

**VILLAGE OF BARTLETT**  
**VILLAGE HALL, 228 S. MAIN STREET**  
**BOARD MEETING AGENDA**  
**October 21, 2025**  
**7:00 P.M.**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE**
4. **TOWN HALL:** (Note: Three (3) minute time limit per person)
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 – October 7, Committee – October 7, 2025
- \*7. **BILL LIST:** October 21, 2025
8. **TREASURER'S REPORT:** August 2025  
Sales Tax Report, August 2025  
Motor Fuel Tax Report, August 2025
9. **PRESIDENT'S REPORT:** Proclamation for World Polio Day
10. **QUESTION/ANSWER: PRESIDENT & TRUSTEES**
11. **STANDING COMMITTEE REPORTS:**
  - A. **BUILDING AND ZONING COMMITTEE, CHAIRMAN HOPKINS**
    - \*1. Resolution Approving a Tree Variation for 391 South Hickory Avenue
  - B. **COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GANDSEY**
    - \*1. MORE Brewing BEDA Application
    2. Ordinance Amending the Bartlett Municipal Code Regarding the Community and Economic Affairs Commission
  - C. **FINANCE COMMITTEE, CHAIRMAN LAPORTE**
    1. None
  - D. **LICENSE AND ORDINANCE COMMITTEE, CHAIRMAN BATTERMANN**
    1. Bartlett Area Chamber of Commerce Road Closure Request
  - E. **POLICE AND HEALTH COMMITTEE, CHAIRMAN SUWANSKI**
    1. Resolution Approving a Reciprocal Reporting Memorandum of Understanding with School District U-46
    2. Purchase a New 2026 Nissan Rogue
  - F. **PUBLIC WORKS AND GOLF COMMITTEE, CHAIRMAN DEYNE**
    - \*1. Ordinance Accepting the Public Improvements for True North At 2345 West Bartlett Road
    - \*2. Ordinance Accepting the Public Improvements for Aldi at 200 E. Devon Avenue
12. **NEW BUSINESS**
13. **QUESTION/ANSWER: PRESIDENT & TRUSTEES**
14. **ADJOURNMENT**



## VILLAGE OF BARTLETT BOARD MINUTES OCTOBER 7, 2025

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### 1. CALL TO ORDER

President Gunsteen, called the regular meeting of October 7, 2025, of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:00 p.m.

### 2. ROLL CALL

PRESENT: Trustees Battermann, Deyne, Gandsey, Hopkins, LaPorte, and President Gunsteen

ABSENT: Trustee Suwanski

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Finance Director Matt Coulter, Assistant Public Works Director Tyler Isham, Civil Engineer Nick Talarico, Food & Beverage Manager Paul Petersen, Deputy Chief Sweeney, Deputy Chief Naydenoff, Chief Ryan Conway, Village Attorney Kurt Asprooth, and Village Clerk Lorna Gilles.

### 3. PLEDGE OF ALLEGIANCE

### 4. TOWN HALL

#### **Mary and Michael Sobieszczyk-236 S. Hickory**

Mr. and Mrs. Sobieszczyk were present to ask for assistance with their neighbor (234 S. Hickory), who has multiple code violations that have going on for the past two years. They stated that it is not the owner of the property who resides in that residence. They went on to say that they've called the police on the code enforcement officer and that they're not allowed on the property, so they get violations emailed to him. Mrs. Sobieszczyk stated that he ignores the date and has been given multiple 60 days, which is why this has been occurring since 2023. She stated that he's got seven to eight open violations as of September 2025, and that the Hearing judge gave the neighbor another 60 days regarding his property because the village engineer reported that he needs to correct his lot line to repair 104 inches. She went on to say that they are left with a combative neighbor who they were forced to get a protective order against for two years, along with flooding issues, digging into their property, fires in the middle of the yard left unattended and an unfinished fence with nails digging out facing their property. Mr. and Mrs. Sobieszczyk stated that they have lived in Bartlett for 36 years and it's disheartening to see this continue with a neighbor who's lived there for 3 and a half years. Village Administrator Paula Schumacher along with President Gunsteen stated that they are aware of this residence and are working with code enforcement and the police department and taking it through the adjudication process. President Gunsteen thanked Mr. and Mrs. Sobieszczyk for coming in to voice their concerns and that they would do everything we can to get this resolved for them.



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5. CONSENT AGENDA

President Gunsteen stated that all items marked with an asterisk on the agenda are considered to be routine and will 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 Deyne stated that he would like to add item F. 1 and item F. 3 to the Consent Agenda- Resolution Waiving Advertising for Bids and Approving the Garage Door Repair Project Agreement with Raynor Door Authority, Inc., and Resolution Waiving Advertising for Bids and Approving the Sludge Building Repair Project Agreement with Otto Baum Company, Inc.

Trustee Hopkins stated that he would like to add item E. 1 to the Consent Agenda- Ordinance Amending the Municipal Code of Bartlett to Provide for Administrative Adjudication of Moving Violations.

President Gunsteen then recited each item that was on the Consent Agenda, including the nature of the matters being considered and other information to inform the public of matters being voted upon. He then stated that he would entertain a motion to Amend the Consent Agenda, and the items designated to be approved by Consent therein.

Trustee Deyne moved to Approve the Amended Consent Agenda and that motion was seconded by Trustee LaPorte.

**ROLL CALL VOTE TO APPROVE THE CONSENT AGENDA AND CONSENT ITEMS THEREIN**

AYES: Trustees Battermann, Deyne, Gandsey, Hopkins, LaPorte

NAYS: None

ABSENT: Trustee Suwanski

**MOTION CARRIED**

Trustee Deyne moved to Approve the Amended Consent Agenda and that motion was seconded by Trustee LaPorte.

**ROLL CALL VOTE TO APPROVE THE CONSENT AGENDA AND CONSENT ITEMS THEREIN**

AYES: Trustees Battermann, Deyne, Gandsey, Hopkins, LaPorte

NAYS: None

ABSENT: Trustee Suwanski

**MOTION CARRIED**

6. MINUTES – Covered and approved under the Consent Agenda.



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7. BILL LIST – Covered and approved under the Consent Agenda.

8. TREASURER'S REPORT - None

9. PRESIDENT'S REPORT

Trustee Gandsey read a Proclamation for Arts DuPage month.

10. QUESTION/ANSWER: PRESIDENT & TRUSTEES

Trustee Deyne wanted to recognize staff on their birthdays and anniversaries.

President Gunsteen advised that Trustee Battermann would be running the marathon on Sunday and encouraged folks to cheer him on.

Trustee Battermann thanked the Village for sending the board to the IML conference a few weeks ago. He stated that it was a great conference where they discussed some important topics such as local grocery sales tax as well as planning and zoning training. Trustee Battermann also stated that he learned a lot about the TIF along with increment funding and how the funding mechanisms work. He stated that this would be another good idea to conduct some sessions for the community on what a TIF means.

Trustee LaPorte stated that he was at a wedding out in downtown Arlington Heights over the weekend and wanted to mention how well the space was used with both apartment buildings as well as retail stores, a lot of mixed-use space. He stated that he mentioned it in relation to the discussions we've had about downtown Bartlett as well as what we're working on at Lake Street.

11. STANDING COMMITTEE REPORTS

A. BUILDING & ZONING COMMITTEE, CHAIRMAN HOPKINS

Trustee Hopkins stated that there was no report.

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GANDSEY

Trustee Gandsey stated that there was no report.

C. FINANCE COMMITTEE, CHAIRMAN LAPORTE



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Trustee LaPorte stated that there was no report.

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

Trustee Battermann stated that the Halloween Funfest Parade Permit and the BAPS Fireworks Display Request were both covered and approved under the Consent Agenda.

Trustee Battermann presented Resolution 2025-95-R, A Resolution Making a Determination on Executive Session Meeting Minutes and Verbatim Recordings. Trustee Battermann stated that, the Village Board of Trustees has met from time to time in executive session for purposes authorized by the Illinois Open Meetings Act; and pursuant to 5 ILCS 120/2.06, the Village Board must conduct its semi-annual review of approved executive session meeting minutes. He stated that the Village Board has determined that certain executive session minutes not yet released should remain confidential, subject to further review and determination as to their appropriateness for release at a future date; and the Village Board has further determined that certain verbatim recordings of executive session minutes for meetings that occurred at least 18 months ago and for which minutes have been approved are ready for destruction in accordance with Section 2.06(c) of the Open Meetings Act.

He stated therefore by the President and Board of Trustees of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, pursuant to its home rule authority, as follows:

The Village Board of Trustees hereby determines that the following executive session meeting minutes should be approved for content:

<b>APPROVED FOR CONTENT</b>
June 18, 2024
September 3, 2024
October 1, 2024
November 5, 2024
March 18, 2025
June 17, 2025
July 1, 2025
July 15, 2025

He stated that the Village Board of Trustees has determined that the following executive session minutes should remain confidential at this time, subject to further review and determination as to their appropriateness for release at a future date.

He went on to say that the Village Board has determined that the verbatim recordings of executive session meetings that occurred at least 18 months ago and for which minutes have been



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approved are ready for destruction and hereby direct the Village Clerk or designee to destroy these recordings without further action or approval by the Village Board. Trustee Battermann made a motion to approve Resolution 2025-95-R, A Resolution Making a Determination on Executive Session Meeting Minutes and Verbatim Recordings. Trustee Deyne seconded that motion.

ROLL CALL VOTE TO APPROVE RESOLUTION 2025-95-R, A RESOLUTION MAKING A DETERMINATION ON EXECUTIVE SESSION MEETING MINUTES AND VERBATIM RECORDINGS

AYES: Trustees Battermann, Deyne, Gandsey, Hopkins, LaPorte  
NAYS: None  
ABSENT: Trustee Suwanski  
MOTION CARRIED

### E. POLICE & HEALTH COMMITTEE, CHAIRMAN SUWANSKI

President Gunsteen stated that Ordinance 2025-96, An Ordinance Amending the Municipal Code of Bartlett to Provide for Administrative Adjudication of Moving Violations, and Replacement of a Police Vehicle were both covered and approved under the Consent Agenda.

### F. PUBLIC WORKS AND GOLF COMMITTEE, CHAIRMAN DEYNE

Trustee Deyne stated that Resolution 2025-97-R, A Resolution Waiving Advertising for Bids and Approving the Garage Door Repair Project Agreement with Raynor Door Authority, Inc., Ordinance 2025-98, An Ordinance Amending the Bartlett Municipal Code Section 6-11-1303.1: Schedule V, No Parking Zones, Resolution 2025-99-R, A Resolution Waiving Advertising for Bids and Approving the Sludge Building Repair Project Agreement with Otto Baum Company, Inc., and Resolution 2025-100-R, A Resolution Approving of the Public Improvements Completion Agreement For 1360 Schiferl Road Among Palmer Logistics (Midwest 2) Assets, LLC, Morgan/Harbour Construction, LLC, And the Village of Bartlett were covered and approved under the Consent Agenda.

### 13. NEW BUSINESS

Village Administrator Paula Schumacher stated that the IML are putting together a time capsule, and Bartlett is required to submit something small. She stated that she's working with the Museum Director Pam Rohleder on the Village's submission as well as the 100<sup>th</sup> anniversary of Bartlett Hills.

### 14. QUESTION/ANSWER PRESIDENT & TRUSTEES - None



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15. ADJOURNMENT

President Gunsteen stated the meeting will adjourn. There being no further business to discuss, Trustee Deyne moved to adjourn the meeting, that motion was seconded by Trustee Battermann.

ROLL CALL VOTE TO ADJOURN

AYES: Trustees Battermann, Deyne, Gandsey, Hopkins, LaPorte

NAYS: None

ABSENT: Trustee Suwanski

MOTION CARRIED

The meeting was adjourned at 7:20 p.m.

Jackie Cardoza  
Executive Assistant



# VILLAGE OF BARTLETT COMMITTEE MINUTES October 7, 2025

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## 1. CALL TO ORDER

President Gunsteen called the Committee of the Whole meeting of October 7, 2025, of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:21 p.m.

## 2. ROLL CALL

PRESENT: Chairmen Battermann, Deyne, Gandsey, Hopkins, LaPorte, and President Gunsteen

ABSENT: Trustee Suwanski

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Finance Director Matt Coulter, Assistant Public Works Director Tyler Isham, Civil Engineer Nick Talarico, Food & Beverage Manager Paul Petersen, Deputy Chief Sweeney, Deputy Chief Naydenoff, Chief Ryan Conway, Village Attorney Kurt Asprooth, and Village Clerk Lorna Giles.

3. TOWN HALL: None

## 4. STANDING COMMITTEE REPORTS

### A. FINANCE COMMITTEE, CHAIRMAN LAPORTE

#### 1. Proposed 2025 Property Tax Levy

Trustee LaPorte stated that the proposed property tax levy for 2025 totals \$12,882,559 and is \$188,677 or 1.44% less than the prior year extended amount. The General corporate levy is 1.12% less than the 2024 extension and is the same as last year's approved levy amount. The proposed Police Pension levy is 1.16% or \$31,511 less than the prior year extension and would require the use of \$943,740 of General Fund balance. Last year's 2024 pension levy was supplemented by \$786,538 of General Fund balance surplus. The current year's recommended contribution is \$3,625,800, an increase of \$157,202 from the prior year. Pension cost increases were related to average salary increases of 9.81%, which exceeded the 6.33% actuarial assumption that was used. High salary increases were due to police union negotiations that exceeded a year and therefore caused big spikes in the salaries used for the actuarial report. The Debt Service levy is lower than the prior year extended amount by \$75,186 or 2.50%. Overall, the levy decrease compared to the 2024 extension is \$188,677, or 1.44%. The total proposed levy is \$12,040 higher than the 2024 approved levy.

Finance Director Matt Coulter went over a PowerPoint Presentation to discuss the 2025 Property Tax Levy Timeline. He stated that the Property Tax Levy has 3 components, General Corporate Levy, Debt Service Levy, and the Police Pension Levy. He started with the General Corporate Levy stated this is the to help fund the General Fund Operating Expenditures such as Administration, Professional Services, Liability Insurance, Finance, Planning and Development, Police and Streets. He went on to say that the 2025 Proposed General Corporate Levy is \$7,269,094.



## VILLAGE OF BARTLETT COMMITTEE MINUTES October 7, 2025

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Finance Director Matt Coulter then discussed the Debt Service Levy stating that this is to pay for Principal and Interest on general obligation bonds payable in Fiscal Year 2027. He stated that the 2025 Proposed Debt Service Levy is \$2,931,405, which is an increase of \$12,040 or 0.41% from the 2024 Levy.

Mr. Coulter moved on the Police Pension Levy stating this is used to pay for the Village's contribution to the Police Pension Fund and that the Village's recommended contribution is determined by a yearly actuarial report done by Foster & Foster. He stated that that the contribution is being calculated so that the police pension fund is 100% funded by 2040. He went on to say that Illinois State mandates a 90% funding target for downstate police and firefighter pension plans by 2040. Mr. Coulter stated that the Actuarial Report Results were as follows, the recommended contribution is \$3,625,800 which is an increase of \$157,202 or 4.5% from the prior year. He stated that the primary source of Actuarial Loss was due to an average salary increase of 9.81%, which exceeded the 6.33% assumption that was used. He went on to say that high salary increases due to MAP union negotiations that were over a year long and therefore caused bi spikes in salary for this report. Mr. Coulter summarized that the recommended Contribution is \$3,625,800, the Proposed Police Pension Levy is \$2,682,060 with no increase form the prior year, and the General Fund Surplus used is \$943,740.

Trustee LaPorte asked what percentage of the General Fund is \$943,740. Mr. Coulter stated that right now they have about 24 million in the General Fund. He went on to say that because we did a 0.75% increase to our Home Rule Sales Tax, municipal motor fuel tax we're able to do this again this year. Trustee Hopkins asked how the \$900,000 from the General Fund would impact an average resident. Mr. Coulter stated that he would have to run the numbers but could look into it and provide that data to the board. President Gunsteen asked how well funded we are percentage wise of the police pension. Mr. Coulter stated that we went from 67% to 68.2% funded. Mr. Coulter summarized that the General Corporate Levy is \$7,269,094, the Debt Service Levy is \$2,931,405, the Police Pension Levy is \$2,682,060, which brings the 2025 Total Levy to \$12,882,559. He stated that overall, the Levy is going up by 0.09%.

Trustee Gandsey asked about the Tier 2 Pension and how that impacts us moving forward. Mr. Coulter stated that he's been following IML regarding this and that some of the issues regarding this is whether Tier 2 satisfies the Social Security Safe Harbor standard. Village Administrator Paula Schumacher stated that Safe Harbor doesn't apply to use since we do pay Social Security for our officers. She went on to say that what they are looking at is enriching the benefits for Tier 2 employees which is what they're hoping to put in the legislature for discussions coming up.

President Gunsteen asked how Mr. Coulter came up with the 0.09% versus just taking an additional \$12,000 out of the General Fund and going to zero. Mr. Coulter stated it was because of debt service requirements. He stated it's based on the principal and interest payments for next year, so they always levy what those payments are going to be. Mr. Coulter stated that for Truth and Taxation purposes, he's required to compare our proposed levy to last year's extension. He stated that if the proposed levy is 5% or greater than last year's extension, we are required to hold a public hearing. He went on to say that our proposed tax levy is actually 1.44% less than last year's extension so they're not required to uphold a public hearing, but they still always have to give residents a chance to give their input.



## VILLAGE OF BARTLETT COMMITTEE MINUTES October 7, 2025

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Mr. Coulter discussed 2025 Property Tax rates stating that it's determined by taking the total levy divided by the total EAV per County. He stated that it's challenging in Bartlett because we are in three counties, so we have to rely on the tax burden that the state sets. He stated that the EAV really jumped due to the Brewster Creek TIF and then again in 2024 due to the reassessments which they do every four years. He stated that everyone's EAV in DuPage County went up 10.22%. Mr. Coulter went over a bar graph detailing tax rates in Cook, DuPage, and Kane County, as well as the Tax Burden per County. Trustee Gandsey asked if Mr. Coulter could send the presentation to the board, Mr. Coulter stated that it would be no problem. Trustee Hopkins asked how the state figures out the burden, he asked if there was an ordinance perhaps. Mr. Coulter stated he would look into. President Gunsteen thanked Mr. Coulter for taking the time to put this presentation together and for keeping our house in order and fiscally responsible. Trustee LaPorte stated that if there were no other questions, that's all he had for tonight.

### B. ADJOURNMENT

President Gunsteen moved to adjourn the Committee of the Whole Meeting. Trustee Deyne moved to approve; the motion was seconded by Trustee LaPorte.

### ROLL CALL VOTE TO ADJOURN

AYES: Chairmen Batterman, Deyne, Gandsey, Hopkins, LaPorte  
NAYS: None  
ABSENT: Trustee Suwanski  
MOTION CARRIED

The Committee of the Whole meeting was adjourned at 7:45 p.m.

Jackie Cardoza  
Executive Assistant

**VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
 INVOICES DUE ON/BEFORE 10/21/2025**

**100-GENERAL FUND REVENUES**

**420200-BUSINESS LICENSES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 BBS AUTOMATION CHICAGO INC	VENDING MACHINE REFUND	20.00
<b>INVOICES TOTAL:</b>		<b>20.00</b>
		<b>20.00</b>

**100000-GENERAL FUND**

**210002-GROUP INSURANCE PAYABLE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 FIRST STOP HEALTH LLC	TELEMEDICINE SERVICES/OCT 2025	1,011.50
** 1 IPBC	MONTHLY INSURANCE - OCTOBER 2025	308,099.65
<b>INVOICES TOTAL:</b>		<b>309,111.15</b>
		<b>309,111.15</b>

**1100-VILLAGE BOARD/ADMINISTRATION**

**523100-ADVERTISING**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	TRANSPORTATION	88.50
1 WFLD	VILLAGE BRANDING	3,564.51
1 WFLD	VILLAGE BRANDING	435.49
<b>INVOICES TOTAL:</b>		<b>4,088.50</b>

**530115-SUBSCRIPTIONS/PUBLICATIONS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	E-NEWSLETTER FEE	113.05
<b>INVOICES TOTAL:</b>		<b>113.05</b>

**532200-OFFICE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 WAREHOUSE DIRECT	OFFICE SUPPLIES	55.94
1 WAREHOUSE DIRECT	OFFICE SUPPLIES	19.41
1 WAREHOUSE DIRECT	OFFICE SUPPLIES	14.18
<b>INVOICES TOTAL:</b>		<b>89.53</b>

**541600-PROFESSIONAL DEVELOPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 DUPAGE MAYORS & MANAGERS	WORKSHOP	25.00
** 1 ELAN FINANCIAL SERVICES	IPELRA CONFERENCE AND ILCMA REG FEES	670.00
<b>INVOICES TOTAL:</b>		<b>695.00</b>

**543900-COMMUNITY RELATIONS**

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

**VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
 INVOICES DUE ON/BEFORE 10/21/2025**

1 BARTLETT SPORTS	VILLAGE APPAREL	136.00
1 DUPAGE MAYORS & MANAGERS	DUPAGE MAYORS AND MANAGERS EVENT	720.00
** 1 ELAN FINANCIAL SERVICES	OKTOBERFEST PERMIT APPLICATION FEE	51.13
1 HAGG PRESS INC	OCTOBER/NOVEMBER 25 BARTLETTER	4,085.00
	<b>INVOICES TOTAL:</b>	<b>4,992.13</b>

**543910-HISTORY MUSEUM EXPENSES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	ANCESTRY.COM FEE/MUSEUM CRAFTS	83.18
** 1 SAM'S CLUB	MATERIALS & SUPPLIES	342.26
1 CYNDEE SCHAFFER	MUSEUM PRESENTATION	300.00
	<b>INVOICES TOTAL:</b>	<b>725.44</b>

**546900-CONTINGENCIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	HAND SANITIZER	14.35
1 AMAZON CAPITAL SERVICES INC	MAINTENANCE SUPPLIES	6.95
1 COMCAST	CABLE SERVICE	25.28
** 1 ELAN FINANCIAL SERVICES	NIU EVENT REG FEES/TROPHY/LUNCH	276.13
	<b>INVOICES TOTAL:</b>	<b>322.71</b>

**11,026.36**

**1200-PROFESSIONAL SERVICES**

**523400-LEGAL SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ANCEL GLINK P.C.	PROFESSIONAL SERVICES	28,354.11
1 CLARK BAIRD SMITH LLP	PROFESSIONAL SERVICES	7,302.50
1 LAW OFFICES OF ROBERT J KRUPP PC	PROFESSIONAL SERVICES	1,475.00
	<b>INVOICES TOTAL:</b>	<b>37,131.61</b>

**37,131.61**

**1400-FINANCE**

**522950-ORDINANCE CODIFICATION**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMERICAN LEGAL PUBLISHING	ORDINANCE SUPPLEMENTS	383.00
	<b>INVOICES TOTAL:</b>	<b>383.00</b>

**532200-OFFICE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CENTURY PRINT & GRAPHICS	BUSINESS CARDS	88.15
** 1 SAM'S CLUB	MATERIALS & SUPPLIES	83.96
	<b>INVOICES TOTAL:</b>	<b>172.11</b>

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
 INVOICES DUE ON/BEFORE 10/21/2025**

**541600-PROFESSIONAL DEVELOPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	PAYROLL SEMINAR	200.00
<b>INVOICES TOTAL:</b>		<b>200.00</b>

**546900-CONTINGENCIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 VANTAGE CUSTOM CLASSICS INC	STAFF APPAREL	32.00
<b>INVOICES TOTAL:</b>		<b>32.00</b>

787.11

**1500-PLANNING & DEV SERVICES**

**526005-PLAN REVIEW SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 FOOD & ALCOHOL SERVICE TRAINING IN	FOOD SERVICE INSPECTIONS AUGUST 2025	60.00
<b>INVOICES TOTAL:</b>		<b>60.00</b>

**526006-INSPECTION SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
2 FOOD & ALCOHOL SERVICE TRAINING IN	FOOD SERVICE INSPECTIONS AUGUST 2025	2,205.00
<b>INVOICES TOTAL:</b>		<b>2,205.00</b>

**541600-PROFESSIONAL DEVELOPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 KRISTY STONE	IPSI CONFERENCE EXPENSES	129.20
<b>INVOICES TOTAL:</b>		<b>129.20</b>

**546900-CONTINGENCIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	TOLLWAY AUTO REPLENISH	8.00
<b>INVOICES TOTAL:</b>		<b>8.00</b>

2,402.20

**1700-POLICE**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 KONICA MINOLTA BUSINESS	COPIER MAINTENANCE SERVICE	326.46
1 T-MOBILE	TELEPHONE BILL	1,791.17
1 ULTRA STROBE COMMUNICATIONS INC	MONTHLY SERVICE FEE	1,235.00
1 VITAL RECORDS CONTROL	DOCUMENT SHREDDING SERVICES	241.33
<b>INVOICES TOTAL:</b>		<b>3,593.96</b>

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
 INVOICES DUE ON/BEFORE 10/21/2025**

**525400-COMMUNICATIONS - DUCOMM**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 DU-COMM	FACILITY LEASE/OPERATING COSTS	8,018.48
1 DU-COMM	QUARTERLY DUES	206,841.25
<b>INVOICES TOTAL:</b>		<b>214,859.73</b>

**526000-SERVICE TO MAINTAIN VEHICLES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ARMY TRAIL TIRE AND SERVICE	VEHICLE MAINTENANCE	288.74
** 1 ELAN FINANCIAL SERVICES	VEHICLE STICKER RENEWAL FEES	772.00
1 MYD BARTLETT SG, LLC	SEPTEMBER 2025 CAR WASHES	108.00
1 UNITED MOTORWORKS	VEHICLE MAINTENANCE	70.00
1 UNITED MOTORWORKS	VEHICLE MAINTENANCE	85.99
1 UNITED MOTORWORKS	VEHICLE MAINTENANCE	60.92
1 UNITED MOTORWORKS	VEHICLE MAINTENANCE	406.56
1 ZIEGLER'S ACE HARDWARE	MATERIALS & SUPPLIES	57.93
<b>INVOICES TOTAL:</b>		<b>1,850.14</b>

