

VILLAGE OF BARTLETT
VILLAGE HALL, 228 S. MAIN STREET
COMMITTEE AGENDA
November 18, 2025

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **TOWN HALL:** (Note: Three (3) minute time limit per person)

4. **STANDING COMMITTEE REPORTS:**
 - A. **BUILDING AND ZONING COMMITTEE, CHAIRMAN HOPKINS**
 1. #2025-08 Bartlett Mart
 2. #2025-12 200 Primrose Lane

 - B. **PUBLIC WORKS AND GOLF COMMITTEE, CHAIRMAN DEYNE**
 1. 2025 Water and Sewer Rate Presentation

5. **ADJOURNMENT**



Agenda Item Executive Summary

AGENDA ITEM: #2025-08 Bartlett Mart BOARD OR COMMITTEE: Committee

BUDGET IMPACT

Amount \$N/A

Budgeted \$N/A

Fund: N/A

Corresponding Activity Measure: **P&Z Commission Review**

EXECUTIVE SUMMARY

The petitioner is requesting a **special use permit to allow package liquor sales** at 331 S. Main Street unit A. The Bartlett Mart convenience store opened earlier this year and is now requesting to sell beer, wine and liquor.

The Planning & Zoning Commission reviewed the petitioner's request at their November 6, 2025 meeting. During the public hearing the owner of Town Liquors & Food and the owner of Bartlett Town Center opposed the request for package liquor sales due to the proximity of existing businesses with package liquor sales. The P&Z Commission's motion to approve the special use permit **failed to pass with a 4-1 vote.** (A concurring vote of 5 members is required to pass a positive recommendation.)

ATTACHMENTS (PLEASE LIST)

Memo, minutes of the P & Z meeting, map of package liquor license locations, cover letter, application, location map, floor plan

RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal: Work to improve 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 - For review and to forward to the Village Board for a final vote
- Resolution
- Ordinance
- Motion

Staff: Kristy Stone, PDS Director

Date: November 10, 2025

PLANNING AND DEVELOPMENT SERVICES MEMORANDUM
25-72

DATE: November 11, 2025
TO: Paula Schumacher, Village Administrator
FROM: Brian Krause, Associate Planner *BK*
RE: **(#25-08) Bartlett Mart**

PETITIONER

Shashikant Patel

SUBJECT SITE

331 S Main St, Unit A

REQUEST

Special Use Permit – to sell package liquor (beer, wine, and liquor)

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Commercial	Commercial	B-3
North	Residential	Attached Residential	SR-6
South	Commercial	Commercial	B-3
East	Commercial	Commercial	ER-3
West	Commercial	Commercial	B-3

DISCUSSION

1. The petitioner is requesting a **Special Use Permit** to sell beer, wine, and liquor in an existing convenience store in the B-3 (Neighborhood Shopping) Zoning District. This unit has 2,077 square feet of floor area.
2. The existing hours of operation are 7 days a week, 7:00a.m. to 10:00p.m. The proposed hours of operation would be Sunday-Thursday, 7:00a.m. to midnight and Friday-Saturday from 8:00a.m. to 1:00a.m. If granted a Class C Liquor License, the selling of packaged liquor would be limited to Sunday-Thursday

8:00a.m. to 10:00p.m. and Friday-Saturday 8:00a.m. to midnight.

3. The floor plan identifies 50% of coolers and shelves containing alcohol-based goods and 50% containing convenience goods.
4. The applicant will submit for a Class C Liquor license.

RECOMMENDATION

1. The Staff recommends **approval** of the petitioner's request for a special use permit subject to the following conditions and findings of fact:
 - A. All proposed signage shall require permits and approval from the Planning and Development Services Department prior to installation.
 - B. Building permits shall be required for all construction activities, and this Ordinance 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 approvals granted by this Ordinance unless and until all condition of this Ordinance precedent to that work have been fulfilled and after all permits, approvals, and other authorizations for the work have been properly applied for, paid for, and granted in accordance with all applicable laws and regulations.
 - C. The Barlett 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.
 - D. All business licenses shall be applied for, paid for, and granted with the Village prior to operating this business.
 - E. The special use permit shall not, be transferred to any person or entity other than the Petitioner without that person or entity first applying for and receiving the Village's approval of a new application for a special use permit. The applicant must apply for and receive a Class C Liquor License.
 - F. Findings of fact (special use permit):
 - i. The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;
 - ii. That the proposed use will not under the circumstances of the particular case be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity.

- iii. That the special use shall conform to the regulations and conditions specified in this Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.
2. The Planning and Zoning Commission held the required public hearing and reviewed the petitioner's request for a Special Use Permit at their meeting on November 6, 2025. The motion to approve the Special Use Permit **failed to pass with a 4-1 vote** (a concurring vote of 5 members is required for a special use motion to pass).
3. The minutes from the P&Z Commission meeting and background information are attached for your review.

bk/attachments

General – PDS Team\memos 2025\072_BartlettMart_vbc.docx



Village of Bartlett
Planning and Zoning Commission
November 6, 2025

(#25-08) Bartlett Mart – 331 S Main Street

Special Use Permit – to sell package liquor (beer, wine, and liquor)

PUBLIC HEARING

The following exhibits were presented:

Exhibit A – Picture of Sign

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

The petitioner, **Shashikant Patel** 331 S Main Street and the petitioner's attorney, **Timothy Hoerman** 323 N Washington Street, Westmont came forward and were sworn in by **M. Werden**. **T. Hoerman** stated that the petitioner is here requesting a special use permit to sell beer, wine and liquor at the Bartlett Mart at 331 S. Main Street. **M. Werden** I had stopped in the store the other day and it noticed it is not a very big space. Are you going to display most of your other merchandise with liquor or how is that going to work? What percentage of the store will be liquor? **S. Patel** it would about a 50/50 mix of grocery and liquor. It would not be all liquor. There will be groceries also like milk and bread, and everything else like any other convenience store.

M. Werden opened the public hearing.

David Bhesnia 233 S. Main Street, I own Town Liquor & Food. There are so many liquor stores in Bartlett. Every block has a liquor store. There is Town Liquor, CVS, Aldi and Armanetti's. I do not know how many liquor stores you can put on a block. It is surprising how this planning and zoning works. I have been here for 15 years and I do not think there have been any complaints. I am already suffering with my business. This year my business is down 30% because of the economy. I have not taken a salary for 7 to 8 months. My store is part of the Village and if you are putting in the same business this will be more competition, and someone has to go out of business. I do not know what planning is going on. Is the plan to put out businesses and make it worse? That is my main concern. It is hard to survive in this economy. You are the intelligent people. You know more about how to improve the Village and what to do to keep businesses running, but if you want to make things go out of business, then this is good planning. I do not know, what is the plan? Every block has a liquor license starting at Main Street with more liquor licenses coming. Every block has a liquor license. This is concerning to me. If there is no criteria for granting a liquor license then a bank or a barber shop can apply for a liquor license. Why do they need to go through Planning & Zoning? **M. Werden** that is why we require a public hearing. **D. Bhesnia** you have to take all factors into consideration. Thank you very much for listening. **Dan Patel** 217 S Main Street, I bought the Bartlett Town Center in July of this year and my goal was to improve that center and to bring in more tenants and businesses to Bartlett. There are 1 or 2 empty spaces now and 1 major space which is about 7000 square feet. I already have leased that space and there is another vacant space next to the bakery that I am planning to lease. Mr. Bhesnia is my tenant in Town Center. He has already requested that I lower his rent because he is struggling this year with the business. He is going to be affected by this. I am here in support of my tenants. By approving this special use, which is not far from Town Center, the existing business at Town Liquor will be affected by



Village of Bartlett
Planning and Zoning Commission
November 6, 2025

25%. He will struggle to pay the rent. I could lose one of the major tenants in my center. Right now, he is paying, but if this is approved, my tenant will suffer and will not be able to pay his rent. I want to support my tenant.

J. Kapadoukakis added, when I first saw that the convenience store had opened I was very excited because it looked like a family-friendly mart. I am surprised to hear that you are requesting to make the store 50/50. Have you not been successful with getting families coming in and children riding their bikes to the store? Is your business suffering? **S. Patel** without beer and wine, we cannot be successful. Any other convenience store has beer and wine. Every 7-Eleven has beer and wine. This will not be 100% a liquor store. Customers are asking us if we are selling beer. **J. Kapadoukakis** asked, when you opened as a convenience store, you probably knew that you would have to apply for a special use permit to sell liquor. How did you plan to run your business? Did you plan to add this from the start? **S. Patel** no, I was just not successful selling only chips, candy and soda. That is why we are applying for beer and wine, and liquor. This will not be 100% liquor. I opened to sell milk, cheese and bread. I am not focusing only on liquor. I want to give good service to my customers. People are asking for beer and cigarettes, and groceries. **M. Werden** I am not sure that this is in the best interest of the Village of Bartlett because we do have quite a saturation of liquor-type stores. The purpose of this public hearing is for things to come out and you have heard from your nearest competitors that have stores and the competition is going to be pretty stiff with so many retailers selling the same product close together. You are at a disadvantage that you are small. **T. Hoerman** I think that the distinguishing feature between Bartlett Mart and the other businesses that are nearby is that this is much more of a convenient mart than a liquor store. The other locations that were talked about are liquor stores that have incidental food sales. This is a convenient store that is not going to exceed 50% liquor and would not solely be selling liquor, beer and wine. The special use request is to help with the sales of the other products. **S. Patel** I am not only focused on liquor. I am trying to focus on convenience for all of our customers. **J. Kapadoukakis** it seems like the percentage is high at 50%. I have visited your store looking for milk and there was no milk in the store. **J. Patel** sometimes, we can run out before our next delivery. It depends on when we get our deliveries. I have everything there now. **D. Bhesnia** I tried to carry some groceries at Town Liquor and Food. I had things like milk, cheese, bread and butter, but those things were expiring. It was not worth it for me to sell things other than liquor. Whatever I carry, CVS and Aldi carry the same things within a block. **J. Miaso** I have inspected this and gone through it. We cannot stop everyone. Other people sell liquor and the petitioner should be able to sell liquor as well.

J. Miaso made a motion to pass along a **positive recommendation** to the Village Board to approve case **(#25-08) Bartlett Mart** at 331 S Main Street for a Special Use Permit to sell package liquor subject to the conditions and findings of fact outlined in the staff report.



Village of Bartlett
Planning and Zoning Commission
November 6, 2025

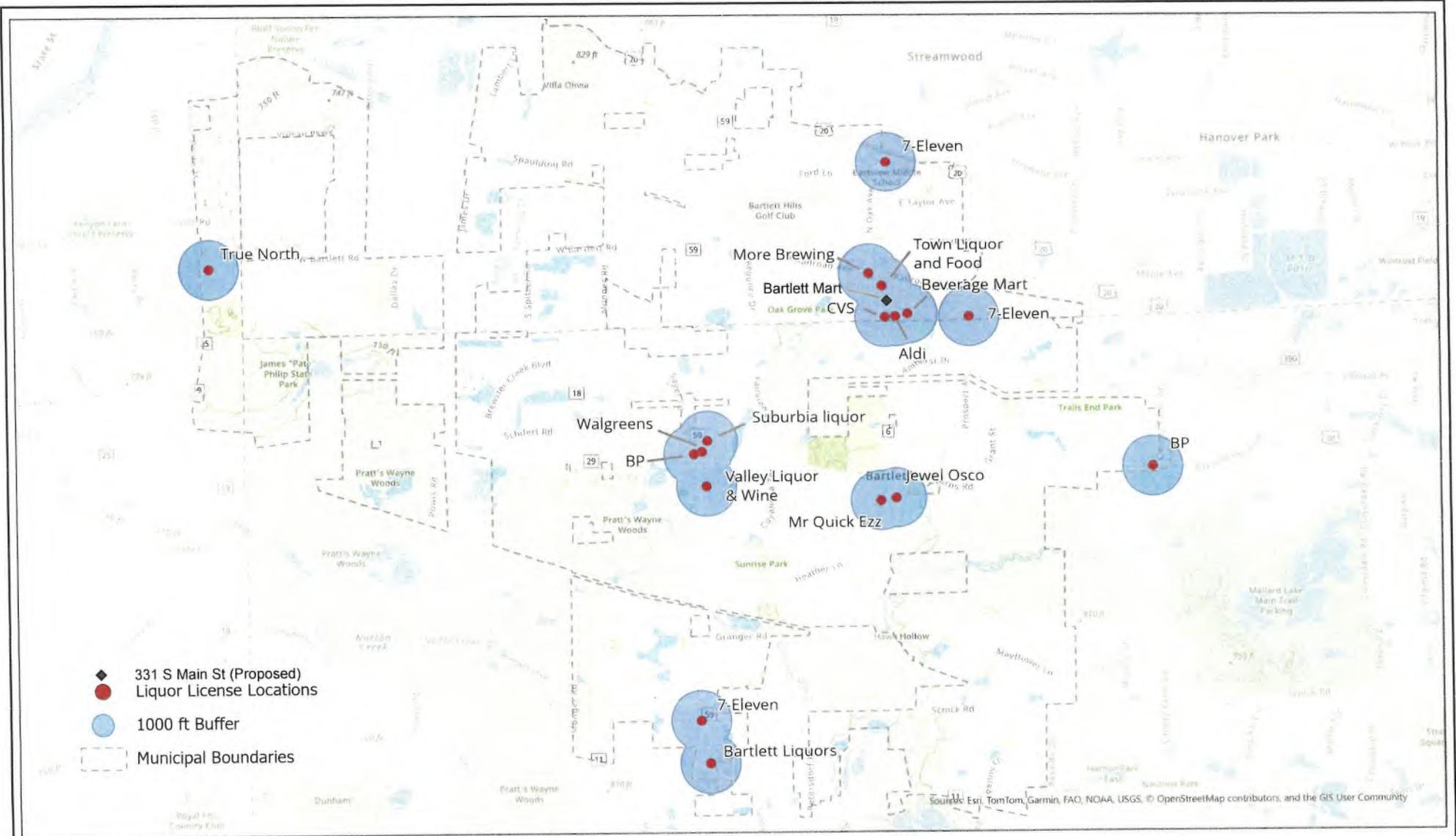
M. Werden closed the public hearing.

Motioned by: J. Miaso
Seconded by: A. McSwane

Roll Call

Ayes: J. Kapadoukakis, J. Miaso, J. Borkgren, A. McSwane
Nays: M. Werden

The motion failed to pass with a 4-1 vote.



N
Not to Scale

Bartlett Package Liquor License Locations

Information shown on this map is schematic in nature and accuracy is not guaranteed. It is the responsibility of the user to field verify all information shown. The data is subject to change without notice. Reproduction without permission from the Village Of Bartlett is forbidden.

GENERATED BY:
City of Bartlett IL GIS
September 2025



Timothy E. Hoerman, Ltd.

