARCH 2017

Release Number: CB17-58

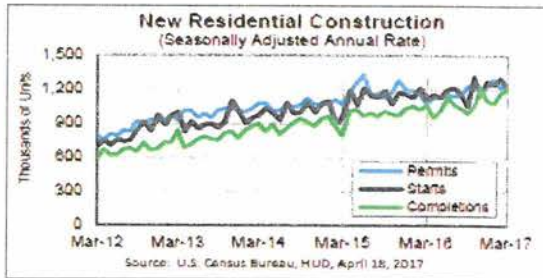
April 18, 2017 - The U.S. Census Bureau and the U.S. Department of Housing and Urban Development jointly announced the following new residential construction statistics for March 2017:



**NEW RESIDENTIAL CONSTRUCTION
MARCH 2017**

Building Permits: 1,260,000
Housing Starts: 1,215,000
Housing Completions: 1,205,000
Next Release: May 16, 2017

Seasonally Adjusted Annual Rate
Source: U.S. Census Bureau, HUD, April 18, 2017



Building Permits

Privately-owned housing units authorized by building permits in March were at a seasonally adjusted annual rate of 1,260,000. This is 3.6 percent (≈ 2.8 percent) above the revised February rate of 1,216,000 and is 17.0 percent (≈ 1.2 percent) above the March 2016 rate of 1,077,000. Single-family authorizations in March were at a rate of 823,000; this is 1.1 percent (≈ 1.9 percent)* below the revised February figure of 832,000. Authorizations of units in buildings with five units or more were at a rate of 401,000 in March.

Housing Starts

Privately-owned housing starts in March were at a seasonally adjusted annual rate of 1,215,000. This is 6.8 percent (≈ 12.5 percent)* below the revised February estimate of 1,303,000, but is 9.2 percent (≈ 9.1 percent) above the March 2016 rate of 1,113,000. Single-family housing starts in March were at a rate of 821,000; this is 6.2 percent (≈ 10.0 percent)* below the revised February figure of 875,000. The March rate for units in buildings with five units or more was 385,000.

Housing Completions

Privately-owned housing completions in March were at a seasonally adjusted annual rate of 1,205,000. This is 3.2 percent (≈ 13.5 percent)* above the revised February estimate of 1,168,000 and is 13.4 percent (≈ 16.2 percent)* above the March 2016 rate of 1,063,000. Single-family housing completions in March were at a rate of 819,000; this is 7.9 percent (≈ 12.9 percent)* above the revised February rate of 759,000. The March rate for units in buildings with five units or more was 374,000.

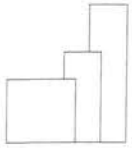
Data Inquiries
Economic Indicators Division, Residential Construction Branch
301-763-5160
eid.rcb@census.gov

Media Inquiries
Public Information Office
301-763-3030
pio@census.gov



U.S. Department of Commerce
Economics and Statistics Administration
U.S. CENSUS BUREAU
census.gov





According to Case-Schiller, home prices are on a 31-month hot streak, reaching a 31-month high in January of 2017, the recently released S&P Corelogic Case-Shiller Indices. Their report continues as follows:

“Prices fired up 5.9% year over year in the S&P Corelogic Case-Shiller US National Home Price NSA Index, an increase from 5.7% the month prior. The Index’s 10-City Composite rose 5.1%, while its 20-City Composite rose 5.7%. The 10-City Composite eked out a 0.3% increase month over month; the 20-City Composite, 0.2% month over month.

Denver, Colorado, Portland, Oregon and Seattle Washington once again led the tear, with Seattle showing the most gains at 11.3% year over year.

The trend could be disrupted if the Federal Reserve decides to raise the key interest rate three or four more times this year, which would result in a significant impact to mortgage rates, says S&P Dow Jones Indices Chairman and Managing Director, David M. Blitzer. The Fed raised the rate in December 2015, December 2016, and, most recently in March.

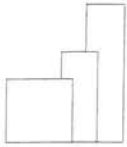
Housing and home prices continue on a generally positive upward trend, Blitzer said in a statement. The recent action by the Federal Reserve raising the target for the Fed funds rate by a quarter percentage point is expected to add less than a quarter percentage point to mortgage rates in the near future. Given the market’s current strength and the economy, the small increase in interest rates isn’t expected to dampen home-buying. If we see three of four additional increases this year, rising mortgage rates could become a concern.

The story continues to center on inventory, which, according to Trulia, hit a new low at the beginning of the year, with starter home supply especially tight.

Tight supplies and rising prices may be deterring some people from trading up to a larger house, further aggravating supplies because fewer people are selling their homes, said Blitzer. The prices also hurt affordability as higher prices and mortgage rates shrink the number of households that can afford to buy at current price levels. At some point, this process will force prices to level off and decline: however, we don’t appear to be there yet.

What will end the upward spell. According to Bill Banfield, Vice President at Quicken Loans, more new home construction is needed to release the pressure.

Home prices continue to reach new heights, propelled by the lack of available housing, said Banfield in a statement. This is the narrative we have heard many times, and it is likely to continue until construction increases and provides more options both move-up and first-time buyers.”



McCann Appraisal & Consulting, LLC

According to the Chicago Tribune, "After struggling through some harsh years in the residential construction business, builders are feeling more upbeat as traffic to model homes picks up and people buy more newly built homes than at any time since the housing crash.

2016 was the best year for homebuilders in the Chicago area since the housing crash and a national measure of builder confidence, the National Association of Home Builders/Wells Fargo housing market index, reflected the highest optimism in 12 years this month. The housing crash hit in 2008.

It's a lot better than it was, but it's still slow, said Pat Cardoni, secretary of the Home Builders Association of Greater Chicago and managing broker for Cardoni Real Estate Development. He said business is still being held back by a lack of confidence among buyers and lenders.

There were 6,800 newly constructed homes sold in the Chicago area in 2016, according to Metrostudy, a real estate research company. That remains tiny compared with the 36,000 sold in 2006 but represented a 13 percent improvement over 2015 and a huge improvement from the recessionary period when housing construction almost stopped.

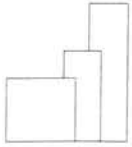
New home construction nationally is only 65 percent of normal levels, said Robert Denk, analyst for the National Home Association of Home Builders. In 2016, 782,000 homes were built compared with 1.3 million that's the norm in the industry. This year has been stronger, with January and February suggesting an annual pace of 819,872.

Patrick Curran, president of West Point Builders, describes the recovery in new home sales as steady but still about a third below the 1990's and early 2000s, a period of time that he considers to be more normal. He expects to see new home sales climb about 5 percent this year. Curran is finishing the first phase of what will be the 450-home West Point Gardens in Elgin. The development was launched just before the crash.

Town homes in West Point Gardens start at \$180,000, and single detached homes are in the mid-\$200,000s. The prices are unusual in the current market. Since the crash, there has been a dearth of affordable homes built as builders have struggled with high costs for land and labor.

About 75 percent of the homes built in the last quarter of 2016 in the Chicago area were priced at over \$250,000, with the \$300,000 to \$399,000 price range being the most common, according to Mark Gianopulos, Metrostudy Midwest regional director. Only about 7 percent were priced below \$200,000, leaving little available for young adults interest in a first home.

Builders say they are producing higher-priced homes so they can handle the costs. Contractors ranging from plumbers to electricians left the business in the crash and are now 10 years older and reluctant to return. Lumber has soared because sawmill closed during the downturn, Denk said.



McCann Appraisal & Consulting, LLC

As demand for homes has increased, land prices have climbed 10 to 15 percent in Elmhurst over the last three years, said Jim Marzullo, partner in 10 West Development. He said competition for lots in popular areas such as Elmhurst, Oak Brook, Downers Grove and Hinsdale can be so intense that people line up to buy before you close on the lot. He builds homes ranging from \$1.2 to \$1.5 million and says the typical buyer is a two-career couple in their mid 30's, with a second child on the way.

Builders say they are especially busy now filling in lots in established neighborhoods with good schools, access to trains going to downtown Chicago and within walking distance to entertainment, shopping and parks. Cook County has been the most popular area for building by a wide margin, according to Metrostudy.

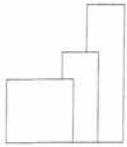
You just don't see subdivisions anymore, said Cardoni. He is building homes priced around \$1.4 million on single lots in the Lakeview and North Center areas of the city, and \$800,000 homes in Naperville.

\$1.4 million is a crazy number, but there's no place to build for urban professionals who want to live in the city with kids, he said.

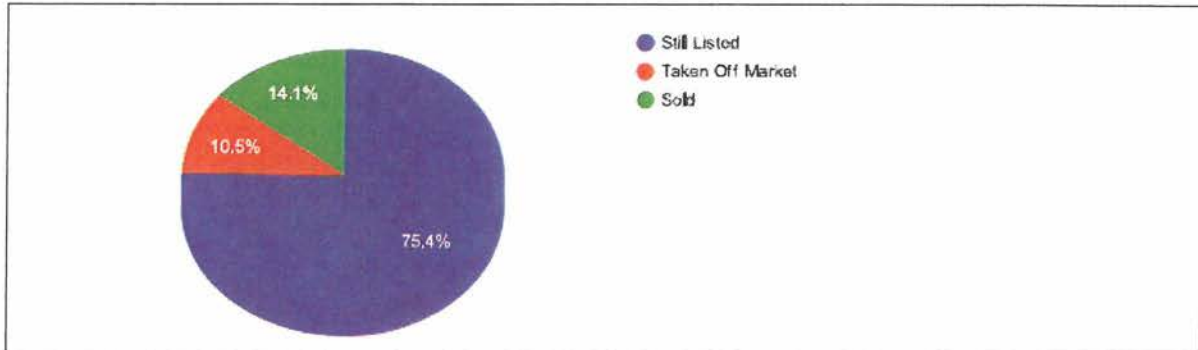
While suburbs far from the city used to be a draw for young families because they could afford homes on cheaper land, Roger Gerstad, president of Gerstad builder, said that is no longer the case. Now kids don't want to be that far out, he said. And it's unrealistic for a first-time homebuyer to buy a home unless they have a great job and no debt. There aren't many of them.

Gerstad is building in McHenry County, mostly for empty nesters who want to downsize after raising children.

While buyers typically want to keep the price around \$275,000, they want 2,000 square feet instead of 1,800, so they sometimes stretch to \$320,000, he said. Sixty percent of the projects he builds are ranch homes on a single floor as people early in retirement plan for periods when stairs are difficult. Two-stories have master suites on the main floor, and while they don't like to talk about it, the homes have (Americans with Disabilities Act) stuff like railings in the bathroom, Gerstad said."



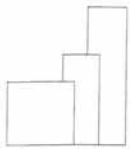
According to Bowers Realty Group, "...of the 276 homes that were on the market in Bartlett during March of 2017, 85.9% never sold. 75.4% are still listed for sale and 10.5% were taken off the market by the home seller for one reason or another. Of all the homes that were for sale at some point during 2017, only 14.1% were sold. This is not an anomaly. The percentage of homes that actually sell in any given month is small when compared to the total number of homes on the market.



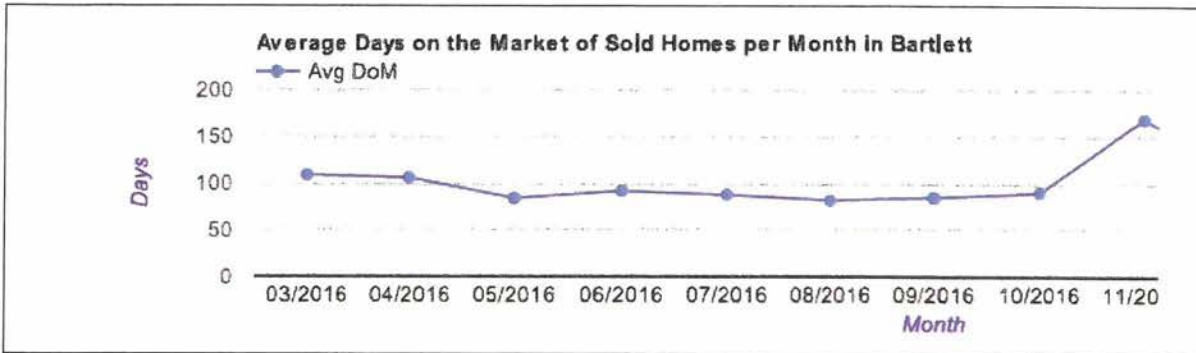
During March of 2017 the real estate market in Bartlett consisted of 85.1% traditional home sales (10.1% consisted of short sales and fewer than 10% consisted of foreclosures). That is an increase over February 2017 of 4.2% (percentage points) and an increase over March of 2016 of 2.6% (percentage points). Increases in the percentage of traditional home sales are a good sign for the market. Higher percentages of traditional home sales allow the home prices in the market to rise, whereas, higher percentages of short sales and foreclosures drag the market prices down. The more foreclosures and short sales that are on the market, the lower the overall market prices will be, even for traditional homes.

