

VILLAGE OF BARTLETT

COMMITTEE AGENDA

JUNE 7, 2022

BUILDING & ZONING, CHAIRMAN HOPKINS

1. Dunkin Donuts

PUBLIC WORKS, CHAIRMAN REINKE

2. Groot Industries Contract Extension

EXECUTIVE SESSION

To Discuss Pending, Probable or Imminent Litigation
Pursuant to Section 2(c)11 of the Open Meetings Act



Agenda Item Executive Summary

Item Name Dunkin Donuts - Northwest Corner of Schick Rd & Route 59 Committee
or Board Committee

BUDGET IMPACT

Amount: N/A Budgeted N/A

List what
fund N/A

EXECUTIVE SUMMARY

The petitioner is requesting a **Preliminary/Final Subdivision** consisting of two lots at the northwest corner of Schick Road and Route 59.

A Dunkin Donuts with a drive through is proposed for lot 1, which requires requests for a **site plan** and a **special use permit**. There are no plans for the development of lot 2 at this time.

Due to the 25' wide right-of-way dedication along Route 59 to incorporate a future deceleration lane, the petitioner is requesting a **variation** to allow parking within the 50-foot setback from Route 59.

ATTACHMENTS (PLEASE LIST)

PDS memo, cover letter, application, location map, plat of subdivision, site plan, landscape plan, elevations, floor plan

ACTION REQUESTED

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

Staff: Roberta Grill, Planning & Development Services Director Date: 05.24.2022

PLANNING AND DEVELOPMENT SERVICES MEMORANDUM

22-41

DATE: May 20, 2022
TO: Paula Schumacher, Village Administrator
FROM: Roberta Grill, Planning & Development Services Director 
RE: **(#20-18) Dunkin (NWC Schick Rd & Route 59)**

PETITIONER

ECA Architects of behalf of Reema Rajabali

SUBJECT SITE

Northwest Corner of Schick Road and Route 59

REQUEST

Preliminary/Final Subdivision
Site Plan (Lot 1-Dunkin Donuts)
Special Use Permit – Drive through establishment
Variation – parking in the corner side yard

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Vacant	Commercial	B-3 PUD
North	Daycare	Commercial	PD
South	Gas Station	Commercial	PD
East	Single Family	Estate Residential	R-1*
West	Townhomes	Attached Residential (Low Density)	PD

*DuPage County – Single Family Residence

BACKGROUND

Ordinance #1988-22 approved the annexation of the property. Upon annexation, the property was automatically zoned ER-1 Estate Residence.

Ordinance #1988-36 approved the rezoning of the property to the B-3 (Neighborhood Shopping) Zoning District.

Ordinance 2008-87 approved Heidner's Chase Plaza, a development which was comprised of two buildings (12,000 retail center and 4,000 sq.ft. bank) on a single lot. The ordinance granted special use permits for a planned unit development, a drive-through for the multi-tenant retail building, a drive-through bank and the filling of wetlands, approved the preliminary/final PUD plan for Phase 1, a preliminary PUD plan for Phase 2 and a unified business center sign plan. *The project was never constructed.*

DISCUSSION

1. The petitioner is requesting a **Preliminary/Final Subdivision** consisting of two lots at the northwest corner Schick Road and Route 59.
2. The lots will share a full access curbcut on Schick Road; with no direct access provided to Route 59.
3. The plat identifies a 25-foot wide right-of-way dedication to allow for a future deceleration right-turn lane on Route 59 to Schick Road.
4. A 5-ft wide sidewalk will be installed along Schick Road and a sidewalk easement is granted along the west property line of lot 2. *The access drive west of the site is not a publicly dedicated street; therefore, a public sidewalk was not previously provided. If the properties to the north also grant sidewalk easements along the private drive, a sidewalk will be installed when lot 2 develops to improve pedestrian access to the commercial properties for residents of Woodland Hills and Brentwood Townhomes.*
5. A modification from the Subdivision Ordinance is being requested to eliminate the parkway tree requirement along Schick Road due to the presence of underground utilities within the right of way.
6. The petitioner is also requesting a **site plan** and **special use permit** for a Dunkin Donuts with a drive-through on Lot 1.
7. Twelve seats are provided inside the 1,970 square foot restaurant. Outdoor seating (24 seats) is also provided on patios on the north and south sides of the building.
8. Traffic circulation within the lot is one-way, counter-clockwise around the building. Two menu/order boards are located at the northwest corner of the building and there are a total of twelve (12) stacking spaces from the pickup window which exceeds the Zoning Ordinance requirement of six (6).
9. The site plan identifies 16 parking spaces, including one (1) accessible space which meets the Zoning Ordinance requirement of sixteen (16) spaces. Due

to the right-of-way dedication, a **variation** is being requested to allow parking within the 50-foot setback from Route 59. The parking will be located 30 feet from the new property line.

10. The elevations include gray face brick, metal panels and fiber cement siding/panels. Orange accent beams serve as a canopy on the south, east and west elevations.
11. Staff has reviewed and approved the photometric plan and landscape plan for Dunkin' Donuts.
12. An underground storage vault is proposed for stormwater management for lot 1. Separate stormwater management will be required on lot 2 once it develops.
13. The petitioner has submitted a traffic study which was reviewed by the Village's traffic consultant who generally concurred with the findings in the study.

RECOMMENDATION

1. The Staff recommends forwarding the petition to the Planning & Zoning Commission for further review and to conduct the public hearing.
2. The plans and additional background information are attached for your review.

kms/attachments

x:\comdev\memos 2022\041_dunkin_vbc.docx

May 9, 2022

Mr. Kevin Wallace
Village President
Village of Bartlett
228 S. Main Street
Bartlett, IL 60103

RECEIVED
PLANNING & DEVELOPMENT

MAY 19 2022

VILLAGE OF
BARTLETT

RE: Dunkin' Donuts – Route 59 and Schick Road

Dear Mr. Wallace:

On behalf of our client, we are submitting an application for the subdivision and development of the vacant property located at the northwest intersection of Route 59 and Schick Road. This project includes construction of a new 1,970 SF freestanding Dunkin' Donuts building, with a drive thru that includes a standard drive thru lane, a mobile ordering lane and bypass lane, outdoor seating, a parking lot for the Dunkin', landscaping, a trash enclosure and signage.

The project will address stormwater management with underground detention located at Northern portion of the property. The site will be accessed thru a proposed full access off Schick Road only. Future cross access will be provided at the Schick Road access.

We are also requesting modification from the Subdivision Ordinance on the parkway tree requirement along Schick Road for this project. Due to the location of existing underground utilities (watermain and fiber optic cable) and the proposed public sidewalk, there is not enough room to provide the required parkway trees within the ROW limits. These parkway trees have been proposed +/- 12' north of the south lot line for lots 1 and 2, as this is the closest to the ROW they can be located without conflict.

Sincerely,



Eric Carlson, Architect
ECA



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

For Office Use Only
 Case # 2020-18
 RECEIVED
 PLANNING & DEVELOPMENT
 MAY 04 2021
 VILLAGE OF
 BARTLETT

PROJECT NAME Dunkin' Donuts

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Reema Rajabali c/o ECA Architects

Street Address: 24 N Bennett Street

City, State: Geneva, Illinois

Zip Code: 60134

Email Address: sarah@ecaarchitects.com
eric@ecaarchitects.com

Phone Number: 630-608-0500 x 106 (Sarah)

Preferred Method to be contacted: Email

PROPERTY OWNER INFORMATION

Name: Reema Rajabali - Sahara Management, Inc.

Street Address: 5005 Newport Drive, Suite 501

City, State: Rolling Meadows, IL

Zip Code: 60008

Phone Number: 847-420-4585

OWNER'S SIGNATURE: *Reema Rajabali* **Date:** 11/19/2021

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

ACTION REQUESTED (Please check all that apply)

- Annexation
 - PUD (preliminary)
 - PUD (final)
 - Subdivision (preliminary)
 - Subdivision (final)
 - Site Plan (please describe use: commercial, industrial, square footage): 130,675 SF
commercial site. (Lot 2 - Dunkin': 40,807 SF)
 - Unified Business Center Sign Plan
 - Other (please describe) _____
- Text Amendment
 - Rezoning See Dropdown to See Dropdown
 - Special Use for: drive-thru and outdoor seating
 - Variation: parking in 50' setback off Rt 59

SIGN PLAN REQUIRED? No

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

PROPERTY INFORMATION

Common Address/General Location of Property: NW corner of Rt. 59 & Schick Rd.