Attorneys at Law
323 N. Washington Street
Westmont, Illinois 60559
630.442.1923 (o) / 630.570.0222 (f)
email@timhoerman.lawyer

June 27, 2025

Mr. Dan Gunsteen
Members of the Board of Trustees
The Village of Bartlett
209 South Main Street
Bartlett, IL 60103

**Re: SCS One Properties, LLC / Anayra, Inc.
Request for Special Use Permit**

Dear Mr. Gunsteen and Members of the Board of Trustees:

I represent Anayra, Inc. and SCS One Properties, LLC. SCS One is the owner of 331 S. Main, Unit A, Bartlett, IL 60103, which is located within the B-3 business district of Bartlett.

SCS One and Anayra are both owned by my client Shashikant "Sam" Patel. Mr. Patel desires to add higher-end liquor, beer, and wine to the convenience store that he currently operates at the location. This store will be within walking distance of nearby residents and will be the closest convenience store to downtown Bartlett. The proposed use will not be detrimental to the health, safety or general welfare of the persons residing or working within the vicinity. Nor will the proposed use be injurious to property values or improvement in the vicinity. Mr. Patel believes that his store will offer a unique experience that will not only benefit the local community but also will attract visitors from neighboring communities.

Because the store will be located in the B-3 business district, a special use permit will be required in order to operate the business as intended. Mr. Patel respectfully requests that the Board grant his request for a Special Use Permit to operate his business concept.

We look forward to working with the Board and Village officials on this request.

Very truly yours,



Timothy E. Hoerman



VILLAGE OF BARTLETT SPECIAL USE PERMIT APPLICATION

For Office Use Only
Case # <u>25-08</u>

PROJECT NAME Bartlett Mart Convenience Store

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Anayra, Inc. (Shashikant Patel)

Street Address: 331 S. Main Street, Unit A

City, State: Bartlett, IL

Zip Code: 60103

Email Address: [REDACTED]

Phone Number: [REDACTED]

Preferred method to be contacted: Phone

PROPERTY OWNER INFORMATION

Name: SCS One Properties, LLC

Street Address: 1469 Harmony Dr.

City, State: Bartlett, IL

Zip Code: 60103

Phone Number: [REDACTED]

OWNER'S SIGNATURE: [Signature]

Date: June 6, 2025

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

SPECIAL USE PERMIT REQUESTED (Please describe i.e. liquor sales, outdoor seating, etc.)
Convenience Store with Beer, Wine and Liquor sales.

PROPERTY INFORMATION

Common Address/General Location of Property: 331 S. Main Street, Bartlett, IL 60103 (Unit A)

Property Index Number ("Tax PIN"/"Parcel ID"): 06-35-316-048-001

Acreage: .75

Zoning: B-3
(Refer to Official Zoning Map)

Land Use: Retail Store

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

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

Attorney Timothy E. Hoerman, Ltd.
323 N. Washington Street
Westmont, IL 60559 P: (630) 442-1923; E: email@timhoerman.lawyer

Engineer _____

Other Puhoit Architects, Inc.
251 Bradwell Road
Inverness, IL 60010 P: (847) 942-8777; E: hemal@puohitarchitects.com

FINDINGS OF FACT FOR SPECIAL PERMIT

Both the Planning & Zoning Commission and Village Board must decide if the requested Special Use meets the standards established by the Village of Bartlett Zoning Ordinance. The Planning & Zoning Commission shall make findings based upon evidence presented on the following standards:

(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the Planning & Zoning Commission and Village Board to review.)

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

This will be a locally owned convenience store that will be within walking distance of residents and will be closest convenience store to downtown Bartlett.

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

The proposed use will not be detrimental to the health, safety, morals, or general welfare of persons residing or working within the vicinity. Nor will the proposed use be injurious to property value or improvement in the vicinity.

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

The special use will conform to the regulations and conditions specified for such use and with any stipulation and conditions made part of the authorization granted by the Village

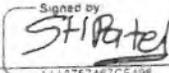
Please refer to Chapter 13 for additional Findings of Fact for Proposed Cannabis Uses.

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: 
Signed by
A148757467CF496

PRINT NAME: Shashikant Patel

DATE: June 6, 2025

REIMBURSEMENT OF CONSULTANT FEES AGREEMENT

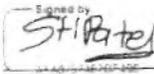
The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed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

NAME OF PERSON TO BE **BILLED**: Shashikant Patel

ADDRESS: 1469 Harmony Dr.
Bartlett, IL 60103

PHONE NUMBER: 

EMAIL: 

SIGNATURE: 
Signed by
A148757467CF496

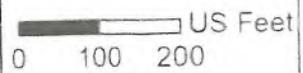
DATE: June 6, 2025



Created by Bartlett GIS
June 2025

331 S Main St, Unit A

PIN # 06-35-316-048



PLANNING AND DEVELOPMENT SERVICES MEMORANDUM
25-73

DATE: November 11, 2025
TO: Paula Schumacher, Village Administrator
FROM: Brian Krause, Associate Planner *BK*
RE: **(#25-12) 200 Primrose Ln**

PETITIONER

Nadeem Parker

SUBJECT SITE

200 Primrose Lane

REQUEST

Variation – Impervious Coverage

DISCUSSION

1. The subject property is zoned Planned Development (PD), and is located in the Heron's Landing Subdivision.
2. The petitioner is requesting a **variation** to allow an increase in the maximum impervious surface coverage from 35% to 40%.
3. The current maximum impervious surface allotments were adopted by Ordinance 2017-24 in March of 2017. The subject lot is 10,908 square feet, and therefore has a maximum impervious coverage of 35% (3,818 sq. ft.).
4. In November 2021, an application was submitted for a building permit (B-21-1875) to install an inground pool and a porcelain tile pool patio. There were four revisions to the permit in order to reduce the size of the patio to meet the maximum impervious surface regulation. The timeline of these revisions is shown in the table below.

Impervious Review Date	Proposed Impervious Coverage
December 7, 2021	53%, 2,016 sq ft over the maximum
December 9, 2021	50%, 1,596 sq ft over the maximum
February 17, 2022	41%, 639 sq ft over the maximum
March 10, 2022	35%, meeting the requirement by 24 sq ft

5. The pool and patio permit was issued on March 23, 2022. The impervious requirement of 35% was met by reducing the size of the patio and by converting the driveway and front walkway to permeable pavers by applying for an additional permit (B-22-77). Final inspections for the patio, pool, and driveway were completed, and the permits were closed April 5, 2023.
6. On August 15, 2025, Village Staff received a code violation complaint for a patio installed without a permit at this site. On August 25, a code officer inspected the property, and found that significant additions to the patio were installed without a permit. The homeowner was notified of the violation and applied for the variance request on September 12, 2025.
7. Staff has reviewed the current impervious conditions and have determined that 566 square feet of impervious surface was added without a permit. This brings the total lot coverage to 40%.

RECOMMENDATION

1. The Planning and Zoning Commission held the required public hearing, reviewed the petitioner's request for a Variation and **recommended approval** at their meeting on November 6, 2025 based on the following findings of fact:
 - A. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
 - B. That conditions upon which the petition for variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.
 - C. That the purpose of the variation is not based exclusively upon a desire to make money out of the property.
 - D. That the alleged difficulty or hardship is caused by the provision of this Title and has not been created by any person presently having an interest in the

property.

- E. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.
 - F. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.
 - G. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.
2. The minutes from the Planning and Zoning Commission meeting and background material is attached for your review and consideration.

bk/attachments

General – PDS Team\memos 2025\073_200PrimroseLn_vbc.docx



Village of Bartlett
Planning and Zoning Commission
November 6, 2025

(#25-12) 200 Primrose Lane

Variation – Impervious Coverage to allow an increase in the maximum impervious surface coverage from 35% to 40%.

PUBLIC HEARING

The following exhibits were presented:

Exhibit A – Picture of Sign

Exhibit B – Mail Affidavit

Exhibit C – Notification of Publication

The petitioners, **Nadeem Parker** and **Amy Parker** 200 Primrose Lane came forward and were sworn in by **M. Werden**. **N. Parker** we did our backyard about 3 years ago and there is a section of the backyard that is 5% over the allotted permeable service. We were not aware of the 35% allotment until we had already purchased the tile to do the backyard. Also, at the time we were doing this, my mom was living with us and we wanted the backyard to be level and a solid surface between the pool and the pavilion instead of grass or pavers. We did this 3 years ago and with the way it is pitched and designed, there have been no issues of flooding or damage to our yard or to our direct neighbors. We have a pond in the backyard. Any time we have rain the rain goes down the hill and away from the house. There was an anonymous complaint so here we are just hoping to get this approved. We have neighbors here that are directly next to us who will state that they have had no issues or damage to their yards from anything that has been done. **M. Werden** how did we discover that this was 5% more than zoning allows? **B. Krause** the permit for the pool deck and pavilion patio was initially approved with the condition that it was at the 35% allotment for this size lot. For every property in the Village with this size lot, 35% is the maximum impervious coverage allowed. When the applicant first applied for the permit there were 4 reviews that went back and forth between the applicant and staff where the proposals did not meet the requirements. The first application was at 53%, then 50%, and then 49%. The permit was finally approved in March 2022 at 35% by just 24 square feet. The conditions of approval were that that applicant had agreed to replace the driveway and front walkway with permeable pavers. Those are materials that allow water to go through and do not count against the impervious requirement. The applicant also was required to shrink the sizes of the 2 patios to meet the requirement. On the approved plat of survey, the area between the 2 patios was to remain grass and remain a permeable area. After we received a complaint in August 2025 that the area had been filled in without a permit, for which staff has not received permit application to date, we calculated the size of the area and added that to the impervious coverage. This brings the total to 40%, as opposed to the 35% maximum allowed coverage or 556 square feet over in the area that was supposed to remain grass. **M. Werden** asked the petitioner, why did you fill in that area without a permit? **N. Parker** we just wanted to. We had the tile. We wanted to blend it together so it would match. I did not think there would be an issue because it has not caused any damage. The way it is pitched and designed, the water does not go into anybody's yard. It does not flood our yard. **M. Werden** did you do the work yourself or use a contractor? **N. Parker** we used a contractor. **M. Werden** typically, a contractor would know that they need to get a permit for work like this. **N. Parker** agreed.

M. Werden opened the public hearing.



Village of Bartlett
Planning and Zoning Commission
November 6, 2025

Maggie Deniec 204 Primrose Lane, I live directly next door. These improvements have not had any negative impact on my property. We have not noticed in the last 3 years any difference in how the water drains either onto or away from our property. Our yard is pitched and drains more towards the pond that is behind us. I feel like the petitioner's improvements are very tasteful. They have enhanced the look and the value of our neighborhood. Given that this has not caused any damage or any drainage issues to them or to us as their next-door neighbors, I would propose that they are able to keep the improvements that they have made.

Sharon Ford 196 Primrose Lane stated that they have absolutely no issues. The work that was done is impeccable. **M. Werden** I think it is commendable that there are neighbors here that have seen the changes that are in favor of this. That is the purpose of the public hearing.

Hanadi Dib 188 Primrose said that they live in the same cul-de-sac and also want to reiterate that this has not impacted any of the homes in the neighborhood. They have done a great job and it looks great aesthetically. We do not have an issue with the small percentage that was added and it has not impacted anything. We are here to support them. There was no ill-intent when the petitioner added to that area.

Mike Hanadi 188 Primrose added, I think that backyard looks stunning and it has added to the value of the house. I do not think it is going to affect any of the neighbors especially with the pond.

A. McSwane in your application, you stated that your hardship is the placement of the pool and the pavilion, but you added the pool and pavilion, correct? **N. Parker** yes. **A. McSwane** you created your own hardship. I am glad that your neighbors are in support of this, but you knew about the 35% standard, it was on the permit, but then you went ahead and added the extra tiles. I do not have concerns about drainage, but this just rubs me the wrong way.

J. Borkgren I am conflicted about this because of what Amy just said. You contracted for the initial work for the 2 improvements and you knew you were at 35%. **N. Parker** yes. I did not know the exact percentage, but I knew we were close. **J. Borkgren** had you bought the material already? **N. Parker** yes, we had the tiles. **J. Borkgren** why did not choose to use the same material that was used on the driveway for the patio? **N. Parker** it just aesthetically would not have looked right. **J. Borkgren** if your property was 109 square feet less, you would be in conformance with the 40%. If the north property line was moved south 11 inches, you would be in compliance. You are here asking for forgiveness for what you did. **N. Parker** yes, absolutely. **J. Miaso** the patio is done tastefully, your neighbors are here with no complaints, and the drainage is fine.

J. Miaso made a motion to pass along a **positive recommendation** to the Village Board to approve case **(#25-12) 200 Primrose** for a variation to allow an increase in the maximum impervious surface coverage from 35% to 40% subject to the findings of fact outlined in the staff report.



Village of Bartlett
Planning and Zoning Commission
November 6, 2025

M. Werden closed the public hearing.

Motioned by: J. Miaso

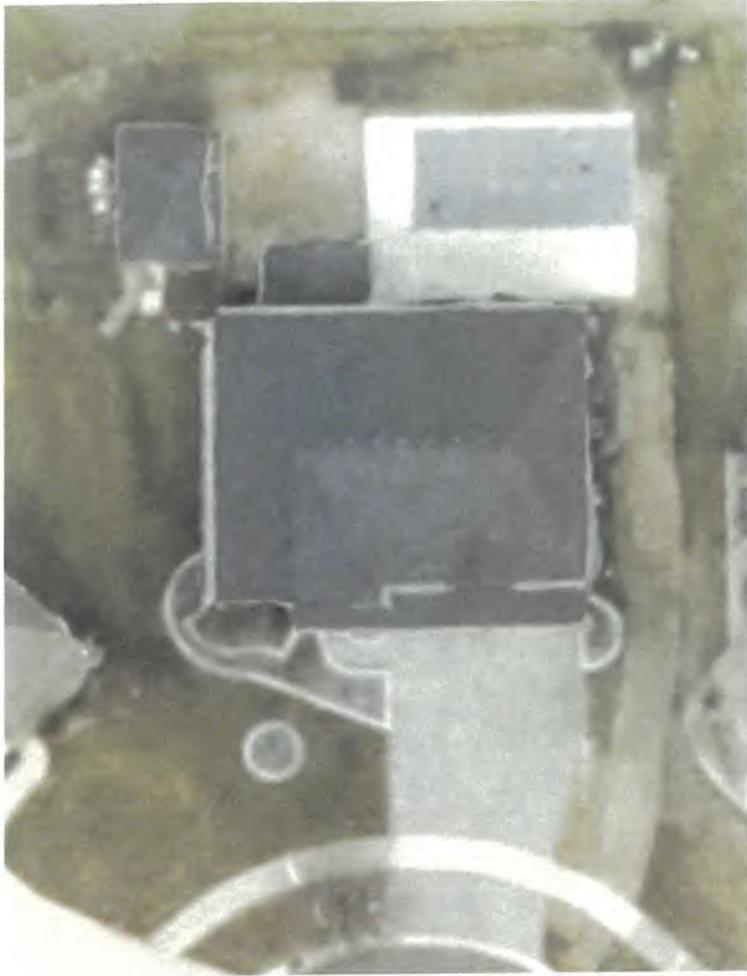
Seconded by: J. Kapadoukakis

Roll Call

Ayes: J. Kapadoukakis, J. Miaso, J. Borkgren, A. McSwane, M. Werden

Nays: None

The motion passed.



