

VILLAGE OF BARTLETT  
BOARD AGENDA  
JUNE 2, 2015  
7:00 P.M.

1. CALL TO ORDER
2. ROLL CALL
3. INVOCATION
4. PLEDGE OF ALLEGIANCE
5. \*CONSENT AGENDA\*  
*All items listed with an asterisk\* are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a Board member so requests, in which event, the item will be removed from the General Order of Business and considered at the appropriate point on the agenda.*
6. MINUTES:     \*Board Minutes – May 19, 2015  
                          Committee Minutes – May 19, 2015
- \*7. BILL LIST:     June 2, 2015
8. TREASURER’S REPORT:     April 2015  
  Sales Tax Report – March 2015  
  Motor Fuel Tax Report – April 2015
9. PRESIDENT’S REPORT:     Retiring Teachers/Administrators Recognition Resolution
10. QUESTION/ANSWER: PRESIDENT & TRUSTEES
11. TOWN HALL: (Note: Three (3) minute time limit per person)
12. STANDING COMMITTEE REPORTS:
  - A. PLANNING & ZONING COMMITTEE, CHAIRMAN REINKE
    1.     908 Shorewood Drive Fence Variation
  - B. BUILDING COMMITTEE, CHAIRMAN HOPKINS  
No Report
  - C. FINANCE & GOLF COMMITTEE, CHAIRMAN DEYNE
    - \*1.     Brewster Creek TIF Developer Note #3 Payout Request
  - D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN ARENDS
    - \*1.     BAPS Charity Walkathon Parade Permit Request
    - \*2.     BAPS Charity Walkathon Amplifier Permit Request
  - E. POLICE & HEALTH COMMITTEE, CHAIRMAN CARBONARO
    1.     Squad Purchase (7)
    2.     CSO Vehicle Purchase
    3.     Mobile Command Center Purchase
  - F. PUBLIC WORKS COMMITTEE, CHAIRMAN CAMERER
    1.     2015 MFT Project Bids – Various Streets
    2.     Stearns Road Bike Path Bids
    - \*3.     Country Creek Lift Station Project Engineering Services
13. NEW BUSINESS:
14. QUESTION/ANSWER: PRESIDENT & TRUSTEES:
15. ADJOURNMENT







## Agenda Item Executive Summary

Item Name Downtown Tax Increment Financing (TIF) Committee Board  
 District: Public Hearing or Board Board

### BUDGET IMPACT

Amount: n/a Budgeted n/a

List what fund n/a

### EXECUTIVE SUMMARY

#### Downtown Tax Increment Financing (TIF) District: Public Hearing

Attached is information for the proposed Downtown TIF Public Hearing on June 2, 2015. The Village convened the Joint Review Board for the proposed TIF District, which was commenced on April 22, 2015 and continued and concluded on May 14, 2015.

At the May 14<sup>th</sup> Joint Review Board meeting, Hanover Township proposed the attached Resolution *not* recommending approval of the Village of Bartlett Downtown Redevelopment Project Area. This Resolution passed by a 5 to 2 vote. The original motion to approve the Redevelopment Project Area failed by a 2 to 5 vote.

Village TIF Consultants Kane, McKenna and Associates has prepared a memorandum in response to issues raised in the recommendation against approval of the proposed Downtown TIF.

### ATTACHMENTS (PLEASE LIST)

Kane, McKenna and Associates' memorandum of May 21, 2015 in response to the Joint Review Board's recommendation to not approve the TIF; the Resolution and Recommendation of Joint Review Board drafted by Hanover Township; the Report of the Joint Review Board drafted by Hanover Township; Resolution of the Bartlett Public Library District Opposing proposed TIF; Resolution of School District U-46 in opposition of the proposed TIF; minutes from the May 14, 2015 continued meeting of the Joint Review Board; minutes from the April 22, 2015 meeting of the Joint Review Board; Tax Increment Financing District Redevelopment Plan and Qualification Report from Kane, McKenna and Associates dated November 21, 2014.

### ACTION REQUESTED

Attached is background information for the June 2, 2015 Public Hearing for the proposed Downtown TIF District

Staff: Jim Plonczynski, Community Develop. Director Date: 5/26/2015

RECEIVED  
COMMUNITY DEVELOPMENT

MAY 21 2015

VILLAGE OF  
BARTLETT

 **MEMO**

**TO:** Village of Bartlett Proposed Downtown TIF Joint Review Board (JRB)  
**FROM:** Kane, McKenna and Associates, Inc.  
**DATE:** May 21, 2015  
**RE:** Kane, McKenna Review of: JRB Resolution of May 14, 2015

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Kane, McKenna and Associates, Inc. ("KMA") has been retained by the Village of Bartlett (the "Village") to serve as the TIF Consultant regarding the proposed Downtown TIF District. At the May 14, 2015 JRB meeting held in connection with the proposed TIF designation, certain JRB representatives, primarily Hanover Township, prepared a resolution including the JRB's objections to the Downtown TIF area.

As part of the Village's consideration of said materials, KMA has prepared this memorandum based upon our review of the resolution.

**A. Introduction/Team Qualifications**

Please note KMA's TIF qualifications:

- Direct involvement in the designation and implementation of over 300 TIF Districts within the State of Illinois;
- Provided input and drafting suggestions to the Illinois legislature relating to numerous TIF amendments, including the 1999 amendments that highlighted the TIF qualification factor clarifications;
- Served as a founding member (and is a current member) of the Illinois Tax Increment Association, which has continuously monitored and been involved in TIF legislation clarifications since the 1980s;
- Provided TIF consulting services – including review of amendments, annual reports, and financings – to over 150 Illinois municipalities over the last 30+ years; and
- Members of the firm have served as expert witnesses regarding TIF designation matters.



**MEMO**  
Page Two  
May 21, 2015

KMA has continuously applied its expertise to TIF related assignments over the past 30 years and is a recognized expert in the industry.

KMA reviewed the proposed TIF with the Village staff over a 6 month period and had proposed the TIF eligibility report after such review.

**B.     Conservation Area Factors**

A review of the JRB's six (6) point resolution is found below, with the KMA/Village response following.

**Excessive Vacancies**

"1) Excessive vacancies do not exist as the Kane, McKenna and Associates report indicates an occupancy rate of greater than 75% within the Redevelopment Project Area overall and an 80% commercial property occupancy."

Response:

The TIF Act indicates that this factor is present if there is the presence of buildings that are unoccupied or under-utilized and that represent adverse influence on the area because of the frequency, extent or duration of the vacancies (emphasis added).

The TIF Eligibility Report stated that: Fourteen (14) of the fifty-eight (58) buildings are partially or completely vacant within the RPA. This means that approximately 24% of the buildings within the RPA are partially or completely vacant. This amount of vacancies would be alarming on its own, but examining the vacancy data more closely the RPA's economic struggles are evident. All of these vacancies exist in the commercial properties. Of the forty (40) commercial buildings in the RPA, fourteen (14) are fully or partially vacant, which means that approximately 35% of the commercial properties within the RPA are fully vacant or partially vacant. More striking is that some of the largest commercial properties within the RPA are vacant. The location of vacancies along Devon Avenue, Main Street, and Railroad Avenue represent visible and "adverse" influence on the area. The Cook County representative pointed out that amounts over 10% are considered problematic.



**MEMO**  
Page Three  
May 21, 2015

### **Inadequate Utilities**

“2) Inadequate utilities do not and have not existed in the Redevelopment Project Area. If these conditions did exist they would have been reasonably addressed in the prior Downtown Bartlett TIF District prior to funds being refunded to affected taxing jurisdictions.”

Response:

Inadequate utilities can be defined as underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, or telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the redevelopment project area. Further, it is understood that utilities exist within the area, but the existing conditions are such that result in impacts to the Downtown or for future redevelopment opportunities.

The TIF Eligibility Report stated that: Portions of the utilities within the RPA are deteriorated and in poor condition requiring replacement in some sections and have not been addressed since the closure of the former TIF. The Village Public Works Department has identified certain sections of the utilities within the RPA as deficient and in need of replacement. The Public Works Department identifies both the watermain and the sanitary sewer as 50 years old and beginning to show signs of failure due to age and time in service.

The Public Works Department reports that the watermain in the RPA is cast iron which is brittle and prone to break sooner than modern ductile iron, PVC and HDPE materials. In general the watermain is in poor condition and will need to be replaced with modern materials. The sanitary system is made out of clay and also beginning to show signs of failure and will need to be replaced.

### **Lack of Community Planning**

“3) Lack of community planning does not exist. The redevelopment project area was developed over the past 25 years with the benefit of a Tax Increment Financing District plan and financing. The Metra station is an asset to the Village and was recently renovated with the benefit of extensive planning by the Village.”



**MEMO**  
Page Four  
May 21, 2015

Response:

The redevelopment project area was developed prior to or without the benefit or guidance of a community plan (emphasis added). This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's initial development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

The KMA report states that: Much of the development that has occurred within the RPA took place in an era prior to modern community planning techniques, and/or occurred under a lack of comprehensive and coordinated planning based upon the age of structure. Much of the original layout and design of the downtown echoes the historical roots of the downtown, with the central point of focus being the train station. This design model dates back to the 1800s and though the Metra station is an asset to the Village and needs to be utilized in an effective manner new planning techniques should be implemented to maximize the utility of the station, including coordination with nearby traffic and parking improvements (existing or proposed).

**Deterioration**

“4) Deterioration of structures and site improvements does not exist. The Kane, McKenna and Associates report identified 41% of the buildings in the RPA had either major or minor defects. However, the report did not separate the major from minor defects thus failing to demonstrate adequate major defects. Additionally, 87% of parcels with site improvements did not show signs of deterioration per the report.”



**MEMO**  
Page Five  
May 21, 2015

Response:

Kane McKenna identified deterioration in both the buildings in the RPA and the surface areas. Of the fifty-eight (58) buildings in the RPA twenty-four (24) exhibited deterioration in certain building components, meaning 41% of the buildings in the RPA had either major or minor defects, and the TIF Act does not require differentiation, only the presence of deterioration. Of the sixty-four (64) parcels with site improvements, eight (8) showed signs of deterioration meaning 13% of the lots had signs of deterioration. The Public Works department in the Village reports that many of the concrete pavers making up the sidewalk are over 20 years old, in poor condition and need to be replaced.

#### **Obsolescence**

“5) Obsolescence does not exist. As stated previously, an 80% commercial occupancy rate demonstrates that the area is not in the condition or process of falling into disuse or that structures have become ill-suited for their original use. Additionally, if obsolescence had been present the Village would have addressed it during the prior downtown TIF before refunding funds to affected taxing jurisdictions.”

Response:

The Act states that obsolescence is the condition or process of falling into disuse or structures that have become ill-suited for their original use. The area exhibits both economic and functional obsolescence as evidenced by ongoing vacancies (disuse) and the age of the buildings. The RPA exhibits area-wide obsolescence in need of investment and redevelopment for attracting new tenants.

As the KMA report stated, the age of the RPA contributes significantly to the obsolescence. With as much as 69% of the buildings over the age of 35 the need for redevelopment and investment is inevitable. The older commercial buildings, some of which are vacant, also contribute to the growing obsolescence of the area due to changing consumer and development needs. The commercial nature of the RPA makes the vacant and outdated commercial properties especially threatening to the area's economic viability. Reuse of former residential structures for commercial use, the largely vacant shopping center, and valuation reductions throughout all contribute to this finding. The finding is primarily area wide.





MEMO  
Page Six  
May 21, 2015

### **Lag or Decline in EAV**

“6) Lag in equalized assessed valuation (EAV) growth does not exist in the RPA as defined by statute having decreased for the last five years and at a rate less than the CPI for the last five years. However, it should be noted that similar EAV trends are present throughout the Cook County portion of Bartlett and significant areas throughout the region, and consequently this criteria may not meet the spirit and legislative intent of a TIF qualifying factor.”

Response:

The total equalized assessed valuation (EAV) for the RPA has decreased for five (5) of the last five (5) years. The 2013 EAV declined by 15% from the 2012 EAV. The EAV of the proposed TIF District has lagged behind the total Village EAV in four (4) of the last five (5) years. Finally, the EAV of the proposed TIF District grew at a rate slower than the Consumer Price Index for five (5) and the last five (5) years (refer to Table 2). Just one of these three quantitative measurements would qualify the RPA under this factor but the present of all three measurements shows that the RPA has struggled. In accordance with the TIF Act, the area meets the statutory criteria for a finding of lagging or declining EAV.

The presence of similar trends outside of the TIF or within the County is not relevant to the finding, as the TIF Act specifies the finding as present regarding the valuation of properties within the TIF pursuant to the three (3) criteria described above. The fact that the decline was below the Village as a whole reinforces that the area itself was in greater distress (in part due to the presence of the conservation area factors that are present).



**MEMO**  
Page Seven  
May 21, 2015

**C.    Summary**

In summary, KMA's and the Villages qualification findings herein pertain to the entire area (not portions of the area).

1. The area is contiguous and is greater than 1 ½ acres in size.
2. The proposed RPA qualifies as a "conservation area". Further, the factors as documented herein are present to a meaningful extent and are distributed throughout the proposed RPA.
3. All property in the area is expected to benefit by the proposed redevelopment project improvements.
4. The sound growth of taxing districts applicable to the area, including the Village, has been impaired by the factors found present in the area.
5. The area would not be subject to redevelopment without the investment of public funds, including property tax increments.

These findings, in the judgement of KMA, provide the Village with sufficient justification to consider designation of the proposed Downtown area as a TIF District.



**RESOLUTION AND RECOMMENDATION OF JOINT REVIEW BOARD**

**CREATED AND CONVEYED PURSUANT TO ILLINOIS TAX INCREMENT  
ALLOCATION REDEVELOPMENT ACT 65 ILCS 5/11-74.4-1 et. Seq. (THE "ACT")**

To: Village President and the Board of Trustees  
Village of Bartlett  
228 Main Street  
Bartlett, Illinois 60103

**WHEREAS**, the Joint Review Board convened pursuant to the Act did meet on April 22, 2015 and May 14, 2015 at the Village Hall, 228 Main Street, Bartlett, Illinois, and was attended by and comprised of representatives of affected taxing jurisdictions within the proposed redevelopment project area, a representative of the Village of Bartlett and a public member pursuant to the Act; and

**WHEREAS**, a public member of the Joint Review Board was willing to serve and was duly selected by a majority vote of all Joint Review Board members present, and a chairperson was duly selected by the Joint Review Board by majority vote of all other Joint Review Board members present; and

**WHEREAS**, the Joint Review Board did carefully review and consider the public record, planning documents and the proposed ordinances designating the Village of Bartlett Downtown Redevelopment Project Area, and the Downtown Redevelopment Plan and Redevelopment Project and the ordinance adopting Tax Increment Financing to be adopted by the Village. The Joint Review Board also reviewed the Village of Bartlett Downtown TIF Plan and Project, including the TIF Eligibility Study for the Redevelopment Project and Plan, prepared by Kane, McKenna and Associates, Inc. After considering all of said matters did agree by a vote of the members of the Joint Review Board that the proposed Village of Bartlett Downtown Redevelopment Plan and Project not be approved. It was also determined that the Village of Bartlett Downtown Redevelopment Project Area does not satisfy the eligibility criteria defined in the Act, and the Redevelopment Project Area does not qualify as a conservation area, as such term is defined in the Act. Further, the Redevelopment Project and Plan as presented are not conformant with the requirements of the Act.

As such, the majority of the Joint Review Board did direct the chairperson of the Joint Review Board to prepare and submit to the Village Board of Trustees, Bartlett, Illinois, its recommendation so finding.

**NOW THEREFORE, BE IT RESOLVED** the Joint Review Board does hereby submit its advisory, non-binding recommendation to the Village of Bartlett, Illinois that the proposed Downtown Redevelopment Plan and Redevelopment Project, not be approved and that the Village of Bartlett Downtown Redevelopment Project Area does not satisfy the requirements of the Plan does not fulfill the objectives of the Act.

**DATED** this 14<sup>th</sup> day of May, 2015

Representative of \_\_\_\_\_

Signature \_\_\_\_\_

Representative of \_\_\_\_\_

Signature \_\_\_\_\_

Representative of \_\_\_\_\_

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Representative of \_\_\_\_\_

Signature \_\_\_\_\_

**REPORT**  
**of**  
**VILLAGE OF BARTLETT, ILLINOIS JOINT REVIEW BOARD**

**CREATED AND CONVEYED PURSUANT TO ILLINOIS TAX INCREMENT  
ALLOCATION REDEVELOPMENT ACT 65 ILCS 5/11-74.4-1 et. Seq. (THE "ACT")**

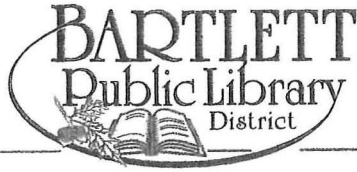
To: Village President and the Board of Trustees  
Village of Bartlett  
228 Main Street  
Bartlett, Illinois 60103

The Joint Review Board did carefully review and consider the public record, planning documents and the proposed ordinances designating the Village of Bartlett Downtown Redevelopment Project Area, and the Downtown Redevelopment Plan and Redevelopment Project and the ordinance adopting Tax Increment Financing to be adopted by the Village. The Joint Review Board also reviewed the Village of Bartlett Downtown TIF Plan and Project, including the TIF Eligibility Study for the Redevelopment Project and Plan, prepared by Kane, McKenna and Associates, Inc. After considering all of said matters did agree by a vote of the members of the Joint Review Board that the proposed Village of Bartlett Downtown Redevelopment Plan and Project not be approved. It was also determined that the Village of Bartlett Downtown Redevelopment Project Area does not satisfy the eligibility criteria defined in the Act, and the Redevelopment Project Area does not qualify as a conservation area, as such term is defined in the Act.

Specifically, the Redevelopment Project Area only meets one of the three minimum factors needed to qualify as a conservation area per statute. Below the six qualifying findings asserted by the Kane, McKenna and Associates report are addressed.

- 1) Excessive vacancies do not exist as the Kane, McKenna and Associates report indicates an occupancy rate of greater than 75% within the Redevelopment Project Area overall and an 80% commercial property occupancy.

- 2) Inadequate utilities do not and have not existed in the Redevelopment Project Area. If these conditions did exist they would have been reasonably addressed in the prior Downtown Bartlett TIF district prior to funds being refunded to affected taxing jurisdictions.
- 3) Lack of community planning does not exist. The redevelopment project area was developed over the past 25 years with the benefit of a Tax Increment Financing District plan and financing. The Metra station is an asset to the Village and was recently renovated with the benefit of extensive planning by the Village.
- 4) Deterioration of structures and site improvements does not exist. The Kane, McKenna and Associates report identified 41% of the buildings in the RPA had either major or minor defects. However, the report did not separate the major from minor defects thus failing to demonstrate adequate major defects. Additionally, 87% of parcels with site improvements did not show signs of deterioration per the report.
- 5) Obsolescence does not exist. As stated previously, an 80% commercial occupancy rate demonstrates that the area is not in the condition or process of falling into disuse or that structures have become ill-suited for their original use. Additionally, if obsolescence had been present the Village would have addressed it during the prior downtown TIF before refunding funds to affected taxing jurisdictions.
- 6) Lag in equalized assessed valuation (EAV) growth does exist in the RPA as defined by statute having decreased for the last five years and at a rate less than the CPI for the last five years. However, it should be noted that similar EAV trends are present throughout the Cook County portion of Bartlett and significant areas throughout the region, and consequently this criteria may not meet the spirit and legislative intent of a TIF qualifying factor.



RESOLUTION OF THE BARTLETT PUBLIC LIBRARY DISTRICT  
OPPOSING  
PROPOSED VILLAGE OF BARTLETT TAX INCREMENT DISTRICT

WHEREAS, the Bartlett Public Library District provides a quality library experience for the 32,755 patrons and residents who reside within its boundaries;

WHEREAS, the Bartlett Public Library District receives approximately 2% of its revenue from grant monies from the State of Illinois, but expects to receive much less grant monies due to the current financial condition of the State of Illinois and threatened budget cuts;

WHEREAS, the Bartlett Public Library District receives approximately 96% of its revenue from property taxes;

WHEREAS; upon reliance of a thorough and conservative assessment of available revenue, the Bartlett Public Library District initiated a major renovation project of its interior space in order to provide a quality library experience for its patrons and residents, after a comprehensive community survey, which will cost approximately 1.5 million dollars;

WHEREAS, the Village of Bartlett is currently proposing to create a tax increment finance (TIF) in the heart of the Bartlett Public Library District;

WHEREAS, pursuant to Illinois law, the creation of a TIF district would freeze property tax revenue to the Bartlett Public Library District and divert future increases to the Village of Bartlett for the next twenty-two (22) years;

WHEREAS, during the next twenty-two (22) years, the Bartlett Public Library District projects that community needs for service will increase, yet revenue from the TIF District will remain at its historical level;

WHEREAS, the Village of Bartlett previously created and implemented a TIF District in virtually the same area from January 1, 1987, through December 31, 2009 – a term of almost twenty-three years, that froze the Bartlett Public Library District's revenue to the detriment of its patrons and residents;

WHEREAS, upon discussion and review, the Trustees of the Bartlett Public Library District hereby find and determine that the Proposed Village of Bartlett Downtown Tax Increment Finance (TIF) District will have a negative impact on the District's ability to provide a quality library experience to the patrons and residents of the Bartlett Public Library District;

BE IT RESOLVED; THE TRUSTEES OF THE BARTLETT PUBLIC LIBRARY DISTRICT ARE OPPOSED TO THE CREATION OF THE PROPOSED VILLAGE OF BARTLETT DOWNTOWN TAX INCREMENT FINANCE (TIF) DISTRICT;

Adopted this 20<sup>th</sup> day of April, 2015 pursuant to a roll call vote as follows:

AYES:

Ed Novak, Dave Barry, Francine Byron, Nudi Hopkins,  
Ralph Wood, Jack Budz

NAYS:

ABSTAIN:

ABSENT:

Bryan Darge

Jack Budz  
Jack Budz  
President

Board of Trustees

Bartlett Public Library District

(SEAL)

Francine A. Byron  
Francine A. Byron  
Secretary

Board of Trustees

Bartlett Public Library District

**BOARD OF EDUCATION  
SCHOOL DISTRICT U-46**

**RESOLUTION OF SCHOOL DISTRICT U-46  
OPPOSING THE PROPOSED VILLAGE OF BARTLETT  
DOWNTOWN TAX INCREMENT FINANCING (TIF) DISTRICT**

**WHEREAS**, School District U-46 provides a quality education to 40,487 students who reside within the School District boundaries, 7,141 of whom reside in the Village of Bartlett; and

**WHEREAS**, School District U-46 expects reductions in state revenue of up to 20 million dollars due to the current financial condition of the State of Illinois and threatened budget cuts; and

**WHEREAS**, School District U-46 receives 61% of its revenue from property taxes; and

**WHEREAS**, the Village of Bartlett is currently proposing to create a Downtown Tax Increment Financing (TIF) District; and

**WHEREAS**, pursuant to Illinois law, the creation of a TIF district would freeze property tax revenue to School District U-46 and divert future increases to the Village of Bartlett for the next 22 years; and

**WHEREAS**, during the next 22 years, School District U-46 projects that costs will increase, yet revenue from the Downtown TIF District will remain frozen; and

**WHEREAS**, the Village of Bartlett previously created and implemented a TIF District in virtually the same area from January 1, 1987, through December 31, 2009, a term of almost 23 years that froze the revenue to School District U-46; and

**WHEREAS**, upon discussion and review, the Board of Education of School District U-46, Kane, Cook and DuPage Counties, Illinois hereby find and determine that the Proposed Village of Bartlett Downtown Tax Increment Financing (TIF) District will have a negative impact on the District's revenues.

**NOW THEREFORE, BE IT HEREBY RESOLVED**, the Board of Education of School District U-46, Kane, Cook and DuPage Counties, Illinois, are opposed to the creation of the Proposed Village of Bartlett Downtown Tax Increment Financing (TIF) District as follows:

After a full and complete discussion thereof, Member \_\_\_\_\_ moved that the foregoing Resolution be adopted and Member \_\_\_\_\_ seconded the motion. The President directed the Secretary to call the roll for a vote upon the motion to adopt this Resolution. Upon a roll call vote taken, the Board of Education voted as follows:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

Abstaining: \_\_\_\_\_

PRESENT: \_\_\_\_\_

Absent from Meeting: \_\_\_\_\_

The President declared the motion carried and the Resolution duly adopted.

Dated this 4<sup>th</sup> day of May, 2015

By: \_\_\_\_\_  
President, Board of Education

ATTEST:

\_\_\_\_\_  
Secretary, Board of Education

1542





**INTERGOVERNMENTAL JOINT REVIEW BOARD  
(Continued Meeting) for  
Proposed Downtown Bartlett Tax Increment Financing District**

**Meeting on  
May 14, 2015  
Village Board Conference Room  
1:00PM**

**MEETING MINUTES**

**Members Present**

Chairman Donna Weir, Public Member  
Jim Plonczynski, Village Representative  
Jeff King, School District U-46 Representative  
Rita Fletcher, Bartlett Park District Representative  
Karolyn Nance, Bartlett Public Library Representative  
Mike Falese, Bartlett Fire Protection District Representative  
James Barr, Hanover Township Representative

**Members Absent**

Elgin Community College Representative  
Cook County Representative

**Staff Present**

Tony Fradin, Economic Development Coordinator  
Roberta Grill, Assistant Community Development Director  
Todd Dowden, Assistant Finance Director

**Others Present**

Aaron Reinke, Village of Bartlett Trustee  
Ray Deyne, Village of Bartlett Trustee  
Bryan Mraz, Village of Bartlett Attorney  
Jack Budz, Bartlett Public Library Trustee  
Lori Palmer, Bartlett Park District Board Commissioner  
Dan Palmer, Village Resident  
Gerald Kubaszko, Chairman, Economic Development Commission  
Jay Langfelder, Bartlett Fire Protection District Trustee  
Dave Barry, Bartlett Public Library Trustee  
Art Pierscioneck, Village Resident

Ted Lewis, President, Bartlett Park District Board President  
Phil Costello, School District U-46 Trustee  
James McCarthy, Bartlett Fire Protection District Trustee  
Frank Giovannelli, Bartlett Fire Protection District Commissioner  
Chuck Durham, Kane McKenna & Associates  
Robert Rychlicki, Kane McKenna & Associates

**I. Call to Order**

Chairperson Public Member Donna Weir called the meeting was called to order at 1:05 p.m. She noted that this is the continued Joint Review Board meeting for the proposed Downtown Bartlett Tax Increment Financing (TIF) District.

**II. Introduction of Representatives**

Roll call was taken and representatives from the Bartlett Public Library, Bartlett Fire Protection District, Bartlett Park District, Hanover Township, School District U-46, the Village of Bartlett and the Public Member were present. Ms. Weir noted the presence of Village Attorney Bryan Mraz.

**III. Review of April 22, 2015 Joint Review Board Minutes**

Prior to the review of the April 22<sup>nd</sup> meeting minutes, James Barr, representing Hanover Township, made a motion to amend Item #5, Consideration of a Resolution Recommending Approval of the Redevelopment Plan and Project for the Downtown Redevelopment Area, to #5(A), and to add an item #5(B), Consideration of a Resolution Not to Approve the Redevelopment Plan and Project for the Downtown Redevelopment Area.

Motion seconded by Mike Falese, representing the Bartlett Fire Protection District. Motion carried by a 6 to 1 vote, Mr. Plonczynski representing the Village of Bartlett as the No vote.

Karolyn Nance, representing the Bartlett Public Library District, noted that the April 22 minutes did not reflect the presence of Dave Barry. Motion to approve the minutes as amended by Ms. Nance, second by Rita Fletcher, representing the Bartlett Park District. Motion carried by unanimous roll call vote.

**IV. Follow up – Taxing District Review**

Robert Rychlicki of Kane, McKenna and Associates did a short review of items that continued the meeting from April 22<sup>nd</sup> to today. He noted that there was a question about the vacancy rate, which they did not have for the remainder of the Village, and about residential units within the proposed TIF District. Mr. Rychlicki noted that there were only a few residential units, a few townhomes on the east side of the area, some second floor loft units above Bartlett Town Center, and some single family homes on Oak Avenue.

He further noted that this meeting was continued for the taxing districts to review the proposed TIF District with their respective Boards.

Jeff King, representing School District U-46, noted that the School Board approved a Resolution opposing the TIF District. Village Attorney Bryan Mraz noted that the name of the Resolution should be read and entered into the record.

The Resolution was handed to Mr. Mraz, who read the RESOLUTION OF SCHOOL DISTRICT U-46 OPPOSING THE PROPOSED VILLAGE OF BARTLETT DOWNTOWN TAX INCREMENT FINANCING (TIF) DISTRICT into the record.

**V. (a) Consideration of a Resolution Recommending Approval of the Redevelopment Plan and Project for the Downtown Redevelopment Project Area**

Mr. Mraz clarified procedures under Robert's Rules of Order. He noted that there was a motion to approve a Resolution Recommending Approval of the TIF Redevelopment Plan at the April 22<sup>nd</sup> meeting, so that motion is still on the floor and what the Joint Review Board would be voting on.

Roll call vote was taken, and the Motion failed by a 2 to 5 vote.

**V. (b) Consideration of a Resolution In Opposition to the Approval of the Redevelopment Plan and Project for the Downtown Redevelopment Project Area**

Mr. Barr noted that he has handed out a Resolution and Report in Opposition of Recommending the Approval of the TIF Redevelopment Plan and Project for the Downtown Redevelopment Project Area and made a motion for its approval.

Mr. Mraz clarified that this motion recommends against the approval of the proposed Downtown TIF District.

Ms. Nance seconded the motion. Motion opposing the approval of a Downtown TIF Redevelopment Area carried by a 5 to 2 vote.

**VI. Review of the Timetable & Next Steps**

Mr. Rychlicki noted that, according to TIF procedure, the Public Hearing date for this proposed Redevelopment Project Area has already been set for June 2<sup>nd</sup>. He further noted that the Village has thirty (30) days to address the Joint Review Board's concerns, and to identify specific items of opposition that were part of the Resolution just approved.

A brief discussion about continuing this meeting to a date next month took place, with Mr. Mraz and Mr. Rychlicki explaining that the TIF Statute provides for the ability to respond to a negative recommendation.

Mr. Plonczynski noted that there were six qualification criteria met, and there was not a chance of the other JRB members of voting differently. He noted that they have stated their opposition to this TIF, and that now the Village Board should hear from the public at the upcoming Public Hearing. He noted that he does not see a reason to continue the Joint Review Board. He does not think that 30 days will change the viewpoints of the represented taxing districts regarding this

proposed TIF. There were general indications from members present that such was most likely the case.

**VII. Adjournment**

Mr. Plonczynski made a motion to adjourn the Joint Review Board.

Mr. Rychlicki noted that any member of the Joint Review Board can call another meeting, as the TIF statute says "shall respond." He further noted that Kane, McKenna will respond in writing to the points of opposition, in accordance with State Statute.

Mr. Barr seconded the motion.

Mr. Falese noted that if further information is provided by the consultants, that the Fire Board would want to reconsider. Mr. Plonczynski noted that the follow-up information will be provided to the Joint Review Board members.

Motion carried by unanimous roll call vote and the meeting was adjourned at 1:20 p.m.

Respectfully submitted,

Tony Fradin  
Economic Development Coordinator



**INTERGOVERNMENTAL JOINT REVIEW BOARD**  
for  
**Proposed Downtown Bartlett Tax Increment Financing District**

**Meeting on**  
**April 22, 2015**  
**Village Board Conference Room**  
**1:00PM**

**MEETING MINUTES**

**Members Present**

Chairperson Donna Weir, Public Member  
Jim Plonczynski, Village Representative  
Jeff King, School District U-46 Representative  
Rita Fletcher, Bartlett Park District Representative  
Karolyn Nance, Bartlett Public Library Representative  
Mike Falese, Bartlett Fire Protection District Representative  
James Barr, Hanover Township Representative  
Courtney Pogue, Cook County Representative (arrived 1:50 p.m.)

**Members Absent**

Elgin Community College Representative

**Staff Present**

Tony Fradin, Economic Development Coordinator  
Roberta Grill, Assistant Community Development Director  
Jeff Martynowicz, Finance Director  
Todd Dowden, Assistant Finance Director

**Others Present**

Aaron Reinke, Village of Bartlett Trustee  
Bryan Mraz, Village of Bartlett Attorney  
Ed Novak, Bartlett Public Library Trustee  
Jack Budz, Bartlett Public Library Trustee  
Lori Palmer, Bartlett Park District Board President  
Ralph Wood, Bartlett Public Library Trustee  
Jay Langfelder, Bartlett Fire Protection District Trustee  
Chuck Durham, Kane McKenna & Associates

Robert Rychlicki, Kane McKenna & Associates

**I. Call to Order**

The meeting was called to order at 1:05 p.m. Jim Plonczynski, representing the Village of Bartlett, announced that this is the Joint Review Board for the proposed Downtown Bartlett Tax Increment Financing (TIF) District.

**II. Introduction of Representatives**

Introductions were made among the taxing district representatives. Representatives from School District U-46, the Bartlett Park District, the Bartlett Public Library District, the Bartlett Fire Protection District, Hanover Township, the Village of Bartlett and a potential Public Member were present.

Village Attorney Bryan Mraz stated that the taxing districts within the proposed Downtown Bartlett TIF were provided notice of this meeting per State Statute. He inquired as to evidence of certified mailings, which Economic Development Coordinator Tony Fradin displayed and has placed in the Staff case file as proof.

**III. Selection of Public Member**

Jim Plonczynski, representing the Village of Bartlett, moved to select Donna Weir as the Public Member of the Board. Second by Mike Falese, representing the Bartlett Fire Protection District. Motion approved 6-0 by voice vote electing Donna Weir as the Public Member of the Board.

**IV. Selection of Chair**

Library Representative Karolyn Nance nominated Public Member Donna Weir as Chair of the Joint Review Board. Second by Jim Plonczynski, Representing the Village of Bartlett. Motion approved 6-0 by voice vote and Donna Weir was declared Chairperson.

**V. Review JRB Procedures and Duties**

Economic Development Coordinator Tony Fradin distributed informational packets including a summary of Joint Review Board Procedures and Duties to every member of the Joint Review Board, placed on the dais.

Robert Rychlicki of Kane McKenna & Associates provided a brief overview of the procedures and duties. Mr. Rychlicki noted the three possible outcomes of this meeting, including (1) the JRB concurs with the findings and recommendations; (2) the JRB disagrees, which would require a specific basis for the disagreement in writing, which would in turn create an additional thirty (30) day period for the Village to address items disagreed upon; or (3) the JRB is unable to make a decision, which would result in a "Yes" recommendation to move forward with the proposed TIF.

**VI. Review Proposed Downtown Bartlett Tax Increment Financing (TIF) Plan & Eligibility Criteria**

Robert Rychlicki presented a PowerPoint presentation of the proposed Downtown Bartlett TIF Plan & Eligibility Criteria. They noted that they had found six

eligibility factors present with state law requiring a minimum of three of the 13 factors to qualify as a Conservation Area TIF in addition to at least fifty percent of the buildings in the area are 35 years or older.

Mr. Rychlicki stated that in Kane McKenna's professional judgment, the proposed area clearly met the eligibility requirements for establishment of a Conservation Area TIF District.

#### **VII. Review of Draft TIF Ordinances**

Economic Development Coordinator Tony Fradin had distributed Draft TIF Ordinances and a proposed Resolution for the JRB's consideration as part of the informational packets for today's meeting.

Village Attorney Mraz explained the documents that members of the Joint Review Board had in their possession, including a Resolution and Recommendation of Joint Review Board to the Village President and Board of Trustees, and a proposed Ordinance approving the Village of Bartlett Downtown TIF Redevelopment Project Area Redevelopment Plan and Project.

Mr. Rychlicki noted that the Resolution and Ordinances would go to the Village Board no more than ninety (90) days. This is to give the Village Board time to digest comments from the Joint Review Board, the general public and stakeholders within the proposed TIF District.

#### **VIII. Questions/Comments**

Jeff King, representing School District U-46, inquired about residential units impacted by this Redevelopment Plan. Mr. Rychlicki replied that there are approximately six units along North Oak Avenue, a dozen or more townhome units at the east, and a number of second floor units above commercial uses that are included in the proposed TIF District and are in an area where some residential structures can be utilized by some more marginal commercial uses. Ultimately, the marketplace will dictate if those properties ever convert to commercial uses during the duration of the proposed TIF District.

Mike Falese, representing the Fire Protection District, asked Mr. Rychlicki to clarify the three potential outcomes of today's JRB meeting. Mr. Rychlicki explained the three potential outcomes of the JRB including (1) the JRB concurs with the proposed TIF Plan, (2) the JRB disagrees, which would require a written description of the objections based upon Illinois Legislation, not just "we don't like TIFs," and (3) no outcome or recommendation is made, which would equal a Yes for Legislative purposes.

Jim Plonczynski, representing the Village of Bartlett, asked if, in the event of a No vote, if the Joint Review Board or the individual No votes provide the written objection. Mr. Rychlicki replied that the written objection must come from the Joint Review Board as a whole.



Mr. Plonczynski further inquired if the JRB would be required to retain an outside consulting firm to refute the TIF eligibility and who would pay for that. Mr. Rychlicki noted that, in his firm's experience, JRBs have hired outside consultants and that one or more of the taxing districts typically split the cost.

Courtney Pogue, representative of Cook County, arrived at 1:50 p.m.

Village Attorney Mraz noted that, per the TIF Act, the Village of Bartlett would perform the administrative support including typing the report, but the Village is not obligated to hire consultants to refute the TIF analysis. If there is an objection, he noted that this meeting could be adjourned and reconvened, but the report would be due within thirty (30) days if the JRB will refute this analysis.

Mr. King noted that the School Board has not rendered a decision on this proposed TIF, and asked how it is interpreted if he does not vote either way. Mr. Rychlicki noted that this is not addressed in the TIF Act, but would be in accordance with Robert's Rules of Order in regard to abstention. Mr. Mraz noted that U-46 could file an objection in the future, but that it would not be part of the report from today's meeting.

Rita Fletcher, representing the Park District, noted that it is surprising that there is a requirement to hire an outside expert to refute the TIF analysis. Mr. Mraz explained that the TIF Act does not require the hiring of a TIF consultant, but states that a JRB member can vote No. It just has to be based on the criteria that the area does not qualify as a Conservation Area, not just a general "We don't like TIFs." Mr. Rychlicki added that the intent of the TIF Act is to identify specific elements of the Plan that do not meet the criteria if there is an objection.

Mr. Pogue, representing Cook County, asked about the eligibility criteria of obsolescence, vacancies and deterioration.

Mr. Rychlicki noted that the 24% (totally vacant) to 35% (partially or totally vacant) of vacancies is on the higher side of what they have seen. These are also sustained vacancies, not just normal turnover. In consulting with E.D. Coordinator Tony Fradin, Mr. Rychlicki noted that the deterioration and obsolescence includes age of the buildings and outdated electrical, sprinklers and communications systems. Cook County taxes have also had a negative impact.

Mr. Rychlicki then noted that there have been five consecutive years of declining EAV, including lagging behind the Village as a whole's overall EAV in four out of the past five years.

Mr. Pogue inquired as to how many reductions have been granted per the Cook County Assessor.

Mr. Rychlicki explained that the problem here, regardless of reduced Assessments, is a lack of interest. The goal is to get some interest. To refurbish and repopulate vacant structures. This is a similar challenge to older downtowns,



as business locations are driven by parking, exposure and visibility. They choose more heavily trafficked areas and the challenge is to help smaller businesses in a “grassroots” effort to fill the downtown. A TIF could offer offset costs for smaller businesses for things like tenant improvements, parking and site assembly.

Mr. Pogue concluded that part of the excessive vacancies due to a lack of retail in the downtown has caused a loss in sales tax revenues. Mr. Rychlicki agreed, noting that a vacant food store of that size causes a loss of around \$150,000 in revenues (\$15 million or higher in sales), and a restaurant with liquor sales could generate \$1 to \$2 million in sales (\$10,000 to \$20,000 in sales tax revenues). He noted that this results in not only a loss of sales tax, but a loss in property tax revenues and in jobs.

Mr. Rychlicki then further explained their findings of deterioration and obsolescence in some of the older structures in reply to Mr. Pogue’s earlier question. He added that the structures with the long-term vacancies do not generate the income to support ongoing maintenance, for example parking lot maintenance, lighting and facades. There has been a “spiraling” effect and the Village is being proactive because of its concern with this trend.

James Barr, representing Hanover Township, asked for a clarification of the difference between the boundaries of the prior Downtown TIF and this proposed Downtown TIF. Mr. Plonczynski clarified the differences in the boundaries for the JRB.

Mr. Barr asked what the Village of Bartlett would like to see occur during the life of this proposed TIF.

Mr. Plonczynski explained how this proposed TIF came about, with the Village Board directing the Economic Development Commission for recommendations regarding the downtown area. A TIF was one recommendation, and applying to the RTA for a Transportation Oriented Development Plan for the downtown was another.

He noted that the Redevelopment Plan includes the nuts and bolts of what the Village wants with this TIF; to redevelop vacant, abandoned buildings and to improve the streetscape. The Village would like to bring the West Bartlett Road corridor plan into the downtown area, address bike trail links and more. A TIF could help implement that plan and also support increased commercial and mixed-use development.

Mr. Barr questioned the qualification factor of excessive vacancies. Mr. Rychlicki replied that this is a more general qualification, but that downtown Bartlett’s vacancies are of a visible and sustained nature. Most commercial operates at a 10% vacancy rate. He has discussed this high vacancy rate with Tony Fradin and Jim Plonczynski in keeping to the intent of the TIF Act. Staff noted that some of these key vacancies have been for several years.

Mr. Barr asked about the Village's vacancy rate as a whole. Mr. Mraz read from the TIF Act, noting that in terms of qualifying as a Conservation Area, the Act defines excessive vacancies in terms of frequency, extent or duration.

Mr. Pogue asked about any comments or feedback from potential businesses regarding the older shopping center [Bartlett Plaza]. Mr. Plonczynski noted that there was a contract purchaser for Bartlett Plaza, whose contract lapsed due to not wanting to buy the center without a TIF in place to enter into a Redevelopment Agreement. They were the last ones interested in Bartlett Plaza, but others have looked and said the same thing.

Mr. Barr asked two additional questions: how does the "but for" test tie into EAV? And if there are any benchmarks for deterioration and obsolescence.

Mr. Rychlicki answered both, how they are tied together and that the decline in EAV is tied into the older buildings, some 80 to 100 years old, that are deteriorated and obsolete in terms of what modern businesses require. Without a TIF, he questioned the ability to bounce out of this pattern of decline. He mentioned that some are falling into disuse or are used for a different function than what they were originally built for. Mr. Rychlicki noted that they have worked on around 300 TIFs, and this one qualifies based on the totality of the findings.

Mr. Falese inquired about the Vote. He asked if they are voting on if the area meets the TIF Qualification criteria. Mr. Rychlicki clarified that it is based on the qualification factors as well as the Redevelopment Plan goals and objectives. He noted that the Redevelopment Plan mostly calls for a continuation of the development in the area, as mixed-use commercial area with some public improvements. He noted that the Redevelopment Plan would have to come back to the JRB if the Village proposes any major changes in the future, like if industrial uses are proposed or something like a hospital. This plan calls for a continuation of what is present already in the downtown, mixed-use transit-oriented-development.

Mr. Falese asked if a majority of the JRB votes No, do they have to produce another report that justifies why? Mr. Rychlicki noted that, in their experience, some taxing districts have brought in their own experts but, as Mr. Mraz stated, it is not necessary. The report has to be specific regarding what the JRB is not in accordance with, whether with the Redevelopment objectives or the cases have not been made with the qualification factors.

Mr. Rychlicki and Mr. Mraz both explained that the JRB is voting on both the eligibility criteria and the Redevelopment Plan. They reiterated that a No vote by the JRB would have to have some basis and documentation. Mr. Rychlicki noted that the eligibility report is more like an appendix to the Redevelopment Plan. He mentioned that an objection should be specific, so there is something for the Village to refute.