Property Index Number ("Tax PIN"/"Parcel ID"): 01-16-200-027

Zoning: Existing: B-3 PUD **Land Use:** Existing: Vacant
(Refer to Official Zoning Map)
Proposed: B-3 PUD Proposed: Commercial

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

Acreage: 2.9999 Acres (Lot 2 - Dunkin': 1.9071 Acres)

For PUD's and Subdivisions:

No. of Lots/Units: 2

Minimum Lot: Area 2,500 s.f. Width _____ Depth _____

Average Lot: Area _____ Width _____ Depth _____

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

Attorney _____

Engineer Knoche Engineering, P.C.
24 N Bennett Street, Geneva, IL 60134
630-845-1273 (Matt Ervin) ErvinM@crk-eng.com

Other ECA Architects
24 N Bennett Street, Geneva, IL 60134
630-608-0500 x106 (Sarah Dring) sarah@ecaarchitects.com

FINDINGS OF FACT FOR SITE PLANS

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

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

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

The proposed use is a permitted use within the B-3 district.

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

The proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with the adjacent land uses. Future cross access and consideration has been planned for the vacant property to the West.

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

Vehicular ingress and egress to and from the site off Schick Road and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on the adjacent roadways. Future cross access to the adjacent vacant site to the West has also been accommodated at the Schick Road access. The main entrance into the site is only from Schick Road and there is no access into the property from Rt 59.

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

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

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

The landscape plan provides sufficient plantings within the interior and perimeter of the site. The proposed development will be in harmony with the adjacent land uses and will provide a pleasing appearance to the public. Areas of the site that haven't been used for buildings, structures, parking or accessways will be landscaped with a mixture of grass, trees and shrubs. There has been a request for modification of the Subdivision Ordinance in regards to the parkway trees along Schick Road. Due to the location of existing utilities (watermain & fiber optic) and the proposed public sidewalk, there is not enough room to provide parkway trees within the parkway. These parkway trees have been proposed just north of the ROW, within private property.

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

The trash enclosure will be screened with an enclosure wall & gates. The gates are opaque.

FINDINGS OF FACT FOR SPECIAL USES DRIVE THRU

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

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

1. That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

The drive-thru is crucial to the function of the Dunkin' Donuts restaurant. The standard drive thru operation combined with the mobile ordering lane has been tested and carefully designed by Dunkin' corporate as a safe and effective method to service customers quickly, accurately and efficiently. This is a necessary and desirable service which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

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

The drive-thru special use will not under the circumstances of this case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity.

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

The Dunkin' Donuts drive-thru shall conform to the regulations and conditions specified in this Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.

FINDINGS OF FACT FOR VARIATIONS Request for parking in 50' setback off Rt 59

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

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

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

The site abuts Illinois Rt 59 and therefore, requires the client to provide a 25' R.O.W. dedication from the existing property line. This reduces the size of the property and reduces the amount of workable site after applying the 50' setback off the new property line location.

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

The location of the property along Illinois Rt 59 is unique to the property and this is not applicable to most properties within the same zoning classification. The adjacency to Illinois Rt 59 takes away 25' of the property for ROW dedication and provides a hardship to the development of the site. A variation is needed to allow parking within the 50' setback.

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

The purpose of the variation is not based upon a desire to make more money, but of a desire to make the property usable as a Dunkin' with required number of parking spaces, a drive thru lane and a bi-pass lane along the drive thru.

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

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

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

The 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.

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

The proposed variation, to allow parking in the 50' setback along Rt 59, will not impair an adequate supply of light and air to the adjacent property - it is not a tall element. It will not substantially increase the congestion in the public streets - it allows for required parking within the site. It will not increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood - it is a standard parking lot designed to allow for fire access, safe maneuvering, etc.

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

Granting this variance 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. It has been mentioned to the client that this is a typical request for parcels along Illinois Rt 59.

ACKNOWLEDGEMENT

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

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

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

SIGNATURE OF PETITIONER: Reema Rajabali

PRINT NAME: Reema Rajabali - Sahara Management, Inc.

DATE: 11/19/2021

REIMBURSEMENT OF CONSULTANT FEES AGREEMENT

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

NAME OF PERSON TO BE BILLED: Reema Rajabali - Sahara

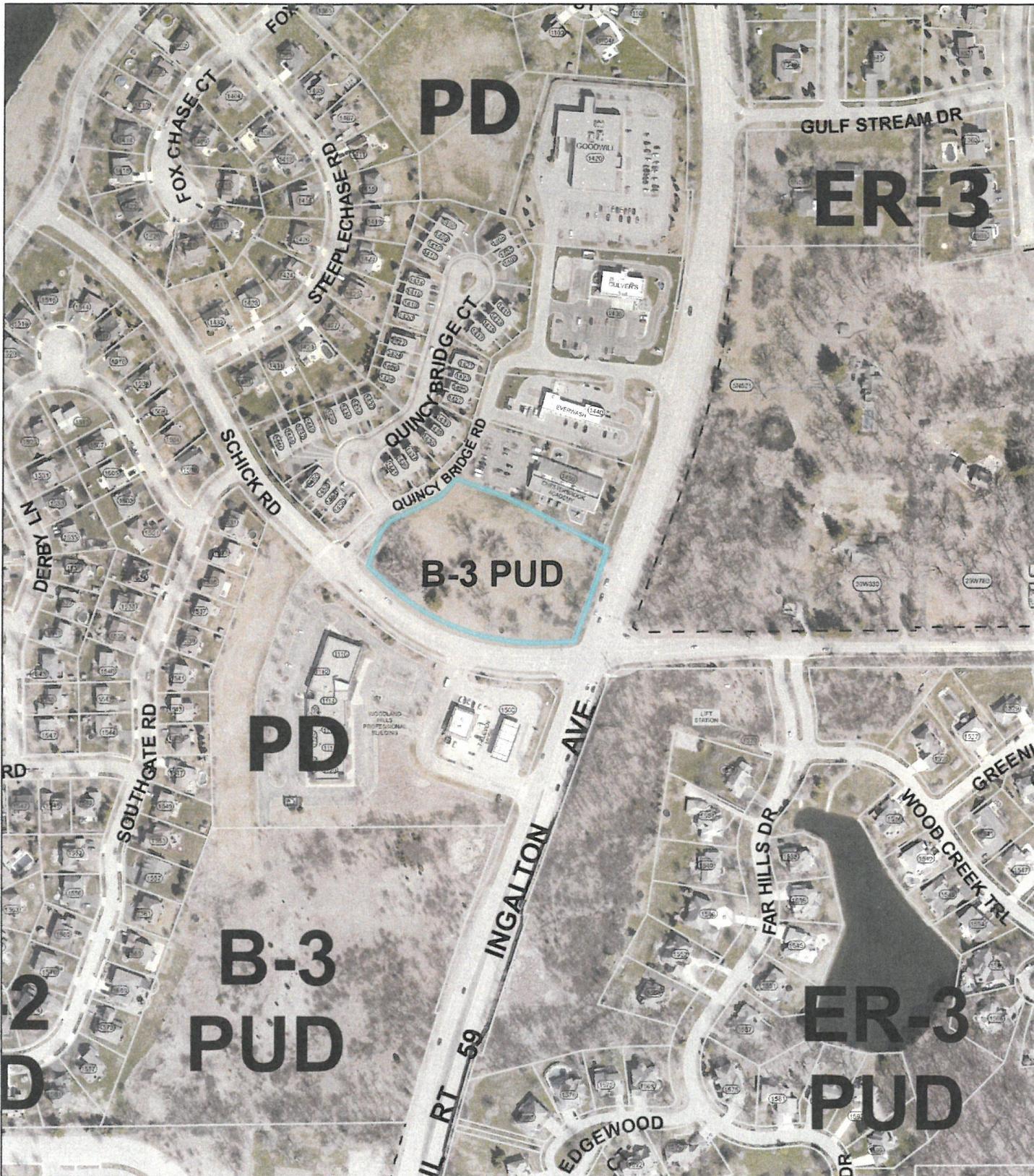
ADDRESS: 5005 Newport Drive, Suite 501
Rolling Meadows, IL 60008

PHONE NUMBER: 847-420-4585

EMAIL: reema.rajabali@saharamgmt.com

SIGNATURE: Reema Rajabali

DATE: 11/19/2021



Location Map

01-16-200-027

2022



0 100 200 400
US Feet

Dunkin Bartlett Subdivision

OWNERS, CERTIFICATE
State of _____ } S.S.
County of _____ }

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS (ARE) THE LEGAL OWNER(S) OF THE LAND HEREIN DESCRIBED AND THAT THE SAME HAS BEEN PLATTED IN ACCORDANCE WITH THE ACTS OF THE LEGISLATURE AS ENACTED THEREIN, FOR THE USES AND PURPOSES THEREIN SET FORTH.

ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED, SAID SUBDIVISION, LIES ENTIRELY WITHIN THE BOUNDARIES OF THE U.S. 46 SCHOOL DISTRICT.

DATED THIS _____ DAY OF _____, 20____.