2023 AERIAL PHOTO



2025 AERIAL PHOTO

President Dan Gunsteen and Members of the Board of Trustees
Village of Bartlett
228 S. Main Street
Bartlett, IL 60103

RE: Variation Request – 200 Primrose Lane

Dear President Gunsteen and Members of the Board of Trustees,

I respectfully submit this request for a variation from the Village of Bartlett's zoning ordinance regarding maximum impervious surface coverage for my property at 200 Primrose Lane.

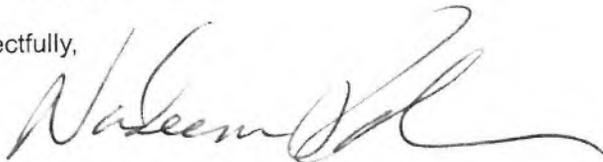
As reflected on the attached Plat of Survey, two ground-level improvements were installed in the rear yard: a porcelain tile patio connecting the pool and pavilion, and a concrete pad located adjacent to the pavilion and house. These modest additions were designed to provide safe, functional, and attractive connections between existing structures and to allow for reasonable outdoor living space.

The unique conditions of this lot—including the pond located at the rear of the property, along with the placement of the pool and pavilion—limit the usable area of the yard and make strict compliance with the ordinance unusually difficult. Importantly, the pond provides natural stormwater management, and water runoff from the property has never caused flooding or drainage impacts to neighboring yards.

The requested variation represents the minimum relief necessary to allow the property to be reasonably enjoyed in a manner consistent with surrounding homes. The improvements are residential in character, will not impair drainage, light, or air, and will not alter the essential character of the neighborhood or negatively impact adjacent property values.

I sincerely appreciate your consideration of this request and your continued service to the Village of Bartlett. Please let me know if additional information or documentation is needed to assist with your review.

Respectfully,

A handwritten signature in black ink, appearing to read "Nabeem", with a long, sweeping flourish extending to the right.



VILLAGE OF BARTLETT
VARIATION APPLICATION

For Office Use Only
Case # 25-12
RECEIVED
-PLANNING & DEVELOPMENT
SEP 12 2025

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Nadeem Parker

Street Address: 200 Primrose Lane

City, State: Bartlett, IL.

Zip Code: 60103

Email Address: [REDACTED]

Phone Number: [REDACTED]

Preferred Method to be contacted Phone

PROPERTY OWNER INFORMATION

Name: Nadeem & Amy Parker

Street Address: 200 Primrose Lane

City, State: Bartlett, IL.

Zip Code: 60103

Phone Number: [REDACTED]

OWNER'S SIGNATURE: _____ Date: _____

(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.) Section that measures 23'3" x 20'4" and another section 9'7" x 9'9"

PROPERTY INFORMATION

Common Address/General Location of Property: 200 Primrose Lane-Bartlett, IL. 60103

Property Index Number ("Tax PIN"/"Parcel ID"): 06-31-203-035-0000

Acreage: _____

Zoning: PD (Refer to Official Zoning Map)

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

Attorney _____

Surveyor _____

Other _____

FINDINGS OF FACT FOR VARIATIONS

Both the Planning & Zoning Commission and the Village Board must decide if the requested variation is in harmony with the general purpose and intent of the Zoning Ordinance and if there is a practical difficulty or hardship in carrying out the strict letter of the regulations of the Zoning Ordinance. The Planning & Zoning Commission shall make findings based upon evidence presented on the following standards:

(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the Planning & Zoning Commission and Village Board to review.)

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

The property at 200 Primrose Lane has unique physical conditions, including a pond at the rear of the lot and the placement of an existing pool and pavilion. These features limit the usable area of the yard and create challenges in providing safe and functional connections between outdoor spaces. Without the requested variation, the strict application of the impervious surface regulations would prevent reasonable use of the yard and outdoor improvements, creating a particular hardship rather than a mere inconvenience.

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

The conditions of this property are unique because the lot contains a pond at the rear and has existing improvements, including a pool and pavilion, that shape how the yard can be used. These conditions limit where outdoor surfaces can be placed without affecting functionality or safety. Most properties in the same zoning classification do not have this combination of features, making the circumstances specific to this lot and not generally applicable to other properties in the district.

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

The purpose of this variation is not financial. The requested relief is solely to allow the porcelain tile patio and concrete pad to remain so the property can be safely and reasonably enjoyed for outdoor living. The improvements provide functional connections between the pool, pavilion, and house, and are intended for personal residential use, not to increase the property's value or generate income.

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

The hardship arises from the provisions of the zoning ordinance that limit impervious surface coverage in relation to the unique conditions of this lot, including the presence of a pond and the placement of a pool and pavilion. These factors reduce the options for functional outdoor connections within the code limits. The difficulty was not created by the current property owner but results from the combination of the ordinance requirements and the property's physical characteristics.

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

Granting this variation will not be detrimental to the public welfare or injurious to nearby properties. The improvements are residential in nature and consistent with the character of the neighborhood. The pond at the rear of the property provides natural stormwater management, and since installation of the porcelain tile patio and concrete pad, there have been no drainage or flooding impacts on neighboring yards. The requested variation will simply allow safe and functional use of the yard without affecting surrounding properties or public interests.

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

The proposed variation will not impair light or air to adjacent properties, as the porcelain tile patio and concrete pad are ground-level improvements that do not obstruct views or structures. They will not create additional traffic or congestion on public streets, nor do they increase any risk of fire or endanger public safety. The improvements are modest in scale, residential in nature, and consistent with the character of the neighborhood. As such, they will not diminish or impair property values within the surrounding area.

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

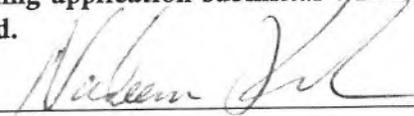
Granting the requested variation will not confer any special privilege that is denied to other properties in the same zoning district. Many homes in the area have similar outdoor living features such as patios, pool decks, and accessory structures. This request is intended only to allow reasonable and typical residential use of the property, consistent with neighboring lots, while addressing the unique conditions of this parcel.

ACKNOWLEDGEMENT

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

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

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

SIGNATURE OF PETITIONER: 

PRINT NAME: Nadeem Parker

DATE: 9-10-25

REIMBURSEMENT OF CONSULTANT FEES AGREEMENT

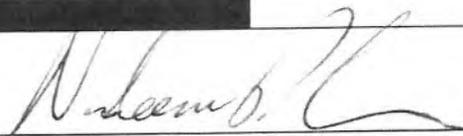
The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed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

NAME OF PERSON TO BE BILLED: Nadeem Parker

ADDRESS: 200 Primrose Lane

PHONE NUMBER: 

EMAIL: 

SIGNATURE: 

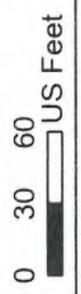
DATE: 9-10-25



Created by Bartlett GIS,
September 2025

200 Primrose Ln

PIN # 06-31-203-035



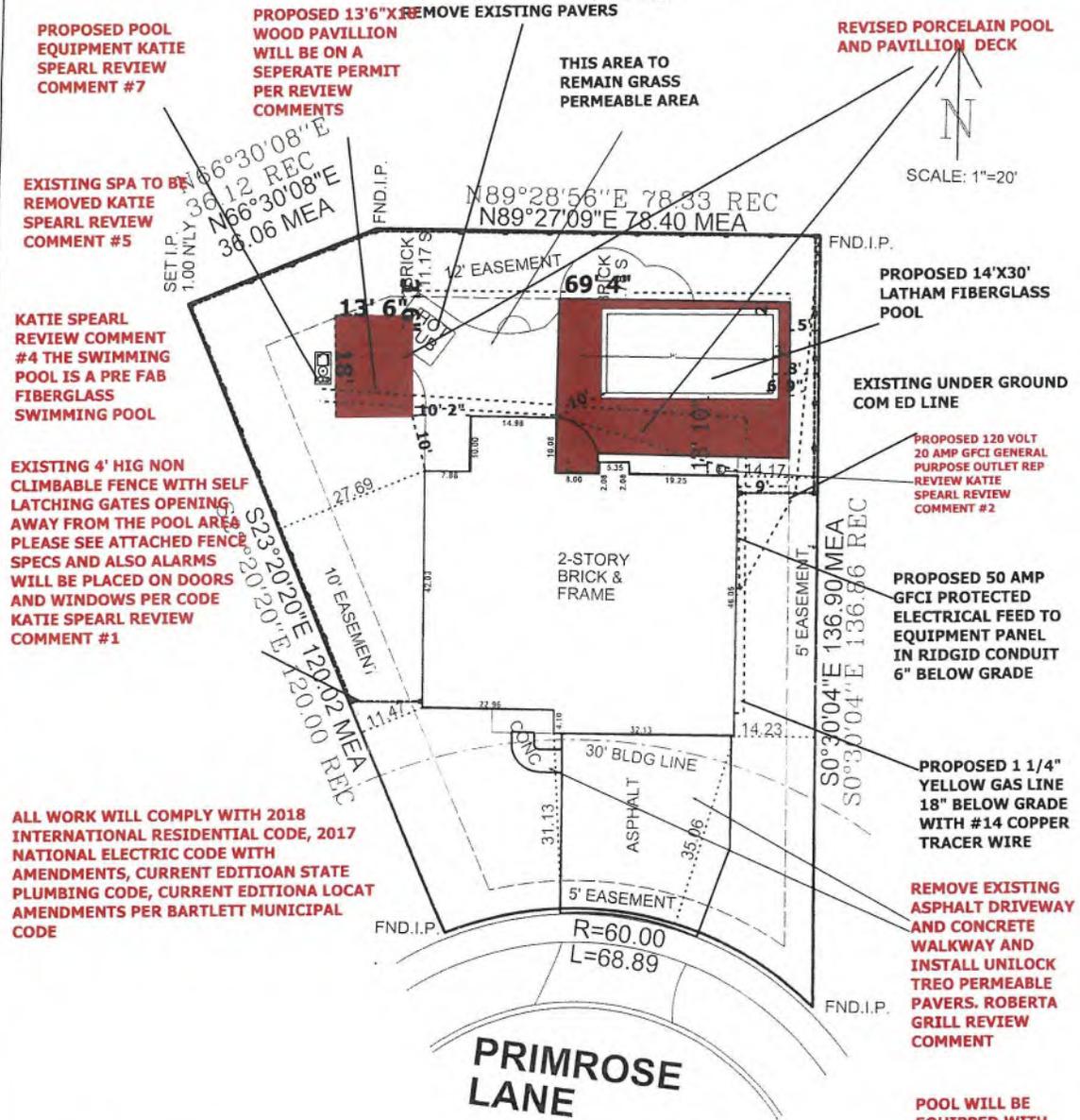
PLAT OF SURVEY

DALE FLOYD LAND SURVEYING L.L.C.
2600 KESLINGER ROAD SUITE A
GENEVA, ILLINOIS 60134

Approved Plat of Survey-
3/10/2022
Permit #B-21-1875

PHONE:630-232-7705 FAX:630-232-7725

LOT 30 IN HERONS LANDING UNIT ONE, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 2004 AS DOCUMENT NUMBER 0417331079, IN COOK COUNTY, ILLINOIS. COMMONLY KNOWN AS: 200 PRIMROSE LANE, BARTLETT, ILLINOIS.



PROPOSED POOL EQUIPMENT KATIE SPEARL REVIEW COMMENT #7

PROPOSED 13'6" X 6'6" REMOVE EXISTING PAVERS WOOD PAVILLION WILL BE ON A SEPERATE PERMIT PER REVIEW COMMENTS

REVISED PORCELAIN POOL AND PAVILLION DECK

THIS AREA TO REMAIN GRASS PERMEABLE AREA

EXISTING SPA TO BE REMOVED KATIE SPEARL REVIEW COMMENT #5

KATIE SPEARL REVIEW COMMENT #4 THE SWIMMING POOL IS A PRE FAB FIBERGLASS SWIMMING POOL

EXISTING 4' HIG NON CLIMBABLE FENCE WITH SELF LATCHING GATES OPENING AWAY FROM THE POOL AREA PLEASE SEE ATTACHED FENCE SPECS AND ALSO ALARMS WILL BE PLACED ON DOORS AND WINDOWS PER CODE KATIE SPEARL REVIEW COMMENT #1

ALL WORK WILL COMPLY WITH 2018 INTERNATIONAL RESIDENTIAL CODE, 2017 NATIONAL ELECTRIC CODE WITH AMENDMENTS, CURRENT EDITIOAN STATE PLUMBING CODE, CURRENT EDITIONA LOCAT AMENDMENTS PER BARTLETT MUNICIPAL CODE

PROPOSED 14'X30' LATHAM FIBERGLASS POOL

EXISTING UNDER GROUND COM ED LINE

PROPOSED 120 VOLT 20 AMP GFCI GENERAL PURPOSE OUTLET REP SPEARL KATIE SPEARL REVIEW COMMENT #2

PROPOSED 50 AMP GFCI PROTECTED ELECTRICAL FEED TO EQUIPMENT PANEL IN RIDGID CONDUIT 6" BELOW GRADE

PROPOSED 1 1/4" YELLOW GAS LINE 18" BELOW GRADE WITH #14 COPPER TRACER WIRE

REMOVE EXISTING ASPHALT DRIVEWAY AND CONCRETE WALKWAY AND INSTALL UNILOCK TREQ PERMEABLE PAVERS. ROBERTA GRILL REVIEW COMMENT

POOL WILL BE EQUIPPED WITH AUTO COVER KATIE SPEARL REVIEW COMMENT #6

State of Illinois S.S.
County of Kane
We, Dale Floyd Land Surveying L.L.C., a professional design firm, License No. 184-004129 Do hereby certify that the above described property has been surveyed in the manner represented on the plat hereon drawn.
Dimensions are shown in feet and decimal parts thereof.

NOTE: This professional service conforms to the current Illinois minimum standards for a boundary survey.