Mr. Mraz noted that the JRB may not be ready to provide this at today's meeting. The JRB meeting can be continued for members to come up with language opposing it specifically addressing the criteria.

Chairperson Donna Weir asked if it is an appropriate time to open the meeting up to questions from those in attendance. Mr. Plonczynski noted that it is fine.

Jay Langfelder, a Trustee for the Bartlett Fire Protection District, asked for a copy of the State TIF Statute. Mr. Mraz noted that the section can be found under the Illinois Compiled Statutes at Section 65 ILCS 5/11-74.3-2. Mr. Rychlicki noted that Staff will send it to him.

Jack Budz, President of the Bartlett Public Library District Board, thanked Staff and Kane, McKenna and Associates for their work on this proposed TIF. He stated that if Kane, McKenna reports that the area qualifies as a TIF, then it does.

Mr. Budz questioned if the Village is putting the cart before the horse. The Redevelopment Plan says what "can" happen rather than what "will" happen. Some of his concerns are (1) if there is \$2 million in land acquisition, will that land be taken off of the tax rolls? (2) how much of the proposed increase in EAV, from \$18.5 million to \$30 million can be attributed to the economic recovery? (3) how much will be spent on items like lamps and hanging baskets?

Mr. Budz added that he has been on the Library Board for twenty-four years and supported the operation of and the extension of the prior downtown TIF. He mentioned that this is a Finance Plan and not an Operational Plan. He asked what to expect and if there would be benchmarks and if the TIF Plan is not meeting them, then how could it be terminated early?

Mr. Budz stated that the Library Board passed a Resolution Opposing the Proposed Village of Bartlett Tax Increment District this past Monday night, and provided it to enter it into the record. He added that it is not the district, itself, that it opposes, but this draft they have before them. So, if some of those concerns are addressed, they may change their position.

Lori Palmer, President of the Bartlett Park District Board, asked if this JRB has the ability to continue this meeting if a decision cannot be reached today. Mr. Mraz and consultants answered Yes.

**IX. Consideration of a Resolution Recommending Approval of the Redevelopment Plan and Project for the Village of Bartlett Downtown TIF District**

Motion by Mr. Plonczynski, second by Mr. Pogue, to approve the Resolution to approve its advisory, non-binding recommendation to the Village of Bartlett to approve the proposed Downtown Redevelopment Plan and Redevelopment Project.

Mr. Barr inquired as to the possibility to continue this JRB meeting to a later date. Mr. Mraz suggested a three week delay, and that the JRB should select a specific date.

Motion by Mr. Barr, second by Mr. Pogue, to continue the Joint Review Board meeting for the proposed Downtown Bartlett TIF District to Thursday, May 14<sup>th</sup>, 2015 at 1:00 p.m.

Motion carried by a 5-2 vote with Mr. Plonczynski and Ms. Weir voting No.

**X. Review of Timetable and Next Steps**

Mr. Rychlicki noted that this will be covered at the continued meeting. He noted that official notices have been sent out, so this meeting is adjourned until May 14<sup>th</sup>.

**XI. Adjournment**

Chairperson Weir entered the Resolution by the Bartlett Public Library District opposing the proposed TIF into the record and called for the meeting to be adjourned.

Mr. Mraz noted that the Motion to continue this meeting served as adjournment also. This was at 2:45 p.m.

Respectfully submitted,

Tony Fradin  
Economic Development Coordinator

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**VILLAGE OF BARTLETT  
REDEVELOPMENT PROJECT AREA  
REDEVELOPMENT PLAN AND PROJECT  
DOWNTOWN TAX INCREMENT FINANCING DISTRICT**

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"Redevelopment Plan" means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a "blighted area" or "conservation area" or combination thereof or "industrial park conservation area," and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area as set forth in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et. seq., as amended.

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**Jointly Prepared by:**

**Village of Bartlett, Illinois**

**And**

**Kane, McKenna and Associates, Inc.**

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**NOVEMBER 2014**

**VILLAGE OF BARTLETT  
REDEVELOPMENT PROJECT AREA  
REDEVELOPMENT PLAN AND PROJECT  
DOWNTOWN TAX INCREMENT FINANCING DISTRICT**

**TABLE OF CONTENTS**

I.	Introduction.....	1
II.	Redevelopment Project Area Legal Description.....	5
III.	Redevelopment Project Area Goals and Objectives .....	6
IV.	Evidence of the Lack of Development and Growth within RPA and Assessment of Fiscal Impact on Affected Taxing Districts.....	8
V.	TIF Qualification Factors Existing in the Redevelopment Project Area .....	9
VI.	Redevelopment Project .....	10
	A. Redevelopment Plan and Project Objectives .....	10
	B. Redevelopment Activities.....	11
	C. General Land Use Plan .....	12
	D. Additional Design and Planning Standards .....	12
	E. Estimated Redevelopment Project Costs .....	13
	F. Sources of Funds to Pay Redevelopment Project Costs .....	18
	G. Nature and Term of Obligations to be Issued .....	18
	H. Most Recent Equalized Assessed Valuation (EAV) of Properties in the Redevelopment Project Area.....	19
	I. Anticipated Equalized Assessed Valuation (EAV).....	19
VII.	Description and Scheduling of Redevelopment Project .....	20
	A. Redevelopment Project .....	20
	B. Commitment to Fair Employment Practices and Affirmative Action.....	21
	C. Completion of Redevelopment Project and Retirement of Obligations to Finance Redevelopment Costs.....	22
VIII.	Provisions for Amending the Tax Increment Plan.....	23

## LIST OF EXHIBITS

### EXHIBITS

- Exhibit 1 - Legal Description
- Exhibit 2 - Boundary Map
- Exhibit 3 - Existing Land Use Map
- Exhibit 4 - Proposed Land Use Map
- Exhibit 5 - TIF Qualification/Designation Report

## I. INTRODUCTION

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The Village of Bartlett (the “Village”) is community located in Cook County, DuPage County, and Kane County in the state of Illinois, approximately thirty-six (36) miles northwest of the City of Chicago’s “Loop”. The Village lies adjacent to the municipalities of Elgin, South Elgin, Streamwood, Hanover Park, Carol Stream, and Wayne.

The primary land uses of the Village are residential, commercial, industrial, institutional, open space and tax exempt uses.

Illinois Route 59 bisects the Village on a north-south axis, while Lake Street, Bartlett Road, and Stearns Road run through the Village on east-west routes. The Village is serviced by Metra’s Milwaukee District West Line (MD-W) and is situated approximately six (6) miles south of Interstate 90 and seventeen (17) miles west of Interstate 355. The Village is approximately twenty (20) miles west of Chicago O’Hare International Airport and sixty (60) miles east of Chicago-Rockford International Airport.

The Downtown Tax Increment Financing (TIF) area discussed in this Plan (the “Redevelopment Project Area” or “RPA”) is generally bounded by Wilmington Drive on the east, Devon Avenue on the south, Western Avenue on the west and Oneida Avenue on the north. The area includes residential, commercial and other mixed-uses. The RPA is legally described in Exhibit 1. A boundary map of the RPA is included as part of Exhibit 2.

Recognizing the strategic location and economic significance of the RPA, the Village is taking a proactive step toward encouraging creative approaches for restoration, rehabilitation, and/or adaptive reuse of structures within the RPA through private investment and the use of Tax Increment Financing. The Village believes that the RPA should be redeveloped in a coordinated and planned basis consistent with the highest quality standards of design that would meet the revitalization goals for the Project Area and the overall goals and objectives of the Village’s development strategy. The Village intends to attract and encourage mixed use commercial and retail uses to locate within the Village as part of its ongoing economic development planning.

The RPA consists of residential, commercial, retail, and light industrial uses. Due to the strategic location and economic significance of the RPA to the Village’s downtown and commercial district the Village’s intent is to focus attention on those areas that can provide increases to the local tax base. The Village’s goal is to enhance this area and the downtown area as a whole as a thriving, mixed use district.



## **The Redevelopment Plan**

The Village recognizes the need for implementation of a strategy to revitalize the property within the boundaries of the RPA and to stimulate and enhance private development. The enhancement of private investment is a key component of the strategy. The needed private investment may only be possible if tax increment financing (TIF) is adopted pursuant to the terms of the Tax Increment Allocation Redevelopment Act (the "Act") Illinois Compiled Statutes, Chapter 65, Section 5/11-74.4-1 et seq., as amended.

Incremental property tax revenue generated by the development will play a decisive role in encouraging private development. Site conditions that may have precluded intensive private investment in the past will be eliminated. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the Village and all the taxing districts, which encompass the area in the form of a significantly tax base.

The designation of the area as a RPA will allow the Village to address area deficiencies cited in the *Bartlett Town Center Improvement Plan* and *The Strategic Plan 2014-2015* including (but not limited to):

- Increase residential densities throughout the project area to support transit and new commercial activity;
- Attract and retain a diverse business population;
- Foster development that serves as community focal points and considers adjustments to reflect evolving needs and market trends;
- Promote an inviting outdoor environment;
- Continue to provide and maintain infrastructure, facilities and services to focus on core municipal service areas; and
- Provide needed improvements or facilities, including, but not limited to, parking and streetscape improvements in proper relationship to the projected demand for such facilities and in accordance with accepted design criteria for such facilities.

Source: *Village of Bartlett Strategic Plan 2014-2015* and *Bartlett Town Center Improvement Plan*

The area on the whole would not reasonably be anticipated to be developed in a coordinated manner without the adoption of a Redevelopment Plan and Project. Therefore, the Village, with the assistance of Kane, McKenna and Associates, Inc. has undertaken this Redevelopment Plan and Project to use tax increment financing in order to address local needs and to meet redevelopment goals and objectives.

The adoption of this Redevelopment Plan and Project makes possible the implementation of a comprehensive program for the economic redevelopment of the area. By means of public investment, the RPA will become a more viable area that will attract private investment. The public investment will set the stage for the redevelopment of the area with private capital. This in turn will lead to operation of viable retail, commercial and mixed uses within the area.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the redevelopment project. Also pursuant to the Act, the area is not less in the aggregate than 1 ½ acres.

Through this Redevelopment Plan and Project, the Village will serve as the central force for marshalling the assets and energies of the private sector for a cooperative public-private redevelopment effort. Ultimately, the implementation of the Redevelopment Plan and Project will benefit the Village and all the taxing districts which encompass the RPA in the form of a stabilized and expanded tax base and creation of new commercial opportunities within the Village as a result of new private development in the area.

### **Village Findings**

The Village, through legislative actions as required by the Act, finds:

- 1) That the RPA as a whole has not been subject to growth and development through investment by private enterprise;
- 2) That in order to promote and protect the health, safety, and welfare of the public, certain conditions that have adversely affected redevelopment within the RPA need to be addressed, and that redevelopment of such areas must be undertaken;
- 3) To alleviate the adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts in such areas by the development or redevelopment of certain areas;
- 4) That public/private partnerships are determined to be necessary in order to achieve development goals;
- 5) That without the development focus and resources provided for under the Act and as set forth in this Plan, growth and development would not reasonably be expected to be achieved;

- 6) That the use of incremental tax revenues derived from the tax rates of various taxing districts in the RPA for the payment of redevelopment project costs is of benefit to the taxing districts, because the taxing districts would not derive the benefits of an increased assessment base without addressing the coordination of redevelopment; and
- 7) That the TIF Redevelopment Plan conforms to the Village's Comprehensive Plan, as detailed in Section III of this report.

It is further found, and certified by the Village, in connection to the process required for the adoption of this Plan pursuant to the Act, that the projected redevelopment of the RPA will not result in the displacement of 10 or more inhabited residential units. Therefore, *this Plan does not include a Housing Impact Study.*

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA. Redevelopment of the RPA area is tenable only if a portion of the improvements and other costs are funded by TIF.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the redevelopment project. Also pursuant to the Act, the area in the aggregate is more than 1½ acres.

## **II. REDEVELOPMENT PROJECT AREA LEGAL DESCRIPTION**

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The Redevelopment Project Area legal description is attached in Exhibit 1.

### **III. REDEVELOPMENT PROJECT AREA GOALS AND OBJECTIVES**

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The following goals and objectives are presented for the RPA in accordance with the Village's comprehensive planning process. The Redevelopment Plan and Project also conform to the Village's economic development strategy and community development goals and objectives.

#### **General Redevelopment Goals of the Village**

- 1) To sustain and enhance the Bartlett downtown area;
- 2) To improve and augment the area's overall land-use mix;
- 3) To attract new shopping and service business opportunities;
- 4) To improve the overall physical conditions of the area;
- 5) To maintain an attractive pedestrian environment;
- 6) To improve pedestrian, bicycle, and vehicular circulation; and
- 7) To create a cooperative partnership between Village and prospective business owners and developers

#### **Redevelopment Objectives**

RPA designation will allow the Village to:

- 1) Assist in coordinating redevelopment activities within the RPA in order to provide a positive business environment;
- 2) Reduce or eliminate negative factors, such as vacant structures, within the area;
- 3) Accomplish redevelopment over a reasonable time period;
- 4) Provide for high quality development within the RPA; and
- 5) Provide for an attractive overall appearance of the area

The implementation of the Redevelopment Project will serve to improve the physical appearance of the RPA and contribute to the economic development of the area. The implementation of the RPA will provide new employment opportunities for community and Village residents.

### **Specific Strategies for the RPA**

TIF designation would allow the Village to pursue the following objectives within the RPA:

- 1) Encourage redevelopment activities along Main Street and the downtown area;
- 2) Enhance the necessary infrastructure and related improvements in order to support the redevelopment of the parcels;
- 3) Improve existing roadway service, and ingress/egress to parcels located within the RPA, where necessary;
- 4) Provide for the necessary site preparation, site remediation if warranted, grading, and excavation of property located within the RPA;
- 5) Coordinate the rehabilitation and redevelopment of uses within the RPA; and
- 6) Coordinate redevelopment activities within the RPA in a manner that conforms to the fiscal and economic development policies of the Village and its common interests with overlapping tax districts

#### **IV. EVIDENCE OF THE LACK OF DEVELOPMENT AND GROWTH WITHIN THE RPA AND ASSESSMENT OF FISCAL IMPACT ON AFFECTED TAXING DISTRICTS**

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##### **Evidence of the Lack of Development and Growth within the RPA**

As demonstrated in Exhibit 5 of this Plan, the RPA qualifies as a “conservation area” as defined in the Act. The area has not benefited from significant private investment and/or development. The Village seeks to encourage redevelopment along an important arterial road and improve area appearance.

##### **Assessment of Fiscal Impact on Affected Taxing Districts**

It is not anticipated that the implementation of this Redevelopment Plan and Project will have a negative financial impact on the affected taxing districts. Instead, action taken by the Village to stabilize and cause growth of its tax base through the implementation of this Redevelopment Plan and Project will have a positive impact on the affected taxing districts by arresting the potential assessed valuation declines.

It is not anticipated that the RPA will require increase services from any affected taxing districts except by the Village. Though strategies will be encouraged to promote growth via private investment within the area, specific objectives are geared to stabilize the RPA’s existing strengths and revitalize the RPA’s redevelopment potential.

To the extent that the Village utilizes TIF funding to assist in the redevelopment of residential units and that redevelopment results in increased enrollment and use for eligible school districts and library districts than reimbursement shall occur per the TIF Act. In such cases, the Village will provide for the cost incurred by eligible school districts and library districts in the manner prescribed by 65 ILCS Section 5/11-74.4.3(q)(7.5) of the Act.

## V. TIF QUALIFICATION FACTORS PRESENT IN THE REDEVELOPMENT PROJECT AREA

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### Findings

The RPA was studied to determine its qualifications under the Tax Increment Allocation Redevelopment Act. It was determined that the area as a whole qualifies as a TIF district under Illinois law. Refer to the TIF Qualification/Designation Report, (Exhibit 5) which is attached as part of this plan.

### Eligibility Survey

The RPA was evaluated from June to this date, by representatives of Kane, McKenna and Associates, Inc., (KMA), Village staff and the Village engineer. Analysis was aided by certain reports obtained from the Village and other sources. In KMA's evaluation, only information was recorded which would directly aid in the determination of eligibility for a TIF District.



## **VI. REDEVELOPMENT PROJECT**

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### **A. Redevelopment Plan and Project Objectives**

The Village proposes to realize its goals and objectives of encouraging the development of the RPA and encouraging private investment through public finance techniques including, but not limited to, Tax Increment Financing:

- 1) By implementing a plan that provides for the attraction of users to redevelop and improve property in the downtown area.
- 2) By continuing to maintain and enhance the streetscape and pedestrian areas. The overall streetscape should be continued to address the following:
  - i. Special paving on corners and crosswalks;
  - ii. Landscaping;
  - iii. Planters, benches, lighting, signage; and
  - iv. Recreational facilities and public improvements.
- 3) By entering into Redevelopment Agreements with developers for qualified redevelopment projects, including (but not limited to) the provision of an interest rate subsidy as allowed under the Act.
- 4) By providing for site preparation and clearance, including demolition, grading excavation, and environmental mitigation if necessary.
- 5) Coordinating improvements and efforts associated with several public uses located within the RPA (Village, educational, recreational, and public related uses).
- 6) Providing job training programs in coordination with any Village, federal, state, and county programs.

## **B. Redevelopment Activities**

Pursuant to the foregoing objectives, the Village will implement a coordinated program of actions, including, but not limited to, acquisition, site preparation, clearance, demolition, provision of public infrastructure and related public improvements, and rehabilitation of structures, if necessary.

### Site Preparation, Clearance, and Demolition

Property within the RPA may be acquired and improved through the use of site clearance, excavation, environmental remediation or demolition prior to redevelopment. The land may also be graded and cleared prior to redevelopment.

### Land Assembly and Relocation

Certain properties in the RPA (or the entire RPA) may be acquired, assembled and reconfigured into appropriate redevelopment sites. Relocation activities may also be undertaken by the Village.

### Public Improvements

The Village may, but is not required to provide, public improvements in the RPA to enhance the immediate area and support the Redevelopment Plan and Project. Appropriate public improvements may include, but are not limited to:

- Parking facilities and transportation related amenities;
- Improvements and/or construction of public utilities including extension of water mains as well as sanitary and storm sewer systems;
- Roadway and roadway related improvements; and
- Beautification, identification markers, landscaping, lighting, and signage of public right-of-ways.

### Rehabilitation/Taxing District Capital Costs

- The Village may undertake rehabilitation of public or private improvements or taxing district capital improvements, as provided for in the Act.

### Interest Rate Write-Down

The Village may enter into agreements with owners/developers whereby a portion of the interest cost for construction, renovation or rehabilitation projects is paid for on annual basis out of the Special Tax Allocation fund of the RPA, in accordance with the Act.

### Job Training

The Village may assist facilities and enterprises located within the RPA in obtaining job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to:

- Federal programs;
- State of Illinois programs;
- Applicable local vocational educational programs, including community college sponsored programs; and
- Other federal, state, county or non-profit programs that are currently available or will be developed and initiated over time.

### **C. General Land Use Plan**

Existing land use generally consists of mixed uses, including institutional, residential, commercial, and retail properties and adjacent right of ways. Existing land uses are shown in Exhibit 3, attached hereto and made a part of this Plan. Exhibit 4, attached hereto and made a part of this Plan designates intended general land uses in the RPA that include institutional, mixed uses (including residential) and commercial/retail uses. The land uses will conform to the Village's comprehensive planning principles and community development goals and objectives of the Village as either may be amended from time to time.

### **D. Additional Design and Control Standards**

The appropriate design controls shall apply to the RPA.

**E. Estimated Redevelopment Project Costs**

Redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, as provided in the TIF statute, and any such costs incidental to this Redevelopment Plan and Project. Private investments, which supplement “Redevelopment Project Costs”, are expected to substantially exceed such redevelopment project costs. Eligible costs permitted under the Act which may be pertinent to this Redevelopment Plan and Project includes:

1. Costs of studies and survey, development of plans and specification, implementation and administration of the redevelopment plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, marketing, financial, planning, other special services, provided, however, that no charges for professional services may be based on a percentage of the tax increment collected; no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of three (3) years. In addition, “redevelopment project costs” shall not include lobbying expenses;
  - 1.1 Annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment project area or approved a redevelopment plan;
  - 1.2 The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
2. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interest therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but limited to, parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
3. Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the costs of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;

4. Costs of the construction of public works or improvements, and redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to the effective date of the amendatory Act of the 91<sup>st</sup> General Assembly or (ii) the municipality makes a reasonable determination the redevelopment plan, supported by information that provided that basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;
5. Costs of job training and retraining projects including the costs of “welfare to work” programs implemented by businesses located within the redevelopment project area;
6. Financing costs, including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued pursuant to the Act accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto;
7. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district’s capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;
8. Relocation costs to the extent that the Village determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or state law;

9. Cost of job training, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in the RPA; and (ii) when incurred by a taxing district or taxing districts other than the Village, are set forth in a written agreement by or among the Village and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Section 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Section 10-22.20a and 10-23-3a of the School Code;
10. Interest costs incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
  - 10.1 Such costs are to be paid directly from the Special Tax Allocation Fund established pursuant to the Act;
  - 10.2 Such payments in any one-year may not exceed 30% of the annual interest costs incurred by the developer with regard to the redevelopment project during that year;
  - 10.3 If there are not sufficient funds available in the Special Tax Allocation Fund to make the payment pursuant to this paragraph (10) then the amounts so due shall accrue and be payable when sufficient funds are available in the Special Tax Allocation Fund;
  - 10.4 The total of such interest payments paid pursuant to this Act may not exceed 30% of the (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act;
11. Unless explicitly stated herein the costs of construction of new privately owned buildings shall not be an eligible redevelopment project cost;

12. None of the redevelopment project costs enumerated in this subsection shall be eligible redevelopment projects if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality. For purposes of this paragraph, termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, has become economically obsolete, or was no longer a viable location for the retailer or serviceman; and
13. School district or library district costs as provided for in the Act.

Estimated costs are shown in the next section. Adjustments to these cost items may be made without amendment to the Redevelopment Plan.

**VILLAGE OF BARTLETT DOWNTOWN REDEVELOPMENT PROJECT  
ESTIMATED PROJECT COSTS**

<b>Program Actions/Improvements</b>	<b>Estimated Costs</b>
Land Acquisition and Assembly Costs	\$2,000,000
Site Preparation/Environmental Remediation	\$2,000,000
Utility Improvements (Including but not limited to, Water, Storm, Sanitary Sewer, Service of Public Facilities, and Road Improvements)	\$6,000,000
Rehabilitation/Taxing District Costs	\$5,000,000
Interest Costs Pursuant to the Act	\$1,000,000
Planning, Legal Engineering, Administrative and Other Professional Service Costs	\$1,000,000
Job Training	\$250,000
Statutory School and Library District Payments	\$250,000
<b>TOTAL ESTIMATED TIF BUDGET</b>	<b>\$17,500,000</b>

- 1) All project cost estimates are in year 2014 dollars. Costs may be adjusted for inflation per the TIF Act.
- 2) In addition to the costs identified in the table above, any bonds issued to finance a phase of the Project may include an amount sufficient to pay (a) customary and reasonable charges associated with the issuance of such obligations, (b) interest on such bonds, and (c) capitalized interest and reasonably required reserves.
- 3) Adjustments to the estimated line-item costs above are expected. Adjustments may be made in line-items within the total, either increasing or decreasing line-items costs for redevelopment. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act. The totals of the line-items set forth above are not intended to place a total limit on the described expenditures, as the specific items listed above are not intended to preclude payment of other eligible redevelopment project costs in connection the redevelopment of the RPA – provided the total amount of payment for eligible redevelopment project costs shall not exceed the overall budget amount outlined above.



**F. Sources of Funds to Pay Redevelopment Project Costs Eligible Under Illinois TIF Statute**

Funds necessary to pay for public improvements and other project costs eligible under the Act are to be derived principally from property tax revenues, proceeds from municipal obligations to be retired primarily with tax increment revenues and interest earned on resources available but not immediately needed for the Redevelopment Plan and Project. In addition, the Village may utilize incremental property tax revenues received from any other contiguous RPAs to pay eligible RPA costs or obligations (conversely, incremental revenues from the Downtown TIF may be allocated to any contiguous TIF Districts).

“Redevelopment Project Costs” specifically contemplate those eligible costs set forth in the Act and do not contemplate the preponderance of the costs to redevelop the area. The majority of development costs will be privately financed, and TIF or other public sources are to be used, subject to approval by the Village Board, only to leverage and commit private redevelopment activity.

The tax increment revenues which will be used to pay debt service on the municipal obligations, if any, and to directly pay redevelopment project costs shall be the incremental increase in property taxes attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2013 tax year for the RPA. TIF revenues may be shared between adjacent, contiguous TIF districts, all as provided for in the Act.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the Village may from time to time deem appropriate.

**G. Nature and Term of Obligations to Be Issued**

The Village may issue obligations secured by the tax increment Special Tax Allocation Fund established for the RPA pursuant to the Act or such other funds as are available to the Village by virtue of its power pursuant to the Illinois State statutes.

Any and/or all obligations issued by the Village pursuant to this Redevelopment Plan and Project and the Act shall be retired not more than twenty-three (23) years from the date of adoption of the ordinance approving the RPA. However, the final maturity date of any obligations issued pursuant to the Act may not be later than twenty (20) years from their respective date of issuance. One or more series of obligations may be issued from time to time in order to implement this Redevelopment Plan and Project. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year, may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

Those revenues not required for principal and interest payments, for required reserves, for bond sinking funds, for redevelopment project costs, for early retirement of outstanding securities, and to facilitate the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan, may be declared surplus and shall then become available for distribution annually to taxing districts overlapping the RPA in the manner provided by the Act.

Such securities may be issued on either a taxable or tax-exempt basis, as general obligation or revenue bonds, with either fixed rate or floating interest rates; with or without capitalized interest; with or without deferred principal retirement; with or without interest rate limits except as limited by law; and with or without redemption provisions, and on such other terms, all as the Village may determine.

**H. Most Recent Equalized Assessed Valuation (EAV) of Properties in the Redevelopment Project Area**

The most recent estimate of equalized assessed valuation (EAV) for the 2013 tax year of the property within the RPA is approximately \$18,672,644. The Boundary Map, Exhibit 2, shows the location of the RPA. It is anticipated that the 2013 EAV will serve as the Base EAV.

**I. Anticipated Equalized Assessed Valuation (EAV)**

Upon completion of the anticipated private development of the RPA over a twenty-three (23) year period, it is estimated that the equalized assessed valuation (EAV) of the property within the RPA will be approximately \$30,000,000 to \$35,000,000.

## **VII. DESCRIPTION AND SCHEDULING OF REDEVELOPMENT PROJECT**

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### **A. Redevelopment Project**

An implementation strategy will be employed with full consideration given to the availability of both public and private funding. It is anticipated that redevelopment projects will be undertaken over the term of the TIF District. Multiple projects may be undertaken either consecutively or simultaneously based upon market conditions.

The Redevelopment Project will begin as soon as the private entities have obtained financing approvals for appropriate projects and such uses are conformant with Village zoning and planning requirements. Depending upon the scope of the development as well as the actual uses, the following activities may be included in each phase:

Land Assembly: Certain properties in the RPA may be acquired and assembled into an appropriate redevelopment site.

Site Preparation: The redevelopment plan contemplates site preparation, or other requirements necessary to prepare the site for desired redevelopment projects. Demolition of certain improvements may be necessary for future projects.

Landscaping/Buffering/Streetscaping: The Village may fund certain streetscape or landscaping projects, which serve to beautify public properties or rights-of-way and provide buffering between land uses, including adjacent residential uses.

Rehabilitation/Taxing District Costs: The Village may fund certain rehabilitation or taxing district costs as provided for in the Act.

Water, Sanitary Sewer, Storm Sewer and Other Utility Improvements: Certain utilities may be extended or re-routed to serve or accommodate the new development. Upgrading of existing utilities may be undertaken. The provision of necessary detention or retention facilities may also be undertaken by the Village.

Roadway/Street/Parking Improvements: Reconstruction of existing road improvements may be undertaken by the Village. Certain secondary streets/roads may be extended or constructed. Related curb, gutter, and paving improvements could also be constructed as needed. Parking facilities and bus shelters may be constructed that would be available to the general public.

Utility services may also be provided or relocated in order to accommodate redevelopment.

Public Improvements: Recreational facilities, institutional related improvements, community facilities and/or related improvements may be funded by the Village as provided for in the Act.

Traffic Control/Signalization: Traffic control or signalization improvements that improve access to the RPA and enhance its redevelopment may be constructed.

Public Safety Related Infrastructure: Certain public safety improvements including, but not limited to, public signage, public facilities, and streetlights may be constructed or implemented.

Interest Costs Coverage: The Village may fund certain interest costs incurred by a developer for construction, renovation or rehabilitation of a redevelopment project. Such funding would be paid for out of annual tax increment revenue generated from the RPA as allowed under the Act.

Professional Services: The Village may fund necessary planning, legal, engineering, administrative and financing costs during project implementation. The Village may reimburse itself from annual tax increment revenue if available.

School District and Library District Costs: The Village may fund increased school tuition or library district costs as provided for in the Act.

**B. Commitment to Fair Employment Practices and Affirmative Action**

As part of any Redevelopment Agreement entered into by the Village and any private developers, both entities will agree to establish and implement an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the Village. The program will conform to the most recent Village policies and plans.

With respect to the public/private development's internal operations, both entities will pursue employment practices which provide equal opportunity to all people regardless of his or her race, color, sex, age, religion, disability, national origin, ancestry, sexual orientation, marital status, parental status, military discharge status, source of income, gender identity, or housing status. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, age, or the presence of physical handicaps. These nondiscriminatory practices will apply to all areas of employment, including: hiring, upgrading and promotions, terminations, compensation, benefit programs, and education opportunities.

All those involved with employment activities will be responsible for conformance to this policy and compliance with applicable state and federal regulations.

The Village and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, any public/private entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment, with specific attention to minority and/or female individuals.

Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

C. **Completion of Redevelopment Project and Retirement of Obligations to Finance Redevelopment Costs**

This Redevelopment Project and retirement of all obligations to finance redevelopment costs will be completed within twenty-three (23) years after the adoption of ordinances designating the RPA. The actual date for such completion and retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third year after the ordinances approving the RPA are adopted.

**VIII. PROVISIONS FOR AMENDING THE TAX INCREMENT REDEVELOPMENT  
PLAN AND PROJECT**

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This Redevelopment Plan and Project may be amended pursuant to the provisions of the Act.

**EXHIBIT 1**  
**LEGAL DESCRIPTION**



**BARTLETT DOWNTOWN TIF DISTRICT – LEGAL DESCRIPTION:**

THAT PART OF SECTIONS 34 AND 35, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 16 IN BLOCK 3 IN BARTLETT'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 1873 AS DOCUMENT 121940 AND ALSO BEING THE NORTHERLY LINE OF A 20 FOOT ALLEY; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID ALLEY TO THE SOUTHWEST CORNER OF LOT 10 IN BLOCK 2 IN SAID BARTLETT'S SUBDIVISION; THENCE NORTHERLY ALONG THE WEST LINE OF LOTS 1 THROUGH 10, INCLUSIVE, IN SAID BLOCK 2 TO THE NORTHWEST CORNER OF SAID LOT 1 IN BLOCK 2 AND ALSO BEING THE SOUTH LINE OF NORTH AVENUE; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 1 IN BLOCK 2 AND LOT 30 IN BLOCK 1 IN SAID BARTLETT'S SUBDIVISION AND ALSO BEING THE SOUTH LINE OF NORTH AVENUE TO THE NORTHEAST CORNER OF SAID LOT 30 IN BLOCK 1; THENCE SOUTHERLY ALONG THE EAST LINE OF LOTS 26 THROUGH 30, INCLUSIVE, IN BLOCK 1 IN SAID BARTLETT'S SUBDIVISION TO THE NORTHWEST CORNER OF BOHN'S RESUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 1985 AS DOCUMENT 27423119; THENCE EASTERLY ALONG THE NORTH LINE OF SAID BOHN'S RESUBDIVISION TO THE NORTHEAST CORNER OF SAID BOHN'S RESUBDIVISION; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID BOHN'S RESUBDIVISION TO THE SOUTHEAST CORNER OF SAID BOHN'S RESUBDIVISION AND ALSO BEING THE NORTHERLY LINE OF SAID 20 FOOT ALLEY; THENCE EASTERLY ALONG SAID NORTHERLY LINE OF A 20 FOOT ALLEY TO THE WEST LINE OF SAID SECTION 35; THENCE NORTHERLY ALONG SAID WEST LINE OF SECTION 35 TO THE NORTHERLY LINE OF ONEIDA AVENUE; THENCE EASTERLY ALONG SAID NORTHERLY LINE OF ONEIDA AVENUE TO THE EAST LINE OF BERTEAU AVENUE; THENCE SOUTHERLY ALONG SAID EAST LINE OF BERTEAU AVENUE TO THE NORTHERLY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE SOUTHWESTERLY TO INTERSECTION OF THE SOUTHERLY LINE OF SAID CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD AND THE EAST LINE OF BERTEAU AVENUE; THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF SAID CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD TO THE EAST LINE OF SUPERWASH SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 1994 AS DOCUMENT 94508876; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SUPERWASH SUBDIVISION AND THE SOUTHERLY EXTENSION THEREOF TO THE NORTH LINE OF DEVON AVENUE; THENCE WESTERLY ALONG SAID NORTH LINE OF DEVON AVENUE TO THE EAST LINE OF PROSPECT AVENUE; THENCE SOUTHERLY ALONG SAID EAST LINE OF PROSPECT AVENUE TO THE SOUTH LINE OF SAID SECTION 35; THENCE WESTERLY ALONG SAID SOUTH LINE OF SECTION 35 AND THE SOUTH LINE OF SAID SECTION 34 TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF HERITAGE OAKS, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 20, 1979 AS DOCUMENT 24884597; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND EAST LINE OF HERITAGE OAKS TO THE NORTHEAST CORNER OF HERITAGE OAKS AND ALSO BEING THE SOUTHERLY LINE OF BARTLETT MUNICIPAL CENTER RESUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 2005 AS DOCUMENT 0517318024; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF BARTLETT MUNICIPAL CENTER RESUBDIVISION TO THE EAST LINE OF OAK AVENUE; THENCE NORTHERLY ALONG SAID EASTERLY LINE OF OAK AVENUE TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 3 IN BLOCK 5 IN SAID BARTLETT'S SUBDIVISION; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF LOT 3 IN BLOCK 5 AND THE EASTERLY EXTENSION THEREOF TO THE SOUTHWEST CORNER OF SAID LOT 3 IN BLOCK 5; THENCE NORTHERLY ALONG THE WEST LINE OF LOTS 2 AND 3 IN SAID BLOCK 5 TO A POINT ON THE EAST LINE OF LOT 11 IN SAID BLOCK 5 THAT IS EQUI-DISTANT BETWEEN THE NORTHEAST AND SOUTHEAST CORNERS OF SAID LOT; THENCE WESTERLY TO A POINT ON THE WEST LINE OF SAID LOT 11 IN BLOCK 5 THAT IS EQUI-DISTANT BETWEEN THE SOUTHWEST AND NORTHWEST CORNERS OF SAID LOT AND ALSO BEING ON THE EAST LINE OF HICKORY AVENUE; THENCE NORTHERLY ALONG SAID EAST LINE OF HICKORY AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 3 IN BLOCK 4 IN SAID BARTLETT'S SUBDIVISION; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 3 TO THE WEST LINE OF SAID HICKORY AVENUE; THENCE NORTHERLY ALONG SAID WEST LINE OF HICKORY AVENUE TO THE SOUTH LINE OF LOT 2 IN SAID BLOCK 4 IN BARTLETT'S SUBDIVISION; THENCE WESTERLY ALONG SAID SOUTH



LINE OF LOT 2 IN BLOCK 4 TO THE WEST LINE OF SAID LOT 2 IN BLOCK 4; THENCE NORTHERLY ALONG SAID WEST LINE OF LOT 2 IN BLOCK 4 TO THE SOUTH LINE OF LOT 16 IN SAID BLOCK 4 IN BARTLETT'S SUBDIVISION; THENCE WESTERLY ALONG SAID SOUTH LINE OF LOT 16 IN BLOCK 4 TO THE EAST LINE OF WESTERN AVENUE; THENCE NORTHERLY ALONG SAID EAST LINE OF WESTERN AVENUE TO THE POINT OF BEGINNING.

EXCEPT THAT PART OF SAID SECTIONS 34 AND 35, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 2 IN BLOCK 16 IN H.O. STONE & CO'S. TOWN ADDITION TO BARTLETT, ACCORDING TO THE PLAT THEREOF RECORDED JULY 23, 1929 AS DOCUMENT 10435526 AND ALSO BEING ON THE WEST LINE OF BERTEAU AVENUE; THENCE SOUTHERLY ALONG SAID WESTERLY LINE OF BERTEAU AVENUE TO THE SOUTHEAST CORNER OF LOT 6 IN BLOCK 17 IN SAID H.O. STONE & CO'S. TOWN ADDITION TO BARTLETT; THENCE WESTERLY ALONG THE SOUTH LINE OF LOT 6 AND 33 IN SAID BLOCK 17 AND THE SOUTH LINE OF LOTS 6 AND 33 IN BLOCK 18 IN SAID H.O. STONE & CO'S. TOWN ADDITION TO BARTLETT AND THE EXTENSIONS THEREOF TO THE CENTERLINE OF VACATED TATGE AVENUE; THENCE NORTHERLY ALONG SAID CENTERLINE OF VACATED TATGE AVENUE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF LOT 5 IN BLOCK 19 IN SAID H.O. STONE & CO'S. TOWN ADDITION TO BARTLETT; THENCE WESTERLY ALONG THE NORTH LINE OF LOTS 5 AND 33 IN SAID BLOCK 19 IN H.O. STONE & CO'S. TOWN ADDITION TO BARTLETT AND EASTERLY EXTENSION THEREOF TO THE NORTHWEST CORNER OF SAID LOT 33 AND ALSO BEING THE EASTERLY LINE OF MAIN STREET; THENCE NORTHERLY ALONG SAID EASTERLY LINE OF MAIN STREET TO THE NORTH LINE OF LOT 35 IN SAID BLOCK 19; THENCE EASTERLY ALONG SAID NORTH LINE OF LOT 35 TO THE NORTHEAST CORNER OF SAID LOT 35; THENCE NORTHERLY ALONG A WESTERLY BOUNDARY OF SAID H.O. STONE & CO'S. TOWN ADDITION TO BARTLETT AND ALSO BEING AN EASTERLY BOUNDARY OF BARTLETT TOWN CENTER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 10, 2003 AS DOCUMENT 0328310201 AND EXTENSION THEREOF TO AN ANGLE POINT IN THE SOUTHERLY BOUNDARY OF LOT 2 IN SAID BARTLETT TOWN CENTER SUBDIVISION; THENCE EASTERLY ALONG A SOUTH BOUNDARY OF SAID LOT 2 TO THE SOUTHEAST CONER OF LOT 2; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT 2 TO THE NORTHERLY BOUNDARY OF SAID BARTLETT TOWN CENTER SUBDIVISION AND ALSO BEING THE SOUTHERLY LINE OF RAILROAD AVENUE; THENCE EASTERLY ALONG SAID NORTHERLY BOUNDARY OF SAID BARTLETT TOWN CENTER SUBDIVISION TO THE EAST LINE OF LOT 10 IN SAID BARTLETT TOWN CENTER SUBDIVISION; THENCE SOUTHERLY ALONG SAID EAST LINE OF LOT 10 TO A SOUTHERLY BOUNDARY OF SAID BARTLETT TOWN CENTER SUBDIVISION; THENCE EASTERLY ALONG SAID SOUTHERLY BOUNDARY OF BARTLETT TOWN CENTER SUBDIVISION AND ALSO BEING THE NORTH LINE OF SAID H.O. STONE & CO'S. TOWN ADDITION TO BARTLETT TO THE POINT OF BEGINNING.

ALSO EXCEPT THAT PART OF SAID SECTION 35, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF RAILROAD AVENUE AND PROSPECT AVENUE; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID PROSPECT AVENUE TO THE NORTH LINE OF DEVON AVENUE; THENCE WESTERLY ALONG SAID NORTH LINE OF DEVON AVENUE TO THE WEST LINE OF ASBURY PLACE RECORDED JANUARY 27, 2004 AS DOCUMENT 0402719063; THENCE NORTHERLY ALONG SAID WEST LINE OF ASBURY PLACE TO THE SOUTH LINE OF RAILROAD AVENUE; THENCE EASTERLY ALONG SAID SOUTH LINE OF RAILROAD AVENUE TO THE POINT OF BEGINNING.

**EXHIBIT 2**  
**BOUNDARY MAP**





**EXHIBIT 3**

**EXISTING LAND USE MAP  
(To be provided)**

**EXHIBIT 4**

**PROPOSED LAND USE MAP  
(To be provided)**

**EXHIBIT 5**

**TIF QUALIFICATION/DESIGNATION REPORT**

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**VILLAGE OF BARTLETT  
TAX INCREMENT FINANCING QUALIFICATION REPORT  
DOWNTOWN TAX INCREMENT FINANCING DISTRICT**

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A study to determine whether all or a portion of an area located in the Village of Bartlett qualifies as a “conservation area” as defined in the Tax Increment Allocation Redevelopment Act of 65 ILCS 5/11-74.4-1, et. seq., as amended.

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**Jointly Prepared by:**

**Village of Bartlett, Illinois**

**And**

**Kane, McKenna and Associates, Inc.**

**November 2014**

**VILLAGE OF BARTLETT  
TAX INCREMENT FINACING QUALIFICATION REPORT  
DOWNTOWN TAX INCREMENT FINANCING DISTRICT**

**TABLE OF CONTENTS**

<b><u>SECTION</u></b>	<b><u>TITLE</u></b>	<b><u>PAGE</u></b>
	Executive Summary	
I.	Background	1
II.	Qualification Criteria Used	4
III.	The TIF District	7
IV.	Methodology of Evaluation	8
V.	Qualification Findings for TIF District	9
VI.	Summary of Findings / General Assessment of Qualification	13
Exhibit A	Map of TIF District and Parcel List	



## Executive Summary

Kane, McKenna and Associates, Inc. (“KMA”) has been retained by the Village of Bartlett to conduct an analysis for the potential qualification and designation of the Proposed Downtown Redevelopment Project Area (“TIF District”) pursuant to 65 ILCS 5/11-74-1 et. seq., as amended (the “Act”) for an area located in the traditional Bartlett downtown area and generally bounded by Oneida Avenue and North Avenue on the north, Devon Avenue on the south, Wilmington Drive on the east and Western Avenue on the west. The Village is pursuing the TIF District designation as part of its overall strategy to promote (i) the revitalization of key properties generally located along Railroad Avenue, Prospect Avenue, Oneida Avenue and Main Street, and (ii) to encourage the continued redevelopment in the Bartlett downtown in general.

The Village has two principle aims in pursuing the potential designation of the TIF District. The first is to promote redevelopment of certain parcels that have experienced obsolescence, due in part to the economic downturn in recent years, and stalled investment. The combination of these two factors has created underutilized properties within the TIF District. The second is to encourage the redevelopment of parcels of land in the downtown area thereby creating a place for the Village residents to congregate which is walkable with mixed-uses and easily accessible. The slowdown of mixed-use development and onset of obsolescence related to such uses led the Village to revisions in both development goals and strategy for the proposed TIF District. This points the Village toward a strategy for the encouragement of growth through the reuse and redevelopment of older properties in the downtown of Bartlett and the continued development of an area in which development has stalled due to economic conditions.

Based upon the analysis completed to date, KMA has reached the following conclusions regarding the potential TIF District qualification land within the area:

- 1) *The proposed TIF District qualifies as a “conservation area” under the Act.* Overall, the improved land within the proposed TIF District is found to be in a condition as defined in the Act that prevents, or threatens to prevent, the economic and physical development of properties in a manner that the community deems essential to its overall economic health.
- 2) *The conditions found within the proposed TIF District present a barrier to the area’s successful redevelopment.* Factors that negatively impact coordinated and substantial private sector investment in the overall area are part of the consideration for TIF District designation. Without Village planning and use of economic development resources in eliminating such factors, potential redevelopment projects (along with other activities that require private sector investment) are not likely to be economically feasible.
- 3) *There are several potential redevelopment sites within the proposed TIF District.* These sites could produce sufficient incremental property tax revenue that, if used in combination with Village resources for redevelopment incentives or public improvements, would likely stimulate private investment and reinvestment in these sites and ultimately throughout the proposed TIF District.