OWNER(S)

NOTARY'S CERTIFICATE
State of _____ } S.S.
County of _____ }

I HEREBY CERTIFY THAT _____, WHOSE NAME(S) IS (ARE) AS SET FORTH IN THE FOREGOING CERTIFICATE IS (ARE) A(S) _____, A(S) _____, AND A(S) _____, OF THE COUNTY OF _____ AND STATE OF _____.

NOTARY PUBLIC

VILLAGE BOARD'S CERTIFICATE
State of Illinois } S.S.
County of DuPage }

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF DIRECTORS OF THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS, THIS _____ DAY OF _____, 20____.

BY _____ ATTEND _____ VILLAGE CLERK

PLANNING COMMISSION'S CERTIFICATE
State of Illinois } S.S.
County of DuPage }

APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF BARTLETT, COOK, DUPAGE, AND KANE COUNTIES, ILLINOIS, THIS _____ DAY OF _____, 20____.

BY _____ PLANNING COMMISSION CHAIRMAN

VILLAGE TREASURER'S CERTIFICATE
State of Illinois } S.S.
County of DuPage }

I, _____, TREASURER FOR THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORTHCOMING SPECIAL ASSESSMENTS OR ANY OTHER DELINQUENT ASSESSMENTS OR LIENS AGAINST THE SUBJECT LAND DESCRIBED ON THE SUBJECT PLAT.

DATED THIS _____ DAY OF _____, 20____.

BY _____ VILLAGE TREASURER

VILLAGE ENGINEER'S CERTIFICATE
State of Illinois } S.S.
County of DuPage }

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS, CERTIFY THAT THE LUMP SUM REQUIREMENTS FOR THE SUBJECT PLATTED AREA AS DESCRIBED IN THE PLAT AND SPECIFIED TO BE PAID BY _____, PREPARED BY _____, MEET THE MINIMUM REQUIREMENTS OF THE VILLAGE OF BARTLETT.

DATED THIS _____ DAY OF _____, 20____.

BY _____ VILLAGE ENGINEER

SURVEYOR'S CERTIFICATE
State of Illinois } S.S.
County of DuPage }

This is to certify that I, John Cole Helrich, an Illinois Professional Land Surveyor, have surveyed, subdivided and platted these lands described as follows:

That part of the northeast quarter of Section 16, Township 40 north, Range 9 east of the Third Principal Meridian described as Sublot 1 (0.45), and part also lying on the northerly line of Sublot 4 (0.45) as indicated by Document 8170624 1/27/10, thence S49°25'12"E along the easterly line of said Lot 4, 86.08 feet to the east northerly corner thereof, thence said point lying on the line of said Quincy Bridge Road, S37°56'13"E along said easterly line and the northerly extension thereof, S42°29'38"E along said easterly line of Lot 4B, 84.26 feet to the northerly corner thereof, said point being on the northerly line of Lot 1 of Cheshamook Academy's Re-subdivision of Lot 3 as platted by Document 828412-185331, thence S39°22'30.77"E a distance of 257.52 feet to the westerly line of Illinois Route 59 as indicated by Document 313646, thence S29°25'12"E a distance of 487.94 feet along said northerly line to the intersection of the northerly line of said intersection with said northerly line of Illinois Route 59, thence S46°07'43.77"W along said northerly line to the intersection with said northerly line of Illinois Route 59, thence S46°07'43.77"W along said northerly line, 36.07 feet to the point of beginning on DuPage County, Illinois.

I further certify that this professional service conforms to the current Illinois standards for a Boundary Survey.

I further certify that this Subdivision is monumented pursuant to 705 ILCS 209/1.

I further certify that the platted lands fall within the Village of Bartlett, Illinois.

I further certify that the platted lands do not fall in a designated Flood Hazard Area as determined by the Federal Emergency Management Agency.

All dimensions are given in feet and decimal parts thereof and are correct at 62° Fahrenheit.
Given under my Hand and Seal this _____ day of _____, A.D. 2022.



Illinois Professional Land Surveyor 2967
exp 11-30-23

COUNTY CLERK'S CERTIFICATE
State of Illinois } S.S.
County of DuPage }

I, LINDA KACZMAREK, COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THE PLAT AND SUBDIVISION HEREIN DESCRIBED HAS BEEN FILED FOR RECORDATION IN THE PUBLIC RECORDS, TAXES, AND UNPAID CURRENT OR FORTHCOMING SPECIAL ASSESSMENTS OR LIENS AGAINST ANY OF THE LANDS DESCRIBED IN THE SUBJECT PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE SUBJECT PLAT.

IN WITNESS WHEREOF, I HAVE SET MY HAND AND SEAL AT WHEATON, DU PAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20____.

BY _____ DU PAGE COUNTY CLERK

RECORDERS CERTIFICATE
State of Illinois } S.S.
County of DuPage }

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF DU PAGE COUNTY, ILLINOIS, THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK _____, M. AND RECORDED AS INSTRUMENT _____.

BY _____ DU PAGE COUNTY RECORDER

ILLINOIS DEPARTMENT OF TRANSPORTATION'S CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S DIVISION OF HIGHWAYS, IN ACCORDANCE WITH SECTION 2-2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS AND INSTRUMENTS," WHICH REPEALS THE REQUIREMENTS CONTAINED IN THE ILLINOIS DEPARTMENT OF TRANSPORTATION'S "PLAT AND INSTRUMENTS STATE REQUIREMENTS" WILL BE REQUIRED BY THE DEPARTMENT.

REGIONAL CONSULTING ENGINEER

Plat of Subdivision

Prepared by:
Alison Karamath

Craig R. Knoche & Associates
Civil Engineers, P.C.

Registered Engineer, Firm (04)
24 North Bennett Street • Geneva, Illinois 60134 • phone (630) 749-1200 fax (630) 749-1205

• Civil Engineers
• Surveyors
• Land Planners

Sheet 2
of 2
Date: 4-26-22
File: 21-119K12
Job: 21-119

CLIENT NAME
 Knoche Engineering, P.C.
 24 North Bennett Street
 Geneva, Illinois

LANDSCAPE ARCHITECTURE
pamelaself
 202 South Cook Street Ste #214
 Barrington, Illinois 60010
 847-438-8622
 www.pamelaself.com

LICENSE # 157.000683
 STAMP

ARCHITECT

CIVIL ENGINEER

GENERAL CONTRACTOR

ILLINOIS STATE ROUTE 52

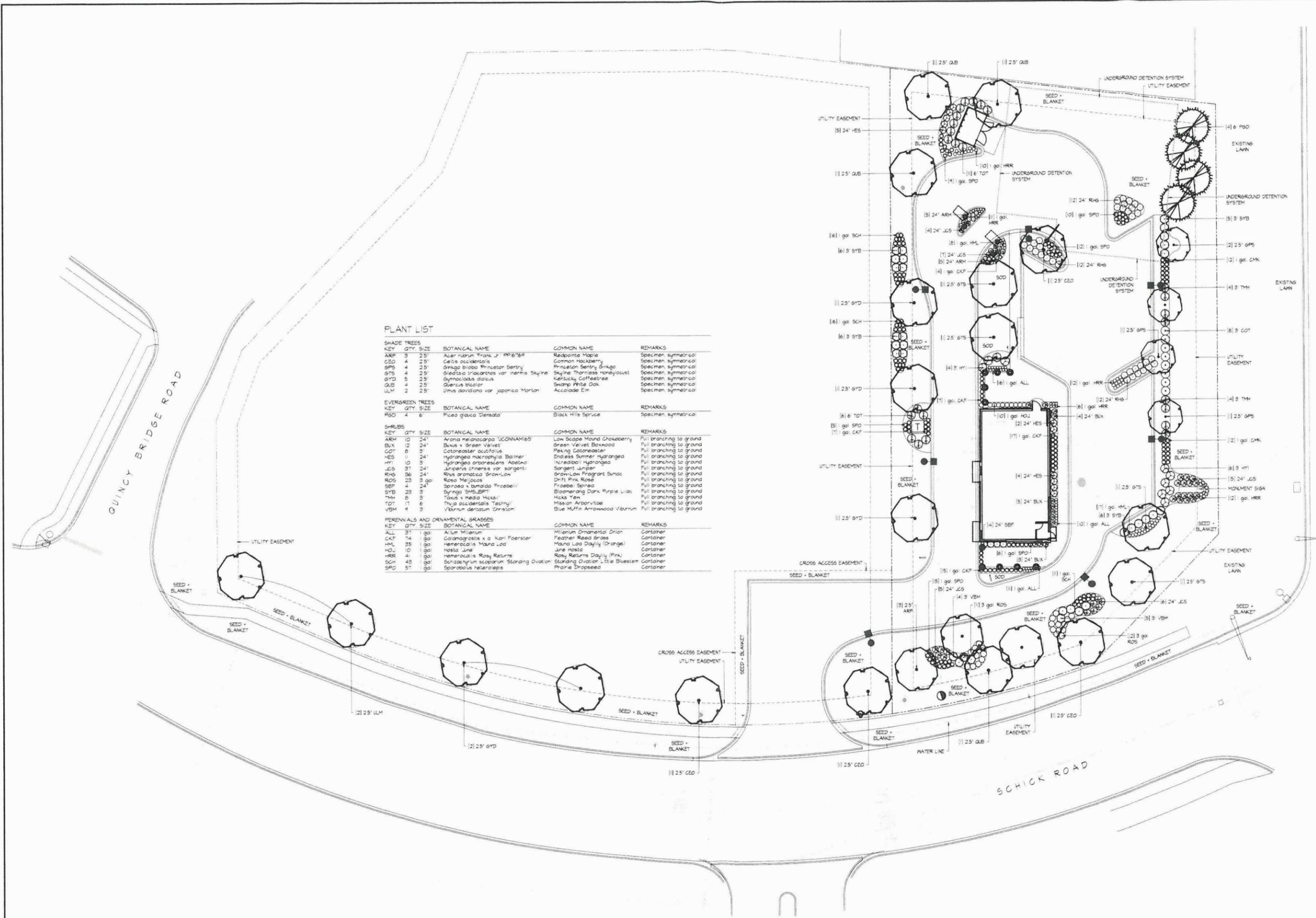
DUNKIN DONUTS
 NWC Route 59 and Schick Road
 Bartlett, Illinois