Compare all points before building by same and at once report any difference

Structure located and initial survey completed 3-9-2012



Illinois Professional Land Surveyor No. 035-002876

Geneva, Illinois 3-12 A.D. 2012

Job No. 000212-7 License expiration date 11-30-2012

Illinois Professional Land Surveyor No. 035-002876

Address
200 Primrose Lane
Date
3/10/2022

Approved Impervious
Review - 3/10/2022

Permit #B-21-1875

TOTAL LOT AREA **10,907.97** From GIS

House	Length	Width	Area
House			-
Other portion			-
TOTAL HOUSE AREA			2,621.03 From GIS

Driveway	Length	Width	Area
rectangular portion			-
rectangular portion			-
TOTAL DRIVEWAY AREA			- From GIS

Accessory	Length	Width	Area
Walkway			0.00 From GIS
Patio			929.73 Proposed
Shed			0.00
Pavillion for gazebo			243.00
Other			0.00
Other			0.00
Firepit	Radius=		0.00
TOTAL ACCESSORY STRUCTURE AREA			1172.73

TOTAL IMPERVIOUS AREA **3793.76**

TOTAL IMPERVIOUS % **35%**

Lots =>20,000 sq.ft.	30%	3272.391638
Lots 10,800-19,999 sq.ft.	35%	3817.790244
Lots <10,800 sq.ft.	40%	4363.18885
Duplex	45%	4908.587456

Notes

OK-RL

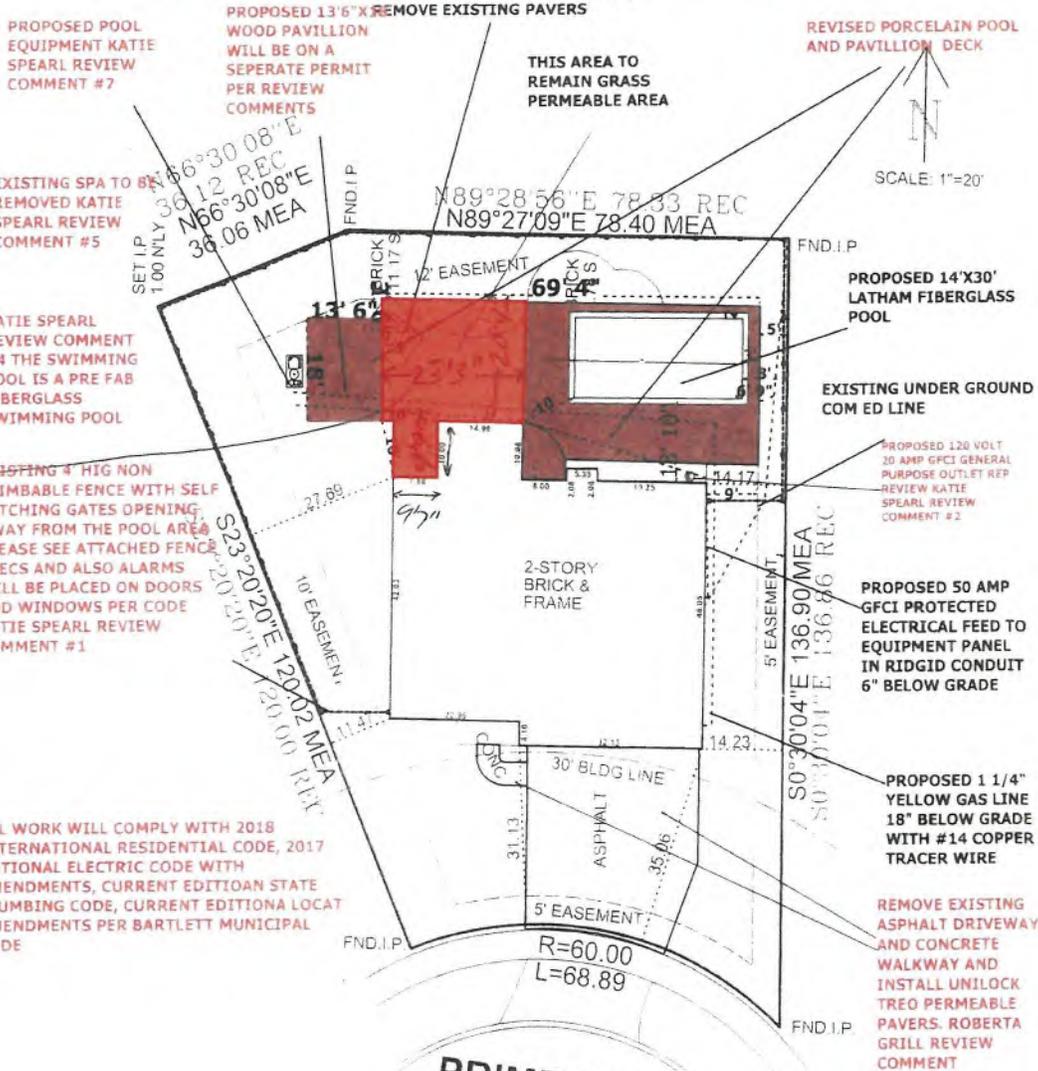
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GENEVA, ILLINOIS 60134

Current conditions with
unpermitted work - 9/15/2025

PHONE: 630-232-7705 FAX: 630-232-7725

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NOTE: This professional service conforms to the current Illinois minimum standards for a boundary survey.

Compare all points before building by same and at once report any difference

Structure located and initial survey completed 3-9-2012



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Address
200 Primrose Lane
Date
9/15/2025

Failed Impervious Review with unpermitted work - 9/15/2025

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House			2,621.03
Other portion			-
TOTAL HOUSE AREA			2,621.03

From GIS

Driveway	Length	Width	Area
rectangular portion			-
rectangular portion			-
TOTAL DRIVEWAY AREA			-

Permeable Pavers

Accessory	Length	Width	Area
Walkway			0.00
Patio			929.73
Pavillion for gazebo			243.00
Additional Patio			566.19
TOTAL ACCESSORY STRUCTURE AREA			1738.92

Permeable Pavers
Permitted Patio
Permitted Patio
Unpermitted

TOTAL IMPERVIOUS AREA **4359.95**

TOTAL IMPERVIOUS % **40%**

Lots =>20,000 sq. ft.	30%	3272.391638
Lots 10,800-19,999 sq. ft.	35%	3817.790244
Lots <10,800 sq. ft.	40%	4363.18885
Duplex	45%	4908.587456

Notes

Not Approved - BK



Agenda Item Executive Summary

AGENDA ITEM: Water & Sewer Rate Study Presentation

BOARD OR COMMITTEE: Committee

BUDGET IMPACT

Amount	\$ N/A	Budgeted	\$ N/A
Fund(s): Water & Sewer		Corresponding Activity Measure:	

EXECUTIVE SUMMARY

Stantec, the Village's consultant conducting the Water & Sewer Rate Study, is here to present their findings and recommendations for the water and sewer rates for the Village. The goal of the study is to ensure that the Village properly maintains their critical infrastructure at a service level that is acceptable to the Board, and that the rates paid are equitable for those that rely on these different systems presently and for future sustainability.

The rates discussed at this meeting will be utilized to fund the upcoming Capital Improvement Plan (CIP) and future operating budgets.

RECOMMENDATIONS

- Based off the information provided by Stantec, Staff recommends adopting the proposed recommendations from Stantec. These include:
- The proposed rate adjustments for Water and Sewer for each fiscal year up through FY 2030/2031, which would allow the Village to fund the CIP at the recommended levels. The rates will continue to be reviewed annually and adjusted accordingly if necessary.
 - Scale the base charge based off meter size, and eliminate the "minimum bill"
 - Modify the residential rate structure to a tiered structure to promote water conservation
 - Maintain a uniform volumetric rate for non-residential users
 - Utilize the cost of service for treatment and collection to follow for each county's proposed sewer rate.

ATTACHMENTS (PLEASE LIST)

Memo, Presentation

RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal: Evaluate budget and implement water, wastewater and stormwater projects
Examine Service Delivery Methods

Short Term (1-3 Years): Routine Complex

Long Term (3-5 Years): Routine Complex

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion

Staff: Tyler Isham, Assistant Director of Public Works

Date: November 10, 2025

Memo

To: Paula Schumacher, Village Administrator
From: Tyler Isham, Assistant Director of Public Works
Subject: **Water & Sewer Rate Study Presentation**
Date: November 10, 2025

BACKGROUND

At the May 6th Board meeting, Stantec Consulting Services, Inc (“Stantec”) was selected to conduct the water and sewer rate study. The goal of the study is to ensure that the Village properly maintains their critical infrastructure at a service level that is acceptable to the Board, and that the rates paid are equitable for those that rely on these different systems presently and for future sustainability.

The study included the following:

- A capital improvement analysis
- Grant opportunities/other funding strategies overall
- Analyzing current rates and evaluating based off the following criteria:
 - A tiered structure based off usage
 - Non-residential v. residential rates
- Provide comparable municipalities structures as examples/comparison.
- Life cycle analysis

DISCUSSION

Stantec and their subconsultant, Engineering Enterprises, Inc, (EEI), have been working with staff over the past few months to conduct the study to come up with options for the board to consider. Stantec will cover the rate study process, financial plans, the cost of service for different areas and by type (residential v. non-residential), and the potential rate structures. They also reviewed our existing asset inventory of over 200 miles of water main and over 160 miles of sanitary sewer main to come up with a recommended repair and replacement rate to more adequately maintain our system.

The rates approved by the Board will be utilized to fund the water and sewer operating budgets and the upcoming 2026/27-2030/31 Capital Improvement Plan that will be presented at a later date. For example, it was recommended that the Village should replace approximately 1% of the Village’s water main annually, or approximately 2.1 miles per year, this would equate to a

100-year pipe life, which is longer than standard water main life of 60 years, but is more proactive than the current mile annually we are able to complete, or a 200-year lifecycle. Other items they recommended were a meter audit to guarantee accuracy of meters and ensure the Village is capturing all the users properly.

Stantec reviewed numerous options to fund the water and sewer funds in ways that wouldn't exclusively impact rate payers, strategies like the utilization of bonds to assist in the funding of water main replacement or the use of IEPA low-interest loans to help build the necessary larger capital, such as the water tower.

Stantec also compared Bartlett's current and proposed rates with neighboring communities, and while we could not get guaranteed numbers, discussions with numerous communities show that many communities will be looking at rate increases to fund their capital programs over the next several years. Those new rates for other communities were not included, so the rates shown for the other communities are the existing rates they currently have.

RECOMMENDATIONS

Based off the information provided by Stantec, Staff recommends adopting the proposed recommendations from Stantec. These include:

- The proposed rate adjustments for Water and Sewer for each fiscal year up through FY 2030/2031, which would allow the Village to fund the CIP at the recommended levels. The rates will continue to be reviewed annually and adjusted accordingly if necessary.
- Scale the base charge based off meter size, and eliminate the "minimum bill"
- Modify the residential rate structure to a tiered structure to promote water conservation
- Maintain a uniform volumetric rate for non-residential users
- Utilize the cost of service for treatment and collection to follow for each county's proposed sewer rate.



Village of Bartlett, IL 2025 Water & Sewer Rate Study

November 18, 2025



ENGINEERING ENTERPRISES, INC.

OUTSTANDING SERVICE | EVERY CLIENT | EVERY DAY



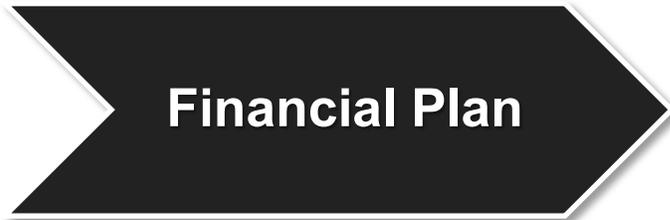
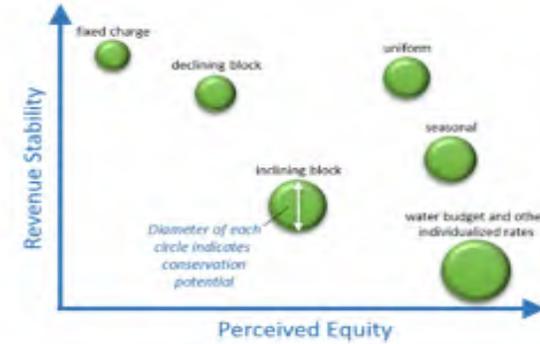
Agenda

- 1) Overview of Rate Study Process
- 2) Financial Plan
- 3) Cost of Service Results
- 4) Rate Structure Analysis
- 5) Benchmarking
- 6) Recommendations





Rate Study Process



How Much?

Defines how much total revenue is needed each year



From Whom?

Defines proportional revenue recovery between customer types



How to Collect?

Structure of how revenues are recovered



Financial Plan



Financial Plan

Revenue Requirements

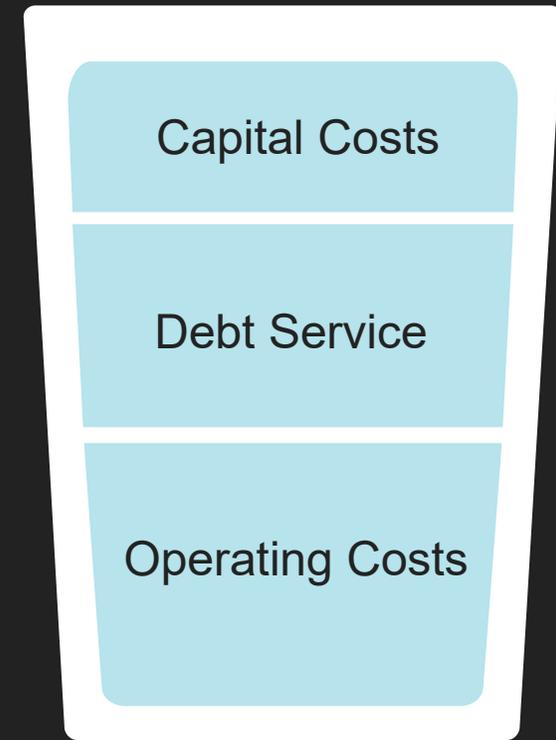
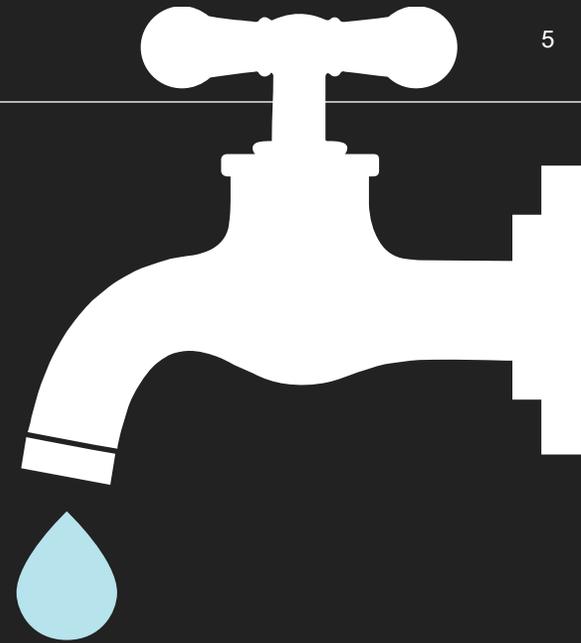
- Forecast of system operating expenditures
- Forecast of capital investments including existing debt obligations

Revenue Forecast

- Forecast of system demands and customer counts
- Development of revenue forecast with existing rates and fees

Evaluate Key Metrics

- Sufficiency of revenue to meet revenue requirements
- Ability to fall within range of reserve targets
- Meet debt service coverage requirements





Financial Plan Assumptions and Cost Drivers

Assumptions

- FY 26 budget used as a starting point for modeling
- Annual inflation by expenditure type to develop a 10-year forecast
- Capital improvements funded from a blend of cash and debt
- Modest growth in customers but flat growth in water sales given conservation trends

Water Cost Drivers

- O&M costs including DWC Purchased Water
- Debt service \$1.1M > \$5M/yr
- Capital Plan ~\$7.5M/yr
 - Water Main Replacement
 - Elevated Storage Tank (IEPA Funded)
 - Meter Replacement