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	MAVERICK GROOMING/BFPC INTERVIEWS/THERM/	766.93
1 MIDWEST FIRST AID & SAFETY	FIRST AID SUPPLIES	132.21
** 1 SAM'S CLUB	MATERIALS & SUPPLIES	573.95
<b>INVOICES TOTAL:</b>		<b>1,473.09</b>

**530110-UNIFORMS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 RAY O'HERRON CO INC	UNIFORM APPAREL	102.58
1 STREICHER'S INC	UNIFORM APPAREL	154.98
1 STREICHER'S INC	UNIFORM APPAREL	232.49
<b>INVOICES TOTAL:</b>		<b>490.05</b>

**530115-SUBSCRIPTIONS/PUBLICATIONS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 THOMSON REUTERS - WEST	ONLINE SOFTWARE SUBSCRIPTION	280.26
<b>INVOICES TOTAL:</b>		<b>280.26</b>

**530125-SHOOTING RANGE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	TARGET STAND/PISTOL MAGAZINE LOADER/SHOT	489.93
<b>INVOICES TOTAL:</b>		<b>489.93</b>

**532200-OFFICE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	GARBAGE CAN FOR RECORDS DEPT	17.60
<b>INVOICES TOTAL:</b>		<b>17.60</b>

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
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**541600-PROFESSIONAL DEVELOPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 JASON AMORE	TRAINING EXPENSES	55.20
1 COLLEGE OF DUPAGE	TRAINING CLASSES	5,937.60
** 1 ELAN FINANCIAL SERVICES	ILCMA REG FEE	35.00
1 BRITHANY GARCIA	TRAINING EXPENSES	148.00
1 BRITHANY GARCIA	TRAINING EXPENSES	148.00
1 BRITHANY GARCIA	TRAINING EXPENSES	148.00
1 BRITHANY GARCIA	TRAINING EXPENSES	118.40
1 BRITHANY GARCIA	TRAINING EXPENSES	148.00
1 BRITHANY GARCIA	TRAINING EXPENSES	153.60
1 BRITHANY GARCIA	TRAINING EXPENSES	118.40
1 BRITHANY GARCIA	TRAINING EXPENSES	148.00
1 BRITHANY GARCIA	TRAINING EXPENSES	118.40
1 BRITHANY GARCIA	TRAINING EXPENSES	172.00
1 BRITHANY GARCIA	TRAINING EXPENSES	148.00
1 BRITHANY GARCIA	TRAINING EXPENSES	142.40
1 BRITHANY GARCIA	TRAINING EXPENSES	177.60
1 BRITHANY GARCIA	TRAINING EXPENSES	148.00
1 BRITHANY GARCIA	TRAINING EXPENSES	146.60
1 BRITHANY GARCIA	TRAINING EXPENSES	124.00
1 NORTHWESTERN UNIVERSITY	REGISTRATION FEES	4,600.00
<b>INVOICES TOTAL:</b>		<b>12,935.20</b>

**543101-DUES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 IL ASSOC OF CHIEFS OF POLICE	MEMBERSHIP RENEWAL	750.00
<b>INVOICES TOTAL:</b>		<b>750.00</b>

**543900-COMMUNITY RELATIONS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	CPA SHIRTS/NNO PICTURES	432.64
** 1 SAM'S CLUB	MATERIALS & SUPPLIES	895.22
<b>INVOICES TOTAL:</b>		<b>1,327.86</b>

**545200-POLICE/FIRE COMMISSION**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CONRAD POLYGRAPH INC	POLYGRAPH EXAM FEE	1,575.00
1 TRANS UNION LLC	BACKGROUND CHECK FEES	203.40
<b>INVOICES TOTAL:</b>		<b>1,778.40</b>

**546900-CONTINGENCIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CONTINUA INTERIORS OF ILLINOIS LLC	CHAIRS FOR RECORDS DEPT	390.00
** 1 ELAN FINANCIAL SERVICES	TOLLWAY AUTO REPLENISH	8.00
<b>INVOICES TOTAL:</b>		<b>398.00</b>

\*\* Indicates pre-issue check.

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**570100-MACHINERY & EQUIPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MPH INDUSTRIES INC	TRAFFIC SPEED COUNTERS	5,400.00
	<b>INVOICES TOTAL:</b>	<b>5,400.00</b>

**570105-EQUITABLE SHARING EXPENSE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 KRUEGER INTERNATIONAL INC	TRAINING TABLES POWER SOURCE - QUOTE 24JFB	34,750.49
	<b>INVOICES TOTAL:</b>	<b>34,750.49</b>

**280,394.71**

**1800-STREET MAINTENANCE**

**522500-EQUIPMENT RENTALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	EQUIPMENT RENTALS FOR PW OPEN HOUSE	61.34
1 FROST SOLUTIONS LLC	ANNUAL SUBSCRIPTION	10,000.00
1 T-MOBILE	TELEPHONE BILL	336.42
1 VERIZON WIRELESS	WIRELESS SERVICES	50.46
1 VERIZON WIRELESS	WIRELESS SERVICES	21.36
	<b>INVOICES TOTAL:</b>	<b>10,469.58</b>

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	4,039.72
	<b>INVOICES TOTAL:</b>	<b>4,039.72</b>

**526000-SERVICE TO MAINTAIN VEHICLES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMERCIAL TIRE SERVICE	VEHICLE MAINTENANCE	1,599.72
1 COMMERCIAL TIRE SERVICE	VEHICLE MAINTENANCE	173.00
1 COMMERCIAL TIRE SERVICE	VEHICLE MAINTENANCE	751.00
1 EXCEL OIL SERVICE	USED OIL PICKUP	90.00
1 KAMMES AUTO & TRUCK REPAIR INC	VEHICLE MAINTENANCE	810.00
1 PRECISE MRM LLC	VEHICLE MAINTENANCE	690.00
	<b>INVOICES TOTAL:</b>	<b>4,113.72</b>

**527100-SERVICES TO MAINTAIN STREETS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GRIMCO INC	MATERIALS & SUPPLIES	204.30
1 HAMPTON LENZINI AND RENWICK INC	2025 BRIDGE INSPECTIONS	3,170.00
1 SONIA IMBROGNO	REIMBURSEMENT FOR DAMAGED INVISIBLE FENC	365.52
1 RUBINO ENGINEERING INC	STOCKPILE TESTING	790.00
1 WELCH BROS INC	DUMP ASPHALT GRINDINGS	150.00
	<b>INVOICES TOTAL:</b>	<b>4,679.82</b>

\*\* Indicates pre-issue check.

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**527110-SVCS TO MAINTAIN TRAFFIC SIGS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MEADE ELECTRIC CO INC	TRAFFIC SIGNAL MAINTENANCE	1,190.64
	<b>INVOICES TOTAL:</b>	<b>1,190.64</b>

**527113-SERVICES TO MAINT. GROUNDS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 UNO MAS LANDSCAPING	LANDSCAPING SERVICES	1,700.00
1 UNO MAS LANDSCAPING	LANDSCAPE MAINTENANCE SERVICES	7,365.00
1 WINDY CITY LIGHTS INC	HOLIDAY LIGHTING	343.75
	<b>INVOICES TOTAL:</b>	<b>9,408.75</b>

**527130-SIDEWALK & CURB REPLACEMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ELMHURST CHICAGO STONE COMPANY	PSI AIR	2,752.00
1 ELMHURST CHICAGO STONE COMPANY	DELIVERY WAITING FEE	112.50
1 ELMHURST CHICAGO STONE COMPANY	PSI AIR	1,930.75
1 WILLIAM FUCHS	PUBLIC SIDEWALK REPLACEMENT	1,194.00
1 WELCH BROS INC	MATERIALS & SUPPLIES	6,130.00
1 WELCH BROS INC	GRAVEL PURCHASE	126.00
1 WELCH BROS INC	GRAVEL PURCHASE	378.00
1 WELCH BROS INC	MATERIALS & SUPPLIES	195.00
	<b>INVOICES TOTAL:</b>	<b>12,818.25</b>

**527160-STREET SWEEPING**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 LRS LLC	STREET SWEEPING SERVICES	14,528.00
	<b>INVOICES TOTAL:</b>	<b>14,528.00</b>

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AIRGAS USA LLC	CYLINDER RENTAL	324.82
1 AMAZON CAPITAL SERVICES INC	MAINTENANCE SUPPLIES	20.11
1 ARLINGTON POWER EQUIPMENT INC	MAINTENANCE SUPPLIES	910.18
** 1 ILLINOIS SECRETARY OF STATE	FEE FOR A COPY OF CERTIFICATE OF TITLE	50.00
** 1 SAM'S CLUB	MATERIALS & SUPPLIES	164.14
1 ZIEGLER'S ACE HARDWARE	MATERIALS & SUPPLIES	195.65
	<b>INVOICES TOTAL:</b>	<b>1,664.90</b>

**530160-SAFETY EQUIPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 FIVE STAR SAFETY EQUIPMENT INC	SAFETY EQUIPMENT	274.00
	<b>INVOICES TOTAL:</b>	<b>274.00</b>

**532200-OFFICE SUPPLIES**

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

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1 AMAZON CAPITAL SERVICES INC	PRINTER INK	28.99
		<u>INVOICES TOTAL: 28.99</u>

**534300-EQUIPMENT MAINTENANCE MATLS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AUTOZONE INC	MAINTENANCE SUPPLIES	158.53
1 CAROL STREAM LAWN & POWER	MAINTENANCE MATERIALS	179.26
1 INTERSTATE BILLING SERVICE INC	MAINTENANCE SUPPLIES	84.90
1 NAPA AUTO PARTS	MAINTENANCE SUPPLIES	174.63
1 WEST SIDE TRACTOR SALES	MAINTENANCE MATERIALS	175.92
		<u>INVOICES TOTAL: 773.24</u>

**534400-STREET MAINTENANCE MATERIALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 3M COMPANY	STREET SIGN MATERIALS	2,821.19
1 3M COMPANY	STREET SIGN MATERIALS	591.24
1 ALLIED ASPHALT PAVING COMPANY	ASPHALT PURCHASE	407.36
1 HIGH STAR TRAFFIC	STREET MAINTENANCE MATERIALS	868.75
		<u>INVOICES TOTAL: 4,688.54</u>

**534500-GROUNDS MAINTENANCE MATERIALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 DUPAGE TOPSOIL INC	GRAVEL PURCHASE	1,185.00
1 LOMBARDI ELECTRIC INC	BASEBALL FIELDS LIGHTING REPAIRS	11,863.00
		<u>INVOICES TOTAL: 13,048.00</u>

**534800-STREET LIGHTS MAINT MATERIALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 RILEIGHS OUTDOOR LLC	HOLIDAY DECOR	897.00
1 WEST SIDE ELECTRIC SUPPLY INC	MAINTENANCE SUPPLIES	1,983.00
1 WEST SIDE ELECTRIC SUPPLY INC	MAINTENANCE SUPPLIES	58.67
		<u>INVOICES TOTAL: 2,938.67</u>

**541600-PROFESSIONAL DEVELOPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	LUNCH AT PWX CONFERENCE	14.68
** 1 ELAN FINANCIAL SERVICES	DUPAGE DOT REG FEE/ANNUAL SUBSCRIPTION	570.00
1 ILLINOIS ARBORIST ASSOCIATION	CONFERENCE REGISTRATION FEES	945.00
		<u>INVOICES TOTAL: 1,529.68</u>

**546900-CONTINGENCIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	TOLLWAY AUTO REPLENISH	8.00
1 FIGMENT GROUP INC	PERSONNEL TESTING	112.00
1 MULTISYSTEM MANAGEMENT COMPANY	JANITORIAL SERVICES	190.40
		<u>INVOICES TOTAL: 310.40</u>

\*\* Indicates pre-issue check.

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**570100-MACHINERY & EQUIPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MONROE TRUCK EQUIPMENT INC	PLOW PACKAGE	10,983.00
<b>INVOICES TOTAL:</b>		<b>10,983.00</b>

**574800-TREE PURCHASES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 THE FIELDS ON CATON FARM INC	TREE PURCHASE	19,050.00
<b>INVOICES TOTAL:</b>		<b>19,050.00</b>

**116,537.90**

**2200-MFT EXPENDITURES**

**583005-MFT MAINTENANCE PROGRAM**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MDS TECHNOLOGIES INC	PAVEMENT ASSESSMENT SERVICES	17,750.00
1 RUBINO ENGINEERING INC	2025 ASPHALT RESURFACING PROJECT	2,676.00
1 RUBINO ENGINEERING INC	2025 ASPHALT RESURFACING PROJECT	2,935.00
1 SKC CONSTRUCTION INC	CRACK SEALING PROJECT	148,247.88
1 SKC CONSTRUCTION INC	CRACK SEALING PROJECT	7,882.56
<b>INVOICES TOTAL:</b>		<b>179,491.44</b>

**179,491.44**

**4000-CAPITAL PROJECTS EXPENDITURES**

**582028-DEVON EXCESS FLOW PLANT REHB**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ENGINEERING ENTERPRISES INC	EXCESS FLOW FACILITY LIFT STATION	3,593.70
<b>INVOICES TOTAL:</b>		<b>3,593.70</b>

**3,593.70**

**4450-LAKE ST TIF EXPENDITURES**

**580001-DEMOLITION/SITE PREPARATION**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 FOWLER ENTERPRISES LLC	FULL DEMOLITION AND GRADING OF 555 W LAKE ST	59,200.00
1 RW COLLINS CO	4 DRUM DISPOSAL - 555 W LAKE ST	1,000.00
<b>INVOICES TOTAL:</b>		<b>60,200.00</b>

**60,200.00**

**5000-WATER OPERATING EXPENSES**

**520025-DWC WATER AGREEMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 DUPAGE WATER COMMISSION	DWC WATER BILL - AUGUST 2025	694,770.40

\*\* Indicates pre-issue check.

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INVOICES TOTAL: 694,770.40

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	SCADA PHONE SERVICE	38.55
1 WATER REMEDIATION TECHNOLOGY	BASE TREATMENT CHARGE/W-4	13,035.25
1 WATER REMEDIATION TECHNOLOGY	BASE TREATMENT CHARGE/W-7	2,293.33
1 WATERLY LLC	ANNUAL BASE SUBSCRIPTION	2,770.00
1 WATERWORTH	ANNUAL SOFTWARE SUBSCRIPTION	3,742.50
	<u>INVOICES TOTAL:</u>	<u>21,879.63</u>

**522500-EQUIPMENT RENTALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	EQUIPMENT RENTALS FOR PW OPEN HOUSE	61.34
1 T-MOBILE	TELEPHONE BILL	336.43
1 VERIZON WIRELESS	WIRELESS SERVICES	50.46
	<u>INVOICES TOTAL:</u>	<u>448.23</u>

**522800-ANALYTICAL TESTING**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SUBURBAN LABORATORIES INC	SAMPLE TESTING	4,757.00
	<u>INVOICES TOTAL:</u>	<u>4,757.00</u>

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	840.71
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	3,124.82
1 CONSTELLATION NEW ENERGY INC	ELECTRIC BILL	3,903.15
1 NICOR GAS	GAS BILL	54.67
	<u>INVOICES TOTAL:</u>	<u>7,923.35</u>

**526000-SERVICE TO MAINTAIN VEHICLES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 PRECISE MRM LLC	VEHICLE MAINTENANCE	161.00
	<u>INVOICES TOTAL:</u>	<u>161.00</u>

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

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CORNERSTONE LAND & LAWN INC	TURF RESTORATION	3,750.00
1 MARTAM CONSTRUCTION INC	MAINTENANCE MATERIALS	8,940.00
1 RUBINO ENGINEERING INC	STOCKPILE TESTING	2,370.00
1 VULCAN CONSTRUCTION MATERIALS LI	GRAVEL PURCHASE	1,367.83
	<u>INVOICES TOTAL:</u>	<u>16,427.83</u>

**530100-MATERIALS & SUPPLIES**

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

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1	AIRGAS USA LLC	CYLINDER RENTAL	324.83
1	AMAZON CAPITAL SERVICES INC	MAINTENANCE SUPPLIES	20.11
**	1 SAM'S CLUB	MATERIALS & SUPPLIES	164.14
1	ZIEBELL WATER SERVICE	MATERIALS & SUPPLIES	756.10
<b>INVOICES TOTAL:</b>			<b>1,265.18</b>

**530120-CHEMICAL SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 HAWKINS INC	CHEMICAL SUPPLIES	839.60
<b>INVOICES TOTAL:</b>		<b>839.60</b>

**532000-AUTOMOTIVE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AUTOZONE INC	MAINTENANCE SUPPLIES	35.98
<b>INVOICES TOTAL:</b>		<b>35.98</b>

**532200-OFFICE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	PRINTER INK	29.00
1 WAREHOUSE DIRECT	LABELS	34.60
<b>INVOICES TOTAL:</b>		<b>63.60</b>

**532300-POSTAGE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SEBIS DIRECT INC	OCTOBER BILLS POSTAGE	3,403.18
<b>INVOICES TOTAL:</b>		<b>3,403.18</b>

**541600-PROFESSIONAL DEVELOPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	LUNCH AT PWX CONFERENCE	14.68
<b>INVOICES TOTAL:</b>		<b>14.68</b>

**546900-CONTINGENCIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	TOLLWAY AUTO REPLENISH	8.00
1 FIGMENT GROUP INC	PERSONNEL TESTING	193.00
1 MULTISYSTEM MANAGEMENT COMPANY	JANITORIAL SERVICES	190.40
<b>INVOICES TOTAL:</b>		<b>391.40</b>

**547072-DWC CAPITAL BUY IN PRINCIPAL**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 DUPAGE WATER COMMISSION	DWC WATER BILL - AUGUST 2025	36,196.20
<b>INVOICES TOTAL:</b>		<b>36,196.20</b>

788,577.26

\*\* Indicates pre-issue check.

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**500000-WATER FUND**

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

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MARY DECKER	OVERPAYMENT ON FINAL WATER BILL	65.35
1 DR HORTON	1299 TIGER LILY DR-OVERPAYMENT ON FINAL WAT	816.91
1 DR HORTON	1265 FOXGLOVE DR-OVERPAYMENT ON FINAL WAT	52.28
1 WILLIAM KIRSCHBAUM	OVERPAYMENT ON FINAL WATER BILL	57.51
	<b>INVOICES TOTAL:</b>	<b>992.05</b>

992.05

**5090-WATER CAPITAL PROJECTS EXP**

**581030-WATER TOWER PAINTING**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 DIXON ENGINEERING INC	WATER TOWER PROJECT	3,900.00
	<b>INVOICES TOTAL:</b>	<b>3,900.00</b>

**581031-LEAK SURVEY/REPAIR**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 WATER SERVICES CO	EMERGENCY LEAK DETECTION SERVICES	500.00
	<b>INVOICES TOTAL:</b>	<b>500.00</b>

4,400.00

**5100-SEWER OPERATING EXPENSES**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	SCADA PHONE SERVICE	38.55
1 WATERLY LLC	ANNUAL BASE SUBSCRIPTION	2,770.00
1 WATERWORTH	ANNUAL SOFTWARE SUBSCRIPTION	3,742.50
	<b>INVOICES TOTAL:</b>	<b>6,551.05</b>

**522500-EQUIPMENT RENTALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	EQUIPMENT RENTALS FOR PW OPEN HOUSE	61.35
1 T-MOBILE	TELEPHONE BILL	336.43
1 VERIZON WIRELESS	WIRELESS SERVICES	50.46
	<b>INVOICES TOTAL:</b>	<b>448.24</b>

**522800-ANALYTICAL TESTING**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SUBURBAN LABORATORIES INC	SAMPLE TESTING	579.00
	<b>INVOICES TOTAL:</b>	<b>579.00</b>

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
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**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	670.97
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	61.84
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	50.48
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	9,374.47
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	110.40
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	336.39
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	577.55
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	52.30
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	120.62
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	99.91
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	108.22
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	162.64
1 CONSTELLATION NEW ENERGY INC	ELECTRIC BILL	11,709.45
1 NICOR GAS	GAS BILL	149.52
1 NICOR GAS	GAS BILL	54.99
1 NICOR GAS	GAS BILL	151.04
1 NICOR GAS	GAS BILL	55.43
1 NICOR GAS	GAS BILL	57.34
1 NICOR GAS	GAS BILL	61.62
1 NICOR GAS	GAS BILL	57.33
1 NICOR GAS	GAS BILL	61.66
1 NICOR GAS	GAS BILL	151.25
1 NICOR GAS	GAS BILL	58.19
<b>INVOICES TOTAL:</b>		<b>24,293.61</b>

**526000-SERVICE TO MAINTAIN VEHICLES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 PRECISE MRM LLC	VEHICLE MAINTENANCE	138.00
<b>INVOICES TOTAL:</b>		<b>138.00</b>

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

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 RUBINO ENGINEERING INC	STOCKPILE TESTING	790.00
1 WELCH BROS INC	MATERIALS & SUPPLIES	110.00
<b>INVOICES TOTAL:</b>		<b>900.00</b>

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	MAINTENANCE SUPPLIES	20.12
1 CALCO LTD	DEMINERALIZER	143.00
1 HINCKLEY SPRING WATER CO	DISTILLED WATER	24.57
** 1 SAM'S CLUB	MATERIALS & SUPPLIES	164.13
1 WAREHOUSE DIRECT	MAINTENANCE SUPPLIES	33.72
<b>INVOICES TOTAL:</b>		<b>385.54</b>

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
 INVOICES DUE ON/BEFORE 10/21/2025**

**530120-CHEMICAL SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SOLENIS LLC	CHEMICAL SUPPLIES	17,641.82
	<b>INVOICES TOTAL:</b>	<b>17,641.82</b>

**532000-AUTOMOTIVE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AUTOZONE INC	MAINTENANCE SUPPLIES	76.57
	<b>INVOICES TOTAL:</b>	<b>76.57</b>

**532200-OFFICE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	PRINTER INK	57.99
	<b>INVOICES TOTAL:</b>	<b>57.99</b>

**532300-POSTAGE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SEBIS DIRECT INC	OCTOBER BILLS POSTAGE	3,403.17
	<b>INVOICES TOTAL:</b>	<b>3,403.17</b>

**534300-EQUIPMENT MAINTENANCE MATLS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CORE & MAIN LP	MATERIALS & SUPPLIES	98.90
1 FLOW-TECHNICS INC	MAINTENANCE SUPPLIES	645.00
1 FLOW-TECHNICS INC	REPLACEMENT PUMP	4,832.50
1 GHC MECHANICAL LLC	BOILER CLEANING	855.00
1 USA BLUE BOOK	MAINTENANCE MATERIALS	557.37
1 ZIEGLER'S ACE HARDWARE	MATERIALS & SUPPLIES	31.86
	<b>INVOICES TOTAL:</b>	<b>7,020.63</b>

**541600-PROFESSIONAL DEVELOPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	LUNCH AT PWX CONFERENCE	14.68
** 1 ELAN FINANCIAL SERVICES	CSWEA REG FEES	135.00
1 JOHN PULLIA	CONFERENCE EXPENSES	82.60
	<b>INVOICES TOTAL:</b>	<b>232.28</b>

**543101-DUES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 IL ASSOC OF WASTEWATER AGENCIES	ANNUAL MEMBERSHIP DUES	1,459.00
	<b>INVOICES TOTAL:</b>	<b>1,459.00</b>

**546900-CONTINGENCIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	TOLLWAY AUTO REPLENISH	8.00
1 MULTISYSTEM MANAGEMENT COMPAN\	JANITORIAL SERVICES	190.40

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
 INVOICES DUE ON/BEFORE 10/21/2025**

INVOICES TOTAL: 198.40

63,385.30

**5190-SEWER CAPITAL PROJECTS EXP**

**582026-LIFT STATIONS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 TROTTER & ASSOCIATES INC	LIFT STATION CONTROLS IMPROVEMENTS	3,257.75
1 TROTTER & ASSOCIATES INC	LIFT STATION REHAB PROJECT	5,475.00
<u>INVOICES TOTAL:</u>		<u>8,732.75</u>

8,732.75

**5200-PARKING OPERATING EXPENSES**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 T2 SYSTEMS CANADA INC	MONTHLY EMS SERVICES	350.00
<u>INVOICES TOTAL:</u>		<u>350.00</u>

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMCAST	INTERNET SERVICE	134.90
1 NICOR GAS	GAS BILL	64.75
1 NICOR GAS	GAS BILL	88.63
1 NICOR GAS	GAS BILL	54.74
<u>INVOICES TOTAL:</u>		<u>343.02</u>

**529000-OTHER CONTRACTUAL SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	METRA INTERNET SERVICE	88.29
<u>INVOICES TOTAL:</u>		<u>88.29</u>

781.31

**5500-GOLF PROGRAM EXPENSES**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMCAST	INTERNET SERVICE	194.95
** 1 ELAN FINANCIAL SERVICES	TRUGOLF ANNUAL SUBSCRIPTION	450.00
1 TERMINIX ANDERSON	PEST CONTROL SERVICES	140.88
<u>INVOICES TOTAL:</u>		<u>785.83</u>

**524100-BUILDING MAINTENANCE SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	PLUMBING REPAIRS/WINDOW REPAIR	1,225.00
1 MULTISYSTEM MANAGEMENT COMPANY	JANITORIAL SERVICES	848.20

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
 INVOICES DUE ON/BEFORE 10/21/2025**

INVOICES TOTAL: 2,073.20

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	NEW SCREEN FOR GOLF SIMULATOR	718.79
<u>INVOICES TOTAL:</u>		<u>718.79</u>