- 4) *Formal designation recommended.* To address current conditions, to promote the economic viability of the proposed TIF District, and to foster private sector investment and redevelopment efforts, KMA recommends that the Village proceed with the formal TIF District designation process for the entire area under consideration.

The KMA analysis of the proposed TIF District in conjunction with the statutory criteria is detailed in the following pages.

## **I. BACKGROUND**

The Village of Bartlett (the “Village”) has initiated action related to the study of the Proposed Downtown Redevelopment Project Area (the “TIF District”) or (the “RPA”) to determine whether it qualifies for consideration as a Tax Increment Financing District. Kane, McKenna and Associates, Inc., agreed to undertake the study of the area.

### **Background on the Village and Proposed RPA**

The Village of Bartlett is a well-established community located approximately 33 miles northwest of the downtown of the City of Chicago. The Village is located in Cook, DuPage and Kane Counties, adjacent is the Village of South Elgin to the west, the Village of Elgin to the northwest, the Village of Streamwood to the north, the Village of Hanover Park to the east, and the Village of Carol Stream to the southeast. The Village was incorporated in 1891.

The population of Bartlett was 41,208 in 2010, a slight uptick over its population of 36,706 in 2000 according to the U.S. Census. Bartlett is a mature community which is experiencing a slight aging in its population. In 2000 the proportion of the community at 62 years or older was 6.9% but it grew to 10.7% in 2010. According to the U.S. Census in 2012 76% of the Village was White, 14.7% of the Village is Asian and 3.8% of the Village is Black. In 2012 the labor force was 23,334 strong with a 7.9% unemployment rate which was significantly lower than the statewide average of 10.8% but higher than the national average of 7.5%.

The proposed RPA includes an area that is located in the traditional downtown area of the Village. The area is the location of the Metra Milwaukee District West railway station along with commuter parking areas for the Metra riders. The redevelopment of the RPA has been a longstanding goal of the Villages dating back to mid-1980s. More recently in 2002 the Village requested proposals from developers in, and contracted Houseal Lavigne & Associates to produce the *Bartlett Town Center Summary of Findings* report in 2010. In general the Village has witnessed disinvestment in the area resulting in obsolescence and even vacancy. The RPA is the traditional downtown area for Bartlett and any transit oriented development taking place in the Village would be happening within the RPA. The area thus stands as an important economic engine for the Village and the current disinvestment levels are unsustainable.

The proposed RPA currently consists of a variety of land uses. The area is dominated by commercial uses but there are also residential and mixed-uses. As of the date of this report, the RPA contained approximately one hundred and twenty-two (122) tax parcels and approximately fifty-eight (58) buildings.

**Context for Redevelopment**

The downtown area of the Village has been the focus of redevelopment efforts dating back to the creation of the 1986 Tax Increment Financing Redevelopment Plan. The Village has had some success in redeveloping the area, specifically in encouraging the redevelopment of the Town Center area within the RPA. However, with the onset of the recession in 2008 the Village has once again witnessed a decline in investment. The area faces economic challenges due to its location within Cook County which has a higher sales tax than DuPage or Kane Counties. The higher sales tax in Cook County can act as a disincentive to developers looking to invest in commercial businesses in Bartlett. Other commercial areas around downtown Bartlett reside in DuPage and Kane Counties and thus have lower sales and property taxes. The property owners within the RPA are particularly burdened by the higher property taxes.

Despite the challenges that the RPA is facing the area does have numerous strengths which the Village is trying to harness to encourage investment. The area receives a high amount of foot traffic due to the daily commuters on the Metra train. The area is a walkable commercial district which makes it unique and an important asset for the Village and the community. From a Village economic development perspective, the properties within the proposed RPA have significant assets that offer excellent potential for redevelopment. The area has an excellent network of transportation options: close proximity to Interstates I-90 and I-355, local arterial roads, and the Metra commuter rail station is located within the RPA. Additionally, the proposed RPA is located in the Village's downtown area with the potential for residential density that would allow it to support transportation-oriented development and related redevelopment uses. As such, the Village has identified objectives for redevelopment with tax increment financing acting as a tool to achieve them.

Without the application of public resources, the proposed RPA is likely to continue to be underutilized and fail to attract significant private sector investment. The Village needs to bring community planning, economic development initiatives and private resources into concert to help spur investment in the RPA. The Village recognizes that the RPA represents a unique opportunity within the Village due to its unique features and opportunity for mixed-use development with both commercial and residential uses. The Village has long recognized that the RPA is strategically important to its overall economic health but its previous attempts to catalyze development have been subject to the recession and other market forces.

**General Scope and Methodology**

KMA formally began its analysis by conducting a series of meetings and discussions with Village staff, starting in July, 2014 and continuing periodically through the present. The purpose of the meetings has been to establish boundaries for a study area and to gather data related to qualification criteria for properties included in the study area. These meetings were complemented by a series of field surveys for the entire study area. The field surveys were completed by KMA staff. Data concerning the buildings, lot sizes and equalized assessed value (EAV) were collected from Cook County and the U.S. Census Bureau. The field surveys and data collected have been utilized to gauge if the properties located within the study area would qualify for TIF designation.

The qualification factors discussed in this report qualify the RPA as a “conservation area,” as such term is defined pursuant to the TIF Act.

During the course of its work, KMA reported to Village staff its findings regarding TIF qualification and feasibility prospects for the study area. Based on these findings the Village made refinements to the study area boundaries, directed KMA to complete this TIF Qualification Report (the “Report”), and moved forward with the preparation of a Redevelopment Plan and Project for the area.

For additional information about KMA’s data collection and evaluation methods, refer to Section IV of this report.

## **II. QUALIFICATION CRITERIA USED**

With the assistance of Village staff, Kane, McKenna and Associates, Inc. examined the proposed RPA and reviewed information collected for the area to determine the presence or absence of appropriate qualifying factors listed in the Illinois “Tax Increment Allocation Act” 65 ILCS 5/11-74.4-1 et. seq., as amended (hereinafter referred to as the “Act”).

The Act sets out specific procedures that must be adhered to in designating a redevelopment project area. By definition, a “Redevelopment Project Area” is:

“an area designated by the municipality, which is not less in the aggregate than 1½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted area and conservation area.”

Under the Act, “blighted area” or “conservation area” means any improved or vacant area within the boundaries of a development project area located within the territorial limits of the municipality where certain conditions are met.

### **TIF Qualification Factors**

In accordance with the Illinois TIF Act, KMA performed a two-step assessment to determine if the proposed RPA qualified as a “conservation” area. First, KMA analyzed the threshold factor of age to determine if 50% or more of structures in the RPA were 35 years of age or older.

Secondly, if a proposed conservation area meets the age threshold, then the following factors are to be examined to determine if the RPA meets the TIF qualification factors:

If a conservation area, industrial, commercial and residential buildings or improvements are detrimental to the public safety, health or welfare because of a combination of three (3) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the redevelopment project area:

- 1) Dilapidation: An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.
- 2) Obsolescence: The condition or process of falling into disuse. Structures become ill-suited for the original use.

- 3) Deterioration: With respect to buildings, defects including but not limited to major defects in the secondary building components such as doors, windows, porches, gutters and downspouts and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas evidence deterioration, including but not limited to surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.
- 4) Presence of Structures Below Minimum Code Standards: All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.
- 5) Illegal Use of Individual Structures: The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.
- 6) Excessive Vacancies: The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.
- 7) Lack of Ventilation, Light, or Sanitary Facilities: The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refer to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.
- 8) Inadequate Utilities: Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the redevelopment project area.



- 9) Excessive Land Coverage and Overcrowding of Structures and Community Facilities: The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety; and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings; increased threat of spread of fire due to the close proximity of buildings; lack of adequate or proper access to a public right-of-way; lack of reasonably required off-street parking; or inadequate provision for loading and service.
- 10) Deleterious Land-Use or Layout: The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.
- 11) Environmental Clean-Up: The Proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for – or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for – the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.
- 12) Lack of Community Planning: The Proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.
- 13) Stagnant EAV: The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available or increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.



**III. THE PROPOSED RPA**

The proposed RPA includes properties located on Railroad Avenue, Bartlett Avenue, Prospect Avenue, Wilmington Drive, Devon Avenue, Oneida Avenue, Main Street, Berteau Avenue, and Oak Street. The RPA is generally bounded by Wilmington Drive on the east, Devon Avenue on the south, Western Avenue on the west and Oneida Avenue on the north. The area includes residential, commercial and other mixed-uses.

The proposed RPA is closely related to an area that was analyzed as part of the *Bartlett Town Center Summary of Findings* (2010), *Bartlett Town Center Request for Developer Qualifications* (2002), and *Tax Increment Financing Redevelopment Plan* (1986). Although not coterminous, the boundaries of the proposed RPA generally follow the areas addressed by these plans and documents.

Refer to Exhibit A for a map of the RPA.

#### **IV. METHODOLOGY OF EVALUATION**

In evaluating the proposed RPA's potential qualification as a TIF District, the following methodology was utilized:

- 1) Photographic analysis and site surveys of the proposed RPA were undertaken by representatives from Kane, McKenna and Associates, Inc. Site surveys were completed for the proposed RPA.
- 2) KMA performed EAV trend analysis, to ascertain whether EAV growth in the proposed RPA underperformed EAV growth in the remaining part of the Village or declined per the requirements of the TIF Act.
- 3) Exterior evaluation of structures, noting deterioration or dilapidation as well as vacancies or possible code violations was completed. The inspections conducted by KMA noted signs of aging of certain structures, the current condition of improvements and infrastructure, and current roadway conditions.
- 4) The RPA was studied in relation to available planning reports, Village ordinances, flood maps, local history, and an evaluation of area-wide factors that have affected the area's development (e.g., lack of community planning, obsolescence, lag in EAV growth, deleterious layout, etc.). Kane, McKenna reviewed the area in its entirety. Village redevelopment goals and objectives for the area have also been established and reviewed.
- 5) Existing structures and site conditions were initially surveyed only in the context of checking, to the best and most reasonable extent available, TIF Act pertaining to criteria specific structures and site conditions on the parcels.
- 6) The proposed RPA was examined to assess the applicability of the different factors required for qualification for TIF designation under the Act. Evaluation was made by reviewing the information and determining how each measured when evaluated against the relevant factors. The land within the proposed RPA was examined to determine the applicability of the thirteen (13) different conservation area factors for qualification for TIF designation under this statute.

**V. QUALIFICATION FINDINGS FOR PROPOSED RPA**

As a result of KMA’s evaluation of each parcel in the proposed RPA, and analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support qualification of the proposed RPA as a conservation area under the TIF Act. These factors are summarized in the Table 1 below.

**Table 1  
Qualifying Factors Present in RPA**

Area within Proposed RPA	Maximum Possible Factors per Statute	Minimum Factors Needed to Qualify per Statute	Qualification Factors Present in Proposed RPA
Conservation Area	13	3	6* <ul style="list-style-type: none"> <li>• Lag in EAV Growth</li> <li>• Inadequate Utilities</li> <li>• Excessive Vacancies</li> <li>• Lack of Community Planning</li> <li>• Deterioration</li> <li>• Obsolescence</li> </ul>

\*The six factors are in addition to meeting the age requirement that a majority of buildings be over 35 years in age.

**Conservation Area**

As indicated in Section II, KMA performed a two-step assessment, first KMA needed to establish if 50% or more of the structures within the RPA were over 35 years of age, thus making it eligible for consideration under the conservation area criteria for establishing TIF Districts. Then KMA considered if the area was affected by any of the 13 factors which designate a conservation area. Based upon preliminary analysis, the RPA would qualify as a conservation area under the statutory criteria set forth for a conservation area. Based upon Cook County data, KMA determined that forty (40) of the fifty-eight (58) structures are at least thirty-five (35) years of age. This means that approximately 69% of the buildings in the RPA are older than thirty-five (35) years of age.

As a second step, KMA reviewed the criteria needed to qualify an area as a conservation area, determining that six (6) factors were present:

1) Lag in Equalized Assessed Valuation (EAV) Growth

The total equalized assessed valuation (EAV) for the RPA has decreased for five (5) of the last five (5) years. The 2013 EAV declined by a massive 15% from the 2012 EAV. The EAV of the proposed TIF District has lagged behind the total Village EAV in four (4) of the last five (5) years. Finally, the EAV of the proposed TIF District grew at a rate slower than the Consumer Price Index for five (5) and the last five (5) years (refer to Table 2). Just one of these three quantitative measurements would qualify the RPA under this factor but the present of all three measurements shows that the RPA has struggled extensively for investment. In accordance with the TIF Act, the area meets the statutory criteria for a finding of lagging or stagnant EAV.

**TABLE 2  
EAV TRENDS FOR PROPOSED TIF DISTRICT**

	2013	2012	2011	2010	2009	2008
Total EAV for RPA	\$ 18,672,644	\$ 22,056,455	\$ 24,194,731	\$ 28,054,039	\$ 28,450,183	\$ 33,002,004
Annual Change	-15.34%	-8.84%	-13.76%	-1.39%	-13.79%	
Village EAV*	\$ 940,657,708	\$ 1,036,950,149	\$ 1,136,506,281	\$ 1,245,328,688	\$ 1,337,892,111	\$ 1,314,148,825
Annual Change	-9.29%	-8.76%	-8.74%	-6.92%	1.81%	
CPI-U	1.5	2.1	3.2	1.6	-0.04	

Source: Cook County, Village of Bartlett, and Bureau of Labor Statistics

\* Village EAV is less the RPA EAV

2) Inadequate Utilities

Inadequate utilities can be defined as underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, or telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelopment project area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the redevelopment project area.

Portions of the utilities within the RPA are deteriorated and in poor condition requiring replacement in some sections. The Village Public Works Department has identified certain sections of the utilities within the RPA as deficient and in need of replacement. The Public Works Department identifies both the watermain and the sanitary sewer as 50 years old and beginning to show signs of signs of failure due to age and time in service.

The Public Works Department reports that the watermain in the RPA is cast iron which is a brittle and prone to break sooner than modern ductile iron, PVC and HDPE materials. In general the watermain is in poor condition and will need to be replaced with modern materials. The sanitary system is made out of clay and also beginning to show signs of failure and will need to be replaced. The age of these systems combined with the report of failures shows that the utilities within the RPA are deteriorated, antiquated, obsolete, and in disrepair and therefore the RPA qualifies under this factor.

3) Excessive Vacancies

The TIF Act indicates that this factor is present if there is the presence of buildings that are unoccupied or under-utilized and that represent adverse influence on the area because of the frequency, extent or duration of the vacancies.

Currently fourteen (14) of the fifty-eight (58) buildings are partially or completely vacant within the RPA. This means that approximately 24% of the buildings within the RPA are partially or completely vacant. This amount of vacancies would be alarming on its own but upon examining the vacancy data more closely the RPAs economic struggles are evident. All of these vacancies exist in the commercial properties. Of the forty (40) commercial buildings in the RPA fourteen (14) are fully or partially vacant which means that approximately 35% of the commercial properties within the RPA are fully vacant or

partially vacant. More striking is that some of the largest commercial properties within the RPA are vacant. The RPA has a total of 617,000 square feet of commercial property and 120,911 square feet are vacant; or 20% of the current commercial space is vacant. This amount of vacancies in the commercial downtown area of the Village represents an economic threat to all tax bases. The adverse influence and the extent are clear and present.

4) Lack of Community Planning

The redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

Much of the development that has occurred within the RPA took place in an era prior to modern community planning techniques, and/or occurred under a lack of comprehensive and coordinated planning. Much of the original layout and design of the downtown echoes the historical roots of the downtown, with the central point of focus being the train station. This design model dates back to the 1800s and though the Metra station is an asset to the Village and needs to be utilized in an effective manner new planning techniques should be implemented to maximize the utility of the station.

The *Draft Village of Bartlett Downtown Traffic Evaluation* highlights the traffic and parking issues caused by the current configuration of the Metra station and its relationship to commuting patterns, pedestrian access and parking. These issues alone represent some of the conditions associated with this qualifying factor. Though seemingly minor the traffic flows and pedestrian interactions with commercial space can greatly influence the success of commercial areas. Commuting patterns and the available commercial options could be evaluated and improved with spatial interventions to enhance the experience of the public. These interventions along with continued planning focus from the Village will help ensure that an onset of blighting conditions never become evident in the Village

5) Deterioration of Structures and Site Improvements

Per the TIF Act, deterioration can be evidenced by defects to buildings including, but not limited to major defects in the secondary building components such as doors, windows, porches, gutters and downspouts and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas evidence deterioration, including, but limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

Deterioration can be evidenced in major or secondary building defects. For example, such defects include but are not limited to, defects in building components such as windows, porches, gutters, doors and brick mortar.

Many of the structures and site improvements within the RPA exhibited various degrees of deterioration which require repairs, upgrades and replacement.

Regarding surface improvements, the area exhibited a number of problems:

- Broken and missing brick or other exterior materials;
- Deterioration of brick and mortar;
- Buckled and caved in asphalt (or gravel base surfaces) and concrete driveways/walkways/parking/storage areas;
- Surface cracking of pavement areas;
- Potholes and depressions in roadways and parking areas; and
- Weeds protruding through paved and concrete areas

Kane McKenna identified deterioration in both the buildings in the RPA and the surface areas. Of the fifty-eight (58) buildings in the RPA twenty-four (24) exhibited deterioration in certain building components, meaning 41% of the buildings in the RPA had either major or minor defects. Of the sixty-four (64) parcels with site improvements, eight (8) showed signs of deterioration meaning 13% of the lots had signs of deterioration. The Public Works department in the Village reports that many of the concrete pavers making up the sidewalk are over 20 years old, in poor condition and need to be replaced. This amount of deterioration can deter investment and may well have contributed to lack of investment within the RPA.

#### 6) Obsolescence

The Act states that obsolescence is the condition or process of falling into disuse or structures that have become ill-suited for their original use. The area exhibits both economic and functional obsolescence. The RPA exhibits area-wide obsolescence in need of investment and redevelopment for attracting new tenants.

The age of the RPA contributes significantly to the obsolescence. With as much as 69% of the buildings over the age of 35 the need for redevelopment and investment is inevitable. The older commercial buildings, some of which are vacant, also contribute to the growing obsolescence of the area due to changing consumer and development needs. The commercial nature of the RPA makes the vacant and outdated commercial properties especially threatening to the area's economic viability. The disinvestment in the RPA lead to the obsolescence evidenced now.

One of the RPA's strengths is the Metra railway station but do to evolving commuter and parking needs the area is not adequately equipped for transit oriented development as it stands. The need for better pedestrian crossings and more consumer friendly parking both contribute to the areas current underutilization. The lagging EAV of the entire area further exemplifies the area-wide obsolescence.

**VI. SUMMARY OF FINDINGS / GENERAL ASSESSMENT OF QUALIFICATION**

The following is a summary of relevant qualification findings as it relates to potential designation by the Village of the proposed RPA as a TIF District. The findings herein pertain to the entire area.

1. The area is contiguous and is greater than 1½ acres in size.
2. The proposed RPA will qualify as a “conservation area”. Further, the factors as documented herein are present to a meaningful extent and are distributed throughout the proposed RPA. (A more detailed analysis of the qualification findings is outlined in Section V of this report.)
3. All property in the area would substantially benefit by the proposed redevelopment project improvements.
4. The sound growth of taxing districts applicable to the area, including the Village, has been impaired by the factors found present in the area.
5. The area would not be subject to redevelopment without the investment of public funds, including property tax increments.

These findings, in the judgment of KMA, provide the Village with sufficient justification to consider designation of the proposed RPA as a TIF District.

**Exhibit A**





	PIN	Tax Code	Class
1	06-34-403-013-0000		0-00
2	06-34-403-014-0000		5-90
3	06-34-403-015-0000		5-17
4	06-34-404-007-0000		2-12
5	06-34-404-011-0000		5-92
6	06-34-404-012-0000		5-28
7	06-34-404-015-0000		1-00
8	06-34-404-017-0000		2-12
9	06-34-404-018-0000		2-05
10	06-34-404-021-0000		2-05
11	06-34-404-022-0000		5-22
12	06-34-404-023-0000		2-05
13	06-34-404-026-0000		0-00
14	06-34-404-027-0000		5-28
15	06-34-405-002-0000		2-03
16	06-34-405-004-0000		2-12
17	06-34-405-005-0000		2-12
18	06-34-405-006-0000		2-12
19	06-34-405-018-0000		5-17
20	06-34-405-019-0000		5-17
21	06-34-405-020-0000		5-92
22	06-34-405-021-0000		2-12
23	06-34-405-022-0000		2-12
24	06-34-405-023-0000		0-00
25	06-34-405-033-0000		5-17

	<b>PIN</b>	<b>Tax Code</b>	<b>Class</b>
<b>26</b>	06-34-405-034-0000		2-12
<b>27</b>	06-34-405-035-0000		2-02
<b>28</b>	06-34-405-036-0000		2-03
<b>29</b>	06-34-405-041-0000		2-05
<b>30</b>	06-34-405-042-0000		2-41
<b>31</b>	06-34-405-043-0000		2-04
<b>32</b>	06-34-405-044-0000		2-03
<b>33</b>	06-34-407-002-0000		2-03
<b>34</b>	06-34-407-021-0000		5-17
<b>35</b>	06-34-407-023-0000		5-17
<b>36</b>	06-34-407-024-0000		5-90
<b>37</b>	06-34-407-032-0000		5-17
<b>38</b>	06-34-407-033-0000		2-03
<b>39</b>	06-34-408-019-0000		2-12
<b>40</b>	06-34-408-020-0000		2-24
<b>41</b>	06-34-408-022-0000		2-12
<b>42</b>	06-34-408-023-0000		0-00
<b>43</b>	06-34-408-024-0000		2-24
<b>44</b>	06-34-408-025-0000		2-03
<b>45</b>	06-34-409-001-0000		2-12
<b>46</b>	06-34-409-002-0000		2-12
<b>47</b>	06-34-409-003-0000		2-12
<b>48</b>	06-34-409-004-0000		2-90
<b>49</b>	06-34-409-024-0000		0-00
<b>50</b>	06-34-409-036-0000		5-97
<b>51</b>	06-34-409-037-0000		0-00



	PIN	Tax Code	Class
52	06-34-409-038-0000		0-00
53	06-34-409-039-0000		0-00
54	06-34-410-011-0000		5-17
55	06-34-410-012-0000		0-00
56	06-34-410-013-0000		5-90
57	06-34-410-014-0000		5-17
58	06-34-410-015-0000		0-00
59	06-34-410-016-0000		0-00
60	06-34-410-018-1001		2-99
61	06-34-410-018-1002		2-99
62	06-34-410-018-1003		2-99
63	06-34-410-018-1004		2-99
64	06-34-410-018-1005		2-99
65	06-34-410-018-1006		2-99
66	06-34-410-018-1007		2-99
67	06-34-410-018-1008		2-99
68	06-34-410-018-1009		2-99
69	06-34-410-018-1010		2-99
70	06-34-410-018-1011		2-99
71	06-34-410-018-1012		2-99
72	06-34-410-018-1013		2-99
73	06-34-410-018-1014		2-99
74	06-34-410-018-1015		2-99
75	06-34-410-018-1016		2-99
76	06-34-414-049-0000		5-28
77	06-34-414-050-0000		2-12
78	06-34-414-066-0000		5-17
79	06-34-414-068-0000		5-17
80	06-34-414-069-0000		5-17
81	06-34-414-070-0000		5-92
82	06-34-414-071-0000		5-17
83	06-34-414-072-0000		5-17
84	06-34-414-073-0000		5-92
85	06-34-414-074-0000		5-92
86	06-34-414-075-0000		5-17
87	06-34-500-003-0000		0-00
88	06-35-307-006-0000		0-00
89	06-35-308-007-0000		5-90
90	06-35-308-008-0000		0-00
91	06-35-309-008-1001		2-99
92	06-35-309-008-1002		2-99

	PIN	Tax Code	Class
93	06-35-309-008-1003		2-99
94	06-35-309-008-1004		2-99
95	06-35-309-009-1001		2-99
96	06-35-309-009-1002		2-99
97	06-35-309-009-1003		2-99
98	06-35-309-009-1004		2-99
99	06-35-315-058-0000		1-00
100	06-35-315-065-0000		0-00
101	06-35-315-066-0000		0-00
102	06-35-315-067-0000		0-00
103	06-35-315-068-0000		0-00
104	06-35-316-042-0000		1-00
105	06-35-316-043-0000		5-28
106	06-35-316-044-0000		5-17
107	06-35-316-045-0000		0-00
108	06-35-316-046-0000		1-00
109	06-35-316-047-0000		1-00
110	06-35-316-048-1001		5-99
111	06-35-316-048-1002		5-99
112	06-35-317-042-0000		5-31
113	06-35-318-042-0000		0-00
114	06-35-318-047-0000		5-30
115	06-35-319-004-0000		0-00
116	06-35-319-005-0000		5-93
117	06-35-320-001-0000		0-00
118	06-35-400-024-0000		5-31
119	06-35-400-112-0000		1-00
120	06-35-400-113-0000		1-00
121	06-35-400-114-0000		5-97
122	06-35-500-003-0000		0-00

DOWNTOWN REDEVELOPMENT PROJECT AREA Notice is hereby given that a public hearing will be held on June 2, 2015 at 7:00 p.m. at the Council Chambers of the Village of Bartlett, 228 Main Street, Bartlett, Illinois, on the proposed establishment of the Downtown Corridor Tax Increment Financing and Redevelopment Project Area (the "RPA"), Project, and Plan for a tax increment financing program in Bartlett, Illinois, pursuant to the provisions of the "Tax Increment Allocation Redevelopment Act," 65 ILCS 5/11-74.4-1, et. seq., as amended (the "Act"). The RPA is generally bounded by Wilmington Drive on the east, Devon Avenue on the south, Western Avenue on the west and Oneida Avenue on the north. The legal description of the proposed Redevelopment Project Area is as follows: THAT PART OF SECTIONS 34 AND 35, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 16 IN BLOCK 3 IN BARTLETT'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 1873 AS DOCUMENT 121940 AND ALSO BEING THE NORTHERLY LINE OF A 20 FOOT ALLEY; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID ALLEY TO THE SOUTHWEST CORNER OF LOT 10 IN BLOCK 2 IN SAID BARTLETT'S SUBDIVISION; THENCE NORTHERLY ALONG THE WEST LINE OF LOTS 1 THROUGH 10, INCLUSIVE, IN SAID BLOCK 2 TO THE NORTHWEST CORNER OF SAID LOT 1 IN BLOCK 2 AND ALSO BEING THE SOUTH LINE OF NORTH AVENUE; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 1 IN BLOCK 2 AND LOT 30 IN BLOCK 1 IN SAID BARTLETT'S SUBDIVISION AND ALSO BEING THE SOUTH LINE OF NORTH AVENUE TO THE NORTHEAST CORNER OF SAID LOT 30 IN BLOCK 1; THENCE SOUTHERLY ALONG THE EAST LINE OF LOTS 26 THROUGH 30, INCLUSIVE, IN BLOCK 1 IN SAID BARTLETT'S SUBDIVISION TO THE NORTHWEST CORNER OF BOHN'S RESUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 1985 AS DOCUMENT 27423119; THENCE EASTERLY ALONG THE NORTH LINE OF SAID BOHN'S RESUBDIVISION TO THE NORTHEAST CORNER OF SAID BOHN'S RESUBDIVISION; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID BOHN'S RESUBDIVISION TO THE SOUTHEAST CORNER OF SAID BOHN'S RESUBDIVISION AND ALSO BEING THE NORTHERLY LINE OF SAID 20 FOOT ALLEY; THENCE EASTERLY ALONG SAID NORTHERLY LINE OF A 20 FOOT ALLEY TO THE WEST LINE OF SAID SECTION 35; THENCE NORTHERLY ALONG SAID WEST LINE OF SECTION 35 TO THE NORTHERLY LINE OF ONEIDA AVENUE; THENCE EASTERLY ALONG SAID NORTHERLY LINE OF ONEIDA AVENUE TO THE EAST LINE OF BERTEAU AVENUE; THENCE SOUTHERLY ALONG SAID EAST LINE OF BERTEAU AVENUE TO THE NORTHERLY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE SOUTHWESTERLY TO INTERSECTION OF THE SOUTHERLY LINE OF SAID CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD AND THE EAST LINE OF BERTEAU AVENUE; THENCE EASTERLY ALONG SAID SOUTHERLY LINE OF SAID CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD TO THE EAST LINE OF SUPERWASH SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 1994 AS DOCUMENT 94508876; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SUPERWASH SUBDIVISION AND THE SOUTHERLY EXTENSION THEREOF TO THE NORTH LINE OF DEVON AVENUE; THENCE WESTERLY ALONG SAID NORTH LINE OF DEVON AVENUE TO THE EAST LINE OF PROSPECT AVENUE; THENCE SOUTHERLY ALONG SAID EAST LINE OF PROSPECT AVENUE TO THE SOUTH LINE OF SAID SECTION 35; THENCE WESTERLY ALONG SAID SOUTH LINE OF SECTION 35 AND THE SOUTH LINE OF SAID SECTION 34 TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF HERITAGE OAKS, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 20, 1979 AS DOCUMENT 24884597; THENCE NORTHERLY ALONG SAID SOUTHERLY EXTENSION AND EAST LINE OF HERITAGE OAKS TO THE NORTHEAST CORNER OF HERITAGE OAKS AND ALSO BEING THE SOUTHERLY LINE OF BARTLETT MUNICIPAL CENTER RESUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 22, 2005 AS DOCUMENT 0517318024; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF BARTLETT MUNICIPAL CENTER RESUBDIVISION TO THE EAST LINE OF OAK AVENUE; THENCE NORTHERLY ALONG SAID EASTERLY LINE OF OAK AVENUE TO THE EASTERLY EXTENSION OF THE SOUTHERLY LINE OF LOT 3 IN BLOCK 5 IN SAID BARTLETT'S SUBDIVISION; THENCE WESTERLY ALONG SAID SOUTHERLY LINE OF LOT 3 IN BLOCK 5 AND THE EASTERLY EXTENSION THEREOF TO THE SOUTHWEST CORNER OF SAID LOT 3 IN BLOCK 5; THENCE NORTHERLY ALONG THE WEST LINE OF LOTS 2 AND 3 IN SAID BLOCK 5 TO A POINT ON THE EAST LINE OF LOT 11 IN SAID BLOCK 5 THAT IS EQUI-DISTANT BETWEEN THE NORTHEAST AND SOUTHEAST CORNERS OF SAID LOT; THENCE WESTERLY TO A POINT ON THE WEST LINE OF SAID LOT 11 IN BLOCK 5 THAT IS EQUI-DISTANT BETWEEN THE SOUTHWEST AND NORTHWEST CORNERS OF SAID LOT AND ALSO BEING ON THE EAST LINE OF HICKORY AVENUE; THENCE NORTHERLY ALONG SAID EAST LINE OF HICKORY AVENUE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 3 IN BLOCK 4 IN SAID BARTLETT'S SUBDIVISION; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 3 TO THE WEST LINE OF SAID HICKORY AVENUE; THENCE NORTHERLY ALONG SAID WEST LINE OF HICKORY AVENUE TO THE SOUTH LINE OF LOT 2 IN SAID BLOCK 4 IN BARTLETT'S SUBDIVISION; THENCE WESTERLY ALONG SAID SOUTH LINE OF LOT 2 IN BLOCK 4 TO THE WEST LINE OF SAID LOT 2 IN BLOCK 4; THENCE NORTHERLY ALONG SAID WEST LINE OF LOT 2 IN BLOCK 4 TO THE SOUTH LINE OF LOT 16 IN SAID BLOCK 4 IN BARTLETT'S SUBDIVISION; THENCE WESTERLY ALONG SAID

5/15/2015

### Marketplace

person or affected taxing district may file with the Village Clerk written objections to, and may be heard orally with respect to, any issues embodied in this notice. Written comments are invited and can be sent in advance of the hearing to the Village Clerk, 228 South Main Street, Bartlett, Illinois 60103. The Village shall hear and determine all protests and objections at this public hearing. This public hearing may be adjourned by the Village President and the Board of Trustees without further notice other than a motion to be entered upon the minutes of the hearing, fixing the time and place of the subsequent hearing. Published in Daily Herald May 15, 21, 2015 (4407700) , posted 05/15/2015

NOTICE On Friday, May 22, 2015 at 8:00, a meeting conducted by Community Unit School District 300 will take place in the District 300 Administration Center at 2550 Hamish Drive, Algonquin, IL 60102. The purpose of the meeting will be to discuss the district's plans for providing special education services to students with disabilities who attend private schools and home schools within the district for the 2015-2016 school year. If you are a parent of a student that is home-schooled who has been or may be identified with a disability and you reside within the boundaries of Community Unit School District 300, you are urged to attend. If you have further questions pertaining to this meeting, please contact Mrs. Shelley Nacke, Assistant Superintendent for Education Services: Compliance at 847-551-8430. Published in Daily Herald May 14, 15, 16, 17, 18, 2015 (4407490) , posted 05/14/2015

PUBLIC NOTICE "Community Consolidated School District 89 will comply with state code and destroy student temporary records from July 2009 and prior. The Family Education Rights and Privacy Act and Illinois School Records Act allow parents and eligible students to inspect, copy or challenge information prior to destruction. Individuals wishing to inspect records scheduled for destruction should call the CCSD89 Administration Center at (630)469-8900. Identification is required to claim confidential records. The records will be destroyed July 6, 2015." Published in Daily Herald 5/15/2015, 6/12/2015 (4407548) , posted 05/15/2015

Saved as: 1







**VILLAGE OF BARTLETT**  
**BOARD MINUTES**  
**May 19, 2015**

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1. CALL TO ORDER

President Wallace called the regular meeting of May 19, 2015 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:00 p.m. in the Council Chambers.

2. ROLL CALL

PRESENT: Trustees Arends (via speakerphone), Camerer, Carbonaro, Deyne, Hopkins, Reinke, President Wallace were present.

ABSENT: None

ALSO PRESENT: Village Administrator Valerie Salmons, Assistant Administrator Paula Schumacher, Assistant to the Village Administrator Scott Skrycki, Finance Director Jeff Martynowicz, Director of Public Works Dan Dinges, Community Development Director Jim Plonczynski, Assistant Community Development Director Roberta Grill, Building Director Brian Goralski, Grounds Superintendent Kevin DeRoo, Chief Kent Williams, Sergeant Mike Rummell, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

3. INVOCATION

Pastor Ian Simkins from Poplar Creek Church did the invocation. He stated that on June 6<sup>th</sup> they are having a community wide festival from 1:00 p.m. to 9:00 p.m. that is free. He invited local business and artisans free booth spaces.

4. PLEDGE OF ALLEGIANCE

5. CONSENT AGENDA

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

Trustee Camerer asked that Items 3 and 5 under Public Works Committee, Resolution 2015-41-R, A Resolution Approving of the Non-Exclusive License Agreement Between the Village of Bartlett and Chicago SMSA Limited Partnership D/B/A Verizon Wireless



**VILLAGE OF BARTLETT**  
**BOARD MINUTES**  
**May 19, 2015**

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and 2015-43-R, A Resolution Approving the Cross Connection Control Program Contract Between the Village of Bartlett and Aqua Backflow, Inc. be added to the Consent Agenda.

Trustee Reinke asked that Item 2 under the Planning & Zoning Committee, Ordinance 2015-38, An Ordinance Approving of the Rezoning from ER-1 to SR-2 and the Preliminary/Final Plat of Subdivision for Sanzeri's Subdivision be added to the Consent Agenda.

Trustee Camerer moved to amend the Consent Agenda by adding Item 2 under the Planning & Zoning Committee, Ordinance 2015-38 and Items 3 and 4 under Public Works Committee, Resolution 2015-41-R and 2015-43-R and that motion was seconded by Trustee Deyne.

**ROLL CALL VOTE TO AMEND CONSENT AGENDA**

AYES: Trustees Arends, Camerer, Carbonaro, Deyne, Hopkins, Reinke  
NAYS: None  
ABSENT: None  
MOTION CARRIED

Trustee Reinke moved to approve the amended Consent Agenda and all items contained therein, and that motion was seconded by Trustee Deyne.

**ROLL CALL VOTE TO APPROVE THE AMENDED CONSENT AGENDA**

AYES: Trustees Arends, Camerer, Carbonaro, Deyne, Hopkins, Reinke  
NAYS: None  
ABSENT: None  
MOTION CARRIED

**6. MINUTES**

Trustee Camerer moved to approve the Board Minutes from April 21, 2015 and that motion was seconded by Trustee Carbonaro.

**ROLL CALL VOTE TO APPROVE THE BOARD MINUTES FROM APRIL 21, 2015**

AYES: Trustees Arends, Camerer, Carbonaro, Reinke  
NAYS: None  
ABSTAIN: Trustees Deyne, Hopkins  
ABSENT: None  
MOTION CARRIED



**VILLAGE OF BARTLETT**  
**BOARD MINUTES**  
**May 19, 2015**

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7. BILL LIST – Covered and approved under the Consent Agenda.
8. TREASURER’S REPORT – None
9. PRESIDENT’S REPORT

Mr. Gary Plice stated that the Bartlett Historical Society selected six local historical buildings for recognition and they received historical plaques.

This year’s homes are:

1. Eclectic Colonial, 1928. 234 S. Western Ave., owned by Chris and Gillian Reed.
2. Bungalow Cottage, 1926. 108 N. Elroy, owned by Viola Vlasak
3. Cape Cod, 1954. 121 S. Oak Ave., owned by Donna Merritt
4. Bungalow, 1928. 430 W. Oneida Ave, owned by Bruce and Kathy Herro
5. Mid-Century Modern, 1957. 105 W. North Ave., owned by David and Debbie Dortmund.
6. Gable-Front & Wing, 1894. 119 S. Hickory Ave., owned by Laurie Berg

President Wallace read a proclamation for National Public Works Week and declared May 17-23, 2015 as such.

President Wallace presented liquor license renewals for the following:

- |         |   |
|---------|---|
| Class B | Gap Sparta Food Service, Inc. dba Savoury Restaurant & Pancake Café |
| Class F | Faros Restaurants, Inc. dba El Faro Restaurant #2                   |

President Wallace stated that if there were no objections he would reissue each of the above liquor licenses which will be renewed for the license year May 1, 2015 to April 30, 2016. There were no objections.

10. QUESTION/ANSWER: PRESIDENT & TRUSTEES - None
11. TOWN HALL

**Richard Lewis, 868 Braintree**

Mr. Lewis stated that he wanted to speak about the Route 59 and Stearns intersection with a fresh mind and a sense of compromise. He spoke about the local drivers who know the intersection well and non-local drivers who come through infrequently. The local driver will adjust to the changes that may be made are just about changing habits. For the non-local driver, it is about making sure the intersection and access to the shopping area is not confusing. He spoke about the traffic on Braintree for those expecting a back entrance to the mall. He stated that he felt that there is a need for dual turn lanes on



**VILLAGE OF BARTLETT**  
**BOARD MINUTES**  
**May 19, 2015**

---

Stearns and suggested a slightly modified Option 3. He stated that directional signage on Stearns and Route 59 could navigate drivers to the shopping center. He stated that Option 3 is tied to two things – a traffic light at Norwood and Route 59 and directional signage. He spoke about the traffic on Norwood and Braintree and the potential to close Norwood.

**Javier Milan, Traffic Engineer for Walgreens in 2012**

Mr. Milan stated that he analyzed the intersection of Stearns and the Brewster Creek access drive when the new Walgreens was proposed. He stated that at the time, it operated at acceptable levels of service as well as future projections. He stated that the proposed IDOT plans introduced a raised barrier median that extends from 59 to Braintree which limits accessibility of the shopping center. It will reduce the viability of the shopping center and make it less desirable for customers who patronize.

**Art Pierscionek, 925 Auburn Lane**

Mr. Pierscionek stated that Mr. Lewis did a great job representing the neighborhood and his communication was good. He stated that he has been using the shopping center for many years and noticed the traffic pattern turning left onto Stearns. He understood that the shopping center relies on traffic but that intersection is getting busier and he felt that the stores will continue to bring people. His concern was for the residents safety and he recommended Option A in which the traffic consultants felt was the safest choice. He asked why the Board would bring in an expert consultant if they do not take their advice. He felt that public safety should be the utmost thing on their minds.

**Sam Bartolone, 1618 Far Hills Drive**

Mr. Bartolone stated that he supported Option C as the best and viable option.

**Doug Hansen, Store Manager of Walgreens**

Mr. Hansen thanked the Board for working on keeping the Stearns Road entrance a viable access to the store. Walgreens made a significant investment in the community with this location and felt that store accessibility had to be convenient. He stated that his preferred option would be a left turn access from the shopping center – Option C. He thanked the Board for weighing this option out.

**Martin McManamon, 1192 Independence Drive**

Mr. McManamon stated that Independence Drive was a cut-through street and when trains back up on Route 59 everyone cuts down Independence to make it to Struckman. He was not in favor of Option 1 because it adds more traffic to Route 59. He felt that adding a traffic light is not going to help. He was in favor of Option 2 or 3.



**VILLAGE OF BARTLETT**  
**BOARD MINUTES**  
**May 19, 2015**

---

12. STANDING COMMITTEE REPORTS

A. PLANNING & ZONING COMMITTEE, CHAIRMAN REINKE

Trustee Reinke presented Ordinance 2015-37, An Ordinance Granting Approval of a Final Plat of Subdivision and Final PUD/Site Plan for Lot 1 for Artis Senior Living.

Community Development Director Plonczynski stated that Artis is requesting the approval of the three lot subdivision and final plan for their senior living memory care facility.

Trustee Reinke moved to approve Ordinance 2015-37, An Ordinance Granting Approval of a Final Plat of Subdivision and Final PUD/Site Plan for Lot 1 for Artis Senior Living as presented, and that motion was seconded by Trustee Camerer.

Trustee Reinke reiterated that he had concerns with the right in/out and thought it would be problematic for any business. He was concerned about what lot 2 would morph into and felt that it creates land locked parcel. He stated that he would be voting "no".

Trustee Camerer stated that he was very happy to see Artis coming in and thought it was a well needed facility. He felt that the right in/out has been addressed and the petitioner feels quite capable of making that work and sees no barriers to that. As far as other businesses or entities coming into the existing lots, they don't know but the parcel has been sitting vacant for 30 to 35 years and he didn't know if anything else would ever come into it. He welcomed them to the community and stated that he will be voting "yes".

Trusted Deyne stated that when this came before the Plan Commission, they discussed this at length regarding the right in/out and his understanding was that IDOT would not allow any deceleration lanes. He stated that their intent for the vacant lots would be for some kind of medical purposes. He stated that it was not a unanimous recommendation for approval but the majority did recommend approval.

President Wallace reiterated his statement that with this ruling from IDOT, they are very fortunate to have a business there.

**ROLL CALL VOTE TO GRANT FINAL PLAT AND PUD/SITE PLAN FOR ARTIS SENIOR LIVING**

**AYES:** Trustees Arends, Camerer, Deyne, Hopkins

**NAYS:** Trustees Carbonaro, Reinke

**ABSENT:** None

**MOTION CARRIED**



**VILLAGE OF BARTLETT**  
**BOARD MINUTES**  
**May 19, 2015**

---

Trustee Reinke stated that Ordinance 2015-38, An Ordinance Approving of the Rezoning from ER-1 to SR-2 and the Preliminary/Final Plat of Subdivision for Sanzeri's Subdivision was covered and approved under the Consent Agenda.

Trustee Reinke presented 2015-39-R, A Resolution Approving the Letter of Intent Between IDOT and the Village of Bartlett for the Route 59 and Stearns Road Intersection Improvement Project and Preferred Design for the East Leg of Said Intersection.

Community Development Director Plonczynski stated that the intent of the Resolution is a vote on the alternative for the design of the east leg of the intersection. The letter of intent commits the Village to improvements to that intersection totaling \$42,723 and they include a shared path, a sidewalk and a pre-emption light for the traffic signal at 59 and Stearns.