Sewer Cost Drivers

- O&M costs
- Debt service - \$2.6M/yr
- Capital Plan ~\$2M/yr
 - Sanitary Sewer Rehab
 - Sanitary Manholes
 - Bittersweet Rehab



Water Capital Improvement Plan

- Village provided current adopted CIP for financial modeling and evaluation
- EEI evaluated planned spending levels and needs of the system
- Recommended CIP funding includes:
 - Water Main Replacement assuming 100-year useful life = 1% annual replacement
 - Meter replacement program and audits ———> Address 14% Non-Revenue Water Loss
 - 1.5 Million Gallon Elevated Water Storage Tank
 - Cost revised to \$10.5M
 - Work to secure IEPA Funding

Age of Water Main	Length (Miles)
0 - 10 Years	14.5
11 - 20 Years	9.0
21 - 30 Years	57.4
31 - 40 Years	66.5
41 - 50 Years	41.0
51 - 60 Years	5.1
61 - 70 Years	2.2
71 - 80 Years	0.1
81 - 90 Years	0.0
91 - 100 Years	2.6
Greater than 100-years	2.0
Unknown	7.5
Total	207.8

*Estimated cost ~\$2.7M per mile

Recommended CIP	FY 2025 - 2029	FY 2030 - 2034	FY 2035 - 2039	FY 2040 - 2044
Budget	\$38.9M	\$36.7M	\$48.2M	\$64.8M



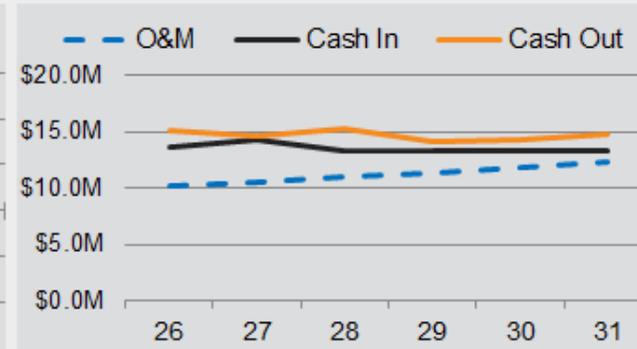
Water Fund Results: No Rate Adjustments

	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Cumulative Bill Increase FY 2031
Water Rate Plan		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Senior-Lien Debt Service Coverage	3.01	2.21	1.83	1.47	1.11	0.75	Scenario Manager CIP Scenario Base
All-In Debt Service Coverage	3.01	2.21	1.54	1.07	0.81	0.54	
Single Family Bill	\$56.70	\$56.70	\$56.70	\$56.70	\$56.70	\$56.70	

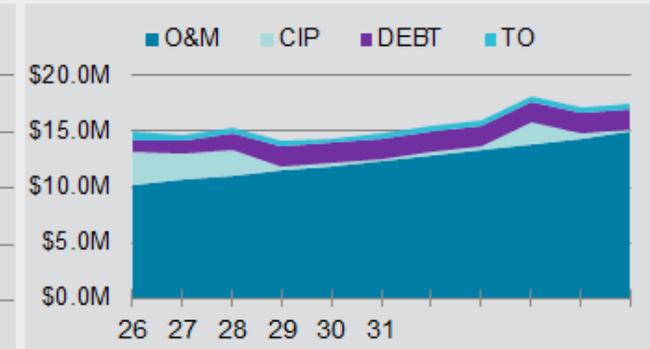
Operating Fund



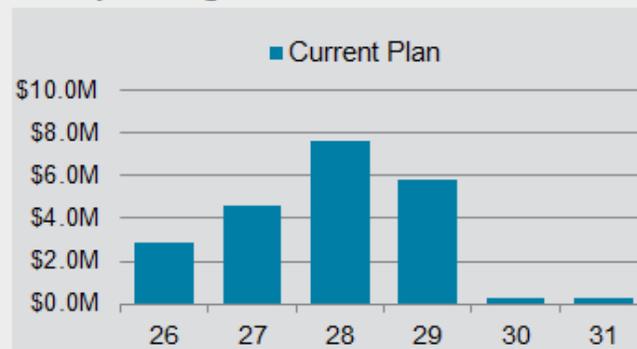
Revenues vs. Expenses



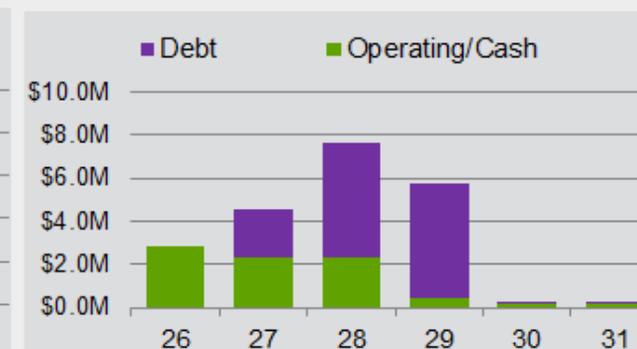
Expenses by Type



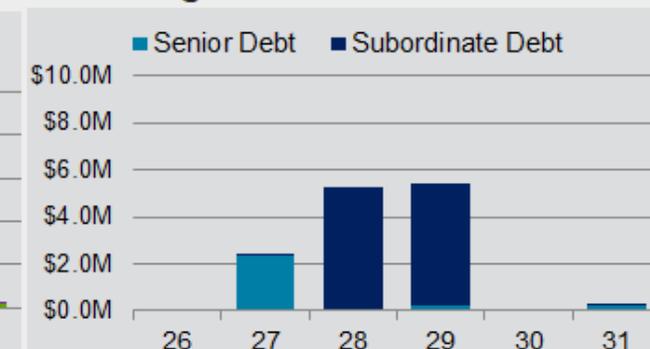
CIP Spending



CIP Funding



Borrowing

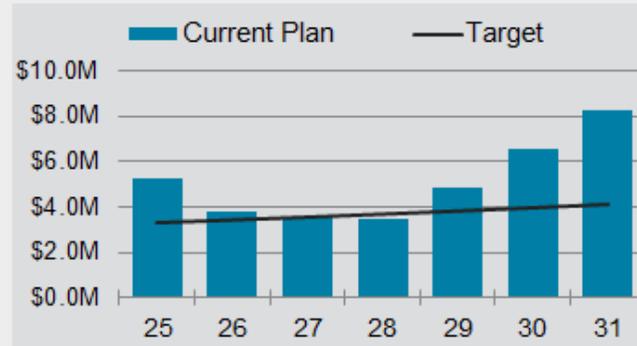




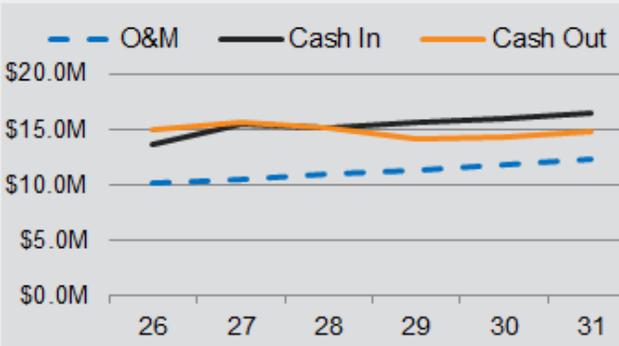
Water Fund Results – Increases to Fund Current CIP

	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Cumulative Bill Increase FY 2031
Water Rate Plan		8.00%	5.00%	3.00%	3.00%	3.00%	30.03%
Senior-Lien Debt Service Coverage	3.01	3.20	3.40	3.42	3.46	3.49	Scenario Manager CIP Scenario Base
All-In Debt Service Coverage	3.01	3.20	2.83	2.44	2.47	2.49	
Single Family Bill	\$56.70	\$64.22	\$67.45	\$69.48	\$71.57	\$73.73	

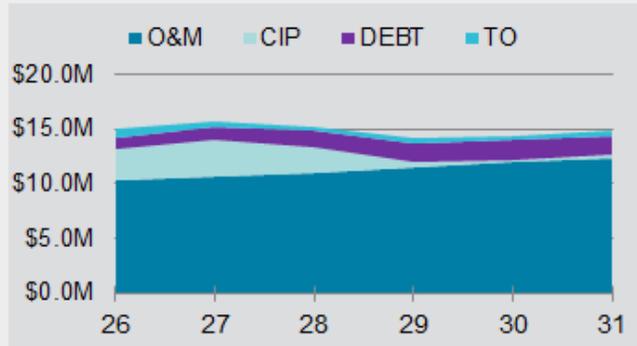
Operating Fund



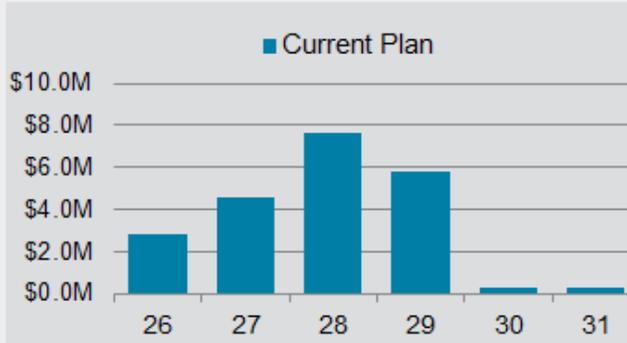
Revenues vs. Expenses



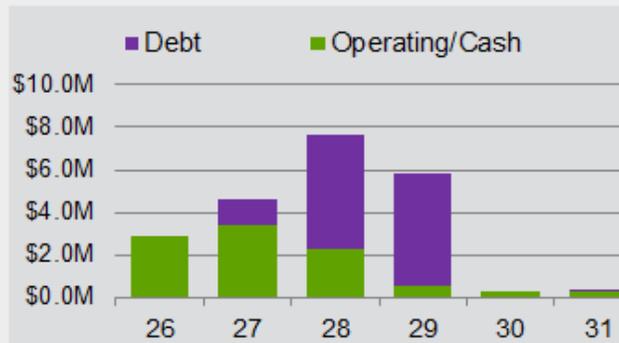
Expenses by Type



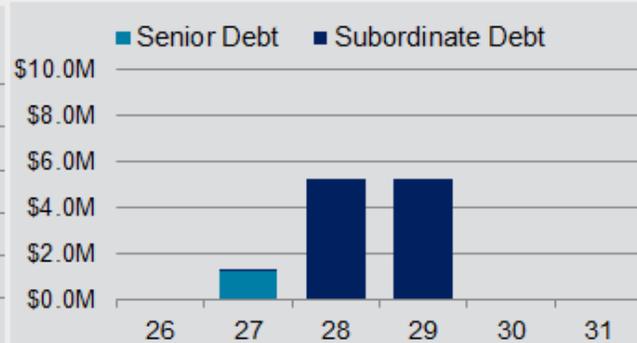
CIP Spending



CIP Funding



Borrowing

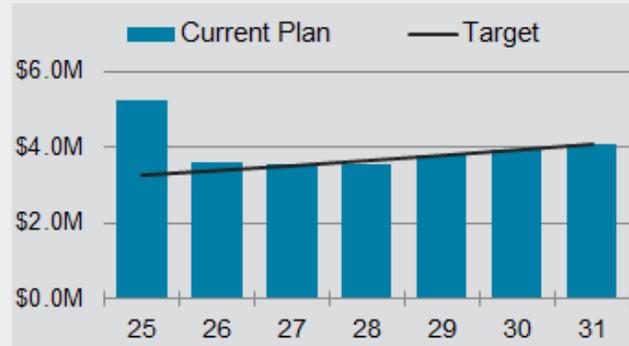




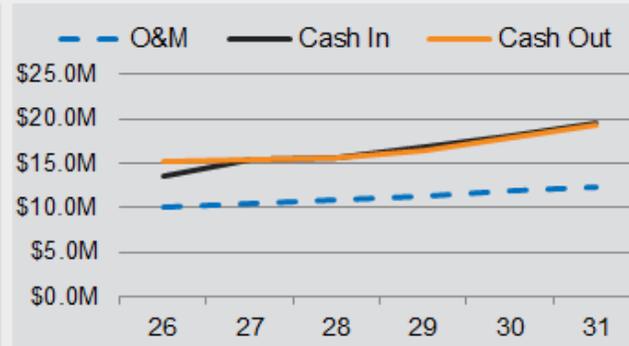
Increases to Fund 1% Annual Water Main Replacement

	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Cumulative Bill Increase FY 2031
Water Rate Plan		8.00%	8.00%	8.00%	8.00%	8.00%	54.06%
Senior-Lien Debt Service Coverage	3.01	2.66	2.98	2.76	3.01	3.05	Scenario Manager CIP Scenario 1% WMRapl
All-In Debt Service Coverage	3.01	2.65	2.57	2.20	2.44	2.52	
Single Family Bill	\$56.70	\$64.22	\$69.36	\$74.90	\$80.89	\$87.35	

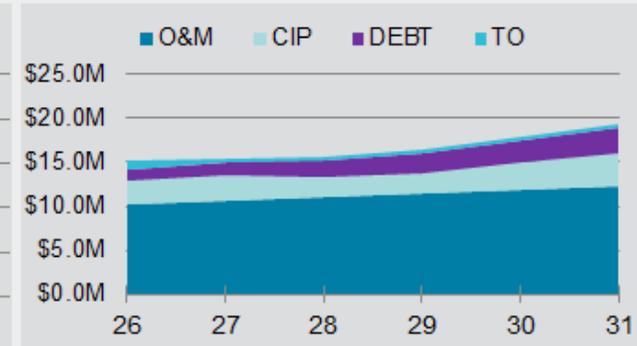
Operating Fund



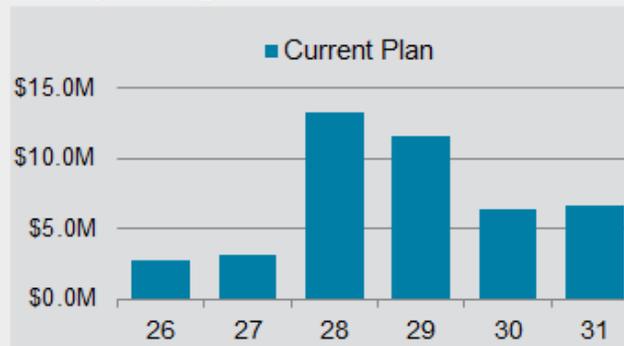
Revenues vs. Expenses



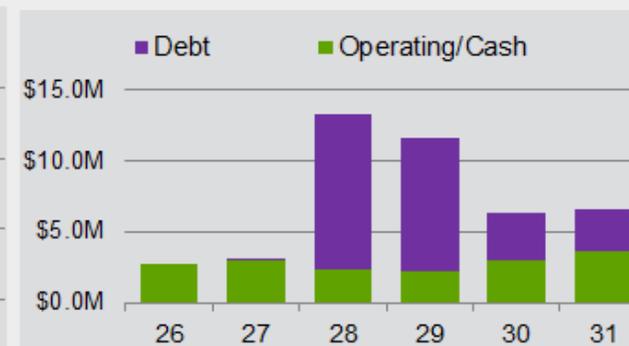
Expenses by Type



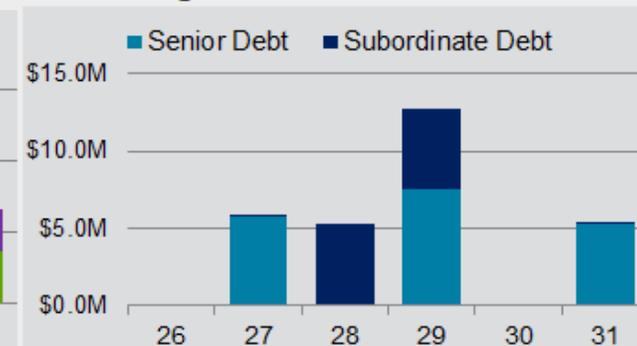
CIP Spending



CIP Funding



Borrowing





Sewer Capital Improvement Plan

- Village provided current adopted CIP for financial modeling and evaluation
- EEI evaluated planned spending levels and needs of the system
- Recommended CIP funding includes:
 - Sanitary Sewer Rehab ~\$1M/yr
 - Lift Station Generator Rehab
 - Maintenance and rehab across treatment and collection assets