No.	Description	Date
1	Revision per updated base plan	9/30/2021
2	Village Comments/Site Plan Revisions	11/22/21
3	Village Comments/Site Plan Revisions	03/17/22
4	Utility Revision	03/18/22
5	Village Comments/Site Plan Revisions	05/05/22

Design by KWS/PKS
 Drawn by KWS, NJM
 Checked by
 Start date 09/22/2021
 Project no.

LANDSCAPE PLAN

L-1.0



PLANT LIST

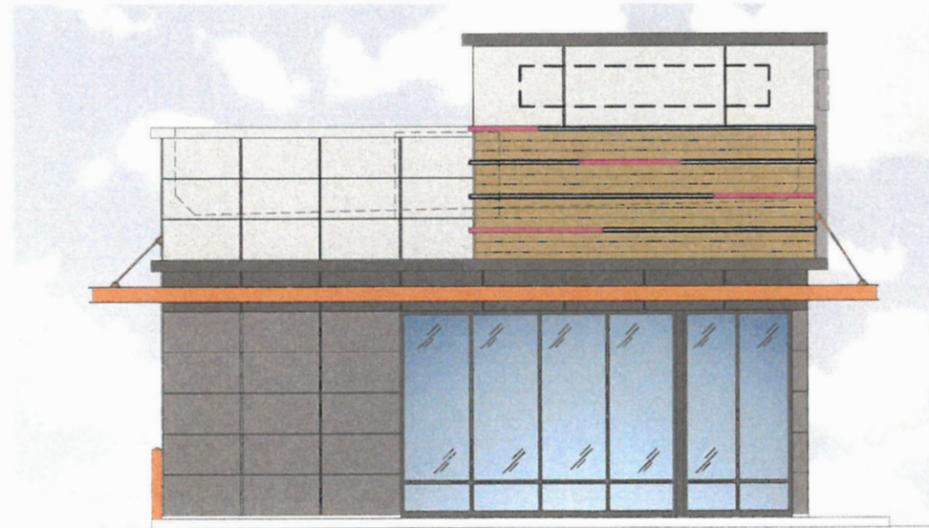
KEY	QTY	SIZE	BOTANICAL NAME	COMMON NAME	REMARKS
SHADE TREES					
AKF	3	25'	Acer nigrum 'Frank's' PP-676F	Redpointe Maple	Specimen symmetrical
CEO	4	25'	Celtis occidentalis	Common Hackberry	Specimen symmetrical
SPS	4	25'	Syringa alba 'Princeton Sentry'	Princeton Sentry Syringa	Specimen symmetrical
STY	4	25'	Staphylea trifoliata var. inermis 'Skyline'	Skyline Thornless Honeysuckle	Specimen symmetrical
BYD	5	25'	Gymnocladia dioica	Kentucky Coffeetree	Specimen symmetrical
QUB	4	25'	Quercus bicolor	Swamp White Oak	Specimen symmetrical
ULM	2	25'	Ulmus davidiana var. japonica 'Morton'	Accolade Elm	Specimen symmetrical
EVERGREEN TREES					
RSD	4	6'	Picea glauca 'Densata'	Black Hills Spruce	Specimen symmetrical
SHRUBS					
ARM	10	24"	Aronia melanocarpa 'CONNAMES'	Low Shrub Mound Chokeberry	Full branching to ground
BUX	12	24"	Buxus x Green Velvet	Green Velvet Boxwood	Full branching to ground
COT	8	3'	Cotoneaster ovatifolius	Peking Cotoneaster	Full branching to ground
HES	1	24"	Hydrangea macrophylla 'Boimer'	Endless Summer Hydrangea	Full branching to ground
HYI	10	3'	Hydrangea arborescens 'Apetina'	Incredible Hydrangea	Full branching to ground
JCS	37	24"	Juniperus chinensis var. sargentii	Sargent Juniper	Full branching to ground
RHS	36	24"	Rosa arvensis 'Grandison'	Grandison Fragrant Rose	Full branching to ground
RDS	23	3'	Rosa Meljocco	Drift Pink Rose	Full branching to ground
SBF	4	24"	Spiraea x lamalda 'Froebelii'	Froebel Spiraea	Full branching to ground
STY	23	3'	Syringa 'Miss. SPM'	Blooming Dark Purple Lilac	Full branching to ground
THH	8	3'	Thunbergia 'Meda Hicks'	Hicks Yew	Full branching to ground
TOT	17	6'	Thuja occidentalis 'Techny'	Mission Arborvitae	Full branching to ground
VDM	4	3'	Viburnum dentatum 'Orion'	Blue Mufin Arrowwood Viburnum	Full branching to ground
PERENNIALS AND ORNAMENTAL GRASSES					
ALL	37	1"	Allium Milium	Milium Ornamental Onion	Container
CKF	74	1"	Calamagrostis x a Karl Foerster	Feather Reed Grass	Container
HML	35	1"	Hemerocallis 'Maud Lou'	Maud Lou Daylily (Orange)	Container
HOL	10	1"	Helleborus 'Jane'	Jane Helleborus	Container
HRR	4	1"	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily (Pink)	Container
SGH	45	1"	Sanzachium scoparium 'Standing Ovation'	Standing Ovation Little Bluebell	Container
SPO	57	1"	Sporobolus heterolepis	Prince Dropseed	Container



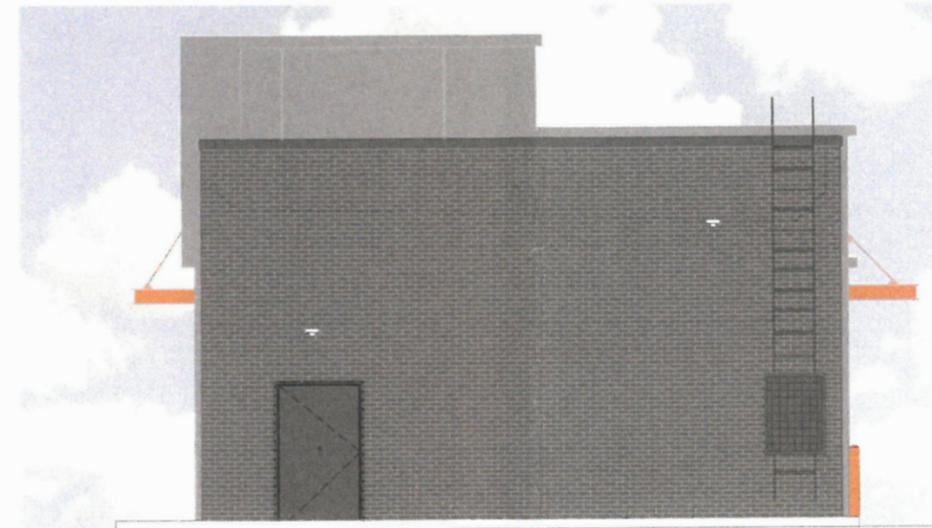
NOT FOR CONSTRUCTION



WEST ELEVATION - DRIVE THRU



SOUTH ELEVATION - SCHICK RD



NORTH ELEVATION



EAST ELEVATION - ROUTE 59

COLOR ELEVATIONS

SCALE: 1/4" = 1'-0"
DATE: 11.19.2021

DUNKIN' DONUTS
NW CORNER - RT. 59 AND SCHICK RD.
BARTLETT, ILLINOIS

ECA ARCHITECTS
PLANNERS

	CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
EXTERIOR PAINT	PT-01	PAINT	SHERWIN WILLIAMS	GRAY FINISH	SW 7019 'GAUNTLET GRAY'	PLACE ORDER WITH LOCAL SHERWIN WILLIAMS STORE FOR A STORE NEAR YOU CALL 800-474-3794
	PT-02	PAINT	SHERWIN WILLIAMS	CHARCOAL FINISH	SW 7069 'IRON ORE'	MARK T WEINER NATIONAL ACCOUNT EXECUTIVE 90 CHURCH ST BARRINGTON ILL 60015 M: 517-435-1498
	PT-04	PAINT	SHERWIN WILLIAMS	OFF WHITE FINISH	SW 7093 'NEBULOUS WHITE'	
	PT-14	PAINT		DD PINK	COLOR MATCH PMS 219 C MAP ULTRA LOW V.O.C.	
	PT-13	PAINT		DD ORANGE	COLOR MATCH PMS 165C MAP ULTRA LOW V.O.C.	