On average, sold home prices in Bartlett, Illinois have appreciated 7.67% when comparing March 2017 to March 2016 (year over year). On average, sold home prices in Bartlett, Illinois have appreciated 14.11% when comparing March 2017 over February 2017 (month over month). ...the trend of where prices have come from and where they appear to be headed in the Median List Prices and Sold Prices chart below.





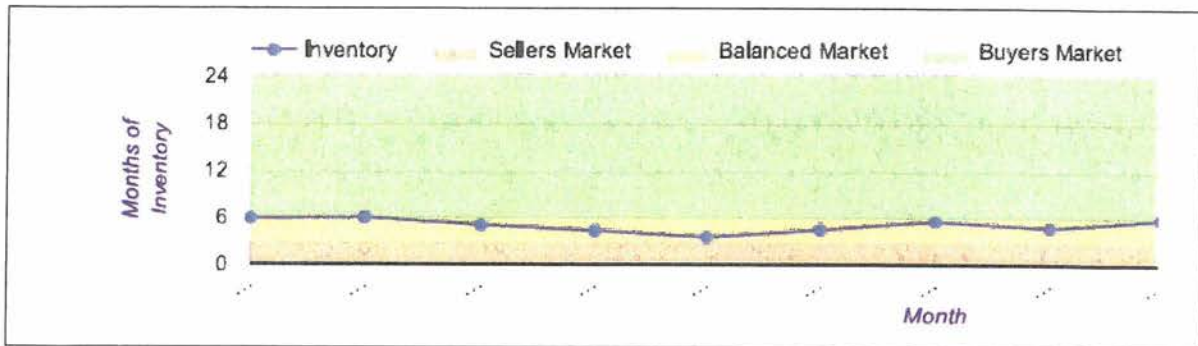
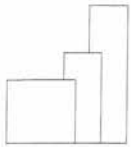
While interesting and often reported throughout the industry, month over month pricing statistics can be misleading about where real estate prices are trending. Fluctuations due to seasonal demand in the housing market can show price decreases month over month even while home prices continue to trend higher in the area. To really understand how prices in Bartlett are trending, you must look at the median prices for an extended period of time. In the chart above you can see the trend of where prices have come from and where they appear to be headed over the last 13 months without weighing a single month over month increase or decrease in prices too heavily.



The above chart shows the average number of days homes were on the market before they sold in each of the last 13 months. While this is an interesting number, it varies drastically when comparing homes that had to lower their price versus homes that sold at their original price. How quickly a home sells is based in large part on its price. That is not to say homes should be priced low to sell, they definitely should not in most cases.

That costs the homeowner money and can bring down property values for the entire neighborhood. Homes should be priced at the highest level the market will bear for the homes location and its condition. Homes priced correctly from the start sell much faster than homes that are overpriced to start.

In order to determine if it is a buyer's market or a seller's market, we need to look at the absorption rate in Bartlett. The absorption rate is calculated by determining how long the current inventory of homes on the market would take to sell based on the previous month's buying rate (how many homes were sold last month). On April 1, 2017, there were 208 current listings on the market in Bartlett. There were 39 homes sold in Bartlett during March of 2017. That means as of April 1, 2017, there is an inventory of 5.33 months. That indicates that it is currently a neutral or balanced market.



As stated above there were 39 homes sold during March of 2017. There were 93 new listings during March of 2017. That means inventory is increasing, which is a strong indicator that the market is heading toward a buyer's market."

According to the Wall Street Journal, "mortgage rates dropped below 4% (in April 2017) for the first time since November, providing more kindling to an already hot US housing market as the crucial spring market gets under way.

The average rate on a 30-year fixed-rate mortgage dropped to 3.97% for the week ended April 20 from 4.08% a week earlier and 4.3% mid-March, according to data released Thursday by mortgage company Freddie Mac.

The drop could help encourage buyers who had been put off by rising mortgage rates to dive into the market.

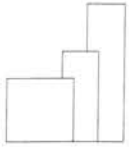
Economists said a surge of additional buyers this spring wouldn't be entirely welcome, as supply is already tight."

Currently active residential development in Bartlett includes William Ryan Homes, Inc., 45-lot Bartlett Ridge subdivision with pre-construction prices in the \$335,000 to \$400,000 range and CalAtlantic Homes 29-lot Bartlett Pointe West subdivision in Bartlett (Kane County) with home prices scheduled from \$313,900.

The most recent completed residential development in Bartlett included the 17-lot The Enclave of Bartlett where home sales were in the \$425,000 to \$600,000 range.

Future residential developments in the Bartlett area include a proposed subdivision in the vicinity of the Hawk Hollow Elementary School, just north of the Enclave of Bartlett.

We also note an active market for senior housing throughout the metropolitan area with various recent developments in the west, northwest and north suburban market areas. Where the underlying zoning was residential and/or the potential highest and best use was residential, land sale prices for these development sites generally ranged from \$150,000 per acre to in excess of \$300,000 per acre. We note, however, that senior housing tends to be a higher density hybrid residential-service type land use, with economic parameters that



are not consistent with single family development considerations. Senior housing development land sale data is include for information purposes only, since it can be a use that is established as a special use under residential zoning and reflects a component of competition for some properties in some suburban communities.

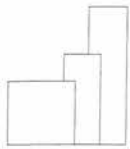
Residential market conditions continue to return to pre-recession/crash levels but at a less robust pace than expected. Residential land values continue to increase and end-market homes in the mid \$250,000's appear to generate the greatest sales velocity under the current market conditions while the higher price end product market appears to be less over heated. Bartlett price points trend in the low to mid-\$300,000 range and higher, and a number of the land sale data cited in this appraisal report also reflect higher price points for new subdivision homes.

In conclusion, the subdivision land sales summarized in this report reflect a range of anticipated price points, communities in both Cook and DuPage County suburbs, and also include sale data that ranges from typical arm's-length transactions to REO sales, which sometimes reflect significant discounts from "market" prices. However, any REO sales were evaluated against the typical market conditions, in order to test whether the sale conditions reflect distress or discount pricing.

While sale activity has improved from recent years, the more upscale development tends to reflect single lot transactions, and the more modest price homes and land reflect the majority of the subdivision activity. Further, labor and material costs have continued to increase overall, which tends to put downward pressure on land prices, in comparison to pre-crash "peak" market prices and values. The recent land sales included in this study represent a reliable cross section for typical subdivision land in Bartlett, after adjustment in some cases for superior or inferior features and value influencing factors.

Sources:

US Census Bureau; US Department of Commerce; Monthly New Residential Construction, March 2017
RISMedia
Standard & Poor's CoreLogic Case Shiller
Bowers Realty Group, Plainfield, Illinois
The Chicago Tribune
The Wall Street Journal
Freddie Mac

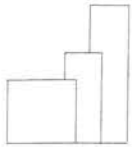


ZONING

The following zoning Legend excerpted from the Bartlett Zoning Map illustrates the allowable density for each of the residential zoning districts.

<u>LEGEND</u>		
	ER-1	Estate Residence - Single Family - 80,000 S.F. lots
	ER-2	Estate Residence - Single Family - 40,000 S.F. lots
	ER-3	Estate Residence - Single Family - 20,000 S.F. lots
	SR-2	Suburban Residence - Single Family - 10,800 S.F. lots
	SR-3	Suburban Residence - Single Family - 8,100 S.F. lots
	SR-4	Suburban Residence - Single Family - 6,000 S.F. lots
	SR-5	Suburban Residence - Multiple Family - Low Density
	SR-6	Suburban Residence - Multiple Family - Medium Density
	PD	Planned Development District
	MH-1	Restricted Mobile Home District

A wide range of potential development density is permitted as a matter of right under various Bartlett zoning classifications. As reflected in the land sale data, the price per acre is not as sensitive to zoning as the unit sale prices per allowable dwelling unit. Thus, the mid-range densities allowed under SR-2, SR-3 and SR-4 are assumed to represent typical subdivision land, for purposes of this appraisal and market study.



REAL ESTATE MARKET STUDY METHODOLOGY

In this instance, we have developed the Sales Comparison Approach to Value, and have relied upon analysis of various comparable sales in order to develop an appraisal opinion that best represents the value per acre for a typical subdivision tract in Bartlett.

SALES COMPARISON APPROACH

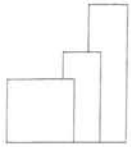
The Sales Comparison Approach is based upon the principle of substitution, i.e., that when a property is replaceable in the market, its value tends to be not more than the cost of acquiring an equally desirable substitute property, assuming no costly delay in making the substitution. Since no two properties are ever identical, the necessary adjustments for differences in quality, location, size, services and market appeal is a function of appraisal experience and judgment.

The reliability of any conclusion, reached by the direct comparative method, is related to the degree of similarity between the property that is being appraised, and the property to which it is being compared. Therefore, before the actions of buyers and sellers can be correctly analyzed and transformed into an indication of value, it is required that the subject and the comparable property (or market data) be reduced to a recognizable or commonly accepted unit or basis of comparison. In this instance, we have utilized the price per acre as the primary unit of comparison, and the price per lot as a secondary unit value measurement.

It should be noted that no single sale is offered as independent evidence of value, but rather all of the sales together are considered as the most pertinent market transactions in arriving at a per acre value indication for a typical subdivision property by this approach.

Not all transactions reflect typical arm's-length buyer and seller motivation, and our research and analysis of these factors is disclosed in the individual sale summaries as well as in the value analysis.

Therefore, in order to estimate the market value of residential subdivision land by the Sales Comparison Approach to Value, we have reviewed various sales of vacant residential land considered comparable to and indicative of the market value of a typical hypothetical residential subdivision in Bartlett which have occurred in the subject and competitive market areas, including those summarized as follows:



McCann Appraisal & Consulting, LLC

Sale Number 1

Location: Proposed Bartlett Ridge
East side of Naperville Road
Approximately 900 feet south of Lake Street
Bartlett (Cook County), Illinois

Size: 589,802 square feet, or 13.54 acres

Zoning: SR-4 PUD; Suburban Residence – Single Family (6,000 square foot lots; 0.20 FAR).

Utilities: Available

Shape: Irregular

Date of Sale: September 16, 2016 (Recorded)

Sale Price: \$975,000

Unit Sale Price: \$72,009 per acre of land area
\$20,745 per proposed dwelling unit

Grantor: Old Second National Bank

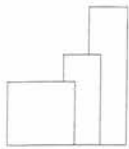
Grantee: HDP Bartlett Ridge. LLC

Permanent Index No.: 06-28-102-007-0000 06-28-202-011-0000
06-28-102-016-0000 06-28-400-008-0000
06-28-102-017-0000