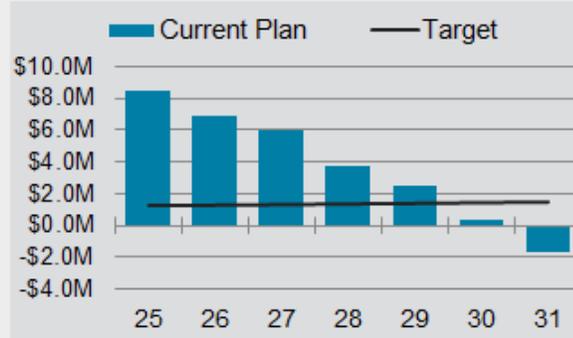
Recommended CIP	FY 2025 - 2029	FY 2030 - 2034	FY 2035 - 2039	FY 2040 - 2044
Budget	\$17.5M	\$9.4M	\$11.4M	\$15.0M



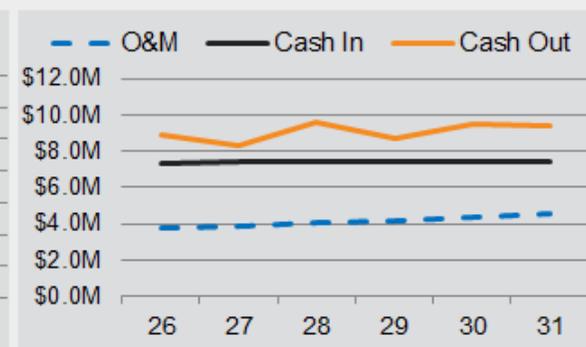
Sewer Fund Results: No Rate Adjustments

	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Cumulative Bill Increase FY 2031
Sewer Rate Plan		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Senior-Lien Debt Service Coverage	6.53	6.35	6.07	5.73	5.44	5.16	
All-In Debt Service Coverage	1.35	1.30	1.25	1.18	1.12	1.06	
Cook County Sewer Bill	\$23.64	\$23.64	\$23.64	\$23.64	\$23.64	\$23.64	
DuPage County Sewer Bill	\$40.89	\$40.89	\$40.89	\$40.89	\$40.89	\$40.89	
Kane County Sewer Bill	\$36.92	\$36.92	\$36.92	\$36.92	\$36.92	\$36.92	

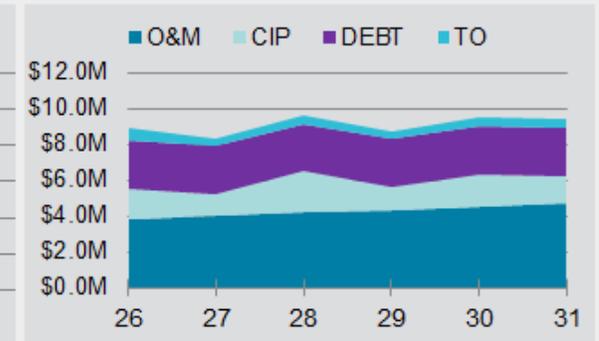
Operating Fund



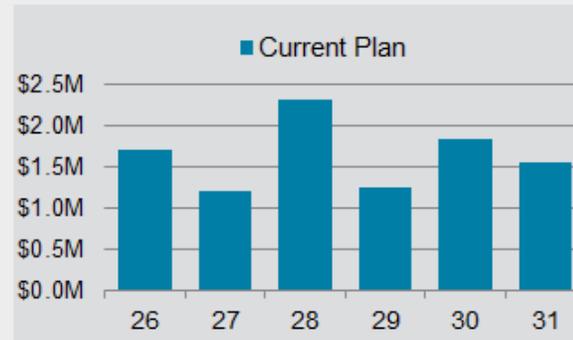
Revenues vs. Expenses



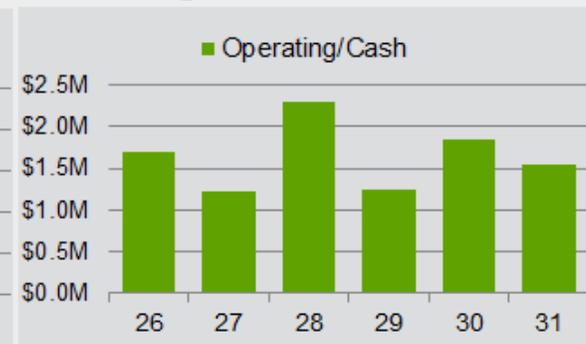
Expenses by Type



CIP Spending



CIP Funding

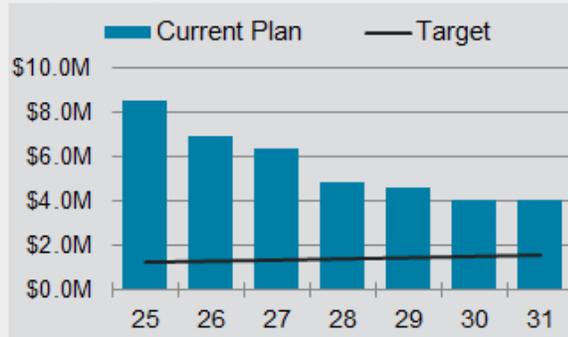




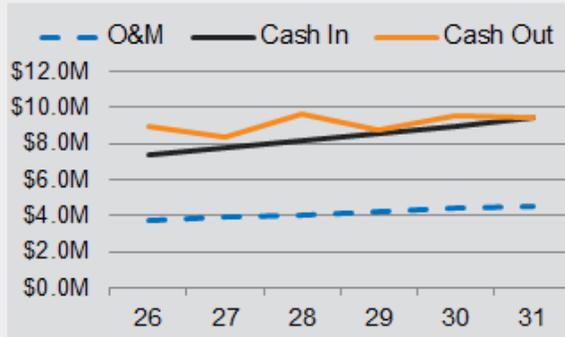
Sewer Fund Results: Recommended Adjustments

	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	Cumulative Bill Increase FY 2031
Sewer Rate Plan		5.00%	5.00%	5.00%	5.00%	5.00%	23.38%
Senior-Lien Debt Service Coverage	6.53	6.96	7.36	7.72	8.22	8.76	
All-In Debt Service Coverage	1.35	1.43	1.51	1.59	1.69	1.80	
Cook County Sewer Bill	\$23.64	\$22.81	\$23.95	\$25.15	\$26.41	\$27.73	
DuPage County Sewer Bill	\$40.89	\$41.50	\$43.58	\$45.75	\$48.04	\$50.44	
Kane County Sewer Bill	\$36.92	\$31.70	\$33.28	\$34.94	\$36.69	\$38.53	

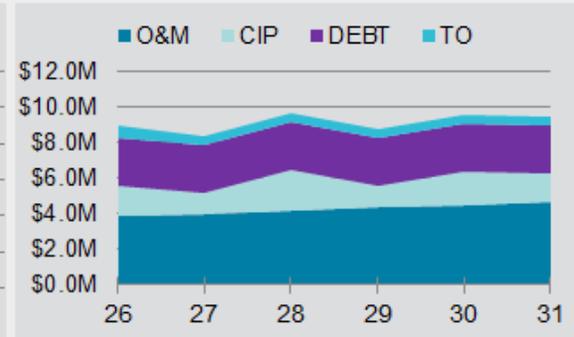
Operating Fund



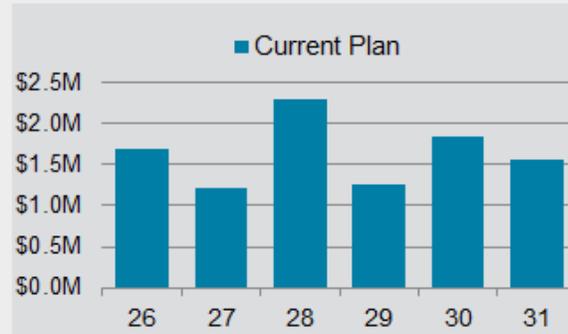
Revenues vs. Expenses



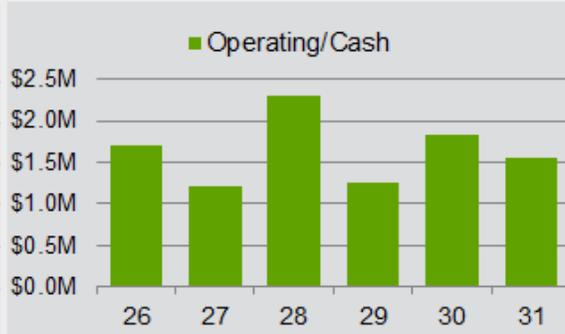
Expenses by Type



CIP Spending



CIP Funding





Financial Plan Summary

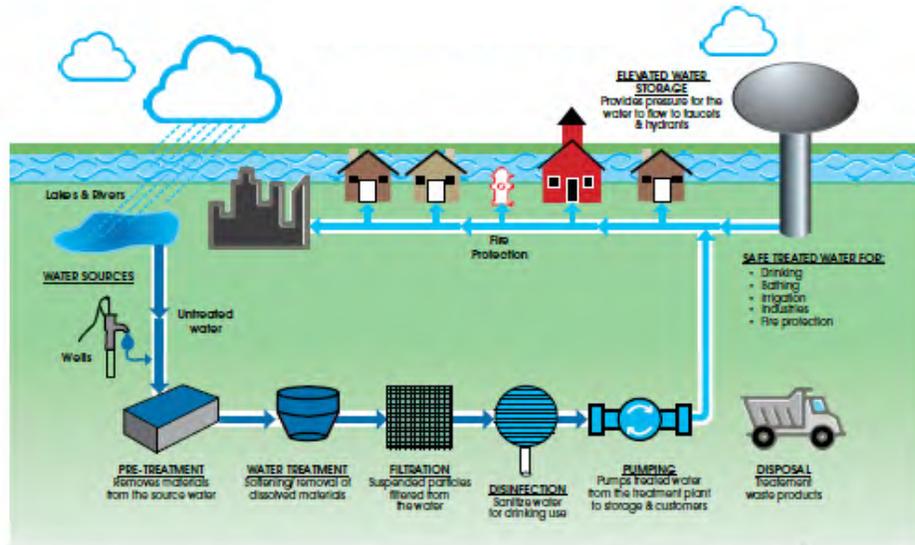
- Revenue increases from rates are required in FY 27 and future years to meet debt coverage, maintain minimum cash balances and fund reinvestment in systems
- Recommended adjustments
 - Water revenue increase: 8% annually from FY 27 – FY 31
 - Sewer revenue increase: 5% annually from FY 27 – FY 31
- Customer bill impacts will vary based on rate structure recommendations
- Financial plan should be evaluated annually based on capital spending, growth, & other factors



Cost of Service



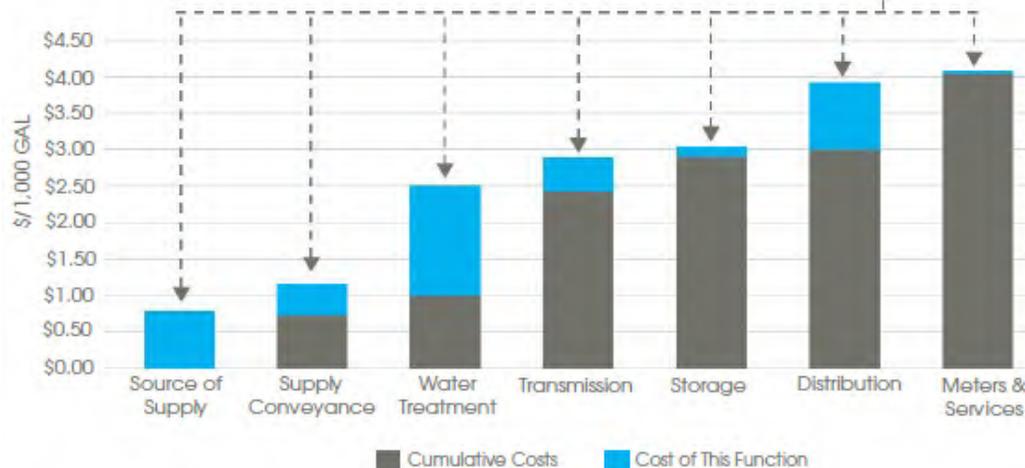
Cost of Service



Goal: Determine the equitable distribution of revenue to be recovered by customer type based on the **cost to serve** each type

