

VILLAGE OF BARTLETT
VILLAGE HALL, 228 S. MAIN STREET
BOARD MEETING AGENDA
March 3, 2026
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:** Public Hearing February 3rd, Board February 3rd, Committee February 3rd
- *7. **BILL LIST:** March 3, 2026
8. **TREASURER'S REPORT:** None
9. **PRESIDENT'S REPORT:** Pizza Award
Introduction of Houseal Lavigne Associates, LLC
10. **QUESTION/ANSWER: PRESIDENT & TRUSTEES**
11. **STANDING COMMITTEE REPORTS:**
 - A. **BUILDING AND ZONING COMMITTEE, CHAIRMAN HOPKINS**
 - *1. Ordinance Granting a Fence Height Variation for 1001 Georgian Place
 - B. **COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GANDSEY**
 1. Resolution Approving of the Professional Service Agreement between the Village of Bartlett and Houseal Lavigne Associates, LLC
 - C. **FINANCE COMMITTEE, CHAIRMAN LAPORTE**
 1. None
 - D. **LICENSE AND ORDINANCE COMMITTEE, CHAIRMAN BATTERMANN**
 1. Ordinance Amending the Bartlett Municipal Code Regarding Village Antinepotism Policies
 2. Liquor License Creation Class J - 120 Live Bartlett, Inc.
 3. Liquor License Creation Class A & Class V – ME2050 Inc (Midway)
 4. Liquor License Creation Class B & Class VC – Botanical Harmony Inc. (Mila's)
 - E. **POLICE AND HEALTH COMMITTEE, CHAIRMAN SUWANSKI**
 1. None
 - F. **PUBLIC WORKS AND GOLF COMMITTEE, CHAIRMAN DEYNE**
 1. Resolution Approving the Concrete Replacement Program Agreement Between the Village of Bartlett And Schroeder & Schroeder Inc.
 2. Resolution Approving of the 2026 Water Main Replacement Project Agreement Between the Village of Bartlett and Gerardi Sewer and Water Co.
 - *3. Ordinance Amending the Bartlett Municipal Code Regarding Stormwater Management Regulations
12. **NEW BUSINESS**
13. **QUESTION/ANSWER: PRESIDENT & TRUSTEES**
14. **ADJOURNMENT**



**VILLAGE OF BARTLETT
PUBLIC HEARING MINUTES
February 3, 2026**

1. CALL TO ORDER

President Gunsteen called Public Hearing meeting of February 3, 2026, for the Amended Annexation and Development Agreement, 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, Suwanski and President Gunsteen

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Human Resources Director Janelle Terrance, Finance Director Matt Coulter, Director of Public Works Dan Dinges, Assistant Public Works Director Tyler Isham, Civil Engineer Nick Talarico, Assistant to the Public Works Director Sam Hughes, Planning & Development Director Kristy Stone, IT Director John Peebles, Head Golf Professional Phil Lenz, Police Chief Ryan Conway, Village Attorney Kurt Asprooth, and Village Clerk Lorna Giles.

President Gunsteen asked if there were any questions for the regarding the public hearing for the for the Amended Annexation and Development Agreement. There were no comments.

There being no further business to discuss, President Gunsteen adjourned the Public Hearing back to the Board Meeting at 7:05pm.

Jackie Cardoza
Executive Assistant



**VILLAGE OF BARTLETT
BOARD MINUTES
FEBRUARY 3, 2026**

1. CALL TO ORDER

President Gunsteen, called the regular meeting of February 3, 2026, 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, Suwanski, and President Gunsteen

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Human Resources Director Janelle Terrance, Finance Director Matt Coulter, Director of Public Works Dan Dinges, Assistant Public Works Director Tyler Isham, Civil Engineer Nick Talarico, Assistant to the Public Works Director Sam Hughes, Planning & Development Director Kristy Stone, IT Director John Peebles, Head Golf Professional Phil Lenz, Police Chief Ryan Conway, Village Attorney Kurt Asprooth, and Village Clerk Lorna Giles.

3. INVOCATION – Pastor Kristian Johnson from Living Lord Lutheran Church

4. PLEDGE OF ALLEGIANCE

PRESIDENT'S ADDRESS: President Gunsteen expressed his sympathies and condolences to the family of Public Works employee David Hoday who was tragically struck by an Elgin bound passenger train. First responders treated Mr. Hoday and transported him to the hospital, where he succumbed to his injuries. President Gunsteen stated that it was a heartbreaking day for our community and that the impact of his loss was felt deeply by all those who knew and worked with Mr. Hoday. He thanked the Bartlett Police Department along with the Bartlett Fire Protection District for their immediate and professional response. President Gunsteen also thanked Metra, Hanover Township Emergency Services, and the Streamwood Police Department for their coordinated efforts which reflects the professionalism and dedication of our public safety partnerships. Trustee Deyne also expressed his condolences.

5. TOWN HALL - None

6. 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.



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Trustee Deyne stated that she would like to add item F: 2, A Resolution Approving the Construction Engineering Services Agreement Between the Village of Bartlett and Trotter & Associates, Inc. for The Country Place Lift Station and Lift Station Controls Upgrade Improvements to the Consent Agenda.

Trustee Hopkins stated that he would like to add items A. 1, An Ordinance Approving the First Amendment to the Annexation and Development Agreement Between the Village of Bartlett and Hanover Township, and item A. 2, An Ordinance Approving Final Site Plans/PUD Plans for Phase 2 and Phase 3 of the Hanover Township Campus Extension Planned Unit Development to the Consent Agenda.

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 Amend the Consent Agenda and that motion was seconded by Trustee Suwanski.

ROLL CALL VOTE TO AMEND THE CONSENT AGENDA AND CONSENT ITEMS THEREIN

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

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

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

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

7. MINUTES – Covered and approved under the Consent Agenda.
8. BILL LIST – Covered and approved under the Consent Agenda.
9. TREASURER'S REPORT - None
10. PRESIDENT'S REPORT - None



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11. QUESTION/ANSWER: PRESIDENT & TRUSTEES

Trustee Deyne wanted to recognize staff on their anniversaries as well as birthdays.

12. STANDING COMMITTEE REPORTS

A. BUILDING & ZONING COMMITTEE, CHAIRMAN HOPKINS

Trustee Hopkins stated that Ordinance 2026-05, An Ordinance Approving the First Amendment to the Annexation and Development Agreement Between the Village of Bartlett and Hanover Township, and Ordinance 2026-06, An Ordinance Approving Final Site Plans/PUD Plans for Phase 2 and Phase 3 of the Hanover Township Campus Extension Planned Unit Development were both covered and approved under the Consent Agenda.

B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GANDSEY

Trustee Gandsey stated that there was no report.

C. FINANCE COMMITTEE, CHAIRMAN LAPORTE

Trustee LaPorte presented Resolution 2026-07-R, A Resolution Adopting the 2026-2030 Capital Improvements Program. He stated attached is the Resolution to adopt the 2026-2030 Capital Improvements Program and authorize the staff to begin engineering and design work on those projects included in the 2026-27 fiscal year. A 2026-27 Projects by Source of Funds is attached that lists the proposed projects that total \$17,080,000. If this Resolution is passed, the 2026-27 projects will be incorporated into the Operating Budget that will be presented to the Village Board at the February 17th Committee of the Whole meeting. Trustee LaPorte moved to approve Resolution 2026-07-R, A Resolution Adopting the 2026-2030 Capital Improvements Program, that motion was seconded by Trustee Deyne.

Mr. Coulter stated that the board will be approving the capital budget which is for 2026-2027 in the amount of \$17,080,000. He stated that bond issuance will be for years 2028 and after, and that discussion would come back to the board probably late summer/early fall with our bond advisor present. Mr. Coulter stated that the bonds do not affect what the board is voting on tonight. Trustee Suwanski asked if the bonds pay for what they are voting on tonight. Mr. Coulter stated that the bonds would be issued for the fiscal year 2028 and after. He went on to say that the board already approved an 8% increase rate and that we cut down on our water main replacement project for the next year to stay above the minimum. Mr. Coulter stated that it included an 8% water increase and \$1,000,000 transfer of ARPA funds. Trustee Suwanski stated that some people on the board were unclear that the 8% increase was going to finance debt service for bonds. Village Administrator Paula Schumacher stated that was not the case with this particular capital budget that the board is voting on tonight. She went on to say that tonight, the board is



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just voting on the first year of that plan that gets approved and goes into the operating budget. She stated that the remaining four years are part of the capital improvements plan, but that each year comes to the board for review and approval. Ms. Schumacher stated that's why the discussion about bonds will happen over the summer or early Fall. She stated that the 8% increase included bonds payments for the outgoing years, but not this first year.