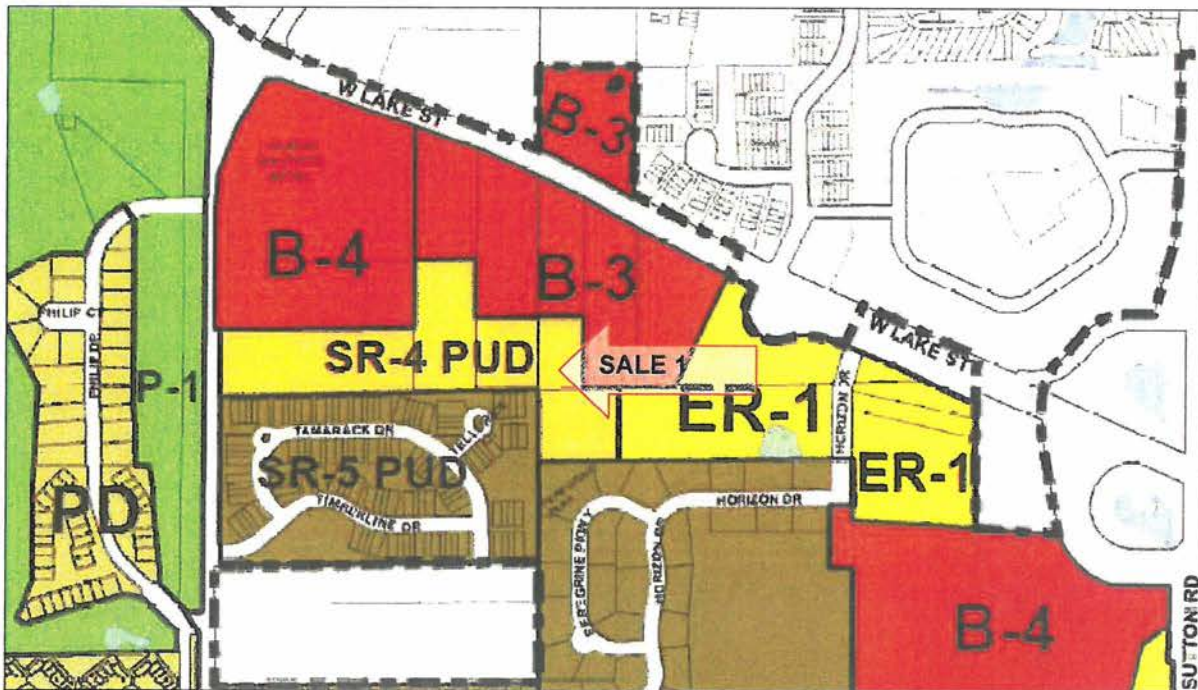
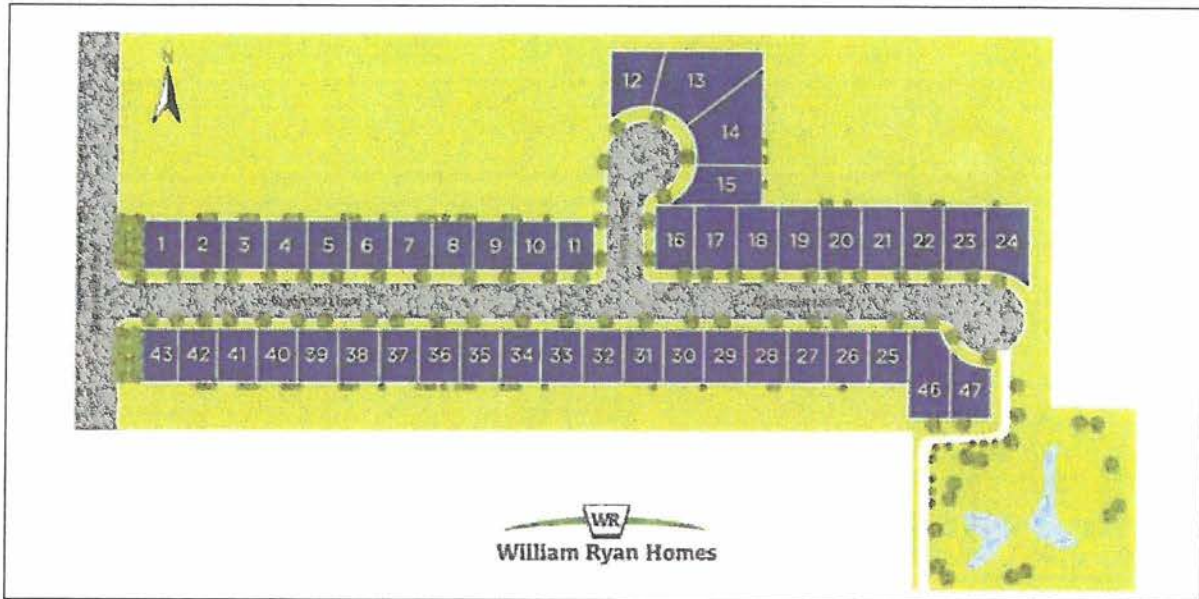
Document No.: 1626010022

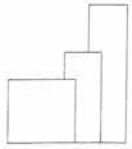
Comments: Sewer and water were reportedly available to the site.

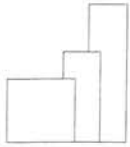
The Plat of Bartlett Ridge Subdivision was recorded on September 28, 2016, and an ordinance establishing Special Service Area Number One for Bartlett Ridge was simultaneously recorded. Bartlett Ridge consists of 45 platted and subdivided single family lots. During January of 2017, William Ryan Homes, Inc., acquired Lot 4 and Lot 42 from HDP Bartlett Ridge, LLC, for \$175,000. Pre-construction home prices range from \$335,000 to \$400,000.



This property consisted of bank owned real estate (REO) as the result of a foreclosure suit filed during November of 2009. This property sold previously during March of 2008 for \$4,350,000, indicating a decrease of 77.6%







McCann Appraisal & Consulting, LLC

Sale Number 2

Location: Artis Senior Living of Bartlett
1035 South Route 59
Bartlett (DuPage County), Illinois

Size: 439,433 square feet, or 10.09 acres

Zoning: PD; Planned Development

Utilities: Available

Shape: Rectangular

Date of Sale: June 4, 2015 (Recorded)

Sale Price: \$1,500,000

Unit Sale Price: \$148,662 per acre of land area

Grantor: UNB Bartlett, LLC (by Union National Bank, its sole member)

Grantee: Artis Senior Living of Bartlett, LLC

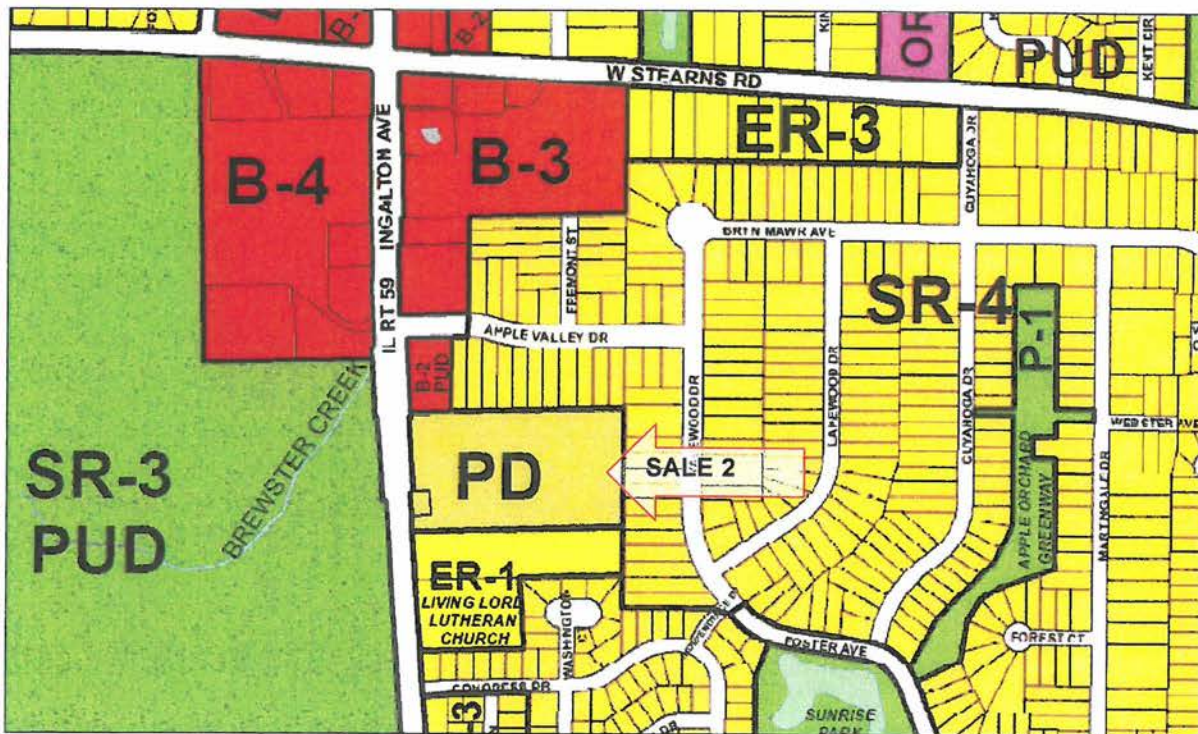
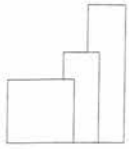
Permanent Index No.: 01-09-205-028 & -029 (former)
01-09-205-032 through -034 (current)

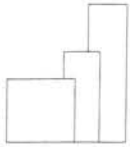
Document No.: R2015 059259

Comments: Sewer and water were reportedly available to the site.

Construction of the Artis Senior Living of Bartlett, a 72-unit memory care and Alzheimer's facility reportedly began during November of 2016 on half of the site.

This property consisted of bank owned real estate (REO) as the result of a foreclosure suit filed against Windsor Lifecare, LLC, during August of 2010.





McCann Appraisal & Consulting, LLC

Sale Number 3

Location: The Enclave of Bartlett Subdivision
17 Fully Improved, Platted and Subdivided SFR Lots
Bartlett (DuPage County), Illinois

Size: 17 individual platted and subdivided residential lots ranging
in size from 11,200 square feet to 33,025 square feet and
containing a total of approximately 317,947 square feet, or
7.30 acres, net of 11.27 acres including stormwater
management, wetlands and conservation areas and
dedicated roadways.

Zoning: SR-2 PUD; Suburban Residence – Single Family (10,800
square foot lots; 0.20 FAR).

Utilities: Available

Shape: Irregular

Date of Sale: September 27, 2013 (Recorded)

Sale Price: \$932,000

Unit Sale Price: \$127,688 per acre of net buildable land area
\$54,824 per dwelling unit

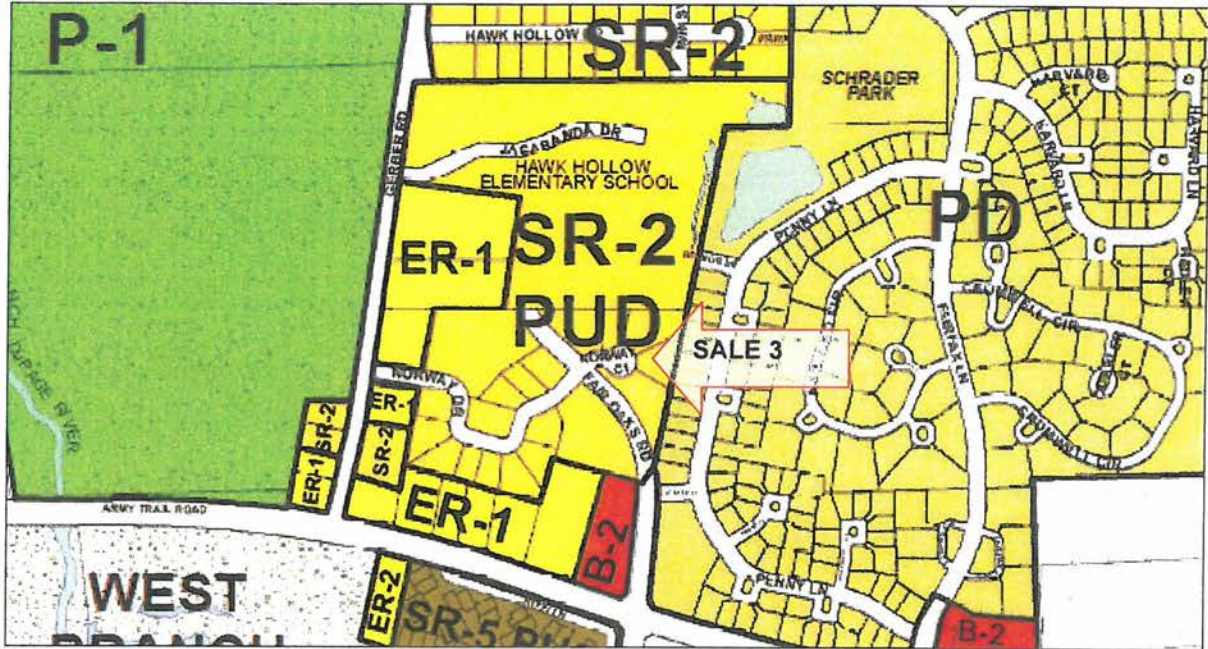
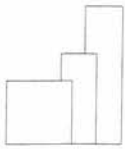
Grantor: MB859, LLC

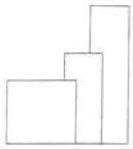
Grantee: Orleans Rhil, LLC

Permanent Index No.: 01-14-302-015 through -020 01-14-437-001 & -002
01-14-410-011- through -015 01-14-436-001 & -002
17-08-445-013-0000

Document No.: R2013 137618

Comments: Home prices were in the \$400,000 to \$600,000 range.





Sale Number 4

Location: Proposed Rolling Knolls Subdivision
2100 Manning Road
Darien (DuPage County), Illinois

Size: 331,056 square feet, or 7.60 acres

Zoning: R-2; PUD, Single Family Residential District (10,000 SF)

Utilities: Available

Shape: Basically rectangular

Date of Sale: September 22, 2015 (Recorded)

Sale Price: \$1,100,000

Unit Sale Price: \$144,737 per acre of land area
\$42,308 per dwelling unit

Grantor: Philip E. Gardner and Denise C Gardner, as co-trustees of
the Philip E. Gardner Trust and the Denise C Gardner Trust

Grantee: McNaughton Development, Inc.