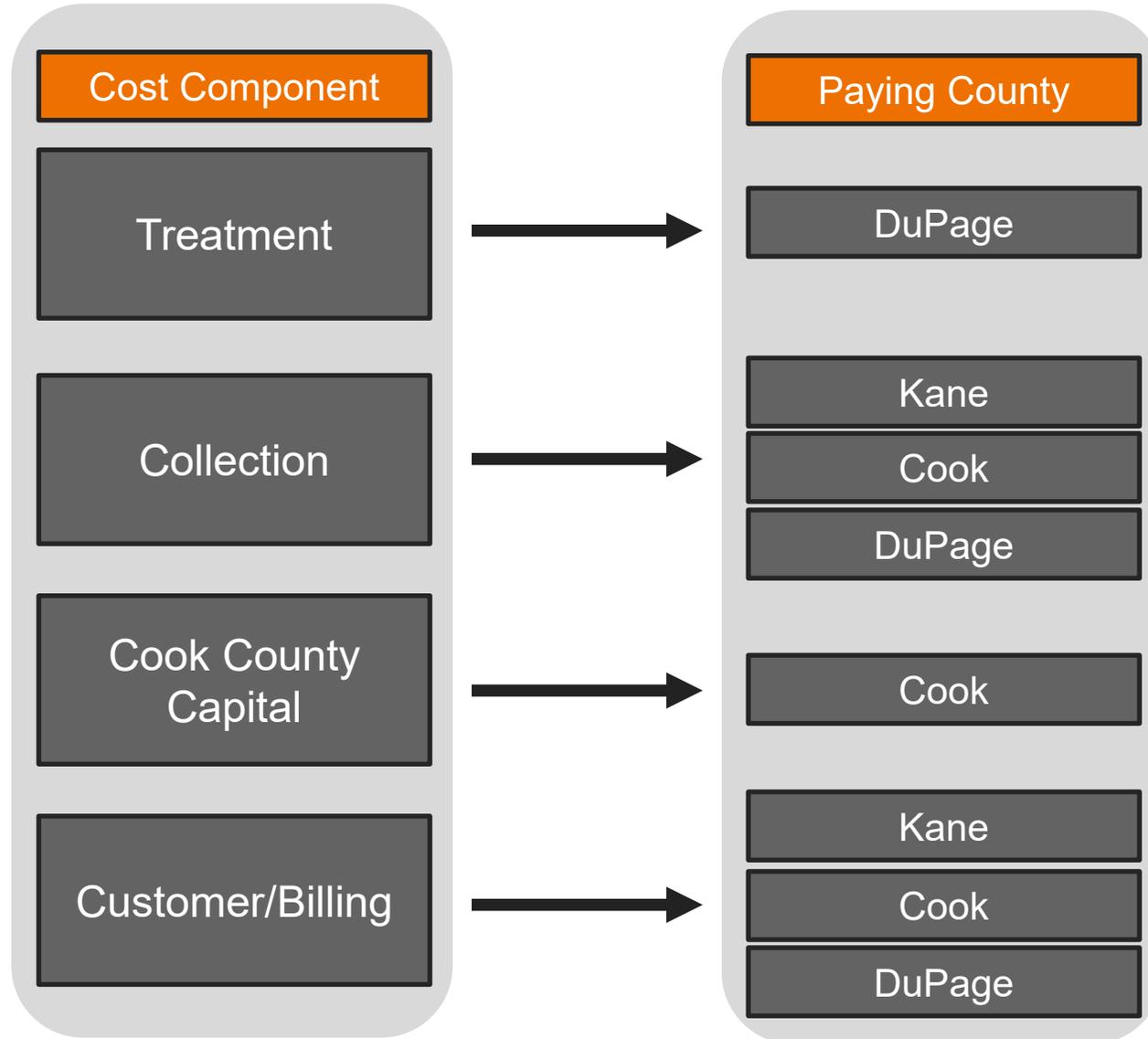
Water: Cost of service analysis completed based on class of water customer: Residential, commercial and industrial

Sewer: Cost of service analysis completed based on location and associated service provided within service area: DuPage, Cook and Kane





Sewer Cost of Service Mapping



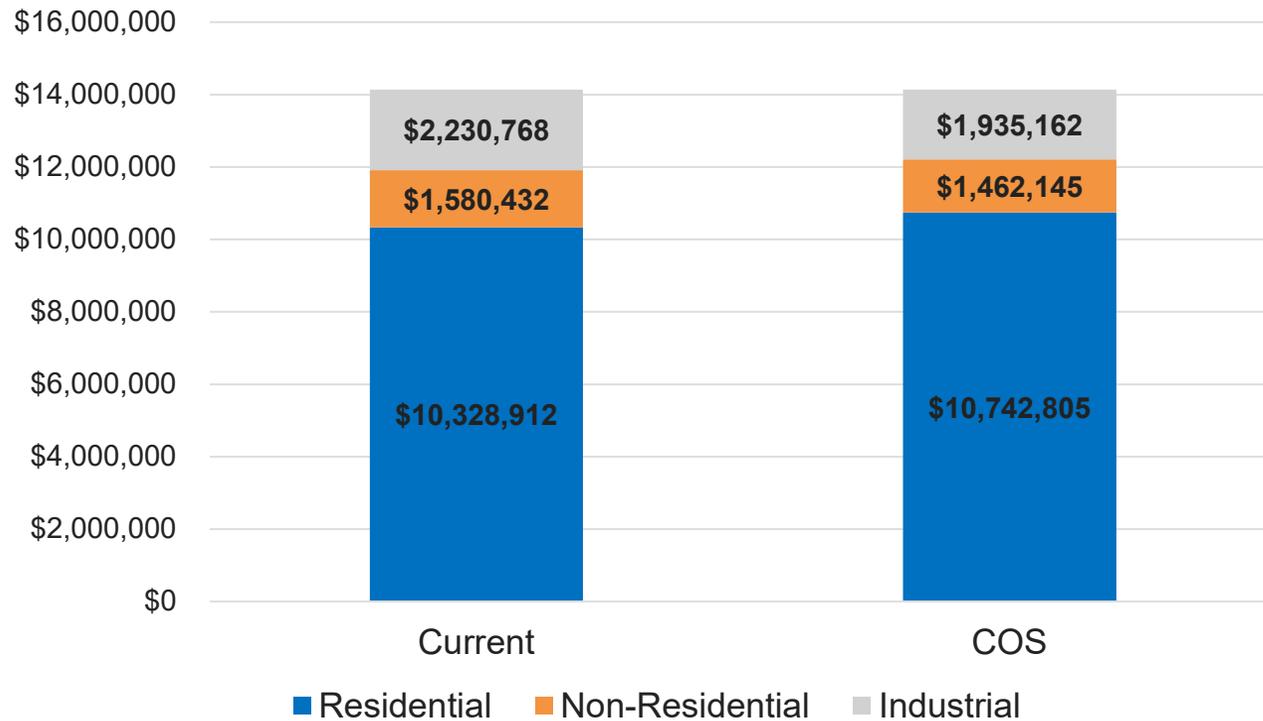
- Bartlett provides different levels of sewer service depending in which county a customer is located.
- Through the COS, Stantec is determining the appropriate rate for treatment, collection, and shared service costs.
- Each customer in a county pays a certain combination of these charges depending on service provided in the county.



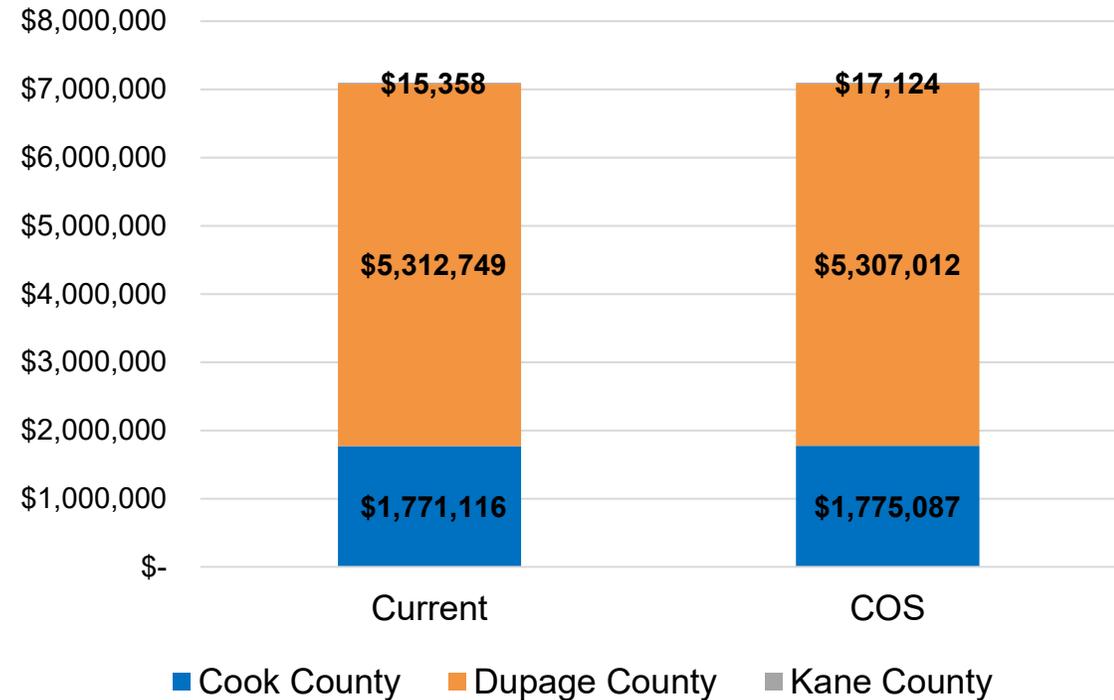
Cost of Service Summary

- Sewer is in alignment with the cost to provide service in each county
- Water COS determined modest misalignment between revenue collected between customer classes
 - Rate structure modifications designed to fully align with the cost of service

Water Revenue Collected by Class



Sewer Revenue Collected by Class





Rate Structure Alternatives



Rate Design - Pricing Goals and Objectives



Customer Affordability - Ability to provide service for basic needs at affordable prices



Rate and Revenue Stability - Limit volatility in annual revenues and rate adjustments



Cost-of-Service Based - Alignment between use of service and utility bill



Administrative and Customer Understanding - Ability to administrate and customer to understand



Legal Defensibility - Comply with industry standard and legal requirements



Current Water Rates

Class	Usage Rate (All Use)
Base Charge ¹	N/A
Residential	\$12.60/kGal
Non-Residential	\$12.60/kGal
Industrial	\$12.60/kGal

Observations

- Minimum bill is same for all customers regardless of potential use of system
- Currently no cost recovery based on potential use of the system
- Uniform usage rates are common

¹ Minimum bill amount equating to 2.5 kGal monthly



Water Rate Structure Alternatives

Water Base Charge

- Transition from minimum bill to a base charge
- Scale base charges by meter size consistent with industry standards to align with availability of service

Residential Water Usage Rates

- **Alternative 1:** Uniform usage rate
- **Alternative 2:** Tiered rate structure for single family residential customers
 - Enhance conservation incentive – aligns with cost of service

Industrial / Non-Residential Water Usage Rates

- Maintain uniform usage rate
- Align with cost of service

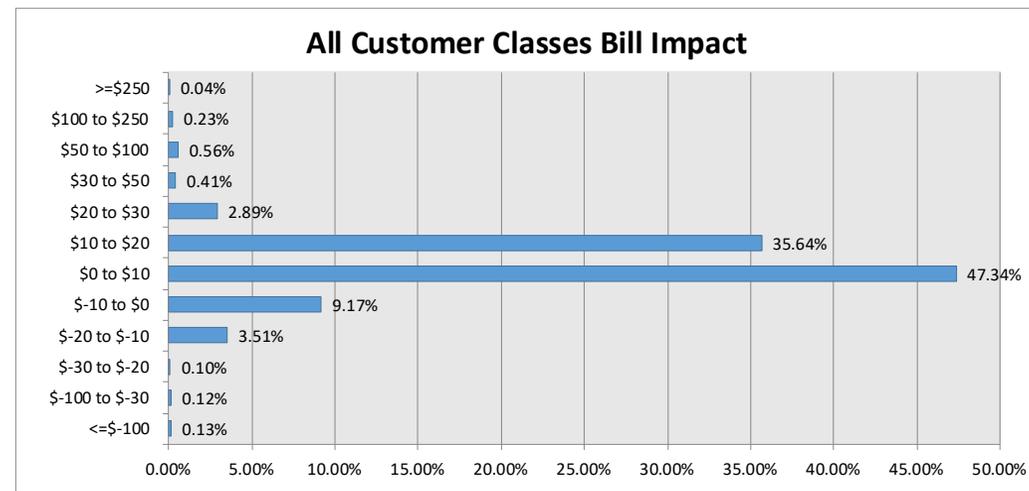


Water Proposed Alternative 1

- Recover 20% of revenue from base charge, COS informs volumetric rate

Base Charge – All Users	Base Charge
5/8" & 3/4"	\$15.47
1"	\$25.79
1.5"	\$51.58
2"	\$82.53
3"	\$180.54
4"	\$324.97
6"	\$670.52

Class	Usage Rate (All Use)
Residential	\$11.40
Non-Residential	\$11.40
Industrial	\$11.40





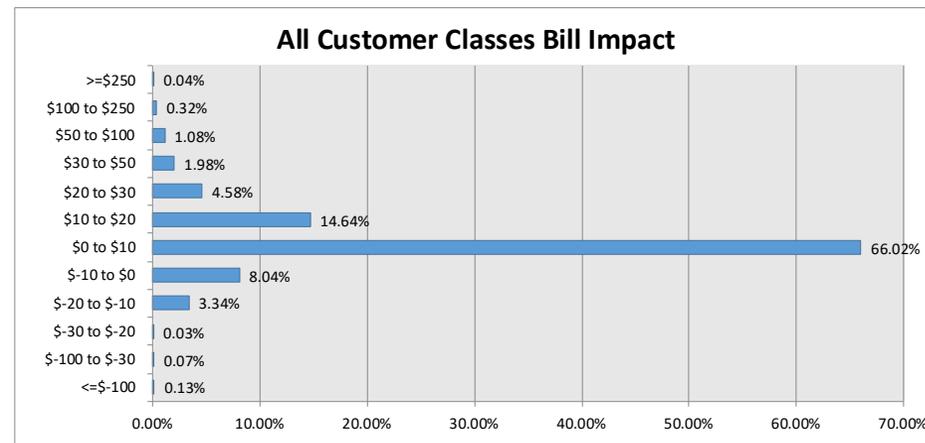
Water Proposed Alternative 2

- Recover 20% of revenue from base charge, residential pays inclining block rate

Base Charge – All Users	Base Charge
5/8" & 3/4"	\$15.47
1"	\$25.79
1.5"	\$51.58
2"	\$82.53
3"	\$180.54
4"	\$324.97
6"	\$670.52

Residential	Usage Rate		
Tier (Gallons)	3,000	6,000	All Other
Rate	\$9.75	\$13.00	\$15.75

Usage Rate (All Use)	
Non-Res/Industrial	\$11.40





Current Sewer Rates

Rate Component	DuPage County	Cook County	Kane County
Base Charge	\$22.66	\$17.20	\$12.83
Usage Rate per (kGal)	\$4.05	\$1.43	\$1.06

Observations

- Base charge is same for all customers regardless of potential use of system
- 50% of total revenues is collected in the base charge
- Base charge is relatively high for residential user (affordability considerations)



Sewer Rate Structure Alternative

Sewer Base Charge

- Target 40% of revenue collected from base charge to improve affordability from current charges
- **Alternative 1:** Single base charge for each county
- **Alternative 2:** Scale base charges by meter size consistent with industry standards