Trustee Suwanski asked when water rate increases would begin. Ms. Schumacher stated those would begin May 1st. Trustee Suwanski asked about the water main replacement project. Mr. Coulter stated that project has been going on but that we're increasing it to 1% and hoping to start that in fiscal year 2028 if the bonds are approved. He stated that if the bonds don't get approved, we won't be able to do 1% of our water mains. Trustee Suwanski stated that she went back and listened to the minutes, and that President Gunsteen asked twice if the 8% covers debt service on the bonds. Ms. Schumacher asked staff to go over the water main replacement program and how it's paid for the board. Public works Director Dan Dinges stated that the water main project that we currently have out to bid, was reduced to 2 million dollars. He stated that the project was originally budgeted for 5 million plus and had to be reduced because we won't have that money with the rate increase starting May 1st. He stated that this fiscal year 2026-2027 will cover the 2-million-dollar water main replacement and years after, if the board approves the bond and the 8% increases, we will spend 5 million to replace the water main.

President Gunsteen wanted to confirm that from May 2026 the increase goes into effect until May 2027. He asked if that increase in water rate will cover 2 million. Mr. Coulter stated that the project for water main in fiscal year 2027 is for 2 million. He went on to say that including the 8% increase and the 1 million transfer, we would be at our minimum balance of about 3.5 million in the water fund. Trustee Suwanski wanted to clarify the 8% increase. President Gunsteen stated that the water increase rate is 8% for this coming year. He stated that we're not taking bonds until 2027, which will be another 8% increase. Trustee Suwanski stated that it would be 16% to help cover the bond cost and that it would probably be for 20-30 years. Mr. Coulter stated that it would likely be a 20-year period. He stated that Stantec's plan is a 10-year plan, and if we're going to do 1% of our water mains every year, that's 5 million every year which means we have to do 3 bond issuances. He stated their plan includes 8% increase for those ten years so that after that point our revenues are at a point where we could do that water main replacement project without issuing bonds at that point. He stated that it will also help pay back the current bonds plus have the revenue to do this going forward continuously.

Trustee Gandsey wanted to confirm that the board was just voting for the one year 8% increase not a five-year plan. Mr. Coulter stated that the board is voting to approve capital expenses of \$17,080,000 and that the board already approved the 8% increase which will take place in May. Trustee Gandsey wanted to confirm that it was for just one year and that they would have to vote again next year. Mr. Coulter stated that was correct. Trustee Gandsey asked how that would work to ensure they have all the current information. Trustee Suwanski stated that she voted no several times to the rate increases, tax levy increase, as well as rolling this into the budget. She stated the reason she voted no is because she doesn't want a future board to be tied down to this decision. She stated that 10 years from now, this will be brought to that board and they will get told that they have to vote for this because we have debt service and can't pay for it. Ms.



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Schumacher stated that we currently have that debt service now. She went on to say that she understands the board's position and apologized for not being as clear as they should've been, which is why they're brought it back to the board for discussion. She stated that if the board doesn't want to replace the 5 million and thinks moving forward with 2 million is fine, we can do that but we still have to pay for it whether it's with bonds or a water rate increase. Ms. Schumacher stated that we had 10 water main breaks this past weekend and this infrastructure needs to be updated and taken care of. She went on to say that the consultants brought forward a 10-year plan and if the board doesn't feel comfortable doing that, then they have a right to say no and we would need to come up with a different plan.

Trustee Suwanski stated that she understood that was an option unless the bonds are already approved. President Gunsteen stated that when the bond conversation comes before the board, they will have a discussion in great detail about bonds. He stated that the 8% increase isn't just the bonds and the water mains. He stated that every year there's increases from DuPage water which is significant. President Gunsteen stated that in the past we've absorbed some of those increases but now we're at the point where we have to increase it regardless of whether we were doing the water main project. He stated that Trustee Suwanski wants to make sure that there is an option to opt out when we discuss bonds so that we're not locked into anything. Mr. Coulter stated that they would come before the board every year to discuss this. Trustee Hopkins stated that we will also talk about rate increases to cover the bond and that discussion will infinitely cover that bond. Mr. Coulter stated that was correct. Trustee Hopkins stated that would mean that other boards down the road won't necessarily have that problem because the rate increase is already established. Mr. Coulter stated that was correct and perhaps some years we could do less than 5 million for the water main. He went on to say that we will make sure that the board approves everything that we're doing including issuance. Trustee Hopkins stated that he thinks it's important that the board knows which water main we are replacing or fixing before we approve a bond. Mr. Dinges stated that as Ms. Schumacher stated, we had 10 water main breaks over the weekend. He went on to say that we could put a plan in place, but plans do change and we need to pivot depending on where we see the most activity is occurring. President Gunsteen stated that he wanted to reiterate that just because we're replacing water mains, doesn't necessarily mean that we're not going to have water main breaks as that's inevitable. Mr. Dinges discussed a meeting with a consultant today about new technology where they can do soundings on mains and get the condition of the main prior. He stated that they're looking to try to incorporate some of that into their analysis as well.

Trustee LaPorte stated that they can all agree that they want what's best for Bartlett and to make sure the funds go where they need to go. He stated that he didn't recall the bond conversation with Stantec and thought the 8% increase would cover everything. President Gunsteen stated that a sewer and water main project isn't something that wows anyone or makes residents feel like the town is progressing forward. However, when an entire subdivision loses water for an entire weekend, they would understand what this project entails and why it's so important. He stated that it is important for us to move forward for our infrastructure if we want to stay ahead of the game.

Trustee Suwanski asked what the Municipal Building improvements were that were presented in



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the budget. Mr. Dinges stated those were the village hall improvements which include Council Chamber AV equipment, carpet replacement as well as HVAC controls. Trustee Suwanski wanted to confirm that if they're uncomfortable with the projects that come before the board that they can push back and have further discussion. President Gunsteen stated that as the actual purchases come before the board, they would be voting on every single item separately

ROLL CALL VOTE TO APPROVE RESOLUTION 2026-07-R, A RESOLUTION ADOPTING THE 2026-2030 CAPITAL IMPROVEMENTS PROGRAM

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

Trustee LaPorte introduced the Lauterbach & Amen LLP Auditor Extension. He stated that the Village of Bartlett's three-year contract with our current auditors, Lauterbach & Amen LLP, expired with the completion of the April 30, 2025, audit. Lauterbach & Amen LLP has extensive governmental auditing experience, and the Village has been very pleased with the services they have provided. Therefore, staff recommend extending the engagement with our current auditors for another three years. He stated that attached is a proposal from Lauterbach & Amen LLP, to extend their contract for three additional years along with the fee schedule from the prior contract. The contract has a three-year total of \$142,005. Trustee LaPorte moved to approve the Lauterbach & Amen LLP Auditor Extension. That motion was seconded by Trustee Deyne.

Trustee Gandsey proposed that we utilize a new accounting firm stating that we've used them for the last six years or so. She stated that she'd like to see the village get a different firm. Mr. Coulter stated that for a municipality our size, there's only two firms that we can go with. He stated that three years ago, they did take this to RFP where they sent it to eleven auditing firms and only two responded. Ms. Schumacher wanted to clarify that it's not the same auditors that come out, it's a different auditing team each time. Village Attorney Kurt Asprooth stated that based on his experience with other clients, there have been several firms that have backed away from performing audits with public clients. He stated that as Mr. Coulter stated, the pool of firms that are used to perform these services has really been narrowed. Trustee Suwanski and Trustee LaPorte stated that they agree it's good to do a rotation and would support an RFP. President Gunsteen asked what time frame is needed to lock this in. Mr. Coulter stated that we usually have the preliminary audit meeting at the end of March early April which would put us in a time crunch. Trustee LaPorte suggested that we do a one-year contract to give us time to do research and bring it back to the board. Ms. Schumacher and Village Attorney Asprooth stated that they don't have to have formally competitive bids, we can just seek quotes from companies to see what those look like if that's what the board would like. President Gunsteen stated that staff should seek quotes and bring it back to the board. If we don't get any quotes, then we can discuss the RFP process. Trustee Suwanski stated that they could also explore the one-year contract at the same time as well.



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President Gunsteen asked for a motion to table the Lauterbach & Amen LLP Auditor Extension. Trustee Suwanski moved to table the Lauterbach & Amen LLP Auditor Extension. That motion was seconded by Trustee LaPorte

ROLL CALL VOTE TO TABLE THE LAUTERBACH & AMEN LLP AUDITOR EXTENSION

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

D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN BATTERMANN

Trustee Battermann stated that there was no report

E. POLICE & HEALTH COMMITTEE, CHAIRMAN SUWANSKI

Trustee Suwanski stated that there was no report.