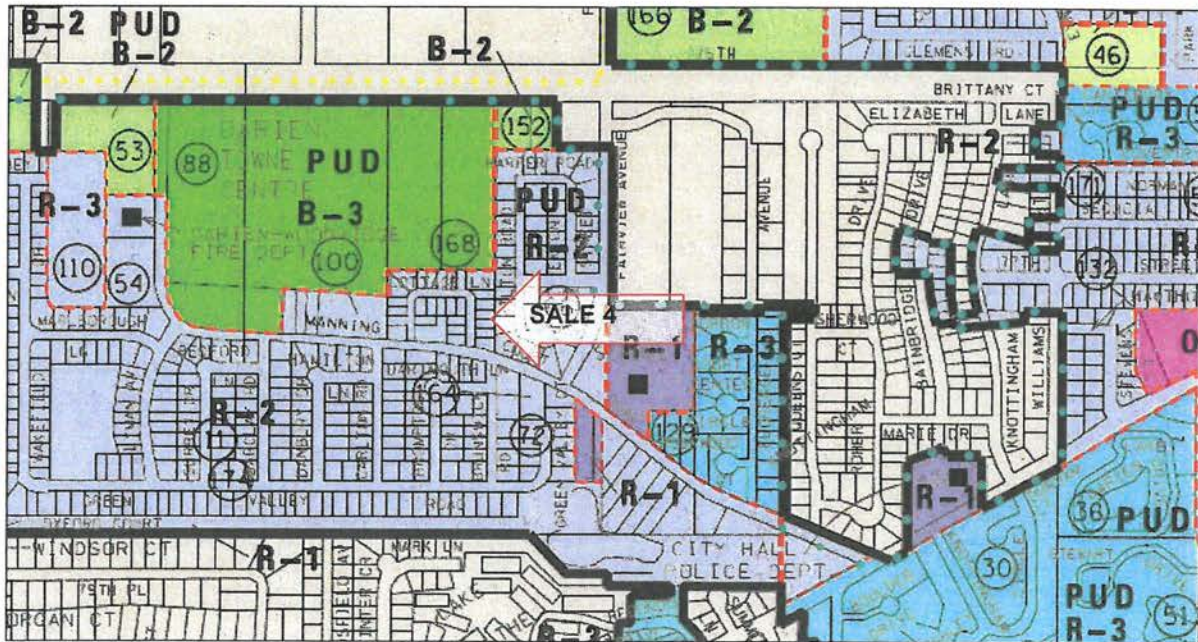
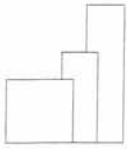
Permanent Index No.: 09-29-400-010

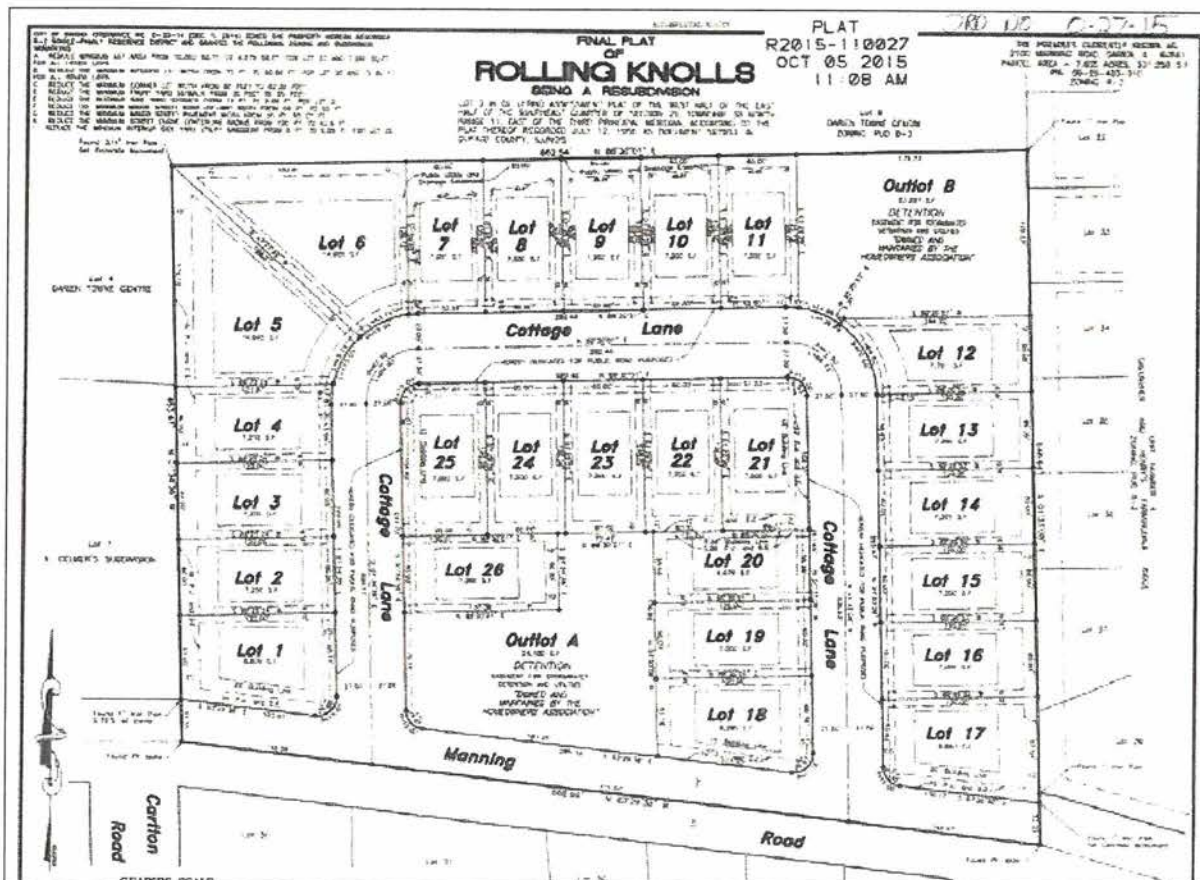
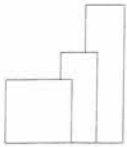
Document No.: R2105 105091

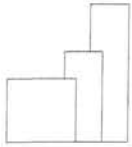
Comments: The City of Darien rezoned this parcel from R-1 (10,000 square feet) to R-2 (6,679/7,200 square feet per dwelling unit) with a 0.5 FAR and approved the final plat of the proposed Rolling Knolls subdivision (f/k/a Manning Woods subdivision) on April 10, 2015, allowing for 29 detached, single family homes.

The grand opening of Rolling Knolls was held during August of 2016 with prices starting at \$589,900.

According to CoStar Realty, the property was on the market for 3 years and 4 months and the asking price was \$1,680,000, or \$221,053 per acre. The purchase price was approximately 35% less than the asking price.







McCann Appraisal & Consulting, LLC

Sale Number 5

Location: Timber Creek Subdivision
2N021 County Farm Road
Winfield (DuPage County), Illinois

Size: 880,783 square feet, or 20.22 acres

Zoning: R-5 PUD; Single Family Attached Planned Unit Development
(7,200 SF)

Utilities: According to the listing broker water and sewer were
available to the site.

Shape: Basically rectangular

Date of Sale: July 16, 2015 (Recorded)

Sale Price: \$3,200,000

Unit Sale Price: \$158,259 per acre
\$47,059 per allowable dwelling unit

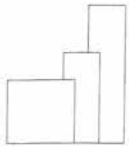
Grantor: Ronald A. Warden and Robert E. Warden, as co-trustees of
the Edward A. and Evelyn M. Warden Charitable Remainder
Unitrust; Evelyn M. Warden, as trustee of the Evelyn M.
Warden Revocable Trust

Grantee: M/I Homes of Chicago, LLC

Permanent Index No.: 01-36-405-005-0000 &
01-36-405-006-0000
04-01-201-003-0000

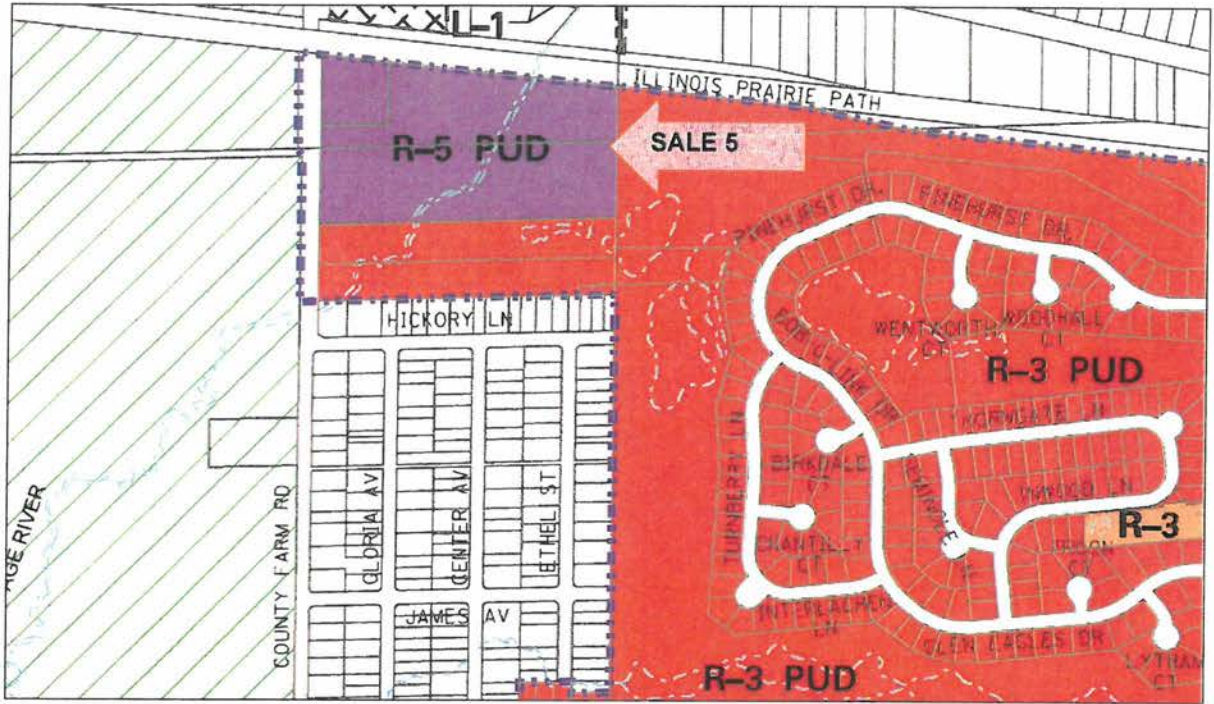
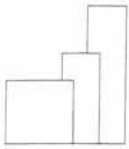
Document No.: R2015 077371
R2015 077372

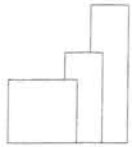
Comments: The Contract for Purchase and Sale was reportedly
executed during July of 2014 and on February 19, 2015, the
property was annexed to the Village of Winfield under the
R-5, Single Family Attached Residential zoning classification
with approval for the proposed Timber Creek Preliminary
PUD Plan permitting 68 attached townhouse units.



Prior to the execution of the contract this property was situated in unincorporated Wayne Township and unincorporated Winfield Township and according the listing broker was zoned R-3 and R-4 by DuPage County planned for 108 townhomes and retail.







