



Agenda Item Executive Summary

AGENDA ITEM: 1249 Humbracht Circle, Public Improvements Acceptance
BOARD OR COMMITTEE: Board

BUDGET IMPACT			
Amount	\$ N/A	Budgeted	\$ N/A
Fund: N/A	Corresponding Activity Measure: N/A		
EXECUTIVE SUMMARY			
<p>Attached is an ordinance to accept the public improvements at 1249 Humbracht Circle. The developer, <i>Wittenstein Holding Corp.</i>, has submitted all required final documents to the Village. A set of Record Drawings has been received and is on file.</p> <p>Because the water main and water/sanitary sewer connections have been operational and functioning successfully for more than 12 months, Village staff recommends waiving the maintenance period.</p>			
ATTACHMENTS (PLEASE LIST)			
Memorandum, Letter, Ordinance, Bill of Sale			
RELATIONSHIP TO STRATEGIC PLAN GOAL			
Strategic Plan Goal: N/A			
Short Term (1-3 Years): Routine <input type="checkbox"/> Complex <input type="checkbox"/>			
Long Term (3-5 Years): Routine <input type="checkbox"/> Complex <input type="checkbox"/>			
ACTION REQUESTED			
<input type="checkbox"/> For Discussion Only <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance <input checked="" type="checkbox"/> Motion			
<p>MOTION: I move to approve Ordinance 2025-_____, accepting the public improvements at 1249 Humbracht Circle.</p>			
Staff:	Nick Talarico	Date:	December 2, 2025

MEMORANDUM

To: Paula Schumacher, Village Administrator
From: Nick Talarico, Village Engineer *NT*
Subject: Acceptance of Public Improvements at 1249 Humbracht Circle
Brewster Creek Business Park
Date: December 2, 2025

Attached is an ordinance to accept the public improvements at **1249 Humbracht Circle**. The developer, *Wittenstein Holding Corp.*, 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 and water/sanitary sewer connections have 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 AT 1249 HUMBRACTH CIRCLE

December 2, 2025

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

Attn: Dan Dinges, Director of Public Works

RE: **VILLAGE ACCEPTANCE OF PUBLIC IMPROVEMENTS
1249 Humbracht Circle, Wittenstein
Brewster Creek Business Park**

Please be advised that the public improvements have been completed at **1249 Humbracht Circle.**

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 at **1249 Humbracht Circle.**

The developer, *Wittenstein Holding Corp.*, has submitted all required final documents to the Village. A set of reproducible Record Drawings showing the completed public improvements has been received. The public improvements consist of water main and water/sanitary sewer connections. Because the connections have 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 at **1249 Humbracht Circle**.

Sincerely,

Nick Talarico

Nick Talarico, P.E.
Village Engineer

Attachment

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

ORDINANCE 2025-

**AN ORDINANCE ACCEPTING THE PUBLIC IMPROVEMENTS AT 1249
HUMBRACHT CIRCLE**

WHEREAS, the Village Engineer has reported to the corporate authorities that the water main and water/sanitary sewer connections, (“the Public Improvements”) for the site known as 1249 Humbracht Circle (“the Development”) were completed substantially in accordance with the plans and specifications therefore and the requirements of the Village Subdivision Ordinance on December 1, 2024 (“the Completion Date”) and that *Wittenstein Holding Corp.*, the developer of the site, (“the Developer”) has presented evidence that 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 1249 Humbracht Circle.

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

**_____
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 December 2, 2025, and approved on December 2, 2025, as the same appears from the official records of the Village of Bartlett.

**_____
Lorna Giles, Village Clerk**

BILL OF SALE

**FOR THE WATER MAIN INSTALLED
AT THE**

Brewster Creek INDUSTRIAL SITE
LOT NO. 16, Brewster Creek Business Park SUBDIVISION
ADDRESS 1249 Humbracht Cir, Bartlett, IL 60103

In consideration of the payment of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby expressly acknowledged, Wittenstein Holding Corp ("the Seller") does hereby sell, assign, transfer and set over unto the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, the following described property:

The water distribution system, including, but not limited to, water mains and services, valves, valve vaults, fire hydrants, and all structures appurtenant thereto, as more fully depicted on the engineering plans prepared by SPACECO, Inc., with an approved plan date of January 25, 2024, a copy of which is incorporated by reference herein;

(collectively, the "Property") being the Public Improvements for the Brewster Creek Industrial Site developed by the Seller in the Village of Bartlett.

The Seller hereby represents and warrants to the Village of Bartlett that the Seller is the absolute owner of the Property; that the Property is free and clear of all liens, charges and encumbrances, and that the Seller has full right, power and authority to transfer title to the Property to the Village of Bartlett, and to execute and deliver this Bill of Sale.

[signature page follows]

IN WITNESS WHEREOF the Seller has signed and sealed, or caused this Bill of Sale to be signed and sealed, at , Illinois on NOV 5, 2025.

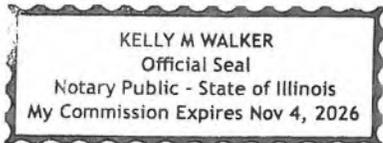
Signed: [Signature]
President CFD

Attest: _____
Secretary

STATE OF ILLINOIS)
) SS:
COUNTY OF Kane)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid,
DO HEREBY CERTIFY that Karim Saif and N/A, personally known to me to be the President and Secretary, respectively of W. Henstein, ("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 5th day of November, 2025.



Kelly M Walker
Notary Public

My Commission Expires: Nov. 4, 2026