F. PUBLIC WORKS AND GOLF COMMITTEE, CHAIRMAN DEYNE

Trustee Deyne stated that Ordinance 2026-08, An Ordinance Authorizing the Sale by Internet Auction of Surplus Personal Property Owned by the Village Of Bartlett, Resolution 2026-09-R, A Resolution Approving the Construction Engineering Services Agreement Between the Village of Bartlett And Trotter & Associates, Inc. for The Country Place Lift Station and Lift Station Controls Upgrade Improvements, and Ordinance 2026-10, An Ordinance Authorizing the Disconnection of Property from the Village of Bartlett were covered and approved under the Consent Agenda.

13. NEW BUSINESS – None

14. QUESTION/ANSWER PRESIDENT & TRUSTEES – None

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 LaPorte.

ROLL CALL VOTE TO ADJOURN



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

The meeting was adjourned at 7:47 p.m.

Jackie Cardoza
Executive Assistant



VILLAGE OF BARTLETT COMMITTEE MINUTES February 3, 2026

1. CALL TO ORDER

President Gunsteen called the Committee of the Whole meeting on February 3, 2026, of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:09p.m.

2. ROLL CALL

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

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Finance Director Matt Coulter, Director of Public Works Dan Dinges, Assistant Public Works Director Tyler Isham, Civil Engineer Nick Talarico, Planning & Development Director Kristy Stone, IT Director John Peebles, Grounds Superintendent Matt Giermak, Police Chief Ryan Conway, Village Attorney Kurt Asprooth, and Deputy Village Clerk Samuel Hughes.

3. TOWN HALL: None

4. STANDING COMMITTEE REPORTS

A. PUBLIC WORKS COMMITTEE, CHAIRMAN DEYNE

1. Discussion of Inspections for Public Works Projects

Trustee Deyne stated that he would turn it over to Public Works Director Dan Dinges. Mr. Dinges stated that back in November there was a discussion regarding Public Works projects and what inspections should be utilized. Mr. Dinges stated that they were trying to determine whether part of the discussion is about contractors the village hires to complete public works projects or discussing public works crews that complete projects as well. President Gunsteen stated that he spoke to members of the board and would provide some clarification. He stated that what Trustee Hopkins was stating was that if a pump station or anything the village is building comes through, that a permit should be pulled through the system so that the electrical, plumbing, building inspectors etc. are making sure that everything was inspected properly and not done by a general contractor or secondary firm. President Gunsteen asked if Mr. Dinges had any concerns regarding that. Mr. Dinges stated that he didn't and when they built the wastewater treatment plant, they applied for a permit and had plumbing and electrical inspectors out there inspecting those buildings. Mr. Dinges stated that some of the concerns were regarding the work being done at Town Center, he stated that they did have it inspected for the electrical work and plumbing for the tunnel. However, typically for streetlights, they usually have the public works crew doing that or a third-party contractor that comes out to complete the installation and maintenance.

President Gunsteen wanted to confirm that if for example we get work done on the roof at Bartlett Hills, we would get a permit for a building inspector to come in and inspect the roof. Mr. Dinges stated that it



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was correct and that anything building related gets a permit for that work to be completed. President Gunsteen also wanted to confirm that anything outside the norm that Planning and Development services would issue permits for, we are not looking for inspections on that. He stated that it is not under the purview of our building inspectors but instead under public works to make sure they're following state requirements.

Trustee Gandsey asked if this will also serve to make sure that the company doing the work has done what they're supposed to do. Mr. Dinges stated that they typically have a consultant who completes the design work and then watches over the contractors that are doing the work to make sure that work on the project is being completed accurately.

B. BUILDING AND ZONING COMMITTEE, CHAIRMAN HOPKINS

1. CP #25-07 Oaks at Bartlett Concept Plan

Trustee Hopkins stated that the new owners of Hearthwood Senior Living (originally Clare Oaks), are requesting feedback from the Committee of the Whole prior to submitting a development application to amend the Planned Unit Development for the Immaculata Property. He stated that the petitioner is proposing to construct 22 buildings with a total of 44 duplex units on the remaining 12.7 acres of property. The original Master PUD Plan anticipated continued operation of Clare Woods Academy, future medical/office buildings and 10 duplex units for this portion of the property.

Ms. Stone stated that since the packet was sent out, the applicant has decided that they would like to add a clubhouse building for the duplex units. She stated that these duplexes are very similar to what is already at Clare Oaks on the South side of Carillion Drive and matches what the original layout was. She stated that this would be giving us additional units, and when we saw the original concept plan, one of the concerns at the time was that there wasn't enough density on the 12 acres. President Gunsteen wanted to point out that this was the former application for Maryville and that this would incorporate raising and removing that building during this process. President Gunsteen asked how many units, Ms. Stone said that it would be a total of 44 units that would be a part of the Clare Oaks Community. Trustee Suwanski asked if this would be incorporated within the senior housing, Ms. Stone stated that they will be adding sidewalks to make sure it's incorporated and that there's a lot of demand for this type of product. She went on to say that this also meets one of our strategic plan goals providing additional housing types within the village.

Ms. Stone stated that the applicant was online and could answer questions. Mr. NeCastro introduced Mr. Schwartz who stated that an endeavor is to construct these independent living cottages which would be rental and fully continuous within the community. He stated that within the new plan, they would receive meals, transportation, and housekeeping maintenance as part of their rent. He went on to say that these would be identical both in design and in service offering. Trustee Hopkins thanked the applicant for being present and answering questions. Ms. Stone stated that since the applicant has received positive feedback from the board, they would be directed to submit a full development application for the board's review.



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2. CP #25-13 Bartlett Meadow

Trustee Hopkins stated that the Pulte Group submitted a full development application for a single-family development on 19.75 acres located at the Southwest corner of Route 59 and Lake Street. The subdivision/PUD Plat identifies 28 single-family lots. The floor plans would range in size from 2,391 square feet to 3,826 square feet with 3-6 bedrooms. The development of the 19.75-acre property is subject to a consent decree entered in 1997.

Ms. Stone stated that the petitioner is present to answer any questions and go over details if needed. She stated that they are requesting some modifications from setbacks and lot size, however in this case almost every lot backs up to open space. She stated that there are some significant wetlands on the property that could cause some constraints with how this property could be developed. Ms. Stone stated that we do show a future connection to the property to the South which is almost a strip where it's 7-15 feet wide, and that taxes have been unpaid for a significant amount of time. She stated that in the event that we could have ownership of that property, we would like to see a connection so that this could eventually have access all the way to Route 59. Trustee Deyne asked about a different parcel which Ms. Stone confirmed was unincorporated. He asked whether there's a possibility of incorporating that into the village. Ms. Stone stated that the county has expressed interest over time, that they would like to have villages incorporate as much of these outlying parcels as possible. Trustee Gandsey asked if they would contribute to a bike path. Ms. Stone stated that we only have sidewalks proposed for this because there wasn't a plan. She stated that the bike path plan does not identify any in this location.

Trustee LaPorte asked if Ms. Stone could summarize the consent decree so that we could have it on record. Ms. Stone stated that there was a consent decree that basically said the property had to be advertised for commercial use for at least 15 years before the property owner could apply for residential zoning and the residential zoning provided was less than what they had originally proposed. She went on to say that the village doesn't have too much authority to counter that this is significantly less than what was originally proposed in the Eagle Ridge subdivision. Trustee Deyne asked if there was any area designated for a park for residents. Ms. Stone stated that the park district did not want a park site on this facility and that they preferred a cash donation and felt this was close enough to Peregrine Park in Eagle Ridge. President Gunsteen stated that his concern is that the homes on Haley Drive face the back of the current auto dealership lot. He stated that he wants to make sure we're not going to receive future complaints and suggested a fence or good screening through landscaping. Ms. Stone stated that the applicant stated that they're putting in a six-foot-tall solid wood fence along that northern property line on the north side of that drive. She stated that they're also going to have more of a split rail decorative fence along the rear of the lots that back up to the wetlands. Trustee Hopkins stated that if there were no more questions, this would be sent to the Planning and Zoning Commission for a public hearing.

C. COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GANDSEY

1. Strategic Plan Summary Report



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February 3, 2026**

Trustee Gandsey stated that upon adoption of the strategic plan, staff recommend establishing a strategic planning committee to support the implementation and reporting. While departments will remain responsible for executing initiatives a centralized structure is needed to ensure performance tracking and clear communication across the village. The internal committee would serve in a supporting capacity with the village administrator accountable for overall progress and reporting to the village board. The committee would assist with monitoring progress, coordinating timelines, refining performance measures and supporting internal communication and public reporting.

Cory Plasch from CP2 Consulting then presented some additional details. She stated that CP2 Consulting worked with staff to finalize the initial Mission and Vision, Performance Targets and Key Outcome Indicators, and staff continued to gather data to finalize targets. Ms. Plasch also stated that staff held a Measure Gallery and collected input from all residents. She then went over each strategic goal that has been established; those are Financial Stability, Future Focused Development, Quality of Life, Future Ready Workforce, and Critical Infrastructure Preserved.