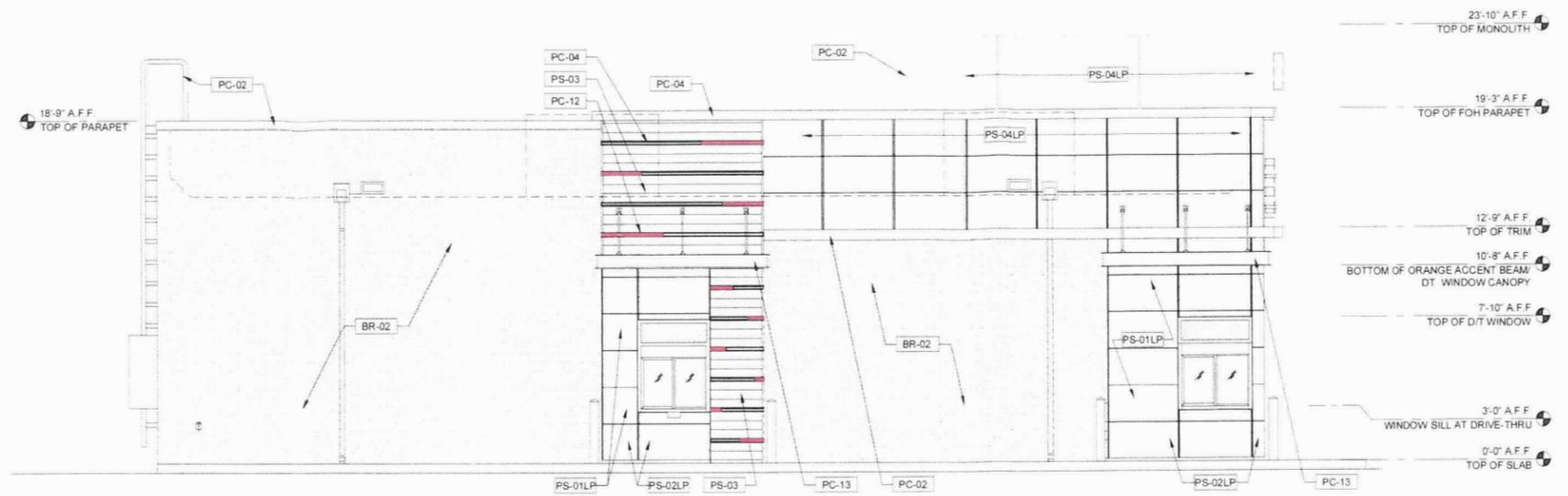
	CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
EXTERIOR FIBER CEMENT SIDING AND PANELS	PS-01LP	FIBER CEMENT PANEL	JAMES HARDIE	GRAY FINISH	COLOR 'AGED PEWTER' SURFACE PRE FINISHED REVEAL PANEL DIMENSION (5'16" x 48" X 96") WITH COLOR MATCHED TRIMS AND COLOR MATCHED SCREWS OR COLOR 'PRIMED FINISH' FIELD PAINT TO MATCH PTE-01	JEFF HARVEY 774-287-6278 JEFFERY.HARVEY@JAMESHARDIE.COM
	PS-03	FIBER CEMENT SIDING	WOODSTONE	WOOD FINISH	COLOR 'HONEY GLAZE' WOOD PATTERN SURFACE WOOD PATTERN 'PLANK' DIMENSION 2 1/4" X 12" X 5/16" THK WITH 5" SIDING EXPOSURE NOTE: NAILS TO MATCH WOOD FINISH	FOR WOODSTONE PRODUCTS LAURENCE TAYLOR WOODSTONE SALES REPRESENTATIVE PHONE: 804-752-3896 CELL: 804-786-2664 LAURENCE.T@WOODSTONE.COM TIM FOLSTER WOODSTONE MANAGER 3 TRADING ACCOUNTS PHONE: 804-752-3896 CELL: 804-845-9687 TIMF@WOODSTONE.COM
	PS-04LP	FIBER CEMENT PANEL	JAMES HARDIE	OFF WHITE FINISH	COLOR 'ARCTIC WHITE' SURFACE PRE FINISHED REVEAL PANEL DIMENSION (5'16" x 48" X 96") WITH COLOR MATCHED TRIMS AND COLOR MATCHED SCREWS OR COLOR 'PRIMED FINISH' FIELD PAINT TO MATCH PTE-04	

	CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
EXTERIOR METAL PAINTED COATINGS	PC-01	PAINTED COATING	SHERWIN WILLIAMS	GRAY FINISH	SW 7019 'GAUNTLET GRAY'	PLACE ORDER WITH LOCAL SHERWIN WILLIAMS STORE FOR A STORE NEAR YOU CALL 800-474-3794
	PC-02	PAINTED COATING	SHERWIN WILLIAMS	CHARCOAL FINISH	SW 7069 'IRON ORE'	MARK T WEINER NATIONAL ACCOUNT EXECUTIVE
	PC-04	PAINTED COATING	SHERWIN WILLIAMS	OFF WHITE FINISH	SW 7093 'NEBULOUS WHITE'	
	PC-13	PAINTED COATING	SHERWIN WILLIAMS	DD PINK FINISH	Blended At Sherwin Williams Product Finishes - Lower MI Product LVS - General Low VOC 5000 GT1036 Orange Tint: 785 97g - 19gpl GT1511 Low VOC Glass Clear 529 21g - 12gpl GT1043 Autumn Orange 194 64g - 05gpl GT1011 Arctic White 137 20g - 02gpl GT1088 Reducer 442 18g - 13gpl GT1510 Low VOC Flat Clear 2157 21g - 49gpl	