McCann Appraisal & Consulting, LLC

Sale Number 6

Location: Timbers Edge Subdivision
f/k/a 1500 83rd Street (Downers Grove PO)
Woodridge (DuPage County), Illinois

Size: 2,408,824 square feet, or 55.30 acres

Zoning: R3, Residential

Utilities: Available

Shape: Basically rectangular

Date of Sale: July 19, 2014 (Recorded)

Sale Price: \$10,280,000

Unit Sale Price: \$185,895 per acre
\$68,993 per allowable dwelling unit

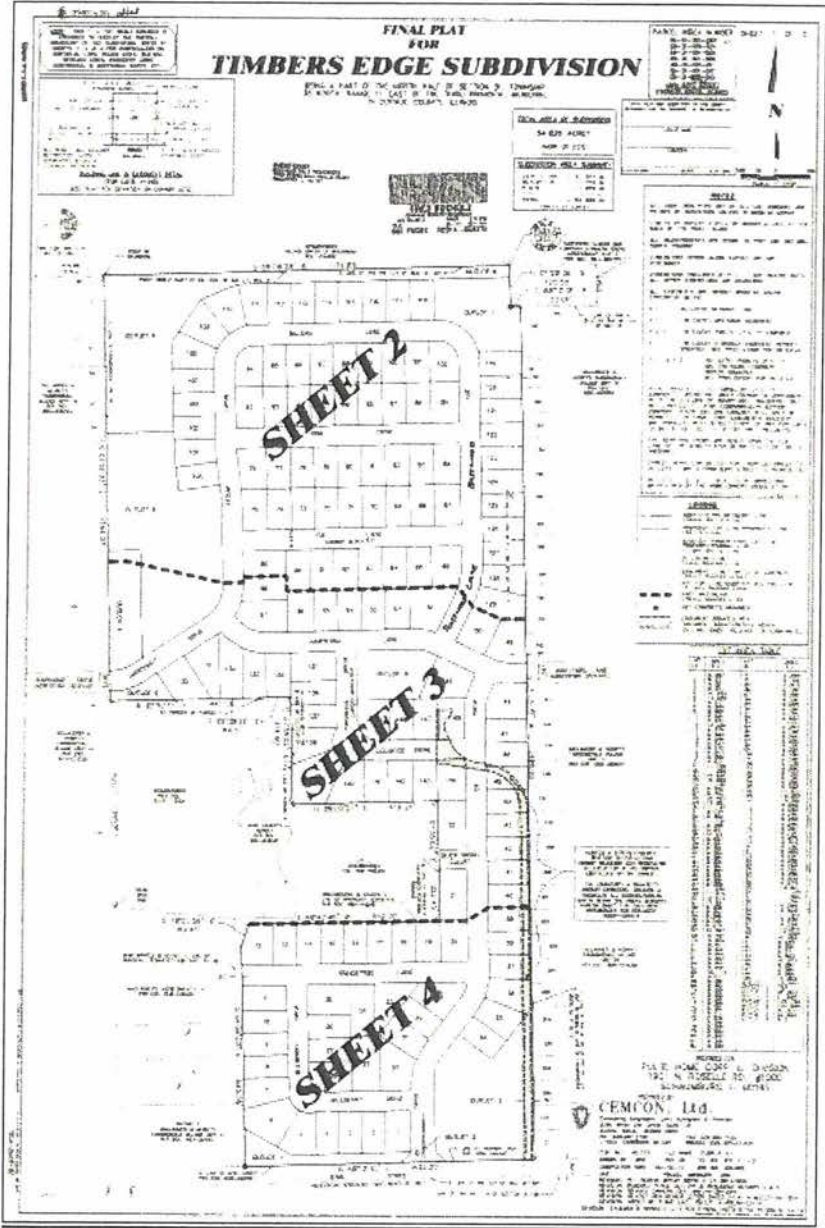
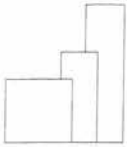
Grantor: Ide Family Limited Partnership; The Charles K. Ide Trust and
The Juliet C. Ide Trust

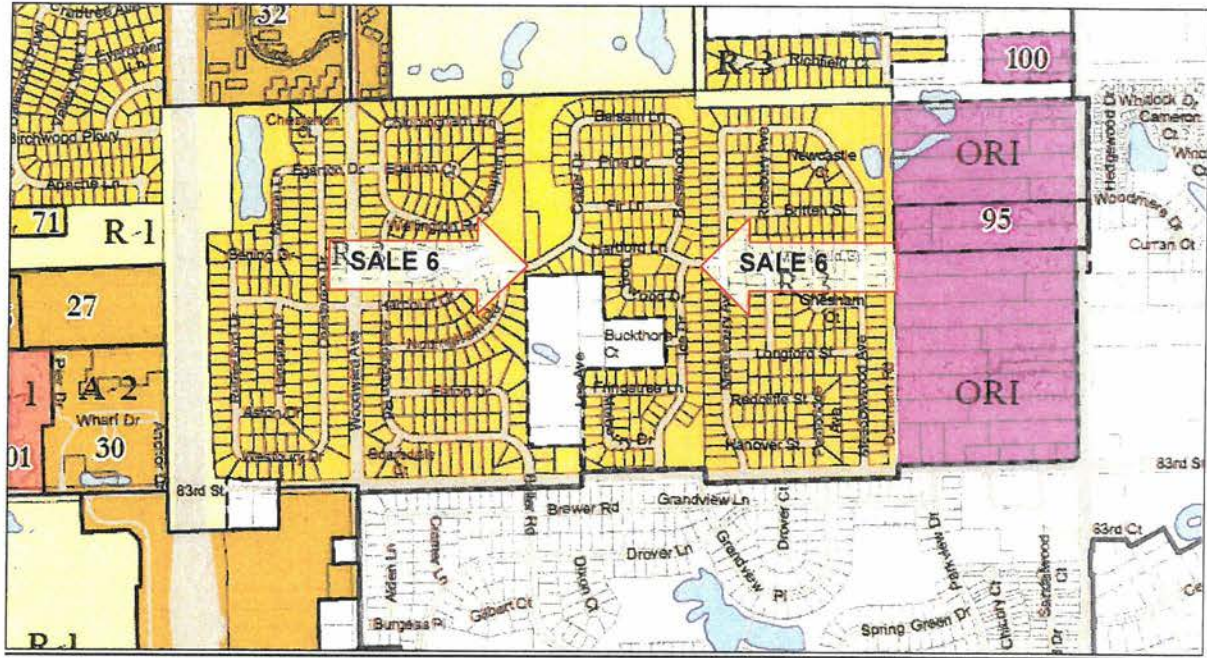
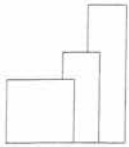
Grantee: Pulte Home Corporation

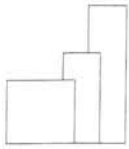
Permanent Index No.: 09-31-101-011 09-31-100-020
09-31-101-012 09-31-100-021
09-31-200-019 09-31-101-008
09-31-101-009

Document No.: R2014 059374 & R2014 059373

Comments: During September of 2013, Ide family representatives petitioned the Village of Woodridge for annexation and on July 9, 2014, the property was annexed to the Village of Woodridge and the Final Plat was approved for the proposed Timbers Edge subdivision permitting 149 detached single family homes.







McCann Appraisal & Consulting, LLC

Sale Number 7

Location: Stableford Subdivision
16W760 91st Street
Northeast corner of Clarendon Hills Road and 91st Street
Unincorporated DuPage County (Willowbrook PO), Illinois

Size: 426,888 square feet, or 9.80 acres

Zoning: R-4; Single-Family Residence District; DuPage County
(20,000 SF with sewer and water).

Utilities: Available

Shape: Rectangular

Date of Sale: April 8, 2014 (Recorded)

Sale Price: \$1,500,000

Unit Sale Price: \$153,061 per acre
\$68,182 per dwelling unit

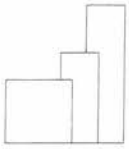
Grantor: Thomas Harmer

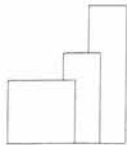
Grantee: M/I Homes of Chicago, LLC

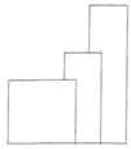
Permanent Index No.: 17-10-02-104-008
17-10-02-104-060
17-10-02-104-061

Document No.: R2014 028533

Comments: During May of 2014, M/I Homes recorded the Final Plat of Stableford Subdivision with 22 platted and subdivided detached single family lots and during May of 2015 the Declaration for Stableford Subdivision was recorded.







McCann Appraisal & Consulting, LLC

Sale Number 8

Location: Atwater Subdivision (f/k/a Country Lakes Golf Course)
1600 Fairway Drive
South side of Diehl Road east of Shore Road
Naperville (DuPage County), Illinois

Size: 8,842,680 square feet, or 203.00 acres

Zoning: R2 PUD; R3A PUD; R4 PUD

Utilities: Available

Shape: Irregular

Date of Sale: December 31, 2015 (Recorded)

Sale Price: \$20,625,000

Unit Sale Price: \$101,601 per acre
\$68,069 per dwelling unit

Grantor: Chicago Title Land Trust Company, as trustee under Trust
Number 84 and Trust Number 1056

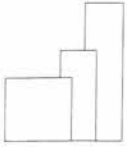
Grantee: Pulte Home Corporation

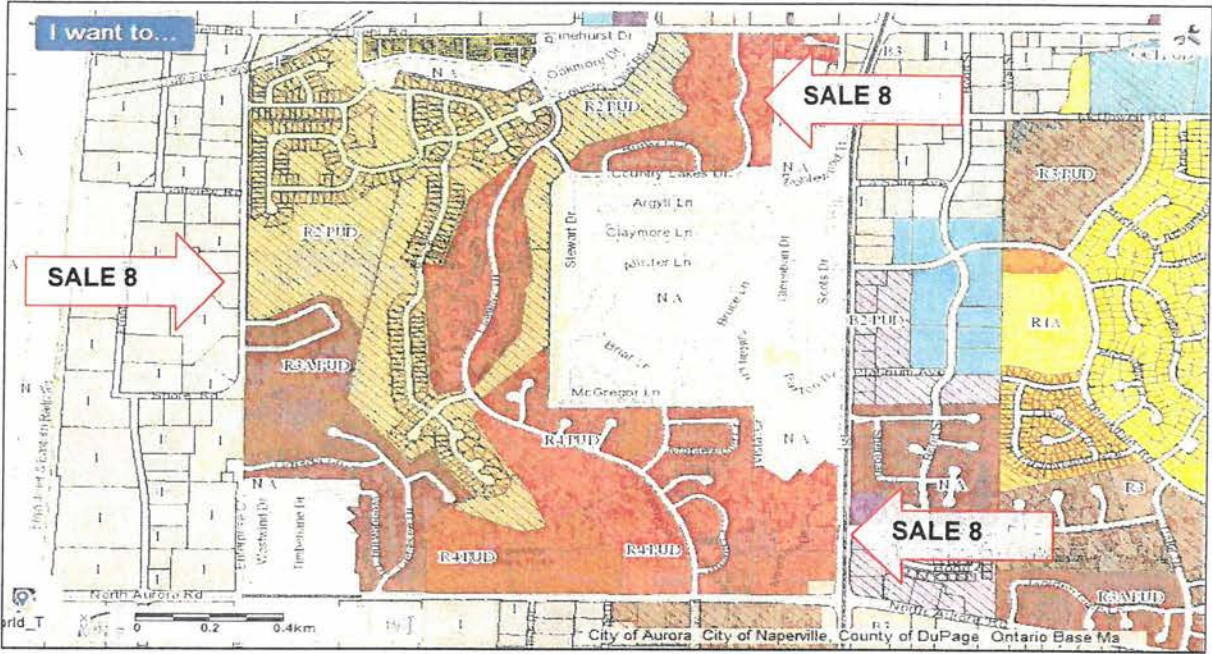
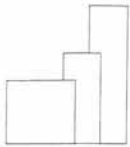
Permanent Index No.: 07-09-100-015 07-09-305-020 07-09-300-024
07-09-100-016 07-09-305-021 07-16-100-016
07-09-100-018 07-09-305-022

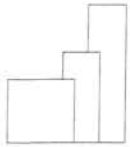
07-09-200-033
07-09-304-023

Document No.: R2015 141151
R2015 141152

Comments: During June of 2015 the City of Naperville approved the
Preliminary Plat of Subdivision of Atwater Subdivision
allowing for the development of 303 single family homes.







McCann Appraisal & Consulting, LLC

Sale Number 9

Location: Amber Ridge Subdivision
760 Sheehan Avenue
Glen Ellyn (DuPage County), Illinois

Size: 383,328 square feet, or 8.80 acres

Zoning: R-2, Single Family Residential district (8,712 SF)

Utilities: Available

Shape: Rectangular

Date of Sale: November 7, 2013 (Recorded)

Sale Price: \$1,550,000

Unit Sale Price: \$176,136 per acre
\$70,455 per dwelling unit

Grantor: Peace Evangelical Lutheran Church of Lombard

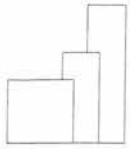
Grantee: Amber Ridge, LLC

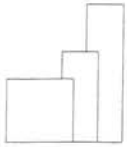
Permanent Index No.: 05-23-223-015 & -016

Document No.: R2013 152991

Comments: During April of 2013, the Village of Glen Ellyn approved the Preliminary Plat of Subdivision of the Amber Ridge Subdivision and during February of 2014 approved the Final Plat allowing for 22 single family home lots.

The cash contribution (developer's donation) specified in the Ordinance ranged from \$12,399 to \$17,391 per dwelling unit depending on the number of bedrooms.