President Gunsteen asked about Oak Realignment Phase II Engineering and asked if that was coming in sooner than the date listed which was 03/2028. Mr. Dinges stated that it's estimated to be about 18 months for phase I and 18 months for phase II, and that we just started in phase I. Mr. Dinges stated that that is expedited, including the process with IDOT.

Ms. Plasch stated that any edits should be noted and forwarded to CP2. She went on to say that she would be returning to work with staff on February 23rd and March 11th to finalize initiatives and a work plan. President Gunsteen asked who Ms. Plasch would be meeting with, she stated that it would be with the implementation team with the multiple levels of staff from different departments.

D. ADJOURNMENT

President Gunsteen moved to adjourn to Executive Session. Trustee Deyne moved to approve; the motion was seconded by Trustee Hopkins.

ROLL CALL VOTE TO ADJOURN

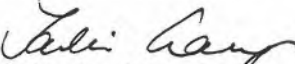
AYES: Chairmen Batterman, Deyne, Gandsey, Hopkins, LaPorte, Suwanski

NAYS: None

ABSENT: None

MOTION CARRIED

The Committee of the Whole meeting was adjourned at 8:17 p.m.


Jackie Cardoza
Executive Assistant

**VILLAGE OF BARTLETT
 DETAIL BOARD REPORT
 INVOICES DUE ON/BEFORE 3/3/2026**

1100-VILLAGE BOARD/ADMINISTRATION

532200-OFFICE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	96.93
1 CENTURY PRINT & GRAPHICS	BUSINESS CARDS	93.63
INVOICES TOTAL:		190.56

541600-PROFESSIONAL DEVELOPMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 PAULA SCHUMACHER	ILCMA CONFERENCE EXPENSES	197.20
INVOICES TOTAL:		197.20

542100-REBATES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ALDI INC	SALES TAX REBATE - JAN-DEC 2025	69,622.26
1 MERCH FOODS ONE INC	SALES TAX REBATE 2025	10,152.16
INVOICES TOTAL:		79,774.42

543900-COMMUNITY RELATIONS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	COMMUNITY GARDEN BEDS	449.95
INVOICES TOTAL:		449.95

543910-HISTORY MUSEUM EXPENSES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 KANE DUPAGE REGIONAL MUSEUM ASSC	PASSPORT TO ADVENTURE PROGRAM	275.00
INVOICES TOTAL:		275.00

80,887.13

1200-PROFESSIONAL SERVICES

523400-LEGAL SERVICES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CLARK BAIRD SMITH LLP	PROFESSIONAL SERVICES	2,543.75
INVOICES TOTAL:		2,543.75

523401-ARCHITECTURAL/ENGINEERING SVC

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 BLA INC	NAPERVILLE RD TRAFFIC STUDY	400.00
1 HAMPTON LENZINI AND RENWICK INC	BARTLETT REVIEW-429 W RAILROAD AVE	1,075.00
1 HAMPTON LENZINI AND RENWICK INC	BARTLETT REVIEW-429 W RAILROAD AVE	2,060.00
1 HAMPTON LENZINI AND RENWICK INC	BARTLETT REVIEW-COPPERLEAF SUBDIVISION	6,647.50
1 HAMPTON LENZINI AND RENWICK INC	BARTLETT REVIEW-PULTE WETLAND	4,592.50
1 HAMPTON LENZINI AND RENWICK INC	995 E DEVON AVE ENGINEERING REVIEW	2,402.50
INVOICES TOTAL:		17,177.50

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
 DETAIL BOARD REPORT
 INVOICES DUE ON/BEFORE 3/3/2026**

523600-SOCIAL SERVICES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 NORTHEAST DUPAGE FAMILY	SOCIAL WORKER PROGRAM	7,450.69
	<u>INVOICES TOTAL:</u>	<u>7,450.69</u>
		27,171.94

1400-FINANCE

522400-SERVICE AGREEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GENESISONE	COPIER MAINTENANCE SERVICE	54.88
	<u>INVOICES TOTAL:</u>	<u>54.88</u>

532200-OFFICE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	10.44
	<u>INVOICES TOTAL:</u>	<u>10.44</u>
		65.32

1500-PLANNING & DEV SERVICES

522400-SERVICE AGREEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GORDON FLESCH COMPANY INC	COPIER MAINTENANCE SERVICE	43.42
	<u>INVOICES TOTAL:</u>	<u>43.42</u>

522501-DOCUMENT IMAGING SERVICES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 TKB ASSOCIATES INC	CONVERSION OF FILES TO LASERFICHE	3,808.55
	<u>INVOICES TOTAL:</u>	<u>3,808.55</u>

526000-SERVICE TO MAINTAIN VEHICLES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MYD BARTLETT SG, LLC	CAR WASH SALES	40.00
	<u>INVOICES TOTAL:</u>	<u>40.00</u>

532000-AUTOMOTIVE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 WEX BANK	FUEL PURCHASES - JANUARY 2026	413.33
	<u>INVOICES TOTAL:</u>	<u>413.33</u>

532200-OFFICE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	39.98
	<u>INVOICES TOTAL:</u>	<u>39.98</u>

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
 DETAIL BOARD REPORT
 INVOICES DUE ON/BEFORE 3/3/2026**

541600-PROFESSIONAL DEVELOPMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 KENNETH DEWAYNE BURRIS	IPIA COURSE REIMBURSEMENT	125.00
INVOICES TOTAL:		125.00

543101-DUES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 KENNETH DEWAYNE BURRIS	IPIA YEARLY DUES	70.00
1 HUGO VIRAMONTES	ICC CERTIFICATION RENEWAL	265.00
INVOICES TOTAL:		335.00

4,805.28

1700-POLICE

522400-SERVICE AGREEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMCAST	CABLE SERVICE	260.88
1 COMPASSION FUNERAL SERVICE INC	TRANSPORTATION SERVICES	577.00
1 CONVERGINT TECHNOLOGIES LLC	HARDWARE REPAIRS	810.00
1 GENESISONE	COPIER MAINTENANCE SERVICE	207.88
1 ULTRA STROBE COMMUNICATIONS INC	MONTHLY SERVICE FEE	1,235.00
1 VITAL RECORDS CONTROL	DOCUMENT SHREDDING SERVICES	241.30
INVOICES TOTAL:		3,332.06

522700-COMPUTER SERVICES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 EMERGENCY TELEPHONE SYSTEM	ETSB I/NETVIEWER LICENSE FEE	604.00
1 EMERGENCY TELEPHONE SYSTEM	HEXAGON MAINT AGREEMENT	4,288.00
INVOICES TOTAL:		4,892.00

526000-SERVICE TO MAINTAIN VEHICLES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 FTD AUTO LLC	VEHICLE MAINTENANCE	52.58
1 ILLINOIS TOLLWAY	TOLL FEES	5.36
1 UNITED MOTORWORKS	VEHICLE MAINTENANCE	691.99
INVOICES TOTAL:		749.93

530100-MATERIALS & SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	TONER	41.79
1 AMAZON CAPITAL SERVICES INC	MATERIALS & SUPPLIES	56.61
1 THE FINER LINE INC	ENGRAVING	30.00
1 WAREHOUSE DIRECT	MATERIALS & SUPPLIES	143.52
INVOICES TOTAL:		271.92

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
 DETAIL BOARD REPORT
 INVOICES DUE ON/BEFORE 3/3/2026**

530110-UNIFORMS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 THE EAGLE UNIFORM CO	UNIFORM PATCHES	488.25
1 STREICHER'S INC	UNIFORM APPAREL	2,700.00
INVOICES TOTAL:		3,188.25

530125-SHOOTING RANGE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 FIELDS USA	AMMUNITION RESUPPLY	9,075.00
INVOICES TOTAL:		9,075.00

532000-AUTOMOTIVE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 WEX BANK	FUEL PURCHASES - JANUARY 2026	10,988.68
INVOICES TOTAL:		10,988.68

532200-OFFICE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	65.61
1 AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	32.99
1 WAREHOUSE DIRECT	OFFICE SUPPLIES	255.71
1 WAREHOUSE DIRECT	CREDIT MEMO	-83.60
1 WAREHOUSE DIRECT	OFFICE SUPPLIES	221.93
1 WAREHOUSE DIRECT	OFFICE SUPPLIES	77.06
1 WAREHOUSE DIRECT	OFFICE SUPPLIES	347.67
INVOICES TOTAL:		917.37