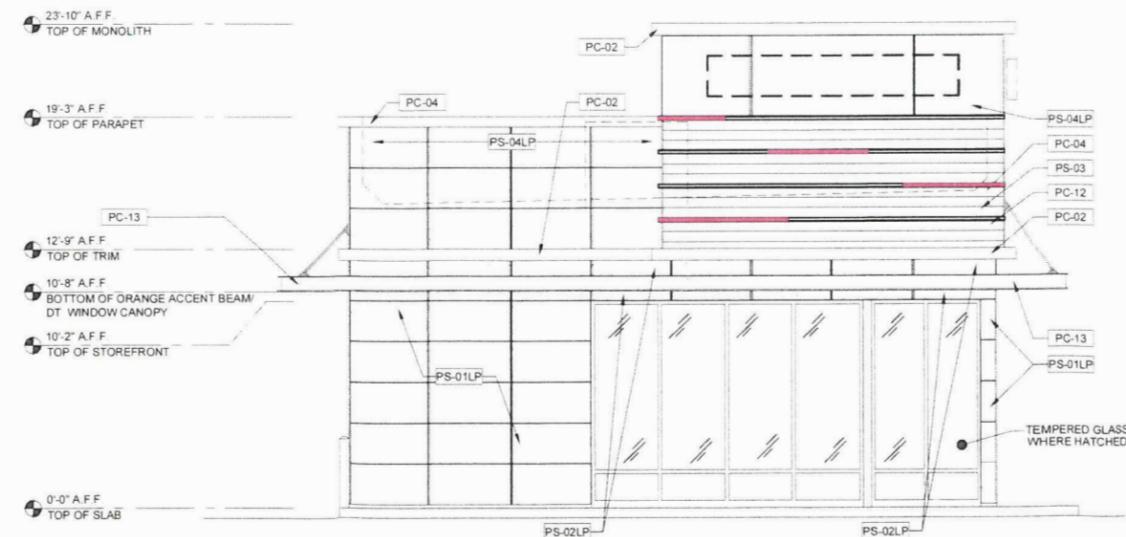
	CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS	
EXTERIOR METAL TRIM	TR-01	METAL	TAMLYN		EXTRUDED METAL CHANNEL USED AT TOWER ELEMENT	PINK ACCENT BAND (SEE SP5 (PINK))	TAMLYN X'TREME TRIM AND DANIELS 713-445-3075 daniel@tamlyn.com OR
	TR-02	METAL	HORADIC		EXTRUDED METAL CHANNEL USED AT TOWER ELEMENT	OFF WHITE ACCENT BAND (SEE SP5 (WHITE))	HORADIC'S SHEET METAL MICHAEL TAVERES P: 506-965-5945 mta@horadix.com OR
	TR-03	METAL	TAMLYN		EXTRUDED METAL CHANNEL USED AT TOWER ELEMENT		AGI RANDY KERR 800-877-3310 EXT 3243 rnk@agi.net
	TR-04	METAL	TAMLYN		XOCLP141 OUTSIDE CORNER TRIM USED AT TOWER ELEMENT	TO MATCH FIBER CEMENT LAP SIDING PS-03	TAMLYN X'TREME TRIM AND DANIELS 713-445-3075 daniel@tamlyn.com
	TR-05	METAL	TAMLYN		'STARTER' TRIM USED AT TOWER ELEMENT	CLEAR ANODIZED	
	TR-06	METAL	TAMLYN		JAB04 VERTICAL TERMINATION TRIM-TYP USED AT TOWER ELEMENT	FACTORY FINISH TO MATCH FIBER CEMENT LAP SIDING PS-03	
	TR-07	METAL	TAMLYN		JAK116 TOP TRIM USED AT TOWER ELEMENT	FACTORY FINISH TO MATCH FIBER CEMENT LAP SIDING PS-03	
	TR-08	METAL	JAMES HARDIE		JH SURROUND VERTICAL TRIM	FINISH FACTORY CLEAR ANODIZED 16 GA TRIM AVAILABLE IN 8'-0" LENGTHS USED WITH JAMES HARDIE REVEAL PANELS	
	TR-09	METAL	JAMES HARDIE		JH SURROUND HORIZONTAL TRIM	FINISH FACTORY CLEAR ANODIZED 16 GA TRIM AVAILABLE IN 8'-0" LENGTHS USED WITH JAMES HARDIE REVEAL PANELS	
	TR-10	METAL	JAMES HARDIE		JH SURROUND OUTSIDE CORNER TRIM	FINISH FACTORY CLEAR ANODIZED 16 GA TRIM AVAILABLE IN 8'-0" LENGTHS USED WITH JAMES HARDIE REVEAL PANELS	
	TR-11	METAL	JAMES HARDIE		JH SURROUND J CHANNEL TRIM	FINISH FACTORY CLEAR ANODIZED 16 GA TRIM AVAILABLE IN 8'-0" LENGTHS USED WITH JAMES HARDIE REVEAL PANELS NOTE: CAN BE USED VERTICALLY & HORIZONTALLY & PENETRATION OR TRANSITION W/ OTHER MATERIALS	

	CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
FACE BRICK	BR-02	FACE BRICK	ENDICOTT BRICK		ENDICOTT BRICK CREATIVE MATERIALS PRODUCT 'MANGANESE IRON SPOT' (3.5" X 2.14" X 7.58") SMOOTH MORTAR BLACK PIGMENT TO MATCH BRICK CHARCOAL FINISH	CONTACT INFORMATION PHONE: 800 201 2967 EXT 3855 (DUNKIN) FAX: 518-452-9153 EMAIL: DUNKINTILE@CREATIVEMATERIALSCORP.COM

FIBER CEMENT BOARD TRIM TO BE USED AS REQUIRED TO MATCH PANEL CONFIGURATION. EXACT TRIM TO BE CALLED OUT IN CONSTRUCTION DOCUMENTS FOR CIT'S REVIEW.



WEST ELEVATION - DRIVE THRU



SOUTH ELEVATION - SCHICK RD

EXTERIOR ELEVATIONS (1 of 2)

SCALE: 1/4" = 1'-0"
DATE: 11.19.2021

DUNKIN' DONUTS
NW CORNER - RT. 59 AND SCHICK RD.
BARTLETT, ILLINOIS

ECA ARCHITECTS
PLANNERS

	CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
EXTERIOR PAINT	PTE-01	PAINT	SHERWIN WILLIAMS	GRAY FINISH	SW 7019 'GAUNTLET GRAY'	PLACE ORDER WITH LOCAL SHERWIN WILLIAMS STORE FOR A STORE NEAR YOU CALL 800-474-3794
	PTE-02	PAINT	SHERWIN WILLIAMS	CHARCOAL FINISH	SW 7069 'IRON ORE'	MARK T. WEINER NATIONAL ACCOUNT EXECUTIVE 93 CHARCO ST BARRINGTON, IL 02068 M. 617-438-1408
	PTE-04	PAINT	SHERWIN WILLIAMS	OFF WHITE FINISH	SW 7063 'NEBULOUS WHITE'	
	PTE-11	PAINT		DO PINK	COLOR MATCH PMS 219 C MAP ULTRA LOW V.O.C.	
	PTE-13	PAINT		DO ORANGE	COLOR MATCH PMS 165C MAP ULTRA LOW V.O.C.	

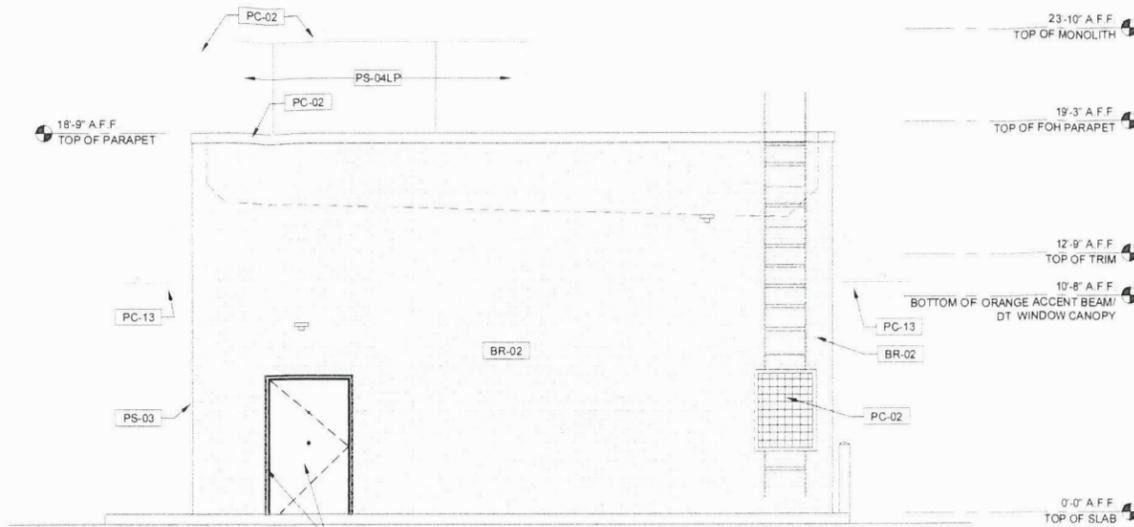
	CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
EXTERIOR FIBER CEMENT SIDING AND PANELS	PS-01 LP	FIBER CEMENT PANEL	JAMES HARDIE	GRAY FINISH	COLOR 'AGED PEWTER' SURFACE. PRE FINISHED REVEAL PANEL. DIMENSION: 5'10" x 48" x 1/2" WITH COLOR MATCHED TRIMS AND COLOR MATCHED SCREWS OR COLOR 'PRIMED FINISH' FIELD PAINT TO MATCH PTE 01.	JEFF HARVEY 774.287.6278 JEFFERY.HARVEY@JAMESHARDIE.COM
	PS-03	FIBER CEMENT SIDING	WOODTONE	WOOD FINISH RUSTIC SERIES WOODTONE	COLOR 'HONEY GLAZE' WOOD PATTERN SURFACE. WOOD PATTERN PLANK DIMENSION: 5'14" x 12" x 5/16" THK WITH 6" SIDING EXPOSURE. NOTE: NAILS TO MATCH WOOD FINISH.	FOR WOODTONE PRODUCTS: LAURENCE TAYLOR WOODTONE SALES REPRESENTATIVE PHONE: (864) 792-2665 CELL: (864) 793-2664 LAURENCE.T@WOODTONE.COM
	PS-04 LP	FIBER CEMENT PANEL	JAMES HARDIE	OFF WHITE FINISH LARGE FORMAT PANEL	COLOR 'ARCTIC WHITE' SURFACE. PRE FINISHED REVEAL PANEL. DIMENSION: 5'10" x 48" x 1/2" WITH COLOR MATCHED TRIMS AND COLOR MATCHED SCREWS OR COLOR 'PRIMED FINISH' FIELD PAINT TO MATCH PTE 04.	TIM FOLSTER WOODTONE MANAGER, STRATEGIC ACCOUNTS PHONE: (864) 792-2665 CELL: (864) 845-9965 TIM@WOODTONE.COM

	CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
EXTERIOR METAL PAINTED COATINGS	PC-01	PAINTED COATING	SHERWIN WILLIAMS	GRAY FINISH	SW 7019 'GAUNTLET GRAY'	PLACE ORDER WITH LOCAL SHERWIN WILLIAMS STORE FOR A STORE NEAR YOU CALL 800-474-3794
	PC-02	PAINTED COATING	SHERWIN WILLIAMS	CHARCOAL FINISH	SW 7069 'IRON ORE'	MARK T. WEINER NATIONAL ACCOUNT EXECUTIVE
	PC-04	PAINTED COATING	SHERWIN WILLIAMS	OFF WHITE FINISH	SW 7063 'NEBULOUS WHITE'	
	PC-12	PAINTED COATING	SHERWIN WILLIAMS	DO ORANGE FINISH COLOR #5059992	Banded At Sherwin Williams Product Families: LowVOC Product L.V.2 - Genesis Low VOC Sbr: GT1039 Orange Toner 785 97g / 19gal GT1511 Low VOC Gloss Clear 529 21g / 12gal GT1043 Autumn Orange 194 04g / 8.5gal GT1011 Ark White 137 20g / 02gal GT1068 Powder 442 38g / 19gal GT1510 Low VOC Flat Color 2157 21g / 49gal	

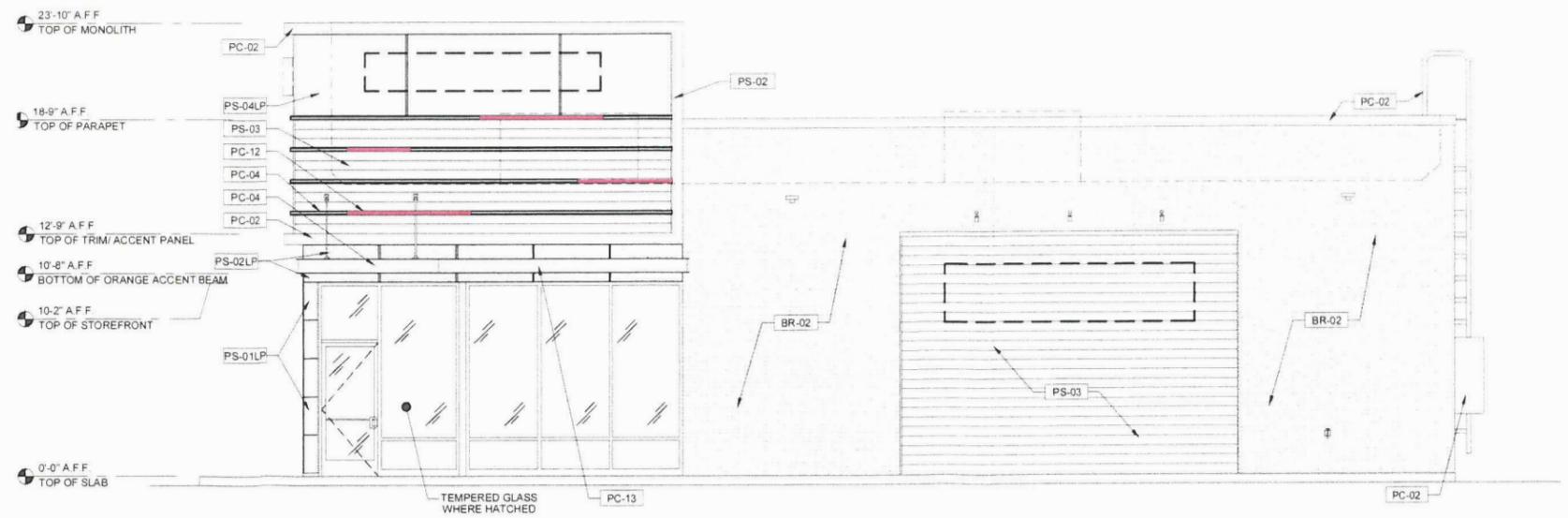
	CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
EXTERIOR METAL TRIM	TR-01	METAL	TAM,YN		PINK ACCENT BAND	TAM,YN, XTREME TRIM HANDLES 713-446-3075; tyn@xtremetrims.com
		METAL	HORACIO		EXTRUDED METAL CHANNEL USED AT TOWER ELEMENT	OR HORACIO'S SHEET METAL MICHAEL TAVEREE P. 506-985-9845; mta@horacios.com
		METAL	AGI		OFF WHITE ACCENT BAND	AGI RANDY KERR 330-877-3810 EXT. 3248; rkerr@agi.net
	TR-04	METAL	TAM,YN		TO MATCH FIBER CEMENT LAP SIDING	
	TR-05	METAL	TAM,YN		CLEAR ANODIZED	TAM,YN, XTREME TRIM HANDLES 713-446-3075; tyn@xtremetrims.com
	TR-06	METAL	TAM,YN		FACTORY FINISH TO MATCH FIBER CEMENT LAP SIDING PS-03	
	TR-07	METAL	TAM,YN		FACTORY FINISH TO MATCH FIBER CEMENT LAP SIDING PS-03	
	TR-08	METAL	JAMES HARDIE		FINISH FACTORY CLEAR ANODIZED 18 GA TRIM AVAILABLE IN 8'-0" LENGTHS. USED WITH JAMES HARDIE REVEAL PANELS.	
	TR-09	METAL	JAMES HARDIE		FINISH FACTORY CLEAR ANODIZED 16 GA TRIM AVAILABLE IN 8'-0" LENGTHS. USED WITH JAMES HARDIE REVEAL PANELS.	
	TR-10	METAL	JAMES HARDIE		FINISH FACTORY CLEAR ANODIZED 18 GA TRIM AVAILABLE IN 8'-0" LENGTHS. USED WITH JAMES HARDIE REVEAL PANELS.	JEFF HARVEY 774.287.6278 JEFFERY.HARVEY@JAMESHARDIE.COM
	TR-11	METAL	JAMES HARDIE		FINISH FACTORY CLEAR ANODIZED 18 GA TRIM AVAILABLE IN 8'-0" LENGTHS. USED WITH JAMES HARDIE REVEAL PANELS. NOTE: CAN BE USED VERTICALLY & HORIZONTALLY @ PENETRATION OR TRANSITION W/ OTHER MATERIALS.	

	CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION / REMARKS	VENDOR CONTACTS
FACE BRICK	BR-01	FACE BRICK	ENDICOTT BRICK		ENDICOTT BRICK (CREATIVE MATERIALS PRODUCT) 'MANGANESE IRON SPOT' (5.8" x 2.14" x 7.5.8") SMOOTH MORTAR BLACK ADHESIVE TO MATCH BRICK CHARCOAL FINISH	CONTACT INFORMATION PHONE: 802.207.3917 EXT. 3865 (DUNKIN) FAX: 518.452.9152 EMAIL: DUNKIN@CREATIVEMATERIALSCORP.COM

FIBER CEMENT BOARD TRIM TO BE USED AS REQUIRED TO MATCH PANEL CONFIGURATION. EXACT TRIM TO BE CALLED OUT IN CONSTRUCTION DOCUMENTS FOR CIT'S REVIEW.