Trustee Carbonaro asked what changed the default option from 1 to 2.

Community Development Director Plonczynski stated that discussions with staff, IDOT and DuPage County, the original design included a barrier median in both the east and west leg of Stearns. The Village sent a letter to DuPage County asking for a revision based on some input at the public hearing that was received from the shopping center owner and other businesses. DuPage County also commented on that – they asked that on the west leg to open up the median at the Home Depot entrance. DuPage County came back with Option 2 which is the left turn into the shopping center and only one left turn southbound. He stated that IDOT does not wait for a response and have gone into a preliminary phase 1 design including Option 2 that is the east leg with a single left turn lane and the west leg with opening at Home Depot entrance.

Trustee Carbonaro asked who in the Village sent the letter.

Community Development Director Plonczynski stated that the Mayor sent the letter to DuPage County as well as IDOT engineers asking for the change and it was sent to all the Trustees. They came back with the revised change. The Mayor's letter did not specify eliminating the dual left turn lane, it was a design choice by the traffic engineers at both IDOT and DuPage County.

Trustee Reinke moved to approve Resolution 2015-39-R, A Resolution Approving the Letter of Intent Between IDOT and the Village of Bartlett for the Route 59 and Stearns Road Intersection Improvement Project and Preferred Design for the East Leg of Said Intersection (Option 1) as presented, and that motion was seconded by Trustee Hopkins.

Trustee Reinke asked the traffic engineer, Brad Coulter, if it was his recommendation that the original plan is his preferred plan.





**VILLAGE OF BARTLETT**  
**BOARD MINUTES**  
**May 19, 2015**

---

Mr. Coulter responded “yes” because it optimizes the overall safety of the intersection area. The Brewster Creek access falls within the functional intersection area for Stearns Road.

President Wallace stated that Mr. Coulter has also stated that all three options are safer than what they have now.

Trustee Deyne asked Mr. Coulter if he had to compromise from Option 1, which one would be his choice.

Mr. Coulter stated Option 3 because it still provides the dual left turn lanes westbound which minimizes the cueing that occurs during the off-peak time. The dual left turn lanes minimizes stacking, doesn't block the Brewster Creek access drive, allows the east leg of Stearns to operate more efficiently, less delay in all lanes. It still allows for u-turns from Stearns Road to access the shopping center.

Trustee Deyne asked if they were looking at Option 1 and traveling eastbound on Stearns, they would have to make a u-turn at the end of the median to go back westbound or turn on Braintree and turn around. That is not the case with Option 3.

Mr. Coulter stated that Option 1 would allow a u-turn at Braintree. Option 3 would allow a u-turn at Braintree or from the median west of Braintree.

Trustee Deyne asked if he was going westbound on Stearns and wanted to access Walgreens it would be no problems but when he wanted to leave, he would have to go to Route 59 to Norwood to Braintree to go eastbound on Stearns.

Mr. Coulter stated that the advantage to Option 1 and Option 3 is during the peak hours where left turns are restricted anyway, under all the options, with two westbound turn lanes and anticipated stacking not to block access from the shopping center, you still have the option of heading eastbound to enter the inner left turn lane and make a u-turn with the protected green arrow and head back east on Stearns.

Trustee Deyne stated that he believed that they have to reach a compromise and he supported Option 3.

Trustee Camerer asked the Chief about the safety issues with these options. He asked about the accident reports from previous meetings and recalled that the majority of accidents occurred in the intersection proper of Stearns and Route 59 and not the exit of the shopping center.



**VILLAGE OF BARTLETT**  
**BOARD MINUTES**  
**May 19, 2015**

---

Chief Williams stated that was correct. They conducted a survey and in the last three years they had 172 to 175 accidents at the generalized intersection. Almost all of them were in the intersection proper.

Trustee Camerer stated that only a small amount have occurred at the shopping center exit.

Chief Williams stated 12%, approximate seven per year and twenty in the last three years.

Trustee Reinke stated that more people pass through the intersection than pass by the mall so he doesn't necessarily follow that argument. He asked Administrator Salmons to share her thoughts.

Administrator Salmons stated that her concern is that they have looked at the access into the shopping center repeatedly and she thought the focus was getting a little bit off the intersection itself. When this first came in, the Chief, Public Works Director and Traffic Engineer reiterated that the benefit is that they have dual left turns on every single portion of this intersection and that is what makes this safer. Option 2 is the one option that does not allow for the dual lefts heading west going south. Keeping the integrity of the dual lefts at all the intersection portions is critical.

Public Works Director Dinges echoes what the Chief and Village Administrator stated. Option 1 is the safest but when you are trying not to impact the businesses he thought Option 3 was a good compromise. It maintains integrity of the main intersection but allows for the left turn out of the shopping center.

Trustee Carbonaro stated that Option 3 allows drivers that drive past the egress to make a u-turn in front of Braintree. How close is that u-turn going to be where they will be bumping into traffic coming off Braintree?

Public Works Director Dinges stated that Option 3 will allow the u-turn right at the access point. There will be a u-turn lane at the daycare center.

Trustee Carbonaro stated that they have an anomaly at this intersection. IDOT has expanded Route 59 from two lanes to five. There are four egresses that are less than 150 feet from a state route. He found it ironic that the first option was to get rid of all those egresses because they contribute to the problem. If they open this back up they are not solving any problem. They are trying to come up with different mechanisms to allow people to travel safely – not only the business owners but the 41,000 people that live in town and those who pass by. He didn't think that traffic will allow the u-turn and couldn't understand why they should allow that.



**VILLAGE OF BARTLETT**  
**BOARD MINUTES**  
**May 19, 2015**

---

Chief Williams stated that his main concern was keeping the dual lefts in all corners. Stearns and Route 59 is one of the most dangerous intersections in the 30 years he has worked here. He has seen fatalities and significant life impairing injuries in that intersection. For the last 25 years they have been asking IDOT to look at it and create dedicated dual left turn lanes in all directions with a dedicated turn signal that protects the movement throughout the intersection. They have done that and that's all they ever asked for. He felt that these changes will make that intersection safer. His emphasis is on the center of the intersection where people have been dying – Options 1 and 3 have corrected that situation. Whether they choose any of the options presented is dependent on the totality of the Board weighing a lot of ulterior perspectives that are valid, and that's what Boards are for.

Trustee Hopkins asked about traffic counts before the bridge was put on Stearns Road and after.

Chief Williams was not sure if they did a study but stated that from experiential knowledge would tell you that Stearns has been a lot busier since the bridge was put in.

Trustee Hopkins asked the traffic engineer if he thought that when IDOT made this design he wondered if they incorporate future traffic flow through that intersection into their decision.

Traffic Engineer Coulter stated that their primary emphasis on this intersection was safety. The fact that you also add significant left turn storage capacity with the dual left turn lanes means that by addressing safety and with the dual lefts you also increase capacity at the intersection. The function of the improvement is two-fold, the primary impetus was the safety experience.

Trustee Hopkins asked if they had any traffic counts for 20-30 years down the road.

Traffic Engineer Coulter stated that was not part of the design scope for the IDOT improvement. On safety projects they look at an immediate design year to get the project in place. From a capacity standpoint, they are adding capacity at this intersection, without adding thru lanes, which in the future may be a distinct possibility, this is about as much as they could do at this point in time.

President Wallace reiterated that keeping the dual left turn lanes on all directions of that intersection is the single most important element that maintains the safety and integrity of the intersection.

Trustee Reinke stated that his big concern with Option 3 is the notion of diverting all traffic into the parking lot of the daycare center. How do we resolve that issue? How do you funnel all of the mall traffic through this parking lot?



**VILLAGE OF BARTLETT**  
**BOARD MINUTES**  
**May 19, 2015**

---

Traffic Engineer Coulter stated that the entrance to the daycare center is a one way entrance off of Stearns. His recommendation would be to have signage facing traffic that would be turning left, which could include daycare users and notifying anyone turning left that this entry is for daycare traffic only. He stated that this is enforceable under ordinance and those signs with some supplemental directional signing, would relieve that situation.

Trustee Reinke asked Mr. Coulter if he thought that would deter the majority of people from driving into the daycare parking lot and instead pulling a u-turn.

Traffic Engineer Coulter stated "yes".

President Wallace stated that as long as there are dual lefts going north on 59, the only people going into the shopping center going eastbound on Stearns are people going north on 59 who will make it very difficult to get into there. People will learn that the dual left turn lanes dump the traffic a lot quicker and they will make a left and a right. He does not see how people with any degree of frequency, attempt to cross 59 and pull a u-turn. They certainly wouldn't go through the daycare because it doesn't even line up with the Walgreens entrance.

Trustee Reinke called the question to approve of Option 1.

**ROLL CALL VOTE TO APPROVE THE LETTER OF INTENT BETWEEN IDOT FOR THE ROUTE 59 AND STEARNS ROAD INTERSECTION IMPROVEMENT PROJECT – OPTION 1**

**AYES:** Trustees Carbonaro, Hopkins, Reinke

**NAYS:** Trustees Arends, Camerer, Deyne, President Wallace

**ABSENT:** None

**MOTION FAILED**

Trustee Deyne moved to approve Ordinance 2015-39-R, A Resolution Approving the Letter of Intent Between IDOT and the Village of Bartlett for the Route 59 and Stearns Road Intersection Improvement Project and Preferred Design for the East Leg of Said Intersection (Option 3) as presented, and that motion was seconded by Trustee Camerer.

Trustee Reinke moved to amend that motion to include that the Village would be responsible for adding signage at the daycare entrance. He was sure the mall owner would assist them with securing the ability to erect those and was seconded by Trustee Deyne.



**VILLAGE OF BARTLETT**  
**BOARD MINUTES**  
**May 19, 2015**

---

**ROLL CALL VOTE TO AMEND OPTION 3 TO ADD SIGNAGE TO THE DAYCARE FACILITY**

**AYES:** Trustees Arends, Camerer, Deyne, Reinke  
**NAYS:** Trustees Carbonaro, Hopkins  
**ABSENT:** None  
**MOTION CARRIED**

**ROLL CALL VOTE TO APPROVE THE LETTER OF INTENT BETWEEN IDOT FOR THE ROUTE 59 AND STEARNS ROAD INTERSECTION IMPROVEMENT PROJECT – OPTION 3 WITH THE AMENDMENT**

**AYES:** Trustees Arends, Camerer, Deyne, President Wallace  
**NAYS:** Trustees Carbonaro, Hopkins, Reinke  
**ABSENT:** None  
**MOTION CARRIED**

**B. BUILDING COMMITTEE, CHAIRMAN HOPKINS**  
Trustee Hopkins stated that there was no report.

**C. FINANCE & GOLF COMMITTEE, CHAIRMAN DEYNE**  
Trustee Deyne presented Resolution 2015-40-R, A Resolution Granting the U-46 May 6, 2015 Request for Release of School Donations and Authorizing the Release of \$192,789.47 to U-46 from the Developer Deposit Fund.

Administrator Salmons stated that in the days of numerous building requests this was a fairly common thing. The donations that go to the other taxing districts go directly to them. The Board wanted to have information before they released any of the developer donations to U-46 to go through and see specifically that it was spent on schools in the Village of Bartlett and that it be for bricks and mortar as opposed to books and other things. Our donations have quite a ways to go in terms of catching up. Seeing that verification of what our ordinance calls for, we put it on the agenda and recommend paying it to U-46.

Trustee Deyne moved to approve Resolution 2015-40-R, A Resolution Granting the U-46 May 6, 2015 Request for Release of School Donations and Authorizing the Release of \$192,789.47 to U-46 from the Developer Deposit Fund as presented and that motion was seconded by Trustee Reinke.





**VILLAGE OF BARTLETT**  
**BOARD MINUTES**  
**May 19, 2015**

---

ROLL CALL TO APPROVE RESOLUTION 2015-40-R, GRANTING SCHOOL DONATIONS AND RELEASE OF \$192,789.47 FROM DEVELOPER DEPOSIT FUND

AYES: Trustees Arends, Camerer, Carbonaro, Deyne, Hopkins, Reinke  
NAYS: None  
ABSENT: None  
MOTION CARRIED

Trustee Deyne asked the Assistant Village Administrator to summarize the electricity purchase.

Assistant Village Administrator Schumacher stated that in 2007, Com Ed stopped generating electricity and started purchasing power on the open market. Although Com Ed no longer generates electricity, they continue to act as the power distribution company regardless who supplies the electricity. The franchise agreement with Com Ed remains in place, thus a portion of our municipal electricity use continues to be at no cost. Electricity used for street lighting, water pumping, the wastewater treatment plant and Bartlett Hills is set at market rates. Since 2007, they have been working with a consortium put together by the Metropolitan Mayors Caucus and Energy Choices to evaluate those accounts and bid them out. They have two contracts – one is for the water pumping, Bartlett Hills and the wastewater treatment plant. There is a separate agreement for street lights. They are calculated at different rates and therefore different contracts. While electricity prices are fairly volatile, the time to take advantage is now.

Trustee Deyne stated that there are two firms - Energy Choices and Constellation Energy and asked why they were not combined into one.

Assistant Village Administrator Schumacher stated that sometimes they end up with the same company but in this particular case one had a better price for the wastewater treatment plant (higher volume accounts) and the other had better pricing for street lighting.

Trustee Deyne stated that they did an outstanding job breaking this down like this.

Trustee Camerer asked if there were advantages to going with 36 months as opposed to the 24 month plan.

Assistant Village Administrator Schumacher stated that when you start going out that far they tend to creep their prices a little more and it also gives them a chance to take advantage of lower pricing in the market if that should occur.

Trustee Deyne moved to authorize the Village Administrator to enter into an agreement for enterprise accounts with Constellation Energy for the purchase of electricity from



**VILLAGE OF BARTLETT**  
**BOARD MINUTES**  
**May 19, 2015**

---

December 15, 2015 to December 15, 2017 as presented and was seconded by Trustee Camerer.

**ROLL CALL TO AUTHORIZE AN AGREEMENT FOR ENTERPRISE ACCOUNTS WITH CONSTELLATION ENERGY**

AYES: Trustees Arends, Camerer, Carbonaro, Deyne, Hopkins, Reinke

NAYS: None

ABSENT: None

**MOTION CARRIED**

Trustee Deyne moved to authorize the Village Administrator to enter into an agreement for street lighting accounts with MidAmerican Energy for the purchase of electricity from December 15, 2015 to December 15, 2017 as presented and was seconded by Trustee Carbonaro.

Trustee Deyne stated that staff did an outstanding job in putting all this information together.

**ROLL CALL TO AUTHORIZE AN AGREEMENT FOR STREET LIGHTING WITH MIDAMERICAN ENERGY**

AYES: Trustees Arends, Camerer, Carbonaro, Deyne, Hopkins, Reinke

NAYS: None

ABSENT: None

**MOTION CARRIED**

**D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN ARENDS**

Trustee Arends stated that the Greiner Amplifier Permit Request was covered and approved under the Consent Agenda.

**E. POLICE & HEALTH COMMITTEE, CHAIRMAN CARONARO**

Trustee Carbonaro stated that Resolution 2015-44-R, A Resolution Authorizing the Execution of an Equipment Lease Agreement Between John Thomas Inc. and the Village of Bartlett was covered and approved under the Consent Agenda.

**F. PUBLIC WORKS COMMITTEE, CHAIRMAN CAMERER**

Trustee Camerer stated that the Public Works Staff Replacement Vehicle Purchase and Resolution 2015-45-R, A Resolution Approving of the Agreement Between the Village of Bartlett and Behm Pavement Maintenance Inc. for the 2015 Crack Sealing Project and 2015-41-R, A Resolution Approving of the Non-Exclusive License Agreement Between the Village of Bartlett and Chicago SMSA Limited Partnership D/B/A Verizon Wireless and 2015-43-R, A Resolution Approving the Cross Connection Control Program Contract





**VILLAGE OF BARTLETT**  
**BOARD MINUTES**  
**May 19, 2015**

---

Between the Village of Bartlett and Aqua Backflow, Inc. were covered and approved under the Consent Agenda.

Trustee Camerer presented Resolution 2015-42-R, A Resolution Approving an Agreement Between the Village of Bartlett and the DuPage River Salt Creek Workgroup.

He stated that the Village's NPDES permit expired on January 31, 2015, and the Village is awaiting the IEPA's new phosphorous limits. In the interim, the DuPage River Salt Creek Workgroup has been negotiating with the IEPA to provide special conditions to the NPDES permit of each Workgroup member, which will allow the Village to delay the implementation of phosphorous treatment at the Village's Waste Water Treatment Plant for 10+ years, if the Village approves the Agreement. The Village's annual fees to the Workgroup will increase from \$6,575 per year to \$31,000 for fiscal year 2015-16 with annual increases for the Village's share of a list of regional projects. However, by executing the Agreement, the Village will have 10 years rather than 3 years to implement phosphorous removal, which staff estimates will save the Village \$1.4 million in chemical and operating expenses on phosphorous removal, even after deducting payment of the increased annual dues to the Workgroup.

Trustee Camerer moved to approve Resolution 2015-42-R, A Resolution Approving an Agreement Between the Village of Bartlett and the DuPage River Salt Creek Workgroup as presented and that motion was seconded by Trustee Carbonaro.

President Wallace stated that this was budgeted at \$6,575 and is now at \$31,000 and asked what happened.

Public Works Director Dinges stated that the \$6,575 is what they were paying to the Workgroup and didn't have the number for this special condition until recently and can fit that into their budget.

Trustee Carbonaro stated that in addition to that, they were paying for additional chemicals.

Public Works Director Dinges stated that it's a membership fee to be in that Workgroup and because the Village does not have those larger projects, the fee was only \$6,575 per year. If the Board approves this agreement, they have to start paying for those projects on an eight year program.

President Wallace stated that he didn't follow that. The \$6,575 is the junior membership and the \$31,000 is the major membership?

Public Works Director Dinges stated that nobody has had these projects to pay for yet so everyone that is joining this agreement will now have their assessments. Each



**VILLAGE OF BARTLETT**  
**BOARD MINUTES**  
**May 19, 2015**

---

community has that assessment added to their fee and that pays for those projects that the EPA has committed to such as river improvement. They allow the Village to defer implementing phosphorous treatment at the waste water treatment plants because they are doing this other work on the rivers.

**ROLL CALL TO APPROVE RESOLUTION 2015-42-R, APPROVING THE AGREEMENT WITH DUPAGE RIVER SALT CREEK WORKGROUP**

**AYES:** Trustees Arends, Camerer, Carbonaro, Deyne, Hopkins, Reinke

**NAYS:** None

**ABSENT:** None

**MOTION CARRIED**

**13. NEW BUSINESS**

Trustee Reinke stated that he ran into a fellow municipal attorney and they were talking about massage establishments. He reminded him of some relatively recent changes in the law that would allow the Village to increase its regulatory authority over massage establishments and he asked the staff and attorney to look into it to protect the public health, safety, welfare and morals.

Attorney Mraz stated that they are doing this as we speak. They had a massage ordinance that was pre-empted by state law. He stated that he has the Wheaton and Roselle ordinance from perhaps that same attorney.

Trustee Camerer asked if they are checking on this from the perspective of a legitimate medical massage therapist working out of a medical clinic. He did not want to see limitations put on medical offices in the community that hire massage therapists.

Attorney Mraz stated that they are exempt. The Village actually has a massage license ordinance in the Municipal Code and it exempts them. The masseuses are licensed themselves and the state said that municipalities cannot do that – they are going to take that over and preempt municipalities. The Village had some issues with the J Spa years ago and took steps to suspend and revoke a license. The business sold once it was revoked. It was quiet for a while and in the meantime municipalities are chipping back at that pre-emption and carving ways around the license which require the business to get the license. They are looking into this currently.

Trustee Reinke stated that the verbiage for the daycare signage should also be applied for signage on Braintree. He didn't think that the problem will be solved by any one thing but perhaps "No Through Traffic" or "Local Traffic Only" signs and he would let the Chief come up with the verbiage.



**VILLAGE OF BARTLETT**  
**BOARD MINUTES**  
**May 19, 2015**

---

Trustee Deyne stated that there is a sign on Norwood that says "Local Traffic Only". Attorney Mraz stated that there are limitations on enforceability of those on the street. With the shopping center, it would be his intent to contact the owner and have a traffic control agreement with the daycare center owner that would give the authority to write tickets if violated on that private property.

President Wallace stated that residents have commented that the school zones are really poorly painted. They suggested a review of the lighting and the painting around those zones to see how well they are marked.

14. QUESTION/ANSWER: PRESIDENT & TRUSTEES - None

15. ADJOURNMENT

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

ROLL CALL VOTE TO ADJOURN

AYES: Trustees Arends, Camerer, Carbonaro, Deyne, Hopkins, Reinke

NAYS: None

ABSENT: None

MOTION CARRIED

The meeting was adjourned at 8:27 p.m.

Lorna Gilles  
Village Clerk

LG/

**VILLAGE OF BARTLETT**  
**COMMITTEE MINUTES**

**May 19, 2015**

President Wallace called the Committee of the Whole meeting to order at 8:28 p.m.

Present: Trustee Camerer, Carbonaro, Deyne, Hopkins, and Reinke

Absent: Trustee Arends

Also Present: Village Clerk Lorna Giless, Village Administrator Valerie L. Salmons, Assistant Village Administrator Paula Schumacher, Assistant to the Village Administrator Scott Skrycki, Finance Director Jeff Martynowicz, Community Development Director Jim Plonczynski, Assistant Community Development Director Roberta Grill, Building Director Brian Goralski, Public Works Director Dan Dinges, Chief Kent Williams, Ground Superintendent Kevin DeRoo, and Attorney Bryan Mraz

**PLANNING & ZONING COMMITTEE**

**908 Shorewood Drive Fence Variation**

Chairman Reinke asked Community Development Director Jim Plonczynski to review the agenda item.

J. Plonczynski explained that the petitioner, Sean Considine, is requesting a variation for a 5-foot fence where a 3-foot fence is permitted. The 5-foot high wood fence would be a "picket style" fence that would allow for some visibility. The fence would be set back 10-feet from the property line along Shorewood Court both for visibility and because there is a 10-foot easement containing a water main within the area. The Zoning Board of Appeals reviewed the petitioner's request at their May 7<sup>th</sup> meeting and recommended approval based on the findings of fact. The petitioner is present to answer any questions.

Trustee Carbonaro asked why the petitioners need a 5-foot fence being that the home is located on a corner.

S. Considine explained that a 5-foot fence is proposed for the safety of the family. The house is located 350 feet from a pond at the end of the cul-de-sac. The pond has a 3-foot retaining wall and is an 8-foot deep pond. There is concern that a family member, specifically a child, or a pet should fall into the pond, it would be very difficult to get out. He stated that a 3-foot high fence presents opportunities for children or pets to get out easily and along with the pond being an issue, a 5-foot fence is desired. The intersection of Newport Blvd. and Shorewood is a very busy intersection. He stated that there is a townhome community that is built inside of the neighborhood and the traffic along Shorewood is very busy along with Newport Blvd. He stated that the busy traffic is another reason to support a 5-foot fence.

Trustee Carbonaro clarified that since the Zoning Board recommended approval, there is no problem with the vision clearance.

J. Plonczynski explained that the vision clearance is not a problem at that location. (Exhibit showing the vision clearance was displayed)

There being no further comments or questions, Chairman Reinke forwarded the item to the Village Board for consideration.

Bartlett Ridge Preliminary Subdivision & PUD, Rezoning, Special Use & Comprehensive Plan Amendment

Chairman Reinke asked Community Development Director Jim Plonczynski to review the agenda item.

J. Plonczynski explained that the Board last saw the project as a concept plan. The development is on the east side of Naperville Road, just south of Philip Drive, and south of the World Overcomers Church and north of the Timberline subdivision. The petitioner, Nathan Wynsma on behalf of William Ryan Homes, is requesting a preliminary subdivision; preliminary PUD plan; rezoning from SR-5 PUD to SR-4 PUD; special use for a PUD in the SR-4; and a comprehensive plan amendment to the Future Lane Use Plan to allow the property to change from Commercial Uses to Suburban Residential Uses. In 2006, the property was zoned SR-5 for the Bravo Sound Subdivision; an 87-unit townhome project. Subsequent to that in 2007, the 87-unit townhome project was amended for the Bartlett Ridge Subdivision which was also never built. The concept plan was reviewed last July. Timberline Subdivision had some concerns with the setbacks and the proximity of the layout of the homes with the rear yard setbacks. The petitioner came back in with increased rear yard setbacks where they are adjacent to the townhomes in the south portion of the development. The development is proposed as a 43 single-family lot subdivision; 48 total lots when the common area is included. The rezoning would take it back into the SR-4 district (referring to exhibit). The petitioner is asking for some relief from the PUD requirements with the SR-4 district. They are asking for a front yard of 20-feet instead of the standard 25-feet in the SR-4; 7-foot side yard and the SR-4 is 5-feet; a rear yard of 25 or 35-feet instead of the standard 45-foot rear yard; and a minimum lot width of 65-feet and 60-feet on the cul-de-sac and the SR-4 is 60-feet. The subdivision identifies a 17-foot wide dedication along Naperville Road and they will continue to do that. There will be a connection with the bike path that exists with Timberline. They are asking for two modifications from the Subdivision Ordinance; 1) to reduce the right-of-way width from the standard 66-feet to 60-feet to accommodate some of the reduced setbacks. The 60-foot width in a subdivision for a right-of-way has been used in other developments. They are also asking to exceed the cul-de-sac subdivision requirement of 600-feet. Originally, there was a dedication of a road connection in Timberline, but that is not going to happen. There is a .5 acre park site, which again is to add on to an existing park that the Park District has on the far east. Stormwater is on Lot 46; there would be an 8-foot high solid cedar fence at the rear property line between Lots 12-15 and Lots 18-24 to buffer the commercial that is north, which is the Cadillac Ranch/Moretti's and RV dealer. The original development of this subdivision was a townhome development and had a connection from Telluride Court north into the



subdivision. The Telluride Court residents don't want to make that connection. The Village's ordinance, at that time, said that the connection should be made within two years. The previous development was never built and the connection requirement has expired. The petitioner has gotten an emergency exit, in which he has been in discussions with the Cadillac Ranch owners and the emergency will exit will come off the end of the cul-de-sac and run up through the Cadillac Ranch/Moretti's parking lot up to Lake Street. Timberline has a similar emergency exit back out east to Naperville Road, so it's something that has been used in the past, but essentially it would be the secondary access and need Fire Department approval. (Exhibits of the models were displayed). The petitioner is present to answer any questions.

Chairman Reinke clarified that even though we are talking about a right-of-way that is 6-foot narrower, the actual width of the street will be the same.

J. Plonczynski responded that is correct.

Chairman Reinke stated that there won't be any problems with fire trucks or ambulances.

J. Plonczynski stated that just the right-of-way width will be a little narrower.

President Wallace asked if, at the concept plan discussion, the rear yard was 35-feet.

J. Plonczynski explained that it was presented with a 25-foot rear yard. Since the concept plan discussion, the rear yard has been increased to 35-feet.

President Wallace asked the price range of the homes.

N. Wynsma, William Ryan Homes, responded that there are three ranch models that are 1,800 to 2,400 square feet, starting in the high \$200,000's to low \$300,000's; sales price is typically a second time buyer, not necessarily a move-up buyer, but at least their second or third home purchase. He stated that there are typically 10%-25% in upgrades, so from a base of \$200,000's to low \$300,000's, we would expect up to mid-\$300,000's to into the \$400,000 range. The two story homes range from 2,200 square feet to 3,600 square feet. There are options of morning room additions, second floor living space, additional master suites, and a couple of the plans have first floor master suites. There is a two-car garage elevation to the homes. Several of those homes, as standard, have a third stall tandem, so it's a double deep space on the outside parking space. So, even in some of the confined lots, you will be able to get a three-car standard garage.

Trustee Camerer commended Mr. Wynsma for making the change from 25-foot rear yard to 35-foot rear yard setback. He stated that he is a little disappointed that the adjoining neighborhood didn't allow the development to connect in after making the effort to change the setbacks. He stated that there are full size trees by the proposed detention area. He stated that there is a significant amount of green area and asked if there is any way to save the trees.

N. Wynsma responded that to the north of the pond, the far right side of the plan (referring to exhibit), and part of the park area will have additional park area dedication. That area

is wooded and he stated that he would have to look at the tree survey to see which are the significant trees. If the trees can be kept, it would be in that park dedication area or in the area north of the detention area. One of the challenges on the site is there is a lot of topography. A lot of that topography runs from north to south, across the narrow portion of the property. The detention has to go in the southeast corner. Those are the areas where we can look at accommodating some tree preservation in addition to the rear property line between Moretti's and the RV property. Both the church and the RV company have been very amenable to working with us. We are providing sewer and water, stubs to their property, so they can eventually go onto utilities. We have approached Moretti's about providing access to the south end of their parking lot for emergency access. Our initial meetings with them were very positive. Since then, they have been a little hesitant. We've offered some financial compensation to them to allow us to do the connection work. We were told to "come back and give them our best shot". We will do that and we have some ideas on ways that we can benefit them. It's not just William Ryan Homes' development or Moretti's property – it's the potential emergency circulation for everybody's benefit. We are going to offer to do some additional work for them and add some further financial compensation to try to make that happen.

President Wallace added that the development is also adding 43 homeowners that can go to Moretti's.

Chairman Reinke asked if there will be some screening put in between Lot 24 and the parking lot.

N. Wynsma explained that from the cul-de-sac to the north from that point east along that property (there is currently a single family home there that fronts Rt. 20), from that point all the way east to Barrington Motors, south along Barrington Motors, east along the south side of Barrington Motors, and then south again along Moretti's is planned to be an 8-foot fence. Because we have drainage and utility easements for the benefit of the Village in the rear yards, that's why we are talking to Barrington Motors to come on their property to create a landscape buffer. Moretti's needs to further understand what the connection is going to look like and hopefully they will see that there is some benefit there. He stated that the sales office will take extra measure to provide materials to homebuyers that they will be well aware of what they are buying and what property they are up against. Barrington Motors has an outdoor speaker system for the sales staff and there's really no way to buffer that. People will be moving into an existing neighborhood; multi-family to the south and some commercial uses to the north; and we just need to make sure that people fully understand what it is they are buying and who their neighbors are.

Chairman Reinke echoed Trustee Camerer's comment about tree preservation. The Village of Bartlett has been hit hard with the EAB problem, so the Village is pretty sensitive when it comes to trees. He asked that the developer do anything they can to preserve as many trees as possible.

Trustee Deyne asked if the Fire District has seen the proposal and questioned the length of the cul-de-sac.



J. Plonczynski responded that the cul-de-sac is over 600 feet and the Fire District has reviewed the plans and will sign off on the emergency access.

Trustee Camerer asked if a detention area could be put where the road hook up was proposed to go.

N. Wynsma responded that it won't physically work for stormwater detention at that location. The only real difference here is the plan to make a connection to Telluride. Previous plans showed a road there, so with the elimination of that road, it gave more breathing room to make the lots larger to accommodate some bigger homes. He stated that there was an alternative where instead of a road connection, the emergency access would go to the south to Telluride. That was a non-starter with the neighbors as well. He stated that William Ryan Homes is willing to make every effort to improve the neighbors' property. The portion of the parking lot that we are proposing to be connected to is a gravel section in the back of the Cadillac Ranch. We intend to ask the Ranch if William Ryan Homes can pave a portion of that area, which will benefit the Cadillac Ranch.

There being no further comments or questions, Chairman Reinke forwarded the item to the Plan Commission for further review.

President Wallace entertained a motion to adjourn the Committee of the Whole meeting.

Moved by Trustee Deyne  
Seconded by Trustee Reinke

Motion carried.

President Wallace adjourned the Committee of the Whole meeting at 8:55 p.m.



**VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
 INVOICES DUE ON/BEFORE 6/2/2015**

**100-GENERAL FUND REVENUES**

**420230-BUILDING PERMITS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 FORTIS CONCRETE CO INC	BUILDING PERMIT REFUND	75.00
<b>INVOICES TOTAL:</b>		<b>75.00</b>

**1100-VILLAGE BOARD/ADMINISTRATION**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CANON SOLUTIONS AMERICA INC	COPIER MAINTENANCE SERVICE	383.25
<b>INVOICES TOTAL:</b>		<b>383.25</b>

**532000-AUTOMOTIVE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 WEX BANK	FUEL PURCHASES	201.69
<b>INVOICES TOTAL:</b>		<b>201.69</b>

**543101-DUES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ILLINOIS CITY/COUNTY MGMT ASSOC	DUES RENEWAL/V SALMONS	424.50
1 ILLINOIS CITY/COUNTY MGMT ASSOC	DUES RENEWAL/P SCHUMACHER	269.75
<b>INVOICES TOTAL:</b>		<b>694.25</b>

**543900-COMMUNITY RELATIONS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ARTS IN BARTLETT	ANNUAL CONTRIBUTION	6,000.00
1 BARTLETT HERITAGE DAYS NFP	HERITAGE DAYS SPONSORSHIP	3,400.00
1 DUPAGE SENIOR CITIZENS COUNCIL	PROGRAM FUNDING	5,000.00
1 LB MEDWASTE SERVICES INC	WASTE CONTAINER PICK UP	366.00
<b>INVOICES TOTAL:</b>		<b>14,766.00</b>

**546900-CONTINGENCIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 A-1 TROPHIES & AWARDS INC	NAME BADGES	15.90
** 1 JACQUI NEURAUTER	WELLNESS PROGRAM SPEAKER	150.00
<b>INVOICES TOTAL:</b>		<b>165.90</b>

**1200-PROFESSIONAL SERVICES**

**522900-PROFESSIONAL PLANNERS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 KANE MCKENNA & ASSOCIATES INC	DOWNTOWN TIF CONSULTANTS	5,523.80
<b>INVOICES TOTAL:</b>		<b>5,523.80</b>

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
 INVOICES DUE ON/BEFORE 6/2/2015**

**523400-LEGAL SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 BRYAN E MRAZ & ASSOC PC	PROFESSIONAL SERVICES	21,888.50
1 LAW OFFICES OF ROBERT J KRUPP PC	PROFESSIONAL SERVICES	925.00
1 STORINO RAMELLO & DURKIN	PROFESSIONAL SERVICES	675.00
<b>INVOICES TOTAL:</b>		<b>23,488.50</b>

**523401-ARCHITECTURAL/ENGINEERING SVC**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CHRISTOPHER B BURKE ENG LTD	POTABLE WATER STUDY	5,191.63
1 CHRISTOPHER B BURKE ENG LTD	TRAFFIC SIGNAL MONITORING	1,044.00
<b>INVOICES TOTAL:</b>		<b>6,235.63</b>

**546900-CONTINGENCIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CHRISTOPHER B BURKE ENG LTD	SPAULDING ROAD QUIET ZONE	1,811.76
** 1 DUPAGE COUNTY COLLECTOR	PIN 01-02-206-088	99.14
<b>INVOICES TOTAL:</b>		<b>1,910.90</b>

**1210-LIABILITY INSURANCE**

**544200-LIABILITY INS DEDUCTIBLE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 INTERGOVERNMENTAL RISK	JANUARY DEDUCTIBLES - CREDIT	-6,401.68
1 INTERGOVERNMENTAL RISK	FEBRUARY DEDUCTIBLES	1,827.67
1 INTERGOVERNMENTAL RISK	MARCH DEDUCTIBLES	4,470.25
1 INTERGOVERNMENTAL RISK	APRIL DEDUCTIBLES	9,936.07
<b>INVOICES TOTAL:</b>		<b>9,832.31</b>

**1400-FINANCE**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CANON SOLUTIONS AMERICA INC	COPIER MAINTENANCE SERVICE	81.83
<b>INVOICES TOTAL:</b>		<b>81.83</b>

**532200-OFFICE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CENTURY PRINT & GRAPHICS	A/P CHECK FORMS	341.44
1 WAREHOUSE DIRECT	RUBBERBANDS/SUPPLIES	30.32
1 WAREHOUSE DIRECT	PAPER/TONER/PAPER TOWELS	160.83
<b>INVOICES TOTAL:</b>		<b>532.59</b>

**532300-POSTAGE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 FEDERAL EXPRESS CORP	DELIVERY CHARGES	40.80

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
 INVOICES DUE ON/BEFORE 6/2/2015**

INVOICES TOTAL: 40.80

**1500-COMMUNITY DEVELOPMENT**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CANON SOLUTIONS AMERICA INC	COPIER MAINTENANCE SERVICE	603.53
1 WEBQA INC	ANNUAL FOIA SERVICE AGREEMENT	4,500.00
<u>INVOICES TOTAL:</u>		<u>5,103.53</u>

**523100-ADVERTISING**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ILLINOIS MUNICIPAL LEAGUE	WEB EMPLOYMENT AD	20.00
1 MARK YOUR SPACE INC	TABLE TOP TRADE SHOW DISPLAY	574.25
<u>INVOICES TOTAL:</u>		<u>594.25</u>

**532000-AUTOMOTIVE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 WEX BANK	FUEL PURCHASES	66.62
<u>INVOICES TOTAL:</u>		<u>66.62</u>

**532200-OFFICE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CENTURY PRINT & GRAPHICS	BUSINESS CARDS	40.00
1 CENTURY PRINT & GRAPHICS	BUSINESS CARDS	40.00
1 WAREHOUSE DIRECT	POCKET FILES/WRIST RESTS	65.51
1 WAREHOUSE DIRECT	APPOINTMENT BOOK	5.28
<u>INVOICES TOTAL:</u>		<u>150.79</u>

**543101-DUES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMERICAN PLANNING ASSOC	MEMBERSHIP DUES/A ZUBKO	306.00
<u>INVOICES TOTAL:</u>		<u>306.00</u>

**1600-BUILDING**

**526000-VEHICLE MAINTENANCE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 OIL MASTERS	VEHICLE MAINTENANCE	33.99
<u>INVOICES TOTAL:</u>		<u>33.99</u>

**526005-PLAN REVIEW SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 KESLIN ENGINEERING INC	PLAN REVIEW SERVICES	1,869.29
<u>INVOICES TOTAL:</u>		<u>1,869.29</u>

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
 INVOICES DUE ON/BEFORE 6/2/2015**

**532000-AUTOMOTIVE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 WEX BANK	FUEL PURCHASES	172.47
<u>INVOICES TOTAL:</u>		<u>172.47</u>

**532200-OFFICE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ILLINOIS MUNICIPAL LEAGUE	WEB EMPLOYMENT AD	20.00
1 SIR SPEEDY	BUSINESS CARDS	44.00
1 WAREHOUSE DIRECT	RECEIPT BOOKS/HIGHLIGHTERS/PENS	285.89
1 WAREHOUSE DIRECT	CREDIT - RETURNED ITEMS	-63.31
<u>INVOICES TOTAL:</u>		<u>286.58</u>

**1700-POLICE**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ADT SECURITY SERVICES	ALARM MONITORING SERVICES	39.45
1 AMERI-SHRED INC	PAPER SHREDDING SERVICES	60.00
1 CHICAGO OFFICE TECHNOLOGY GROUP	COPIER MAINTENANCE SERVICE	26.24
1 STERICYCLE INC	SERVICE AGREEMENT	378.67
1 VERIZON WIRELESS	WIRELESS SERVICES	434.86
<u>INVOICES TOTAL:</u>		<u>939.22</u>

**526000-VEHICLE MAINTENANCE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 BARTLETT TIRE LTD	VEHICLE MAINTENANCE	54.30
1 BARTLETT TIRE LTD	VEHICLE MAINTENANCE	593.96
1 BARTLETT TIRE LTD	VEHICLE MAINTENANCE	48.42
1 SUBURBAN TIRE	VEHICLE MAINTENANCE	93.44
1 SUBURBAN TIRE	VEHICLE MAINTENANCE	100.00
1 ZIMMERMAN FORD INC	VEHICLE MAINTENANCE	111.00
<u>INVOICES TOTAL:</u>		<u>1,001.12</u>

**526100-AUTO BODY REPAIRS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ROYAL COACH LTD	CSO TRUCK REPAIRS	5,400.51
<u>INVOICES TOTAL:</u>		<u>5,400.51</u>

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMERICAN FIRST AID SERVICES INC	FIRST AID SUPPLIES	106.70
1 CHICAGO OFFICE TECHNOLOGY GROUP	REPLACEMENT PRINTER	649.00
1 NEW ALBERTSONS INC	SUPPLIES	273.90
1 STREICHER'S	BODY ARMOR	69.99
1 TOPS IN DOG TRAINING	LUTHER DOG FOOD	188.80

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
 INVOICES DUE ON/BEFORE 6/2/2015**

1 ULINE	EVIDENCE SUPPLIES	367.49
1 WAREHOUSE DIRECT	TONER	227.26
1 WAREHOUSE DIRECT	TONER	520.55
1 WAREHOUSE DIRECT	CREDIT - RETURNED ITEM	-260.25
1 WAREHOUSE DIRECT	TONER	260.25
<b>INVOICES TOTAL:</b>		<b>2,403.69</b>

**530110-UNIFORMS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 RAY O'HERRON CO INC	UNIFORM REPLACEMENT	143.98
1 RAY O'HERRON CO INC	PATCHES	35.40
1 STREICHER'S	BODY ARMOR	590.00
<b>INVOICES TOTAL:</b>		<b>769.38</b>

**530115-SUBSCRIPTIONS/PUBLICATIONS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 THOMSON REUTERS - WEST	MONTHLY SUBSCRIPTION	154.42
1 THOMSON REUTERS - WEST	LAW BULLETIN SUBSCRIPTION	312.00
<b>INVOICES TOTAL:</b>		<b>466.42</b>

**530125-SHOOTING RANGE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 NEW ALBERTSONS INC	SUPPLIES	9.00
<b>INVOICES TOTAL:</b>		<b>9.00</b>

**532200-OFFICE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 WAREHOUSE DIRECT	LABELS/POST-IT NOTE DISPENSER	45.19
1 WAREHOUSE DIRECT	CREDIT - DAMAGED ITEM	-12.33
1 WAREHOUSE DIRECT	CREDIT - RETURNED ITEMS	-10.53
<b>INVOICES TOTAL:</b>		<b>22.33</b>

**541600-PROFESSIONAL DEVELOPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 IL PUBLIC EMPLOYER LABOR RELATIONSHI	SEMINAR REGISTRATION FEE	195.00
1 IL PUBLIC EMPLOYER LABOR RELATIONSHI	SEMINAR REGISTRATION FEE	195.00
** 1 ILETSBEI	CONFERENCE REGISTRATION FEES	300.00
1 AMY JENKINS	TRAINING EXPENSES	42.60
** 1 MIDWEST NEUROPSYCHOLOGY CENTER	CIT PRESENTATIONS	7,040.00
1 EVAN MOY	TRAINING EXPENSES	55.20
1 NORTH EAST MULTI-REGIONAL	CANINE COURSE/TRAINING	375.00
1 NORTHERN IL POLICE ALARM SYSTEM	MEETING FEES	135.00
1 TRI-RIVER POLICE TRAINING	FIREARMS INSTRUCTOR COURSE	200.00
<b>INVOICES TOTAL:</b>		<b>8,537.80</b>

**543101-DUES**

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



**VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
 INVOICES DUE ON/BEFORE 6/2/2015**

1 COOK COUNTY CLERK	NOTARY FEE/S ANGELACOS	10.00
1 COOK COUNTY CLERK	NOTARY FEE/C BARWACZ	10.00
1 COOK COUNTY CLERK	NOTARY FEE/S YOUNG	10.00
1 ILLINOIS TRUCK ENFORCEMENT ASSOC	MEMBERSHIP RENEWAL	100.00
<b>INVOICES TOTAL:</b>		<b>130.00</b>

**543900-COMMUNITY RELATIONS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 NEW ALBERTSONS INC	SUPPLIES	29.96
<b>INVOICES TOTAL:</b>		<b>29.96</b>

**544001-PRISONER DETENTION**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
2 NEW ALBERTSONS INC	SUPPLIES	62.80
<b>INVOICES TOTAL:</b>		<b>62.80</b>

**545200-POLICE/FIRE COMMISSION**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 METRO-WESTERN COOK	BACKGROUND CHECK FEES	144.00
<b>INVOICES TOTAL:</b>		<b>144.00</b>