3,577.82

**5510-GOLF MAINTENANCE EXPENSES**

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SIMPLOT TURF & HORTICULTURE	MATERIALS & SUPPLIES	239.38
1 TORV LLC	ORGANIC MATERIALS	1,493.50
<u>INVOICES TOTAL:</u>		<u>1,732.88</u>

**532000-AUTOMOTIVE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MANSFIELD OIL COMPANY	GASOLINE PURCHASE	2,220.31
<u>INVOICES TOTAL:</u>		<u>2,220.31</u>

**534300-EQUIPMENT MAINTENANCE MATLS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	MAINTENANCE SUPPLIES	43.74
1 O'REILLY AUTOMOTIVE INC	MAINTENANCE SUPPLIES	15.34
1 O'REILLY AUTOMOTIVE INC	FINANCE CHARGE	2.57
1 REVELS TURF & TRACTOR LLC	MAINTENANCE SUPPLIES	113.44
<u>INVOICES TOTAL:</u>		<u>175.09</u>

4,128.28

**5560-GOLF RESTAURANT EXPENSES**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMPLETE BAR SYSTEMS LLC	CLEAN BEER LINES	67.00
1 MULTISYSTEM MANAGEMENT COMPANY	JANITORIAL SERVICES	116.50
<u>INVOICES TOTAL:</u>		<u>183.50</u>

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GORDON FOOD SERVICE INC	FOOD PURCHASE	85.07
1 GRECO AND SONS INC	FOOD PURCHASE	58.99
1 SYSCO FOOD SRVCS-CHICAGO INC	FOOD PURCHASE/SUPPLIES	102.76
1 SYSCO FOOD SRVCS-CHICAGO INC	FOOD PURCHASE	42.46
1 ZIEGLER'S ACE HARDWARE	MATERIALS & SUPPLIES	75.92

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
 INVOICES DUE ON/BEFORE 10/21/2025**

INVOICES TOTAL: 365.20

**534320-PURCHASES - FOOD & BEVERAGE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 BREAKTHRU BEVERAGE ILLINOIS LLC	LIQUOR PURCHASE	224.46
1 CHRIST PANOS FOODS CORPORATION	FOOD PURCHASE	208.72
1 CHRIST PANOS FOODS CORPORATION	FOOD PURCHASE	508.15
1 EUCLID BEVERAGE LLC	BEER PURCHASE	130.88
1 EUCLID BEVERAGE LLC	BEER PURCHASE	326.70
1 GORDON FOOD SERVICE INC	FOOD PURCHASE	592.91
1 GRECO AND SONS INC	FOOD PURCHASE	80.00
1 GRECO AND SONS INC	FOOD PURCHASE	315.13
1 LAKESHORE BEVERAGE	BEER PURCHASE	113.15
1 PEPSI BEVERAGES COMPANY	SOFT DRINK PURCHASE	123.41
1 SOUTHERN GLAZER'S OF IL	LIQUOR PURCHASE	300.00
1 SYSCO FOOD SRVCS-CHICAGO INC	FOOD PURCHASE/SUPPLIES	200.00
1 SYSCO FOOD SRVCS-CHICAGO INC	FOOD PURCHASE	100.00
1 TEC COFFEE & FOODS	COFFEE PURCHASE	48.25
1 TURANO BAKING COMPANY	FOOD PURCHASE	145.17
<u>INVOICES TOTAL:</u>		<u>3,416.93</u>

3,965.63

**5570-GOLF BANQUET EXPENSES**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 A MAESTRANZI SONS	KNIFE SHARPENING	22.00
1 ALSCO	LINEN SERVICES	558.77
1 ALSCO	LINEN SERVICES	214.36
1 ALSCO	LINEN SERVICES	468.80
1 JK TECHNOLOGY SOLUTIONS	MONTHLY SOFTWARE SUPPORT	300.00
1 MLA WHOLESALE INC	FLOWERS	190.45
1 MULTISYSTEM MANAGEMENT COMPANY	JANITORIAL SERVICES	116.50
<u>INVOICES TOTAL:</u>		<u>1,870.88</u>

**522500-EQUIPMENT RENTALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ELEGANT PRESENTATIONS INC	TABLE RENTALS	296.76
<u>INVOICES TOTAL:</u>		<u>296.76</u>

**523100-ADVERTISING**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	INDEED JOB POSTING/ZOLA.COM	596.77
<u>INVOICES TOTAL:</u>		<u>596.77</u>

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
 INVOICES DUE ON/BEFORE 10/21/2025**

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	132.12
1 GORDON FOOD SERVICE INC	FOOD PURCHASE	85.07
1 GRECO AND SONS INC	FOOD PURCHASE	58.99
1 MLA WHOLESALE INC	FLOWERS	208.80
1 SYSCO FOOD SRVCS-CHICAGO INC	FOOD PURCHASE/SUPPLIES	400.00
1 SYSCO FOOD SRVCS-CHICAGO INC	FOOD PURCHASE	42.46
1 ZIEGLER'S ACE HARDWARE	MATERIALS & SUPPLIES	75.92
<b>INVOICES TOTAL:</b>		<b>1,003.36</b>

**534320-PURCHASES - FOOD & BEVERAGE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ALBERTSONS - SAFEWAY	FOOD PURCHASE	991.95
1 THE BAKING INSTITUTE BAKERY CO	CAKE	355.99
1 THE BAKING INSTITUTE BAKERY CO	CAKE	472.99
1 BREAKTHRU BEVERAGE ILLINOIS LLC	LIQUOR PURCHASE	400.00
1 CHRIST PANOS FOODS CORPORATION	FOOD PURCHASE	208.72
1 CHRIST PANOS FOODS CORPORATION	FOOD PURCHASE	200.00
1 EUCLID BEVERAGE LLC	BEER PURCHASE	130.89
1 FORTUNE FISH & GOURMET	FOOD PURCHASE	595.69
1 GORDON FOOD SERVICE INC	FOOD PURCHASE	600.00
1 GORDON FOOD SERVICE INC	FOOD PURCHASE	3,244.44
1 GRECO AND SONS INC	FOOD PURCHASE	357.08
1 GRECO AND SONS INC	FOOD PURCHASE	218.92
1 GRECO AND SONS INC	FOOD PURCHASE	315.13
1 GRECO AND SONS INC	FOOD PURCHASE	277.20
1 IL GIARDINO DEL DOLCE INC	PASTRIES & COOKIES	130.00
1 PEPSI BEVERAGES COMPANY	SOFT DRINK PURCHASE	123.42
1 SOUTHERN GLAZER'S OF IL	LIQUOR PURCHASE	275.82
1 SYSCO FOOD SRVCS-CHICAGO INC	FOOD PURCHASE/SUPPLIES	395.00
1 SYSCO FOOD SRVCS-CHICAGO INC	FOOD PURCHASE	511.98
1 TEC COFFEE & FOODS	COFFEE PURCHASE	48.25
1 TURANO BAKING COMPANY	FOOD PURCHASE	145.17
<b>INVOICES TOTAL:</b>		<b>9,998.64</b>

13,766.41

**5580-GOLF MIDWAY EXPENSES**

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SYSCO FOOD SRVCS-CHICAGO INC	FOOD PURCHASE	42.46
<b>INVOICES TOTAL:</b>		<b>42.46</b>

**534320-PURCHASES - FOOD & BEVERAGE**

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

**VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
 INVOICES DUE ON/BEFORE 10/21/2025**

1	THE BAKING INSTITUTE BAKERY CO	CAKE	290.99
1	BREAKTHRU BEVERAGE ILLINOIS LLC	LIQUOR PURCHASE	378.75
1	CHRIST PANOS FOODS CORPORATION	FOOD PURCHASE	416.00
**	1 ELGIN BEVERAGE CO	BEER PURCHASE	163.28
**	1 ELGIN BEVERAGE CO	BEER PURCHASE	131.52
1	EUCLID BEVERAGE LLC	BEER PURCHASE	130.89
1	GORDON FOOD SERVICE INC	FOOD PURCHASE	357.00
2	GORDON FOOD SERVICE INC		753.00
1	LAKESHORE BEVERAGE	BEER PURCHASE	94.21
1	LAKESHORE BEVERAGE	BEER PURCHASE	54.04
1	LAKESHORE BEVERAGE	BEER PURCHASE	54.04
1	PEPSI BEVERAGES COMPANY	SOFT DRINK PURCHASE	242.80
**	1 SAM'S CLUB	MATERIALS & SUPPLIES	40.64
1	SYSCO FOOD SRVCS-CHICAGO INC	FOOD PURCHASE/SUPPLIES	30.00
<u>INVOICES TOTAL:</u>			<u>3,137.16</u>

**3,179.62**

**6000-CENTRAL SERVICES EXPENSES**

**524100-BUILDING MAINTENANCE SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1	MIDWEST MECHANICAL	EQUIPMENT REPAIRS 965.00
1	MULTISYSTEM MANAGEMENT COMPAN)	JANITORIAL SERVICES 4,975.56
1	MULTISYSTEM MANAGEMENT COMPAN)	JANITORIAL SERVICES 531.42
1	RAYNOR DOOR AUTHORITY	DOOR REPAIRS 212.00
1	TERMINIX ANDERSON	PEST CONTROL SERVICES 287.28
<u>INVOICES TOTAL:</u>		<u>6,971.26</u>

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1	NICOR GAS	GAS BILL 153.04
1	NICOR GAS	GAS BILL 660.07
<u>INVOICES TOTAL:</u>		<u>813.11</u>

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
**	1 ELAN FINANCIAL SERVICES	MARK MCCUE'S 25TH ANNIVERSARY CELEBRATION 276.90
1	GREAT LAKES COCA-COLA	SOFT DRINK PURCHASE 398.79
1	MIDWEST FIRST AID & SAFETY	FIRST AID SUPPLIES 83.60
**	1 SAM'S CLUB	MATERIALS & SUPPLIES 716.40
1	WAREHOUSE DIRECT	CREAMER 13.85
<u>INVOICES TOTAL:</u>		<u>1,489.54</u>

**534600-BUILDING MAINTENANCE MATERIALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1	ZIEGLER'S ACE HARDWARE	MATERIALS & SUPPLIES 35.12

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
 INVOICES DUE ON/BEFORE 10/21/2025**

INVOICES TOTAL: 35.12

**9,309.03**

**6010-INFORMATION SYSTEMS**

**522700-COMPUTER SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	GIS AUTOMATION/MDM FEES/CLOUD SERVICES	774.78
1 GOGOVAPPS INC	ANNUAL GO-REQUEST SUBSCRIPTION	8,244.00
1 GOGOVAPPS INC	ANNUAL GO-NOTIFY SUBSCRIPTION	2,688.00
1 HOOTSUITE INC	BUSINESS PLAN AGREEMENT	4,711.57
<u>INVOICES TOTAL:</u>		<u><b>16,418.35</b></u>

**524110-TELEPHONE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMCAST	INTERNET SERVICE	96.90
<u>INVOICES TOTAL:</u>		<u><b>96.90</b></u>

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 VANTAGE CUSTOM CLASSICS INC	STAFF APPAREL	32.00
<u>INVOICES TOTAL:</u>		<u><b>32.00</b></u>

**546900-CONTINGENCIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	MAINTENANCE SUPPLIES	132.04
<u>INVOICES TOTAL:</u>		<u><b>132.04</b></u>

**16,679.29**

**7000-POLICE PENSION EXPENDITURES**

**529000-OTHER CONTRACTUAL SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 LAUTERBACH & AMEN LLP	SEPTEMBER 2025 PSA	210.00
<u>INVOICES TOTAL:</u>		<u><b>210.00</b></u>

**210.00**

**GRAND TOTAL: 1,922,380.93**

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
DETAIL BOARD REPORT  
INVOICES DUE ON/BEFORE 10/21/2025**

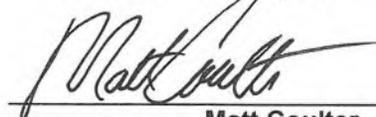
GENERAL FUND	757,411.04
MOTOR FUEL TAX FUND	179,491.44
CAPITAL PROJECTS	3,593.70
LAKE ST TIF	60,200.00
WATER FUND	793,969.31
SEWER FUND	72,118.05
PARKING FUND	781.31
GOLF FUND	28,617.76
CENTRAL SERVICES FUND	25,988.32
POLICE PENSION FUND	210.00
<b>GRAND TOTAL</b>	<b>1,922,380.93</b>

\*\* Indicates pre-issue check.

VILLAGE OF BARTLETT TREASURER'S REPORT  
 CASH & INVESTMENT REPORT  
 FISCAL YEAR 2025/26 as of August 31, 2025

Fund	7/31/2025	Receipts	Disburse- ments	8/31/2025	Detail of Ending Balance			
					Cash	Investments	Net Assets/Liab.	8/31/2025
General	33,870,261	2,309,732	2,834,015	33,345,979	17,640,853	13,390,441	2,314,684	33,345,979
MFT	8,282,172	187,809	1,053,112	7,416,869	4,769,159	2,615,296	32,413	7,416,869
Debt Service	1,887,917	38,167	318	1,925,766	1,054,897	870,291	578	1,925,766
Capital Projects	2,711,716	7,940	559,991	2,159,666	25,918	2,147,625	(13,878)	2,159,666
Municipal Building	4,412,190	15,535	0	4,427,725	2,272,731	1,875,005	279,989	4,427,725
Developer Deposits	3,705,958	35,565	0	3,741,523	1,272,903	2,514,400	(45,780)	3,741,523
59 & Lake TIF	(2,547,056)	123	0	(2,546,933)	100	83	(2,547,116)	(2,546,933)
BC Municipal TIF	0	0	0	0	0	0	0	0
Bluff City TIF Municipal	521,559	17,396	0	538,954	295,317	243,637	0	538,954
Water	11,054,583	1,377,373	1,232,290	11,199,667	3,036,304	2,504,870	5,658,494	11,199,667
Sewer	32,324,531	662,716	1,259,324	31,727,923	5,441,986	4,489,559	21,796,378	31,727,923
Parking	(171,403)	7,260	5,061	(169,204)	0	0	(169,204)	(169,204)
Golf	(377,890)	434,865	326,973	(269,997)	0	0	(269,997)	(269,997)
Central Services	832,457	146,913	141,654	837,717	454,574	375,024	8,119	837,717
Vehicle Replacement	4,926,377	91,623	0	5,017,999	1,268,171	1,046,241	2,703,587	5,017,999
<b>TOTALS</b>	<b>101,433,374</b>	<b>5,333,016</b>	<b>7,412,737</b>	<b>99,353,653</b>	<b>37,532,914</b>	<b>32,072,471</b>	<b>29,748,268</b>	<b>99,353,653</b>

BC Project TIF	692,265	2,458	0	694,724	0	0	694,724	694,724
Bluff City Project TIF	987,106	246,983	0	1,234,088	676,213	557,876	0	1,234,088
Lake St. TIF	(50,000)	0	6,261	(56,261)	(30,828)	0	(25,433)	(56,261)
Bluff City SSA Debt Srv.	108,643	386	0	109,028	0	0	109,028	109,028
Police Pension	71,492,342	1,811,815	350,013	72,954,144	468,597	72,478,126	7,422	72,954,144



Matt Coulter  
 Finance Director

VILLAGE OF BARTLETT TREASURER'S REPORT  
 REVENUE & EXPENDITURE BUDGET COMPARISONS BY FUND  
 FISCAL YEAR 2025/26 as of August 31, 2025

Fund	Revenues				Expenditures			
	Actual	Current Year Budget	Percent	Prior YTD %	Actual	Current Year Budget	Percent	Prior YTD %
General	12,938,159	33,708,404	38.38%	40.80%	11,134,141	37,599,396	29.61%	28.76%
MFT	710,964	3,150,000	22.57%	31.91%	1,119,187	6,450,000	17.35%	1.16%
Debt Service	1,040,832	3,037,773	34.26%	51.31%	279,417	2,962,198	9.43%	10.57%
Capital Projects	40,357	20,000	201.79%	81.00%	946,901	0	100.00%	0.00%
Municipal Building	62,656	90,000	69.62%	6.70%	0	502,360	0.00%	3.45%
Developer Deposits	163,225	840,000	19.43%	43.65%	0	0	0.00%	0.00%
Bluff City SSA	1,523	2,500	60.93%	11.92%	0	60,000	0.00%	0.00%
59 & Lake TIF	183	605,000	0.03%	0.87%	0	605,000	0.00%	0.00%
Bluff City Municipal TIF	80,102	130,000	61.62%	64.96%	0	105,000	0.00%	0.00%
Bluff City Project TIF	1,168,651	4,120,000	28.37%	25.50%	0	4,100,000	0.00%	0.00%
Brewster Creek Municipal TIF	0	0	0.00%	186.81%	0	0	0.00%	42.62%
Brewster Creek Project TIF	9,801	15,000	65.34%	139.31%	0	0	0.00%	43.03%
Lake St TIF	0	0	0.00%	0.00%	6,261	56,261	11.13%	0.00%
Water	5,012,655	13,691,000	36.61%	34.92%	3,733,296	16,020,825	23.30%	29.98%
Sewer	3,117,166	7,335,000	42.50%	50.20%	2,356,910	9,478,382	24.87%	22.70%
Parking	31,251	75,000	41.67%	34.19%	17,594	72,600	24.23%	28.14%
Golf	1,682,983	3,412,500	49.32%	35.47%	1,249,471	3,266,927	38.25%	54.48%
Central Services	586,779	1,751,282	33.51%	33.73%	678,015	1,960,761	34.58%	35.20%
Vehicle Replacement	305,456	878,132	34.78%	39.33%	0	850,000	0.00%	0.00%
Police Pension	7,991,326	8,128,098	98.32%	90.25%	1,354,090	4,244,901	31.90%	31.77%
					0			
Subtotal	34,944,069	80,989,689	43.15%	43.57%	22,875,283	88,334,611	25.90%	25.59%
Less Interfund Transfers	(1,899,901)	(5,427,564)	35.00%	35.93%	(1,899,901)	(5,427,564)	35.00%	35.93%
Total	33,044,169	75,562,125	43.73%	44.23%	20,975,382	82,907,047	25.30%	24.80%

VILLAGE OF BARTLETT TREASURER'S REPORT  
 MAJOR REVENUE BUDGET COMPARISONS  
 FISCAL YEAR 2025/26 as of August 31, 2025

Fund	Actual	Current Year Budget	Percent	Prior YTD %
Property Taxes	4,443,973	12,882,559	34.50%	51.85%
Sales Taxes (General Fund)	2,512,803	5,900,000	42.59%	29.25%
Income Taxes	2,910,365	7,250,000	40.14%	38.66%
Telecommunications Tax	132,674	390,000	34.02%	33.29%
Home Rule Sales Tax	1,484,092	3,500,000	42.40%	33.56%
Real Estate Transfer Tax	314,058	600,000	52.34%	50.71%
Use Tax	138,628	800,000	17.33%	30.56%
Building Permits	394,630	900,000	43.85%	72.83%
MFT	608,625	1,800,000	33.81%	33.81%
Water Charges	4,805,810	13,100,000	36.69%	33.37%
Sewer Charges	2,501,936	7,000,000	35.74%	36.75%
Interest Income	857,381	1,725,000	49.70%	60.77%

VILLAGE OF BARTLETT TREASURER'S REPORT  
 GOLF FUND DETAIL (Excluding Capital Projects)  
 FISCAL YEAR 2025/26 as of August 31, 2025

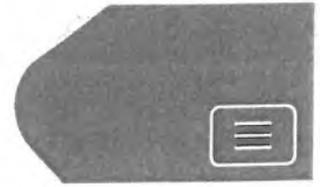
Fund	Actual	Current Year Budget	Percent
<b>Golf Program</b>			
Revenues	1,091,509	2,121,500	51.45%
Expenses	673,730	1,854,331	36.33%
Net Income	417,780	267,169	156.37%
<b>F&amp;B - Restaurant</b>			
Revenues	100,059	171,000	58.51%
Expenses	180,292	433,801	41.56%
Net Income	(80,234)	(262,801)	30.53%
<b>F&amp;B - Banquet</b>			
Revenues	326,331	890,000	36.67%
Expenses	283,698	797,523	35.57%
Net Income	42,633	92,477	46.10%
<b>F&amp;B - Midway</b>			
Revenues	165,084	230,000	71.78%
Expenses	64,074	116,772	54.87%
Net Income	101,010	113,228	89.21%
<b>Golf Fund Total</b>			
Revenues	1,682,983	3,412,500	49.32%
Expenses	1,201,794	3,202,427	37.53%
Net Income	481,189	210,073	229.06%

**Sales Taxes**

Month	FY 16/17	FY 17/18	FY 18/19	FY 19/20	FY 20/21	FY 21/22	FY 22/23	FY 23/24	FY 24/25	FY 25/26
May	161,850	159,411	167,379	156,194	160,850	185,540	220,859	255,956	296,621	567,635
June	178,006	186,494	194,753	187,952	183,798	277,635	281,954	308,327	340,105	651,951
July	181,943	201,320	200,041	205,572	198,797	274,678	303,057	323,030	374,363	637,387
August	224,385	219,629	227,783	232,110	209,005	331,855	338,161	350,947	436,666	655,830
September	211,186	224,268	218,236	220,524	233,289	325,874	334,152	354,588	367,895	
October	209,930	215,328	211,089	262,349	221,535	299,302	380,114	340,045	669,876	
November	206,205	208,760	215,922	227,334	202,764	304,608	319,337	325,687	499,933	
December	212,435	219,639	196,081	214,284	236,916	314,214	316,040	307,781	594,776	
January	207,123	221,599	221,276	243,184	208,079	282,703	338,672	334,418	676,203	
February	201,075	206,836	196,714	186,495	199,411	312,927	335,097	348,179	574,313	
March	190,934	196,530	181,590	203,051	203,477	308,392	452,524	334,584	590,749	
April	167,837	180,413	170,866	193,930	211,072	247,260	281,334	268,643	586,756	
<b>Total</b>	<b>2,352,909</b>	<b>2,440,227</b>	<b>2,401,729</b>	<b>2,532,977</b>	<b>2,468,994</b>	<b>3,464,989</b>	<b>3,901,303</b>	<b>3,852,186</b>	<b>6,008,258</b>	<b>2,512,803</b>
<b>% increase</b>	<b>6.46%</b>	<b>3.71%</b>	<b>-1.58%</b>	<b>5.46%</b>	<b>-2.53%</b>	<b>40.34%</b>	<b>12.59%</b>	<b>-4.51%</b>	<b>118.42%</b>	<b>50.19%</b>
<b>Budget</b>	<b>2,205,000</b>	<b>2,400,000</b>	<b>2,425,000</b>	<b>2,460,000</b>	<b>2,575,000</b>	<b>3,400,000</b>	<b>3,400,000</b>	<b>4,050,000</b>	<b>4,950,000</b>	<b>5,900,000</b>



# SUSANA A. MENDOZA ILLINOIS STATE COMPTROLLER



## VENDOR WARRANT DETAIL

### BARTLETT VILLAGE TREASURER



[RETURN HOME](#)

[VENDOR SUMMARY](#)

[CONTRACT SEARCH](#)

[PAYMENTS SEARCH](#)

[PAYMENTS ISSUED](#)

[PENDING PAYMENTS](#)

[PAYMENTS NOTIFICATIONS](#)

[Return Back](#)

Warrant/EFT#: EF 0015955

Fiscal Year

2026

Issue Date

08/07/25

Warrant Total

\$655,830.24

Warrant Status

Agency

Contract

Invoice

Voucher

Agency Amount

492 - REVENUE

A4451869

6A4451869

\$655,830.24

#### IOC Accounting Line Details

Fund	Agency	Organization	Appropriation	Object	Amount	Appropriation Name
0189	492	27	44910055	4491	\$655,830.24	DISTRIBUTE MUNI/CNTY SALES TAX

#### Payment Voucher Description

Line	Text
1	IL DEPT. OF REVENUE AUTHORIZED THIS PAYMENT ON 08/07/2025
2	MUNICIPAL 1 % SHARE OF SALES TAX
3	LIAB MO: MAY. 2025 COLL MO: JUN. 2025 VCHR MO: AUG. 2025
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 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
May	93,139	91,478	86,848	83,590	96,769	134,647	138,706	148,455	143,652	149,421
June	58,737	72,645	79,592	76,204	99,562	138,322	143,599	154,189	157,757	152,959
July	94,278	95,252	93,416	95,250	121,837	137,127	140,615	146,693	156,001	157,678
August	89,533	89,970	90,079	137,033	142,172	148,687	135,008	152,712	165,946	172,782
September	79,032	79,527	75,247	148,846	132,059	142,475	146,887	161,807	160,216	
October	91,489	91,053	98,725	136,575	130,305	131,236	139,533	145,203	157,805	
November	93,216	92,796	92,950	153,788	131,647	144,611	140,270	170,467	166,026	
December	97,757	91,055	89,502	180,890	136,795	153,239	160,435	160,431	154,353	
January	92,928	93,233	89,403	128,180	119,239	140,177	128,618	137,026	150,579	
February	88,602	80,765	81,313	126,802	112,605	96,768	131,699	146,175	156,060	
March	75,544	80,062	77,761	131,268	116,673	137,179	127,842	134,330	140,929	
April	90,224	94,326	91,212	122,218	135,751	138,279	146,038	147,837	148,567	
Subtotal	1,044,479	1,052,164	1,046,048	1,520,643	1,475,415	1,642,746	1,679,249	1,805,325	1,857,890	632,839
Plus:										
High Growth Jobs Now	37,801	37,266	36,909	9,192	89,348	61,771	-	37,987		
Rebuild Illinois					1,357,885	905,256	452,628			
Total	1,082,280	1,089,430	1,082,957	1,529,835	2,922,648	2,609,773	2,131,877	1,843,312	1,857,890	632,839
Budget	1,067,287	1,095,000	1,095,000	1,085,000	1,715,000	1,620,000	1,650,000	1,750,000	1,790,000	1,800,000
Annual Inc in \$ only MFT Allocations	-0.91%	0.74%	-0.58%	45.37%	-2.97%	11.34%	2.22%	1.23%	0.49%	4.12%