541600-PROFESSIONAL DEVELOPMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AKEEL ABDELHADI	TRAINING EXPENSES	138.00
1 INIA	ANNUAL CONFERENCE REGISTRATION	475.00
1 IRVIN OCAMPO	TRAINING EXPENSES	193.50
1 IRVIN OCAMPO	TRAINING EXPENSES	193.50
1 IRVIN OCAMPO	TRAINING EXPENSES	193.50
1 IRVIN OCAMPO	TRAINING EXPENSES	193.50
1 IRVIN OCAMPO	TRAINING EXPENSES	193.50
1 IRVIN OCAMPO	TRAINING EXPENSES	208.20
1 IRVIN OCAMPO	TRAINING EXPENSES	193.50
1 IRVIN OCAMPO	TRAINING EXPENSES	193.50
1 IRVIN OCAMPO	TRAINING EXPENSES	193.50
1 IRVIN OCAMPO	TRAINING EXPENSES	193.50
1 IRVIN OCAMPO	TRAINING EXPENSES	178.80
1 IRVIN OCAMPO	TRAINING EXPENSES	193.50
1 IRVIN OCAMPO	TRAINING EXPENSES	116.10
1 IRVIN OCAMPO	TRAINING EXPENSES	116.10
1 IRVIN OCAMPO	TRAINING EXPENSES	193.50
1 IRVIN OCAMPO	TRAINING EXPENSES	193.50

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
 DETAIL BOARD REPORT
 INVOICES DUE ON/BEFORE 3/3/2026**

INVOICES TOTAL: 3,554.20

545100-EMERGENCY MANAGEMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	ITEMS FOR CAMERA SYSTEM	112.48
1 VOSS SIGNS LLC	NO PARKING SIGNS	1,815.00
<u>INVOICES TOTAL:</u>		<u>1,927.48</u>

545200-POLICE/FIRE COMMISSION

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 STCHARLESIL WELLNOW URGENT CARE	PERSONNEL TESTING	952.00
** 1 STCHARLESIL WELLNOW URGENT CARE	PERSONNEL TESTING	952.00
** 1 STCHARLESIL WELLNOW URGENT CARE	PERSONNEL TESTING	952.00
<u>INVOICES TOTAL:</u>		<u>2,856.00</u>

546900-CONTINGENCIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	ITEMS FOR CAMERA SYSTEM	584.99
1 CONVERGINT TECHNOLOGIES LLC	POLICE SECURITY CAMERA	1,967.74
<u>INVOICES TOTAL:</u>		<u>2,552.73</u>

44,305.62

1800-STREET MAINTENANCE

522500-EQUIPMENT RENTALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GORDON FLESCH COMPANY INC	COPIER MAINTENANCE SERVICE	12.00
<u>INVOICES TOTAL:</u>		<u>12.00</u>

523100-ADVERTISING

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 PADDOCK PUBLICATIONS INC	BID NOTICES	71.30
<u>INVOICES TOTAL:</u>		<u>71.30</u>

524120-UTILITIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	41.32
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	57.49
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	215.88
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	7,485.61
1 NICOR GAS	GAS BILL	7,048.74
<u>INVOICES TOTAL:</u>		<u>14,849.04</u>

526000-SERVICE TO MAINTAIN VEHICLES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	MAINTENANCE SUPPLIES	75.99

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
 DETAIL BOARD REPORT
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1 KAMMES AUTO & TRUCK REPAIR INC	VEHICLE MAINTENANCE	90.00
1 PRECISE MRM LLC	VEHICLE MAINTENANCE	667.00
INVOICES TOTAL:		832.99

527112-SERVICE TO MAINTAIN STR LIGHTS

<u>VENDOR</u>	<u>INVOICE DESCRIPTION</u>	<u>INVOICE AMOUNT</u>
1 LOMBARDI ELECTRIC INC	ELECTRICAL INSTALLATION	9,864.91
INVOICES TOTAL:		9,864.91

527113-SERVICES TO MAINT. GROUNDS

<u>VENDOR</u>	<u>INVOICE DESCRIPTION</u>	<u>INVOICE AMOUNT</u>
1 B&B HOLIDAY DECORATING LLC	INSTALL/TAKE DOWN LIGHT POLE GARLAND	1,804.00
INVOICES TOTAL:		1,804.00

530100-MATERIALS & SUPPLIES

<u>VENDOR</u>	<u>INVOICE DESCRIPTION</u>	<u>INVOICE AMOUNT</u>
1 AIRGAS USA LLC	CYLINDER RENTAL	387.09
1 DULTMEIER SALES LLC	MATERIALS & SUPPLIES	865.37
1 GRAINGER	MAINTENANCE SUPPLIES	194.13
1 HOME DEPOT CREDIT SERVICES	MATERIALS & SUPPLIES	1,839.03
1 NAPCO STEEL INC	MAINTENANCE SUPPLIES	158.00
1 RUSSO'S POWER EQUIPMENT INC	MATERIALS & SUPPLIES	559.98
INVOICES TOTAL:		4,003.60

532010-FUEL PURCHASES

<u>VENDOR</u>	<u>INVOICE DESCRIPTION</u>	<u>INVOICE AMOUNT</u>
** 1 WEX BANK	FUEL PURCHASES - JANUARY 2026	9,751.76
INVOICES TOTAL:		9,751.76

534300-EQUIPMENT MAINTENANCE MATLS

<u>VENDOR</u>	<u>INVOICE DESCRIPTION</u>	<u>INVOICE AMOUNT</u>
1 INTERSTATE BILLING SERVICE INC	MAINTENANCE SUPPLIES	465.06
1 MONROE TRUCK EQUIPMENT INC	MAINTENANCE SUPPLIES	510.32
1 MONROE TRUCK EQUIPMENT INC	MAINTENANCE SUPPLIES	237.02
1 WEST SIDE TRACTOR SALES	MAINTENANCE MATERIALS	536.14
INVOICES TOTAL:		1,748.54

534400-STREET MAINTENANCE MATERIALS

<u>VENDOR</u>	<u>INVOICE DESCRIPTION</u>	<u>INVOICE AMOUNT</u>
1 HIGH STAR TRAFFIC	STREET MAINTENANCE MATERIALS	941.45
1 HIGH STAR TRAFFIC	STREET MAINTENANCE MATERIALS	504.00
1 HIGH STAR TRAFFIC	STREET MAINTENANCE MATERIALS	90.70
1 HIGH STAR TRAFFIC	STREET MAINTENANCE MATERIALS	1,325.00
1 WEST SIDE TRACTOR SALES	MAINTENANCE MATERIALS	2,147.78
INVOICES TOTAL:		5,008.93

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
 DETAIL BOARD REPORT
 INVOICES DUE ON/BEFORE 3/3/2026**

534600-BUILDING MAINTENANCE MATERIALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMERICAN APPLIANCES HVACR INC	ICE MACHINE REPAIRS	280.00
INVOICES TOTAL:		280.00

541600-PROFESSIONAL DEVELOPMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMERICAN PUBLIC WORKS ASSOC	REGISTRATION FEES-2026 IL ROADS SCHOLAR PRO	799.00
1 ILLINOIS DEPT OF AGRICULTURE	PESTICIDE APPLICATOR LICENSES	300.00
INVOICES TOTAL:		1,099.00

543800-STORMWATER FACILITIES MAINT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 BAXTER & WOODMAN	ONEIDA BASIN IMPROVEMENTS	1,500.00
INVOICES TOTAL:		1,500.00

546900-CONTINGENCIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 K-LOG INC	RECEPTION SEATING	339.84
INVOICES TOTAL:		339.84

51,165.91

3000-DEBT SERVICE EXPENDITURES

523700-AGENTS FEES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 UMB BANK N.A.	AGENT FEES/SERIES 2021A	318.00
INVOICES TOTAL:		318.00

318.00

4450-LAKE ST TIF EXPENDITURES

523401-ARCHITECTURAL/ENGINEERING SVC

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MICHAEL BAKER INTERNATIONAL INC	ENGINEERING SERVICES	42,836.35
INVOICES TOTAL:		42,836.35

42,836.35

5000-WATER OPERATING EXPENSES

522400-SERVICE AGREEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GORDON FLESCH COMPANY INC	COPIER MAINTENANCE SERVICE	12.00
1 JOHNSON CONTROLS SECURITY SOLUTIO	QUARTERLY BILLING	96.75
1 METROPOLITAN WATER RECLAMATION	SUNRISE LAKE 2025 USER CHARGE	89.80

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
 DETAIL BOARD REPORT
 INVOICES DUE ON/BEFORE 3/3/2026**

INVOICES TOTAL: 198.55

522500-EQUIPMENT RENTALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 VERIZON WIRELESS	WIRELESS SERVICES	388.00
		<u>INVOICES TOTAL: 388.00</u>

522720-PRINTING SERVICES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SEBIS DIRECT INC	FEBRUARY 2026 BILLING	722.42
		<u>INVOICES TOTAL: 722.42</u>

523401-ARCHITECTURAL/ENGINEERING SVC

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CHRISTOPHER B BURKE ENG LTD	ON CALL WATER MODELING SERVICES	925.00
1 CORNWELL ENGINEERING GROUP INC	ENGINEERING SERVICES	940.00
		<u>INVOICES TOTAL: 1,865.00</u>