**1800-STREET MAINTENANCE**

**522300-UNIFORM RENTALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 UNIFIRST CORP	UNIFORM RENTAL	101.86
1 UNIFIRST CORP	UNIFORM RENTAL	102.66
<b>INVOICES TOTAL:</b>		<b>204.52</b>

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	23.17
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	253.44
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	122.16
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	36.32
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	2,220.13
1 CONSTELLATION ENERGY	ELECTRIC BILL	785.45
<b>INVOICES TOTAL:</b>		<b>3,440.67</b>

**526000-VEHICLE MAINTENANCE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 KAMMES AUTO & TRUCK REPAIR INC	VEHICLE MAINTENANCE	1,236.36
1 POMP'S TIRE SERVICE INC	CHIPPER TIRES	275.22
<b>INVOICES TOTAL:</b>		<b>1,511.58</b>

**527100-SERVICES TO MAINTAIN STREETS**

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

**VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
 INVOICES DUE ON/BEFORE 6/2/2015**

1 HR GREEN INC	CN/IC RR REPAIRS	10,900.00
		<u>INVOICES TOTAL: 10,900.00</u>

**527130-SIDEWALK & CURB REPLACEMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CHERYL LEMVIG	REIMBURSE/SIDEWALK REPLACEMENT	412.50
		<u>INVOICES TOTAL: 412.50</u>

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AGGREGATE INDUSTRIES MGMT INC	BASEBALL SAND	137.30
1 AGGREGATE INDUSTRIES MGMT INC	BASEBALL SAND	242.90
1 AIRGAS NORTH CENTRAL	MATERIALS & SUPPLIES	150.79
1 AIRGAS NORTH CENTRAL	CYLINDER RENTAL	155.20
1 MIDWEST TRADING SUPPLIES INC	MUSHROOM COMPOST	159.20
1 SIGN OUTLET STORE	TAPE	109.98
1 SIGN OUTLET STORE	MATERIALS & SUPPLIES	103.80
		<u>INVOICES TOTAL: 1,059.17</u>

**530160-SAFETY EQUIPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 FIVE STAR SAFETY EQUIPMENT INC	SAFETY EQUIPMENT	130.00
1 FIVE STAR SAFETY EQUIPMENT INC	HARD HATS	165.00
1 FIVE STAR SAFETY EQUIPMENT INC	SAFETY EQUIPMENT	150.00
		<u>INVOICES TOTAL: 445.00</u>

**532000-AUTOMOTIVE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 WEX BANK	FUEL PURCHASES	4,457.32
		<u>INVOICES TOTAL: 4,457.32</u>

**532300-POSTAGE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 FEDERAL EXPRESS CORP	DELIVERY CHARGES	29.61
		<u>INVOICES TOTAL: 29.61</u>

**534300-EQUIPMENT MAINTENANCE MATLS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CAROL STREAM LAWN & POWER	EQUIPMENT MAINTENANCE SUPPLIES	172.34
1 CAROL STREAM LAWN & POWER	EQUIPMENT MAINTENANCE SUPPLIES	306.81
1 CAROL STREAM LAWN & POWER	EQUIPMENT MAINTENANCE SUPPLIES	66.00
1 INTERSTATE BATTERY SYSTEM OF	BATTERY	44.95
		<u>INVOICES TOTAL: 590.10</u>

**534500-GROUNDS MAINTENANCE MATERIALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CLARKE AQUATIC SERVICES	AQUATIC WEED/ALGAE CONTROL	2,222.58

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
 INVOICES DUE ON/BEFORE 6/2/2015**

1 GRAINGER	MAINTENANCE SUPPLIES	148.69
	<u>INVOICES TOTAL:</u>	<u>2,371.27</u>

**534600-BUILDING MAINTENANCE MATERIALS**

<u>VENDOR</u>	<u>INVOICE DESCRIPTION</u>	<u>INVOICE AMOUNT</u>
1 CONNELLY ELECTRIC CO	PANEL REPAIRS	1,027.47
1 TYCO INTEGRATED SECURITY LLC	QUARTERLY SERVICE FEE	51.59
	<u>INVOICES TOTAL:</u>	<u>1,079.06</u>

**543800-STORMWATER FACILITIES MAINT**

<u>VENDOR</u>	<u>INVOICE DESCRIPTION</u>	<u>INVOICE AMOUNT</u>
1 STARK & SON TRENCHING INC	STONE/GRAVEL DELIVERIES	482.93
	<u>INVOICES TOTAL:</u>	<u>482.93</u>

**4000-CAPITAL PROJECTS EXPENDITURES**

**583072-NORTH/ PROSP STORMWTR DETENTIO**

<u>VENDOR</u>	<u>INVOICE DESCRIPTION</u>	<u>INVOICE AMOUNT</u>
1 EARTHWERKS LAND IMPROVEMENT	FEMA FLOOD CONTROL PROJECT	582,581.39
	<u>INVOICES TOTAL:</u>	<u>582,581.39</u>

**4200-MUNICIPAL BLDG PROJECTS EXP**

**584023-GOLF COURSE FACILITY IMPROV**

<u>VENDOR</u>	<u>INVOICE DESCRIPTION</u>	<u>INVOICE AMOUNT</u>
1 WALTER DANIELS CONSTRUCTION CO IN	BANQUET EXPANSION/PYT #3-FINAL	56,740.50
	<u>INVOICES TOTAL:</u>	<u>56,740.50</u>

**4300-DEVELOPER DEPOSITS EXPENDITURE**

**585043-EMERALD ASH BORE REPL.PROG**

<u>VENDOR</u>	<u>INVOICE DESCRIPTION</u>	<u>INVOICE AMOUNT</u>
1 TREES R US INC	TREE STUMP REMOVALS	7,090.97
1 TREES R US INC	TREE STUMP REMOVALS	4,654.78
1 TREES R US INC	TREE STUMP REMOVALS	4,210.67
1 TREES R US INC	TREE STUMP REMOVALS	6,380.35
1 TREES R US INC	TREE STUMP REMOVALS	5,799.42
1 TREES R US INC	TREE STUMP REMOVALS	7,659.23
	<u>INVOICES TOTAL:</u>	<u>35,795.42</u>

**430000-DEVELOPER DEPOSITS FUND**

**245004-DONATIONS DUE TO U46**

<u>VENDOR</u>	<u>INVOICE DESCRIPTION</u>	<u>INVOICE AMOUNT</u>
1 SCHOOL DISTRICT U-46	DEVELOPER DONATIONS	192,789.47
	<u>INVOICES TOTAL:</u>	<u>192,789.47</u>

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
 INVOICES DUE ON/BEFORE 6/2/2015**

**5000-WATER OPERATING EXPENSES**

**522300-UNIFORM RENTALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 UNIFIRST CORP	UNIFORM RENTAL	41.47
1 UNIFIRST CORP	UNIFORM RENTAL	41.43
<b>INVOICES TOTAL:</b>		<b>82.90</b>

**522720-PRINTING SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 SEBIS DIRECT INC	MAY 2015 BILLING	546.78
<b>INVOICES TOTAL:</b>		<b>546.78</b>

**522800-ANALYTICAL TESTING**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SUBURBAN LABORATORIES INC	ANALYTICAL TESTING	376.50
<b>INVOICES TOTAL:</b>		<b>376.50</b>

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	31.93
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	29.28
<b>INVOICES TOTAL:</b>		<b>61.21</b>

**527120-SVCS TO MAINT MAINS/STORM LINE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 STARK & SON TRENCHING INC	STONE/GRAVEL DELIVERIES	482.93
<b>INVOICES TOTAL:</b>		<b>482.93</b>

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 HD SUPPLY WATERWORKS LTD	MATERIALS & SUPPLIES	943.13
<b>INVOICES TOTAL:</b>		<b>943.13</b>

**532000-AUTOMOTIVE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 BP	FUEL PURCHASES	82.24
** 1 WEX BANK	FUEL PURCHASES	1,104.81
<b>INVOICES TOTAL:</b>		<b>1,187.05</b>

**532300-POSTAGE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 SEBIS DIRECT INC	MAY BILLS POSTAGE	1,639.81
<b>INVOICES TOTAL:</b>		<b>1,639.81</b>

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
 INVOICES DUE ON/BEFORE 6/2/2015**

**534300-EQUIPMENT MAINTENANCE MATLS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ACCURATE TANK CONSTRUCTION	PUMPING STATION REPAIRS	4,950.00
1 AUTOMATIC SYSTEMS CO	EQUIPMENT MAINTENANCE	2,948.00
<b>INVOICES TOTAL:</b>		<b>7,898.00</b>

**534600-BUILDING MAINTENANCE MATERIALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 TYCO INTEGRATED SECURITY LLC	QUARTERLY SERVICE FEE	51.59
<b>INVOICES TOTAL:</b>		<b>51.59</b>

**500000-WATER FUND**

**121054-WATER/SEWER BILLING A/R**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 KEVIN LAKE	REFUND/WATER BILL OVERPAYMENT	856.90
<b>INVOICES TOTAL:</b>		<b>856.90</b>

**5100-SEWER OPERATING EXPENSES**

**522300-UNIFORM RENTALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 UNIFIRST CORP	UNIFORM RENTAL	66.22
1 UNIFIRST CORP	UNIFORM RENTAL	66.26
<b>INVOICES TOTAL:</b>		<b>132.48</b>

**522720-PRINTING SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 SEBIS DIRECT INC	MAY 2015 BILLING	546.78
<b>INVOICES TOTAL:</b>		<b>546.78</b>

**522800-ANALYTICAL TESTING**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SUBURBAN LABORATORIES INC	ANALYTICAL TESTING	573.00
<b>INVOICES TOTAL:</b>		<b>573.00</b>

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CONSTELLATION ENERGY	ELECTRIC BILL	154.25
1 CONSTELLATION ENERGY	ELECTRIC BILL	192.15
1 CONSTELLATION ENERGY	ELECTRIC BILL	219.46
1 NICOR GAS	GAS BILL	32.32
<b>INVOICES TOTAL:</b>		<b>598.18</b>

**524210-SLUDGE REMOVAL**

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

**VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
 INVOICES DUE ON/BEFORE 6/2/2015**

1 SYNAGRO CENTRAL LLC	SLUDGE DISPOSAL	3,368.75
<b>INVOICES TOTAL:</b>		<b>3,368.75</b>

**527120-SVCS TO MAINT MAINS/STORM LINE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 STARK & SON TRENCHING INC	STONE/GRAVEL DELIVERIES	482.94
<b>INVOICES TOTAL:</b>		<b>482.94</b>

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AIRGAS NORTH CENTRAL	CYLINDER RENTAL	155.20
1 HINCKLEY SPRING WATER CO	DISTILLED WATER	25.79
1 KIMBALL MIDWEST	MATERIALS & SUPPLIES	213.19
1 KIMBALL MIDWEST	MATERIALS & SUPPLIES	392.02
1 KIMBALL MIDWEST	MATERIALS & SUPPLIES	72.83
<b>INVOICES TOTAL:</b>		<b>859.03</b>

**530120-CHEMICAL SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 PRO CHEM INC	CHEMICAL SUPPLIES	2,038.24
1 USA BLUE BOOK	SETTLING AGENT	341.46
1 VIKING CHEMICAL CO	CHEMICAL SUPPLIES	3,665.00
1 VIKING CHEMICAL CO	CHEMICAL SUPPLIES	399.00
1 VIKING CHEMICAL CO	CHEMICAL SUPPLIES	2,509.35
1 VIKING CHEMICAL CO	CHEMICAL SUPPLIES	1,172.05
<b>INVOICES TOTAL:</b>		<b>10,125.10</b>

**530160-SAFETY EQUIPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CONNEY SAFETY PRODUCTS	VINYL TUBING	60.51
<b>INVOICES TOTAL:</b>		<b>60.51</b>

**532000-AUTOMOTIVE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 NAPCO STEEL INC	AUTOMOTIVE SUPPLIES	175.35
** 1 WEX BANK	FUEL PURCHASES	998.53
<b>INVOICES TOTAL:</b>		<b>1,173.88</b>

**532200-OFFICE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CASE LOTS INC	PAPER TOWELS/SOAP/TRASH BAGS	937.72
<b>INVOICES TOTAL:</b>		<b>937.72</b>

**532300-POSTAGE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 SEBIS DIRECT INC	MAY BILLS POSTAGE	1,639.81

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
 INVOICES DUE ON/BEFORE 6/2/2015**

INVOICES TOTAL: 1,639.81

**534300-EQUIPMENT MAINTENANCE MATLS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 APEX PUMPING EQUIPMENT INC	EQUIPMENT MAINTENANCE SUPPLIES	1,060.00
1 COLUMBIA PIPE & SUPPLY CO	EQUIPMENT MAINTENANCE SUPPLIES	403.89
1 WEST SIDE ELECTRIC SUPPLY INC	LIGHTING SUPPLIES	125.32
<u>INVOICES TOTAL:</u>		<u>1,589.21</u>

**534500-GROUNDS MAINTENANCE MATERIALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ACTION LOCK & KEY INC	INSULATED DOOR INSTALLATION	4,955.30
<u>INVOICES TOTAL:</u>		<u>4,955.30</u>

**534600-BUILDING MAINTENANCE MATERIALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ACTION LOCK & KEY INC	INSULATED DOOR INSTALLATION	1,880.00
1 TYCO INTEGRATED SECURITY LLC	QUARTERLY SERVICE FEE	51.60
<u>INVOICES TOTAL:</u>		<u>1,931.60</u>

**5200-PARKING OPERATING EXPENSES**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 T2 SYSTEMS CANADA INC	MONTHLY EMS SERVICES	525.00
1 UNIFIRST CORP	MATS	12.00
1 UNIFIRST CORP	MATS	12.00
<u>INVOICES TOTAL:</u>		<u>549.00</u>

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	118.58
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	73.26
1 CONSTELLATION ENERGY	ELECTRIC BILL	516.49
1 CONSTELLATION ENERGY	ELECTRIC BILL	78.80
<u>INVOICES TOTAL:</u>		<u>787.13</u>

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AUTOMATED PARKING TECHNOLOGIES I	DIGITAL PAY STATION REPAIRS	167.50
<u>INVOICES TOTAL:</u>		<u>167.50</u>

**5500-GOLF PROGRAM EXPENSES**

**522400-SERVICE AGREEMENTS**

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



**VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
 INVOICES DUE ON/BEFORE 6/2/2015**

1 TEMPERATURE ENGINEERING INC	A/C UNIT REPAIRS	153.00
		<u>INVOICES TOTAL: 153.00</u>

**523100-ADVERTISING**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 DEX MEDIA	ADVERTISING	208.53
1 EXAMINER PUBLICATIONS INC	ADVERTISING	80.00
1 GREATGREENFEES.COM	ADVERTISING	1,250.00
		<u>INVOICES TOTAL: 1,538.53</u>

**524100-BUILDING MAINTENANCE SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ANDERSON PEST CONTROL	PEST CONTROL SERVICES	40.62
1 CRYSTAL MGMT & MAINT SERVICES COR	CLEANING SERVICES - MAY 2015	520.00
		<u>INVOICES TOTAL: 560.62</u>

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CONSTELLATION ENERGY	ELECTRIC BILL	1,798.72
1 CONSTELLATION ENERGY	ELECTRIC BILL	42.05
		<u>INVOICES TOTAL: 1,840.77</u>

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 EDWARD DON & CO	CHEF JACKET/HAND TOWELS	146.16
1 SUPPLYWORKS	ROLL TOWELS/BATH TISSUE	196.95
		<u>INVOICES TOTAL: 343.11</u>

**532000-AUTOMOTIVE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 PALATINE OIL CO INC	GASOLINE PURCHASE	655.20
		<u>INVOICES TOTAL: 655.20</u>

**5510-GOLF MAINTENANCE EXPENSES**

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CONSTELLATION ENERGY	ELECTRIC BILL	875.00
1 CONSTELLATION ENERGY	ELECTRIC BILL	12.92
		<u>INVOICES TOTAL: 887.92</u>

**526000-VEHICLE MAINTENANCE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ABSOLUTE SERVICE INC	IRRIGATION PUMP STATION REPAIRS	375.00
		<u>INVOICES TOTAL: 375.00</u>

\*\* Indicates pre-issue check.

VILLAGE OF BARTLETT  
DETAIL BOARD REPORT  
INVOICES DUE ON/BEFORE 6/2/2015

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GREAT LAKES TURF LLC	GREENS MAINTENANCE MATERIALS	3,101.75
1 HARRELL'S LLC	GREENS MAINTENANCE MATERIALS	2,350.00
	<u>INVOICES TOTAL:</u>	<u>5,451.75</u>

**532000-AUTOMOTIVE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 PALATINE OIL CO INC	GASOLINE PURCHASE	655.19
1 PALATINE OIL CO INC	GASOLINE PURCHASE	475.46
	<u>INVOICES TOTAL:</u>	<u>1,130.65</u>

**534300-EQUIPMENT MAINTENANCE MATLS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 KIMBALL MIDWEST	EQUIPMENT MAINTENANCE SUPPLIES	153.34
1 REINDERS INC	EQUIPMENT MAINTENANCE SUPPLIES	370.34
1 REINDERS INC	EQUIPMENT MAINTENANCE SUPPLIES	76.02
	<u>INVOICES TOTAL:</u>	<u>599.70</u>

**534500-GROUNDS MAINTENANCE MATERIALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 FAULKS BROS CONSTRUCTION INC	BUNKER SAND	769.63
1 FAULKS BROS CONSTRUCTION INC	TOPDRESSING SAND	1,791.84
1 GRAINGER	DANGER SIGNS	26.46
	<u>INVOICES TOTAL:</u>	<u>2,587.93</u>

**543101-DUES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GOLF COURSE SUPERINTENDENTS	MEMBERSHIP RENEWAL	425.00
	<u>INVOICES TOTAL:</u>	<u>425.00</u>

**5560-GOLF RESTAURANT EXPENSES**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMPLETE BAR SYSTEMS INC	CLEANED BEER LINES	40.00
1 TEMPERATURE ENGINEERING INC	A/C UNIT REPAIRS	50.00
1 TORVAC	SERVICE AGREEMENT	68.00
	<u>INVOICES TOTAL:</u>	<u>158.00</u>

**524100-BUILDING MAINTENANCE SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ANDERSON PEST CONTROL	PEST CONTROL SERVICES	20.00
1 CRYSTAL MGMT & MAINT SERVICES COR	CLEANING SERVICES - MAY 2015	100.00
	<u>INVOICES TOTAL:</u>	<u>120.00</u>

**VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
 INVOICES DUE ON/BEFORE 6/2/2015**

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMCAST	VPN SERVICE	107.51
1 CONSTELLATION ENERGY	ELECTRIC BILL	437.50
1 CONSTELLATION ENERGY	ELECTRIC BILL	6.46
<b>INVOICES TOTAL:</b>		<b>551.47</b>

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 EDWARD DON & CO	UTILITY CART	101.14
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	17.99
1 PERFORMANCE FOOD GROUP - TPC	FOOD PURCHASE/SUPPLIES	47.65
1 SYSCO FOOD SERVICES - CHICAGO	FOOD SERVICE SUPPLIES	66.14
<b>INVOICES TOTAL:</b>		<b>232.92</b>

**534300-EQUIPMENT MAINTENANCE MATLS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GREAT LAKES SERVICE	OVEN REPAIRS	180.84
<b>INVOICES TOTAL:</b>		<b>180.84</b>

**534320-PURCHASES - FOOD & BEVERAGE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CITY BEVERAGE	BEER PURCHASE	111.72
1 ELGIN BEVERAGE CO	BEER PURCHASE	38.92
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	68.23
1 GRECO AND SONS INC	FOOD PURCHASE	28.95
1 PEPSI-COLA GENERAL BOTTLERS INC	SOFT DRINK PURCHASE	75.57
1 PERFORMANCE FOOD GROUP - TPC	FOOD PURCHASE/SUPPLIES	343.24
1 PERFORMANCE FOOD GROUP - TPC	FOOD PURCHASE/SUPPLIES	703.90
1 SCHAMBERGER BROS INC	BEER PURCHASE	312.59
1 SYSCO FOOD SERVICES - CHICAGO	FOOD PURCHASE/SUPPLIES	177.90
1 SYSCO FOOD SERVICES - CHICAGO	FOOD PURCHASE	53.94
1 TURANO BAKING CO	FOOD PURCHASE	82.49
<b>INVOICES TOTAL:</b>		<b>1,997.45</b>

**5570-GOLF BANQUET EXPENSES**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 A MAESTRANZI SONS	KNIFE RENTAL/SHARPENING	17.00
1 MICKEY'S LINEN	LINEN SERVICES	142.67
1 MICKEY'S LINEN	LINEN SERVICES	29.75
1 MICKEY'S LINEN	LINEN SERVICES	12.50
1 MICKEY'S LINEN	LINEN SERVICES	302.92
1 TEMPERATURE ENGINEERING INC	A/C UNIT REPAIRS	50.00
1 TORVAC	SERVICE AGREEMENT	68.00

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
 INVOICES DUE ON/BEFORE 6/2/2015**

INVOICES TOTAL: 622.84

**523100-ADVERTISING**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 DEX MEDIA	ADVERTISING	265.70
<u>INVOICES TOTAL:</u>		<u>265.70</u>

**524100-BUILDING MAINTENANCE SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ANDERSON PEST CONTROL	PEST CONTROL SERVICES	20.00
1 CRYSTAL MGMT & MAINT SERVICES COR	CLEANING SERVICES - MAY 2015	100.00
<u>INVOICES TOTAL:</u>		<u>120.00</u>

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CONSTELLATION ENERGY	ELECTRIC BILL	437.50
1 CONSTELLATION ENERGY	ELECTRIC BILL	6.46
<u>INVOICES TOTAL:</u>		<u>443.96</u>

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ALLIANCE PAPER	YOUTH CHAIRS	299.70
1 EDWARD DON & CO	UTILITY CART	101.14
1 M & M SPECIAL EVENTS CO	CHAIR TIE RENTAL	140.00
1 M & M SPECIAL EVENTS CO	CHAIR TIE RENTAL	15.00
1 M & M SPECIAL EVENTS CO	CHAIR TIE RENTAL	15.00
1 MLA WHOLESALE INC	FLOWERS	105.35
1 PERFORMANCE FOOD GROUP - TPC	FOOD PURCHASE/SUPPLIES	47.66
1 PERFORMANCE FOOD GROUP - TPC	FOOD PURCHASE/SUPPLIES	49.50
1 SYSCO FOOD SERVICES - CHICAGO	FOOD SERVICE SUPPLIES	401.38
1 SYSCO FOOD SERVICES - CHICAGO	FOOD PURCHASE/SUPPLIES	60.47
1 SYSCO FOOD SERVICES - CHICAGO	FOOD SERVICE SUPPLIES	168.97
<u>INVOICES TOTAL:</u>		<u>1,404.17</u>

**530110-UNIFORMS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 EDWARD DON & CO	CHEF JACKET/HAND TOWELS	29.23
<u>INVOICES TOTAL:</u>		<u>29.23</u>

**532200-OFFICE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SIR SPEEDY	PAPER	80.00
<u>INVOICES TOTAL:</u>		<u>80.00</u>

**534300-EQUIPMENT MAINTENANCE MATLS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GREAT LAKES SERVICE	OVEN REPAIRS	180.84

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
 INVOICES DUE ON/BEFORE 6/2/2015**

**INVOICES TOTAL: 180.84**

**534320-PURCHASES - FOOD & BEVERAGE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CITY BEVERAGE	BEER PURCHASE	111.73
1 EUCLID BEVERAGE LTD	BEER PURCHASE	234.00
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	68.23
1 GRECO AND SONS INC	FOOD PURCHASE	8.98
1 GRECO AND SONS INC	FOOD PURCHASE	50.19
1 GRECO AND SONS INC	FOOD PURCHASE	49.85
1 IL GIARDINO DEL DOLCE INC	BAKERY PURCHASE	151.20
1 IL GIARDINO DEL DOLCE INC	BAKERY PURCHASE	75.00
1 IL GIARDINO DEL DOLCE INC	BAKERY PURCHASE	340.00
1 IL GIARDINO DEL DOLCE INC	BAKERY PURCHASE	208.75
1 NEW ALBERTSONS INC	FOOD PURCHASES	386.02
1 PEPSI-COLA GENERAL BOTTLERS INC	SOFT DRINK PURCHASE	75.58
1 PERFORMANCE FOOD GROUP - TPC	FOOD PURCHASE/SUPPLIES	1,193.23
1 PERFORMANCE FOOD GROUP - TPC	FOOD PURCHASE/SUPPLIES	577.48
1 SYSCO FOOD SERVICES - CHICAGO	FOOD PURCHASE/SUPPLIES	442.21
1 SYSCO FOOD SERVICES - CHICAGO	FOOD PURCHASE	1,746.25
1 TURANO BAKING CO	FOOD PURCHASE	105.80
1 TURANO BAKING CO	FOOD PURCHASE	190.41
<b>INVOICES TOTAL:</b>		<b>6,014.91</b>

**5580-GOLF MIDWAY EXPENSES**

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 PERFORMANCE FOOD GROUP - TPC	FOOD PURCHASE/SUPPLIES	47.66
1 SYSCO FOOD SERVICES - CHICAGO	FOOD PURCHASE/SUPPLIES	54.43
<b>INVOICES TOTAL:</b>		<b>102.09</b>

**534320-PURCHASES - FOOD & BEVERAGE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CITY BEVERAGE	BEER PURCHASE	157.05
1 ELGIN BEVERAGE CO	BEER PURCHASE	77.60
1 EUCLID BEVERAGE LTD	CREDIT - RETURNS	-172.21
1 EUCLID BEVERAGE LTD	BEER PURCHASE	355.88
1 EUCLID BEVERAGE LTD	BEER PURCHASE	303.05
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	68.22
1 GRECO AND SONS INC	FOOD PURCHASE	109.80
1 PEPSI-COLA GENERAL BOTTLERS INC	SOFT DRINK PURCHASE	60.42
1 PERFORMANCE FOOD GROUP - TPC	FOOD PURCHASE/SUPPLIES	15.00
1 PERFORMANCE FOOD GROUP - TPC	FOOD PURCHASE/SUPPLIES	161.38
1 SCHAMBERGER BROS INC	BEER PURCHASE	131.55
1 SYSCO FOOD SERVICES - CHICAGO	FOOD PURCHASE/SUPPLIES	131.70
1 SYSCO FOOD SERVICES - CHICAGO	FOOD PURCHASE	103.60

\*\* Indicates pre-issue check.

VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
 INVOICES DUE ON/BEFORE 6/2/2015

INVOICES TOTAL: 1,503.04

**6000-CENTRAL SERVICES EXPENSES**

**516500-UNEMPLOYMENT BENEFITS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 IL DEPT OF EMPLOYMENT SECURITY	UNEMPLOYMENT BENEFITS	377.50
		<u>INVOICES TOTAL: 377.50</u>

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MIDWEST MECHANICAL	MAINTENANCE AGREEMENT	2,973.00
1 TYCO INTEGRATED SECURITY LLC	QUARTERLY SERVICE FEE	222.00
		<u>INVOICES TOTAL: 3,195.00</u>

**522700-COMPUTER SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMCAST	VPN SERVICE	112.85
1 COMCAST	VPN SERVICE	424.70
1 COMCAST	VPN SERVICE	234.40
		<u>INVOICES TOTAL: 771.95</u>

**524100-BUILDING MAINTENANCE SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 C E SMITH LAWN MAINTENANCE INC	WEED ABATEMENT	350.00
1 CRYSTAL MGMT & MAINT SERVICES COR	CLEANING SERVICES - MAY 2015	2,705.00
1 PRIME TIME WINDOW CLEANING INC	WINDOW CLEANING SERVICES	1,200.00
1 THYSSENKRUPP ELEVATOR CORP	ELEVATOR MAINTENANCE	1,132.07
1 UNIFIRST CORP	MATS	41.80
1 UNIFIRST CORP	MATS	41.80
		<u>INVOICES TOTAL: 5,470.67</u>

**524110-TELEPHONE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CALL ONE	TELEPHONE BILL	2,500.92
1 PAETEC	TELEPHONE BILL	463.40
1 TIME BUSINESS SYSTEMS INC	MAINTENANCE AGREEMENT	3,024.00
1 TIME BUSINESS SYSTEMS INC	MAINTENANCE AGREEMENT	864.00
		<u>INVOICES TOTAL: 6,852.32</u>

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	277.24
1 CONSTELLATION ENERGY	ELECTRIC BILL	46.39
		<u>INVOICES TOTAL: 323.63</u>

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
 INVOICES DUE ON/BEFORE 6/2/2015**

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMERICAN FIRST AID SERVICES INC	FIRST AID SUPPLIES	158.80
1 CENTURY PRINT & GRAPHICS	LETTERHEAD	286.25
1 WAREHOUSE DIRECT	PAPER/TONER/PAPER TOWELS	408.90
<b>INVOICES TOTAL:</b>		<b>853.95</b>

**570100-MACHINERY & EQUIPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SOUND VISION INC	TELECONFERENCING EQUIPMENT	14,841.00
<b>INVOICES TOTAL:</b>		<b>14,841.00</b>

**7000-POLICE PENSION EXPENDITURES**

**529000-OTHER CONTRACTUAL SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ILLINOIS STATE TREASURER	PENSION FUND COMPLIANCE FEE	440.39
<b>INVOICES TOTAL:</b>		<b>440.39</b>

**GRAND TOTAL: 1,095,610.48**

GENERAL FUND	119,415.93
CAPITAL PROJECTS	582,581.39
MUNICIPAL BUILDING FUND	56,740.50
DEVELOPER DEPOSITS FUND	228,584.89
WATER FUND	14,126.80
SEWER FUND	28,974.29
PARKING FUND	1,503.63
GOLF FUND	30,556.64
CENTRAL SERVICES FUND	32,686.02
POLICE PENSION FUND	440.39
<b>GRAND TOTAL</b>	<b>1,095,610.48</b>

\*\* Indicates pre-issue check.





CASH & INVESTMENT REPORT  
April 30, 2015

Fund	3/31/2015	Receipts	Disburse- ments	4/30/2015
General	11,493,425	1,436,746	820,581	12,109,589
MFT	3,765,493	38,698	0	3,804,192
Debt Service	875,034	7,733	525	882,242
Capital Projects	1,026,818	70	796,774	230,114
Municipal Building	1,375,628	382	70,037	1,305,973
Developer Deposits	6,213,905	190	1,249,736	4,964,359
Town Center TIF	457,099	85	0	457,184
59 & Lake TIF	0	0	0	0
BC Municipal TIF	419,110	113	36,999	382,224
Bluff City Tif Municipal	3,893	1	0	3,894
Water	23,777,487	479,697	781,162	23,476,022
Sewer	24,667,535	256,116	417,259	24,506,392
Parking	120,115	16,078	23,190	113,004
Golf	1,743,809	130,575	241,849	1,632,536
Central Services	893,574	85,295	173,656	805,213
Vehicle Replacement	3,039,485	121,604	71,615	3,089,474
<b>TOTALS</b>	<b>79,872,411</b>	<b>2,573,384</b>	<b>4,683,383</b>	<b>77,762,412</b>

Detail of Ending Balance			
Cash	Investments	Net Assets/Liab.	4/30/2015
3,123,648	9,632,362	(646,421)	12,109,589
949,308	2,712,918	141,965	3,804,192
215,070	667,256	(84)	882,242
68,237	835,721	(673,844)	230,114
249,962	775,509	280,502	1,305,973
44,503	4,138,872	780,985	4,964,359
67,453	209,274	180,456	457,184
0	0	0	0
99,379	308,324	(25,478)	382,224
949	2,943	2	3,894
859,865	2,667,424	19,948,733	23,476,022
507,890	1,575,419	22,423,083	24,506,392
7,696	23,877	81,431	113,004
0	0	1,632,536	1,632,536
185,508	575,539	44,166	805,213
328,842	1,020,233	1,740,398	3,089,474
<b>6,708,311</b>	<b>25,145,670</b>	<b>45,908,430</b>	<b>77,762,412</b>

BC Project TIF	3,293,794	54	1,500	3,292,347	3,292,348	0	0	3,292,347
Bluff City Project TIF	15	0	0	15	15	0	0	15
Bluff City SSA Debt Srv.	928,386	10	526	927,869	927,869	0	0	927,869
Police Pension	34,076,710	9,255	121,474	33,964,490	2,681,784	31,190,625	92,082	33,964,490

  
Jeff Martynowicz  
Finance Director

VILLAGE OF BARTLETT TREASURER'S REPORT  
REVENUE & EXPENDITURE BUDGET COMPARISONS BY FUND  
FISCAL YEAR 2014/15 as of April 30, 2015

Fund	Revenues				Expenditures			
	Actual	Current Year Budget	Percent	Prior YTD %	Actual	Current Year Budget	Percent	Prior YTD %
General	21,419,167	22,165,693	96.63%	100.19%	21,406,601	22,520,430	95.05%	99.38%
MFT	1,391,387	1,188,990	117.02%	104.74%	0	250,000	0.00%	0.00%
Debt Service	1,770,400	1,754,644	100.90%	97.61%	1,958,013	1,959,688	99.91%	99.90%
Capital Projects	826,772	2,501,421	33.05%	0.42%	4,562,927	6,764,261	67.46%	60.74%
Municipal Building	9,671	1,400	690.77%	1589.96%	134,839	518,000	26.03%	0.00%
Developer Deposits	77,320	20,912	369.74%	100.94%	1,341,748	616,751	217.55%	17.08%
Town Center TIF	421	0	100.00%	100.00%	0	0	0.00%	0.00%
Bluff City SSA	1,035,301	1,008,420	102.67%	102.08%	1,035,573	1,220,000	84.88%	84.11%
59 & Lake TIF	0	74,000	0.00%	0.00%	0	74,000	0.00%	25.03%
Bluff City Municipal TIF	820	1,200	68.35%	77.06%	0	0	0.00%	0.00%
Bluff City Project TIF	12,773	2,182,500	0.04%	1.13%	12,767	2,182,500	0.58%	1.14%
Brewster Creek Municipal TIF	568,530	500,300	113.64%	102.07%	448,109	504,357	88.85%	85.63%
Brewster Creek Project TIF	4,626,479	4,290,500	107.83%	93.27%	4,810,025	4,305,750	111.71%	102.44%
Water	6,764,340	8,544,613	79.16%	82.41%	6,427,687	9,432,416	68.14%	74.27%
Sewer	3,479,534	3,281,625	106.03%	115.67%	3,740,450	4,009,193	93.30%	95.29%
Parking	231,346	230,000	100.59%	98.85%	238,772	279,742	85.35%	112.80%
Golf	1,908,762	2,491,050	76.62%	82.02%	2,330,199	2,471,723	94.27%	92.74%
Central Services	1,022,347	1,021,263	100.11%	96.12%	1,016,560	1,165,598	87.21%	89.62%
Vehicle Replacement	800,351	644,770	124.13%	69.08%	582,002	644,500	90.30%	68.67%
Police Pension	3,877,293	2,012,526	192.66%	151.59%	1,208,256	2,012,526	60.04%	51.68%
Subtotal	49,823,014	53,915,827	92.41%	89.48%	51,254,526	60,931,435	84.12%	84.54%
Less Interfund Transfers	(3,180,420)	(3,360,309)	94.65%	-86.96%	(3,180,420)	(3,360,309)	94.65%	-86.96%
Total	46,642,594	50,555,518	92.26%	101.32%	48,074,106	57,571,126	83.50%	95.20%

**VILLAGE OF BARTLETT TREASURER'S REPORT  
MAJOR REVENUE BUDGET COMPARISONS  
FISCAL YEAR 2014/15 as of April 30, 2015**

Fund	Current Year		Percent	Prior YTD
	Actual	Budget		%
Property Taxes	9,589,037	9,692,526	98.93%	97.92%
Sales Taxes (General Fund)	2,076,100	2,075,000	100.05%	103.67%
Income Taxes	4,001,519	4,042,750	98.98%	101.52%
Telecommunications Tax	1,151,741	1,300,000	88.60%	93.31%
Real Estate Transfer Tax	505,829	410,000	123.37%	118.80%
Building Permits	490,267	435,600	112.55%	145.84%
MFT	1,387,291	1,188,490	116.73%	104.63%
Water Charges	6,491,097	6,800,000	95.46%	98.23%
Sewer Charges	3,195,874	3,220,000	99.25%	99.93%
Interest Income	98,218	43,200	227.36%	146.60%
Gas Utility Tax	1,005,878	1,095,000	91.86%	105.09%
Electric Utility Tax	595,778	610,000	97.67%	101.62%

**VILLAGE OF BARTLETT TREASURER'S REPORT  
 GOLF FUND DETAIL (Excluding Capital Projects)  
 FISCAL YEAR 2014/15 as of April 30, 2015**

Fund	Current Year		Percent
	Actual	Budget	
<b>Golf Program</b>			
Revenues	1,147,413	1,525,050	75.24%
Expenses	1,420,502	1,495,904	94.96%
Net Income	(273,089)	29,146	-936.97%
<b>F&amp;B - Restaurant</b>			
Revenues	105,539	128,000	82.45%
Expenses	302,620	321,466	94.14%
Net Income	(197,082)	(193,466)	101.87%
<b>F&amp;B - Banquet</b>			
Revenues	549,919	725,000	75.85%
Expenses	545,041	590,992	92.22%
Net Income	4,878	134,008	3.64%
<b>F&amp;B - Midway</b>			
Revenues	105,891	113,000	93.71%
Expenses	62,036	63,361	97.91%
Net Income	43,855	49,639	88.35%
<b>Golf Fund Total</b>			
Revenues	1,908,762	2,491,050	76.62%
Expenses	2,330,199	2,471,723	94.27%
Net Income	(421,437)	19,327	-2180.56%

## Sales Taxes

<b>Month</b>	<b>FY 10/11</b>	<b>FY 11/12</b>	<b>FY 12/13</b>	<b>FY 13/14</b>	<b>FY 14/15</b>
May	146,546	126,506	175,701	173,657	178,983
June	137,130	164,604	195,692	193,303	201,968
July	176,678	165,519	190,898	186,097	188,547
August	180,229	177,919	180,797	184,425	190,872
September	177,173	187,893	182,163	189,650	183,399
October	168,710	177,758	165,188	170,530	188,055
November	162,303	161,152	181,865	174,037	179,846
December	171,232	164,341	165,852	153,005	163,529
January	166,523	167,926	168,154	210,506	187,865
February	171,856	157,086	147,189	151,678	141,054
March	168,981	177,777	147,039	128,886	141,609
April	132,397	152,124	162,595	153,553	
<b>Total</b>	<b>1,959,758</b>	<b>1,980,605</b>	<b>2,063,133</b>	<b>2,069,327</b>	<b>1,945,728</b>
<b>% increase</b>	<b>-7.33%</b>	<b>0.86%</b>	<b>4.17%</b>	<b>0.30%</b>	<b>1.56%</b>
 Budget	 1,950,000	 1,950,000	 1,975,000	 2,010,000	 2,075,000



**Vendor Warrants**

[Vendor Home](#)

**BARTLETT VILLAGE  
TREASURER**



[Summary](#) [Contracts](#) [Payments](#)

<b>Warrant/EFT#: EF 0016833</b>				
Fiscal Year:	2015	Issue Date:	05/07/15	
Warrant Total:	\$141,608.69	Warrant Status:		
<b>Agency</b>	<b>Contract</b>	<b>Invoice</b>	<b>Voucher</b>	<b>Agency Amount</b>
492 - REVENUE		AG789448	5AG789448	\$141,608.69

<b>IOC Accounting Line Details</b>						
Fund	Agency	Organization	Appropriation	Object	Amount	Appropriation Name
0189	492	27	44910055	4491	\$141,608.69	DISTRIBUTE MUNI/CNTY SALES TAX

<b>Payment Voucher Description</b>	
Line	Text
1	IL DEPT. OF REVENUE AUTHORIZED THIS PAYMENT ON 05/05/2015
2	MUNICIPAL 1 % SHARE OF SALES TAX
3	LIAB MO: FEB. 2015 COLL MO: MAR. 2015 VCHR MO: MAY. 2015
4	?S PHONE: 217 785-6518 EMAIL: REV.LOCALTAX@ILLINOIS.GOV
61	MUNICIPAL 1 % SHARE OF SALES TAX

Click [here](#) for assistance with this screen.



## MOTOR FUEL TAX

Month	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15
May	89,807	85,450	89,115	104,788	106,665
June	86,890	83,830	75,066	71,924	80,212
July	82,123	78,002	87,721	84,361	89,915
August	89,014	90,041	87,924	99,063	61,056
September	86,580	88,420	76,347	70,076	83,006
October	99,672	79,216	83,510	90,026	89,337
November	73,018	88,011	89,027	77,655	90,552
December	93,136	92,981	85,014	103,117	103,771
January	89,163	115,721	82,788	90,866	97,525
February	96,459	83,346	70,348	83,687	74,031
March	77,675	84,943	83,251	65,802	37,978
April	89,807	82,622	70,866	75,969	95,841
<b>Subtotal</b>	<b>1,053,344</b>	<b>1,052,583</b>	<b>980,978</b>	<b>1,017,334</b>	<b>1,009,889</b>
Plus:					
High Growth	46,918	29,046	29,031	37,678	37,682
Jobs Now	179,796	179,796	179,796	179,796	359,592
<b>Total</b>	<b>1,280,058</b>	<b>1,261,425</b>	<b>1,189,805</b>	<b>1,234,808</b>	<b>1,407,163</b>
Budget	1,015,000	1,250,000	1,250,000	1,175,000	1,188,990
Annual Inc in \$ w/o High Growth	<b>1.50%</b>	<b>-0.07%</b>	<b>-6.80%</b>	<b>3.71%</b>	<b>-0.73%</b>



# Illinois Department of Transportation

2300 South Dirksen Parkway / Springfield, Illinois / 62764

Bureau of Local Roads & Streets  
217-782-1662

Municipality Report

May 5, 2015

Bartlett

## **MOTOR FUEL TAX ALLOTMENT AND TRANSACTIONS FOR APRIL, 2015**

Beginning Unobligated Balance		<b>\$4,120,513.32</b>
Motor Fuel Tax Allotment	\$95,841.37	
Minus Amount Paid to State	\$0.00	
Net Motor Fuel Tax Allotment		<b>\$95,841.37</b>
Plus Credits Processed		\$0.00
Minus Authorizations Processed		\$0.00
Current Unobligated Balance		<b>\$4,216,354.69</b>

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**PROCESSED TRANSACTIONS:**

RESOLUTION 2015-\_\_\_\_\_R

**A RESOLUTION RECOGNIZING THE RETIREMENT OF LOCAL U-46 TEACHERS  
AND ADMINISTRATORS**

**WHEREAS**, Sherri Bailin, Kathryn Grabenstetter, German Hernandez, Wendy Jensen, Christine Kotars, James Lawton, Mitchell Lazarus, Karen Luebke, Sally Remington-Richard, Edward Russell, Patrick Ryan, Sara Schneck, Kathryn Smith, Ginger Weincek, Judy Williams, and Connie Wittbold have all contributed to the education of students within the Village of Bartlett; and

**WHEREAS**, these men and women are retiring from their careers as educators and administrators; and

**WHEREAS**, each has expanded the minds and broadened the spirit of many, many young Bartlett residents in their classrooms; and

**WHEREAS**, each of these retirees have contributed their unique talents to their school and this community through their long hours of dedicated work; and

**WHEREAS**, the devotion to public service and the betterment of their students, the U-46 School District, and our community that these individuals displayed over their careers are accomplishments that are deserving of our thanks and recognition;

**NOW, THEREFORE, BE IT RESOLVED**, that I, Kevin Wallace, Village President of the Village of Bartlett, Cook, DuPage, and Kane Counties, Illinois, offer the congratulations and appreciation of the Village of Bartlett to these local educators and administrators upon their retirement.