Municipality Report

September 3, 2025

Bartlett

**MOTOR FUEL TAX ALLOTMENT AND TRANSACTIONS FOR AUGUST, 2025**

Beginning Unobligated Balance		<b>\$8,403,740.49</b>
Motor Fuel Tax Fund Allotment	\$84,543.07	
MFT Transportation Renewal Fund Allotment	\$88,238.54	
Minus Amount Paid to State	\$0.00	
Net Motor Fuel Tax Allotment		<b>\$172,781.61</b>
Plus Credits Processed		\$0.00
Minus Authorizations Processed		\$0.00
Current Unobligated Balance		<b>\$8,576,522.10</b>

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**PROCESSED TRANSACTIONS:**

**Income Taxes - Based on Month vouchered (not necessarily paid in same month)**

Month	FY 2015-16	FY 2016-17	FY 2017-18	FY 2018-19	FY 2019-20	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25	FY 2025-26
May	738,677	562,075	552,308	565,171	827,513	415,461	693,410	1,304,763	988,791	1,100,016	1,286,294
June	306,761	268,673	285,636	261,088	258,429	257,341	608,397	383,282	463,652	471,450	446,092
July	432,821	383,442	377,861	353,016	386,474	408,647	545,787	647,045	617,724	685,865	748,806
August	251,174	223,293	180,579	259,137	277,037	558,708	306,468	333,265	405,992	458,266	429,173
September	239,229	243,902	212,997	252,907	245,191	316,571	323,647	362,169	368,502	359,762	
October	420,455	360,422	324,300	393,064	437,466	458,423	588,142	663,057	712,313	768,224	
November	277,231	241,907	244,065	283,096	285,514	309,760	337,156	419,871	479,810	461,166	
December	216,813	219,162	214,871	234,648	269,799	274,242	314,565	376,725	376,979	359,994	
January	406,804	354,337	313,145	341,897	377,110	436,922	560,065	611,766	655,603	751,153	
February	445,170	409,813	453,275	411,330	388,526	461,926	698,349	604,890	620,344	613,630	
March	257,723	214,499	227,873	247,673	288,908	318,357	302,694	358,254	403,200	393,730	
April	398,780	413,655	349,908	397,816	424,333	507,617	646,664	576,594	636,579	720,976	
<b>Total</b>	<b>4,391,638</b>	<b>3,895,179</b>	<b>3,736,819</b>	<b>4,000,843</b>	<b>4,466,301</b>	<b>4,723,974</b>	<b>5,925,343</b>	<b>6,641,682</b>	<b>6,729,489</b>	<b>7,144,231</b>	<b>2,910,365</b>
<b>Annual Inc</b>											
Budget	4,125,000	4,368,048	4,165,000	3,700,000	4,150,000	4,325,000	4,560,000	5,400,000	6,400,000	7,025,000	7,250,000

## PROCLAMATION FOR WORLD POLIO DAY 2025

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**WHEREAS**, the Rotary Club of Bartlett is a member of Rotary International, the world's first, and still one of its largest, non-profit service organizations, founded in Chicago, Illinois, in 1905; and

**WHEREAS**, the Rotary motto "Service Above Self" inspires members to provide humanitarian service, encourage high ethical standards, and promote good will and peace in the world; and

**WHEREAS**, Rotary, a global service organization with over 1.4 million members, has been at the center of the worldwide effort to eradicate polio for over 35 years. Rotary has contributed more than \$2.6 billion and countless volunteer hours to protect nearly 3 billion children in 122 Countries; and

**WHEREAS**, Polio is a paralyzing and potentially deadly infectious disease that most commonly affects children under the age of 5. The virus spreads from person to person, typically through contaminated water; and

**WHEREAS**, members of the Rotary Club of Bartlett continue to contribute their time and their resources to support PolioPlus and the Global Polio Eradication Initiative; and

**WHEREAS**, their efforts are providing much needed operational support, medical personnel, laboratory equipment and educational materials for health workers and parents;

**NOW, THEREFORE**, I, Daniel Gunsteen, President of the Village of Bartlett, do hereby proclaim October 21, 2025, as World Polio Day in Bartlett, and do hereby encourage all residents to join the Rotarians of our local club in the fight for a polio-free world.

Dated this 21st day of October 2025.



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Daniel H. Gunsteen, Village President



**PLANNING AND DEVELOPMENT SERVICES MEMORANDUM**

**25-67**

DATE: October 14, 2025  
TO: Paula Schumacher, Village Administrator  
FROM: Kristy Stone, PDS Director *KL*  
RE: **(#25-10) 391 S. Hickory Ave**

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**PETITIONER**

Joe Moreno of Peerless Fence on behalf of Mike Waichunas

**SUBJECT SITE**

391 S. Hickory Avenue (Heritage Oaks Subdivision)

**REQUEST**

Variation – Fence and Shed on a “Treed Lot”

*Staff is requesting that this item be forwarded directly to the Village Board for a vote.*

**BACKGROUND**

1. The Heritage Oaks Subdivision, recorded March 20, 1979 depicts a Tree Preservation and Drainage Easement over the rear 50 feet of each lot. This easement was established to protect trees and drainage within the Subdivision.
2. A dispute arose over whether the Tree Easement was intended to preclude owners in the Subdivision from erecting fences, sheds or other structures in the Easement Area. Numerous fences, sheds and other structures have been erected in the Easement Area after obtaining a building permit and after it was determined that the fences, sheds and other structures were to be located so as to not cause damage to the trees in the Easement Area.
3. As a result, the Village passed Resolution 97-72-R on September 2, 1997 that identified the lots within this subdivision as “Treed” or “Untreed”. The owners of lots containing no trees, “Untreed Lots” would be allowed to remove shrubbery, leaves, vegetation, erect a fence, shed or other structure without the need for any other Resolution or Variation from the Village Board provided the Village’s Building Code and Zoning Ordinance and all other laws had been complied with.

The owners of "Treed" lots, however, who wished to install, erect or place any structure within the Easement Area would have to apply for a variation.

4. This lot was identified as a "Treed Lot" and Resolution 97-72-R states that all "Treed Lots" will require a variation request for any structures placed within this easement area.

## DISCUSSION

1. The subject property is zoned SR-3 (Suburban Residential).
2. The petitioner is requesting a tree variance for the existing shed and to allow the construction of a 4-ft tall fence in a 50-ft. Preservation and Drainage Easement to enclose a portion of the backyard.
3. Peerless Fence applied for a permit to build the fence within the easement and the permit was issued on August 21, 2025. A message was left at Public Works concerning the construction of the fence within the easement on August 25<sup>th</sup> and, after review, it was determined the permit was issued in error and a Stop Work Order was issued. At the time the order was placed, the fencing south of the house (along Devon Avenue) had been installed (the gates were not) and the posts were installed for the northern side of the fence.
4. The south fence is black aluminum, the north fence is proposed to be black chain link for 15 feet and then galvanized chain link for the remaining 65 feet.
5. Upon site inspection, a shed was determined to be located within the easement. Due to tree coverage on aerial images, staff cannot determine when the shed was installed. A permit was never issued for the existing shed.
6. The homeowner submitted a report from a certified arborist at BrightView Landscaping stating "the posts are far enough from tree roots that very little damage would occur to the tree and no damage to any of the truck once the fence is fully installed."
7. Village Engineer and Village Forester went to the site to determine if the construction of the fence and existing shed have a negative impact on drainage or trees. Their findings are attached for your reference.

## RECOMMENDATION

At the October 13, 2025 Special Planning & Zoning Commission meeting, the P&Z Commission **recommended approval** of the Tree Variation based upon the following standards established by Resolution 97-72-R:

- That the proposed fence and existing shed are not likely to damage any of the existing trees in the Tree Area on the lot that is subject of the Tree Variation application and the adjoining lots, taking into account potential damage to the root system of said trees and the proposed steps to avoid damage to the existing trees in said Tree Area
- The proposed fence and existing shed are not likely to have a negative impact on drainage on the lot in question and any other lot in the Subdivision.

A resolution approving the Tree Variation, the minutes of the P&Z Commission special meeting and background information are attached for your review.

RESOLUTION 2025 - \_\_\_\_\_

**A RESOLUTION APPROVING A TREE VARIATION FOR 391 SOUTH  
HICKORY AVENUE**

**WHEREAS**, Mike Waichunas (the "**Petitioner**") is the owner of the real property located at 391 South Hickory Avenue in the Village of Bartlett ("**Village**"), further described on **Exhibit A**, which is referred to herein as the "**Subject Property**"; and

**WHEREAS**, the Subject Property is located in the Heritage Oaks Subdivision, the plat of which was recorded on March 20, 1979 ("**Heritage Oaks Subdivision**"); and

**WHEREAS**, the Heritage Oaks Subdivision contains a Preservation and Drainage Easement over the rear 50 feet of each lot (the "**Easement**"); and

**WHEREAS**, the Corporate Authorities of the Village passed Resolution 97-72-R on September 2, 1997, which clarified the scope of the Easement relating to lots within the Heritage Oaks Subdivision that contained no trees within the Easement ("**Untreed Lots**") and those lots where trees were already located within the Easement ("**Treed Lots**"); and

**WHEREAS**, Resolution 97-72-R provides that no structure may be installed, erected, or placed within the Easement on a Treed Lot unless and until the owner of the lot has applied for and received a Tree Variation from the Corporate Authorities of the Village; and

**WHEREAS**, the Subject Property is designated as a Treed Lot under Resolution 97-72-R; and

**WHEREAS**, Petitioner has filed an application for a Tree Variance as required by Resolution 97-72-R to allow for a shed and 4-foot-tall fence to be located within the Easement on the Subject Property (the "**Petition**"); and

**WHEREAS**, on October 13, 2025, pursuant to proper notice, the Village Planning and Zoning Commission conducted a public hearing and reviewed the Petition, and has recommended to the Corporate Authorities that the Petition be granted, subject to the conditions and findings of fact set forth in its report; and

**WHEREAS**, the Corporate Authorities have considered the recommendation of the Bartlett Planning and Zoning Commission and have determined that it is in the public interest of the Village and its residents to approve the Petition, subject to the terms and conditions set forth in this Resolution.

**NOW, THEREFORE, BE IT RESOLVED** by the President and Board of Trustees of the Village of Bartlett, Cook, DuPage, and Kane Counties, Illinois (the "Corporate Authorities"), pursuant to its home rule authority, as follows:

**Section 1. Recitals.** The recitals listed above are incorporated into this Resolution as if fully set forth in this Section 1.

**Section 2. Findings of Fact.**

A. **Tree Variation.** Based in part on the conditions set forth in Section 4 of this Resolution, the Corporate Authorities make the following findings of fact regarding the Petitioner's application for a Tree Variance to allow for the shed and fence in the Easement on the Subject Property:

1. The proposed shed and fence will not damage any of the existing trees in the portion of the Easement on the Subject Property or on any of the adjoining lots; and
2. The proposed shed and fence will not have a negative impact on drainage on the Subject Property or any other lot in the Heritage Oaks Subdivision.

**Section 3. Tree Variation.** Pursuant to Resolution 97-72-R, and subject to the conditions set forth in Section 4 of this Resolution, the Corporate Authorities hereby approve a Tree Variation to allow for the shed and fence to be located within the Easement on the Subject Property.

**Section 4. Conditions.** The approval granted pursuant to this Resolution shall be and is hereby expressly subject to and contingent upon each of the following terms, conditions, and restrictions, the violation of any of which shall, in the sole discretion of the Corporate Authorities, invalidate the approvals granted in this Resolution:

- A. Building permits shall be required for all construction activities, and this Resolution does not authorize the commencement of any work on the Subject Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind may be commenced on the Subject Property pursuant to the approval granted by this Resolution unless and until all permits, approvals, and other authorizations for the proposed work have been properly applied for, paid for, and granted in accordance with all applicable laws and regulations.
- B. The Bartlett Zoning Ordinance, the Subdivision Ordinance, Village building codes, and all other applicable Village ordinances and regulations shall continue to apply to the Subject Property, and the development and use of the Subject Property must comply with all laws and regulations of the Village and all other federal, state, and local governments and agencies having jurisdiction.

- C. The shed and fence within the Easement on the Subject Property must be in substantial compliance with the plans attached as Exhibit B, except for minor changes to such plans as approved by the Director of Planning and Development Services and the Village Engineer.

**Section 5. Failure to Comply.** Upon failure or refusal of the Petitioner to comply with any or all of the conditions, restrictions, or provisions of this Resolution, the approval granted pursuant to this Resolution (the "**Conditioned Approvals**"), will, at the sole discretion of the Corporate Authorities, by resolution duly adopted, be revoked and become null and void; provided, however, that the Corporate Authorities will not revoke the Conditioned Approval unless it first provides the Petitioner with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village Board of Trustees regarding the revocation. Further, in the event of revocation, the Village Administrator and Village Attorney are authorized and directed to bring all zoning enforcement actions as may be appropriate under the circumstances. The Petitioner acknowledges that public notices and hearings have been held with respect to the adoption of this Resolution, has considered the possibility of the revocation provided for in this Section 5, and agrees not to challenge any revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice to the Petitioner required by this Section 5 is given.

**Section 6. Severability.** In the event a court of competent jurisdiction finds this Resolution or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this Resolution and the application thereof to the greatest extent permitted by law.

**Section 7. Effective Date.** This Resolution shall be in full force and effect after its passage and approval according to law.

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

ATTEST:

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Daniel H. Gunsteen, Village President

\_\_\_\_\_  
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 2025 - \_\_\_\_\_ enacted on October 21, 2025, and approved on October 21, 2025, as the same appears from the official records of the Village of Bartlett.

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

**EXHIBIT A**

*Description of the Subject Property*

ADDRESS: 391 S. Hickory Avenue  
Bartlett, IL 60103

PIN: 06-34-413-054-0000

**EXHIBIT B**

*Plans*

AVE.

S. HICKORY

95.00

15.00 ft

Set Iron Rod at Prop. Corner

Equiment

Utility

88° 50' 00"

Set Iron Rod at Prop. Corner

LOT

2 STORY FRAME W/B # 071

157.76

157.76

Black Chain Link

4 ft Gate

15 ft

Galvanized Chain Link

Large tree 32' from the back lot line and 5 feet from a post

Large tree 51' from the back lot line and 3' from a post

Large tree 39' from the back lot line 4 5' from a post

Tree 24' from the back lot line and 14' from a post

Tree 22 5' off the back lot line 2 5' from a post

Residential Fence installation: 4' Granite Harbor Black 108', 2 - 8' Double gates / 4' Chain Link Black 16', 4' Gate / 4' Chain Link Galv 65'

Aluminum

8 ft Double Gate

13 ft

14 ft

8 ft Double Gate

59 ft

12 ft

95.00

Found Iron Pipe 15' 0.205 ft on Line

Fence 15' 0.024

Fence Post 15' 4' on

Found Iron Pipe 15' 0.205 ft on Line

W. DEVON

AVE.



Village of Bartlett  
Planning and Zoning Commission Special Meeting  
October 13, 2025

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**(#25-10) 391 S Hickory Ave**

Tree Variance to allow a fence and shed within a tree preservation easement in the Heritage Oaks Subdivision

**PUBLIC HEARING**

The following exhibits were presented:

**Exhibit A – Mail Affidavit**

**Exhibit B – Email from Ronald & Colleen Watt**

**M. Werden** read Exhibit B, the email into the record. *Good Day - My name is Ron Watt and my wife Colleen and I have lived on the 300 (351 to be exact) block of South Hickory for 25 years. We are writing in support of the homeowners at 391 S. Hickory. We also live in the tree preservation easement, and while we can appreciate that the easement was established, we also believe the homeowner has taken every step available in keeping within the spirit of the agreement. To our knowledge, no trees were damaged or removed during the install of the fence, and by choosing the style of fence they did, small animals can still traverse the area. We support voting yes for the variance and allowing the homeowners to complete the install of the fence. We also understand the village did previously grant the homeowner a permit for this work. We do not support the use of our tax dollars to pay for the removal of the fence. We are not able to attend this public forum, but do wish to have our comments added to the public record. Thank you for your time and attention. Ronald and Colleen Watt, 351 S Hickory Ave.*

**Joe Morano**, Peerless Fence 2820 Camden Drive, West Chicago, came forward on behalf of the petitioner and was sworn in by **M. Werden**. **J. Morano** stated that he met with the homeowner on June 13, 2025 regarding the fence for the property. The petitioner did mention issues with permitting for a fence and the concerns about that. After we decided what type of fence to install, I did reach out to the Village to make sure that it was okay to move forward. I did receive confirmation from the Village that the location was fine to install, and the height and perimeter were discussed. That was confirmed by phone and by email. We applied for a permit and were issued a permit. We began to install the fence on August 25, 2025. About halfway through that installation, Village officials asked that we stop the installation of the fence. Our installers stopped work at the request of the Village and that is what brings us here today. We were informed that this was a treed lot issue. At no time when I reached out to the Village during the permit application process was there ever any mention of any issues with the fence style or height. Peerless Fence has installed hundreds of fences in the Village of Bartlett. When we do our installs, our installers make it a point to avoid roots. We do hand digs around those areas to make sure that we preserve the trees. First and foremost, obviously to preserve those things, but also to protect our equipment as well. We do not want to drill into any large tree branches either.

**M. Werden** obviously something went wrong and it was a mistake to issue the permit. How deep do the fence posts go? **J. Morano** they are 36" deep per the Village Code. The petitioner did choose a chain link fence to go along where that easement is. The whole width is much smaller than it would be if this was a vinyl fence. The posts would be much larger for that.



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**M. Werden** asked, do the neighbors behind the petitioner at 390 S Oak Avenue have the same type of fence? **J. Morano** I believe they have an aluminum fence that goes along the back on the Devon Avenue side. This fence would be chain link. **M. Werden** how long has the fence along Oak Avenue been there? **K. Stone** that fence has been grandfathered in as part of the resolution in 1997. **G. Koziol** are the posts pressed into the ground or is there cement? **J. Morano** these are cement-filled holes for all of the posts. They are hand dug holes around the trees. We do not use an auger in those areas to protect the trees and to protect our equipment. **B. Bucaro** what is the diameter of the post hole? **J. Morano** it is 8" in diameter. **G. Koziol** does that type of install damage the tree roots? **J. Morano** no, it does not. We make it a point to make sure to avoid that. We would not put a fence post right on top of a tree. We will place the post to avoid that as well. **M. Werden** asked, did staff receive any inquiries about this case? **K. Stone** no, we did not. **B. Bucaro** when that development went in 1978 with that covenant, it must have just been a big unknown requiring the Village to make the resolution 1997 to create the process for a variance. **K. Stone** I do not know what triggered the resolution.

**Jim Olsta** 371 S. Hickory Avenue stated that I would like to address the permitting issue. In 1977, there was a homeowner on Hickory Avenue that wanted to install a fence and a lot of the neighbors were opposed to that. They came to the Zoning Board of Appeals. There was only a deed that you would see when you were closing on your house that showed there was an easement. That is why the resolution was written in 1997. I am disappointed that this permit was issued in error. I want to make sure that if there is not onboard training currently that they establish that and update that to include the 1997 resolution because it does not appear that they were aware of that. I hope that the commission will follow through with the Building Division to make sure that there is corrective action that takes place so that this does not happen again. **M. Werden** this commission does not have jurisdiction over that. Our concern tonight is tree root damage and drainage at this meeting, but yes, I am sure things are going on in the Building Division to make sure that this does not happen again. **Lori Glaser** 350 S. Hickory Avenue said that we closed on our house in 1986 and at the closing we were presented with some paperwork that said that you would not touch the easement that was in your backyard. It was a nature preservation easement. No fences, no tearing down trees deliberately or clearing out of lots. As it pertains to this case, we are only talking about a fence. In the neighborhood, people have done a little bit of clearing of their lots and have gone back into the easement. I do not have a huge problem with that if the bulk of the woods are still there. The whole purpose of the nature preservation is to allow the wildlife to go through and to not damage any of the trees and bushes that are there. I understand that the fence is not extremely invasive, but any kind of work that is done in the easement, in my opinion, is going to affect all of the shrubbery and the trees growing back there. I think the biggest disappointment that I have is, the Village issued a permit when everybody, to my knowledge, if you lived on Oak, Western or Hickory Avenues, has to sign that piece of paper acknowledging that you are not going to go into the easement. If people want to put in a fence in, that is fine, but it can only go to the easement, it is not supposed to go past the easement and leave everything else as is. I know other homeowners on the block that have had a huge dead tree that



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they were worried about and were worried about safety. They went through the process and got permission from the Village to remove the tree. I do not know why everyone should not have to follow the rules and only go to the easement and no further. **Phil Kraff** 390 S Hickory Avenue said we have a fence in the back and it goes through the easement area. We replaced a fence that was already there and that was permitted. **M. Werden** when did you replace the fence? **P. Kraff** a few years ago. **B. Bucaro** is your lot a treed lot? **M. Sarwas** that lot is a treed lot and is grandfathered in as part of the resolution in 1997.

The petitioner, **Jill Waichunas** 391 S. Hickory Avenue stated that we are requesting a variance to complete our fence installation. The fence is not for appearance, but for safety. When we applied for the fence permit earlier this year, it was approved in June and Peerless Fence came to construct the fence in August and we proceeded in good faith, investing our time and our resources. From the beginning, we made our concerns clear to our contractor and we were assured that everything was compliant. We also made sure that no trees or landscapes would be harmed, which is very important to us as well. However, after a neighbor's complaint, we were told to stop work because the Village had made an error in approving the permit. The core of our request comes down to one issue and that is the traffic. When we first moved here, our corner was quite quiet. Today, it is not. We have done a little study about the amount of traffic that is coming through Devon Avenue and from August 29 to September 17, we have counted 29 to 77 cars that come by in a 10-minute period. During the morning, in the afternoon, and during rush hour. This is constant daily traffic and many drivers do not watch their speed as they pass our home. Unlike some of our neighbors who are shielded by trees and neighboring houses, our lot is completely exposed to this. We have no natural buffer between our yard and the road, and a fence is not a luxury for us, but it is protection for our family, our dogs and anyone who visits our home. Bartlett is growing and we do support that growth. We love the town of Bartlett, but as the town changes, homeowners like us must be allowed to adapt for safety. Our request is simple, allow us to finish the fence that was already approved so that we can have the same level of safety and peace that many of our neighbors are already enjoying. **M. Werden** your point is well taken. I think if there was damage to the tree roots, it certainly would have been done when the fence was put up behind you between the two properties. There is a lot of thick growth there. I looked at the property and it looked like they were trying to be very careful. It did not appear that anything had been cut down. I have to respect the fence contractor's word that he does not think they hit any tree roots. At this point, all of the fence posts appear to be in and the damage would already be done if they did hit roots. You are in a very unusual situation. The concern is the tree roots and the drainage flow. With this type of fence and the terrain of the property, I do not think this is going to be a drainage issue. I would be interested in hearing more comments from the Commission. **C. Deveaux** the Village Arborist and Village Engineer did submit statements that the fence is not an issue as far as tree roots or drainage. **B. Bucaro** based on the Village Arborist's and the Village Engineer's report as well as the 1997 resolution, I do not see this as being an issue. **M. Sarwas** added, right or wrong, we did issue the permit and the Village takes accountability for that and we will fix that going forward for sure, but I do not think that this something that we can hold the residents accountable for as long as we have documentation from our Village Arborist



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and Engineers. The spirit of that resolution was that there was no damage to the trees, the root system, or the drainage system. That has been confirmed by outside and inside consultants that that is not the case. All we can do is trust the experts that have gone out there and reviewed this. **M. Werden** your point is well taken, especially with our own people stating that. **G. Koziol** we do have two experts that have voiced their opinion on this issue, the Village Arborist and the Village Engineer. This is a rather unique situation. We have never had anything like this. I believe that we have to place a lot of trust in what these experts are telling us, that there should be no effect on the trees or to the drainage. It seems like a reasonable request.

**B. Bucaro** made a motion to pass along **a positive recommendation** to the Village Board to approve case **(#23-10) 391 S. Hickory Avenue** for a tree variance to allow a fence and a shed within a tree preservation easement subject to the conditions and findings of fact outlined in the staff report.