524120-UTILITIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	151.76
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	83.76
1 CONSTELLATION NEW ENERGY INC	ELECTRIC BILL	5,180.15
1 NICOR GAS	GAS BILL	737.85
		<u>INVOICES TOTAL: 6,153.52</u>

526000-SERVICE TO MAINTAIN VEHICLES

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

527120-SVCS TO MAINT MAINS/STORM LINE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 VULCAN CONSTRUCTION MATERIALS LI	GRAVEL PURCHASE	2,287.49
1 VULCAN CONSTRUCTION MATERIALS LI	GRAVEL PURCHASE	722.80
1 WELCH BROS INC	GRAVEL PURCHASE	924.00
		<u>INVOICES TOTAL: 3,934.29</u>

530100-MATERIALS & SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AIRGAS USA LLC	CYLINDER RENTAL	387.10
1 BATTERIES PLUS BULBS	BATTERY	22.95
1 CORE & MAIN LP	MATERIALS & SUPPLIES	7,329.04
1 HOME DEPOT CREDIT SERVICES	MATERIALS & SUPPLIES	79.51
1 ZIEBELL WATER SERVICE	MATERIALS & SUPPLIES	293.25
		<u>INVOICES TOTAL: 8,111.85</u>

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
 DETAIL BOARD REPORT
 INVOICES DUE ON/BEFORE 3/3/2026**

530120-CHEMICAL SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 HAWKINS INC	CHEMICAL SUPPLIES	781.30
	INVOICES TOTAL:	781.30

532000-AUTOMOTIVE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SAUBER MFG CO	MAINTENANCE SUPPLIES	174.00
** 1 WEX BANK	FUEL PURCHASES - JANUARY 2026	697.30
	INVOICES TOTAL:	871.30

534300-EQUIPMENT MAINTENANCE MATLS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 JERRY'S WELDING INC	EQUIPMENT REPAIRS	1,580.00
	INVOICES TOTAL:	1,580.00

534600-BUILDING MAINTENANCE MATERIALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 THE SHERWIN-WILLIAMS CO	PAINT	293.80
	INVOICES TOTAL:	293.80

534810-METER MAINTENANCE MATERIALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 FERGUSON WATERWORKS #1934	WATER METER & SUPPLIES	2,409.60
	INVOICES TOTAL:	2,409.60

541600-PROFESSIONAL DEVELOPMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMERICAN PUBLIC WORKS ASSOC	REGISTRATION FEES-2026 IL ROADS SCHOLAR PRO	799.00
	INVOICES TOTAL:	799.00

546900-CONTINGENCIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 K-LOG INC	RECEPTION SEATING	339.84
	INVOICES TOTAL:	339.84

28,609.47

500000-WATER FUND

121054-WATER/SEWER BILLING A/R

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 HUDSON HOMES MANAGEMENT LLC	OVERPAYMENT ON FINAL WATER BILL-180 PRIMRO	241.68
	INVOICES TOTAL:	241.68

241.68

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
 DETAIL BOARD REPORT
 INVOICES DUE ON/BEFORE 3/3/2026**

5090-WATER CAPITAL PROJECTS EXP

581020-WATER METER AUTOMATION

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 FERGUSON WATERWORKS #1934	WATER METERS & SUPPLIES	233,883.18
INVOICES TOTAL:		233,883.18

581031-LEAK SURVEY/REPAIR

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ASSOCIATED TECHNICAL SERVICES LTD	LEAK LOCATION SERVICES	1,600.00
1 ASSOCIATED TECHNICAL SERVICES LTD	LEAK LOCATION SERVICES	760.00
1 WATER SERVICES CO	LEAK DETECTION SERVICES	400.00
1 WATER SERVICES CO	EMERGENCY LEAK DETECTION SERVICES	1,250.00
INVOICES TOTAL:		4,010.00

237,893.18

5100-SEWER OPERATING EXPENSES

522400-SERVICE AGREEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GORDON FLESCH COMPANY INC	COPIER MAINTENANCE SERVICE	12.00
INVOICES TOTAL:		12.00

522720-PRINTING SERVICES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SEBIS DIRECT INC	FEBRUARY 2026 BILLING	722.42
INVOICES TOTAL:		722.42

522800-ANALYTICAL TESTING

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SUBURBAN LABORATORIES INC	SAMPLE TESTING	305.00
1 TEKLAB INC	SAMPLE TESTING	979.70
INVOICES TOTAL:		1,284.70

524120-UTILITIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	115.34
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	223.22
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	298.53
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	203.41
1 CONSTELLATION NEW ENERGY INC	ELECTRIC BILL	15,540.43
1 NICOR GAS	GAS BILL	182.64
INVOICES TOTAL:		16,563.57

524210-SLUDGE REMOVAL

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SYNAGRO CENTRAL LLC	SLUDGE DISPOSAL	12,648.75

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
 DETAIL BOARD REPORT
 INVOICES DUE ON/BEFORE 3/3/2026**

INVOICES TOTAL: 12,648.75

526000-SERVICE TO MAINTAIN VEHICLES

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

530100-MATERIALS & SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 HOME DEPOT CREDIT SERVICES	MATERIALS & SUPPLIES	557.93
1 MOOVE NA DISTRIBUTION LLC	MATERIALS & SUPPLIES	625.45
1 NORTH CENTRAL LABORATORIES	LAB SUPPLIES	827.03
<u>INVOICES TOTAL:</u>		<u>2,010.41</u>

532000-AUTOMOTIVE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 WEX BANK	FUEL PURCHASES - JANUARY 2026	933.07
<u>INVOICES TOTAL:</u>		<u>933.07</u>

534300-EQUIPMENT MAINTENANCE MATLS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 FIVE STAR SAFETY EQUIPMENT INC	SAFETY EQUIPMENT	1,114.87
1 HOME DEPOT CREDIT SERVICES	MATERIALS & SUPPLIES	59.42
<u>INVOICES TOTAL:</u>		<u>1,174.29</u>

534600-BUILDING MAINTENANCE MATERIALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ATLAS COPCO COMPRESSORS LLC	REPAIRS	740.00
1 FERGUSON WATERWORKS #1934	WATER METER SUPPLIES	1,326.68
1 FERGUSON WATERWORKS #1934	WATER METER SUPPLIES	377.84
1 HOME DEPOT CREDIT SERVICES	MATERIALS & SUPPLIES	889.09
1 JOHNSON CONTROLS SECURITY SOLUTIONS	ANNUAL SERVICE CHARGE	1,188.00
1 MCMASTER-CARR SUPPLY CO	MAINTENANCE MATERIALS	319.33
1 MCMASTER-CARR SUPPLY CO	MAINTENANCE MATERIALS	138.87
<u>INVOICES TOTAL:</u>		<u>4,979.81</u>

541600-PROFESSIONAL DEVELOPMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMERICAN PUBLIC WORKS ASSOC	REGISTRATION FEES-2026 IL ROADS SCHOLAR PRO	204.00
<u>INVOICES TOTAL:</u>		<u>204.00</u>

546900-CONTINGENCIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 K-LOG INC	RECEPTION SEATING	339.85
<u>INVOICES TOTAL:</u>		<u>339.85</u>

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
 DETAIL BOARD REPORT
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41,010.87

5190-SEWER CAPITAL PROJECTS EXP

582026-LIFT STATIONS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 TROTTER & ASSOCIATES INC	LIFT STATION REHAB PROJECT	27.00
	INVOICES TOTAL:	27.00

27.00

5200-PARKING OPERATING EXPENSES

523800-RENT TO RAILROAD

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 METRA	QTRLY LEASE PYMT/NOV 25-JAN 26	838.50
	INVOICES TOTAL:	838.50

524120-UTILITIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMCAST	INTERNET SERVICE	265.85
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	1,410.30
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	87.32
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	39.02
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	76.23
	INVOICES TOTAL:	1,878.72

2,717.22

5500-GOLF PROGRAM EXPENSES

522400-SERVICE AGREEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GORDON FLESCH COMPANY INC	COPIER MAINTENANCE SERVICE	80.85
1 NADLER GOLF CAR SALES INC	FLEET RESERVATION	750.00
1 NADLER GOLF CAR SALES INC	FLEET RESERVATION	500.00
1 ROSCOE CO	MATS	371.63
	INVOICES TOTAL:	1,702.48

530100-MATERIALS & SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	MATERIALS & SUPPLIES	99.99
1 HOME DEPOT CREDIT SERVICES	MATERIALS & SUPPLIES	262.18
	INVOICES TOTAL:	362.17