Adopted this 2<sup>nd</sup> day of June, 2015

AYES:

NAYS:

ABSENT:

Approved this 2<sup>nd</sup> day of June, 2015



---

Kevin Wallace, Village President

ATTEST:

\_\_\_\_\_  
Lorna Giles, Village Clerk

**CERTIFICATION**

I, the undersigned, do hereby certify that I am the Village Clerk of the Village of Bartlett, Cook, DuPage, and Kane Counties, Illinois, and that the foregoing is a true, complete and exact copy of Resolution 2015-\_\_\_\_R, adopted June 2, 2015 and approved on June 2, 2015, as the same appears from the officials records of the Village of Bartlett.

\_\_\_\_\_  
Lorna Giles, Village Clerk



## Agenda Item Executive Summary

Item Name                      Case #15-07 - 908 Shorewood Drive                      Committee or Board                      Village Board

### BUDGET IMPACT

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

### EXECUTIVE SUMMARY

**A VARIATION to allow a 5 foot high fence where a 3 foot high fence is permitted.**

The Zoning Board of Appeals reviewed the variation request, conducted the public hearing, and recommended approval at their May 7, 2015 meeting.

The Committee of the Whole reviewed the variation request on May 19, 2015. The Committee forwarded the petition on to the Village Board for a vote and Ordinance adoption.

### ATTACHMENTS (PLEASE LIST)

Ordinance and CD Memo

### ACTION REQUESTED

For Discussion Only \_\_\_\_\_

Resolution \_\_\_\_\_

Ordinance  Move to approve Ordinance #2015-\_\_\_\_ An Ordinance Granting a Fence Variation for 908 Shorewood Drive

Motion:

Staff:                      Jim Plonczynski

Date:                      5/22/15

**COMMUNITY DEVELOPMENT MEMORANDUM**

**15-100**

DATE: May 22, 2015  
TO: Valerie L. Salmons, Village Administrator  
FROM: Jim Plonczynski, Com Dev Director  
RE: **(#15-07) Considine – 908 Shorewood Drive**

---

**PETITIONER**

Sean Considine

**SUBJECT SITE**

908 Shorewood Drive

**REQUEST**

Variation – 5 foot high fence where a 3 foot high fence is permitted

**DISCUSSION**

1. The subject property is zoned SR-4 (Suburban Residence).
2. The petitioner is requesting a 2 foot variation from the maximum fence height of 3 feet in a required front yard to build a 5 foot high fence. (Although the house faces Shorewood Drive, by definition, the shorter of the two yards abutting a public street is considered the front yard and therefore Shorewood Court, in this instance, is the front yard.)
3. The 5 foot high wood fence would be a "picket style" that would allow for some visibility (see attached detail and photo). The fence would be set back 10 feet from the property line along Shorewood Court both for visibility and because there is a 10 foot easement containing a watermain within this area. The Village Engineer requested this area remain open so that they could easily access the pipe if any maintenance was required.
4. If the variation were approved, a building permit could be issued for the proposed fence.

**RECOMMENDATION**

1. The Zoning Board of Appeals reviewed the variation request and conducted the public hearing at their May 7, 2015 meeting. The Zoning Board of Appeals recommended **approval** of the variation based on the following findings of fact:
  - A. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
  - B. That conditions upon which the petition for 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.
  - C. That the purpose of the variation is not based exclusively upon a desire to make money out of the property.
  - D. That the alleged difficulty or hardship is caused by the provision of this Title and has not been created by any person presently having an interest in the property.
  - E. That the granting of the 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.
  - F. 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.
  - G. 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.
2. The Committee of the Whole reviewed the petitioner's variation request at their meeting on May 19, 2015. The Committee forwarded the petition on to the Village Board for a final vote and Ordinance adoption.
3. Background information is attached for your review.



**ORDINANCE 2015-**

**AN ORDINANCE GRANTING A FENCE VARIATION  
FOR 908 SHOREWOOD DRIVE**

**WHEREAS**, a public hearing has heretofore been held by the Bartlett Zoning Board of Appeals (the "Zoning Board") on May 7, 2015 pursuant to public notice as required by law, with respect to the petition of Sean Considine, (the "Owner") for a two (2) foot variation from the maximum fence height of three (3) feet, to allow a five (5) foot high picket style fence to be constructed in the required front yard, ten feet from the front property line in the SR-4, Suburban Residential Zoning District; and

**WHEREAS**, the Zoning Board of Appeals recommended approval of the variation to the corporate authorities; and

**WHEREAS**, the corporate authorities have determined that it is in the public interest to grant the zoning relief requested,

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois pursuant to its home rule powers, as follows:

**SECTION ONE:** The corporate authorities hereby make the following findings of fact:

- a. That the particular physical surroundings and shape of the property would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

b. That conditions upon which the petition for the variation are based are unique to the property and are not applicable, generally, to other property within the same zoning classification.

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

d. That the hardship is caused by the provisions of the Bartlett Zoning Ordinance and has not been created by any person presently having an interest in the Property.

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

f. That the 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.

g. That the granting of the variation requested will not confer on the applicant any special privilege that is denied by the provisions of the Bartlett Zoning Ordinance to other lands, structures or buildings in the same district.

**SECTION TWO:** A fence variation to allow a five (5) foot high picket style fence to be constructed in the required front yard, setback ten feet from the front property line of Lot 299 in the Bartlett Subdivision Unit One F in the SR-4,

Suburban Residential Zoning District is hereby granted for the property,  
commonly known as 908 Shorewood Drive, Bartlett, Illinois and legally described  
as follows:

**LOT 299 IN BARTLETT SUBDIVISION UNIT ONE F, BEING A SUBDIVISION OF PARTS OF  
THE NORTHWEST ¼ OF SECTION 1 AND THE NORTHEAST ¼ OF SECTION 2, ALL IN  
TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
ACCORDING TO THE PLAT THEREOF RECORDED MAY 31, 1977 AS DOCUMENT R77-  
40856 IN DUPAGE COUNTY, ILLINOIS.**

**PERMANENT INDEX NUMBER: 01-01-108-019**

**SECTION THREE:** All structures to be built upon the Property shall be built in  
strict compliance with the Bartlett Building Code.

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

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

**ROLL CALL VOTE:**

**AYES:**

**NAYS:**

**ABSENT:**

**PASSED:** this 2<sup>nd</sup> day of June, 2015

**APPROVED:** this 2<sup>nd</sup> day of June, 2015

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**Kevin Wallace, Village President**

**ATTEST:**

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**Lorna Giles, Village Clerk**

**CERTIFICATION**

I, Lorna Giles, 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 2015-\_\_\_\_\_, enacted on June 2, 2015, approved on June 2, 2015 as the same appears from the official records of the Village of Bartlett.

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**Lorna Giles, Village Clerk**





## Agenda Item Executive Summary

Item Name Brewster Creek TIF Developer Note Committee or Board Board

### BUDGET IMPACT

Amount: \$581,900 Budgeted \$581,900

List what fund Brewster Creek TIF Project

### EXECUTIVE SUMMARY

Brewster Creek Public Improvements - TIF Developer Note #3, Payout #25

### ATTACHMENTS (PLEASE LIST)

Finance Memo 2015-14, dated May 22, 2015

### ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion:

Staff: Jeff Martynowicz/Finance Director Date: 5/22/2015




# Village of Bartlett

## Finance Department Memo

### 2015 - 14

**DATE:** May 22, 2015

**TO:** Valerie Salmons, Village Administrator

**FROM:** Jeff Martynowicz, Finance Director 

**SUBJECT:** Brewster Creek TIF Developer Note #3 Payout #25

In November 2007, the Board authorized the Village to issue Developer Note #3, not to exceed \$10,400,000 to Elmhurst Chicago Stone for continuing the public improvements in the Brewster Creek TIF. Elmhurst Chicago Stone advances funds from their own sources and receives a note from the Village to get reimbursement if and when there is sufficient tax increment to do so and after all other TIF obligations are paid.

Attached are a resolution and several documents to approve the 25<sup>th</sup> development note #3 payout request for the Brewster Creek TIF development. The requested amount is \$581,900.00. The note requires the reimbursements to be in even increments of \$100. The total requested including this payout is \$2,836,900. The attachments are various documents required by the Village's redevelopment agreement. The attachments include:

1. Resolution Approving of Payment Request
2. Memorandum of Payment
3. Owner's Sworn Statement
4. Village Engineer letter concurring with Disbursement Request

Upon approval of the resolution, the note will be executed and the amount tracked for payment as increment becomes available.

**MOTION:** I move to approve Resolution Number 2015-\_\_\_\_\_ A Resolution Approving of Disbursement Request for Payout No. 25 from the Subordinate Lien Tax Increment Revenue Note, Series 2007 for the Elmhurst Chicago Stone Bartlett Quarry Redevelopment Project



**RESOLUTION 2015- -R**

**A RESOLUTION APPROVING OF DISBURSEMENT REQUEST FOR PAYOUT NO. 25 FROM THE SUBORDINATE LIEN TAX INCREMENT REVENUE NOTE, SERIES 2007 FOR THE ELMHURST CHICAGO STONE BARTLETT QUARRY REDEVELOPMENT PROJECT**

**WHEREAS**, pursuant to the Redevelopment Agreement dated as of November 1, 1999 between the Village and Elmhurst Chicago Stone Company ("ECS"), the Village agreed to issue subordinate lien tax increment revenue notes from which certain TIF eligible expenses related to the Bartlett Quarry Redevelopment Project (the "Project Costs") are to be reimbursed according to certain procedures for payment; and

**WHEREAS**, the Village passed an Ordinance providing for the issue of certain Subordinate Lien Tax Increment Revenue Notes, Series 2007, in an amount not to exceed \$10,400,000 (the "Series 2007 Subordinate Note"); and

**WHEREAS**, ECS has delivered to the Village its twenty-fifth Memorandum of Payment requesting that it be reimbursed the sum of \$581,900.00 in Project Costs for Payout No. 25 from the Subordinate Lien Tax Increment Revenue Note; and

**WHEREAS**, ECS has submitted an owner's sworn statement, general contractor's sworn statement, waivers of lien, invoices and other documentation (the "Supporting Documentation") in support of its twenty-fifth Memorandum of Payment request in accordance with Section 12-1 of the Redevelopment Agreement to support eligible Project Costs which documentation has been reviewed and approved by the Village Engineer, and he has concurred with the Developer's Engineer that the work has been completed and materials are in place as indicated by the twenty-fifth Memorandum of Payment request; and

**WHEREAS**, The Series 2007 Subordinate Note requires advances to be in even increments of \$100,

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

**SECTION ONE:** The Memorandum of Payment No. 25 of Elmhurst Chicago Stone Company requesting reimbursement from the Series 2007 Subordinate Note in the sum of \$581,900.00 is hereby approved.

**SECTION TWO: SEVERABILITY.** If any section, paragraph or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Resolution.

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

**SECTION FOUR: EFFECTIVE DATE.** This Resolution shall be in full force and effect upon its passage and approval.

**ROLL CALL VOTE:**

**AYES:**

**NAYS:**

**ABSENT:**

**PASSED:** June 2, 2015

**APPROVED:** June 2, 2015

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Kevin Wallace, Village President

**ATTEST:**

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Lorna Giles, 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 Resolution 2015- R, enacted on June 2, 2015 and approved on June 2, 2015, as the same appeared from the official records of the Village of Bartlett.

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Lorna Giles, Village Clerk

## **DEVELOPER NOTE #3**

### **MEMORANDUM OF PAYMENT NO. 25**

Pursuant to the **REDEVELOPMENT AND FINANCING AGREEMENT** (the "Agreement") between the **VILLAGE OF BARTLETT** (the "Village") and **ELMHURST-CHICAGO STONE COMPANY** (the "Developer"), dated November 4, 1999, the Developer hereby submits a signed Memorandum of Payment pursuant to Section 12-2 of said Agreement. Attached to this Memorandum of Payment is the following:

1. Documentation which authorizes and requests partial payment; and
2. Documentation which sets forth payments by the Developer of the invoices for which partial payments is being requested; and
3. Such other documentation as is required by Section 12-1.C of the Agreement.
4. Developer requests payment in the sum of \$581,900.00 bearing an interest rate at 9.0% per annum.

**ELMHURST-CHICAGO STONE COMPANY**

By:           Kenneth J. Lahner          

Dated:           5-20-15

**DEVELOPER NOTE #3**  
**OWNER'S SWORN STATEMENT TO CHICAGO TITLE INSURANCE COMPANY**

Commitment No.

Draw No. 25

State of Illinois, County of Du Page

THE AFFIANT, Kenneth J Lahner, being duly sworn on oath deposes and says that he is Vice President of Elmhurst Chicago Stone Company 400 West 1st Street, Elmhurst, IL 60126, owner for the premises in Du Page County, Illinois described on Exhibit A attached hereto

That, for the purposes of said contract, the following persons have been contracted with, and have furnished, or are furnishing and preparing materials for, and have done or are doing labor on said improvement. That there is due them, respectively, the amounts set opposite their names for materials or labor as stated. That this statement is a full, true and complete statement of such persons, the amounts paid and the amount due or to become due to each.

NAME & ADDRESS	KIND OF WORK	AMT OF CONTRACT	EXTRAS TO CONTRACTS	RETENTION (INC. CURRENT)	NET OF PREVIOUS PAYMENTS	NET AMOUNT THIS PAYMENT	BALANCE TO BECOME DUE
Bryan E. Mraz & Associates 111 East Irving Park Road Roselle, IL 60172	Legal Fees	\$5,000.00	\$0.00	\$0.00	\$5,000.00	\$0.00	\$0.00
Faermark, Mindel & Williams LLC 1900 South Highland - Suite 100 Lombard, IL 60148	Legal Fees	\$5,000.00	\$0.00	\$0.00	\$5,000.00	\$0.00	\$0.00
Chapman & Cutler P O Box 71291 Chicago, IL 60694	Legal Fees	\$52,000.00	\$0.00	\$0.00	\$52,000.00	\$0.00	\$0.00
Terracon Consultants, Inc 135 Ambassador Drive Naperville, IL 60540-3955	Geotechnical Exploration	\$14,863.93	\$0.00	\$0.00	\$14,863.93	\$0.00	\$0.00
Village of Bartlett West Suburban Bank	Rounding	\$289.22	\$0.00	\$0.00	\$289.22	\$0.00	\$0.00
Encap, Inc 1709 Afton Road Sycamore, IL 60178	Wetlands Management	\$223,555.21	\$0.00	\$0.00	\$223,555.21	\$0.00	\$0.00
Planning Resources, Inc 402 West Liberty Drive Wheaton, IL 60187	Wetlands Monitoring	\$70,917.03	\$0.00	\$0.00	\$70,917.03	\$0.00	\$0.00
V3 Companies 7325 Janes Avenue - Suite 100 Woodridge, IL 60517	Spitzer Road	\$2,188.05	\$0.00	\$0.00	\$2,188.05	\$0.00	\$0.00
V3 Companies 7325 Janes Avenue - Suite 100 Woodridge, IL 60517	Bike Path	\$95,715.00	\$0.00	\$0.00	\$95,715.00	\$0.00	\$0.00
V3 Companies 7325 Janes Avenue - Suite 100 Woodridge, IL 60517	Fire Station	\$16,415.90	\$0.00	\$0.00	\$16,415.90	\$0.00	\$0.00
V3 Construction 7325 Janes Avenue - Suite 100 Woodridge, IL 60517	Bike Path	\$3,442.41	\$0.00	\$0.00	\$3,442.41	\$0.00	\$0.00
V3 Construction 7325 Janes Avenue - Suite 100 Woodridge, IL 60517	Grade Spitzer Road at Fire Station	\$9,741.76	\$0.00	\$0.00	\$9,741.76	\$0.00	\$0.00
V3 Companies 7325 Janes Avenue - Suite 100 Woodridge, IL 60517	Bartlett Quarry Professional Surveying	\$3,546.80	\$0.00	\$0.00	\$3,546.80	\$0.00	\$0.00
Lake County Grading Co, LLC P O Box L Libertyville, IL 60048	Lot 9E Mass Grading	\$245,943.80	\$0.00	\$0.00	\$245,943.80	\$0.00	\$0.00

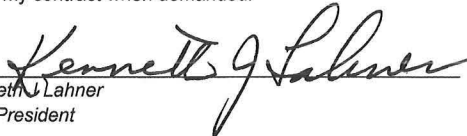
NAME & ADDRESS	KIND OF WORK	AMT OF CONTRACT	EXTRAS TO CONTRACTS	RETENTION (INC. CURRENT)	NET OF PREVIOUS PAYMENTS	NET AMOUNT THIS PAYMENT	BALANCE TO BECOME DUE
Plote Construction, Inc 1100 Brandt Drive Hoffman Estates, IL 60192	Spitzer Road at Fire Station Paving	\$45,595.00	\$0.00	\$0.00	\$45,595.00	\$0.00	\$0.00
Plote Construction, Inc 1100 Brandt Drive Hoffman Estates, IL 60192	Spitzer Road Paving	\$5,367.91	\$0.00	\$0.00	\$5,367.91	\$0.00	\$0.00
Plote Construction, Inc 1100 Brandt Drive Hoffman Estates, IL 60192	Brewster Creek Blvd Ext	\$8,298.24	\$0.00	\$0.00	\$8,298.24	\$0.00	\$0.00
Plote Construction, Inc 1100 Brandt Drive Hoffman Estates, IL 60192	Brewster Creek Boulevard	\$381,263.38	\$0.00	\$0.00	\$381,263.38	\$0.00	\$0.00
Fleming's Landscape 1828 Arabian Avenue Naperville, IL 60565	Dania Frontage Tree & Seed	\$1,290.00	\$0.00	\$0.00	\$1,290.00	\$0.00	\$0.00
Com Ed C/O V3 Companies 7325 Janes Avenue - Suite 100 Woodridge, IL 60517	Electric Service Hardt & Humbracht	\$7,127.67	\$0.00	\$0.00	\$7,127.67	\$0.00	\$0.00
Landworks. Ltd 751 S. Bolingbrook Drive Link #17 Bolingbrook, IL 60440	Minador Wetlands Mitigation	\$107,589.34	\$0.00	\$0.00	\$107,589.34	\$0.00	\$0.00
V3 Companies 7325 Janes Avenue - Suite 100 Woodridge, IL 60517	Repair Potholes and Fire Hydrant	\$3,978.50	\$0.00	\$0.00	\$3,978.50	\$0.00	\$0.00
La Fayette Home Nursery RR 1 Box 1A La Fayette, IL 61449	Controlled Burn of Wetland Slopes	\$7,950.00	\$0.00	\$0.00	\$7,950.00	\$0.00	\$0.00
Anchor Electric 291 East St Charles Road Carol Stream, IL 60188	Humbracht Circle Ext Street Lighting	\$72,152.39	\$0.00	\$0.00	\$72,152.39	\$0.00	\$0.00
R-Mark Wildlife Mgt P O Box 3992 St Charles, IL 60174	Muskrat & Beaver Control	\$4,075.00	\$0.00	\$0.00	\$4,075.00	\$0.00	\$0.00
Pizzo and Associates, Ltd P O Box 98 136 Railroad Street Leland, IL 60531	Wetlands Management	\$153,569.10	\$0.00	\$0.00	\$153,409.36	\$0.00	\$159.74
V3 Construction Group, Ltd 7325 Janes Avenue - Suite 100 Woodridge, IL 60517	Respread Topsoil on Wetland Slopes	\$2,185.00	\$0.00	\$0.00	\$2,185.00	\$0.00	\$0.00
V3 Companies 7325 Janes Avenue - Suite 100 Woodridge, IL 60517	Topographic Mapping	\$10,000.00	\$0.00	\$0.00	\$10,000.00	\$0.00	\$0.00
V3 Construction Group, Ltd 7325 Janes Avenue - Suite 100 Woodridge, IL 60517	Brewster Creek Blvd Pavement Rehab	\$41,500.00	\$0.00	\$0.00	\$41,500.00	\$0.00	\$0.00
V3 Construction Group, Ltd 7325 Janes Avenue - Suite 100 Woodridge, IL 60517	Surveying Consulting Services	\$25,078.00	\$0.00	\$0.00	\$25,078.00	\$0.00	\$0.00
V3 Construction Group, Ltd 7325 Janes Avenue - Suite 100 Woodridge, IL 60517	Wetlands Parking	\$69,425.00	\$0.00	\$0.00	\$55,025.00	\$0.00	\$14,400.00
V3 Construction Group, Ltd 7325 Janes Avenue - Suite 100 Woodridge, IL 60517	Lot 9B	\$25,000.00	\$0.00	\$0.00	\$25,000.00	\$0.00	\$0.00
V3 Construction Group, Ltd 7325 Janes Avenue - Suite 100 Woodridge, IL 60517	Neenah Grates	\$4,315.68	\$0.00	\$0.00	\$4,315.68	\$0.00	\$0.00

NAME & ADDRESS	KIND OF WORK	AMT OF CONTRACT	EXTRAS TO CONTRACTS	RETENTION (INC. CURRENT)	NET OF PREVIOUS PAYMENTS	NET AMOUNT THIS PAYMENT	BALANCE TO BECOME DUE
Martam Construction 1200 Gasket Drive Elgin, IL 60120	Lot 9B Mass Grading	\$449,822.50	\$0.00	\$0.00	\$449,822.50	\$0.00	\$0.00
Martam Construction 1200 Gasket Drive Elgin, IL 60120	Lot 9B, 9G, 9H, & 9I Mass Grading	\$1,988,727.30	\$0.00	\$47,825.94	\$0.00	\$430,433.46	\$1,558,293.84
V3 Companies 7325 Janes Avenue - Suite 100 Woodridge, IL 60517	BCBP 2015 Mass Grading - Bidding, Final Engineering, Topographic Mapping for Lots 9B,9G, 9H, 9I	\$58,000.00	\$0.00	\$0.00	\$0.00	\$58,000.00	\$0.00
V3 Companies 7325 Janes Avenue - Suite 100 Woodridge, IL 60517	Brewster Creek Lot 9 Arco Murray - Bidding	\$10,750.00	\$0.00	\$0.00	\$0.00	\$10,750.00	\$0.00
V3 Companies 7325 Janes Avenue - Suite 100 Woodridge, IL 60517	Brewster Creek Lot 9 Arco Murray - Final Engineering & Topographic Mapping	\$52,500.00	\$0.00	\$0.00	\$0.00	\$52,500.00	\$0.00
V3 Companies 7325 Janes Avenue - Suite 100 Woodridge, IL 60517	BCBP Lot 9 MG - Construction Management	\$80,000.00	\$0.00	\$0.00	\$0.00	\$25,000.00	\$55,000.00
V3 Companies 7325 Janes Avenue - Suite 100 Woodridge, IL 60517	Wetlands Sanitary Sewer Grading	\$33,641.75	\$0.00	\$0.00	\$33,641.75	\$0.00	\$0.00
V3 Companies 7325 Janes Avenue - Suite 100 Woodridge, IL 60517	Lot 9 Mass Grading	\$41,701.81	\$0.00	\$0.00	\$41,701.81	\$0.00	\$0.00
V3 Companies 7325 Janes Avenue - Suite 100 Woodridge, IL 60517	Land Planning, Engineering & Surveying Services	\$4,170.00	\$0.00	\$0.00	\$4,170.00	\$0.00	\$0.00
Terracon Consultants, Inc 135 Ambassador Drive Naperville, IL 60540-3955	Lot 9B Mass Grading- Material Testing	\$34,300.00	\$0.00	\$0.00	\$14,157.50	\$0.00	\$20,142.50
Terracon Consultants, Inc 135 Ambassador Drive Naperville, IL 60540-3955	Lots 9B, 9G, 9H & 9I Mass Grading - Material Testing	\$61,060.00	\$0.00	\$0.00	\$0.00	\$5,118.00	\$55,942.00

AMOUNT OF ORIGINAL CONTRACT	\$4,539,052.68	WORK COMPLETED TO DATE	\$2,882,940.54
EXTRAS TO CONTRACT	\$0.00	LESS: 0.00% RETAINED	\$47,825.94
TOTAL CONTRACT AND EXTRAS	\$4,539,052.68	NET AMOUNT EARNED	\$2,835,114.60
CREDITS TO CONTRACT			
ADJUSTED TOTAL CONTRACT	\$4,539,052.68	NET PREVIOUSLY PAID	\$2,253,313.14
		NET AMOUNT OF THIS PAYMENT	\$581,801.46
		BALANCE TO BECOME DUE (Inc. Retention)	\$1,703,938.08


It is understood that the total amount paid to date plus the amount requested in this application shall not exceed 100% of the cost of work completed to date.

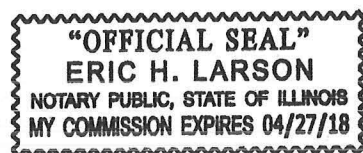
I agree to furnish Waivers of Lien for the material under my contract when demanded.

  
Kenneth J. Lahner  
Vice President

Subscribed and sworn before me this 20th day of May, 2015

The above sworn statement should be obtained by the owner before each and every payment

  
Eric H. Larson  
Notary



May 22, 2015

Mr. Jeff Martynowicz, Director of Finance

RE: DEVELOPER NOTE # 3 MEMORANDUM  
OF PAYMENT # 25 – RELATIVE TO THE  
REDEVELOPMENT AND FINANCING  
AGREEMENT BETWEEN THE VILLAGE  
OF BARTLETT AND ELMHURST CHICAGO  
STONE COMPANY

Dear Jeff:

We are herein submitting information relative to the above referenced payment request for the redevelopment of the Elmhurst Chicago Stone Company property in Bartlett. Included as part of the documentation is:

- The Developer Note # 3 Memorandum of Payment # 25 from Elmhurst Chicago Stone Company requesting payment in the amount of **\$ 581,900.00** to reimburse itself for monies spent on the project for the period of **DECEMBER 17, 2014** through **MAY 20, 2015**;
- An Owner's Sworn Statement listing the contractors and material suppliers with the total contract price, amounts previously paid, amount to be paid this request and the balance due on each respective contract.

We have also reviewed:

- Executed contracts, agreements for services and purchase orders;
- Contractor invoices, work completion and amounts paid or retained;
- Partial or final waivers of lien and sworn statements for each contractor or vendor receiving payment on this draw.

All documentation provided and reviewed meets the requirements of Section 12-1 of the Redevelopment and Financing Agreement between the Village of Bartlett and Elmhurst Chicago Stone Company.



We have also reviewed the certification of V3 Companies, Martam Construction and Terracon Consultants stating that the work has been completed and materials are in place as indicated on the Developer Note # 3 Memorandum of Payment # 25. Based on periodic field observations and review of supporting documents submitted, we concur with the opinion of V3 Companies, Martam Construction and Terracon Consultants that the work has been completed and materials are in place as indicated in the Developer Note # 3 Memorandum of Payment # 25, covered by the dates December 17, 2014 through May 20, 2015.

Please contact our office if there are any questions.

Bartlett Village Engineer

A handwritten signature in blue ink, appearing to read "Robert Allen".

Robert Allen, P.E.

cc: Todd Dowden, Finance Department  
Dan Dinges, P.E., Director of Public Works  
Kenneth Lahner, Elmhurst Chicago Stone Company  
Bryan Mraz, Village Attorney



## Agenda Item Executive Summary

Item Name BAPS CHARITY WALK Committee or Board BOARD

### BUDGET IMPACT

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

### EXECUTIVE SUMMARY

BAPS Charities is requesting to host their annual walkathon in Bartlett to benefit the American Cancer Society on Sunday June 14<sup>th</sup>. The route begins at Bartlett Park, proceeds to the Bartlett Library, and back to Bartlett Park. The walk will begin at 9:30am. The appropriate documents have been reviewed by the police department as well as the Village Attorney.

### ATTACHMENTS (PLEASE LIST)

Memo, Motion, Letter of Request, Map, Insurance

### ACTION REQUESTED

For Discussion Only \_\_\_\_\_  
Resolution \_\_\_\_\_  
Ordinance \_\_\_\_\_  
Motion: X

Staff: Scott Skrycki Date: 5/26/2015

# Memorandum

**To:** Scott Skrycki, Assistant to the Village Administrator  
**From:** Sam Hughes, Administrative Intern  
**Date:** 5-15-15  
**Re:** BAPS Charity Walkathon

---

BAPS Charities is requesting to host their annual walkathon to benefit the American Cancer Society on Sunday, June 14<sup>th</sup>, 2015. The Walkathon begins in Bartlett Park, proceeds to the Bartlett Library and returns to the park. The Bartlett Police Department has reviewed the route and will assist participants to safely cross at the intersections. Set up at Bartlett Park will begin around 6:00 AM and the walk will take place from 9:30-11:00 AM. BAPS anticipates 800 walkers for this year's event and plans on utilizing street parking around the park, as well as Metra parking, with Village permission.

The appropriate certificate of insurance has been submitted by BAPS, reviewed by the Village Attorney, and is attached. A copy of the parade route is also attached for your review.

## **Motion**

I move to approve the parade permit request submitted by BAPS Charities for their annual walkathon to benefit the American Cancer Society on June 14<sup>th</sup>, 2015.



Chirag Patel  
BAPS Charities, Inc.  
81 Suttons Lane, Suite 103  
Piscataway, NJ 08854  
630-400-6932  
[cpatel@gmail.com](mailto:cpatel@gmail.com)

05/05/2015

Kevin Wallace  
Village President  
Village of Bartlett  
Main Street  
Bartlett, IL 60103  
630-540-5916

Dear Kevin Wallace:

Thank you for allowing BAPS Charities to host our annual walkathon to benefit the American Cancer Society and other local beneficiaries in the Village of Bartlett.

The walkathon will take place on June 14<sup>th</sup>, 2015. The details of the walk route and the setup are below with inputs from Geoffrey Pretkelis, Bartlett Police Department.

- The BAPS participants will line up on the roadway of North Avenue at the intersection of Eastern Avenue.
- The BAPS participants will walk westbound on North Avenue until the intersection of Oak Avenue
- The BAPS participants will then walk onto the sidewalk on the west side of the Oak Avenue to head southbound
- The BAPS participants will continue to walk southbound on the sidewalk until they reach the sidewalk of the Bartlett Public Library
- The BAPS participants will use the sidewalk on the Bartlett Public Library and then stage in the Bartlett Public Library parking lot until all of the participants are there.
- The BAPS participants will the walk northbound on the sidewalk until they reach Bartlett Park.
- **\*\* Bartlett Police Department will assist participants to safely cross at the intersections during the BAPS walk.**

The walk team would start setting up the park around 6 AM so the walk can take place between 9:30 – 11:00 AM. We anticipate around 800 walkers to this year's walkathon. The walk team would also like your permission to use street parking around the park and the Metra parking.



Thank you for allowing BAPS Charities to host our annual walkathon in the Village of Bartlett.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chirag Patel', written over a horizontal line.

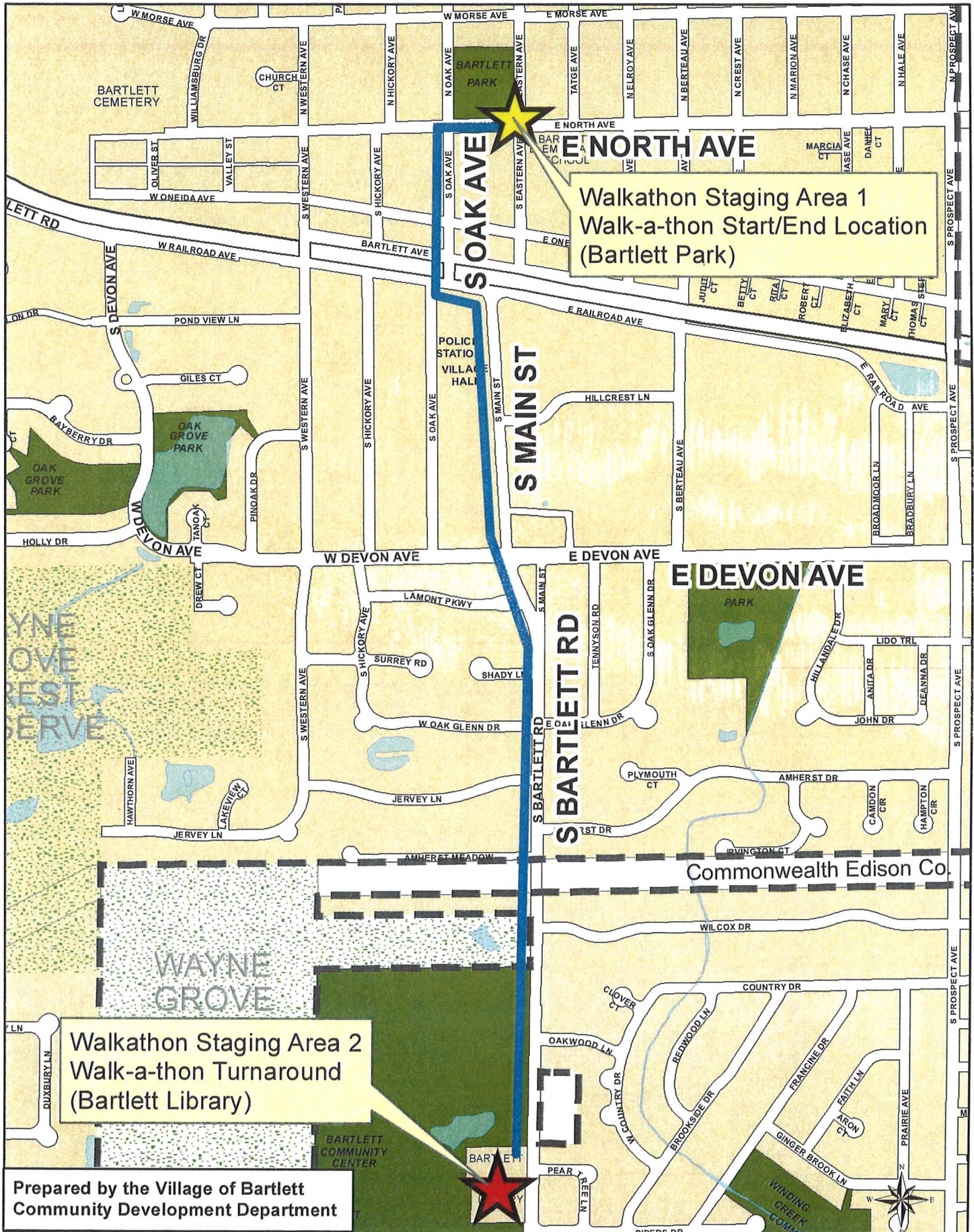
Chirag Patel

2015 Walkathon Team Lead





# BAPS CHARITIES WALKATHON









## Agenda Item Executive Summary

Item Name BAPS Charities Amplifier Permit Committee or Board Village Board

### BUDGET IMPACT

Amount:	<u>N/A</u>	Budgeted	<u>N/A</u>
List what fund	<u>N/A</u>		

### EXECUTIVE SUMMARY

A request for an **AMPLIFIER PERMIT** to allow for a stereo speaker system with microphones at the 5K Walkathon taking place at Bartlett Park (at North and Oak Avenues) on Sunday, June 14, 2015 from 9:00 a.m. to 11:00 a.m.

### ATTACHMENTS (PLEASE LIST)

Memo, Application, Location Map

### ACTION REQUESTED

For Discussion Only \_\_\_\_\_

Resolution \_\_\_\_\_

Ordinance \_\_\_\_\_

Motion: To approve the Amplifier Permit for BAPS Charities at Bartlett Park, on Sunday, June 14, 2015 from 9:00 a.m. to 11:00 a.m.

Staff: Jim Plonczynski Date: 5/27/15

**COMMUNITY DEVELOPMENT MEMORANDUM**

**15-102**

**DATE:** May 27, 2015  
**TO:** Valerie L. Salmons, Village Administrator  
**FROM:** Jim Plonczynski, CD Director  
**RE:** Amplifier Permit Request

---

Attached is the application from Vikaum Patel on behalf of BAPS Charities, requesting approval for a permit to operate an amplifier for a stereo speaker system with microphones at the 5K Walkathon taking place at Bartlett Park, at the northeast corner of North and Oak Avenues. This event is scheduled to take place on Sunday, June 14, 2015 from 9:00 a.m. to 11:00 a.m.

Attached for your review and consideration is a Village Board motion to approve the Amplifier Permit to conform with Village Ordinance 3-22-2(A) "Except as provided in subsections B and C... no licensee shall use, operate or employ any such device within the Village limits **on Sunday**, or after the hour of eight o'clock (8:00) P.M. to the hour of eleven o'clock (11:00) P.M. (prevailing time) of any day or before the hour of eight o'clock (8:00) A.M. (prevailing time) of any day without the approval of the Bartlett Village Board; no licensee shall use or operate or employ any such device within the radius of two (2) blocks from any hospital or within the radius of two (2) blocks of any church while services are being held therein."

**MOTION**

To approve the amplifier permit for BAPS Charities at Bartlett Park, on Sunday, June 14, 2015 from 9:00 a.m. to 11:00 a.m.

# AMPLIFIER PERMIT APPLICATION

RECEIVED  
COMMUNITY DEVELOPMENT  
MAY 27 2015



**Village of Bartlett**  
Community Development Dept.  
228 S. Main Street  
Bartlett, IL 60103  
Ph: (630) 540-5940  
Fax: (630) 540-5436  
E-mail: [CommunityDevelopment@vbartlett.org](mailto:CommunityDevelopment@vbartlett.org)  
Web: [www.village.bartlett.il.us](http://www.village.bartlett.il.us)

**For Office Use Only:**  
Permit #: \_\_\_\_\_  
Received: \_\_\_\_\_  
(Village Stamp)

Village Board approval is required for those requests taking place: Mon-Sat. before 8:00 A.M. or after 8:00 P.M., and on Sundays (all day). **Not to exceed 11:00 P.M.**

**APPLICANT MUST COMPLETE AND SIGN APPLICATION**

**PERMIT APPLICANT:**  
BAPS Charities, 1851 S. Rt 59, Bartlett, IL 60103 630-213-BA  
NAME ADDRESS PHONE

**ADDRESS OF EVENT:** Bartlett Park on North & Oak St

**OWNER OF PROPERTY WHERE EVENT WILL BE HELD:**  
BAPS Charities  
NAME ADDRESS PHONE

**DESCRIPTION OF EVENT:** 5K Walkathon

**DAY, DATE, BEGINNING & ENDING TIME OF EVENT:** June 14<sup>th</sup> 9:00 AM kick off & walkers will be back by 10:30 - 11:00 AM

**AMPLIFIER DEVICE BEING USED:** (e.g. DJ, live band, stereo) Mic with 2 speakers & music for 15 mins

**CONTRACTOR (if any):** \_\_\_\_\_  
NAME PHONE LICENSE #

(All Contractors/Electricians completing work on any portion of the project must be licensed with the Village of Bartlett).

**SIGNATURE OF APPLICANT:** [Signature]

**SIGNATURE OF PROPERTY OWNER:** Rita Flitt: BARTLETT PARK DIS; MUSIC CAN NOT START UNTIL AFTER 8:30AM

**FOR OFFICE USE ONLY**

Zoning Dist.	FINAL INSPECTION DATE	ISSUED BY	TOTAL FEE 15.00
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[Signature]



# LOCATION MAP









## Agenda Item Executive Summary

Item Name Authorization to purchase 7 police vehicles Committee or Board Village Board

### BUDGET IMPACT

Amount:	\$200,635	Budgeted	\$228,000
List what fund	Vehicle Replacement Fund		

### EXECUTIVE SUMMARY

The Police Department would like to purchase seven (7) replacement vehicles as budgeted to be assigned to the Patrol Division, the Traffic Unit and the Directed Patrol Team.

### ATTACHMENTS (PLEASE LIST)

Memorandum requesting this is placed on the Agenda.

### ACTION REQUESTED

For Discussion Only \_\_\_\_\_

Resolution \_\_\_\_\_

Ordinance \_\_\_\_\_

Motion: I move to purchase seven (7) 2015 Ford Utility Police Interceptor vehicles through the Suburban Purchasing Cooperative, Contract #122, in the amount of \$200,635 from Currie Motors Fleet, Frankfort, Illinois.

Staff: \_\_\_\_\_


Date: \_\_\_\_\_

8/22/15

**POLICE DEPARTMENT MEMORANDUM**  
**15-31**

**DATE:** May 22, 2015

**TO:** Valerie L. Salmons, Village Administrator

**FROM:** Kent F. A. Williams, Chief of Police 

**RE:** FY16 Purchase of seven (7) 2016 Ford Interceptor Utility Police Vehicles

The Suburban Purchasing Cooperative, a cooperative of 156 municipalities and townships in northeastern Illinois, was awarded contract #122 for the purchase of the 2016 Ford Interceptor Utility Police Vehicle to Currie Motors Fleet, Frankfort, Illinois. The 2016 Interceptor Utility comes standard with All-Wheel Drive (AWD) and features a V-6 engine.

The FY2015/2016 budget provides \$228,000 for the purchase of seven (7) utility replacement vehicles. The total price of the vehicles including delivery is \$200,635, which is \$27,365 under budget. These vehicles would be purchased as part of our normal vehicle rotation as budgeted in the Vehicle Replacement Fund. They will be assigned to the Patrol Division, the Traffic Unit and the Directed Patrol Team.

I request the authorization to purchase these vehicles be placed on the Board Agenda for June 2, 2015. We anticipate delivery of the vehicles in three to four months from the time the order is placed.

KFAW/hma

**MOTION**

I move to purchase (7) seven 2016 Ford Utility Police Interceptor vehicles through the Suburban Purchasing Cooperative, Contract #122, in the amount of \$200,635 from Currie Motors Fleet, Frankfort, Illinois.





## Agenda Item Executive Summary

Item Name Authorization to purchase CSO vehicle Committee or Board Village Board

### BUDGET IMPACT

Amount: \$30,206 Budgeted \$33,000

List what fund Vehicle Replacement Fund

### EXECUTIVE SUMMARY

The Police Department would like to purchase one (1) replacement Community Service Officer vehicle as budgeted.

### ATTACHMENTS (PLEASE LIST)

Memorandum requesting this is placed on the Agenda.

### ACTION REQUESTED

For Discussion Only \_\_\_\_\_

Resolution \_\_\_\_\_

Ordinance \_\_\_\_\_


Motion: I move to purchase one (1) 2015 Ford F-150 Extended Cab 4X4 Pickup Truck through the Suburban Purchasing Cooperative, Contract #148, in the amount of \$30,206.00 from Roesch Ford Commercial Truck Center, Bensenville, Illinois.

Staff: \_\_\_\_\_

Date: \_\_\_\_\_

5/22/15

**POLICE DEPARTMENT MEMORANDUM**  
**15-30**

**DATE:** May 22, 2015  
**TO:** Valerie L. Salmons, Village Administrator  
**FROM:** Kent F. A. Williams, Chief of Police   
**RE:** FY16 Purchase of one (1) 2015 Ford F-150 Extended Cab  
4X4 Pickup Truck

The Suburban Purchasing Cooperative, a cooperative of 156 municipalities and townships in northeastern Illinois, was awarded contract #148 for the purchase of the 2015 Ford F-150 Extended Cab 4X4 Pickup Truck to Roesch Ford Commercial Truck Center, Bensenville, Illinois.

The FY2015/2016 budget provides \$33,000 for the purchase of one (1) replacement Community Service Officer vehicle. The total price of the vehicle including delivery is \$30,206, which is \$2,794 under budget. This vehicle would be purchased as part of our normal vehicle rotation as budgeted in the Vehicle Replacement Fund. It will be used by our Community Service Officers.

I request the authorization to purchase this vehicle be placed on the Board Agenda for June 2, 2015. We anticipate delivery of this vehicle in three to four months from the time the order is placed.

KFAW/hma



**MOTION**

I move to purchase (1) one 2015 Ford F-150 Extended Cab 4X4 Pickup Truck through the Suburban Purchasing Cooperative, Contract #148, in the amount of \$30,206.00 from Roesch Ford Commercial Truck Center, Bensenville, Illinois.





## Agenda Item Executive Summary

Item Name      Authorization to purchase one(1) Mobile      Committee  
Command Center      or Board      Village Board

### BUDGET IMPACT

Amount:      \$294,759      Budgeted      \$300,000

List what  
fund      Seized Drug Asset Forfeitures/Public Safety

### EXECUTIVE SUMMARY

The Police Department would like to purchase one (1) Mobile Command Center as budgeted.

### ATTACHMENTS (PLEASE LIST)

Memorandum requesting this is placed on the Agenda.