**Motioned by: B. Bucaro**  
**Seconded by: C. Deveaux**

**Roll Call**

**Ayes: B. Bucaro, J. Miaso, A. McSwane, M. Werden, C. Deveaux, G. Koziol, M. Sarwas**  
**Nays: None**

**The motion carried.**

MAIL TO:  
Linda Gallien  
Village Clerk  
Village of Bartlett  
228 South Main Street  
Bartlett, IL, 60103

RESOLUTION 97 - 72 - R

A RESOLUTION RATIFYING CERTAIN ACTIVITIES AND  
STRUCTURES AND REQUIRING TREE VARIATIONS WITH  
RESPECT TO TREE PRESERVATION AND DRAINAGE EASEMENTS  
IN THE HERITAGE OAKS SUBDIVISION

RECITALS

**WHEREAS**, in 1978 the Village of Bartlett and Town & Country Builders ("Developer") entered into a certain Agreement in connection with the development of a certain subdivision known as Heritage Oaks, Bartlett, Illinois, Units 1, 2 and 3, being a resubdivision of part of Blocks 20, 21 and 22 of H. O. Stone and Company's Town Addition to Bartlett, being a subdivision in the Southwest quarter of Section 35, and part of the Southeast quarter of Section 34, Township 41 North, Range 9, East of the Third Principal Meridian, in Cook County, Illinois, as recorded in Document 10435526 dated July 23, 1929; and

**WHEREAS**, in connection with said Agreement, the owners of the property Adeline Getzelmann and Harris Trust and Savings Bank as Trustee under Trust Agreement dated April 27, 1978 and known as Trust No. 38491 (collectively the "Owners") agreed to record certain tree preservation and related drainage easements that would be covenants running with the land; and

**WHEREAS**, a certain Reservation and Grant of Preservation Easements, dated November 3, 1978, signed by the Owners was recorded on January 9, 1979 as Document No. 24794426 (the "Tree Easement"); and

**WHEREAS**, a certain Reservation and Grant of Detention and Drainage Easement dated November 3, 1978, signed by the Owners was recorded on January 9, 1979 as Document No. 24794425 (the "Drainage Easement"); and

**WHEREAS**, the Tree Easement provides in part as follows:

"3. The Owners hereby reserve a non-exclusive perpetual preservation easement over, upon, across and under the rear 50 feet of each lot in Units 1, 2 and 3 of Heritage Oaks of Bartlett ("the servient estate"), being subdivisions in the Southwest quarter of Section 35 and the Southeast quarter of Section 34, Township 41 North, Range 9, East of the Third Principal Meridian in Cook County, Illinois ("Heritage Oaks"), for the preservation of the servient estate in its natural condition. No trees, shrubbery, bushes or other vegetation shall be removed from the servient estate, nor shall the existing ground cover, including rocks, roots, leaves, vines and other vegetation, living or dead, be disturbed or changed from its present condition within the limits of the servient estate, without the express written consent of the Owners and the Village of Bartlett, as evidenced by a Resolution adopted by its President and Board of Trustees. The servient estate shall not be mowed or cultivated but shall be maintained in its present condition in order to prevent erosion of the surface soil which will in turn cause the storm water detention area within said Units 1, 2 and 3 to become filled with silt so that it can no longer perform its storm water detention functions. Nothing herein contained shall be construed as a restriction upon the right of the Owners or their contractors to regrade and maintain portions of the servient estate in accordance with the drainage plan incorporated in the engineering plans for Heritage Oaks heretofore approved by the Board of Trustees of the Village of Bartlett."

**WHEREAS**, Units 1, 2 and 3 were combined into a single subdivision, being Heritage Oaks, a Subdivision of part of the Southeast quarter of Section 34, Township 41 North, Range 9, East of the Third Principal Meridian, in Cook County, Illinois, recorded on March 20, 1979 as Document No. 24884597 and on April 18, 1979 as Document No. 24923578 (the "Subdivision"), the final plat for which depicts a Preservation and Drainage Easement over the rear 50 feet of each of the lots in the Subdivision (the "Easement Area"); and

**WHEREAS**, a dispute has arisen over whether the Tree Easement was intended to preclude owners in the Subdivision from erecting fences, sheds or other structures in the Easement Area, and in fact numerous fences, sheds, trees and other structures have been erected in the Easement Area, but in most cases after procuring a building permit from the Village after the Bartlett Building Department determined that the proposed fences, sheds or structures were to be located so as not to cause damage to the trees in the Easement Area; and

**WHEREAS**, 19 lots in the 65 lot Subdivision never contained any trees in the 50 foot Easement Area (the "Untreed Lots") listed on Exhibit A, yet if the Tree Easement is strictly interpreted, the owners of those lots are not authorized to cut their grass or otherwise perform any other activities in the 50 foot Easement Area without a Resolution from the Village Board authorizing the owners to do so; and

**WHEREAS**, the Village desires to state its position with respect to the Untreed Lots, the existing structures in the Easement Area and to put in place the Village's procedures to handle future requests to erect or place structures that require a building permit in the Easement Area on each of the 46 lots in the Subdivision that have trees in the Easement Area (the "Treed

Lots"), which lots are listed on Exhibit B, and to put owners and future owners in the Subdivision on notice as to the Village's position with respect to the Tree Easement;

**NOW, THEREFORE, BE IT RESOLVED** by the President and Board of Trustees of the Village of Bartlett, Cook, DuPage and Kane Counties, as follows:

**SECTION ONE:** The corporate authorities hereby find and determine that the lots listed on Exhibit A entitled "Untreed Lots" did not contain any trees in the Easement Area on November 3, 1978 (the date of Tree Easement was executed) and the President and Board of Trustees do hereby expressly consent to and ratify the following activities upon the rear fifty (50) feet of the lots listed on Exhibit A (the "Untreed Lots"): The removal of trees, shrubbery, bushes or other vegetation and the disturbance or changing of ground cover, including, rocks, roots, leaves, vines and other vegetation, and the mowing and cutting of grass and the installation, erection and placement of fences, sheds and other structures in the Easement Area on said Untreed Lots, without the need for any other Resolution or Tree Variation from the President and Board of Trustees of the Village of Bartlett provided the Village's Building Code, Zoning Ordinance and all other laws, ordinances, rules and regulations have been complied with, and, if required under the Building Code, and a building permit has been issued therefor.

**SECTION TWO:** That the structures identified to be on the lots in the Subdivision listed on Exhibit C (the "Grandfathered Structures"), shall be allowed to remain in place as long as they do not obstruct drainage in the Subdivision and any consent thereto heretofore required of the Village Board or any prior Village Board by resolution is hereby granted and ratified with respect to each such structure. Notwithstanding the foregoing, however, in the event an owner of any of the Treed Lots desires to erect any additional fence, shed or other structure on a Treed Lot, the owner shall be required to go through the Tree Variation procedures set forth in Section Four of this Resolution.

**SECTION THREE:** No fence, shed, detached garage, swimming pool, deck, gazebo, dog run or other structure (collectively, "Structure") for which a building permit is required under the Bartlett Building Code shall be installed, erected, placed or allowed on any Treed Lot listed on Exhibit B unless and until the owner(s) of said lot has applied for and been granted a Tree Variation as evidenced by a Resolution passed by the President and Board of Trustees of the Village of Bartlett in accordance with the procedures set forth in Section Four of this Resolution.

**SECTION FOUR:** Tree Variations. Owners of any of the Treed Lots in the Subdivision listed on Exhibit B who desire to install, erect, place or allow any structures in the Easement Area of any Treed Lot shall have applied for a Tree Variation and shall pay therewith a non-refundable \$300.00 Tree Variation application fee, and shall submit with said application (1) building plans indicating the proposed Structure, (2) a plat of survey depicting (a) the location of existing trees in the Tree Area, (b) improvements on the lot, and (c) the location of the proposed Structure, and (3) such other evidence as may be necessary to demonstrate that the proposed Structure will not negatively impact any trees in the Easement Area of any Treed Lot and that drainage will not be negatively impacted on the lot or any other lot in the Subdivision.

Any such application shall be heard before the Zoning Board of Appeals (the "ZBA"), which shall consider whether or not the proposed improvement is likely to damage any of the existing trees in the Tree Area on the lot that is the subject of the Tree Variation application and the adjoining lots, taking into account potential damage to the root system of said trees and the proposed steps to avoid damage to the existing trees in said Tree Area, and whether or not said proposed improvement is likely to have a negative impact on drainage on the lot in question and any other lot in the Subdivision, and the ZBA shall make findings of fact as to those issues and forward said findings to the Village Board along with its recommendation whether to grant or deny the request for a Tree Variation. The ZBA shall make its recommendation only after a public hearing, of which the applicant shall have given notice indicating the time and place of such hearing to all of the owners in the Subdivision located within 250 feet of the applicant's property, as listed on Cook County's most recent real estate tax bill information for each said lot, by certified mail, return receipt requested. The Village Board shall review the findings of fact and recommendation of the ZBA and shall either grant or deny the requested Tree Variation as evidenced by its written Resolution.

A Tree Variation shall not be required for any type structure proposed to be placed in the Easement Area of any Treed Lot which does not require a building permit or other permit under the Bartlett Building Code, as amended (for example, swing sets which are not anchored in the ground) provided no trees in the Easement Area are removed or trimmed and drainage is not obstructed.

**SECTION FIVE:** The intent of this Resolution is to set forth the Village's position and future procedures with respect to the Tree Easement and the Drainage Easement, and does not purport to bind or affect the private rights or private causes of action that any of the owners in the Subdivision may have against the other owners of the Subdivision under the Tree Easement or Drainage Easement, and/or against any of said owner's successors, assigns, subsequent grantees, heirs, executors or administrators, or preclude any of them from enforcing the Tree Easement or the Drainage Easement as private covenants that run with the land, but which private rights or causes of action may now be barred or waived by operation of law due to any applicable statute of limitations, legal acquiescence, estoppel, waiver, release or laches.

**SECTION SIX: 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 SEVEN: 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 EIGHT: EFFECTIVE DATE.** This Resolution shall be in full force and effect upon its passage and approval.

ROLL CALL VOTE:

AYES: Arends, Floyd, Fostiak, Hodge, Miller and Nolan  
NAYS: None  
ABSENT: None  
PASSED: September 2, 1997  
APPROVED: September 2, 1997

*Catherine J. Melchert*  
Catherine J. Melchert, Village President

ATTEST:  
*Linda Gallien*  
Linda Gallien, 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 97 - 72 - R, enacted on September 2, 1997, approved on September 2, 1997, as the same appears from the official records of the Village of Bartlett.

*Linda Gallien*  
Linda Gallien, Village Clerk



EXHIBIT A

"UNTREED LOTS"

The lots in Heritage Oaks, being a subdivision of part of the Southeast 1/4 of Section 34, Township 41 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois, listed hereinbelow on this Exhibit A are "Untreed Lots" as that term is defined in the attached Resolution:

<u>Lot</u>	<u>Street Address</u>	<u>PIN</u>
9	311 S. Oak, Bartlett, Illinois, 60103	06-09-414-061
10	301 S. Oak, Bartlett, Illinois, 60103	06-09-414-062
12	281 S. Oak, Bartlett, Illinois, 60103	06-09-414-064
13	271 S. Oak, Bartlett, Illinois, 60103	06-09-414-065
14	270 S. Oak, Bartlett, Illinois, 60103	06-09-413-041
15	280 S. Oak, Bartlett, Illinois, 60103	06-09-413-042
→ 16	290 S. Oak, Bartlett, Illinois, 60103	06-09-413-043
17	300 S. Oak, Bartlett, Illinois, 60103	06-09-413-044
36	301 S. Hickory, Bartlett, Illinois, 60103	06-09-413-063
37	291 S. Hickory, Bartlett, Illinois, 60103	06-09-413-064
38	281 S. Hickory, Bartlett, Illinois, 60103	06-09-413-065
39	271 S. Hickory, Bartlett, Illinois, 60103	06-09-413-066
40	270 S. Hickory, Bartlett, Illinois, 60103	06-09-412-040
41	280 S. Hickory, Bartlett, Illinois, 60103	06-09-413-042
42	290 S. Hickory, Bartlett, Illinois, 60103	06-09-413-043
43	300 S. Hickory, Bartlett, Illinois, 60103	06-09-413-044
63	291 S. Western, Bartlett, Illinois, 60103	06-09-412-063
64	281 S. Western, Bartlett, Illinois, 60103	06-09-412-064
65	271 S. Western, Bartlett, Illinois, 60103	06-09-412-065

EXHIBIT B

"TREED LOTS"

The lots in Heritage Oaks, being a subdivision of part of the Southeast 1/4 of Section 34, Township 41 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois, listed hereinbelow on this Exhibit B are found to be "Treed Lots" as that term is defined in the attached Resolution:

<u>Lot</u>	<u>Street Address</u>	<u>PIN</u>
1	391 S. Oak, Bartlett, Illinois, 60103	06-09-414-053
2	381 S. Oak, Bartlett, Illinois, 60103	06-09-414-054
3	371 S. Oak, Bartlett, Illinois, 60103	06-09-414-055
4	361 S. Oak, Bartlett, Illinois, 60103	06-09-414-056
5	351 S. Oak, Bartlett, Illinois, 60103	06-09-414-057
6	341 S. Oak, Bartlett, Illinois, 60103	06-09-414-058
7	331 S. Oak, Bartlett, Illinois, 60103	06-09-414-059
8	321 S. Oak, Bartlett, Illinois, 60103	06-09-414-060
11	291 S. Oak, Bartlett, Illinois, 60103	06-09-414-063
18	310 S. Oak, Bartlett, Illinois, 60103	06-09-413-045
19	320 S. Oak, Bartlett, Illinois, 60103	06-09-413-046
20	330 S. Oak, Bartlett, Illinois, 60103	06-09-413-047
21	340 S. Oak, Bartlett, Illinois, 60103	06-09-413-048
22	350 S. Oak, Bartlett, Illinois, 60103	06-09-413-049
23	360 S. Oak, Bartlett, Illinois, 60103	06-09-413-050
24	370 S. Oak, Bartlett, Illinois, 60103	06-09-413-051
25	380 S. Oak, Bartlett, Illinois, 60103	06-09-413-052
26	390 S. Oak, Bartlett, Illinois, 60103	06-09-413-053
27	391 S. Hickory, Bartlett, Illinois, 60103	06-09-413-054
28	381 S. Hickory, Bartlett, Illinois, 60103	06-09-413-055
29	371 S. Hickory, Bartlett, Illinois, 60103	06-09-413-056
30	361 S. Hickory, Bartlett, Illinois, 60103	06-09-413-057
31	351 S. Hickory, Bartlett, Illinois, 60103	06-09-413-058
32	341 S. Hickory, Bartlett, Illinois, 60103	06-09-413-059
33	331 S. Hickory, Bartlett, Illinois, 60103	06-09-413-060
34	321 S. Hickory, Bartlett, Illinois, 60103	06-09-413-061
35	311 S. Hickory, Bartlett, Illinois, 60103	06-09-413-062
44	310 S. Hickory, Bartlett, Illinois, 60103	06-09-412-044
45	320 S. Hickory, Bartlett, Illinois, 60103	06-09-412-045
→46	330 S. Hickory, Bartlett, Illinois, 60103	06-09-412-046
47	340 S. Hickory, Bartlett, Illinois, 60103	06-09-412-047
48	350 S. Hickory, Bartlett, Illinois, 60103	06-09-412-048
49	360 S. Hickory, Bartlett, Illinois, 60103	06-09-412-049

## EXHIBIT C

### "GRANDFATHERED STRUCTURES"

The fences, sheds and other structures identified hereinbelow as located on the Easement Area of lots in Heritage Oaks, being a subdivision of part of the Southeast 1/4 of Section 34, Township 41 North, Range 9 East of the Third Principal Meridian, in Cook County, Illinois, listed on this Exhibit C have been approved and consented to by the President and Board of Trustees of the Village of Bartlett and may remain in place provided they do not obstruct drainage in the said subdivision.

<u>Lot</u>	<u>Street Address</u>	<u>Structure</u>	<u>PIN</u>
1	391 S. Oak, Bartlett, Illinois, 60103	Swingset	06-09-414-053
4	361 S. Oak, Bartlett, Illinois, 60103	Fence	06-09-414-056
6	341 S. Oak, Bartlett, Illinois, 60103	Shed	06-09-414-058
7	331 S. Oak, Bartlett, Illinois, 60103	Shed	06-09-414-059
8	321 S. Oak, Bartlett, Illinois, 60103	Fence	06-09-414-060
9	311 S. Oak, Bartlett, Illinois, 60103	Pool/Fence	06-09-414-061
10	301 S. Oak, Bartlett, Illinois, 60103	Pool/Fence	06-09-414-062
13	271 S. Oak, Bartlett, Illinois, 60103	Fence	06-09-414-065
14	270 S. Oak, Bartlett, Illinois, 60103	Fence/Shed/Jungle Gym	06-09-413-041
15	280 S. Oak, Bartlett, Illinois, 60103	Pool	06-09-413-042
16	290 S. Oak, Bartlett, Illinois, 60103	Fence/Shed/Swingset	06-09-413-043
17	300 S. Oak, Bartlett, Illinois, 60103	Shed	06-09-413-044
20	330 S. Oak, Bartlett, Illinois, 60103	Fence	06-09-413-047
21	340 S. Oak, Bartlett, Illinois, 60103	Jungle Gym	06-09-413-048
23	360 S. Oak, Bartlett, Illinois, 60103	Shed	06-09-413-050
24	370 S. Oak, Bartlett, Illinois, 60103	Shed/Jungle/Gym	06-09-413-051
26	390 S. Oak, Bartlett, Illinois, 60103	Fence/Shed	06-09-413-053
31	351 S. Hickory, Bartlett, Illinois, 60103	Fence	06-09-413-058
32	341 S. Hickory, Bartlett, Illinois, 60103	Jungle Gym/Shed	06-09-413-059
34	321 S. Hickory, Bartlett, Illinois, 60103	Pool/Jungle Gym	06-09-413-061
35	311 S. Hickory, Bartlett, Illinois, 60103	Jungle Gym/Shed	06-09-413-062
36	301 S. Hickory, Bartlett, Illinois, 60103	Fence	06-09-413-063
37	291 S. Hickory, Bartlett, Illinois, 60103	Shed	06-09-413-064
38	281 S. Hickory, Bartlett, Illinois, 60103	Shed/Fence	06-09-413-065
39	271 S. Hickory, Bartlett, Illinois, 60103	Fence	06-09-413-066
40	270 S. Hickory, Bartlett, Illinois, 60103	Fence	06-09-412-040
41	280 S. Hickory, Bartlett, Illinois, 60103	Fence/Jungle Gym	06-09-412-041
42	290 S. Hickory, Bartlett, Illinois, 60103	Fence	06-09-412-042
44	310 S. Hickory, Bartlett, Illinois, 60103	Pool/Sandbox	06-09-412-044
47	340 S. Hickory, Bartlett, Illinois, 60103	Jungle Gym	06-09-412-047
48	350 S. Hickory, Bartlett, Illinois, 60103	Jungle Gym	06-09-412-048
50	370 S. Hickory, Bartlett, Illinois, 60103	Fence	06-09-412-050
51	380 S. Hickory, Bartlett, Illinois, 60103	Fence	06-09-412-051
52	390 S. Hickory, Bartlett, Illinois, 60103	Fence/Shed	06-09-412-052
54	381 S. Western, Bartlett, Illinois, 60103	Dog Run	06-09-412-054

**EXHIBIT C (CONTINUED)**  
**"GRANDFATHERED STRUCTURES"**

<u>Lot</u>	<u>Street Address</u>	<u>Structure</u>	<u>PIN</u>
57	351 S. Western, Bartlett, Illinois, 60103	Playground/Jungle Gym	06-09-412-057
63	291 S. Western, Bartlett, Illinois, 60103	Fence	06-09-412-063
64	281 S. Western, Bartlett, Illinois, 60103	Fence	06-09-412-064
65	271 S. Western, Bartlett, Illinois, 60103	Fence	06-09-412-065

No other structure shall be allowed in the Easement Area of any such Treed Lot without a Tree Variance.

## **Village President, Board of Trustees**

**We are requesting a variance for a fence to be built at 391 S Hickory Ave Bartlett, Illinois 60103. As you may know the posts have already been put in place due to the City of Bartlett issuing a permit for the work to be conducted. Our team strategically places the posts as far from trees as possible, and because of this no roots were hit while digging the post holes. We do this to preserve the trees and other natural growth along with avoiding any damage to our own equipment. The fence that is being installed is a chain link fence which will allow for water flow throughout the area in question. Please let me know if you have any questions or concerns. Thank you.**

Best Regards,

Joe Morano

Peerless Fence



# VILLAGE OF BARTLETT VARIATION APPLICATION

For Office Use Only  
Case # 2025-10

### PETITIONER INFORMATION (PRIMARY CONTACT)

Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

City, State: \_\_\_\_\_

Zip Code: \_\_\_\_\_

Email Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

Preferred Method to be contacted See Dropdown

### PROPERTY OWNER INFORMATION

Name: \_\_\_\_\_

Street Address: \_\_\_\_\_

City, State: \_\_\_\_\_

Zip Code: \_\_\_\_\_

Phone Number: \_\_\_\_\_

OWNER'S SIGNATURE: Mike Waichunas Date: 8/30/2025

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

### DESCRIPTION OF VARIATION REQUEST (i.e. setback, fence height) including SIZE OF REQUEST (i.e. 5ft., 10 ft.)

No trees will be altered or removed as part of this fence installation.

### PROPERTY INFORMATION

Common Address/General Location of Property: 391 S. Hickory Ave.

Property Index Number ("Tax PIN"/"Parcel ID"): 06-34-413-054-0000

Acreage: 0.33

Zoning: See Dropdown (Refer to Official Zoning Map)

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

Attorney \_\_\_\_\_

Surveyor \_\_\_\_\_

Other Joe Moreno - Peerless Fence - 6307973636 - joe@peerlessfence.com

No page 2 or 3 as part of this Variation Application MW

**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: Mike Waichunas  
PRINT NAME: Mike Waichunas  
DATE: 8/30/2025

N/A, Village of Bartlett has caused every delay with this project. MW

~~**REIMBURSEMENT OF CONSULTANT FEES AGREEMENT** MW~~

~~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: N/A per Kristy Stone - Village of Bartlett  
ADDRESS: \_\_\_\_\_  
PHONE NUMBER: \_\_\_\_\_  
EMAIL: \_\_\_\_\_~~

N/A, Village of Bartlett has caused this issue. A valid permit was received from village. MW

SIGNATURE: Mike Waichunas  
DATE: 8/30/2025









To whom it may concern,

Mike Waichunas, homeowner of 391 S Hickory Ave., Bartlett, IL 60103, asked me to come out and look at the North line of his property where he is installing a fence for his backyard. The fence runs along his property line and in my professional opinion, the posts are far enough away from the tree roots that very little damage would occur to the tree and no damage to any of the trunks once the fence is fully installed. I have included pictures below of the posts showing their vicinity to the trees and the small diameter hole size.



Sincerely,

Scott Goss – Certified Arborist – IL 9020A

BrightView Landscaping – Tree Care Manager

[Scott.Goss@brightview.com](mailto:Scott.Goss@brightview.com)

C: 847-980-0848

## Kim Jembrzycki

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**From:** Sarah Christensen  
**Sent:** Friday, October 3, 2025 2:55 PM  
**To:** Kim Jembrzycki  
**Cc:** Kristy Stone  
**Subject:** RE: 391 S Hickory

Hi Kim,

I'm glad you encouraged me to go out on site. I did look at the posts, and I still agree with my initial statement. As installed, the posts will not harm the health of the trees in the area. The isolated holes for the post installation are much less invasive on a tree's roots system than trenching or other construction activities and will do minimal damage, if any, to the roots. The location of the fence itself also appears to be appropriate distance from the trees in the area.

However, the posts I saw are not installed according to the plans that I was sent. The proposed fence on the plat of survey shows the fence going diagonally across the property. The posts on site follow the lot line on the north side of the property.

**Sarah Christensen**

*Village Forester*



Public Works Department  
1150 Bittersweet Dr  
Bartlett, IL 60103  
(630) 837-0811

## Kim Jembrzycki

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**From:** Nicholas Talarico  
**Sent:** Friday, October 3, 2025 3:23 PM  
**To:** Kim Jembrzycki  
**Subject:** Re: 391 S Hickory

Hi Kim,

Please see below for my inspection notes.

The shed, the fence installed along the south side of the property, and the fence posts installed along the north side of the property were all inspected for potential impacts on existing drainage patterns. Given the type of fences and their proposed locations, no negative drainage impacts for the lot in question, or the surrounding area are expected. In regard to the shed, the current location also appears not have any adverse effects on drainage patterns in the area.

As we discussed over the phone, the proposed fence posts on the north side of the property are not installed per the plan. All the attachments in the portal, except the hand drawn sketch uploaded 10/2, show the proposed chain link fence on a diagonal. The fence posts installed are along the north property line.

Nick Talarico, P.E. Village Engineer

630.837.0811 | 630.540.5414

630.837.0811 | 630.540.5414





# Agenda Item Executive Summary

**AGENDA ITEM:** MORE Brewing BEDA application

**BOARD OR COMMITTEE:** Board

## BUDGET IMPACT

<b>Amount</b>	\$50,000	<b>Budgeted</b>	\$250,000
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**Fund:** Incentives      **Corresponding Activity Measure:** BEDA grants made

## EXECUTIVE SUMMARY

MORE Brewing Company has requested a \$50,000 Business and Economic Development Assistance (BEDA) grant to support a \$250,000 rooftop patio enhancement at its downtown Bartlett location (121 W. Railroad Avenue).

MORE Brewing proposes installing a louvered roofing system with motorized retractable siding, weather sensors, LED lighting, and electrical integration to make its rooftop patio weather-resistant and usable year-round, addressing a 30-40% seating capacity loss during inclement weather.

The upgrade is expected to increase revenue by 10-12% through expanded event programming (e.g., private parties, beer releases, corporate gatherings) and support year-round staffing, preventing seasonal layoffs and potentially creating new jobs.

The total project cost is approximately \$250,000 after design fees and contingencies, with MORE Brewing funding 80% privately. The \$50,000 BEDA grant (20% of costs) will be reimbursed upon project completion and submission of proof of payments.

On July 14, 2025, the Economic Development Commission unanimously recommended approving the \$50,000 BEDA grant, contingent on project completion to code and verified payments.

The Committee of the Whole reviewed this request at its September 16<sup>th</sup> meeting, at which time it was forwarded to the full Village Board for a final vote.

## ATTACHMENTS (PLEASE LIST)

Memo, MORE Brewing's BEDA application, July 14, 2025 EDC meeting minutes

## RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal: Revisit, refine and execute the village's overall economic development incentives

Short Term (1-3 Years):    Routine       Complex

Long Term (3-5 Years):    Routine       Complex

## ACTION REQUESTED

Motion – I move to approve a \$50,000 BEDA grant for MORE Brewing's new rooftop system, following all improvements made to Village Code and proof of payment is submitted.

**Staff:**      Tony Fradin, Economic Development Coordinator

**Date:**      October 13, 2025

# ECONOMIC DEVELOPMENT MEMORANDUM

**To:** Paula Schumacher, Village Administrator  
**From:** Tony Fradin, Economic Development Coordinator  
**Date:** October 13, 2025  
**Re:** BEDA Application for MORE Brewing Company

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## Background

MORE Brewing Company has been operational in downtown Bartlett for nearly two and a half years.