NORTH ELEVATION



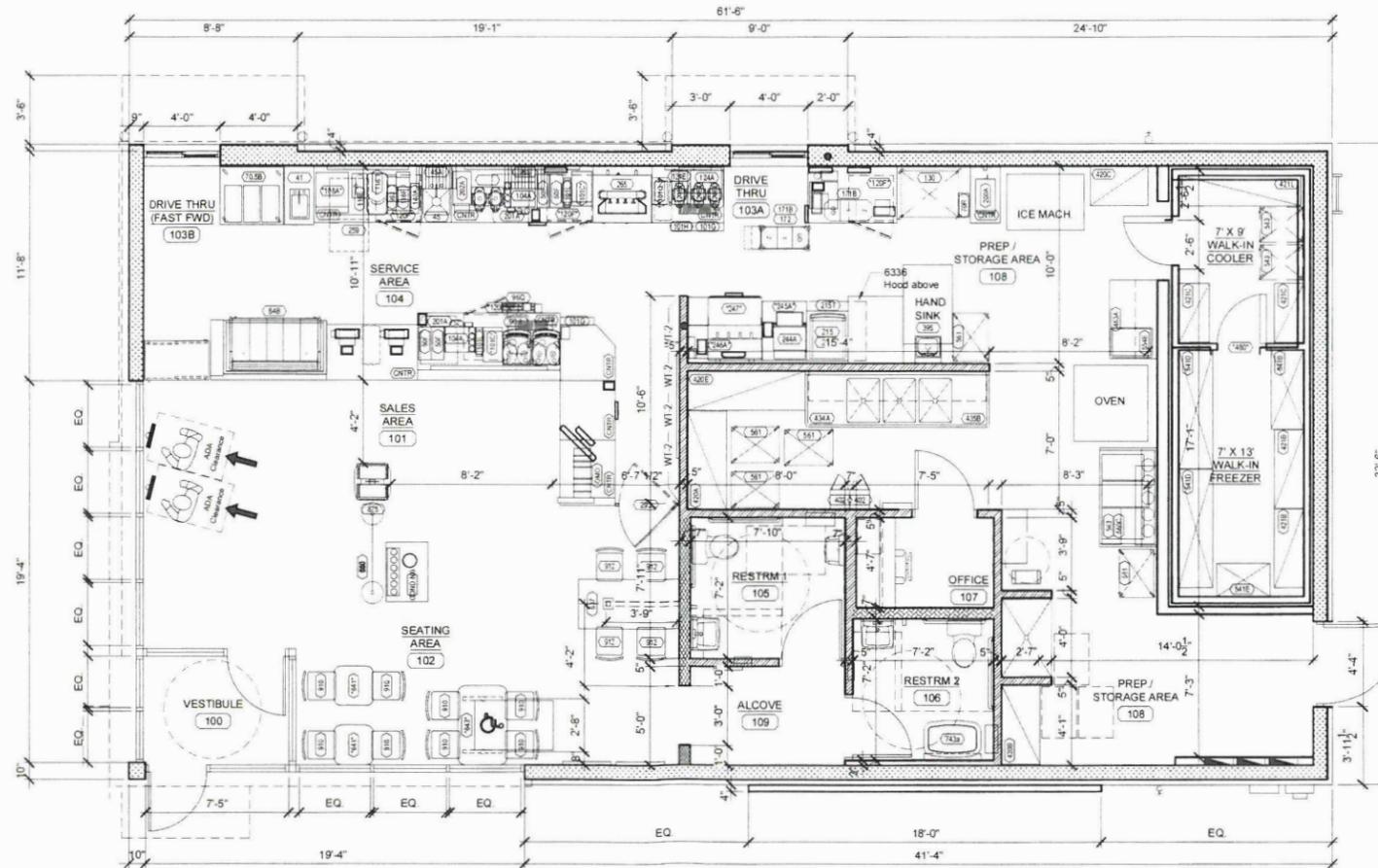
EAST ELEVATION - ROUTE 59

EXTERIOR ELEVATIONS (2 of 2)

SCALE: 1/4" = 1'-0"
DATE: 11.19.2021

DUNKIN' DONUTS
NW CORNER - RT. 59 AND SCHICK RD.
BARTLETT, ILLINOIS

ECA ARCHITECTS
PLANNERS



1970 square feet



FLOOR PLAN

SCALE: 1/4" = 1'-0"
 DATE: 11.19.2021

DUNKIN' DONUTS
 NW CORNER - RT. 59 AND SCHICK RD.
 BARTLETT, ILLINOIS





Agenda Item Executive Summary

Item Name Groot Industries Contract Extension Committee or Board Committee

BUDGET IMPACT			
Amount:	N/A	Budgeted	N/A
List what fund	N/A		
EXECUTIVE SUMMARY			
<p>Attached for your consideration is a memo explaining the pricing proposal for a 2-year extension for waste hauler services from Groot Industries. The proposal would keep prices stable in the first year of the extension and increase 3% in the second year. Additionally, yard waste stickers would decrease from \$3.50 currently to \$2.00 each, for both years of the extension. All other services would remain as they currently are.</p> <p>Recommendation: Staff Recommends approval of the contract extension as proposed.</p>			
ATTACHMENTS (PLEASE LIST)			
Staff memo dated 05/31/2022 Proposal Letter from Groot industries			

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion:

MOTION:

Staff: Scott Skrycki, Assistant Village Administrator Date: 05/31/2022
Samuel Hughes, Sr. Management Analyst 05/31/2022

Memorandum

To: Paula Schumacher, Village Administrator
From: Scott Skrycki, Assistant Village Administrator
 Samuel Hughes, Sr. Management Analyst
Date: 5/31/2022
Re: Waste Hauler Extension Proposal

The village’s five-year agreement with GROOT Industries for refuse, recycling and yard waste collection is due to expire on December 31, 2022. This contract was part of an RFP process in 2017. In the contract that was awarded to GROOT in October of 2017, it was stated we can extend the agreement for an additional 2 years if the village and GROOT can come to an agreement for services. Staff is recommending that we extend the contract based upon the agreed terms as presented. The proposal presented shows *zero* increase in any category for the first year, and actually includes a substantial decrease in one category. The yard waste stickers will see \$1.50 reduction. This would be the lowest sticker rate our residents have had to pay since 2006. In this extension, GROOT would still collect weekly unlimited bundled brush and perform electronics recycling, which was included in the last contract at no additional charge.

It is important to note, when determining the recommendation staff also analyzed the level of services over the course of the five-year contract and our GO Gov Request System showed the trend of complaints declining. GROOT’s communication with staff has also been trending in the right direction. When an issue is escalated to the village, GROOT’s response time has improved and we are satisfied with their urgency to fix or explain issues.

Below is a chart that represents pricing for our current contract and the proposed extension. Additionally, this chart demonstrates that residents will be paying less next year than they were in 2015, which provided less services than it does now.

Current YR. 2022								
	2018	2019	2020	2021	2022	2023	2024	2015
Single Family	19.35	19.85	20.36	20.98	21.62	21.62	22.27	22.25
Single Family Senior	17.51	17.96	18.43	18.99	19.57	19.57	20.04	20.02
Multi Family	17.51	17.96	18.73	18.99	19.57	19.57	20.04	20.02
Multi Family Senior	15.86	16.27	16.69	17.20	17.73	17.73	18.26	18.02
Multi Family Centralized	13.31	13.65	14.00	14.42	14.86	14.86	15.31	12.01
Multi Family Cent. Senior	12.03	12.34	12.66	13.04	13.44	13.44	13.78	10.81
Yard Waste Sticker	2.50	2.75	3.00	3.25	3.50	2.00	2.00	3.10

If the village and GROOT agree to the terms/pricing in the attached proposal, a contract extension document would come back to the board at the June 21st board meeting for approval. Staff recommends approval of the two-year contract extension as proposed.



Groot Industries, Inc.

1565 Aurora Avenue Lane
Aurora, IL 60505
Phone: 630/892-9294

1330 Gasket Drive
Elgin, IL 60120
Phone: 708/485-0900
www.groot.com

Since 1914

May 31, 2022

Mr. Scott Skrycki
Assistant Village Manager
Village of Bartlett
228 S. Main St.
Bartlett, IL 60103

Dear Mr. Skrycki,

Thank you for your time and consideration in allowing Groot Industries an opportunity to address the request submitted by the Village in regards to the current contract terms. In an effort to follow up on our previous conversation regarding the current collection contract, please find our proposal outlined below.

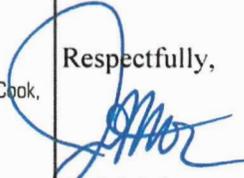
This proposal is predicated on the two (2) year extension option as available under Section 3.2 of the current residential agreement set to expire on December 31, 2022.

<u>Description</u>	<u>Current Rate</u>	<u>New Rate Effective January 1, 2023</u>
Single Family Curbside Collection	\$21.62	\$21.62
Single Family Curbside Collection - Senior	\$19.57	\$19.57
Multi-Family Curbside Collection	\$19.57	\$19.57
Multi-Family Curbside Collection – Senior	\$17.73	\$17.73
Multi-Family Centralized	\$14.86	\$14.86
Multi-Family Centralized – Senior	\$13.44	\$13.44
Yard Waste Stickers	\$3.50	\$2.00
Toter Exchange Fee	\$35.00	\$35.00

With approval of this proposal there will be **NO increase** to the rates on January 1, 2023 (year one of the extension term). Furthermore, the current yard waste sticker rate of \$3.50 shall be reduced to \$2.00 as indicated above. On January 1, 2024, the rates will increase at the same calculation as previous years under the current agreement (3%).

Groot is proud to have the continued opportunity to provide these very important services to the residents of Bartlett. Please do not hesitate to contact me with any immediate questions you may have.

Respectfully,


Josh Molnar
Municipal Manager
Groot Industries, Inc.

CC: Bart Visser, District Manager

Service Locations
in Elk Grove Village, Chicago, McCook,
Round Lake Park, Elgin, Aurora

- Waste Collection
- Recycling Processor
- Dumpster Services
- Document Destruction
- Waste Audits
- Demolition Recycling