McCann Appraisal & Consulting, LLC

Sale Number 10

Location: Silverwood Glen Subdivision (f/k/a Matson Farm)
Northeast Quadrant of County Farm Road and Parkway Dr.
26W495 Churchill Road
Winfield (DuPage County), Illinois

Size: 1,270,078 square feet, or 20.29 acres (net of wetlands)

Zoning: R-4A PUD; Single Family Residential (7,500 SF)

Utilities: Available

Shape: Irregular

Date of Sale: March 25, 2013 (Recorded)

Asking Price: \$2,400,000

Unit Asking Price: \$120,482 per acre (net of wetlands)
\$53,333 per allowable dwelling unit

Grantor: Paul R. Matson and Murray M. Matson

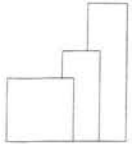
Grantee: GSO LB1. LLC

Permanent Index No.: 05-07-105-035 & 04-12-202-014

Document No.: R2013 044623

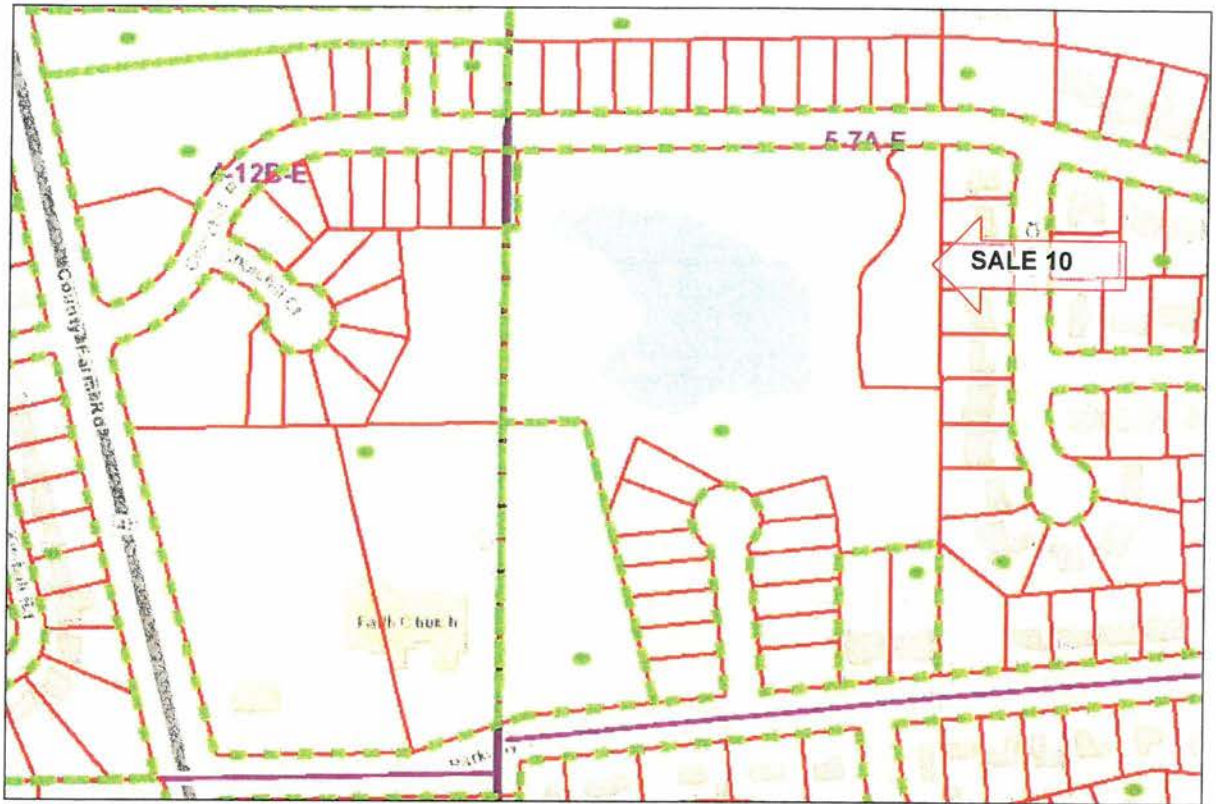
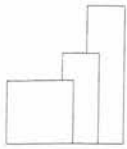
Comments: During September of 2013, the Village of Winfield annexed the former Matson Farm to the Village of Winfield under the R3, Single Family Residential zoning and the Final Plan and Plat of Subdivision of Silverwood Glen Subdivision was approved during February of 2013 allowing for 45 single family home lots.

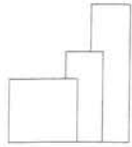
According to the Final Plat recorded April 12, 2013, Silverwood Glen Subdivision includes a 9.28-acre parcel designated wetlands.



McCann Appraisal & Consulting, LLC

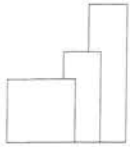
On March 6, 2013, GSO LB1, LLC, entered into an Option Agreement with K. Hovnanian at Silverwood Glen, LLC, to purchase lots resulting from the subdivision of the property. Accordingly, K. Hovnanian purchased Lot 18 on April 26, 2013 for \$116,000, and four lots on April 3, 2014, for \$411,500, or \$102,875 per lot.





SUMMARY OF SALES

Sale No.	Address/Location	Sale Date	Land Area Acres	Zoning	Price	Price per Acre	Price per Lot	Comments
1.	Bartlett Ridge Naperville Rd. (Cook)	9/16	13.54	SR-4; PUD	\$ 975,000	\$ 72,009	\$20,745	Proposed 45-lot Bartlett Ridge SFR subdivision
2.	1035 S. Rte. 59 Bartlett (DuPage Co.)	6/15	10.09	PD	\$ 1,500,000	\$148,662	N/A	Proposed Artis Senior Living of Bartlett
3.	N/S Army Trail Rd. Bartlett (DuPage Co.)	9/13	7.30	SR-2	\$ 932,000	\$127,688	\$54,824	17-platted subdivided lots; Enclave of Bartlett
4.	2100 Manning Rd. Darien (DuPage Co.)	9/15	7.60	R-2; PUD	\$ 1,100,000	\$144,737	\$42,308	Proposed Rolling Knolls; 29 lots
5.	2N021 County Farm Rd Winfield (DuPage Co.)	7/15	20.22	R5 PUD	\$ 3,200,000	\$158,259	\$47,059	Timber Creek; 68 single family lots
6.	1500 83rd St. Woodridge (DuPage)	7/14	55.30	R3	\$10,280,000	\$185,895	\$68,993	Timbers Edge; 149 single family lots
7.	16W760 91st St. Willowbrook (DuPage)	4/14	9.80	R-4	\$ 1,500,000	\$153,061	\$68,182	Stableford; 22 single family lots.
8.	1600 Fairway Dr. Naperville (DuPage Co)	12/15	203.00	R2; R3; R4	\$20,625,000	\$101,601	\$68,069	Former Country Lakes; Atwater Subd. 303 lots
9.	760 Sheehan Ave. Glen Ellyn (DuPage)	11/13	8.80	R2	\$ 1,550,000	\$176,136	\$70,455	Amber Ridge; 22 single family lots.
10.	26W495 Churchill Rd. Winfield (DuPage Co.)	3/13	20.29	R-4A PUD	\$ 2,400,000	\$118,285	\$53,333	Silverwood Glen; 45 single family lots.
11.	N/S Voltz Rd. Northbrook (Cook Co.)	8/16	17.02	R-4	\$ 7,656,000	\$449,824	\$239,250	Proposed 32-lot SFR subdivision
12.	S/S Shoe Factory Rd. Hoffman Estates(Cook)	5/16	18.48	R3	\$ 1,950,000	\$105,519	\$ 51,316	Devonshire Woods Estates; 38 impvd lots.
13.	2150 Algonquin Rd. Hoffman Estates (Cook)	7/15	38.56	R4	\$12,300,000	\$318,983	\$151,852	Bergman Pointe; 81 lots.
14.	1111 N. Milwaukee Ave Glenview(Cook)	4/15	21.50	R-4	\$ 8,504,000	\$302,512	\$177,167	Enclave at the Grove; 48 single family lots
15.	19 E. Preserve Dr. Palatine (Cook Co.)	11/13	7.24	P	\$ 1,400,000	\$193,370	\$107,692	Preserves at Hilltop; 13 single family lots
16.	3-5 Brinker Rd. Barrington Hills (Cook)	5/13	15.13	R1 5 Ac.	\$ 2,400,000	\$158,625	\$1,200,000	2 single family lots



Analysis of Land Sales

There has been limited residential subdivision land sale activity in Bartlett over the past few years and therefore we have reviewed sales from Bartlett as well as other reasonably comparable suburban locations.

The preceding sales are considered to be representative of the prices paid for vacant residential subdivision development land in the subject market area. These sale prices range from \$105,519 per acre to \$318,983 per acre, excluding the highest and lowest sales, with an average price of \$170,982 per acre, on an unadjusted basis, also excluding the highest and lowest sales. Additionally, the sales have unadjusted sale prices ranging from \$51,316 to \$239,250 per buildable/approved lot excluding the highest and lowest sales and an average price of \$92,346 per buildable lot excluding the highest and lowest sales.

These sales were compared to a typical hypothetical residential subdivision location within Bartlett and adjustments were made, where necessary, for conditions of sale, financing, and date of sale (time), as well as differences in physical characteristics including size, location, zoning, etc.

Property Rights/Financing

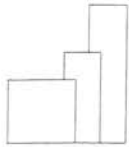
All of the sales reflect 100% interests being transferred from the seller to the buyers, not fractional interests, leaseholds, or sites that were impaired with atypical easements that would adversely impact development. No information was available regarding seller financing, but all are assumed to have been all cash or cash equivalent to the seller, requiring no adjustment for these factors.

Conditions of Sale

Sales 1, 2, 3, 12 and 15 were bank owned REO sales, which typically indicate conditions of sale that reflect a discount from market value. This appears to be confirmed by the low end price of Sale 1, which sold previously during 2008 for \$4,350,000, indicating a discount of 77.6%. However, the remaining REO sales appear to be more consistent with similar non-REO current market condition sales. Thus, for those sales an REO sale condition adjustment is not indicated.

Sale 14 was sold by the Glenview Park District, but the sale price and conditions also appear to represent current market conditions between non-governmental participants. The grantee subsequently donated approximately 8 acres of the sale property to the Glenview Park District.

The remaining sales sold under more or less typical conditions, reflecting arm's-length conditions of sale and no adjustments for conditions of sale were warranted.



Date of Sale/Market Condition

The sales which occurred during 2013, 2014 and 2015 are considered to have occurred under market conditions that were improving, and were adjusted upward for market conditions. The more current sales are considered to have occurred during similar market conditions and were not adjusted for market condition.

Location

All of the sales are considered as having generally similar suburban locational attributes as a "typical" hypothetical residential subdivision site in Bartlett. However, some sales in north and northwest Cook County, specifically the sales in Northbrook, Glenview, Hoffman Estates and Barrington Hills are considered sufficiently superior to warrant downward adjustments for location. Similarly, the sale in Glen Ellyn in DuPage County is considered superior and was adjusted downward.

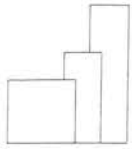
The location adjustments are made with consideration of typically higher price points for finished homes, and the greater land values that result from the pro forma profit margins that generally drive the competition for these sites. When also combined with higher density, the higher price points have an almost exponential effect on the acreage sale prices, and adjustments in excess of 50% are made to sales in the cited communities. This level of adjustment also indicates that the higher end value land sales should be weighted the least, in determining a value per acre in Bartlett.

Physical Characteristics

The category of physical characteristics includes items such as size, shape, development potential, and the availability of utilities, etc. The "typical" hypothetical subdivision site in Bartlett is considered to have average, or typical physical characteristics, with nothing that would significantly impede development. In our opinion, all of the sales offered similar characteristics as the subject, not warranting adjustments for this factor.

For purposes of this assignment, we have assumed that the "typical" tract of subdivision land in Bartlett will generally conform to the guidelines of existing SR-2 to SR-4 zoned properties, or in the range of 2.5 dwelling units per acre. Generally, the data indicates that there is a relationship between price and density. The higher density a property can support, the higher the price per acre. Conversely, the lower the density, the higher the price per dwelling unit or buildable lot.

With the exception of Sale 16, the sales allow for between 1.5 dwelling units per acre and 3.82 dwelling units per acre. Sale 16 was adjusted upward to reflect much lower density and Sales 1, 4 and 5 were adjusted downward to reflect somewhat higher than average density.



One of the assumptions of this assignment is that municipal utilities (water and sewer) are available to the typical residential subdivision site in Bartlett and all of the sales are reportedly similar, with utilities available to the property. Therefore, no adjustments were made to these sales for this factor.

Typically, all other factors being equal, smaller sites tend to sell at higher unit prices than larger sites. The land sales summarized average about 30 acres and we have adjusted the sales which are significantly smaller than 30 acres downward for size and those sales significantly larger than 30 upward for size.

Sale 3 consisted of the bulk sale of 17 individual, platted and subdivided lots and the resulting price per acre reflects the net buildable lot area. We have adjusted this sale downward to reflect this factor. The sale price per acre of Sale 10 did not include the designated wetlands acreage. Sale 15 consisted of the bulk sale of 19 developed lots and 19 partially developed lots, and we have adjusted this sale downward to reflect the level of development existing as of the date of sale.

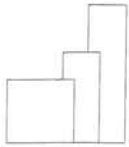
Conclusion

The preceding data consists of 16 of comparable properties. These sales represent some of the most recent and best transactions that are comparable to the subject in terms of locational and physical characteristics.

Therefore, based upon our analysis of the preceding data, and subject to the special limiting conditions and assumptions contained herein, it is our opinion that for the purposes of this study, a unit value of \$125,000 per acre is reasonably supported for a "hypothetical typical" tract of residential subdivision land, as part of a larger residential tract, in Bartlett, as the basis for land and cash donation.