532000-AUTOMOTIVE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SUN COAST RESOURCES LLC	GASOLINE PURCHASE	1,464.43

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
 DETAIL BOARD REPORT
 INVOICES DUE ON/BEFORE 3/3/2026**

INVOICES TOTAL: 1,464.43

534200-GOLF CART MAINTENANCE MATLS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 NADLER GOLF CAR SALES INC	MAINTENANCE SUPPLIES	30.92
1 NADLER GOLF CAR SALES INC	MAINTENANCE SUPPLIES	115.69
1 NADLER GOLF CAR SALES INC	MAINTENANCE SUPPLIES	300.22
<u>INVOICES TOTAL:</u>		<u>446.83</u>

534600-BUILDING MAINTENANCE MATERIALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GRAINGER	MAINTENANCE SUPPLIES	213.11
<u>INVOICES TOTAL:</u>		<u>213.11</u>

4,189.02

5510-GOLF MAINTENANCE EXPENSES

532000-AUTOMOTIVE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SUN COAST RESOURCES LLC	GASOLINE PURCHASE	1,464.43
<u>INVOICES TOTAL:</u>		<u>1,464.43</u>

534300-EQUIPMENT MAINTENANCE MATLS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	MAINTENANCE SUPPLIES	32.99
1 HOME DEPOT CREDIT SERVICES	MATERIALS & SUPPLIES	324.94
1 NAPCO STEEL INC	MAINTENANCE SUPPLIES	194.80
1 REVELS TURF & TRACTOR LLC	MAINTENANCE SUPPLIES	54.49
1 REVELS TURF & TRACTOR LLC	MAINTENANCE SUPPLIES	802.71
1 REVELS TURF & TRACTOR LLC	MAINTENANCE SUPPLIES	82.45
<u>INVOICES TOTAL:</u>		<u>1,492.38</u>

534500-GROUNDS MAINTENANCE MATERIALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GRAINGER	MAINTENANCE SUPPLIES	311.20
1 JOHNSON CONTROLS SECURITY SOLUTIO	QUARTERLY BILLING	274.13
<u>INVOICES TOTAL:</u>		<u>585.33</u>

3,542.14

5560-GOLF RESTAURANT EXPENSES

522400-SERVICE AGREEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GORDON FOOD SERVICE INC	DISHMACHINE LEASE	157.50
1 GORDON FOOD SERVICE INC	DISHMACHINE LEASE	157.50
1 GREAT LAKES SERVICE	MONTHLY SERVICE AGREEMENT	112.50

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
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1 GREAT LAKES SERVICE	MONTHLY SERVICE AGREEMENT	45.81
1 INDUSTRIAL STEAM CLEANING	EXHAUST SYSTEM/HOOD CLEANING	542.50
INVOICES TOTAL:		1,015.81

530100-MATERIALS & SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GORDON FOOD SERVICE INC	CREDIT MEMO	-208.41
INVOICES TOTAL:		-208.41

534320-PURCHASES - FOOD & BEVERAGE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 EUCLID BEVERAGE LLC	BEER PURCHASE	163.35
1 GORDON FOOD SERVICE INC	CREDIT MEMO	-100.00
1 GORDON FOOD SERVICE INC	CREDIT MEMO	-21.29
1 GORDON FOOD SERVICE INC	FOOD PURCHASE	135.00
INVOICES TOTAL:		177.06

984.46

5570-GOLF BANQUET EXPENSES

522400-SERVICE AGREEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ALSCO	LINEN SERVICES	389.76
1 ALSCO	LINEN SERVICES	701.67
1 ALSCO	CREDIT MEMO	-202.95
1 GORDON FOOD SERVICE INC	DISHMACHINE LEASE	157.50
1 GORDON FOOD SERVICE INC	DISHMACHINE LEASE	157.50
1 GREAT LAKES SERVICE	MONTHLY SERVICE AGREEMENT	112.50
1 GREAT LAKES SERVICE	MONTHLY SERVICE AGREEMENT	45.82
1 INDUSTRIAL STEAM CLEANING	EXHAUST SYSTEM/HOOD CLEANING	542.50
INVOICES TOTAL:		1,904.30

530100-MATERIALS & SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GORDON FOOD SERVICE INC	CREDIT MEMO	-156.40
1 GORDON FOOD SERVICE INC	CREDIT MEMO	-100.00
1 MLA WHOLESALE INC	FLOWERS	143.20
INVOICES TOTAL:		-113.20

534320-PURCHASES - FOOD & BEVERAGE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 THE BAKING INSTITUTE BAKERY CO	CAKE/PIES	301.90
1 GORDON FOOD SERVICE INC	FOOD PURCHASE	1,169.90
1 GRECO AND SONS INC	FOOD PURCHASE	372.68
1 GRECO AND SONS INC	CREDIT MEMO	-26.99
1 IL GIARDINO DEL DOLCE INC	CAKE	68.50

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
 DETAIL BOARD REPORT
 INVOICES DUE ON/BEFORE 3/3/2026**

INVOICES TOTAL: 1,885.99

3,677.09

5580-GOLF MIDWAY EXPENSES

534320-PURCHASES - FOOD & BEVERAGE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 EUCLID BEVERAGE LLC	BEER PURCHASE	163.35
<u>INVOICES TOTAL:</u>		<u>163.35</u>

163.35

6000-CENTRAL SERVICES EXPENSES

522400-SERVICE AGREEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 JOHNSON CONTROLS SECURITY SOLUTIO	QUARTERLY BILLING	222.00
1 MIDWEST MECHANICAL	MAINTENANCE AGREEMENT	3,570.00
1 MIDWEST MECHANICAL	MAINTENANCE AGREEMENT	453.00
1 NITECH FIRE & SECURITY INDUSTRIES I	BURGLAR ALARM MONITORING	123.45
<u>INVOICES TOTAL:</u>		<u>4,368.45</u>

524120-UTILITIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	99.55
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	75.79
<u>INVOICES TOTAL:</u>		<u>175.34</u>

534600-BUILDING MAINTENANCE MATERIALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GRAINGER	MAINTENANCE SUPPLIES	60.96
1 GRAINGER	MAINTENANCE SUPPLIES	53.10
1 HOME DEPOT CREDIT SERVICES	MATERIALS & SUPPLIES	42.92
<u>INVOICES TOTAL:</u>		<u>156.98</u>

4,700.77

6010-INFORMATION SYSTEMS

522700-COMPUTER SERVICES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	PRINTER	499.89
1 VC3 INC	MONTHLY SERVICE AGREEMENT	2,499.00
<u>INVOICES TOTAL:</u>		<u>2,998.89</u>

524110-TELEPHONE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMCAST	TELEPHONE BILL	3,647.25

** Indicates pre-issue check.

DATE: 2/24/2026
TIME: 9:51:55AM

**VILLAGE OF BARTLETT
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PAGE: 16

1 COMCAST
1 T-MOBILE

INTERNET SERVICE
TELEPHONE BILL

187.90
768.66

INVOICES TOTAL: 4,603.81

7,602.70

GRAND TOTAL: 586,914.50

GENERAL FUND	208,401.20
DEBT SERVICE FUND	318.00
LAKE ST TIF	42,836.35
WATER FUND	266,744.33
SEWER FUND	41,037.87
PARKING FUND	2,717.22
GOLF FUND	12,556.06
CENTRAL SERVICES FUND	12,303.47
GRAND TOTAL	586,914.50

** Indicates pre-issue check.



JOHN HOUSEAL, FAICP PARTNER, CO-FOUNDER

EDUCATION

Master of Environmental Planning,
Arizona State University

Bachelor of Environmental Sciences,
University of Michigan

MEMBERSHIPS

American Planning Association (APA)

American Institute of Certified Planners
Inducted Fellow (FAICP)

AWARDS

2025 IL APA Daniel Burnham Award,
Guiding DG Comprehensive Plan and
Supporting Plans

2023 Esri Innovation Award,
Use of ArcGIS in an Innovative Way

2022 CO APA General Planning Award,
Your El Paso Master Plan

2022 CO APA General Planning Award,
Picture Cañon City Comprehensive Plan

2022 MO APA Outstanding Public
Outreach, Springfield Comprehensive
Plan

2021 CO APA General Planning
Award, Gunnison Comprehensive Plan

2019 CO APA General Planning Award,
Aurora Places Comprehensive Plan

2017 IL APA Outreach Award,
Envision Oak Park Comprehensive Plan

2016 MN APA Innovation Award,
St. Cloud Comprehensive Plan

2015 MI APA Daniel Burnham Award,
Imagine Flint Master Plan

2014 APA National Award for Excellence,
Emerging Planning and Design Firm

2014 MI APA Public Outreach Award,
Imagine Flint Master Plan

2014 IA APA Daniel Burnham Award,
Coralville Community Plan

2014 Congress for New Urbanism
Mackinac Award for Outstanding Plan,
Imagine Flint Master Plan

2012 IL APA Daniel Burnham Award,
Downers Grove Comprehensive Plan

2010 IL APA Strategic Plan Award, River
Forest Corridors Plan

AICP CERTIFICATION INSTRUCTOR

APA National and APA State Chapters
(2005 to 2025)

www.planningprep.com
(site's co-creator)



John Houseal is recognized as one of the most innovative and effective practitioners in the field of urban planning. Described as a “true champion for cities,” John has worked with hundreds of cities across the globe providing solutions and leadership to help tackle increasingly complex challenges. His work has made a significant difference in communities worldwide. The American Institute of Certified Planners has elected John to the College of Fellows, the profession’s highest distinction, in recognition of his contributions and influence on the planning profession. He has been a featured speaker at several national events for issues related to urban innovation, graphic communication, context sensitive design, environmental responsibility, and the changing global culture of mobility, and his work has been featured in several publications. In addition to his professional work, John is deeply committed to education and community. John taught urban planning at the graduate level at the University of Illinois at Chicago and helped develop a highly effective AICP training program, instructing thousands of planners over the past twenty years. In his own community he developed and taught a community leadership program and co-created a local entrepreneurial philanthropy organization to serve as an innovation engine for community improvement.