### ACTION REQUESTED

For Discussion Only \_\_\_\_\_

Resolution \_\_\_\_\_

Ordinance \_\_\_\_\_

Motion: I move to purchase one (1) 2013 LDV Model #SS34FC-10SV Mobile Command Center in the amount of \$294,759 from LDV Inc., Burlington, Wisconsin.

Staff: \_\_\_\_\_


Date: \_\_\_\_\_

5/22/15

**POLICE DEPARTMENT MEMORANDUM**  
**15-32**

**DATE:** May 22, 2015

**TO:** Valerie L. Salmons, Village Administrator

**FROM:** Kent F. A. Williams, Chief of Police 

**RE:** FY16 Purchase of one (1) 2013 LDV Model #SS34FC-10SV  
Mobile Command Center

The FY 2015/2016 budget provides \$300,000 for the purchase of one (1) 2013 LDV Model #SS34FC Mobile Command Center from LDV, Inc. to replace the current incident command vehicle. The funding would be entirely from seized drug asset forfeitures/public safety dollars and no taxpayer dollars would be utilized to purchase this item. The total commercial discounted price of the vehicle is \$294,759, which is \$5,241 less than the estimated cost in the FY 2015/2016 budget. The total commercial price for this vehicle is \$327,510. This vehicle would be purchased as part of our normal vehicle rotation as budgeted in the Vehicle Replacement Fund. The estimated longevity of the new incident command vehicle is approximately 20-25 years.

I request authorization to waive bidding and award sole source bids utilizing the DEA Equitable Sharing proceeds to purchase the 2013 LDV Model #SS34FC Mobile Command Center from LDV, Inc. based on the following reasons.

LDV, Inc. is on the General Supply Administration (GSA) Federal Supply Schedule providing over \$64 million worth of vehicles to hundreds of State and Federal Agencies. LDV's GSA schedule ensures a high quality product and the best pricing available. GSA negotiates pricing at the contract level for all customers. LDV has maintained this contract since February, 1993 and received a rating of "Outstanding" in the most recent GSA audit.

LDV, Inc. is located in Burlington, Wisconsin, with 10 trained over the road technicians. Their service center is 55 miles from the Bartlett Police Department, which is critical for warranty work and any necessary repairs. LDV, Inc. has been designing and building specialized vehicle interiors for over 35 years and has delivered over 15,000 vehicles. LDV, Inc.'s staff includes degreed Electrical Engineers, Mechanical Engineers and Project Managers with an average of 10 years of experience in this industry.

I request the authorization to purchase this vehicle be placed on the Board Agenda for June 2, 2015. We anticipate this vehicle to be ready for use in the next few months from the time the order is placed.

KFAW/hma

**MOTION**

I move to purchase (1) one 2013 LDV Model #SS34FC-10SV Mobile Command Center in the amount of \$294,759 from LDV Inc., Burlington, Wisconsin.





## Agenda Item Executive Summary

Item Name                      2015 MFT Project, Various Streets                      Committee or Board                      Board

### BUDGET IMPACT

Amount:	\$ 677,151.45	Budgeted	\$ 623,000.00
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List what fund                      MFT Funds

### EXECUTIVE SUMMARY

On April 23, 2015 a *Notice to Bidders* was published in the IDOT Bulletin and the Village web site, soliciting bids for the 2015 MFT Various Streets Project. This project consists of removing and replacing curb and gutter, driveway aprons, pavement patching, milling and asphalt resurfacing. Six bid packets were distributed to prospective bidders. Bids were due no later than May 15, 2015 at 10:00 AM., Four bid packets were returned.

Arrow Road Construction Co. submitted the low bid of \$677,151.45 for this project. Arrow Road Construction Co. has worked for the Village in previous years, and we have been satisfied with their performance.

I have attached a bid tally sheet for your review. There is a budget of \$623,000.00 for this project in the 2015 budget, resulting in an overage of \$54,151.45. Consequently, the CLASS "D" PATCH will be eliminated and the limit of construction on Stearns Road will be shortened by 500 feet to make up the difference in the bid amount. This will keep the project in budget without compromising the quality of work. The CLASS "D" PATCH will be done by Public Works personnel.

### ATTACHMENTS (PLEASE LIST)

Memo, Motion, Bid Tab, Resolution, Contract Documents, Change Order

### ACTION REQUESTED

Resolution \_\_\_\_

Ordinance \_\_\_\_\_

Motion: I move the passage of Resolution 2015\_\_\_\_, A Resolution Awarding and Approving the Contract Between the Village of Bartlett and Arrow Road Construction Co. for the 2015 MFT Various Streets Project and Approving Change Order No. 1, for a contract sum not to exceed \$623,000.00, as presented.

Staff:                      Dan Dinges

Date:                      May 22, 2015

Director of Public Works



# MEMO

**Date:** May 21, 2015

**To:** Valerie L. Salmons, Village Administrator

**From:** Dan Dinges, Public Works Director

**Re:** *2015 MFT Various Streets Project Bid Opening*

On April 23, 2015 a *Notice to Bidders* was published in the IDOT Bulletin and the Village web site, soliciting bids for the 2015 MFT Various Streets Project. This project consists of removing and replacing curb and gutter, driveway aprons, pavement patching, milling and asphalt resurfacing. Six bid packets were distributed to prospective bidders. Bids were due no later than May 15, 2015 at 10:00 AM. Four bid packets were returned.

Arrow Road Construction Co. submitted the low bid of \$677,151.45 for this project. Arrow Road Construction Co. has worked for the Village in previous years, and we have been satisfied with their performance.

I have attached a bid tally sheet for your review. There is a budget of \$623,000.00 for this project in the 2015 budget, resulting in an overage of \$54,151.45. Consequently, the CLASS "D" PATCH will be eliminated and the limit of construction on Stearns Road will be shortened by 500 feet to make up the difference in the bid amount. This will keep the project in budget without compromising the quality of work. The CLASS "D" PATCH will be done by Public Works personnel.

Based upon the bid submitted, I recommend the bid be awarded to the Arrow Road Construction Co.

Please place this on the next available Board Agenda.

## MOTION

I move the passage of Resolution 2015-\_\_\_\_\_, A Resolution Awarding and Approving the Contract Between the Village of Bartlett and Arrow Road Construction Co. for the 2015 MFT Various Streets Project and Approving Change Order No. 1, for a contract sum not to exceed \$623,000, as presented.



VILLAGE OF BARTLETT

**2015 MFT VARIOUS STREETS**

BID TABULATION

May 15, 2015

SHEET 1

Item No.	Items	Unit	Quantity	ENGINEERS ESTIMATE		ARROW ROAD CONST. CO. 3401 S. BUSSE RD. P.O. BOX 334 MT. PROSPECT IL. 60056		JOHNSON PAVING 1025 EAST ADDISON CT. ARLINGTON HTS. IL. 60005		PLOTE CONSTRUCTION 1100 BRANDT DR. HOFFMAN ESTATES IL. 60192		A/LAMP CONCRETE CONTRACTORS 1900 WRIGHT BLVD. SCHAUMBURG IL. 60193	
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	HMA SURF. REM. (VAR DEPTH).	SY	4439	\$1.45	\$6,436.55	\$3.25	\$14,426.75	\$2.40	\$10,653.60	\$4.35	\$19,309.65	\$6.00	\$26,634.00
2	HMA SURF. REMOVAL 1½"	SY	24051	\$1.65	\$39,684.15	\$2.15	\$51,709.65	\$1.65	\$39,684.15	\$2.05	\$49,304.55	\$2.50	\$60,127.50
3	HMA SURF. REMOVAL 2"	SY	9362	\$2.10	\$19,660.20	\$2.35	\$22,000.70	\$2.65	\$24,809.30	\$3.90	\$36,511.80	\$3.00	\$28,086.00
4	HMA PVMT. PATCH 3"	SY	203	\$23.50	\$4,770.50	\$47.85	\$9,713.55	\$33.50	\$6,800.50	\$17.65	\$3,582.95	\$50.00	\$10,150.00
5	PVMT. PATCH CLASS "D", TY. IV 3"	SY	1127	\$25.00	\$28,175.00	\$26.10	\$29,414.70	\$24.50	\$27,611.50	\$32.00	\$36,064.00	\$40.00	\$45,080.00
6	HMA DRIVE REM. & REPL.	SY	288	\$36.00	\$10,368.00	\$66.10	\$19,036.80	\$39.50	\$11,376.00	\$66.00	\$19,008.00	\$50.00	\$14,400.00
7	BIT. MATLS.(PRIME COAT)	GAL	3198	\$2.00	\$6,396.00	\$6.75	\$21,586.50	\$0.01	\$31.98	\$0.10	\$319.80	\$1.00	\$3,198.00
8	AGGREGATE (PRIME COAT)	TON	17.5	\$1.00	\$17.50	\$50.00	\$875.00	\$1.00	\$17.50	\$5.00	\$87.50	\$1.00	\$17.50
9	POLY. LEV. BIN. MM N50	TON	1795	\$95.00	\$170,525.00	\$91.85	\$164,870.75	\$104.00	\$186,680.00	\$99.45	\$178,512.75	\$120.00	\$215,400.00
10	HMA SURF. CRS. MIX "D" N50	TON	3590	\$64.00	\$229,760.00	\$68.55	\$246,094.50	\$78.25	\$280,917.50	\$77.40	\$277,866.00	\$78.00	\$280,020.00
11	COMB. CONC. C&G REM. & REPL.	FT	725	\$20.00	\$14,500.00	\$48.00	\$34,800.00	\$45.00	\$32,625.00	\$48.00	\$34,800.00	\$35.00	\$25,375.00
12	INLET BOXOUT	EA	3	\$600.00	\$1,800.00	\$1,000.00	\$3,000.00	\$1,000.00	\$3,000.00	\$1,200.00	\$3,600.00	\$850.00	\$2,550.00
13	DRAINAGE STRUCTURE ADJ	EA	2	\$400.00	\$800.00	\$425.00	\$850.00	\$425.00	\$850.00	\$500.00	\$1,000.00	\$500.00	\$1,000.00
14	DETECTIOR LOOP TYPE I	FT	605	\$25.00	\$15,125.00	\$19.00	\$11,495.00	\$21.00	\$12,705.00	\$19.00	\$11,495.00	\$30.00	\$18,150.00
15	AGGREGATE SHOULDER TY. "B"	TON	200	\$25.00	\$5,000.00	\$54.35	\$10,870.00	\$60.00	\$12,000.00	\$42.50	\$8,500.00	\$30.00	\$6,000.00
16	THERMOPLASTIC LINE 4"	FT	13344	\$0.50	\$6,672.00	\$0.55	\$7,339.20	\$0.55	\$7,339.20	\$0.55	\$7,339.20	\$0.80	\$10,675.20
17	THERMOPLASTIC LINE 6"	FT	11577	\$0.70	\$8,103.90	\$0.75	\$8,682.75	\$0.75	\$8,682.75	\$0.75	\$8,682.75	\$1.50	\$17,365.50
18	THERMOPLASTIC LINE 12"	FT	1456	\$1.50	\$2,184.00	\$1.50	\$2,184.00	\$1.50	\$2,184.00	\$1.50	\$2,184.00	\$6.00	\$8,736.00
19	THERMOPLASTIC LINE 24"	FT	290	\$3.20	\$928.00	\$4.00	\$1,160.00	\$4.00	\$1,160.00	\$4.00	\$1,160.00	\$8.00	\$2,320.00
20	THERMOPLASTIC PVMT MARK L&S	SF	218.4	\$3.75	\$819.00	\$4.00	\$873.60	\$4.00	\$873.60	\$4.00	\$873.60	\$10.00	\$2,184.00
21	RAISED REFL. PVMT. MARKER REM.	EA	320	\$12.00	\$3,840.00	\$7.40	\$2,368.00	\$3.00	\$960.00	\$15.80	\$5,056.00	\$20.00	\$6,400.00
22	RAISED REFL. PVMT. MARKER	EA	320	\$22.00	\$7,040.00	\$25.00	\$8,000.00	\$25.00	\$8,000.00	\$25.00	\$8,000.00	\$40.00	\$12,800.00
23	TCP HWY. STA. 701501	LS	1	\$1,000.00	\$1,000.00	\$4,500.00	\$4,500.00	\$40,952.42	\$40,952.42	\$45,700.00	\$45,700.00	\$1.00	\$1.00
24	TCP HWY. STA. 701701	LS	1	\$1,000.00	\$1,000.00	\$50.00	\$50.00	\$1.00	\$1.00	\$50.00	\$50.00	\$1.00	\$1.00
25	TCP HWY. STA. 701801	LS	1	\$1,000.00	\$1,000.00	\$1,200.00	\$1,200.00	\$1.00	\$1.00	\$15,200.00	\$15,200.00	\$70,000.00	\$70,000.00
26	TCP HWY. STA. 701901	LS	1	\$6,000.00	\$6,000.00	\$50.00	\$50.00	\$1.00	\$1.00	\$50.00	\$50.00	\$1.00	\$1.00
<b>TOTAL</b>					\$591,604.80		\$677,151.45		\$719,917.00		\$774,257.55		\$866,671.70

RESOLUTION 2015 - \_\_\_\_\_

**A RESOLUTION AWARDING AND APPROVING THE CONTRACT  
BETWEEN THE VILLAGE OF BARTLETT AND ARROW ROAD  
CONSTRUCTION CO. FOR THE 2015 MFT VARIOUS STREETS  
PROJECT AND APPROVING CHANGE ORDER NO. 1**

---

**WHEREAS**, the Village of Bartlett (the "Village") advertised for and competitively bid the 2015 MFT Various Streets Project on a unit price basis based on estimated quantities for the removal and replacement of curbs and gutters, driveway aprons, pavement patching, milling and asphalt resurfacing on various streets (the "MFT Street Project"); and

**WHEREAS**, the Village received four (4) bids for the MFT Street Project, which ranged from a low of \$677,151.45 to a high of \$866,671.00 based on the application of the unit prices bid to the quantities specified for the MFT Street Project and the engineering drawings for the Project; and

**WHEREAS**, the Village's budget for the MFT Street Project was \$623,000 based on unit prices for recent road projects, but the unit prices came in from all bidders higher than last year's costs, and other municipalities and taxing districts are experiencing similar higher road construction and asphalt work costs this year; and

**WHEREAS**, once bids are opened, a municipality may negotiate a lower price with the presumed low bidder, which generally cannot include a change in the specifications if lump sum bid prices are solicited, but may include a change in the specifications and scope of the work if the project is bid on a unit price basis as long as the changes in scope would not prejudice another bidder or change the low bidder; and

**WHEREAS**, it is lawful in any event for a municipality to award a contract at the bid prices, and reduce the scope and price by a change order; and

**WHEREAS**, the presumed low bidder on the Project, Arrow Road Construction Co., was more than \$42,765 lower than the next lowest bidder; and

**WHEREAS**, because the bid prices for the MFT Street Project as originally specified and designed came in over budget, staff recommends that the quantities and scope of the MFT Street Project be modified by (i) deleting Class "D" patching (which staff will perform in house); and (ii) by shortening the limits of construction on Stearns Road by 500 feet (collectively, the "Change Order No. 1 Modifications"), which are incorporated into Change Order No. 1 attached hereto as Exhibit B

**WHEREAS**, Change Order No. 1, which reduces the Contract Sum by not less than \$54,151.45, is in the best interest of the Village and its taxpayers; and

**WHEREAS**, Change Order No. 1 does not change or prejudice the low bidder on the MFT Street Project;

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

**SECTION ONE:** That the bid for the MFT Street Project is hereby approved and a contract is hereby awarded to the following contractor as the lowest responsible and responsive bidder meeting specifications:

Arrow Road Construction Co.

**SECTION TWO:** That the IDOT Local Public Agency Formal Contract (the "Contract") between the Village of Bartlett and Arrow Road Construction Co. dated June 2, 2015 for the MFT Project Work, a copy of which is appended hereto as Exhibit A and

expressly incorporated herein by this reference (the "Contract"), is hereby approved, subject to approval of Change Order No. 1 which reduces the Contract Sum to \$623,000.

**SECTION THREE:** The Village President and Village Clerk are authorized to sign and attest, respectively, the Contract on behalf of the Village.

**SECTION FOUR:** The Board hereby finds and determines that the circumstances necessitating Change Order No. 1 were not reasonably foreseeable at the time the Contract was signed, are germane to the original Contract as signed, and/or are in the best interest of the Village, and are authorized by law.

**SECTION FIVE:** Change Order No. 1 dated June 2, 2015 which reduces the Contract Sum by not less than \$54,151.45 is hereby approved.

**SECTION SIX:** The Village President is hereby authorized and directed to sign Change Order No. 1 on behalf of the Village, making the new Contract Sum for the Project of not more than \$623,000.

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

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

**SECTION SIX: EFFECTIVE DATE.** This Resolution shall be in full force and effect upon its passage and approval.

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

PASSED                      June 2, 2015

APPROVED                  June 2, 2015

\_\_\_\_\_  
Kevin Wallace, Village President

ATTEST:

\_\_\_\_\_  
Lorna Gilles, Village Clerk

#### **CERTIFICATION**

I, the undersigned, do hereby certify that I am the Village Clerk of the Village of Bartlett, Cook, DuPage, and Kane Counties, Illinois, and that the foregoing is a true, complete and exact copy of Resolution 2015 - \_\_\_\_\_, enacted on June 2, 2015, and approved on June 2, 2015, as the same appears from the official records of the Village of Bartlett.

\_\_\_\_\_  
Lorna Gilles, Village Clerk





PROPOSAL SUBMITTED BY		
Arrow Road Construction Co.		
Contractor's Name		
3401 Busse Rd.		334
Street		P.O. Box
Mt. Prospect,	IL	60056
City	State	Zip Code

STATE OF ILLINOIS  
 COUNTY COOK / DU PAGE / KANE  
VILLAGE OF BARTLETT  
 (Name of City, Village, Town or Road District)

FOR THE IMPROVEMENT OF  
 STREET NAME OR ROUTE 2015 MFT - VARIOUS STREETS  
 SECTION NO. 15-00000-01-GM  
 TYPES OF FUNDS MFT

SPECIFICATIONS (required)

PLANS (required)

CONTRACT BOND (when required)

**For Municipal Projects**  
 Submitted/Approved/Passed

Mayor  President of Board of Trustees  Municipal Official

Date

**Department of Transportation**  
 Concurrence in approval of award

Regional Engineer

Date

**For County and Road District Projects**  
 Submitted/Approved

Highway Commissioner

Date

Submitted/Approved

County Engineer/Superintendent of Highways

Date

Exp. 11-30-15

Signature: \_\_\_\_\_

County COOK / DU PAGE / KANE  
Local Public Agency VILLAGE OF BARTLETT  
Section Number 15-00000-01-GM  
Route 2015 MFT VARIOUS STREETS

1. THIS AGREEMENT, made and concluded the 2nd day of June 2015,  
Month and Year  
between the VILLAGE of BARTLETT  
acting by and through its VILLAGE PRESIDENT AND BOARD OF TRUSTEES known as the party of the first part, and  
Arrow Road Construction Co. his/their executors, administrators, successors or assigns,  
known as the party of the second part.

2. Witnesseth: That for and in consideration of the payments and agreements mentioned in the Proposal hereto attached, to be made and performed by the party of the first part, and according to the terms expressed in the Bond referring to these presents, the party of the second part agrees with said party of the first part at his/their own proper cost and expense to do all the work, furnish all materials and all labor necessary to complete the work in accordance with the plans and specifications hereinafter described, and in full compliance with all of the terms of this agreement and the requirements of the Engineer under it.

3. And it is also understood and agreed that the LPA Formal Contract Proposal, Special Provisions, Affidavit of Illinois Business Office, Apprenticeship or Training Program Certification, and Contract Bond hereto attached, and the Plans for Section 15-00000-01-GM, in The VILLAGE OF BARTLETT, approved by the Illinois Department of Transportation on 4-21-15, are essential documents of this Date contract and are a part hereof.

4. IN WITNESS WHEREOF, The said parties have executed these presents on the date above mentioned.

Attest: \_\_\_\_\_ Clerk By The VILLAGE of BARTLETT  
\_\_\_\_\_  
(Seal) \_\_\_\_\_  
*(If a Corporation)*

Corporate Name \_\_\_\_\_  
By \_\_\_\_\_  
President Party of the Second Part  
*(If a Co-Partnership)*

Attest: \_\_\_\_\_  
Secretary

\_\_\_\_\_  
Partners doing Business under the firm name of  
\_\_\_\_\_  
Party of the Second Part  
*(If an individual)*  
\_\_\_\_\_  
Party of the Second Part



Route 2015 MFT Various Streets
County Cook / DuPage / Kane
Local Agency Village of Bartlett
Section 15-00000-01-GM

We, Arrow Road Construction Co.

a/an) [ ] Individual [ ] Co-partnership [ ] Corporation organized under the laws of the State of
as PRINCIPAL, and

as SURETY,

are held and firmly bound unto the above Local Agency (hereafter referred to as "LA") in the penal sum of

Dollars ( ), lawful money of the United States, well and truly to be paid unto said LA, for the payment of which we bind ourselves, our heirs, executors, administrators, successors, jointly to pay to the LA this sum under the conditions of this instrument.

WHEREAS THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH that, the said Principal has entered into a written contract with the LA acting through its awarding authority for the construction of work on the above section, which contract is hereby referred to and made a part hereof, as if written herein at length, and whereby the said Principal has promised and agreed to perform said work in accordance with the terms of said contract, and has promised to pay all sums of money due for any labor, materials, apparatus, fixtures or machinery furnished to such Principal for the purpose of performing such work and has further agreed to pay all direct and indirect damages to any person, firm, company or corporation suffered or sustained on account of the performance of such work during the time thereof and until such work is completed and accepted; and has further agreed that this bond shall inure to the benefit of any person, firm, company or corporation to whom any money may be due from the Principal, subcontractor or otherwise for any such labor, materials, apparatus, fixtures or machinery so furnished and that suit may be maintained on such bond by any such person, firm, company or corporation for the recovery of any such money.

NOW THEREFORE, if the said Principal shall well and truly perform said work in accordance with the terms of said contract, and shall pay all sums of money due or to become due for any labor, materials, apparatus, fixtures or machinery furnished to him for the purpose of constructing such work, and shall commence and complete the work within the time prescribed in said contract, and shall pay and discharge all damages, direct and indirect, that may be suffered or sustained on account of such work during the time of the performance thereof and until the said work shall have been accepted, and shall hold the LA and its awarding authority harmless on account of any such damages and shall in all respects fully and faithfully comply with all the provisions, conditions and requirements of said contract, then this obligation to be void; otherwise to remain in full force and effect.

IN TESTIMONY WHEREOF, the said PRINCIPAL and the said SURETY have caused this instrument to be signed by their respective officers this \_\_\_\_\_ day of \_\_\_\_\_ A.D. \_\_\_\_\_

**PRINCIPAL**

\_\_\_\_\_  
(Company Name) \_\_\_\_\_  
By: \_\_\_\_\_  
(Signature & Title) \_\_\_\_\_  
Attest: \_\_\_\_\_  
(Signature & Title) \_\_\_\_\_

(If PRINCIPAL is a joint venture of two or more contractors, the company names and authorized signature of each contractor must be affixed.)

STATE OF ILLINOIS,  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public in and for said county, do hereby certify that

(Insert names of individuals signing on behalf or PRINCIPAL)

who are each personally known to me to be the same persons whose names are subscribed to the foregoing instrument on behalf of PRINCIPAL, appeared before me this day in person and acknowledged respectively, that they signed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_ A.D. \_\_\_\_\_

My commission expires \_\_\_\_\_  
Notary Public (SEAL)

**SURETY**

\_\_\_\_\_  
(Name of Surety) \_\_\_\_\_  
By: \_\_\_\_\_  
(Signature of Attorney-in-Fact)

STATE OF ILLINOIS. (SEAL)  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, a Notary Public in and for said county, do hereby certify that

(Insert names of individuals signing on behalf or SURETY)

who are each personally known to me to be the same persons whose names are subscribed to the foregoing instrument on behalf of SURETY, appeared before me this day in person and acknowledged respectively, that they signed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_ A.D. \_\_\_\_\_

My commission expires \_\_\_\_\_  
Notary Public (SEAL)

Approved this 2nd day of June, A.D. 2015

Attest:

VILLAGE OF BARTLETT  
(Awarding Authority)

VILLAGE Clerk

(Chairman/Mayor/President)

RETURN WITH BID

NOTICE TO BIDDERS

County COOK/DU PAGE/KANE
Local Public Agency VILLAGE OF BARTLETT
Section Number 15-00000-01-GM
Route 2015 MFT VARIOUS STREETS

Sealed proposals for the improvement described below will be received at the office of The Village Clerk,
228 S. Main Street, Bartlett Illinois 60103 until 10:00 am on May 15, 2015

Sealed proposals will be opened and read publicly at the office of The Village Clerk,
228 S. Main Street, Bartlett Illinois 60103 at 10:00 am on May 15, 2015

DESCRIPTION OF WORK

Name RESURFACING PROJECT Length: 11,100 feet ( 2.1 miles)
Location Various streets within the Village of Bartlett, IL.
Proposed Improvement HMA surface removal, HMA pavement patching, polymerized level binder, HMA binder & surface course, drainage structure adjustments, sidewalk, curb & gutter, driveway removal & replacement, and restoration.

1. Plans and proposal forms will be available in the office of THE VILLAGE HALL 228 S. MAIN STREET, BARTLETT, IL. 60103
PH. (630) 837-0811, (AT A COST OF \$25.00 NON-REFUNDABLE) CONTACT : MIKE KOZAR

2. [X] Prequalification

If checked, the 2 low bidders must file within 24 hours after the letting an "Affidavit of Availability" (Form BC 57), in duplicate, showing all uncompleted contracts awarded to them and all low bids pending award for Federal, State, County, Municipal and private work. One original shall be filed with the Awarding Authority and one original with the IDOT District Office.

3. The Awarding Authority reserves the right to waive technicalities and to reject any or all proposals as provided in BLRS Special Provision for Bidding Requirements and Conditions for Contract Proposals.

4. The following BLR Forms shall be returned by the bidder to the Awarding Authority:

- a. BLR 12200: Local Public Agency Formal Contract Proposal
b. BLR 12200a Schedule of Prices
c. BLR 12230: Proposal Bid Bond (if applicable)
d. BLR 12325: Apprenticeship or Training Program Certification (do not use for federally funded projects)
e. BLR 12326: Affidavit of Illinois Business Office

5. The quantities appearing in the bid schedule are approximate and are prepared for the comparison of bids. Payment to the Contractor will be made only for the actual quantities of work performed and accepted or materials furnished according to the contract. The scheduled quantities of work to be done and materials to be furnished may be increased, decreased or omitted as hereinafter provided.

6. Submission of a bid shall be conclusive assurance and warranty the bidder has examined the plans and understands all requirements for the performance of work. The bidder will be responsible for all errors in the proposal resulting from failure or neglect to conduct an in depth examination. The Awarding Authority will, in no case be responsible for any costs, expenses, losses or changes in anticipated profits resulting from such failure or neglect of the bidder.

7. The bidder shall take no advantage of any error or omission in the proposal and advertised contract.

8. If a special envelope is supplied by the Awarding Authority, each proposal should be submitted in that envelope furnished by the Awarding Agency and the blank spaces on the envelope shall be filled in correctly to clearly indicate its contents. When an envelope other than the special one furnished by the Awarding Authority is used, it shall be marked to clearly indicate its contents. When sent by mail, the sealed proposal shall be addressed to the Awarding Authority at the address and in care of the official in whose office the bids are to be received. All proposals shall be filed prior to the time and at the place specified in the Notice to Bidders. Proposals received after the time specified will be returned to the bidder unopened.

9. Permission will be given to a bidder to withdraw a proposal if the bidder makes the request in writing or in person before the time for opening proposals.

RETURN WITH BID

PROPOSAL

County COOK/ DU PAGE/ KANE  
Local Public Agency VILLAGE OF BARTLETT  
Section Number 15-00000-01-GM  
Route 2015 MFT VARIOUS STREETS

1. Proposal of Arrow Road Construction Co.  
3401 S. Busse Rd., P.O. Box 334, Mt. Prospect, IL 60056  
for the improvement of the above section by the construction of Various streets as listed on BLR14232, Municipal  
Maintenance Operations, including HMA surface removal, HMA pavement patching, polymerized level binder, & surface  
course, drainage structure adjustments, sidewalk, curb & gutter, driveway removal & replacement and restoration

a total distance of 11,100 feet, of which a distance of 11,100 feet, ( 2.1 Miles) are to be improved.

- 2. The plans for the proposed work are those prepared by The Village of Bartlett Public Works Department and approved by the Department of Transportation on \_\_\_\_\_
- 3. The specifications referred to herein are those prepared by the Department of Transportation and designated as "Standard Specifications for Road and Bridge Construction" and the "Supplemental Specifications and Recurring Special Provisions" thereto, adopted and in effect on the date of invitation for bids.
- 4. The undersigned agrees to accept, as part of the contract, the applicable Special Provisions indicated on the "Check Sheet for Recurring Special Provisions" contained in this proposal.
- 5. The undersigned agrees to complete the work within \_\_\_\_\_ working days or by August 28, 2015 unless additional time is granted in accordance with the specifications.
- 6. A proposal guaranty in the proper amount, as specified in BLRS Special Provision for Bidding Requirements and Conditions for Contract Proposals, will be required. Bid Bonds will be allowed as a proposal guaranty. Accompanying this proposal is either a bid bond if allowed, on Department form BLR 12230 or a proposal guaranty check, complying with the specifications, made payable to:

VILLAGE OF BARTLETT Treasurer of \_\_\_\_\_

The amount of the check is 5% Bid Bond ( \_\_\_\_\_ ).

- 7. In the event that one proposal guaranty check is intended to cover two or more proposals, the amount must be equal to the sum of the proposal guaranties, which would be required for each individual proposal. If the proposal guaranty check is placed in another proposal, it will be found in the proposal for: Section Number 15-00000-01-GM
- 8. The successful bidder at the time of execution of the contract will be required to deposit a contract bond for the full amount of the award. When a contract bond is not required, the proposal guaranty check will be held in lieu thereof. If this proposal is accepted and the undersigned fails to execute a contract and contract bond as required, it is hereby agreed that the Bid Bond or check shall be forfeited to the Awarding Authority.
- 9. Each pay item should have a unit price and a total price. If no total price is shown or if there is a discrepancy between the product of the unit price multiplied by the quantity, the unit price shall govern. If a unit price is omitted, the total price will be divided by the quantity in order to establish a unit price.
- 10. A bid will be declared unacceptable if neither a unit price nor a total price is shown.
- 11. The undersigned submits herewith the schedule of prices on BLR 12200a covering the work to be performed under this contract.
- 12. The undersigned further agrees that if awarded the contract for the sections contained in the combinations on BLR 12200a, the work shall be in accordance with the requirements of each individual proposal for the multiple bid specified in the Schedule for Multiple Bids below.





**Illinois Department of Transportation**

**SCHEDULE OF PRICES**

County COOK/ DU PAGE/ KANE  
 Local Public Agency VILLAGE OF BARTLETT  
 Section 15-00000-01-GM  
 Route 2015 MFT VARIOUS STREETS

**Schedule for Multiple Bids**

Combination Letter	Sections Included in Combinations	Total

**Schedule for Single Bid**

(For complete information covering these items, see plans and specifications)

Bidder's Proposal for making Entire Improvements 677,151.45

Item No.	Items	Unit	Quantity	Unit Price	Total
1	HMA SURFACE REMOVAL, (VARIABLE DEPTH)	SY	4,439	3.25	14,426.75
2	HMA SURFACE REMOVAL, 1½"	SY	24,051	2.15	51,709.65
3	HMA SURFACE REMOVAL, 2"	SY	9,362	2.35	22,000.70
4	HMA PARTIAL DEPTH PATCH, 3"	SY	203	47.85	9,713.55
5	PAVEMENT PATCHING CLASS D, TYPE IV,3"	SY	1,127	26.15	29,414.70
6	HMA DRIVEWAY REMOVAL & REPLACEMENT	SY	288	66.10	19,036.80
7	BITUMINOUS MATERIALS (PRIME COAT)	GAL	3,198	6.75	21,586.50
8	AGGREGATE (PRIME COAT)	TON	17.5	50.00	875.00
9	POLYMERIZED LEVELING BINDER (MM)				
	IL-4.75, N50	TON	1,795	91.85	164,870.75
10	HMA SURFACE COURSE, MIX "D", N50	TON	3,590	68.55	246,094.50
11	COMB. CONC. CURB & GUTTER REM. & REPL.	FT	725	48.00	34,800.00
12	INLET BOXOUT	EA	3	1000.00	3,000.00
13	DRAINAGE STRUCTURE ADJUSTMENT	EA	2	425.00	850.00
14	DETECTOR LOOP TYPE I	FT	605	19.00	11,495.00
15	AGGREGATE SHOULDER TYPE "B"	TON	200	54.35	10,870.00
16	THERMOPLASTIC PVMT. MARKING LINE 4"	FT	13,344	0.55	7,339.20
17	THERMOPLASTIC PVMT. MARKING LINE 6"	FT	11,577	0.75	8,682.75
18	THERMOPLASTIC PVMT. MARKING LINE 12"	FT	1,456	1.50	2,184.00
19	THERMOPLASTIC PVMT. MARKING LINE 24"	FT	290	4.00	1,160.00
20	THERMOPLASTIC PVMT. MARKING L&S	SF	218.4	4.00	873.60
21	RAISED REFL. PVMT. MARKER REMOVAL	EA	320	7.40	2,368.00
22	RAISED REFL. PVMT. MARKER	EA	320	25.00	8,000.00
23	TCP HIGHWAY STANDARD 701501	LS	1	4,500.00	4,500.00
24	TCP HIGHWAY STANDARD 701701	LS	1	50.00	50.00
25	TCP HIGHWAY STANDARD 701801	LS	1	1,200.00	1,200.00
26	TCP HIGHWAY STANDARD 701901	LS	1	50.00	50.00
Bidder's Proposal for making Entire Improvements					<u>677,151.45</u>



RETURN WITH BID

CONTRACTOR CERTIFICATIONS

County COOK/ DU PAGE/ KANE  
Local Public Agency VILLAGE OF BARTLETT  
Section Number 15-00000-01-GM  
Route 2015 MFT VARIOUS STREETS

The certifications hereinafter made by the bidder are each a material representation of fact upon which reliance is placed should the Department enter into the contract with the bidder.

1. **Debt Delinquency** The bidder or contractor or subcontractor, respectively, certifies that it is not delinquent in the payment of any tax administered by the Department of Revenue unless the individual or other entity is contesting, in accordance with the procedures established by the appropriate revenue Act, its liability for the tax or the amount of tax. Making a false statement voids the contract and allows the Department to recover all amounts paid to the individual or entity under the contract in a civil action.

2. **Bid-Rigging or Bid Rotating.** The bidder or contractor or subcontractor, respectively, certifies that it is not barred from contracting with the Department by reason of a violation of either 720 ILCS 5/33E-3 or 720 ILCS 5/33E-4.

A violation of Section 33E-3 would be represented by a conviction of the crime of bid-rigging which, in addition to Class 3 felony sentencing, provides that any person convicted of this offense or any similar offense of any state or the United States which contains the same elements as this offense shall be barred for 5 years from the date of conviction from contracting with any unit of State or local government. No corporation shall be barred from contracting with any unit of State or local government as a result of a conviction under this Section of any employee or agent of such corporation if the employee so convicted is no longer employed by the corporation and: (1) it has been finally adjudicated not guilty or (2) if it demonstrates to the governmental entity with which it seeks to contract and that entity finds that the commission of the offense was neither authorized, requested, commanded, nor performed by a director, officer or a high managerial agent in behalf of the corporation.

A violation of Section 33E-4 would be represented by a conviction of the crime of bid-rotating which, in addition to Class 2 felony sentencing, provides that any person convicted of this offense or any similar offense of any state or the United States which contains the same elements as this offense shall be permanently barred from contracting with any unit of State or local government. No corporation shall be barred from contracting with any unit of State or local government as a result of a conviction under this Section of any employee or agent of such corporation if the employee so convicted is no longer employed by the corporation and: (1) it has been finally adjudicated not guilty or (2) if it demonstrates to the governmental entity with which it seeks to contract and that entity finds that the commission of the offense was neither authorized, requested, commanded, nor performed by a director, officer or a high managerial agent in behalf of the corporation.

3. **Bribery.** The bidder or contractor or subcontractor, respectively, certifies that it has not been convicted of bribery or attempting to bribe an officer or employee of the State of Illinois or any unit of local government, nor has the firm made an admission of guilt of such conduct which is a matter of record, nor has an official, agent, or employee of the firm committed bribery or attempted bribery on behalf of the firm and pursuant to the direction or authorization of a responsible official of the firm.

4. **Interim Suspension or Suspension.** The bidder or contractor or subcontractor, respectively, certifies that it is not currently under a suspension as defined in Subpart I of Title 44 Subtitle A Chapter III Part 6 of the Illinois Administrative Code. Furthermore, if suspended prior to completion of this work, the contract or contracts executed for the completion of this work may be cancelled.

RETURN WITH BID

SIGNATURES

County COOK/ DU PAGE/ KANE  
Local Public Agency VILLAGE OF BARTLETT  
Section Number 15-00000-01-GM  
Route 2015 MFT VARIOUS STREETS

(If an individual)

Signature of Bidder \_\_\_\_\_

Business Address \_\_\_\_\_  
\_\_\_\_\_

(If a partnership)

Firm Name \_\_\_\_\_

Signed By \_\_\_\_\_

Business Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Inset Names and Addressed of All Partners



\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(If a corporation)

Corporate Name Arrow Road Construction Co.

Signed By *John F. Healy*

John F. Healy, President

Business Address 8401 S. Busse Rd., P.O. Box 334

Mt. Prospect, IL 60056

Insert Names of Officers

President John F. Healy

Secretary Michael J. Salmon

Treasurer Michael J. Salmon

Attest:

*Michael J. Salmon*

Secretary

Michael J. Salmon

**Contractor's Asphalt Tonnage Certification Form**

**RETURN WITH BID**

Route 2015 MFT VARIOUS STREETS  
 County COOK/ DUPAGE/ KANE  
 Local Agency VILLAGE OF BARTLETT  
 Section 15-00000-01-GM

All bidding Contractors must check the appropriate box and sign below. Check only ONE box. This form must be properly executed for the bid to be valid.

The undersigned hereby certify that they represent a general contractor that is IDOT Pre- Qualified to complete all asphalt required for this project.

**OR**

The undersigned hereby certify that they represent a general contractor that is not IDOT Pre-Qualified to complete any asphalt or is only IDOT Pre-Qualified to complete limited tonnage of asphalt, and therefore certify that an IDOT Pre- Qualified subcontractor will perform all asphalt work that exceeds the amount, if any, for which the general contractor is IDOT Pre-Qualified.

The VILLAGE OF BARTLETT will enforce all IDOT Pre-Qualification limits and restrictions for this contract.

(If an individual)

Signature of Bidder \_\_\_\_\_

Business Address \_\_\_\_\_

(If a partnership)

Firm Name \_\_\_\_\_

Signed By \_\_\_\_\_

Business Address \_\_\_\_\_

Insert  
Names and  
Addresses of  
All Partners

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

(If a corporation)

Corporate Name Arrow Road Construction Co.

Signed By John F. Healy, President

Business Address 3401 S. Busse Rd., P.O. Box 334  
Mt. Prospect, IL 60056

Insert  
Names of  
Officers

President John F. Healy

Secretary Michael J. Salmon

Treasurer Michael J. Salmon

Attest: Michael J. Salmon

Michael J. Salmon Secretary



Item Description	Unit	Quantity	Unit Price	Addition(A) or Deduction(D)	Total Addition	Total Deduction
				A	\$ -	\$ -
					\$ -	\$ -
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				Total Changes Page 2:	\$ -	\$ -



Total Net Change: \$ (54,470.60)  
 Amount of Original Contract: \$ 677,151.45  
 Amount of Previous Change Orders: \$ -  
 Amount of adjusted/final contract: \$ 622,680.85

Total net deduction to date \$ (54,470.60) which is -8.04 % of the contract price.  
 (addition, deduction)

State fully the nature and reason for the change: \_\_\_\_\_

When the net increase or decrease in the cost of the contract is \$10,000.00 or more, or the time of completion is increased or decreased by 30 days or more, one of the following statements must be checked:

- The undersigned has determined that the circumstances which necessitate this change were not reasonably foreseeable at the time the contract was signed.
- The undersigned has determined that the change is germane to the original contract as signed.
- The undersigned has determined that this change is in the best interest of the Local Agency and is authorized by law.

Prepared by: \_\_\_\_\_  
 \_\_\_\_\_  
 Title of Preparer

**For County and Road District Projects**

\_\_\_\_\_

Highway Commissioner

\_\_\_\_\_

Date

Submitted/Approved

\_\_\_\_\_

County Engineer/Superintendent of Highways

\_\_\_\_\_

Date

**For Municipal Projects**

\_\_\_\_\_

Municipal Officer

\_\_\_\_\_

Title of Municipal Officer

\_\_\_\_\_

Date

Approved \_\_\_\_\_

\_\_\_\_\_

Regional Engineer

\_\_\_\_\_

Date

Note: Make out separate form for change in length quantities.  
 Give net quantities  
 Submit 6 Originals  
 If plans are required attached 3 sets.





## Agenda Item Executive Summary

Item Name: 2015 Stearns Road Bike Trail Project      Committee or Board: Board

### BUDGET IMPACT

Amount: \$ 122,551.72      Budgeted \$ 132,000.00

List what fund: MFT Funds

### EXECUTIVE SUMMARY

On May 7, 2015 a *Notice to Bidders* was published in the IDOT Bulletin, soliciting bids for the Stearns Road Bike Trail. This project consists of constructing an 8 foot asphalt path from Windsor Dr. to Bittersweet Dr. Four bid packets were distributed to prospective bidders. Bids were due no later than May 22, 2015 at 10:00 AM., two bid packets were returned.

A/Lamp Concrete Contractors Inc. submitted the low bid of \$122,551.72 for this project. A/Lamp Concrete Contractors Inc. has worked for the Village in previous years, and we feel A/Lamp Concrete Contractors Inc. can adequately perform this work. I have attached a bid tally sheet for your review.

The project budget is \$132,000.00 and will be funded from MFT funds. Any remaining funds will be returned to the MFT fund to be used at a later date.

### ATTACHMENTS (PLEASE LIST)

Memo, Motion, Bid Tab, Resolution, Contract Documents

### ACTION REQUESTED

For Discussion Only \_\_\_\_\_

Resolution \_\_\_\_

Ordinance \_\_\_\_\_

Motion: I move the passage of Resolution 2015\_\_\_\_, A Resolution Awarding and Approving the Contract Between the Village of Bartlett and A/Lamp Concrete Construction Co. for the Stearns Road Bike Trail Project, at a contract sum not to exceed \$122,551.72.

Staff: Dan Dinges

Date: May 22, 2015

Director of Public Works

# MEMO

**Date:** May 22, 2015

**To:** Valerie L. Salmons, Village Administrator

**From:** Dan Dinges, Public Works Director

**Re:** *Stearns Road Bike Trail Project*

On May 7, 2015 a *Notice to Bidders* was published in the IDOT Bulletin, soliciting bids for the Stearns Road Bike Trail. This project consists of constructing an 8 foot asphalt path from Windsor Dr. to Bittersweet Dr. Four bid packets were distributed to prospective bidders. Bids were due no later than May 22, 2015 at 10:00 AM., two bid packets were returned.

A/Lamp Concrete Contractors Inc. submitted the low bid of \$122,551.72 for this project. A/Lamp Concrete Contractors Inc. has worked for the Village in previous years, and we feel A/Lamp Concrete Contractors Inc. can adequately perform this work. I have attached a bid tally sheet for your review.

The project budget is \$132,000.00 and will be funded from MFT funds. Any remaining funds will be returned to the MFT fund to be used at a later date.

Based upon the bids submitted, I recommend the bid be awarded to A/Lamp Concrete Contractors Inc.

Please place this on the next available Board Agenda.