ONE HUNDRED TWENTY FIVE THOUSAND DOLLARS PER ACRE

Further, as a reasonableness check using a typical land value ratio per finished home, and assuming a final end-product home sale price in the Bartlett area of approximately \$325,000, and utilizing a typical land value to total value ratio of 15% and at an average density of 2.5 dwelling units per acre, the indicated land value is \$121,875 per acre. This tends to confirm the concluded acreage value for a typical Bartlett residential subdivision property.

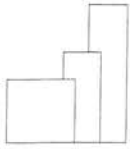


CONTINGENT AND LIMITING CONDITIONS

The following terms and conditions apply to this and any engagement of McCann Appraisal & Consulting, LLC (McCann), by the Client. Written, electronic or oral authorization by the client or their attorney or agent to proceed with the assignment shall constitute acceptance of these terms by the Client.

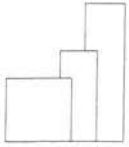
Unless stated otherwise in this agreement or by McCann (Appraiser) in any subsequent Appraisal Report or communication of any kind:

- 1) **Title – No Encumbrances:** For purposes of the Appraisal, it is assumed that the title to this property is good and marketable and the property is appraised in fee simple ownership. No title search has been made, nor have we attempted to determine legal ownership of the property. The value estimate is given without regard to any questions of title, boundaries, or encroachments. It is assumed that all assessments are paid. The Appraisal assumes the property to be free and clear of liens and encumbrances except as may be noted. No attempt has been made to render an opinion or determine the status of easements that may pre-exist.
- 2) **Legal Description:** The legal description, if included within any Appraisal Report and/or provided by Client to McCann, should be verified by Client's legal counsel before being relied upon or used in any conveyance or other document. Absent a legal description provided by Client, McCann will use or has used any other description, maps, plats, etc., available to and reviewed by McCann for purposes of identifying the Subject Property.
- 3) **Exhibits & Maps:** Any exhibits in the report are intended to assist the reader in visualizing the property and its surroundings. The drawings are not intended as surveys and no responsibility is assumed for their cartographic accuracy. Drawings are not intended to be exact in size, scale, or detail.
- 4) **Property Size Data:** Client is responsible for accurate disclosure to McCann of land and building sizes, areas and dimensions of the property, which will not or have not been physically measured by McCann unless specifically stated to the contrary by McCann in the written Appraisal Report. If data is furnished by the Client or from plot plans or surveys furnished by the Client, or from public records, we assume the factual data to be reasonably accurate. In the absence of current surveys, land areas may be based upon representations made by the owner's agents or the Client. No liability is applicable to McCann for factual discrepancies which may become evident from a licensed survey or other measurement of the property.
- 5) **Real Estate Only:** The value estimate includes only the real estate, fee simple property rights and all normal building equipment, if any improvements are involved in this appraisal. No consideration was given to personal property, business value, special fixtures or machinery, furniture, fixtures & equipment (FF & E), unless specifically included in the scope of work stated in the Agreement or Appraisal Report.
- 6) **Lawful & Competent Use & Management:** It is assumed that the property is subject to lawful, competent and informed ownership and management. No audit of management practices will be or has been made by the Appraisers.

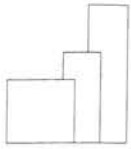


McCann Appraisal & Consulting, LLC

- 7) **Accuracy of Data:** Information in this report concerning market data was or will be obtained from sources that may include buyers, sellers, brokers, and attorneys, trade publications or public records. Dimensions, areas, or data obtained from others is assumed to be correct; however, no guarantee is made in that the appraiser will not or did not personally measure same. The client specifically waives any claim of liability that may result from reliance on information furnished by others including commercially available data sources typically utilized by appraisers in the conduct of business.
- 8) **Physical Condition of Property:** The physical condition of any improvements described in the Appraisal Report was or will be based on visual observation or inspection only. Electrical, heating, cooling, plumbing, sewer and/or septic system, mechanical equipment and water supply will not be or were not specifically tested by the Appraiser(s) and were assumed to be in good working order and of adequate capacity, size or condition for the present or proposed use of the property, unless otherwise specified. No liability is assumed for the soundness of structural members, and no engineering tests will be or were made of same by the Appraiser(s). The roof(s) of structures described herein are assumed to be in good repair unless otherwise noted.
- 9) **Client Disclosure of Defects and Property Limitations:** If the Client has any concern regarding the structural, mechanical or protective components of the improvements that are the subject of this appraisal or consulting assignment, or the adequacy or quality of sewer, water or other utilities, it is suggested that independent contractors or engineers or experts in these disciplines be retained and consulted before relying upon this appraisal, or a specific written disclosure of the defect or property condition must be made to the appraiser as part of the assignment. We have not been provided, nor are we familiar with any engineering studies made to determine the bearing capacity of the land. It is therefore assumed that soil and subsoil conditions are stable unless specifically outlined in this Agreement or any subsequent Appraisal Report. The Appraiser(s) assume no responsibility for discovering or reporting any such physical conditions, which may render the property more or less valuable. The client assumes responsibility for obtaining any engineering study necessary to determine soil and subsoil conditions and hereby agrees to provide same in advance of execution of this agreement, or to waive any and all liability, which may result from undisclosed soil or subsoil conditions.
- 10) **Environmental Impairment:** No value impact consideration or analyses of environmental impairment or contamination will be or have been undertaken by the Appraiser unless specifically engaged to consider other expert opinions as part of the Agreement. The existence of potentially hazardous material used in the construction or maintenance of the building, such as urea formaldehyde insulation and/or asbestos insulation, which may or may not be present on the property, has not and will not be considered. In addition, no analyses have been made regarding any presence of toxic or hazardous waste, radon gas, the presence of Underground Storage Tanks (UST) or the possible environmental impact due to the leakage and/or soil contamination, noise impacts from other land uses, etc. The Appraiser is not fully qualified or certified to detect such substances or environmental impacts, and recommend the Client seek an expert opinion and have proper testing done by qualified expert(s) who have the equipment and expertise to determine the presence of these or other potential substances of concern in the property.
- 11) **Land & Building Value Allocations:** The separate allocation between land and improvements, if applicable, represents our judgment only under the existing utilization of the property. A re-evaluation should be made if the improvements are removed or substantially altered, and the land utilized for another purpose.

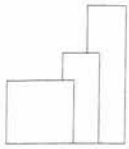


- 12) **Appraiser's Opinions:** All information, statements, opinions and comments concerning the location, neighborhood, trends, construction quality and costs, loss in value from whatever cause, condition, rents, or any other data for the Subject Property represents the estimates and opinions of the appraiser formed after an examination and study of the property. All opinions of values stated verbally or in a written appraisal or consulting report are presented as the appraiser's professional opinion based on the information set forth in the Appraisal Report and/or retained in the work file, or as a result of the appraiser's experience and judgment. We assume no responsibility for changes in market conditions or for the inability of the Client or any other party to achieve their desired results based upon the appraised value.
- 13) **Financing Assumption:** Any valuation analysis of the net income will be or have been based upon financing conditions as specified in the Appraisal Report, which we may determine to be relevant or applicable for the Subject Property. Financing terms and conditions other than those indicated may alter the final value conclusions.
- 14) **Income & Expense Estimates:** Income and Expenses shown in the Income Capitalization Approach, if used, may include estimates, be based on past operating history and/or comparable data, if available, and may be stabilized for appraisal purposes as generally typical over a reasonable or relevant time period.
- 15) **Testimony Conditions:** The Appraiser is not required to give testimony in deposition or in court because of having Appraised the Subject Property, unless arrangements have been made previously and are included in the Scope of Work included with this Agreement. If the Appraiser(s) is subpoenaed pursuant to court order, the Client will be required to compensate said appraiser(s) for their time at their regular hourly rates plus expenses, and the Appraiser reserves the right to charge a retainer based upon the anticipated time to provide appropriate preparation and testimony.
- 16) **Appraisals Subject to Completion of Construction:** Appraisals made subject to satisfactory completion of construction, repairs, alterations, remodeling or rehabilitation, are contingent upon completion of such work in a timely manner using good quality materials and workmanship and in substantial conformity to plans, descriptions or attachments made hereto, or generally accepted quality and condition in the local market.
- 17) **No ADA Compliance Opinion:** The Americans with Disability Act (ADA) of 1990, as passed by the United States Congress, established a prohibition of discrimination on the basis of disability. The appraiser will not make a specific compliance survey and analysis of the subject property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the subject property, along with a detailed analysis of the requirements of the ADA, could uncover that the subject property is not in compliance with one or more of the requirements of the Act. If this situation occurs, it could have an adverse effect upon the market value of the subject property.
- 18) **Compliance with Applicable Law:** Unless otherwise noted, it is assumed that the construction and use of the appraised property, if improved, complies with all laws and regulations having jurisdiction, including but not limited to the National Environmental Protection Act and any other applicable federal, state, municipal, and local environment impact or energy laws or regulations.



McCann Appraisal & Consulting, LLC

- 19) **USPAP Compliance:** The appraisal services and appraisal report are intended and believed to be developed in compliance with the relevant requirements of the Uniform Standards of Professional Appraisal Practice (USPAP). A signatory of the appraisal report is licensed by the State of Illinois as a Certified General Real Estate Appraiser. Neither all nor any part of this appraisal report shall be disseminated to the general public by the use of advertising media, public relations media, news media, sales media or other media for public communication without the prior written consent of the signatories of the appraisal report. This restriction applies particularly as to the valuation conclusions and the identity of the appraisers. McCann will retain the control and confidentiality of the Clients file unless legally required to release a copy of the file. McCann is obligated under USPAP to retain file custody for prescribed periods of time of at least 5 years.
- 20) **Limited Liability – Cross Indemnification of Client & Appraiser(s):** It is the intent and agreement of the Appraiser(s) (McCann) and the Client (Parties) that the liability of McCann and Client to each other shall be limited, and excludes any allegation of negligent acts, omissions, misrepresentations, or erroneous reliance upon information provided by others. In no event shall liability to each other exceed the cost of the services rendered and paid to McCann Appraisal, and both Parties to this agreement indemnify each other for any unforeseen or undisclosed basis for any claim. Client shall have the obligation of providing written disclosure of any term(s) of engagement of McCann that McCann can reasonably control and which could be the basis for a claim of Intentional or Willful Misconduct. Upon receipt of such written Client disclosure, McCann shall have the right to cancel this agreement within a reasonable time of being duly notified of Client's engagement term, and refunding any unused retainer, as determined by actual time worked by McCann up to the date of such notice. In the event of any disagreement between the parties regarding the services performed, fees and/or expenses to be paid, or any other clause in this agreement limiting the liability of the Parties, it is agreed that such dispute shall be submitted to binding arbitration with all Arbitration costs and expenses of Client & McCann to be paid contemporaneously by the party initiating the claim. The prevailing party shall be entitled to reimbursement of actual expenses. Any Arbitration will be adjudicated, decided or resolved by one mutually agreed (1) Arbitrator who is familiar with the Uniform Standards of Professional Appraisal Practice (USPAP), and will take place at an office in Cook County, Illinois that is provided by the Claimant Party or any other mutually agreeable location. The Parties cross-indemnify each other against any liability unless McCann or Client is found liable of Intentional or Willful Misconduct. The Arbitration decision shall be binding. The client waives any cause of action or claim in the event of their failure to file such claim within one year of the submittal of an appraisal report or final invoice date for this assignment.
- 21) **Assignment Not Contingent on Results:** McCann does not guarantee the results of any assignment or case, and the professional fees quoted, paid or owing McCann by the Client are specifically understood as being based on either flat fee or hourly compensation, and are not contingent upon the outcome or results of any services provided.
- 22) **No Third Party Use – McCann Copyright Reserved:** The Appraiser/ consultant responsibility is limited to the client, and use of this appraisal by third parties shall be solely at the risk of the client and/or third parties. This report should not be used or relied upon by any other party except the client to whom the report is addressed. Any party, who uses or relies upon any information in the report without the appraiser's written consent, does so at his own risk. McCann retains all copyrights to any work product developed by McCann on this assignment, and licenses use of the report exclusively to the Client in exchange for the professional fees disclosed in this agreement. Client acknowledges the McCann work product © **Copyright 2017 McCann Appraisal, LLC**



CERTIFICATION

The undersigned, representing McCANN APPRAISAL & CONSULTING, LLC, do hereby certify that to the best of our knowledge and belief:

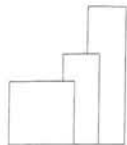
- FIRST: The statements of fact contained in this appraisal report, are true and correct.
- SECOND: The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are the personal, impartial and unbiased professional analyses, opinions, and conclusions of the undersigned.
- THIRD: We have no present or prospective interest in the property that is the subject of this appraisal report, and no personal interest with respect to any of the parties involved.
- FOURTH: We have no bias with respect to the property that is the subject of this appraisal report, or the parties involved with this assignment.
- FIFTH: Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- SIXTH: Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, of the occurrence of a subsequent event directly related to the intended use of this appraisal.
- SEVENTH: Our analysis, opinions and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- EIGHTH: The following persons from among the undersigned have made a personal inspection of the property that is the subject of this appraisal report on the date(s) indicated:

Not Applicable
- NINTH: No one other than the undersigned provided significant real property appraisal assistance to the person(s) signing this certification.
- TENTH: The undersigned have previously performed services as an appraiser regarding the Bartlett Ordinance "typical" property that is the subject of this report approximately three years preceding acceptance of this assignment.