Treatment, Collection, Capital Charge Usage Rates

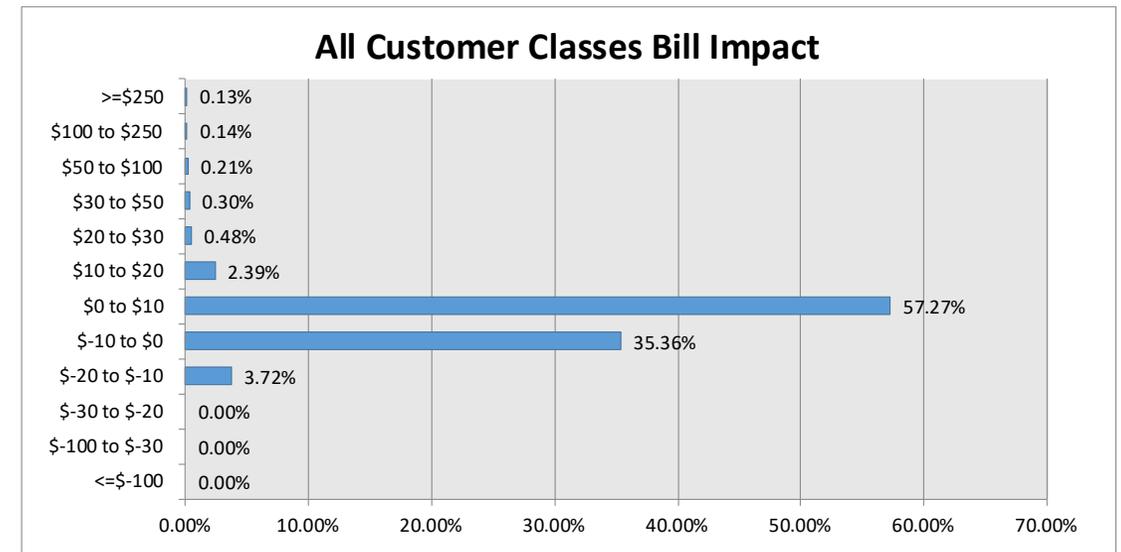
- COS informs usage unit rates for treatment, collection, and capital charges which are charged to the counties based on service



Sewer Proposed Alternative 1

- Recover 40% of revenue from base charge, counties pay combinations of treatment and collection rates

Rate Component	DuPage County	Cook County	Kane County
Base Charge	\$20.74	\$10.46	\$6.81
Treatment Rate	\$2.76	-	-
Collection Rate	\$2.28	\$2.28	\$2.28
Cook County Capital Rate	-	\$0.84	-
Total Usage Rate per (kGal)	\$5.04	\$3.12	\$2.28



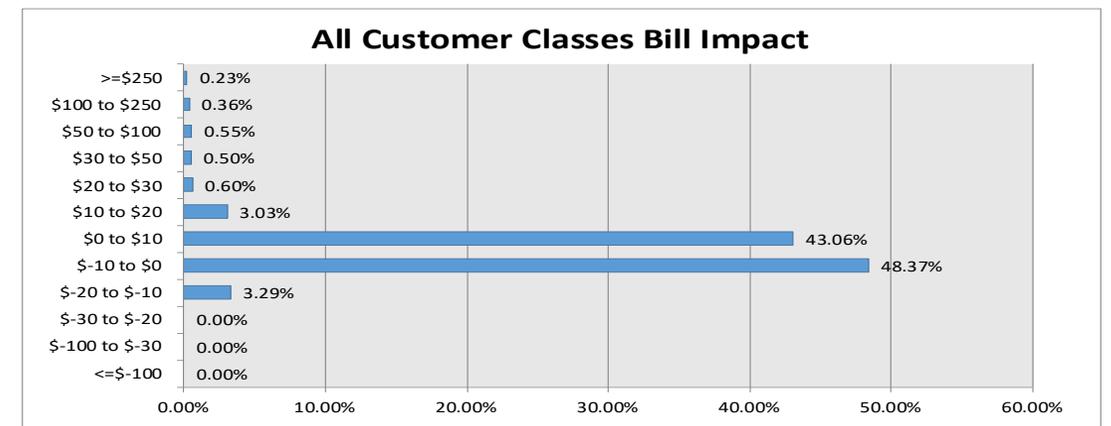


Sewer Proposed Alternative 2

- Recover 40% of revenue from base charge, scaled by meter size, counties pay combinations of treatment and collection rates

	DuPage County	Cook County	Kane County
5/8" & 3/4"	\$18.81	\$8.78	\$2.11
1"	\$31.35	\$14.63	\$3.51
1.5"	\$62.69	\$29.25	\$7.02
2"	\$100.31	\$46.81	\$11.23
3"	\$219.42	\$102.39	\$24.57
4"	\$394.96	\$184.30	\$44.23
6"	\$814.94	\$380.28	\$91.27

Rate Component	DuPage County	Cook County	Kane County
Treatment Rate	\$2.76	-	-
Collection Rate	\$2.28	\$2.28	\$2.28
Cook County Capital Rate	-	\$0.84	-
Total Usage Rate per (kGal)	\$5.04	\$3.12	\$2.28





Rate Structure Recommendations

1. Recommended water structure changes (Alternative 2)
 - Implement base charge, scale by meter size aligned with industry standards
 - Modify residential water volumetric rates to include life-line tier and enhanced conservation
 - Maintain uniform commercial/industrial water volumetric rates

2. Recommended sewer rate structure changes (Alternative 2)
 - Scale base charge by meter size for each county
 - Implement COS informed treatment, collection, and capital volume rates



Combined Bill Impacts –Residential User*

Recommended Structure (4,500 gallons & 5/8” x 3/4” Meter)

DuPage County	Current	Proposed
Water Bill	\$56.70	\$64.22
Sewer Bill	\$40.89	\$41.50
Total Bill	\$97.59	\$105.72
\$ Change		\$8.13 (7.7%)

Cook County	Current	Proposed
Water Bill	\$56.70	\$64.22
Sewer Bill ¹	\$23.64	\$22.81
Total Bill	\$80.34	\$87.04
\$ Change		\$6.70 (7.7%)

¹ Cook County customers pay a treatment charge to MWRD through annual property tax bills

Kane County	Current	Proposed
Water Bill	\$56.70	\$64.22
Sewer Bill ²	\$36.92	\$31.70
Total Bill	\$93.62	\$95.92
\$ Change		\$2.30 (2.4%)

² Includes FRWRD Charge paid by Kane County customers through Bartlett Sewer Bills

**Typical residential user, impacts will vary based on monthly usage*



Combined Bill Impacts – Non-Residential User*

Recommended Structure (10,000 gallons & 1” Meter)

DuPage County	Current	Proposed
Water Bill	\$126.00	\$139.82
Sewer Bill	\$63.16	\$81.77
Total Bill	\$189.16	\$221.59
\$ Change		\$32.43 (14.6%)

Cook County	Current	Proposed
Water Bill	\$126.00	\$139.82
Sewer Bill ¹	\$31.50	\$45.82
Total Bill	\$157.50	\$185.64
\$ Change		\$28.14 (15.2%)

¹ Cook County customers pay a treatment charge to MWRD through annual property tax bills

Kane County	Current	Proposed
Water Bill	\$126.00	\$139.82
Sewer Bill ²	\$58.92	\$61.82
Total Bill	\$184.92	\$201.64
\$ Change		\$16.72 (8.3%)

² Includes FRWRD Charge paid by Kane County customers through Bartlett Sewer Bills

**Example non-residential user, impacts will vary based on monthly usage and meter size*

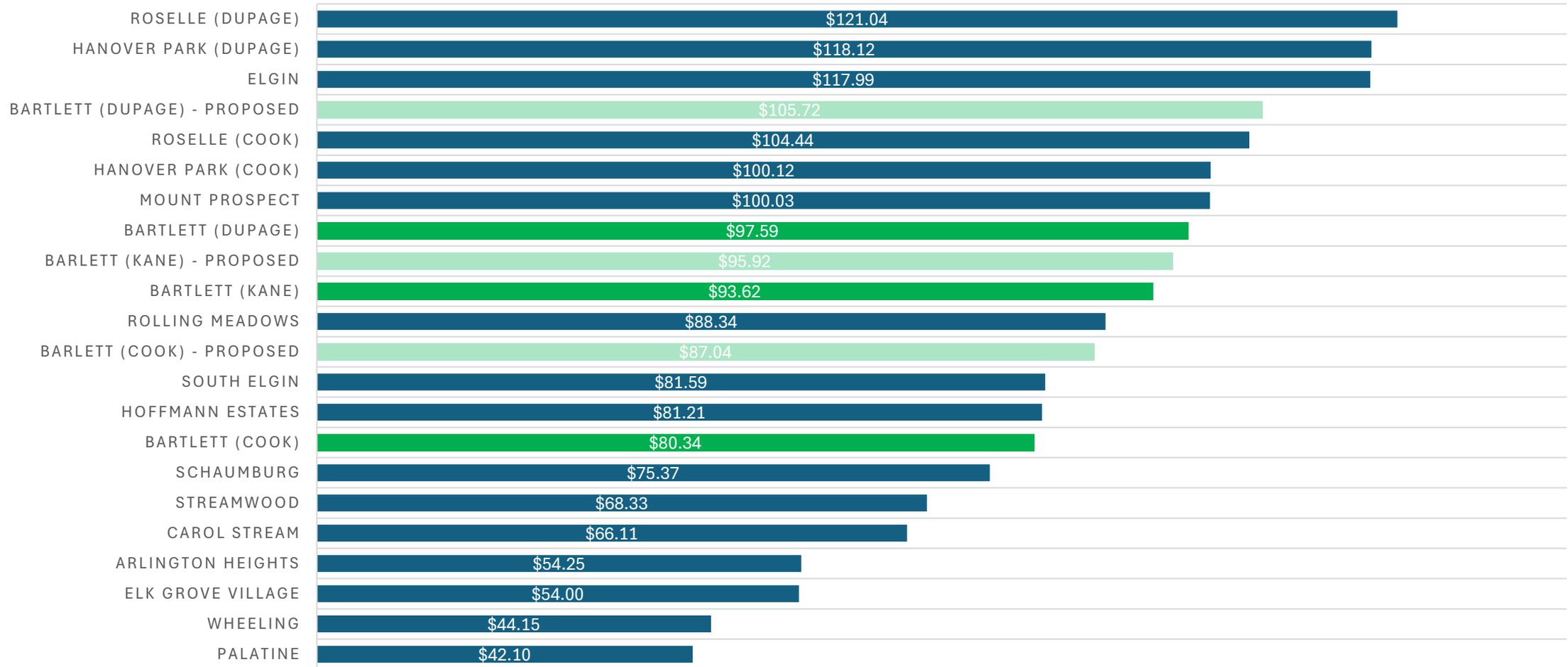


Benchmarking



WATER AND SANITARY SEWER BILL COMPARISON

TOTAL MONTHLY WATER AND SEWER BILL



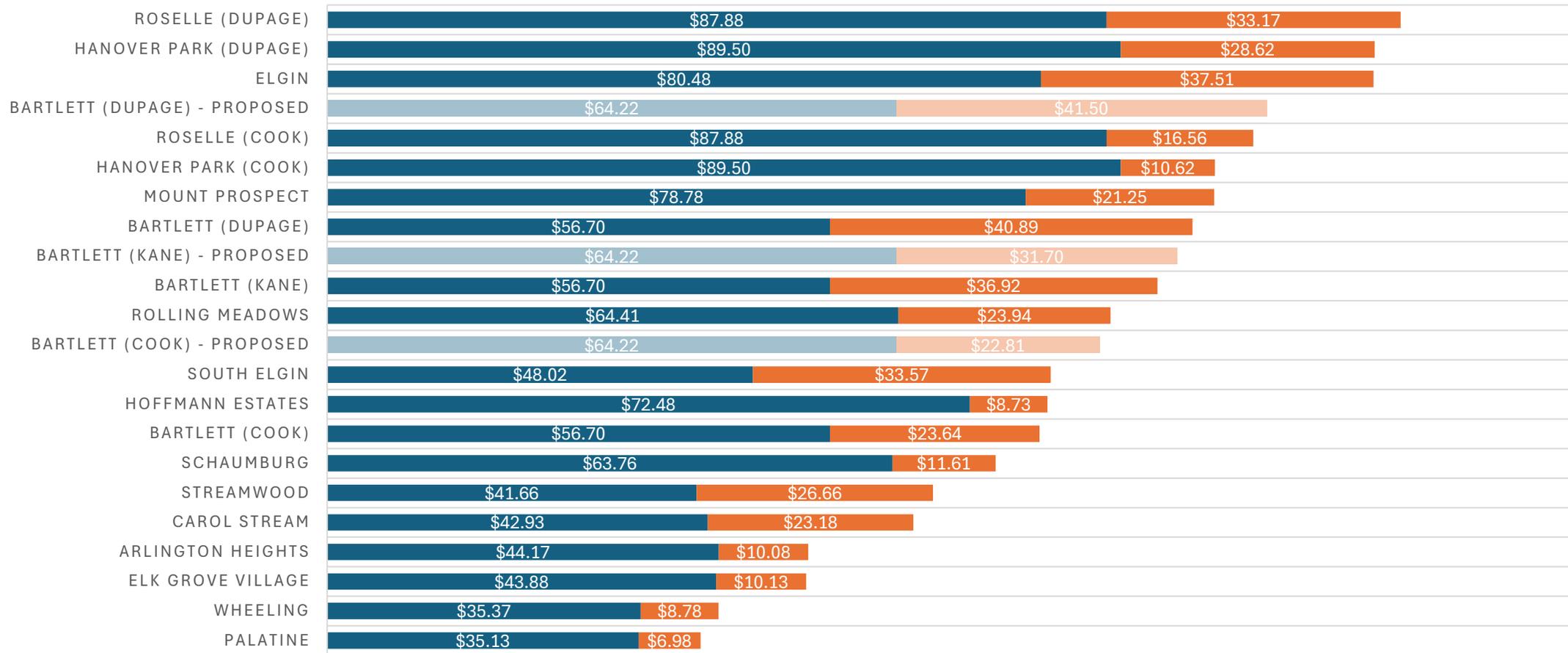
* Assumes 3/4" residential meter, water & sewer customer within the corporate limits, with 4,500 gallons / month consumption and sewer discharge



WATER AND SANITARY SEWER BILL COMPARISON

ALL COUNTIES

■ MONTHLY WATER BILL* ■ TOTAL SEWER BILL*



* Assumes 3/4" residential meter, water & sewer customer within the corporate limits, with 4,500 gallons / month consumption and sewer discharge



Rate Study Recommendations

1. Revenue increases from rates are required in FY 27, adopt 5-year plan to fund elevated CIP & reserves

Rate Forecast	Current	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Water Rate Increase	N/A	8%	8%	8%	8%	8%
Sewer Rate Increase	N/A	5%	5%	5%	5%	5%
DuPage County Bill¹	\$97.59	\$105.72	\$112.94	\$120.67	\$128.95	\$137.82
Cook County Bill¹	\$80.34	\$87.04	\$93.32	\$100.06	\$107.31	\$115.11
Kane County Bill¹	\$93.62	\$95.92	\$102.64	\$109.86	\$117.60	\$125.90
\$ Change	N/A	\$2.30-\$8.13	\$6.28-\$7.21	\$6.75-\$7.73	\$7.25-\$8.28	\$7.79-\$8.87
% Change	N/A	2.4%-7.7%	6.4%-6.7%	6.4-6.7%	6.4%-6.8%	6.4%-6.8%

2. Adjust water and sewer rate structures to align with COS
 - Water & Sewer: Scale base charge by meter size
 - Water: Modify residential rate structure to inclining block rate to enhance conservation incentive
 - Water: Maintain uniform volumetric rate for non-residential and industrial users
 - Sewer: Implement COS informed treatment, collection, and capital volume rates

¹ Assumes Residential user with 5/8" x 3/4 meter and 4,500 gallon per month consumed



Questions & Discussion

2025 Water & Sewer Rate Study

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