## MOTION

I move the passage of Resolution 2015-\_\_\_\_\_, A Resolution Awarding and Approving the Contract Between the Village of Bartlett and A/ Lamp Concrete Construction Co. for the Stearns Road Bike Trail Project, at a contract sum not to exceed \$122,551.72.



**STEARNS ROAD BIKE TRAIL**

BID TABULATION

May 22, 2015

Sheet 1

ENGINEERS ESTIMATE

A/LAMP CONCRETE  
1900 WRIGHT BLVD.  
SCHAUMBURG IL. 60193

CHICAGOLAND PAVING  
225 TELSER RD.  
LAKE ZURICH IL. 60047

Item No.	Items	Unit	Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	TREE REMOVAL (1 TO 6 UNITS DIA.)	UNIT	64	\$150.00	\$9,600.00	\$22.00	\$1,408.00	\$25.00	\$1,600.00	\$0.00	\$0.00	\$0.00	\$0.00
2	TREE REMOVAL (6 TO 15 UNITS DIA)	UNIT	24	\$300.00	\$7,200.00	\$44.00	\$1,056.00	\$50.00	\$1,200.00	\$0.00	\$0.00	\$0.00	\$0.00
3	PERIMETER EROSION BARRIER & INLET PROTECTION	FT	2125	\$4.00	\$8,500.00	\$3.00	\$6,375.00	\$2.50	\$5,312.50	\$0.00	\$0.00	\$0.00	\$0.00
4	EARTH EXCAVATION SPECIAL	CY	458	\$60.00	\$27,480.00	\$35.00	\$16,030.00	\$32.50	\$14,885.00	\$0.00	\$0.00	\$0.00	\$0.00
5	GEOTECHNICAL FABRIC	SY	2050	\$8.00	\$16,400.00	\$1.00	\$2,050.00	\$1.25	\$2,562.50	\$0.00	\$0.00	\$0.00	\$0.00
6	AGGREGATE BASE COURSE 6"	SY	2050	\$18.00	\$36,900.00	\$10.50	\$21,525.00	\$8.50	\$17,425.00	\$0.00	\$0.00	\$0.00	\$0.00
7	BIT. MATERIALS (PRIME COAT)	GAL	172	\$2.00	\$344.00	\$0.01	\$1.72	\$5.00	\$860.00	\$0.00	\$0.00	\$0.00	\$0.00
8	HMA SURF CRS, MIX "D", N50	TON	228	\$80.00	\$18,240.00	\$114.00	\$25,992.00	\$110.00	\$25,080.00	\$0.00	\$0.00	\$0.00	\$0.00
9	COMBINATION CONC CURB & GUTTER REM & REPL	FT	120	\$28.00	\$3,360.00	\$32.00	\$3,840.00	\$65.00	\$7,800.00	\$0.00	\$0.00	\$0.00	\$0.00
10	PCC SIDEWALK REMOVAL	SF	278	\$4.00	\$1,112.00	\$2.00	\$556.00	\$2.50	\$695.00	\$0.00	\$0.00	\$0.00	\$0.00
11	PCC SIDEWALK REPLACE 4"	SF	646	\$12.00	\$7,752.00	\$7.00	\$4,522.00	\$17.00	\$10,982.00	\$0.00	\$0.00	\$0.00	\$0.00
12	DETECTABLE WARNINGS	SF	224	\$30.00	\$6,720.00	\$20.00	\$4,480.00	\$35.00	\$7,840.00	\$0.00	\$0.00	\$0.00	\$0.00
13	TOPSOIL (4") & SEED	SY	2350	\$6.00	\$14,100.00	\$2.00	\$4,700.00	\$5.00	\$11,750.00	\$0.00	\$0.00	\$0.00	\$0.00
14	EROSION CONTROL BLANKET	SY	2350	\$5.00	\$11,750.00	\$1.00	\$2,350.00	\$3.50	\$8,225.00	\$0.00	\$0.00	\$0.00	\$0.00
15	THERMO PVMT. MARK LINE 6"	FT	533	\$3.00	\$1,599.00	\$3.00	\$1,599.00	\$3.00	\$1,599.00	\$0.00	\$0.00	\$0.00	\$0.00
16	THERMO PVMT. MARK LINE 12"	FT	344	\$8.00	\$2,752.00	\$6.00	\$2,064.00	\$5.75	\$1,978.00	\$0.00	\$0.00	\$0.00	\$0.00
17	TCP HIGHWAY STAND 701501	LS	1	\$2,500.00	\$2,500.00	\$24,000.00	\$24,000.00	\$9,806.00	\$9,806.00	\$0.00	\$0.00	\$0.00	\$0.00
18	TCP HIGHWAY STAND 701701	LS	1	\$500.00	\$500.00	\$1.00	\$1.00	\$100.00	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00
19	TCP HIGHWAY STAND 701801	LS	1	\$500.00	\$500.00	\$1.00	\$1.00	\$100.00	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00
20	TCP HIGHWAY STAND 701901	LS	1	\$500.00	\$500.00	\$1.00	\$1.00	\$100.00	\$100.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL</b>					\$177,809.00		\$122,551.72		\$129,900.00		\$0.00		\$0.00

**RESOLUTION 2015 - \_\_\_\_\_**

**A RESOLUTION AWARDING AND APPROVING OF THE CONTRACT  
BETWEEN THE VILLAGE OF BARTLETT AND A/ LAMP CONCRETE  
CONTRACTORS INC. FOR THE STEARNS ROAD BIKE TRAIL PROJECT**

---

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

**SECTION ONE:** That the bid of A/ Lamp Concrete Contractors, Inc. (the "Contractor") for the Stearns Road Bike Trail Project, as more fully set forth in the specifications for the said Project (the "Project Work"), is hereby approved and a contract is hereby awarded to the Contractor as the lowest responsible and responsive bidder meeting specifications, at the unit pricing set forth in its bid proposal, at a contract sum not to exceed \$122,551.72.

**SECTION TWO:** That the IDOT Local Public Agency Formal Contract dated as of June 2, 2015 between the Village of Bartlett and A/Lamp Concrete Contractors, Inc. for the Project Work, a copy of which is appended hereto and expressly incorporated herein by this reference (the "Agreement"), is hereby approved.

**SECTION THREE:** The Village President and Village Clerk are authorized to sign and attest, respectively, the Agreement on behalf of the Village.

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

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

**SECTION SIX: EFFECTIVE DATE.** This Resolution shall be in full force and effect upon its passage and approval.

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

PASSED                      June 2, 2015

APPROVED                  June 2, 2015

\_\_\_\_\_  
Kevin Wallace, Village President

ATTEST:

\_\_\_\_\_  
Lorna Giles, Village Clerk

### **CERTIFICATION**

I, the undersigned, do hereby certify that I am the Village Clerk of the Village of Bartlett, Cook, DuPage, and Kane Counties, Illinois, and that the foregoing is a true, complete and exact copy of Resolution 2015 - \_\_\_\_\_, enacted on June 2, 2015, and approved on June 2, 2015, as the same appears from the official records of the Village of Bartlett.

\_\_\_\_\_  
Lorna Giles, Village Clerk



PROPOSAL SUBMITTED BY		
A/Lamp Concrete Contractors, Inc.		
Contractor's Name		
1900 Wright Blvd.		
Street		P.O. Box
Schaumburg	IL.	60193
City	State	Zip Code

STATE OF ILLINOIS  
 COUNTY COOK / DU PAGE / KANE  
VILLAGE OF BARTLETT  
 (Name of City, Village, Town or Road District)

FOR THE IMPROVEMENT OF  
 STREET NAME OR ROUTE STEARNS ROAD BIKE TRAIL  
 SECTION NO. 15-00000-03-BT  
 TYPES OF FUNDS MFT

SPECIFICATIONS (required)

PLANS (required)

CONTRACT BOND (when required)

**For Municipal Projects**  
 Submitted/Approved/Passed

Mayor  President of Board of Trustees  Municipal Official

Date

**Department of Transportation**  
 Concurrence in approval of award

Regional Engineer

Date

**For County and Road District Projects**  
 Submitted/Approved

Highway Commissioner

Date

Submitted/Approved

County Engineer/Superintendent of Highways

Date

Exp. 11-30-15

Signature: \_\_\_\_\_



County COOK / DU PAGE / KANE  
Local Public Agency VILLAGE OF BARTLETT  
Section Number 15-00000-03-BT  
Route Stearns Rd. Bike Trail

1. THIS AGREEMENT, made and concluded the 2nd day of June, 2015,  
Month and Year

between the VILLAGE of BARTLETT  
acting by and through its VILLAGE PRESIDENT AND BOARD OF TRUSTEES known as the party of the first part, and  
A/Lamp Concrete Contractors, Inc. his/their executors, administrators, successors or assigns,  
known as the party of the second part.

2. Witnesseth: That for and in consideration of the payments and agreements mentioned in the Proposal hereto attached, to be made and performed by the party of the first part, and according to the terms expressed in the Bond referring to these presents, the party of the second part agrees with said party of the first part at his/their own proper cost and expense to do all the work, furnish all materials and all labor necessary to complete the work in accordance with the plans and specifications hereinafter described, and in full compliance with all of the terms of this agreement and the requirements of the Engineer under it.

3. And it is also understood and agreed that the LPA Formal Contract Proposal, Special Provisions, Affidavit of Illinois Business Office, Apprenticeship or Training Program Certification, and Contract Bond hereto attached, and the Plans for Section 15-00000-03-BT, in The VILLAGE OF BARTLETT, approved by the Illinois Department of Transportation on 5-5-15, are essential documents of this contract and are a part hereof.  
Date

4. IN WITNESS WHEREOF, The said parties have executed these presents on the date above mentioned.

Attest: \_\_\_\_\_ Clerk By \_\_\_\_\_  
\_\_\_\_\_ Party of the First Part  
(Seal) \_\_\_\_\_  
(If a Corporation)

Corporate Name \_\_\_\_\_  
By \_\_\_\_\_  
President Party of the Second Part  
(If a Co-Partnership)

Attest: \_\_\_\_\_  
Secretary

Partners doing Business under the firm name of \_\_\_\_\_  
Party of the Second Part  
(If an individual)  
\_\_\_\_\_ Party of the Second Part

RETURN WITH BID

NOTICE TO BIDDERS

County COOK/DU PAGE/KANE
Local Public Agency VILLAGE OF BARTLETT
Section Number 15-00000-03-BT
Route STEARNS ROAD BIKE TRAIL

Sealed proposals for the improvement described below will be received at the office of The Village Clerk,
228 S. Main Street, Bartlett Illinois 60103 until 10:00 am on May 22, 2015
Address Time Date

Sealed proposals will be opened and read publicly at the office of The Village Clerk,
228 S. Main Street, Bartlett Illinois 60103 at 10:00 am on May 22, 2015
Address Time Date

DESCRIPTION OF WORK

Name STEARNS ROAD BIKE TRAIL Length: 2000 feet ( 0.38 miles)
Location South side of Stearns Rd. between Windsor Dr. & Bittersweet Dr. and 500 ft. on Bittersweet within the Village of Bartlett, IL.
Proposed Improvement Consists of earth excavation, aggregate base, tree removal, ADA ramps, curb removal & replace,
HMA surface course, pavement marking and restoration.

1. Plans and proposal forms will be available in the office of THE VILLAGE HALL 228 S. MAIN STREET, BARTLETT, IL. 60103
PH. (630) 837-0811, (AT A COST OF \$35.00 NON-REFUNDABLE) CONTACT : MIKE KOZAR
Address

2. [X] Prequalification
If checked, the 2 low bidders must file within 24 hours after the letting an "Affidavit of Availability" (Form BC 57), in duplicate, showing all uncompleted contracts awarded to them and all low bids pending award for Federal, State, County, Municipal and private work. One original shall be filed with the Awarding Authority and one original with the IDOT District Office.

3. The Awarding Authority reserves the right to waive technicalities and to reject any or all proposals as provided in BLRS Special Provision for Bidding Requirements and Conditions for Contract Proposals.

- 4. The following BLR Forms shall be returned by the bidder to the Awarding Authority:
a. BLR 12200: Local Public Agency Formal Contract Proposal
b. BLR 12200a Schedule of Prices
c. BLR 12230: Proposal Bid Bond (if applicable)
d. BLR 12325: Apprenticeship or Training Program Certification (do not use for federally funded projects)
e. BLR 12326: Affidavit of Illinois Business Office

5. The quantities appearing in the bid schedule are approximate and are prepared for the comparison of bids. Payment to the Contractor will be made only for the actual quantities of work performed and accepted or materials furnished according to the contract. The scheduled quantities of work to be done and materials to be furnished may be increased, decreased or omitted as hereinafter provided.

6. Submission of a bid shall be conclusive assurance and warranty the bidder has examined the plans and understands all requirements for the performance of work. The bidder will be responsible for all errors in the proposal resulting from failure or neglect to conduct an in depth examination. The Awarding Authority will, in no case be responsible for any costs, expenses, losses or changes in anticipated profits resulting from such failure or neglect of the bidder.

7. The bidder shall take no advantage of any error or omission in the proposal and advertised contract.

8. If a special envelope is supplied by the Awarding Authority, each proposal should be submitted in that envelope furnished by the Awarding Agency and the blank spaces on the envelope shall be filled in correctly to clearly indicate its contents. When an envelope other than the special one furnished by the Awarding Authority is used, it shall be marked to clearly indicate its contents. When sent by mail, the sealed proposal shall be addressed to the Awarding Authority at the address and in care of the official in whose office the bids are to be received. All proposals shall be filed prior to the time and at the place specified in the Notice to Bidders. Proposals received after the time specified will be returned to the bidder unopened.

9. Permission will be given to a bidder to withdraw a proposal if the bidder makes the request in writing or in person before the time for opening proposals.

RETURN WITH BID

PROPOSAL

County COOK/ DU PAGE/ KANE  
Local Public Agency VILLAGE OF BARTLETT  
Section Number 15-00000-03-BT  
Route STEARNS ROAD BIKE TRAIL

1. Proposal of A Lamp Concrete Contractors, Inc.  
1900 Wright Blvd., Schaumburg, Illinois 60193

for the improvement of the above section by the construction of a 1500 foot long, 8 foot wide HMA path on the south side of Stearns Rd. between Windsor Dr. and Bittersweet Dr. and 500 ft. on the east side of Bittersweet. This work shall include earth excavation, aggregate base, tree removal, ADA ramps, HMA surface course, pavement marking and restoration.

a total distance of 2000 feet, of which a distance of 2000 feet, ( 0.38 Miles) are to be improved.

2. The plans for the proposed work are those prepared by The Village of Bartlett Public Works Department and approved by the Department of Transportation on \_\_\_\_\_

3. The specifications referred to herein are those prepared by the Department of Transportation and designated as "Standard Specifications for Road and Bridge Construction" and the "Supplemental Specifications and Recurring Special Provisions" thereto, adopted and in effect on the date of invitation for bids.

4. The undersigned agrees to accept, as part of the contract, the applicable Special Provisions indicated on the "Check Sheet for Recurring Special Provisions" contained in this proposal.

5. The undersigned agrees to complete the work within \_\_\_\_\_ working days or by August 28, 2015 unless additional time is granted in accordance with the specifications.

6. A proposal guaranty in the proper amount, as specified in BLRS Special Provision for Bidding Requirements and Conditions for Contract Proposals, will be required. Bid Bonds will be allowed as a proposal guaranty. Accompanying this proposal is either a bid bond if allowed, on Department form BLR 12230 or a proposal guaranty check, complying with the specifications, made payable to:

VILLAGE OF BARTLETT Treasurer of \_\_\_\_\_

The amount of the check is Bid Bond ( 5% ).

7. In the event that one proposal guaranty check is intended to cover two or more proposals, the amount must be equal to the sum of the proposal guaranties, which would be required for each individual proposal. If the proposal guaranty check is placed in another proposal, it will be found in the proposal for: Section Number 15-00000-03-BT.

8. The successful bidder at the time of execution of the contract will be required to deposit a contract bond for the full amount of the award. When a contract bond is not required, the proposal guaranty check will be held in lieu thereof. If this proposal is accepted and the undersigned fails to execute a contract and contract bond as required, it is hereby agreed that the Bid Bond or check shall be forfeited to the Awarding Authority.

9. Each pay item should have a unit price and a total price. If no total price is shown or if there is a discrepancy between the product of the unit price multiplied by the quantity, the unit price shall govern. If a unit price is omitted, the total price will be divided by the quantity in order to establish a unit price.

10. A bid will be declared unacceptable if neither a unit price nor a total price is shown.

11. The undersigned submits herewith the schedule of prices on BLR 12200a covering the work to be performed under this contract.

12. The undersigned further agrees that if awarded the contract for the sections contained in the combinations on BLR 12200a, the work shall be in accordance with the requirements of each individual proposal for the multiple bid specified in the Schedule for Multiple Bids below.





SCHEDULE OF PRICES

County COOK/ DU PAGE/ KANE  
 Local Public Agency VILLAGE OF BARTLETT  
 Section 15-00000-03-BT  
 Route STEARNS ROAD BIKE TRAIL

Schedule for Multiple Bids

Combination Letter	Sections Included in Combinations	Total

Schedule for Single Bid

(For complete information covering these items, see plans and specifications)

Bidder's Proposal for making Entire Improvements

Item No.	Items	Unit	Quantity	Unit Price	Total
1	TREE REMOVAL (1 TO 6 UNITS DIAMETER)	UNITS	64	22-	1408-
2	TREE REMOVAL (6 TO 15 UNITS DIAMETER)	UNITS	24	44-	1056-
3	PERIMETER EROSION BARRIER AND INLET PROTECTION	FT	2,125	3-	6375-
4	EARTH EXCAVATION SPECIAL	CY	458	35-	16030-
5	GEOTECHNICAL FABRIC	SY	2,050	1-	2050-
6	AGGREGATE BASE COURSE 6"	SY	2,050	10.50	21525-
7	BITUMINOUS MATERIALS (PRIME COAT)	GAL	172	0.01	1.72
8	HMA SURFACE COURSE, MIX "D", N50	TON	228	114-	25992-
9	COMBINATION CONCRETE CURB & GUTTER REMOVAL & REPLACEMENT	FT	120	32-	3840-
10	PCC SIDEWALK REMOVAL	SF	278	2-	556-
11	PCC SIDEWALK REPLACEMENT 4"	SF	646	7-	4522-
12	DETECTABLE WARNINGS	SF	224	20-	4480-
13	TOPSOIL (4") & SEED	SY	2,350	2-	4700-
14	EROSION CONTROL BLANKET	SY	2,350	1-	2350-
15	THERMOPLASTIC PVMT. MARKING LINE 6"	FT	533	3-	1599-
16	THERMOPLASTIC PVMT. MARKING LINE 12"	FT	344	6-	2064-
17	TCP HIGHWAY STANDARD 701501	LS	1	2400-	2400-
18	TCP HIGHWAY STANDARD 701701	LS	1	1-	1-
19	TCP HIGHWAY STANDARD 701801	LS	1	1-	1-
20	TCP HIGHWAY STANDARD 701901	LS	1	1-	1-
Bidder's Proposal for making Entire Improvements					122,551.72

## CONTRACTOR CERTIFICATIONS

County COOK/ DU PAGE/ KANE  
 Local Public Agency VILLAGE OF BARTLETT  
 Section Number 15-00000-03-BT  
 Route STEARNS ROAD BIKE PATH

The certifications hereinafter made by the bidder are each a material representation of fact upon which reliance is placed should the Department enter into the contract with the bidder.

1. **Debt Delinquency.** The bidder or contractor or subcontractor, respectively, certifies that it is not delinquent in the payment of any tax administered by the Department of Revenue unless the individual or other entity is contesting, in accordance with the procedures established by the appropriate revenue Act, its liability for the tax or the amount of tax. Making a false statement voids the contract and allows the Department to recover all amounts paid to the individual or entity under the contract in a civil action.
2. **Bid-Rigging or Bid Rotating.** The bidder or contractor or subcontractor, respectively, certifies that it is not barred from contracting with the Department by reason of a violation of either 720 ILCS 5/33E-3 or 720 ILCS 5/33E-4.

A violation of Section 33E-3 would be represented by a conviction of the crime of bid-rigging which, in addition to Class 3 felony sentencing, provides that any person convicted of this offense or any similar offense of any state or the United States which contains the same elements as this offense shall be barred for 5 years from the date of conviction from contracting with any unit of State or local government. No corporation shall be barred from contracting with any unit of State or local government as a result of a conviction under this Section of any employee or agent of such corporation if the employee so convicted is no longer employed by the corporation and: (1) it has been finally adjudicated not guilty or (2) if it demonstrates to the governmental entity with which it seeks to contract and that entity finds that the commission of the offense was neither authorized, requested, commanded, nor performed by a director, officer or a high managerial agent in behalf of the corporation.

A violation of Section 33E-4 would be represented by a conviction of the crime of bid-rotating which, in addition to Class 2 felony sentencing, provides that any person convicted of this offense or any similar offense of any state or the United States which contains the same elements as this offense shall be permanently barred from contracting with any unit of State or local government. No corporation shall be barred from contracting with any unit of State or local government as a result of a conviction under this Section of any employee or agent of such corporation if the employee so convicted is no longer employed by the corporation and: (1) it has been finally adjudicated not guilty or (2) if it demonstrates to the governmental entity with which it seeks to contract and that entity finds that the commission of the offense was neither authorized, requested, commanded, nor performed by a director, officer or a high managerial agent in behalf of the corporation.

3. **Bribery.** The bidder or contractor or subcontractor, respectively, certifies that it has not been convicted of bribery or attempting to bribe an officer or employee of the State of Illinois or any unit of local government, nor has the firm made an admission of guilt of such conduct which is a matter of record, nor has an official, agent, or employee of the firm committed bribery or attempted bribery on behalf of the firm and pursuant to the direction or authorization of a responsible official of the firm.
4. **Interim Suspension or Suspension.** The bidder or contractor or subcontractor, respectively, certifies that it is not currently under a suspension as defined in Subpart I of Title 44 Subtitle A Chapter III Part 6 of the Illinois Administrative Code. Furthermore, if suspended prior to completion of this work, the contract or contracts executed for the completion of this work may be cancelled.

RETURN WITH BID

SIGNATURES

County COOK/ DU PAGE/ KANE  
Local Public Agency VILLAGE OF BARTLETT  
Section Number 15-00000-03-BT  
Route STEARNS ROAD BIKE TRAIL

(If an individual) N/A

Signature of Bidder \_\_\_\_\_

Business Address \_\_\_\_\_  
\_\_\_\_\_

(If a partnership) N/A

Firm Name \_\_\_\_\_

Signed By \_\_\_\_\_

Business Address \_\_\_\_\_  
\_\_\_\_\_

Inset Names and Addressed of All Partners



\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

(If a corporation)

Corporate Name A Lamp Concrete Contractors, Inc.

Signed By *Adele Lampignano*  
President

Business Address 1900 Wright Blvd.  
Schaumburg, Illinois 60193



Inset Names of Officers

President Adele Lampignano

Secretary Joseph Lampignano

Treasurer Joseph Lampignano

Attest:

*[Signature]*  
Secretary





Affidavit of Illinois Business Office

County Cook/DuPage/Kane
Local Public Agency Village of Bartlett
Section Number 15-00000-03-BT
Route Stearns Rd Bike Path

State of Illinois )
) ss.
County of Cook )

I, Joseph Lampignano of Schaumburg, Illinois,
(Name of Affiant) (City of Affiant) (State of Affiant)

being first duly sworn upon oath, states as follows:

- 1. That I am the Secretary / Treasurer of A Lamp Concrete Contractors, Inc.
officer or position bidder
2. That I have personal knowledge of the facts herein stated.
3. That, if selected under this proposal, A Lamp Concrete Contractors, Inc. will maintain a
(bidder)
business office in the State of Illinois which will be located in Cook County, Illinois.
4. That this business office will serve as the primary place of employment for any persons employed in the
construction contemplated by this proposal.
5. That this Affidavit is given as a requirement of state law as provided in Section 30-22(8) of the Illinois
Procurement Code.

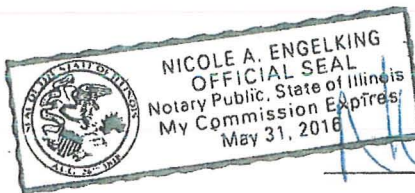


Handwritten signature of Joseph Lampignano

Joseph Lampignano
(Print Name of Affiant)

This instrument was acknowledged before me on 22 day of May, 2015.

(SEAL)



Handwritten signature of Notary Public

(Signature of Notary Public)





## Agenda Item Executive Summary

Item Name 2015 Country Creek Lift Station Project Committee or Board Board

### BUDGET IMPACT

Amount: \$35,900.00 Budgeted \$40,000.00 (Project Eng.)

List what fund Sewer Fund

### EXECUTIVE SUMMARY

On February 19, 2015, an Engineering Services RFQ for the Country Creek Lift Station Project was sent out to more than 10 consulting firms in the area. The RFQ was placed on the Village website as well. Qualification submittals were due on March 20, 2015, and we received a total of 12 Statements of Qualification (SOQ).

All submittals were evaluated based upon project and staff experience, and the qualifying firms were ranked. Based upon PW staff evaluation and consensus, Crawford, Murphy & Tilly, Inc. (CMT) was selected for design engineering. Because this falls under Professional Services, bidding was not required for the selection of an engineering firm. CMT has provided a proposal for the project and this has been attached for your review. The proposal shows a not-to-exceed cost of \$35,900.00 for permitting and design of the project.

We have not previously worked with CMT. However, we found them to be both professional and responsive during the qualification process and their project experience is more than satisfactory. Based upon staff selection and previous project experiences, I recommend that the 2015 Country Creek Lift Station Project be awarded to *Crawford, Murphy & Tilly, Inc.* in the amount of **\$35,900.00**.

### ATTACHMENTS (PLEASE LIST)

Memo, Motion, Resolution, Agreement

### ACTION REQUESTED

For Discussion Only \_\_\_\_\_

Resolution

Ordinance \_\_\_\_\_

Motion: I move the passage of Resolution 2015-\_\_\_\_\_, a Resolution Approving a Professional Services Agreement with Crawford, Murphy & Tilly, Inc. for the 2015 Country Creek Lift Station Project.

Staff: Dan Dinges Date: 5/26/15  
Director of Public Works

# MEMO

**Date:** June 2, 2015

**To:** Valerie L. Salmons, Village Administrator

**From:** Dan Dinges, Public Works Director

**Re:** *Country Creek Lift Station Engineering Services*

On February 19, 2015, an Engineering Services RFQ for the Country Creek Lift Station Project was sent out to more than 10 consulting firms in the area. The RFQ was placed on the Village website as well. Qualification submittals were due on March 20, 2015, and we received a total of 12 Statements of Qualification (SOQ).

All submittals were evaluated based upon project and staff experience, and the qualifying firms were ranked. Based upon PW staff evaluation and consensus, Crawford, Murphy & Tilly, Inc. (CMT) was selected for design engineering. Because this falls under Professional Services, bidding was not required for the selection of an engineering firm. CMT has provided a proposal for the project and this has been attached for your review. The proposal shows a not-to-exceed cost of \$35,900.00 for permitting and design of the project.

We have not previously worked with CMT. However, we found them to be both professional and responsive during the qualification process and their project experience is more than satisfactory. Based upon staff selection and previous project experiences, I recommend that the 2015 Country Creek Lift Station Project be awarded to ***Crawford, Murphy & Tilly, Inc.*** in the amount of ***\$35,900.00***.

Please place this on the next available Board Agenda.

## **Motion**

I move the passage of Resolution 2015-\_\_\_\_\_ A Resolution Approving a Professional Services Agreement with Crawford, Murphy & Tilly, Inc. for the 2015 Country Creek Lift Station Project.

**RESOLUTION 2015 - \_\_\_\_\_**

**A RESOLUTION APPROVING THE  
COUNTRY CREEK LIFT STATION AGREEMENT  
BETWEEN THE VILLAGE OF BARTLETT  
AND CRAWFORD, MURPHY & TILLY, INC.**

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

**SECTION ONE:** The Country Creek Lift Station Agreement dated June 2, 2015, between Crawford, Murphy & Tilly, Inc. and the Village of Bartlett, a copy of which is appended hereto and expressly incorporated herein by this reference (the "Agreement") is hereby approved.

**SECTION TWO:** That the Village President and the Village Clerk are hereby authorized and directed to sign and attest, respectively, the Agreement on behalf of the Village of Bartlett.

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

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

**SECTION FIVE: EFFECTIVE DATE.** This Resolution shall be in full force

and effect upon passage and approval.

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

PASSED: June 2, 2015

APPROVED: June 2, 2015

\_\_\_\_\_  
Kevin Wallace, Village President

ATTEST:

\_\_\_\_\_  
Lorna Giles, Village Clerk

**CERTIFICATION**

I, the undersigned, do hereby certify that I am the Village Clerk of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, and that the foregoing is a true, complete and exact copy of Resolution 2015 - \_\_\_\_\_ enacted on June 2, 2015, and approved on June 2, 2015, as the same appears from the official records of the Village of Bartlett.

\_\_\_\_\_  
Lorna Giles, Village Clerk

**STANDARD AGREEMENT FOR PROFESSIONAL SERVICES**

THIS AGREEMENT made between Village of Bartlett, whose address is 228 S. Main Street, IL 60103 hereinafter called the CLIENT and Crawford, Murphy & Tilly, Inc., Consulting Engineers, 2750 West Washington Street, Springfield, Illinois 62702, hereinafter called the ENGINEER.

WITNESSETH, that whereas the CLIENT desires the following described professional engineering, land surveying or architectural services:

Engineering design services for the Country Creek Lift Station Project as described in Exhibit A – Scope of Design Engineering Services.

NOW THEREFORE, the ENGINEER agrees to provide the above described services and the CLIENT agrees to compensate the ENGINEER for these services in the manner checked below:

On a time and expense basis in accordance with the attached Schedule of Hourly Charges which is subject to change at the beginning of each calendar year. Reimbursable direct expenses will be invoiced at cost. Professional or Subconsultant services performed by another firm will be invoiced at cost plus ten percent.

At the lump sum amount of \$\_\_\_\_\_.

IT IS MUTUALLY AGREED THAT, payment for services rendered shall be made monthly in accordance with invoices rendered by the ENGINEER.

IT IS FURTHER MUTUALLY AGREED:

That compensation of professional engineering services for the Country Creek Lift Station Project shall not exceed \$35,900 per Exhibit B, 2015 Professional Services Cost Estimate, without further authorization from the CLIENT.

The CLIENT and the ENGINEER each binds himself, his partners, successors, executors, administrators and assignees to each other party hereto in respect to all the covenants and agreements herein and, except as above, neither the CLIENT nor the ENGINEER shall assign, sublet or transfer any part of his interest in this AGREEMENT without the written consent of the other party hereto. This AGREEMENT, and its construction, validity and performance, shall be governed and construed in accordance with the laws of the State of Illinois. This AGREEMENT is subject to the General Conditions attached hereto.

IN WITNESS WHEREOF, the parties hereto have affixed their hands and seals this \_\_\_\_ day of \_\_\_\_\_, 2015.

CLIENT:

ENGINEER:

Village of Bartlett  
\_\_\_\_\_  
(Client Name)

CRAWFORD, MURPHY & TILLY, INC.  
\_\_\_\_\_

\_\_\_\_\_  
(Signature)

Thy O'Grady, P.E.  
\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
(Name and Title)

Theresa L. O'Grady - Group Manager, Water Resources  
\_\_\_\_\_  
(Name and Title)

CMT Job No. \_\_\_\_\_



**STANDARD GENERAL CONDITIONS**  
**Crawford, Murphy & Tilly, Inc.**

1. Standard of Care

In performing its professional services hereunder, the **ENGINEER** will use that degree of care and skill ordinarily exercised, under similar circumstances, by members of its profession practicing in the same or similar locality. No other warranty, express or implied, is made or intended by the **ENGINEER'S** undertaking herein or its performance of services hereunder.

2. Reuse of Document

All documents including Drawings and Specifications prepared by **ENGINEER** pursuant to this Agreement are instruments of service. They are not intended or represented to be suitable for reuse by **CLIENT** or others on extensions of the Project or on any other project. Any reuse without written verification or adaptation by **ENGINEER** for the specific purpose intended will be at **CLIENT'S** sole risk and without liability or legal exposure to **ENGINEER**; and **CLIENT** shall indemnify and hold harmless **ENGINEER** from all claims, damages, losses and expenses including attorneys' fees arising out of or resulting therefrom.

3. Termination

This Agreement may be terminated by either party upon seven days prior written notice. In the event of termination, the **ENGINEER** shall be compensated by the client for all services performed up to and including the termination date, including reimbursable expenses, and for the completion of such services and records as are necessary to place the **ENGINEER'S** files in order and/or to protect its professional reputation.

4. Parties to the Agreement

The services to be performed by the **ENGINEER** under this Agreement are intended solely for the benefit of the **CLIENT**. Nothing contained herein shall confer any rights upon or create any duties on the part of the **ENGINEER** toward any person or persons not a party to this Agreement including, but not limited to any contractor, subcontractor, supplier, or the agents, officers, employees, insurers, or sureties of any of them.

5. Construction and Safety

The **ENGINEER** shall not be responsible for the means, methods, procedures, techniques, or sequences of construction, nor for safety on the job site, nor shall the **ENGINEER** be responsible for the contractor's failure to carry out the work in accordance with the contract documents.

6. Payment

Payment for services rendered shall be made monthly in accordance with invoices rendered by the **ENGINEER**. If payment is to be on a lump sum basis, monthly payments will be based on the portion of total services completed during the month. Invoices, or any part thereof, which are not paid within 30 days after the date of issue shall bear interest at the rate of 1-1/2% for each month or fraction thereof from the date 30 days after issue to time of payment. **CLIENT** will pay on demand all collection costs, legal expenses and attorneys' fees incurred or paid by **ENGINEER** in collecting payment, including interest, for services rendered.

7. Indemnification for Release of Pollutants

If this project does not involve pollutants, this provision will not apply. This provision may not be deleted if the project involves pollutants.

If, due to the nature of the service covered under this Agreement including the potential for damages arising out of the release of pollutants, **CLIENT** agrees that in the event of one or more suits or judgments against **ENGINEER** in favor of any person or persons, or any entity, for death or bodily injury or loss of or damage to property or for any other claimed injury or damages arising from services performed by **ENGINEER**, **CLIENT** will indemnify and hold harmless **ENGINEER** from and against liability to **CLIENT** or to any other persons or entities irrespective of Engineer's compensation and without limitation. It is understood that the total aggregate liability of **ENGINEER** arising from services performed by **ENGINEER** shall in no event exceed \$50,000 or the total compensation received under this agreement whichever is greater, no matter the number of or amount of such claims, suits, or judgments.

8. Risk Allocation – Check box  if this provision does not apply.

The total liability, in the aggregate, of the **ENGINEER** and **ENGINEER'S** officers, directors, employees, agents and consultants, and any of them, to **CLIENT** and anyone claiming by, through or under **CLIENT**, for any and all injuries, claims, losses, expenses or damages arising out of the **ENGINEER'S** services, the project or this agreement, including but not limited to the negligence, errors, omissions, strict liability or breach of contract of **ENGINEER** or **ENGINEER'S** officers, directors, employees, agents or consultants, or any of them, shall not exceed the total compensation received by **ENGINEER** under this agreement, or the total amount of \$50,000, whichever is greater.



**CRAWFORD, MURPHY & TILLY, INC.**  
**STANDARD SCHEDULE OF HOURLY CHARGES**  
**EFFECTIVE JANUARY 1, 2015**

Classification	Regular Rate Per Hour	Overtime Rate Per Hour
Principal	\$ 190	\$ 190
Senior Project Engineer/Manager	\$ 180	\$ 180
Project Engineer/Manager/Architect	\$ 145	\$ 145
Senior Engineer/Architect	\$ 125	\$ 145
Senior Technical Manager	\$ 115	\$ 135
Senior Planner/GIS Specialist	\$ 110	\$ 130
Engineer/Architect	\$ 105	\$ 125
Planner/Technical Manager	\$ 75	\$ 90
Land Surveyor	\$ 125	\$ 145
Senior Technician	\$ 110	\$ 130
Technician II	\$ 90	\$ 110
Technician I	\$ 75	\$ 90
Administrative Assistant/Accountant	\$ 50	\$ 60

If the completion of services on the project assignment requires work to be performed on an overtime basis, overtime rates will apply and the fee will be adjusted to include the additional premium costs. These rates are subject to change upon reasonable and proper notice. In any event this schedule will expire and be superseded by a new schedule on or about January 1, 2016.

To the amount charged at rates shown will be added the actual cost of blueprints, supplies, transportation and subsistence and other miscellaneous job related expenses directly attributable to the performance of services. A usage charge will be made when flow monitoring, sampling or level recording equipment, nuclear density equipment, GPS equipment, robotic total station or other similar specialized equipment are used directly on assignments.

Professional or Subconsultant services furnished to the Crawford, Murphy & Tilly, Inc. by another company shall be invoiced at actual cost plus ten percent.

**Village of Bartlett  
Country Creek Lift Station Project**

**EXHIBIT A - SCOPE OF DESIGN ENGINEERING SERVICES**

The Scope of Improvements shall consist of the following areas of work:

- Retrofit existing dry/wet well pump station to submersible pump station
- Bypass pumping
- Abandon existing dry well
- Inspect and rehabilitate existing wet well
- Retrofit existing wet well and raise top sections to prevent flooding
- Raise existing receiving manhole corbel and lid to prevent flooding
- Connect proposed pipes to existing force main
- Connect proposed lift station to existing SCADA system
- Connect proposed lift station to existing generator

The Scope of Services for Design Engineering shall consist of the following tasks:

1. Meetings and Site Visits
  - a. Kick-off meeting – Assume 1
  - b. Coordination Meetings – Assume 2
  
2. Data Collection
  - a. Obtain available atlases
  - b. Obtain available drawings
  - c. Site visit – Assume 1
  - d. Evaluate existing wet well
  - e. Survey wetland delineation flags
  - f. Site survey – Approximately 0.25 acre site
  - g. Process survey data to base drawing
  
3. Detailed Design
  - a. Determine rehabilitation necessary for wet well based on subconsultant video
  - b. Determine by-pass pumping and sequence of construction
  - c. Perform detailed engineering design calculations
  - d. Structural design of top slab with proposed hatch
  - e. Select submersible pumps
  - f. Show details of raising existing wet well
  - g. Perform electrical design for new pump station
  - h. Design the reconnection to the existing SCADA system

**Village of Bartlett  
Country Creek Lift Station Project**

**EXHIBIT A - SCOPE OF DESIGN ENGINEERING SERVICES**

4. Preliminary List of Sheets – Deliverable in PDF
  - a. Cover Sheet - 1
  - b. General Notes and Legend - 1
  - c. Site Plan – 1
  - d. Dry Well Abandonment Sheet – 1
  - e. Wet Well Rehabilitation Sheet - 1
  - f. Pump Station Plan and Profile Sheets - 2
  - g. Electrical and Controller Sheets - 3
  - h. Detail Sheet - 1
  
5. Prepare Construction Specifications – Deliverable in PDF
  
6. Prepare Opinion of Probable Construction Costs - Deliverable in PDF
  
7. Permits
  - a. IEPA Construction Permit – CMT contacted IEPA and it was indicated that a permit is necessary since changes are being made to the lift station.
  - b. DuPage County/Army Corps/IDNR Permitting – Design assumes a connection to the existing force main on west side of creek. No open cut or filling of Country Creek.
    - i. DuPage County – Bartlett is a partial waiver community. A wetland delineation and verification will be completed. It is assumed a General Permit for utility construction can be used instead of a full permit application.
    - ii. Army Corps of Engineers Application – Submit for a Letter of No Objection. Assuming Army Corps will agree and no further submittals needed.
    - iii. IDNR-OWR – Assume project will meet conditions of Regional Permit
  
8. Project Management
  - a. Prepare project quality assurance plan (QAP)
  - b. Review design, plans, specifications and cost estimate
  - c. Provide progress updates to village staff
  - d. Correspond, communicate and coordinate with the Village, sub-consultants, and project team members
  
9. Not included in scope
  - a. Easement plats and/or descriptions
  - b. Payment of any permit fees
  - c. Construction phase services
  
10. Services to be provided by owner
  - a. Provide site access to design engineer's survey crews
  - b. Delineate wetland boundary
  - c. Vacuum excavation of existing force main/west side of creek
  - d. Wet well investigation and pressure wash / pump down existing wet well

CRAWFORD, MURPHY & TILLY, INC.  
 CONTRACT ATTACHMENT - EXHIBIT B - 2015 PROFESSIONAL SERVICES COST ESTIMATE

CLIENT Village of Bartlett  
 PROJECT NAME Country Creek Lift Station - Design Engineering Services  
 CMT JOB NO. TBD

Prep By CPD  
 DATE 05/15/15

Apprvd TLO  
 DATE 05/15/15

TASK NO.	TASKS \ CLASSIFICATIONS	PRINCIPAL	SR PROJECT ENGR MANAGER	ARCHITECT MANAGER	PROJECT ENGR MANAGER	SENIOR ENGINEER	SENIOR ARCHITECT	SENIOR ENGINEER MANAGER	ARCHITECT	ENGINEER	LAND SURVEYOR	SENIOR TECHNICIAN GIS SPECIALIST	SENIOR TECHNICIAN PLANNER	TECHNICAL MGR PLANNER	TECHNICIAN II	TECHNICIAN I	ADMIN ASSISTANT ACCOUNTANT	LABOR SUMMARY	MAN HOURS & LABOR SUMMARY	TOTAL		
																					CURRENT YEAR 2015 HOURLY RATES	\$190
1																						
2	Meetings - Kickoff and Coordination				16																16	
3	Data Collection - Site Vist and Surveys				10	3						4				16					33	
4	Design - Pump and Electrical				16	16															32	
5	Plans (Assume 11 sheets)				26	40										66					132	
6	Specifications				12	8															20	
7	Cost Estimate				6	4															10	
8	Permit - IEPA					4															4	
9	Permit - DuPage County/ ACOE/DNR				8	4															8	
10	Project Management	4			16																20	
11																						
12																						
13																						
14																						
15																						
	TOTAL MAN HOURS	4			110	75						4			82						275	
	SUBTOTAL - BASE LABOR EFFORT	\$760			\$15,950	\$9,375						\$440			\$7,380						\$33,905	
TASKS (CONTINUED)	TOTAL LABOR EFFORT	DIRECT EXPENSE & REIMBURSABLES											TOTAL EXPENSE	TOTAL FEE								
		TRAVEL MILEAGE	MEALS & LODGING	PRINTING	EQUIP- MENT	MISC	SURVEY MTL	SUBS	SUBS ADMIN	OTHER EXP	OTHER EXP	OTHER EXP										
1																						
2	Meetings - Kickoff and Coordination	\$2,320	\$60																		\$60	\$2,380
3	Data Collection - Site Vist and Surveys	\$3,705	\$40																		\$40	\$3,745
4	Design - Pump and Electrical	\$4,320																				\$4,320
5	Plans (Assume 11 sheets)	\$14,710																				\$14,710
6	Specifications	\$2,740																				\$2,740
7	Cost Estimate	\$1,370																				\$1,370
8	Permit - IEPA	\$500																				\$500
9	Permit - DuPage County/ ACOE/DNR	\$1,160																				\$1,160
10	Project Management	\$3,080																				\$3,080
11																						
12																						
13																						
14																						
15																						
	TOTALS	\$33,905	\$100																		\$100	\$34,005
	TIME PERIOD OF PROJECT	2015	2016	2017	2018	TOTAL	EST % OF OT HRS INCLUDED ABOVE AVERAGE OVERTIME RATE PREMIUM										3%	MULTI-YEAR + OT				
	PERCENTAGE OF WORK TO BE PERFORMED BY YEAR	100%				100%											20%	MLTPLR & AMT				
	WEIGHTING FACTOR FOR 5% ANNUAL ADJUSTMENT	1.0000				1.0000	OT ADJUSTMENT FACTOR										0.0050	1.0050	\$205			
	ESTIMATED CONTINGENCY																				5%	\$1,710
	ROUNDING																					(\$20)
	TOTAL FEE	MATH CROSS CHECK IS OK																				\$35,900