IN WITNESS WHEREOF, THE UNDERSIGNED has caused these statements to be signed and attested to.

Michael S. McCann, CRA
State Certified General Real Estate Appraiser
License No. 553.001252 (Expires 9/30/2017)

James P. Foley, III
State Certified General Real Estate Appraiser
License No. 553.001046 (Expires 9/30/2017)



PROFESSIONAL BIOGRAPHY

MICHAEL S. MCCANN, CRA

Michael S. McCann has been exclusively engaged in the real estate appraisal profession since 1980, and is the owner of McCann Appraisal & Consulting, LLC.

EXPERIENCE

His appraisal experience has included market value appraisals of various types of commercial, office, residential, retail, industrial and vacant property, along with a wide variety of unique or special purpose real estate, such as limestone quarries, hotels, contaminated properties, etc. He has gained a wide variety of experience in real estate zoning evaluations and property value impact studies, including analysis of industrial or utility scale wind turbine generating project locations, gas-fired electric generating plants, cell towers, shopping centers, industrial facilities, limestone quarries, sanitary landfills and transfer station disposal facilities. He has been retained as an independent consultant to municipalities, government agencies, corporations, attorneys, developers lending institutions and private owners, and has been a speaker at seminars for the Appraisal Institute, the Illinois State Bar Association and Lorman Education Services on topics including the vacation of public right of ways (1986), and Property Taxation in the New Millennium (2000), Zoning and Land Use in Illinois (2005, 2006), Wind energy seminars in Illinois, Michigan, California, Vermont, Massachusetts (2010-2014) and Wind Farm and Land Values for the Appraisal Institute (2012).

In addition to evaluation of eminent domain real estate acquisitions for a wide variety of property owners & condemning authorities, Mr. McCann has served as a Condemnation Commissioner (2000-2002) appointed by the United States District Court - Northern District, for the purpose of determining just compensation to property owners, under a federal condemnation matter for a natural gas pipeline project in Will County, Illinois.

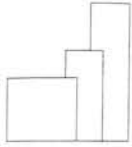
EXPERT TESTIMONY

Assignments include appraisals, studies and consultation regarding real estate located in 25 states. He has qualified and testified as an expert witness in Federal Courts, and for condemnation, property tax appeal and zoning matters in the Circuit Courts in Counties of Cook, Will, Boone, Lake, Madison, St. Clair, Iroquois, Fulton, McHenry, Ogle, Marion & Kendall, as well as the Chicago and Cook County Zoning Boards of Appeal, the Property Tax Appeal Board (PTAB) and Tax Court & Commissions of Illinois, Wisconsin, and Ohio, Circuit Courts in New Jersey and Indiana, Michigan, as well as zoning, planning, and land use and County Boards in Texas, Missouri, Idaho, Michigan, New Mexico, Indiana and various metropolitan Chicago area villages and towns.

He has also been certified as an expert on the Uniform Standards of Professional Appraisal Practice (USPAP) by the Cook County, Illinois Circuit Court. Mr. McCann has substantial experience in large-scale condemnation and acquisition projects and project coordination at the request of various governmental agencies and departments. These include appraisals for land acquisition projects such as the Chicago White Sox Comiskey Park stadium redevelopment project, the Southwest Transit (Orange Line) CTA rail extension to Chicago's Midway Airport, the United Center Stadium for the Chicago Bulls and Blackhawks, the minor league baseball league, Silver Cross Field stadium in Joliet, Illinois, as well as many other urban renewal, acquisition and neighborhood revitalization projects.

RELATED EXPERIENCE

Michael McCann has bought, sold, and negotiated purchase and sales, and acted as agent for governmental bodies, private property owners and his own account, for residential property, land and commercial property, in transactions in excess of \$65 million dollars.



REAL ESTATE EDUCATION

Specialized appraisal education includes successful completion of Real Estate Appraisal Principles, Appraisal Procedures, Residential Valuation, Capitalization Theory and Techniques Part A, Standards of Professional Practice Parts A, B and C, Case Studies in Real Estate Valuation, Highest and Best Use and Market Analysis, Advanced Income Capitalization, Subdivision Analysis and Special Purpose Properties, Eminent Domain and Condemnation, and Valuation of Detrimental Conditions in Real Estate offered by the Appraisal Institute. In addition, he has completed the Society of Real Estate Appraisers' Marketability and Market Analysis course, the Executive Enterprises - Environmental Regulation course, and a variety of continuing education real estate seminars.

DESIGNATIONS & PROFESSIONAL AFFILIATIONS

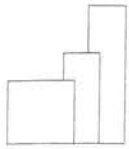
The National Association of Review Appraisers & Mortgage Underwriters has designated him as a Certified Review Appraiser (CRA). He was elected in 2003 as a member of Lambda Alpha International, an honorary land economics society, on the basis of his expertise with developing property value impact studies, and he served several years as a member of the Appraiser's Council of the Chicago Board of Realtors.

LICENSES

State Certified General Real Estate Appraiser in the States of:

- Illinois (License # 533.001252, exp. 9/2017)
- North Carolina (Certificate # A8100, exp. 6/2017)
- Maryland (Certificate # 323730, exp. 8/2019)
- Indiana (Certificate # CG41500046, exp. 6/2018)

Temporary licenses have also been obtained in numerous states when necessary for out of state assignments (MO, VT, WI, ID, RI, MI, etc.)



JAMES P. FOLEY, III

James P. Foley, III, is an independent contractor to McCann Appraisal & Consulting, LLC. Prior positions held included senior appraiser at William A. McCann & Associates, Inc., since 1999 and as a Vice President since 2004. Mr. Foley's background in the field of real estate appraising and consulting includes the evaluation of a wide variety of commercial, industrial, residential and special use properties.

EXPERIENCE

Mr. Foley has thirty years experience in Real Estate Appraising in the Chicago Metropolitan area, as well as the States of Alabama, Arizona, Arkansas, California, Colorado, Florida, Georgia, Idaho, Illinois, Indiana, Iowa, Kansas, Kentucky, Louisiana, Maryland, Michigan, Minnesota, Mississippi, Missouri, North Carolina, Ohio, Oklahoma, Pennsylvania, South Carolina, Tennessee, Texas, Wisconsin, and the District of Columbia.

Mr. Foley has appraised various types of real estate including multi-family, manufacturing, warehouses, truck terminal facilities, corporate office and training facilities, multi-tenant office buildings, department stores, shopping centers, banks, retail strip centers, restaurants, vacant land, lodging facilities, nursing homes, retirement communities and other special purpose properties.

The appraisals have been made for sales, purchases, financing, estate purposes, ad valorem assessment purposes and eminent domain acquisition. Assignments have included the valuation of the fee simple title, leased fee estate, leasehold estate and partial interests.

Prior to joining William A. McCann & Associates, Inc., Mr. Foley was employed from 1976 as a real estate appraiser at James P. Foley Associates, Inc.

EDUCATION

Mr. Foley attended the University of South Florida, and attained a Bachelor of Arts degree with a major in Business Finance in 1976. Mr. Foley also attended the University of San Francisco Graduate School of Business in 1977 as an M.B.A. Candidate. Mr. Foley has received his technical and appraisal education through the Appraisal Institute, including the successful completion of the following courses: Courses, I-A, I-B, II, VI, VIII, and SPP, American Institute of Real Estate Appraisers; and Various Courses in Real Estate, Real Estate Investment, and Urban land Economics, University of California, Berkeley, California; Principals of Real Estate, University of South Florida, Tampa, Florida; Real Estate Transactions Course, Real Estate Education Company, Chicago, Illinois.

LICENSES

Mr. Foley is currently a State Certified General Real Estate Appraiser in the State of Illinois (License #553.001046, expiration September 30, 2017).



Agenda Item Executive Summary

Item Name Home-Rule Sales Tax Committee
or Board Committee

BUDGET IMPACT

Amount: \$400,000

Budgeted \$0

List what
fund General Fund

EXECUTIVE SUMMARY

The options of adding a home-rule sales tax or a food & beverage tax were discussed at the May 2nd committee meeting. Due to the administration advantages and the broader range of sales taxed, the implementation of a home-rule sales tax was recommended over a food & beverage tax. A home-rule sales tax of 0.25% would generate approximately \$400,000 per year.

ATTACHMENTS (PLEASE LIST)

Finance Department Memo

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion

Staff: Todd Dowden, Finance Director

Date: July 10, 2017

Village of Bartlett

Finance Department Memo

2017 - 21

DATE: July 10, 2017

TO: Paula Schumacher, Acting Village Administrator

FROM: Todd Dowden, Finance Director *TD*

SUBJECT: Home-Rule Sales Tax

The 2017/18 Budget was approved on April 4th. The budget included the use of General Fund unassigned fund balance of just over \$400,000 and holding four additional positions unfilled for the year at a savings to the General Fund of over \$340,000. During the budget discussion, the staff was asked to look at revenue sources available to the Village that have the potential for growth. The options of adding a home-rule sales tax or a food & beverage tax were discussed at the May 2nd committee meeting. Due to the administration advantages and the broader range of sales taxed, the implementation of a home-rule sales tax was recommended over a food & beverage tax.

The Village currently receives a 1% tax on all general merchandise sales and qualifying food and drugs sold within the Village. The 2017/18 budgeted amount is \$2,400,000. The State collects these funds and distributes them to the Village. Most of the surrounding communities have a local sales tax in addition to the base sales tax. The local rates are listed below. With the addition of a 0.25% home-rule tax, the Village's total sales tax rate of 7.25% in DuPage County and 9.25% in Cook County would remain below the rates of our surrounding communities. An increase of 0.25% would add approximately \$400,000 in revenue. The additional tax would not apply to qualifying food and drug purchases. A home-rule sales tax approved before October 1 could be implemented January 1 with the Village receiving the first distribution in April.

	Bartlett	Elgin	Hanover Park	Streamwood	Carol Stream	West Chicago	Bloomingtondale
Local Sales Tax	0%	1.25%	0.75%	1%	0.75%	0.75%	0.50%
Food & Bev Tax	0%	3%	3%	2%	0%	0%	0%
Home-Rule Tax	0.25%	0.50%	0.75%	1.00%	1.25%		
Estimated Revenue	\$400,000	\$800,000	\$1,200,000	\$1,600,000	\$2,000,000		

Memorandum

To: Paula Schumacher, Acting Village Administrator
From: Scott Skrycki, Assistant to the Village Administrator
Date: 7/11/2017
Re: Video Gaming Terminal License

Staff was asked to look at what the Village charges in comparison to other communities for a video gaming terminal fee. Currently, The Village of Bartlett charges a fee of \$25 per machine, per year. The vendor is required to have a Village sticker on each machine and the Village then keeps those numbers on file.

Municipality	Machine Count	Yearly Fee	Yearly Revenue
<i>Bartlett</i>	46	<i>\$25 per terminal</i>	<i>\$1,150 per year</i>
Addison	85	\$500 per terminal	\$42,500 per year
Bloomingtondale	24	\$500 per terminal	\$12,000 per year
Carol Stream	60	\$500 per terminal	\$30,000 per year
*Elgin	108	N/A	N/A
Hanover Park	30	\$500 per terminal	\$15,000 per year
Hoffman Estates	94	\$100 per terminal	\$9,400 per year
Roselle	43	\$25 per terminal	\$1,075 per year
South Elgin	72	\$25 per terminal	\$1,800 per year
Streamwood	53	\$150 per terminal	\$7,950 per year

**Elgin does not charge for sticker fee for terminals*

Below are revenue projections based on current pricing as well as a few other options.

Sticker Fee	Revenue Projection
\$25/46 Terminals	\$1,150 per year
\$50/46 Terminals	\$2,300 per year
\$100/46 Terminals	\$4,600 per year
\$200/46 Terminals	\$9,200 per year
\$300/46 Terminals	\$13,800 per year
\$400/46 Terminals	\$18,400 per year
\$500/46 Terminals	\$23,000 per year

Given the success of the machines staff is recommending an increase. The top gaming lounge took in \$14,000 last month. The Village's top two bar/restaurants made \$11,000 respectively last month on hosting the machines.