The business was previously approved for a BEDA grant in late 2022 based on its initial \$4M+ investment in constructing its 8,000+ SF multi-level facility at 121 W. Railroad Avenue and is eligible to apply for another grant.

This project represents another meaningful investment in the downtown Bartlett business district and aligns with the Village's goals to support revenue-generating businesses, enhance community amenities, and retain and create local jobs.

## Project Summary

MORE Brewing Company, located at 121 W. Railroad Avenue, is proposing the installation of a louvered roofing system and motorized retractable siding on its rooftop patio. This system includes motorized louvers with weather sensors, retractable solar mesh siding, LED lighting, and electrical integration — all designed to make the rooftop space weather-resistant and usable year-round.

Currently, weather fluctuations restrict the use of the rooftop patio, which results in the loss of 30–40% of total seating capacity during inclement weather. This investment would help prevent those closures and allow MORE Brewing to host events throughout the winter and other seasons, including private parties, beer releases, and corporate gatherings.

MORE projects a 10–12% increase in overall revenue due to expanded programming.

Just as important, this expansion supports workforce retention and job creation. During colder months, seasonal dips in foot traffic currently force staffing reductions. The upgraded rooftop space will help the business maintain staffing year-round and potentially hire additional event-focused personnel.

## Cost and Funding

The total anticipated cost of the project is **\$208,000**. A detailed contractor proposal from Status Technology, Inc. outlines the following project components:

- **Louvered Roofing System** – \$179,364
- **Electrical Package** – \$11,621
- **Motorized Retractable Screens** – \$17,827
- **Total Project Cost** – **\$208,812**, with additional contingencies and design fees bringing the full investment to approximately **\$250,000**.

MORE Brewing is requesting a **\$50,000 BEDA grant**, which would account for 20% of the total project cost and serve as a reimbursement upon completion or 24% of the documented eligible costs for the louvered roofing system.

### **BEDA Program Eligibility and Alignment**

This project meets several key criteria of the BEDA program:

- **Sales Tax Generating Use:** MORE Brewing is a restaurant and brew pub, a prime example of a sales-tax-generating business.
- **Private Investment Leverage:** The applicant is contributing approximately 80% of the total cost from private funding.
- **Job Retention and Creation:** The project will help avoid seasonal layoffs and lead to new job opportunities.
- **Aesthetic and Functional Improvement:** The rooftop upgrades significantly enhance the usability and appeal of the space, making it a stronger downtown destination. This will be a permanent, non-removable fixture and an expansion of the outdoor dining area.
- **Diversifying Our Local Economy:** The business continues to invest in downtown Bartlett, is an important regional draw, the village's only brew pub with a rooftop beer garden.

### **EDC Recommendation**

Ross Davis, Director of Operations for MORE Brewing, presented this request and answered questions at the July 14, 2025 Economic Development Commission meeting, at which time the EDC unanimously recommended in favor of making a **\$50,000 BEDA grant** once the project is completed to all applicable codes and proof of payments are submitted.

### **September 16, 2025 Committee of the Whole meeting**

MORE Brewing's BEDA request, along with minutes and the positive recommendation from the Economic Development Commission, were presented to the Committee of the Whole on September 16<sup>th</sup>, at which time this item was forwarded to the Village Board for a final vote.

### **Assistance**

The Bartlett Economic Development Assistance (BEDA) grant program provides grants up to a maximum of \$50,000 for **sales tax producing** uses including retail establishments and restaurants. Grant funds will be distributed on a reimbursement basis once projects are substantially completed.

Building owners or lessees (who produce written consent from the building owner for all proposed improvements) are eligible to apply. The program applies Village-wide, with the exception of properties that are located within existing Tax Increment Financing (TIF) districts.

The amounts of incentives granted will vary based upon the improvements made and each application will be reviewed on a case-by-case basis. All improvements must conform to the Village's regulations including, but not limited to, the Zoning Ordinance and Building Codes. Bartlett's municipal code is available online [Bartlett Municipal and Zoning Code](#).

Individual properties will be eligible for grants regardless of who the current tenant may be once every two fiscal years. The Village of Bartlett's fiscal year runs from May 1st of every year through the following April 30th.

### **Targeted Businesses**

Priority will be given to those generating sales tax for the Village as defined by those offering merchandise or food and beverage services to the public, the sale or providing of which is subject to sales tax ("Retail sales"), and from which the revenue derived constitutes the majority of the revenue of the business. Example of eligible businesses include, but not limited to, retail stores, restaurants, and specialty food stores.

Additional consideration will be given to projects that will create new job opportunities as a result of the project.

Only businesses located in commercially-zoned areas are eligible to participate in this program. Existing businesses wishing to expand and/or upgrade are also encouraged to participate.

### **Eligible Project Costs Include:**

- Façade Renovations
- Interior Build-Outs and/or Rehabilitation
- Windows and Doors
- Signs or Awnings
- Outdoor Dining Areas - Permanent Improvements Only
- Code-Required Landscaping Improvements

- ADA Compliance
- Improvements in Energy Efficiency
- Lighting
- Code-Compliance Related Items

### **Approval Process for Successful Grant Applications**

1. Schedule a pre-application meeting with Bartlett's Economic Development Team. Contact Tony Fradin at (630) 540-5937 or tfradin@bartlett.il.gov.
2. Submit a complete application.
3. Staff reviews application and presents it to the Economic Development Commission, which reviews the application and makes a recommendation to the Village Board.
4. Village Board approval or denial.
5. Following approval of grants, the recipient must sign an Economic Incentive Agreement including a recapture agreement should the business fail to remain open or meet its obligations within the following two years.
6. Following approval of grants, all applicable permits and licenses must be obtained per the Village Code. All work must begin within six months of awarding of grant and be completed within twelve months.
7. Grant recipients shall provide a request for reimbursement and required documentation for work completed. Once work is completed in accordance with submitted plans, the Village will reimburse the approved funds.

### **Criteria that Will Be Considered on Applications**

1. The amount of private investment in the project and the ratio of private investment to the rebate.
2. Jobs anticipated to be created or retained as a result of the new business or expansion.
3. The type of use, with priority given to sales tax generating businesses.
4. The amount that the project demonstrates a significant improvement over the existing situation including the reoccupation of vacant buildings or spaces within commercial buildings.
5. The extent to which the project will improve the aesthetics of the property.

6. That the project will enhance Bartlett's appeal to new businesses and visitors and add value to the Village
7. The Village of Bartlett supports local businesses and contractors and encourages applicants to purchase materials and services locally. Consideration will be given to the extent to which materials are purchased and local contractors are engaged in the project, or provided an opportunity to compete for participation in the project.

### Applicant Information

Is the Applicant the Primary Contact for the Project?\*

Yes

Applicant is or will be\*

Property Owner

Number of years in business\*

8

Number of years in Bartlett\*

2

Contact name for applicant's agent or architect

Ross Davis

### Property Information

The property is . . . (check all that apply)

Retail

Restaurant

Other

Number of businesses on site:\*

1

Size of building (dimensions or square feet)\*

18,000

Stories in building:\*

3

Number of parking spaces on property:\*

0

Amount of last real estate taxes paid:\*

661.67

Property Tax Index Number(s) (PIN)\*

06344090010000

County\*

Cook

### **Project Information**

Total anticipated cost \$:\*

250000

Project scope:\*

We are looking to cover our rooftop patio with a louvered roofing system. In addition, we are looking to have the same company provide retractable siding to make the space usable year-round.

### **Affidavit**

I hereby make application to participate in the Bartlett Economic Development Assistance (BEDA) program. In making this application I understand that the purpose of BEDA is to help encourage and leverage private investment in the Village's business community and help my business bring an underperforming property into more productive use.

I understand that prior to commencing any work, the Village must first approve both my participation and proposed scope of work for the project. Applicants must meet with Economic Development staff prior to paying for improvements in order to review how much, if any, the Village may reimburse for the project.

I understand that all improvements made through the help of BEDA must be in accordance with all Village plans and codes. Moreover, as a condition of approval, I understand the Village may require changes to the scope of work I am proposing.

In making this application, I understand that the BEDA program is competitive, funds are limited and selection for participation is at the sole discretion of the Village of Bartlett. I understand that the Village will review my application and at the Village's discretion may reject or approve my participation in the program. I recognize that a project that enhances the Village's business climate by returning an underutilized property into economic productivity, increases local employment opportunities and includes a larger percentage of private investment than public stands a greater chance of being funded by the Village.

I also understand that if selected for this program, the Village will establish a maximum grant award for the project. I also understand that if selected for this program, I will be required to enter into an Economic Incentive Agreement with the Village governing the terms and conditions of the BEDA grant award, and that the Village will not issue any grant funds unless and until I have fully executed the Economic Incentive Agreement in the form required by the Village.

I acknowledge that BEDA operates as a **rebate program** and, therefore, if selected for participation, Village funds will be disbursed to me at the conclusion of the work, after submittals by me of copies of all bills and satisfactory evidence of their payment, either by lien waivers or bills stamped "Paid" by all contractors. I understand that the actual rebate amount will be calculated at some percentage as recommended by staff in relation to the documented actual costs by me for eligible expenses to complete the agreed upon improvements, up to the maximum grant amount awarded by the Village for the project.

I acknowledge that the project is to be completed within 12 months, and that an extension request must be made in writing by the applicant and presented for approval to the Grant Administrator, EDC, or Village Board if necessary.

I acknowledge that if the final costs come in less than what was estimated to determine the reimbursement amount, then the grant amount would be reduced accordingly.

I acknowledge that the Village will perform a background check on myself and the other owners of my business, and I hereby agree to provide the Village with all necessary authorizations to conduct such background checks. I also acknowledge that my business must hold a valid, current business license issued by the Village and that my business must be current on all payments due to the Village in order to be eligible to receive any BEDA grant funds.

By signing this application, I hereby acknowledge that I have read the above statement and understand these important features about the BEDA Program.

Digital Signature - I agree that my electronic signature is equivalent to a handwritten signature and is binding for all purposes related to this transaction\*



Ross  
Davis  
Jun 30,  
2025



13980 Automall Dr  
Huntley, IL 60142

126 S Villa Ave  
Villa Park, IL 60181

121 W Railroad Ave  
Bartlett, IL 60103

### How a Louvered Roof Will Help Us Grow

At our brewery, we've always aimed to create a space where people can relax, enjoy great beer, and feel part of something—rain or shine. But as much as we'd like to control the weather, it's been one of our biggest limitations, especially when it comes to using our rooftop. One minute it's sunny and packed, the next we're moving tables, scrambling to remove chair cushions, or closing early because of a passing shower. We've lost too many good days to bad weather.

Installing a louvered roofing system changes all of that. This motorized, weather-sensing roof opens and closes automatically depending on conditions, giving us the flexibility to keep the rooftop open even when the weather isn't ideal. Right now, we lose about 30–40% of our total seating capacity every time we shut down the rooftop due to rain, wind, or cold. With this system in place, we're essentially weatherproofing one of our biggest assets.

More importantly, it allows us to use the space year-round. We'll be able to host events in every season—private parties, beer releases, corporate get-togethers, winter beer dinners, you name it. Based on current numbers and projected bookings, we anticipate a 10–12% increase in overall revenue just from being able to program and rent the rooftop space throughout the winter and during unpredictable weather stretches in spring and fall.

That kind of growth means more consistency in our business—and for our staff. Seasonal dips in foot traffic during the colder months have historically forced us to reduce hours or temporarily lay off team members. With the rooftop active year-round, we'll be able to retain more staff through the off-season, keeping our core team together and strengthening the service we offer. It also opens up new opportunities for additional hires, especially on the events side, which is good for both us and the local job market.

This isn't just about weather—it's about leveling up what we can offer. It gives our guests more reasons to come back, it brings in new customers who want unique event space, and it makes our brewery more resilient and community-focused.

At the end of the day, this investment lets us do what we love—serve great beer to great people—365 days a year. And that's a win for everyone.



**STATUS**  
TECHNOLOGY OUTDOORS



**COMMERCIAL PROPOSAL - 2263 / 01**

**CLIENT/CONTRACTOR:**

ATTN: PERRY PATEL  
MORE BREWING CO.  
121 W RAILROAD AVE  
BARTLETT, IL, 60103  
PHONE: (847)852-0182

**PROJECT INFORMATION:**

MORE BREWING CO. PERGOLA  
121 W RAILROAD AVE  
BARTLETT, IL, 60103

Jul 7, 2025



# INTRODUCTION

## GREETINGS

THE ARCHITECTURAL SOLUTIONS TEAM AT STATUS TECHNOLOGY, INC. IS PLEASED TO PRESENT YOU WITH THE ENCLOSED HIGH-LEVEL BUDGET PROPOSAL. STATUS IS A LEADING INNOVATOR OF LUXURY OUTDOOR LIVING SPACES. WE SPECIALIZE IN OUTDOOR COMFORT WITH A FULL LINE OF PRODUCTS TO IMPROVE YOUR OUTDOOR LIFESTYLE.

## PROPOSAL DETAILS

WE HAVE INVESTED A SIGNIFICANT AMOUNT OF TIME TO PUT TOGETHER A PROPOSAL FOR YOUR PROJECT. THIS MAY ALSO INCLUDE A DESIGN TO SHOW WHAT THIS PROJECT WOULD ENTAIL AS WELL AS DETAILS AND SELECTION OPTIONS. IF YOU HAVE ANY QUESTIONS ABOUT THIS PROPOSAL, PLEASE DON'T HESITATE TO ASK. WE TRY OUR BEST TO MAKE THINGS AS CLEAR AS POSSIBLE. WE FIND THAT THIS EXTRA TIME UP FRONT ALMOST ELIMINATES THE NEED FOR CHANGE ORDERS, AND THEREFORE ALLOWS US TO FINISH THE PROJECT WITHIN BUDGET. WE ARE CONFIDENT THAT WE CAN OFFER A PROJECT THAT FITS YOUR NEEDS.

## OUR STANDARDS

THERE IS NO COMPROMISE WHEN IT COMES TO MATERIALS AND BEST CONSTRUCTION PRACTICES. WE STRIVE FOR PERFECTION IN EVERYTHING THAT WE DO. WE ARE INTENTIONAL WITH ENVIRONMENTAL INNOVATION, FROM THE CHOICE OF LIGHTWEIGHT MATERIALS AND LEAN PRODUCTION METHODS TO EFFICIENT TECHNOLOGY AND DESIGN. OUR PRICES ARE FAIR AND REFLECT THIS QUALITY. STATUS DESIGNED PROJECTS ARE DESIGNED WITH YOU TO FIT YOUR SPACE DIMENSIONALLY, AESTHETICALLY AND FUNCTIONALLY. CUSTOM IS THE STATUS STANDARD.

## OUR WARRANTY

BY LAW, WE ARE REQUIRED TO OFFER A WARRANTY FOR OUR PROJECTS FOR ONE YEAR AFTER COMPLETION. HOWEVER, WE FEEL THAT IF SOMETHING IS DONE RIGHT, IT SHOULD LAST MUCH LONGER. THIS IS WHY WE OFFER A MUCH LONGER WARRANTY FOR EVERYTHING THAT WE DO. THIS OBVIOUSLY DOES NOT INCLUDE ORDINARY WEAR AND TEAR, NEGLIGENCE, OR UNUSUAL ABUSE. THE TERMS OF OUR WARRANTY ARE AVAILABLE BY REQUEST.

## COST-EFFECTIVE | RAPID CONSTRUCTION

COMPARED TO TRADITIONAL CONSTRUCTION ALTERNATIVES, NOTHING COMES CLOSE TO THE FLEXIBILITY, FUNCTIONALITY, AND QUALITY OF A PROJECT DESIGNED BY STATUS. INSTEAD OF TRADITIONAL CONSTRUCTION TAKING WEEKS AND SOMETIME MONTHS TO COMPLETE A PROJECT, STATUS PROJECTS ARE OFTEN INSTALLED IN A MATTER OF DAYS.

WE ARE COMMITTED TO SUPERB CUSTOMER SERVICE AND ON-TIME, ON-BUDGET COMPLETION. THANK YOU FOR THIS OPPORTUNITY AND WE LOOK FORWARD TO A SUCCESSFUL COLLABORATION.

## PROJECT TEAM

OUR PROJECT TEAM OF DEDICATED CONSTRUCTION SPECIALISTS IS THE MOST EXPERIENCED DESIGN AND PROJECT MANAGEMENT ORGANIZATION IN THE INDUSTRY. OUR PROJECT MANAGERS REMAIN WITH A PROJECT FROM BEGINNING TO END, INCLUDING BEING AVAILABLE FOR ALL CALLS AND MEETINGS THROUGHOUT THE PROJECT.

### MICAH RAYBURN

PRESIDENT & CEO  
O: 833.STATUS  
M: 561.203.5672  
E: MRAYBURN@STATUS.TECH

### NICHOLE RAYBURN

VICE PRESIDENT  
O: 833.STATUS  
E: NRAYBURN@STATUS.TECH

### IVAN JOSIPOVIC

CTO | LEAD DESIGNER  
O: 833.STATUS  
M: 321.245.5585  
E: IJOSIPOVIC@STATUS.TECH

### DANIEL NOBLES

OPERATIONS MANAGER  
O: 833.STATUS  
M: 561.288.8781  
E: DNOBLES@STATUS.TECH

### JACLYN BALTIMORE

EXECUTIVE ASSISTANT  
O: 833.STATUS  
M: 561.486.6706  
E: JBALTIMORE@STATUS.TECH

### NICHOLAS OSBON

PRODUCTION MANAGER  
O: 833.STATUS  
M: 561.501.2305  
E: NOSBON@STATUS.TECH

### ADRON NOBLES

PRODUCTION ASSISTANT  
O: 833.STATUS  
E: ANOBLES@STATUS.TECH

### CORPORATE CONTACT

9611 N US HWY 1 STE 341  
SEBASTIAN, FL 32958  
O: 833.STATUS  
E: OFFICE@STATUS.TECH  
WWW.STATUS.TECH

SINCERELY,

MICAH RAYBURN  
PRESIDENT & CEO



# PROPOSAL | SCOPE OF WORK

DATE: Jul 7, 2025  
 TO: MORE BREWING CO.  
 VALID UNTIL: Aug 7, 2025  
 PROPOSAL: 2263/01

LOCATION: 121 W RAILROAD AVE  
 BARTLETT, IL, 60103  
 PHONE: (847)852-0182  
 E-MAIL: PERRY@MOREBREWING.COM

WE PROPOSE TO FURNISH ALL MATERIALS AND PERFORM ALL LABOR AND SUPERVISION NECESSARY TO COMPLETE THE FOLLOWING:

\$ PRICE	INDIVIDUAL PROJECT DESCRIPTION	INITIAL TO ACCEPT
\$179,364.00	<b>LOUVERED ROOF - OVERALL SIZE: ~53'-8" x 36'-1"</b> <ul style="list-style-type: none"> <li>• Louvered Roofing System:</li> <li>• [5] Operable zones</li> <li>• Motorized Louvers</li> <li>• Structural Aluminum Frame on top of the existing steel structure</li> <li>• Color - Frame: BLACK   Gutters: BLACK   Louvers: BLACK</li> <li>• [1] Rain Sensor</li> <li>• [1] Wireless Control of Louvered Zones</li> <li>• [15] Accessory Beams</li> </ul> <b>NOTE: Construction drawings and engineering are included in the price</b>	
\$11,621.00	<b>ELECTRICAL PACKAGE:</b> <ul style="list-style-type: none"> <li>• Wiring and all electrical hookups</li> <li>• Installation of [36] LED lights</li> <li>• Installation up to [9] FAN BOXES</li> <li>• Electrical Plans</li> </ul>	
\$17,827.00	<b>MOTORIZED RETRACTABLE SCREENS PACKAGE:</b> <ul style="list-style-type: none"> <li>• [1] 10'-6" x 10'-3" Motorized Retractable Screen with Solar Mesh               <ul style="list-style-type: none"> <li>◦ Fabric type and color: TBD</li> <li>◦ Frame color: BLACK</li> </ul> </li> <li>• [1] 29'-8" x 10'-3" Motorized Retractable Screen with Solar Mesh               <ul style="list-style-type: none"> <li>◦ Fabric type and color: TBD</li> <li>◦ Frame color: BLACK</li> </ul> </li> <li>• [1] Handheld Remote</li> <li>• 5 YEARS WARRANTY</li> </ul>	
EXCLUDED	<b>STRUCTURAL PERMIT:</b> <ul style="list-style-type: none"> <li>• By Others</li> </ul>	

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



# TERMS & CONDITIONS

## TOTAL PROJECT PLAN AND ACCEPTANCE OF PROPOSAL | SCOPE OF WORK:

THIS PROPOSAL WILL BECOME A CONTRACT BETWEEN BOTH PARTIES WITH THE SIGNATURE OF BOTH PARTIES (EXECUTION - PAGE 6). WE PROPOSE TO FURNISH ALL MATERIAL AND LABOR NECESSARY, COMPLETE IN ACCORDANCE WITH THE ABOVE SPECIFICATIONS.

FOR THE TOTAL SUM OF: TWO HUNDRED EIGHT THOUSAND EIGHT HUNDRED TWELVE DOLLARS AND ZERO CENTS **\$208,812.00**

### IMPORTANT NOTES

- DELIVERY, INSTALLATION, AND PROJECT MANAGEMENT SERVICES ARE INCLUDED IN THE ABOVE PRICES. ALL PRODUCT DELIVERED MAY BE DIRECT TO SITE FOR A CONTINUOUS INSTALLATION. ANY SPECIAL PHASING OR DELIVERY LOCATION REQUEST WILL CHANGE FREIGHT AND INSTALLATION COSTS.
- CLEAR AND FREE ACCESS TO JOB SITE MUST BE PROVIDED BY THE OWNER.
- CONSTRUCTION DRAWINGS AND SITE-SPECIFIC STAMPED ENGINEERING IS INCLUDED IF REQUIRED.
- ALL NECESSARY BUILDING PERMITS ARE INCLUDED IF REQUIRED.
- PAYMENTS WILL BE MADE ACCORDING TO THE DRAW SCHEDULE.
- DISPOSAL OR RECYCLING OF ALL PACKAGING IS INCLUDED. SITE TO BE LEFT IN BROOM CLEAN CONDITION.

### EXCLUSIONS

- NOTE: ELECTRICAL SUPPLIES AND LABOR ARE NOT INCLUDED IN PRICING UNLESS SPECIFICALLY INCLUDED IN THE SCOPE OF WORK.
- ELECTRICAL POWER MUST BE PROVIDED BY THE OWNER. THIS TYPICALLY INCLUDES A JUNCTION BOX FOR STATTUS TO PLUG IN AND ANY NECESSARY SWITCHES FOR LIGHTING OR OTHER ACCESSORIES.
- PRICING DOES NOT INCLUDE UNION LABOR, OVERTIME OR HOLIDAY TIME.

### LOCAL CODES, REGULATION & PERMITS

STATTUS TECHNOLOGY INC. WILL COMPLY WITH ALL LOCAL LAWS, CODES, AND REGULATIONS APPLICABLE TO PRODUCTS AND SERVICES PROVIDED UNDER THIS PROPOSAL. STATTUS WILL PROVIDE COMPLETE PRODUCT INSTALLATION DOCUMENTATION AND ALL NECESSARY DETAILED DRAWINGS INCLUDING STRUCTURAL ENGINEERED STAMPED DRAWINGS REQUIRED FOR PERMITS. THIS IS TYPICALLY SUFFICIENT FOR PERMITTING, HOWEVER, IF THE BUILDING DEPARTMENT OR GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THE STATTUS PORTION OF THE PROJECT REQUIRES "PROJECT SPECIFIC" STRUCTURAL ENGINEERED CALCULATIONS, ADDITIONAL CHARGES MAY APPLY.

**PAYMENT TERMS** - THE DRAW SCHEDULE IS SEPARATED BASED ON EACH INDIVIDUAL PROJECT CATEGORY; PAYMENTS MAY NOT NECESSARILY BE IN ORDER. ALL PAYMENTS ARE NON-REFUNDABLE UNLESS AGREED TO THROUGH A CHANGE ORDER. SEE TERMS AND AGREEMENT FOR FURTHER DETAILS.

%	PAYMENT TERMS - DRAW SCHEDULE	\$ TOTAL
10%	DEPOSIT AT SIGNING OF AGREEMENT	\$20,881.20
50%	PAYMENT UPON COMPLETION OF ENGINEERING	\$104,406.00
20%	PAYMENT UPON COMPLETION OF POWDER COATING	\$41,762.40
15%	PAYMENT UPON SUBSTANTIAL COMPLETION OF INSTALLATION NOT INCLUDING FINAL ELECTRICAL HOOKUPS.	\$31,321.80
5%	STANDARD RETAINER PAID UPON COMPLETION OF ANY REMAINING PUNCH LIST ITEMS. [CUSTOMER SIGN OFF]	\$10,440.60

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

# Bartlett Economic Development Commission Meeting Minutes

**July 14, 2025**

## **1. CALL TO ORDER**

The Bartlett Economic Development Commission meeting was called to order at 1:00 PM on the afternoon of July 14, 2025.

## **2. ROLL CALL**

The following members were present: Jerry Kubaszko, Kirsten Erickson, Bruce Suffern, Nanette Gudenkauf, Robert Gorski, and Mike Densford. Robert Perri was absent. Commissioner Lewenski arrived during the meeting.

## **3. APPROVAL OF PRIOR MEETING MINUTES**

The first agenda item was the approval of the previous meeting minutes from June 9, 2025. A motion to approve was made by Mike Densford and seconded by Bruce Suffern. All were in favor, with Robert Gorski abstaining, and the motion carried.

## **4. PUBLIC COMMENT**

No public comments were made, so the meeting moved to the next agenda item: a BEDA grant request from More Brewing.

## **5. MORE BREWING BEDA GRANT REQUEST**

Tony provided background on MORE Brewing's prior engagement with the EDC in late 2022, when they received a BEDA grant for their initial \$4 million investment, including construction and soft costs.

The current application is for a louvered roofing system with advanced outdoor technology to enhance their rooftop beer garden. The proposed system includes motorized louvers to improve weather resistance, addressing challenges from snow, ice, heat, and rain.

The project is expected to increase seating capacity and revenue, particularly for private events like weddings. The total project cost is approximately \$209,000, with additional costs bringing the estimate to \$250,000.

MORE Brewing requested a \$50,000 grant, which is less than a quarter of the total cost. This is the second BEDA application for the fiscal year starting May 1, with \$28,000 already allocated and ample funding still available.

Ross Davis, representing MORE Brewing, elaborated on the project. The louvered system will make the rooftop usable year-round, mitigating weather-related disruptions that reduce guest satisfaction and increase labor costs. The system maintains the open-air feel pitched originally, with retractable louvers and sidewalls made of aluminum and screens for shade and heating efficiency.

The system features a weather-sensing mechanism and a gutter system to prevent leaks, built by a reputable company experienced in extreme weather conditions. Installation is straightforward, with offsite construction and quick assembly, allowing advertising for events as early as December.

The project is expected to conservatively increase annual revenue by 10-12%, adding at least \$200,000 to their \$2 million annual revenue, with capacity for 125-150 people on the rooftop and 95 on the first floor.

Commissioner Suffern raised a concern about other restaurants facing similar patio dining challenges, citing JC's and Atlas Chicken as examples. He suggested the village proactively inform the restaurant community about the BEDA grant program to encourage similar improvements.

Tony confirmed that the village promotes the program through email blasts and social media, though not specifically targeting patio enclosures. The commission discussed the importance of raising awareness, with Davis noting that supporting such projects benefits the entire town by increasing revenue.

A motion to recommend the approval of the \$50,000 BEDA grant for MORE Brewing was made, seconded, and unanimously approved by commissioners Kubaszko, Suffern, Lewensky, Gorski, Densford, Gudenkauf, and Erickson. The recommendation will be forwarded to the village board for review and a final vote.



# Agenda Item Executive Summary

AGENDA ITEM: Community and Economic Affairs BOARD OR COMMITTEE: Board

## BUDGET IMPACT

Amount	N/A	Budgeted
Fund:	Corresponding Activity Measure:	

## EXECUTIVE SUMMARY

In support of President Gunsteen’s initiative to enhance economic development and community engagement, the Board explored the idea of commission consolidation at the September Committee of the Whole meeting. Following thoughtful feedback, the Bike and Run Commission will continue as a standalone entity.

At the same time, there is strong alignment—through the upcoming strategic plan and commissioner input—around the creation of a new committee. This group will provide fresh opportunities to engage the community, support staff initiatives, and advance shared goals. Expanded participation and refined objectives will help ensure its success. The proposed format is outlined below.

## OBJECTIVES/FORMAT

Key Details of the New Commission:

- Membership: 12 members, appointed by the Village President with the advice and consent of the Board of Trustees.
- Terms: Initial appointments will be staggered (3-year, 2-year, and 1-year terms).
- Designated Members: All seats must be held by residents, and one seat by the current Village Trustee who chairs the standing Community and Economic Affairs Committee. That Trustee will also serve as Chairperson of the Commission.
- Purpose: The Commission will meet monthly and serve in an advisory capacity to the Village President and Board of Trustees.

It will:

- Review and recommend special events and economic development strategies.
- Plan, coordinate, and promote initiatives to foster community pride and participation.
- Provide community-related data to support sound economic development programs, including business attraction, expansion, and retention.

## GOING FORWARD

This commission will meet monthly in an advisory role to the Village President and Board, focusing on special events and economic development strategies. It will help plan and promote initiatives that build community pride and provide data to support business attraction, retention, and growth in Bartlett.

## ATTACHMENTS (PLEASE LIST)

Memo

Ordinance

### RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal: Enhance communication to stakeholders via an education campaign to increase residents’ awareness of village services, activities, funding. Enhance Community Events. Work to improve the retail business profile in the Village

Short Term (1-3 Years): Routine  Complex

Long Term (3-5 Years): Routine  Complex

## ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance

Motion : I move to approve ordinance 2025-\_\_\_\_ An ordinance amending the Bartlett Municipal Code Regarding The Community and Economic Affairs Commission

# Memorandum

**To:** Village President and Board of Trustees  
**From:** Scott Skrycki, Assistant Village Administrator  
**Date:** October 13<sup>th</sup>, 2025  
**Re:** Community and Economic Affairs Committee

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## **NEW COMMITTEE: COMMUNITY AND ECONOMIC AFFAIRS**

One of President Gunsteen's key initiatives was to expand and shine a spotlight on our mission to strengthen economic development and community engagement. This topic was discussed during the Committee of the Whole meeting in September. At that time, the Board provided guidance to seek comprehensive feedback from the Bike and Run Commission to determine whether combining commissions would be a viable option.

Ultimately, the feedback received supported the continued operation of the Bike and Run Commission as a standalone entity.

However, in alignment with goals of strategic plan and based on insights gathered through interviews with various commissioners, the creation of a new committee remains an appropriate and strategic step forward. This new committee will serve as an important vehicle to support the strategic plan, staff initiatives, and broaden community interests.

This will be achieved by expanding participation and restructuring certain objectives to better reflect current and future priorities. The proposed new format is outlined below.

## **OBJECTIVES/FORMAT**

Key Details of the New Commission:

- Membership: 12 members, appointed by the Village President with the advice and consent of the Board of Trustees.
- Terms: Initial appointments will be staggered (3-year, 2-year, and 1-year terms).
- Designated Members: All seats must be held by residents, and one seat by the current Village Trustee who chairs the standing Community and Economic Affairs Committee. That Trustee will also serve as Chairperson of the Commission.
- Purpose: The Commission will meet monthly and serve in an advisory capacity to the Village President and Board of Trustees.

It will:

- Review and recommend special events and economic development strategies.
- Plan, coordinate, and promote initiatives to foster community pride and participation.
- Provide community-related data to support sound economic development programs, including business attraction, expansion, and retention.

## **GOING FORWARD**

This commission will meet monthly and serve in an advisory capacity to the Village President and Board of Trustees for consideration of special events and economic development plans and strategies. The commission will plan, coordinate and promote events and initiatives to foster community involvement, pride and participation and provide community related data to be used for sound economic development programs to attract new businesses for expansion or location in Bartlett as well as the retention of existing businesses.

ORDINANCE 2025 - \_\_\_\_\_

**AN ORDINANCE AMENDING THE BARTLETT MUNICIPAL CODE REGARDING THE  
COMMUNITY AND ECONOMIC AFFAIRS COMMISSION**

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**WHEREAS**, the Village of Bartlett ("**Village**") is an Illinois home rule municipal corporation organized and operating pursuant to Article VII of the Illinois Constitution of 1970, and has the authority to exercise any power and perform any function pertaining to its government and affairs except as limited by Article VII, Section 6 of the Illinois Constitution of 1970; and

**WHEREAS**, the corporate authorities of the Village are aware of the need for the promotion and encouragement of economic growth within the Village; and

**WHEREAS**, the corporate authorities of the Village recognize the responsibility of providing leadership and creating an environment which will be conducive to encouraging economic growth; and

**WHEREAS**, under Resolution No. 80-6-R and Resolution No. 99-136-R, the Village created the Bartlett Economic Development Commission as an advisory board to make findings and recommendations to the Village corporate authorities regarding structuring sound economic development programs; and

**WHEREAS**, the corporate authorities of the Village now desire to eliminate the existing Economic Development Commission and create a new Community and Economic Affairs Commission, as set forth in this Ordinance; and

**WHEREAS**, the corporate authorities of the Village find that amending the Village Code, as provided in this Ordinance, is in the best interests of the health, safety, and welfare of the Village and its residents.

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

**SECTION ONE. Recitals.** The recitals set forth above are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

**SECTION TWO REPEAL OF PRIOR RESOLUTIONS.** Resolution No. 80-6-9, a Resolution Establishing the Village of Bartlett Economic Development Commission, and Resolution No. 99-136-9, An Amendment to the Resolution Establishing the Village of Bartlett Economic Development Commission, are hereby repealed in their entirety. Furthermore, all prior Ordinances and Resolutions in conflict or inconsistent herewith are expressly repealed only to the extent of such conflict or inconsistency.

**SECTION THREE. Amendment to Title 2 of the Village Code.** That Title 2, "Boards and Commissions," of the Village of Bartlett Municipal Code is hereby amended by adding a new Chapter 7 as follows:

**CHAPTER 7: COMMUNITY AND ECONOMIC AFFAIRS COMMISSION**

**2-7-1: COMMISSION CREATION AND PURPOSE:**

There is hereby created a Community and Economic Affairs Commission ("Commission"), which shall be a standing advisory commission to the corporate authorities of the Village for the purpose of planning, coordinating, and promoting events and initiatives that foster community involvement, pride, and participation, and which provide the Village's corporate authorities with community-related data to be used in the preparation and presentation of sound economic development programs to attract new business prospects considering expansion or location in the Bartlett area, as well as the retention of existing businesses.

**2-7-2: APPOINTMENT, MEMBERSHIP, TERMS AND CHAIRPERSON:**

A. The Community and Economic Affairs Commission shall consist of twelve (12) members. Any appointments made by the Village President to the Community and Economic Affairs Commission shall be made with the advice and consent of the Board of Trustees. The members of the Commission shall be appointed for the following terms:

1. One (1) member shall always be the current Village Trustee who serves as Chair of the Board of Trustee's standing Community and Economic Affairs Committee.

2. Five (5) members shall be citizens who reside within the Village, and who are appointed at-large by the Village President with the advice and consent of the Board of Trustees to serve an initial term of three (3) years, or until their respective successor(s) are appointed and qualified.

3. Four (4) members shall be citizens who reside within the Village, and who are appointed at-large by the Village President with the advice and consent of the Board of Trustees to serve an initial term of two (2) years, or until their respective successor(s) are appointed and qualified.

4. Two (2) members shall be citizens who reside within the Village, and who are appointed at-large by the Village President with the advice and consent of the Board of Trustees to serve an initial term of one (1) year, or until their respective successor(s) are appointed and qualified.

B. The successor of each at-large member must reside within the Village and will be appointed for a three (3) year term.

C. The Community and Economic Affairs Commission shall have a chairperson. The Village Trustee appointed to the Community and Economic Affairs Commission shall automatically serve as the chairperson of the Commission.

**2-7-3: MEETINGS AND QUORUM:**

A. The Community and Economic Affairs Commission shall hold regular monthly meetings. The dates and times of such regular monthly meetings shall be determined by the Community and Economic Affairs Commission. Special meetings of the Community and Economic Affairs Commission shall be held at the call of the chairperson or any six (6) committee members.

B. A quorum shall consist of seven (7) members of the Community and Economic Affairs Commission, and any formal recommendations made to the Village Board shall require the affirmative vote of a majority of the quorum present at a regular or special meeting of the Community and Economic Affairs Commission.

**2-7-4: SUCCESSIVE TERMS, REMOVAL, AND VACANCY:**

A. An appointed member of the Community and Economic Affairs Commission may be reappointed to serve subsequent terms.

B. In the event a member misses more than four (4) consecutive Community and Economic Affairs Commission meetings, or six (6) meetings in a calendar year, the Community and Economic Affairs Commission may vote to recommend to the Village President that the member be removed from the Community and Economic Affairs Commission. Upon receiving the recommendation to remove a member from the Community and Economic Affairs Commission, the Village President shall have the sole discretion to declare a vacancy and remove a Commission member.

C. Any vacancy on the Community and Economic Affairs Commission shall be filed in the same manner as original appointments.

**2-7-5: POWERS, DUTIES, AND LIMITATIONS:**

A. The Community and Economic Affairs Commission shall have the following powers and duties:

1. Serve in an advisory capacity to the Village President and Village Board of Trustees for its consideration of special events and economic development plans and strategies.

2. Serve in an advisory capacity to the Village President and Village Board of Trustees for the further review and study of such issues and matters referred to it by the Village corporate authorities.

3. Work with Village staff to create an annual report to the Village Board regarding the Commission's recommendations regarding special events and economic development strategies.

4. Complete any other tasks as assigned by the Village corporate authorities.

B. In no event shall the Community and Economic Affairs Commission be authorized to expend Village funds or incur obligations on behalf of the Village. However, nothing in this subsection shall be construed to prevent the Community and Economic Affairs Commission from engaging volunteers.

**SECTION FOUR. Dissolution.** The Board of Trustees of the Village of Bartlett hereby dissolves the Bartlett Economic Development Commission.

**SECTION FIVE. Severability.** The various provisions of this Ordinance are to be considered as severable, and if any Court of competent jurisdiction shall hold any part or portion of this Ordinance invalid, such decision shall not affect the validity of the remaining provisions of this Ordinance.

**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: \_\_\_\_\_, 2025

APPROVED: \_\_\_\_\_, 2025

\_\_\_\_\_  
Daniel H. Gunsteen , 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 Ordinance 2025- \_\_\_\_\_ enacted on October 21, 2025, and approved on October 21, 2025, as the same appears from the official records of the Village of Bartlett.

---

Lorna Gilles, Village Clerk



# Agenda Item Executive Summary

**AGENDA ITEM:** Bartlett Area Chamber of Commerce Road Closure **BOARD OR COMMITTEE:** Board

## BUDGET IMPACT

Amount	\$	Budgeted	\$
Fund:		Corresponding Activity Measure:	

## EXECUTIVE SUMMARY

The Bartlett Area Chamber of Commerce is requesting a permit to allow for the closure of W. Bartlett Ave. from Oak Ave. to Tatge Ave. between the hours of 8:00a.m. and 5:00p.m. on Saturday, November 1<sup>st</sup> for a car show event downtown. The event hours will be limited to 9:00a.m. to 4:00p.m.

Attached, you will find a map of the road closure as well as the lot to the north which will be used for additional parking of car show participants. This request can be passed pending appropriate insurance is submitted and is reviewed/approved by the village attorney.

## ATTACHMENTS (PLEASE LIST)

Staff memo dated 10/9/2025  
map

## RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal: Enhance Community Events

Short Term (1-3 Years): Routine  Complex

Long Term (3-5 Years): Routine  Complex

## ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion

**MOTION:** I move to approve the road closure request for the Bartlett Area Chamber of Commerce car show event, for Saturday, November 1, 2025 from 8:00 a.m. to 5:00 p.m. on W. Bartlett Ave. from Oak Ave. to Tatge Ave. and a portion of S. Eastern Ave. south of Oneida with November 2, 2025 as a rain date.

Staff: Samuel Hughes  
Assistant to the Village Administrator      Date: 10/9/2025

# Memorandum

**To:** Scott Skrycki, Assistant Village Administrator  
**From:** Samuel Hughes, Assistant to the Village Administrator  
**Date:** 10/9/2025  
**Re:** Bartlett Area Chamber of Commerce Road Closure Request

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The Bartlett Area Chamber of Commerce is requesting a permit to allow for the closure of W. Bartlett Ave. from Oak Ave. to Tatge Ave., along with a small portion of S. Eastern Ave. south of Oneida, between the hours of 8:00a.m. and 5:00p.m. on Saturday, November 1<sup>st</sup> (November 2<sup>nd</sup> rain date) for a car show event downtown. The event hours will be limited to 9:00a.m. to 4:00p.m.

Attached, you will find a map of the road closure as well as the lot to the north which will be used for additional parking of car show participants. This request can be passed pending appropriate insurance is submitted and is reviewed/approved by the village attorney.

## Motion

I move to approve the road closure request for the Bartlett Area Chamber of Commerce car show event, for Saturday, November 1, 2025, from 8:00 a.m. to 5:00 p.m. on W. Bartlett Ave. from Oak Ave. to Tatge Ave. and a portion of S. Eastern Ave. south of Oneida with November 2, 2025, as a rain date.



Created by Bartlett GIS,  
October 2025

# Car Show Parking

## Saturday, November 1, 2025



0 130 260 US Feet



# Agenda Item Executive Summary

**AGENDA ITEM:** A Resolution Approving the Intergovernmental Agreement between the Village of Bartlett and School District U-46 for reciprocal reporting

**BOARD OR COMMITTEE:** Board

## BUDGET IMPACT

<b>Amount</b>	N/A	<b>Budgeted</b>	N/A
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<b>Fund:</b> N/A	<b>Corresponding Activity Measure:</b> Maintain collaborative practices with other taxing districts
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## EXECUTIVE SUMMARY

The Reciprocal Reporting Memorandum of Understanding between the Village of Bartlett and School District U-46 establishes a cooperative system for sharing information between law enforcement and school officials to enhance safety and protect students and staff. The agreement outlines how police will notify the district of student arrests, detentions, or investigations involving serious offenses such as weapons, drugs, violence, or gang activity, while the district will report threats or incidents on school grounds to police. Both parties agree to maintain confidentiality, use shared information only for safety and educational purposes and comply with all applicable state and federal laws. The MOU takes effect in 2025 and automatically renews annually unless terminated with notice.

## ATTACHMENTS (PLEASE LIST)

Memorandum 25-93

Resolution

Exhibit A - The Reciprocal Reporting Intergovernmental Agreement between the Village of Bartlett and School District U-46

### RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal: Maintain positive relationships with all taxing bodies.

Short Term (1-3 Years): Routine  Complex

Long Term (3-5 Years): Routine  Complex

### ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion

**MOTION:** I move to approve Resolution 2025-\_\_\_\_\_, a Resolution Approving the School Resource Officer Agreement between the Village of Bartlett and School District U-46

Staff: Ryan Conway, Chief of Police

Date: October 21, 2025

**POLICE DEPARTMENT MEMORANDUM  
25-93**

**DATE:** October 21, 2025

**TO:** Paula Schumacher, Village Administrator

**FROM:** Ryan Conway, Chief of Police

**RE:** Reciprocal Reporting Intergovernmental Agreement between the Village of Bartlett and School District U-46

The Village of Bartlett Police Department and School District U-46 have drafted a Reciprocal Reporting Memorandum of Understanding (MOU) to strengthen cooperation, communication, and information sharing between the two parties. This agreement is authorized under Illinois law and establishes clear protocols for the exchange of juvenile law enforcement records and student information when necessary to protect school and community safety. Under the MOU, the Police Department will provide timely updates to designated school officials regarding incidents involving students, including arrests, detentions, and investigations of serious offenses such as weapons violations, drug offenses, violent crimes, gang activity, and other threats to safety. In turn, the School District will notify law enforcement of incidents involving weapons, drugs, threats, battery against staff, abuse or neglect, gang activity, and other criminal matters that may impact the safety of schools or the community. Both parties agree to maintain confidentiality, limit the use of shared information to legitimate safety and educational purposes, and ensure compliance with state and federal law. The MOU will take effect upon approval and remain active for one year, with automatic renewal for up to three years unless amended or terminated by either party with thirty days' notice. This agreement enhances the ability of law enforcement and District U-46 to work together in safeguarding students, staff, and the broader Bartlett community, and I recommend that the Village Board approve the Reciprocal Reporting MOU.

Village Attorney Kurt Asprooth reviewed this agreement. If approved, the services under this agreement shall commence upon approval.

**MOTION: I Move to Approve Resolution 2025 - \_\_\_\_\_, A Resolution Approving the Reciprocal Reporting Agreement between the Village of Bartlett and School District U-46**

**RESOLUTION 2025 - \_\_\_\_\_**

**A RESOLUTION APPROVING  
A RECIPROCAL REPORTING MEMORANDUM OF UNDERSTANDING WITH  
SCHOOL DISTRICT U-46**

---

**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:** **APPROVAL.** The Reciprocal Reporting Memorandum of Understanding between School District U-46 and the Village of Bartlett (the "Agreement"), a copy of which is appended hereto and expressly incorporated herein by this reference, is hereby approved.

**SECTION TWO:** **AUTHORIZATION** 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:

APPROVED:

\_\_\_\_\_  
Daniel H. Gunsteen, 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 2025 - \_\_\_\_\_ enacted on October 21, 2025, and approved on October 21, 2025, as the same appears from the official records of the Village of Bartlett.

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

**EXHIBIT A**

*Reciprocal Reporting MOU with U-46*

**RECIPROCAL REPORTING MEMORANDUM OF UNDERSTANDING  
BETWEEN SCHOOL DISTRICT U-46 and THE VILLAGE OF BARTLETT**

This Memorandum of Understanding ("MOU") entered into this \_\_\_ day of \_\_\_\_, by and between the Village of Bartlett, Illinois, a municipal corporation (the "Municipality") and the Board of Education of School District U-46 (the "District"). WHEREAS, this MOU is authorized by the Illinois Constitution of 1970 and the Intergovernmental Cooperation Act (5 ILCS 220/1 *et seq.*), providing for the execution of agreements and implementation of cooperative ventures between public agencies of the State of Illinois; and

WHEREAS, Section 10-20.14 of the School Code (105 ILCS 5/10-20.14) mandates and authorizes a reciprocal reporting system between the School District and local law enforcement agencies regarding criminal offenses committed by students; and

WHEREAS, the Family Educational Rights and Privacy Act (20 USC 1232g(b)) provides that confidential student record information may be disclosed without parental consent to state and local officials or authorities to whom such information is specifically allowed to be reported or disclosed pursuant to State statute if (1) the allowed reporting or disclosure concerns the juvenile justice system and such system's ability to effectively serve, prior to adjudication, the student whose records are released; and (2) the officials and authorities to whom such information is disclosed certify in writing to the educational agency or institution that the information will not be disclosed to any other party except as provided under State law without the prior written consent of the parent of the student; and

WHEREAS, the Illinois School Student Records Act (105 ILCS 10/6(a)(6.5)) provides that confidential student record information may be disclosed without parental consent to juvenile authorities when necessary for the discharge of their official duties who request information prior to the adjudication of the student and who certify in writing that the information will not be disclosed to any other party except as provided by law or order of court; and further defines juvenile authorities, which definition includes, but is not limited to, law enforcement officers judges, probation officers, prosecutors, and individuals authorized by court; and

WHEREAS, Section 10-20.14 of the Illinois School Code (105 ILCS 5/10-20.14(b)), authorizes a reciprocal reporting system between the school district and local law enforcement agencies regarding criminal offenses committed by students; and

WHEREAS, Sections 1-7(A)(8) and 5-905(h) of the Juvenile Court Act (705 ILCS 405/1-7(A)(8); 705 ILCS 405/5-905(1)(h)) govern juvenile law enforcement records; and

WHEREAS, the Parties have determined they must foster cooperation and improve the flow of appropriate information between the Municipality and the School District in order to provide a safe, healthy, and violence-free school environment; and

WHEREAS, the Municipality and School District recognize the need for educators and law enforcement to share information if there is an imminent threat of physical harm to students, school personnel, or others who are present in the school or on school grounds; and

WHEREAS, for the purpose of this MOU:

"Juvenile Law Enforcement Records" includes records or documents maintained by any law enforcement agency relating to a minor or a juvenile suspected of committing an offense (*i.e.*

arrest report, station adjustments, fingerprints, probation adjustments, notice to appear); however, does not include records identifying a juvenile as a victim, witness, or missing juvenile and any records created, maintained, or used for purposes of referral to programs relating to diversion as defined at 705 ILCS 405/5-105 (6).

Ref: 705 ILCS 405/1-3 (8.2)

"Minor" means a person under the age of 21 years subject to the Juvenile Court Act.  
Ref: 705 ILCS 405/1-3(10).

"Appropriate School Official" means the individual designee(s) at the School District and/or school building appointed to receive, report, and coordinate the law enforcement records or school information that is the subject of this MOU.

"Student Information" is information pertaining to student activity that poses an imminent threat of physical harm to students, school personnel, or others who are present in the school or on school Grounds.

NOW THEREFORE, the Parties hereby agree as follows:

The Municipality Agrees to:

1. Provide, maintain, and update as needed, a contact information list of Municipal Personnel responsible for the receipt, dissemination, and coordination of Juvenile Law Enforcement Records and Student Information with the District.
2. Provide a copy of the Reciprocal Reporting MOU to Juvenile Law Enforcement Officers, including School Resource Officers assigned to District Schools within the Municipality.
3. Except as provided in this MOU, provide oral information only (and not written law enforcement records) to appropriate school officials about a minor who is the subject of a current police investigation that is directly related to school safety.  
Ref: 705 ILCS 405/1-7(A)(8)(B); 705 ILCS 405/5-905 (1)(h)(B).
4. When necessary for the discharge of their official duties and a law enforcement officer believes that there is an imminent threat of physical harm to any person present on school grounds, the Municipality will disclose juvenile law enforcement records maintained by law enforcement agencies or records of municipal ordinance violations maintained by any State, local, or municipal agency that relate to a minor who has been investigated, arrested, or taken into custody before his or her 18th birthday, to the extent permitted by law.
  - a. Inspection and copying will be limited to juvenile law enforcement records transmitted to the appropriate school official or officials whom the school has determined to have a legitimate educational or safety interest by a local law enforcement agency concerning a minor enrolled in a school within the school district who has been arrested or taken into custody for any of the following offenses:
    - i. any violation of Article 24. "Deadly Weapons" [720 ILCS 5/24-1 et seq. or 720 ILCS 5/1-1 et seq.];

- ii. a violation of the Illinois Controlled Substances Act [720 ILCS 570/100 et seq.];
- iii. a violation of the Cannabis Control Act [720 ILCS 550/1 et seq.];
- iv. a forcible felony [720 ILCS 5/2-8];
- v. a violation of the Methamphetamine Control and Community Protection Act [720 ILCS 646/1 et seq.];
- vi. a violation of Section 1-2 of the Harassing and Obscene Communications Act;
- vii. a violation of the Hazing Act; or
- viii. a violation of Assault and Battery provisions of Article 12 [720 ILCS 5/12-1, 720 ILCS 5/12-2, 720 ILCS 5/12-3, 720 ILCS 5/12-3.05, 720 ILCS 5/12-3.1, 720 ILCS 5/12-3.2, 720 ILCS 5/12-3.4, 720 ILCS 5/12-3.5]; Reckless Conduct [720 ILCS 5/12-5]; Stalking offenses [720 ILCS 5/12-7.3, 720 ILCS 5/12-7.4, 720 ILCS 5/12-7.5]; Mob Action [720 ILCS 5/25-1], or Street gang Activity [720 ILCS 5/25-5]

Ref: 705 ILCS 405/1-7(A)(8) and 705 ILCS 405/5-905 (1)(h)(A)

5. Law enforcement will notify the principal of a minor's school if the minor enrolled therein is detained for proceedings under the Juvenile Court Act of 1987, or for any criminal offense, or for any violation of a municipal or county ordinance, by providing information as to the basis of the detention, the circumstances surrounding the events which led to the minor's detention, and status of the proceedings, and updates as appropriate to notify the principal of developments and the disposition of the matter.  
Ref: 105 ILCS 5/22-20
6. If law enforcement officers utilize body cameras, in accordance with the Law Enforcement Officer-Worn Body Camera Act (50 ILCS 701/10-1 et seq.), the Municipality will promptly provide the District with a copy of the Municipality's written policy regarding the use of body cameras.. The school resource officer agreement will address the implementation of the body camera policy with regard to the school resource officer(s) serving in District schools pursuant to that MOU.
7. The procedure for detaining or questioning a student on school grounds who is under 18 years of age and who is suspected of committing a criminal act will take place as provided by law, District Board policies, and any effective Intergovernmental or School Resource Officer Agreements between the Municipality and the District. Ref: 105 ILCS 5/22-88
8. Police officers, other than School Resource Officers, requesting access to students for non-school related matters will comply with the Student Interview process outlined by District Policy.
9. The Municipality's police department will notify the District Director of School Safety of the status of investigations of incidents occurring on District premises promptly and within no more than two (2) business days. Where there is an alleged incident involving sexual conduct or an offense resulting in physical injury occurring on District premises, the Municipality's police department will immediately notify the District Director of School

Safety of the status of the investigation and provide updates when the investigation is suspended and or completed.

10. Except where otherwise provided by law, the Municipality will maintain and make accessible for inspection, all evidence recovered by the District and turned over to law enforcement at least until both, the District and the Department, investigations are completed and whether or not the law enforcement's investigation results in an arrest.
11. The Municipality's police department may have access to school student records or information to the extent provided by law and allowed by District policies.  
Ref: Family Educational Rights and Privacy Act (FERPA) (20 U.S.C. §1232g and 34 C.F.R. §99.8), the Illinois School Student Records Act, 105 ILCS 10/1 et seq.;
12. The Municipality's police department will only utilize information contained within student records for purposes permitted by law. The Department will not redisclose information contained within student records, except as provided by law.
13. The Municipality will not disclose the identity of any minor in releasing information to the general public as to the arrest, investigation or disposition of any case involving a minor as provided by the Juvenile Court Act, (705 ILCS 405/1-7 (E)), except concerning minors charged with offenses listed in 705 ILCS 405/5-130(1)(a).

The School District Agrees to:

1. Provide, maintain, and update as needed, a contact information list of Appropriate School Officials responsible for the receipt, dissemination, and coordination of Law Enforcement Records and Student Information.
2. Provide a copy of the Reciprocal Reporting MOU to Appropriate School Officials responsible for the receipt, dissemination, and coordination of Law Enforcement Records and Student Information.
3. Maintain the confidentiality of all records and communications shared by the Municipality pursuant to state and federal law. Each school principal shall keep all records shared by the Municipality in a secure location that is inaccessible to School District personnel, except on a need-to-know basis. The building principal shall determine which School District personnel meet the "need-to-know" definition, whom shall generally include: the student's teacher(s), Central Office administrators, building administrators (in the building the student attends), and the student's IEP and/or Section 504 team members (if applicable).
4. Keep the information derived through police oral and or written reports, as set forth within this MOU, separately from the student's official school record. The information derived through police oral and or written reports shall not become a part of the student's official school record or public record and shall be used solely by the appropriate school official or officials whom the school has determined to have a legitimate educational or safety

interest to aid in the proper rehabilitation of the student and to protect the safety of students and employees in the school.

Ref: 705 ILCS 405/1-7(A)(8)(A);705 ILCS 405/5-905 (1)(h)(B)

5. Make referrals to law enforcement, verbally or in writing, as outlined in the District Student Code of Conduct where the behavior offense committed by a student is reportable to police as required by law, the incident caused harm to another person, and/or due to a concern for the safety and welfare of students, staff, and other persons on District premises.
6. Notify the Municipality's police department when the safety and welfare of students and teachers are threatened by:
  - a. illegal use or possession of drugs (within 48 hours) and alcohol
  - b. illegal use or possession of weapons
  - c. bludgeon, knife/blade, explosives, stun gun, or any other dangerous or deadly weapon or instrument of like character
  - d. possession of a firearm (immediately)
  - e. illegal gang activity
  - f. intimidation (as defined by 720 ILCS 5/12-6)
  - g. all incidents of battery committed against staff (immediately)
  - h. abuse, neglect, lock-out and runaway situations
  - i. vandalism
  - j. other activities involving student which threaten the safety of students of community members on or off campus
  - k. any state or federal crime occurring on school property or at a school event which might reasonably carry over into the community

REF: 105 ILCS 5/10-21.4a; 105 ILCS 5/10-27.1B; 105 ILCS 5/10-27.1A; 105 ILCS 5/34-84a.1, (municipal ordinances)

7. Where an inspection or search, conducted in accordance with Section 10-22.6 (e) of the Illinois School Code, produces evidence that a student has violated or is violating either the law, local ordinance, or the school's policies or rules, such evidence may be seized by school authorities and turned over to law enforcement authorities.

Ref: 105 ILCS 5/10-22.6 (P.A. 89-610, effective August 6, 1996)

The Parties Agree:

1. Any and all information received by any Party as a result of this MOU shall be kept confidential by the Parties in accordance with any and all applicable laws, and shall not be disclosed to another party except as provided by law.
2. This MOU shall become effective on \_\_\_\_\_, 2025 or from the date of execution of this MOU, whichever is later, and continue for one year, and shall automatically renew from year to year thereafter for a period not to exceed three (3) years unless terminated earlier by either party.

3. Any terms or conditions of this MOU may be deleted or altered only by written amendment to this MOU, duly executed by the Municipality and the District.
4. A Party may terminate their involvement in this MOU by providing thirty (30) days prior written notice to the other Party.
5. If any provision of this MOU shall be held or deemed to be, or shall in fact be inoperative in any particular case or in all cases for any reason, this shall not render the provision in question inoperative in any other case or circumstances, or render any other provisions herein contained invalid or inoperative to any extent whatever. The invalidity of any one or more phrases, sentences, clauses or sections contained in the MOU shall not affect the remaining portions of the MOU or any part thereof.
6. Any notices pursuant to this MOU shall be sent from the School District to:  
 Village of Bartlett  
 Attn: Ryan Conway, Chief of Police  
 228 S. Main Street, Bartlett, Illinois 60103
7. Any notices pursuant to this MOU shall be sent from the Municipality to:  
 U-46 School District  
 Attention: Richard Bosh, District Director of School Safety  
 355 E. Chicago St, Elgin, IL 60120

IN WITNESS THEREOF, the undersigned has entered into this MOU.

**VILLAGE OF BARTLETT**

**U-46 SCHOOL DISTRICT:**

\_\_\_\_\_  
 Village President

\_\_\_\_\_  
 School Board President

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Date

**ATTEST:**

\_\_\_\_\_  
 Municipality Clerk

\_\_\_\_\_  
 School Board Secretary

\_\_\_\_\_  
 Signature:

\_\_\_\_\_  
 Signature

\_\_\_\_\_  
 Date

\_\_\_\_\_  
 Date



# Agenda Item Executive Summary

AGENDA ITEM: Authorization to purchase a new vehicle for task force officers

BOARD OR COMMITTEE: Board

### BUDGET IMPACT

Amount \$ 31,190.70 Budgeted \$ N/A

Fund: 1700-570105 Corresponding Activity Measure: Police Equitable Sharing

### EXECUTIVE SUMMARY

The Police Department would like to purchase a new 2026 Nissan Rogue vehicle to be used for covert operations and surveillance measures. This vehicle will be utilized by task force officers working in an undercover capacity in narcotics and monitoring federal wiretaps. This vehicle will allow the task force officer not to be readily identified during long operational periods. This vehicle is available on the lot at McGrath Nissan in Elgin and would be purchased immediately.

### ATTACHMENTS (PLEASE LIST)

Memorandum 25-94  
Nissan Rogue build sheet and estimate.

### RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal: Continue safety practices surrounding community events.

Short Term (1-3 Years): Routine  Complex

Long Term (3-5 Years): Routine  Complex

### ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion

**MOTION:** I move to purchase a new 2026 Nissan Rogue vehicle from McGrath Nissan of Elgin.

Staff: Ryan Conway, Chief of Police  
Greg Milos, Support Services Sergeant

Date: October 21, 2025

**POLICE DEPARTMENT MEMORANDUM**  
**25-94**

**DATE:**           **October 21, 2025**

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

**FROM:**          **Greg Milos, Sergeant**

**RE:**             **Purchase of a new vehicle for task force officers.**

The Police Department would like to purchase a new 2026 Nissan Rogue vehicle to be used for covert operations and surveillance measures. This vehicle will be utilized by task force officers assigned to outside agencies for the purposes of mobile and aerial surveillance, transportation interdictions, working in an undercover capacity in narcotics, and monitoring federal wiretaps. This vehicle will allow the task force officer not to be readily identified during long operational periods. This vehicle is available on the lot at McGrath Nissan in Elgin and would be purchased immediately.

**MOTION: I move to purchase a new 2026 Nissan Rogue vehicle from McGrath Nissan of Elgin.**





# 2026 NISSAN ROGUE SV AWD



Scan QR code for general model information & options

## ADVENTURE READY

Standard Equipment Included at No Extra Charge

### MECHANICAL & PERFORMANCE

1.5L DOHC 12-Valve Turbocharged Engine  
201 hp, 225 lb-ft torque  
XTRONIC CVT®  
Front and Rear Disc Brakes  
Intelligent All-wheel Drive System  
Drive Mode Dial with Terrain Modes

### SAFETY & SECURITY

Nissan Advanced Air Bag System  
Lower Anchors and Tethers for Children (LATCH)  
Brake Assist  
RearView Monitor  
Automatic Emergency Braking with Pedestrian Detection  
Blind Spot Warning  
Rear Cross Traffic Alert  
Lane Departure Warning  
Intelligent Lane Intervention  
High Beam Assist  
Blind Spot Intervention®  
Intelligent Forward Collision Warning

### COMFORT & CONVENIENCE

Dual-zone Automatic Temperature Control  
Remote Engine Start System with Intelligent Climate Control\*\*\*  
TailorFit™ Leatherette-wrapped Steering Wheel  
Power Liftgate  
Rear Door Alert  
ProPILOT Assist  
Steering Assist  
Intelligent Cruise Control with Full Speed Range and Hold  
ProPILOT Emergency Stop with e-call  
Voice Recognition

### AUDIO & INFOTAINMENT

NissanConnect®  
NissanConnect® Services powered by SiriusXM®+  
Apple CarPlay®+  
Android Auto™+  
SiriusXM®+  
8" Color Touch-screen Display  
Wi-Fi Hotspot+

### EXTERIOR

18" Alloy Wheels  
Temporary Spare Tire  
Intelligent Auto Headlights  
LED Low and High Beam Headlights  
LED Daytime Running Lights  
LED Tail Lamps  
Dual Power Heated Outside Mirrors

+See your Dealer for terms, conditions and limitations  
\*\*Optional Equipment Replaces Standard Where Applicable  
\*\*\*Federal/State/Local laws may apply. Review before using.

Manufacturer's Suggested Retail Base Price: \$31,190.00

Options Included by Manufacturer  
Chrome Rear Bumper Protector 190.00  
Floor Mats, 1-piece Cargo Area Protector, Seatback Protector, and First Aid Kit 465.00  
Splash Guards (Set of 4-Black) 260.00

DESTINATION CHARGES 1,495.00

Total \$33,600.00

## EPA DOT Fuel Economy and Environment Gasoline Vehicle

**Fuel Economy** small SUV's range from 14 to 125 MPG. The best vehicle rates 146 MPG.

**31** MPG combined city/hwy  
**28** MPG city  
**35** MPG highway

**3.2** gallons per 100 miles

**You Save \$500** in fuel costs over 5 years compared to the average new vehicle

**Annual fuel cost \$1,600**

**Fuel Economy & Greenhouse Gas Rating** (lower is better) **6** 1 10

**Smog Rating** (lower is better) **5** 1 10

The vehicle emits 291 grams CO<sub>2</sub> per mile. The best emits 0 grams per mile (tailpipe only). Producing and distributing fuel also create emissions. Learn more at fueleconomy.gov

**fueleconomy.gov**  
Calculate personalized estimates and compare vehicles.

**Smartphone QR Code**

### GOVERNMENT 5-STAR SAFETY RATINGS

**Overall Vehicle Score Not Rated**  
Based on the combined ratings of frontal, side and rollover. Should ONLY be compared to other vehicles of similar size and weight.

<b>Frontal Crash</b>	<b>Driver Passenger</b>	<b>Not Rated</b>
<small>Based on the risk of injury in a frontal impact. Should ONLY be compared to other vehicles of similar size and weight.</small>		
<b>Side Crash</b>	<b>Front seat</b>	<b>Not Rated</b>
	<b>Rear seat</b>	<b>Not Rated</b>
<small>Based on the risk of injury in a side impact.</small>		
<b>Rollover</b>	<b>Not Rated</b>	
<small>Based on the risk of rollover in a single-vehicle crash.</small>		

Star ratings range from 1 to 5 stars (\*\*\*\*\*), with 5 being the highest. Source: National Highway Traffic Safety Administration (NHTSA) [www.safercar.gov](http://www.safercar.gov) or 1-888-327-4236

### PARTS CONTENT INFORMATION FOR VEHICLES IN THIS CARLINE:

**U.S./CANADIAN PARTS CONTENT: 25%**  
**MAJOR SOURCES OF FOREIGN PARTS CONTENT: JAPAN: 40%**

NOTE: PARTS CONTENT DOES NOT INCLUDE FINAL ASSEMBLY, DISTRIBUTION, OR OTHER NON-PARTS COSTS.

**FOR THIS VEHICLE:**  
FINAL ASSEMBLY POINT: SMYRNA, TN, USA  
COUNTRY OF ORIGIN: ENGINE: JAPAN  
TRANSMISSION: MEXICO

This Vehicle qualifies for Nissan's **Security+Plus Extended Protection Plan**

The only service agreement backed by Nissan Extended Services North America! Ask your dealer for details, or call 1-800-NISSAN-1 for more information

Dealer: MCGRATH NISSAN, INC  
2635 AUTOMALL DR  
ELGIN, IL 60124

VIN: 5N1BT3BB3TC690194  
MDL: 22216-690194 KBY-G  
OPT: 8-895C03L92692

EXT: BOULDER GRAY PE  
INT: CHARCOAL  
EMS: 50 STATE EMISSIONS

Transport Method: TRUCK

\*Does not include dealer installed options and accessories, local taxes or license fees. This label has been applied pursuant to federal law. Do not remove prior to delivery to the ultimate purchaser

\*\*Not actual Monroney Label. Provided for informational purposes only. Vehicle features, pricing and other information subject to change, may vary from actual vehicle content and/or Monroney label description. While Nissan makes reasonable efforts to ensure accuracy of information, Nissan is not responsible for changes, errors or omissions. See actual vehicle and/or verify information in question with your Nissan dealer.



# Agenda Item Executive Summary

AGENDA ITEM: Acceptance of Public Improvements for True North, 2345 West Bartlett Road

BOARD OR COMMITTEE: Board

## BUDGET IMPACT

Amount \$ NA Budgeted \$ NA

Fund: NA Corresponding Activity Measure: NA

## EXECUTIVE SUMMARY

Attached is an ordinance to accept the public improvements for True North, at 2345 West Bartlett Road. The developer, *TrueNorth Energy, LLC*, has submitted all required final documents to the Village. A set of Record Drawings has been received and is on file.

Because the water main has been operational and functioning successfully for more than 12 months, Village staff recommends waiving the maintenance period.

## ATTACHMENTS (PLEASE LIST)

Memo, PW Letter, Ordinance

## RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal: N/A

Short Term (1-3 Years): Routine  Complex

Long Term (3-5 Years): Routine  Complex

## ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion

**MOTION: I MOVE TO APPROVE ORDINANCE 2025 \_\_\_\_\_, ACCEPTING THE PUBLIC IMPROVEMENTS FOR TRUE NORTH AT 2345 WEST BARTLETT ROAD**

Staff: Nick Talarico, Village Engineer

Date: October 21, 2025

# MEMORANDUM

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To: Paula Schumacher, Village Administrator  
From: Nick Talarico, Village Engineer *NT*  
Subject: Acceptance of Public Improvements for True North,  
2345 West Bartlett Road  
Date: October 21, 2025

---

Attached is an ordinance to accept the public improvements for True North, at 2345 West Bartlett Road. The developer, *TrueNorth Energy, LLC*, has submitted all required final documents to the Village. A set of Record Drawings has been received and is on file.

Because the water main has been operational and functioning successfully for more than 12 months, Village staff recommends waiving the maintenance period.

Please place this ordinance on the next available agenda.

**MOTION: I MOVE TO APPROVE ORDINANCE \_\_\_\_\_ ACCEPTING THE PUBLIC IMPROVEMENTS FOR TRUE NORTH AT 2345 WEST BARTLETT ROAD**

I recommend that the Village Board adopt an Ordinance accepting the public improvements for True North at 2345 West Bartlett Road.

Sincerely,

*Nick Talarico*

Nick Talarico, P.E.  
Village Engineer

Attachment

cc: Lorna Giless, Village Clerk  
Beth Urgo, Public Works  
Kurt Asprooth, Village Attorney  
Matt Coulter, Director of Finance  
Kristy Stone, Director of PDS  
John Komorowski, BCE

**ORDINANCE 2025-**

**AN ORDINANCE ACCEPTING THE PUBLIC IMPROVEMENTS FOR  
TRUE NORTH AT 2345 WEST BARTLETT ROAD**

**WHEREAS**, the Village Engineer has reported to the corporate authorities that the water and sanitary sewer connections, (“the Public Improvements”) for the site known as *True North, 2345 West Bartlett Road* (“the Development”) were completed substantially in accordance with the plans and specifications therefore and the requirements of the Village Subdivision Ordinance on September 30, 2021 (“the Completion Date”) and that *TrueNorth Energy, LLC* the developer of the site, (“the Developer”) has presented evidence that all of the Public Improvements have been fully paid for; and

**WHEREAS**, the Developer has submitted all required documents and drawings to the Village of Bartlett; and

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

**SECTION ONE:** That the Village of Bartlett hereby accepts the Public Improvements at *True North, 2345 West Bartlett Road*.

**SECTION TWO: 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 THREE: 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 FOUR: EFFECTIVE DATE.** This Ordinance shall be in full force and effect upon its passage and approval.

**ROLL CALL VOTE:**

**AYES:**

**NAYS:**

**PASSED**

**APPROVED**

**ATTEST:**

\_\_\_\_\_  
**Daniel H. Gunsteen, Village President**

\_\_\_\_\_  
**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 Ordinance 2025-\_\_\_\_\_ enacted on October 21, 2025, and approved on October 21, 2025, as the same appears from the official records of the Village of Bartlett.

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



# Agenda Item Executive Summary

AGENDA ITEM: Acceptance of Public Improvements for ALDI at 200 E. Devon Avenue

BOARD OR COMMITTEE: Board

## BUDGET IMPACT

Amount \$ NA Budgeted \$ NA

Fund: NA Corresponding Activity Measure: NA

## EXECUTIVE SUMMARY

Attached is an ordinance to accept the public improvements for ALDI, at 200 E. Devon Avenue. The developer, ALDI, Inc., has submitted all required final documents to the Village. A set of Record Drawings has been received and is on file.

Because the water main has been operational and functioning successfully for more than 12 months, Village staff recommends waiving the maintenance period.

## ATTACHMENTS (PLEASE LIST)

Memo, PW Letter, Ordinance, Bill of Sale

## RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal: N/A

Short Term (1-3 Years): Routine  Complex

Long Term (3-5 Years): Routine  Complex

## ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion

**MOTION: I MOVE TO APPROVE ORDINANCE 2025 \_\_\_\_\_, ACCEPTING THE PUBLIC IMPROVEMENTS FOR ALDI AT 200 E. DEVON AVENUE**

Staff: Nick Talarico, Village Engineer

Date: October 21, 2025

# MEMORANDUM

---

To: Paula Schumacher, Village Administrator  
From: Nick Talarico, Village Engineer *NT*  
Subject: Acceptance of Public Improvements for ALDI,  
200 E. Devon Avenue  
Date: October 21, 2025

---

Attached is an ordinance to accept the public improvements for ALDI, at 200 E. Devon Avenue. The developer, *ALDI, Inc.*, has submitted all required final documents to the Village. A set of Record Drawings has been received and is on file.

Because the water main has been operational and functioning successfully for more than 12 months, Village staff recommends waiving the maintenance period.

Please place this ordinance on the next available agenda.

**MOTION: I MOVE TO APPROVE ORDINANCE \_\_\_\_\_ ACCEPTING THE PUBLIC IMPROVEMENTS FOR ALDI AT 200 E. DEVON AVENUE**

October 21, 2025

Village of Bartlett  
228 S. Main Street  
Bartlett, IL 60103

Attn: Dan Dinges, Director of Public Works

RE: **VILLAGE ACCEPTANCE OF PUBLIC IMPROVEMENTS  
ALDI, 200 E. Devon Avenue**

Please be advised that the public improvements have been completed for **ALDI, 200 E. DEVON AVENUE.**

All punch list work, for items covered by the Site Plan Completion Letter of Credit, have been successfully completed. The Public Works Department has conducted final reviews and inspections of the utilities and other public improvements. As a result, it has been determined that the public improvements have been constructed in substantial conformance with the approved Final Engineering Plans and Specifications for **ALDI, 200 E. Devon Avenue.**

The developer, *ALDI, Inc.*, has submitted all required final documents to the Village. A set of Record Drawings, showing the completed public improvements has been received. The public improvements consist of water and sanitary sewer connections. Because the water main has been operational and functioning successfully for more than 12 months, Village staff recommends waiving the maintenance period.

I recommend that the Village Board adopt an Ordinance accepting the public improvements for ALDI at 200 E. Devon Avenue.

Sincerely,

*Nick Talarico*

Nick Talarico, P.E.  
Village Engineer

Attachment

cc: Lorna Giles, Village Clerk  
Beth Urgo, Public Works  
Kurt Asprooth, Village Attorney  
Matt Coulter, Director of Finance  
Kristy Stone, Director of PDS  
John Komorowski, BCE

**ORDINANCE 2025-**

**AN ORDINANCE ACCEPTING THE PUBLIC IMPROVEMENTS FOR  
ALDI AT 200 E. DEVON AVENUE**

**WHEREAS**, the Village Engineer has reported to the corporate authorities that the water and sanitary sewer connections, (“the Public Improvements”) for the site known as *ALDI, 200 E. Devon Avenue* (“the Development”) were completed substantially in accordance with the plans and specifications therefore and the requirements of the Village Subdivision Ordinance on September 1, 2024 (“the Completion Date”) and that *ALDI, Inc.* the developer of the site, (“the Developer”) has presented evidence that all of the Public Improvements have been fully paid for; and

**WHEREAS**, the Developer has submitted all required documents and drawings to the Village of Bartlett; and

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

**SECTION ONE:** That the Village of Bartlett hereby accepts the Public Improvements at *ALDI, 200 E. Devon Avenue*.

**SECTION TWO: 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 THREE: 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 FOUR: EFFECTIVE DATE.** This Ordinance shall be in full force and effect upon its passage and approval.

**ROLL CALL VOTE:**

**AYES:**

**NAYS:**

**PASSED**

**APPROVED**

**ATTEST:**

\_\_\_\_\_  
**Daniel H. Gunsteen, Village President**

\_\_\_\_\_  
**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 Ordinance 2025-\_\_\_\_\_ enacted on October 21, 2025, and approved on October 21, 2025, as the same appears from the official records of the Village of Bartlett.

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



IN WITNESS WHEREOF the Seller has signed and sealed, or caused this Bill of Sale to be signed and sealed, at , Illinois on October 30, 2024.

Signed: [Signature]  
-President Director of Real Estate  
KC 10/30/2024

Attest: [Signature]  
-Secretary Construction Project Manager  
KC 10/30/2024

STATE OF ILLINOIS )  
 )  
COUNTY OF Kane ) SS:  
 )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid,  
DO HEREBY CERTIFY that Chris Stair and Tom Strehmann, personally known to me to be the President and Secretary, respectively of ALDI, ("the Corporation"), and personally known to me to be the same persons whose names are subscribed to the foregoing Bill of Sale, appeared before this day in person and severally acknowledged that they signed the foregoing Bill of Sale as such President and Secretary of the Corporation and caused the seal of the Corporation to be affixed thereto, as their free and voluntary act, and as the free and voluntary act of the Corporation for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 30<sup>th</sup> day of October, 2024.



Kristi Lynn Capo  
Notary Public

My Commission Expires: 6/27/2028