PROJECT EXPERIENCE

DOWNTOWN PLANS

75+ Downtown Plans including:

- Batavia, IL
- Bentonville, AR
- Crystal Lake, IL
- Downers Grove, IL
- Elmhurst, IL
- Forest Park, IL
- Geneva, IL
- Glen Ellyn, IL
- Huntley, IL
- Lawrence, KS
- Morrisville, NC
- Oshkosh, WI
- Park Forest, IL
- Springfield, MO
- St. Cloud, MN
- St. Joseph, MI
- Wake Forest, NC

ZONING AND DEVELOPMENT REGULATIONS

60+ Zoning and Design Guidelines Assignments, including:

- Ardmore, OK
- Bentonville, AR
- Bloomington, IL
- Cañon City, CO
- Dunwoody, GA
- Flint, MI
- Geneva, IL
- Jenks, OK
- Kenilworth, IL
- Northbrook, IL
- Oak Brook, IL
- Oak Creek, WI

CORRIDOR PLANS

100+ Corridor Plans including:

- Hinsdale, IL,
Odgen Avenue Corridor
Plan
- Naperville, IL,
Ogden Avenue
Enhancement Study
- Oak Brook, IL,
22nd Street Corridor Plan
- Pace TOD Guidelines
Manual

COMPREHENSIVE PLANS

155+ Comprehensive Plans including:

- Aurora, CO
- Bentonville, AR
- Brownsburg, IN
- Cañon City, CO
- Coralville, IA
- Council Bluffs, IA
- Downers Grove, IL
- Dublin, OH
- Eden Prairie, MN
- El Paso County, CO
- Flint, MI
- Geneva, IL
- Hudson, OH
- Jackson, MO
- Jackson, TN
- Jenks, OK
- Marion, IA
- McHenry County, IL
- Oak Park, IL
- Prairie Grove, IL
- River Forest, IL
- Springfield, MO
- St. Cloud, MN
- Windsor, CO



EDUCATION

Bachelor of Science in Landscape Architecture, Purdue University

MEMBERSHIPS

American Planning Association (APA)

APA-IL (Illinois Division)

American Institute of Certified Planners (AICP)

ASLA Positions

ILASLA Allied Professionals Liaison

ILASLA Legacy Project Co-Chair

APA-IL Positions

Co-Chair for the Marketing Committee

PRESENTATIONS

Trimble Dimensions + 3D Basecamp, November, 2024, USD and SketchUp to Omniverse Workflows

APA-IL September, 2024, Better Diagrams Better Codes

2024 North Carolina CityVision Conference, Planning Partnerships: How Client-Consultant Relationships Lead to Successful Planning

2015 National APA Planning Conference, New Tools for Zoning and Development Visualization

AWARDS

2025 NC APA Marvin Collins Award Small Area Plan, Wake Forest Downtown Plan

2025 IL APA Daniel Burnham Award, Guiding DG Comprehensive Plan and Supporting Plans

2024 Kane County Plan of the Year, Batavia Downtown Plan

NC APA, Marvin Collins Award, Wake Forest Community Plan

2023 APA-NC, Marvin Collins Award Small Area Plan Honorable Mention, Holly Springs Northeast Gateway Master Plan

2020 Special Achievement in GIS Award, Morrisville Land Use Plan

2020 APA Smart Cities Award, Morrisville Land Use Plan

2019 APA-CO General Planning Award, Aurora Places Comprehensive Plan

2018 APA-VA Plan of the Year, Bristol Virginia Comprehensive Plan

2018 Special Achievement in GIS Award, Oshkosh Lakeshore Development

NIK DAVIS, AICP

PROJECT MANAGER / PRINCIPAL



Nik Davis is a Principal at Houseal Lavigne with 20 years of experience in urban design, planning, and zoning. He holds a Bachelor of Science in Landscape Architecture from Purdue University and is an AICP-certified planner. Nik applies a practical, problem-solving approach that leverages a broad range of techniques and software to deliver innovative, actionable planning solutions. His expertise includes conceptual design, mapping, and 3D visualization, allowing him to bridge planning policy and real-world development and produce clear, compelling planning documents that communicate community vision and goals.

Nik has led urban design-focused projects across the United States and is adept at applying design best practices to address complex challenges with realistic, implementable solutions. He brings extensive experience in zoning, enabling him to pair planning recommendations with targeted regulatory updates that support effective implementation.

In addition to project leadership, Nik oversees Houseal Lavigne's professional services team and internal operations. He manages project workflows, guides strategic direction, supports cross-disciplinary collaboration, and oversees quality control, staffing, methodologies, and the integration of emerging technologies to ensure high-quality outcomes aligned with client and community needs.

PROJECT EXPERIENCE

DOWNTOWN PLAN AND IMMERSIVE 3D MODEL | Wake Forest, NC

Nik Davis served as Project Manager for the award-winning Downtown Wake Forest Plan, recipient of the 2025 APA-North Carolina Marvin Collins Award. He led development of a 2035 vision guiding growth, investment, and public improvements, and directed creation of an immersive 3D model to evaluate recommendations and support informed decision-making.

DOWNTOWN, SUBAREA, AND LAKESHORE VISUALIZATION | Oshkosh, WI

Nik Davis served as Project Manager for Houseal Lavigne's long-standing partnership with the City of Oshkosh, overseeing planning for the Downtown, Sawdust District, and Lakeshore Municipal Golf Course. He managed the 2015 Downtown Master Plan and the 2024 Downtown Redevelopment Plan, which identified 20 opportunity sites with targeted improvements.

COMMUNITY PLAN AND DOWNTOWN NEIGHBORHOOD ZONING | Bentonville, AR

Nik Davis played an integral role in the Bentonville Comprehensive Plan, contributing text, graphics, and document design. He helped develop detailed recommendations for key areas, including the Downtown Bentonville Subarea, paired with a neighborhood zoning amendment. His work supported new zoning districts to enable reinvestment, expand housing options, and preserve neighborhood character.

MASON MILE MASTER PLAN AND ZONING CODE | Mason, OH

Nik Davis served as Project Manager for the Mason Mile Master Plan, leading planning and implementation for a one-mile downtown corridor. He guided development of the master plan and coordinated companion zoning updates. The plan defines long-term goals, illustrates desired development, and includes a phased action strategy supported by targeted regulatory changes.

DOWNTOWN PLAN | Elmhurst, IL

Nik Davis served as Project Manager for the Elmhurst Downtown Plan in 2016 and its update nearly a decade later. The updated plan builds on recent development momentum and national trends, focusing on land use, connectivity, built form, placemaking, redevelopment opportunities, and implementation to reinforce Downtown as the City's vibrant core.



EDUCATION

Bachelor of Architectural Science, Toronto Metropolitan University

Bachelor of Architecture, Lawrence Technological University

MEMBERSHIPS

American Institute of Architects (AIA)

Leadership in Energy and Environmental Design Accredited Professional (LEED AP)

PRESENTATIONS

2020 NUTAU 2020 International Seminar, University of São Paulo, Brazil

2020, 2016, 2012, 2011 American Institute of Architects, Michigan Chapter Design Retreat

2014 BUILDINGChicago | Greening the Heartland Expo & Conference

AWARDS

2025 American Architecture Award, The Chicago Athenaeum: Museum of Architecture and Design, Roger Williams Park Gateway Center

2025 AIA National Small Project, Roger Williams Park Gateway Center

2024 AIA Detroit Honor Award, Keating Channel Pedestrian Bridge

2023 International Design Competition, 2nd Stage Finalist, Keating Channel Pedestrian Bridge

2023 AIA National Regional & Urban Design, Michael Van Leesten Memorial Bridge

2023 AIA Detroit Honor Award, Boardman Ottawa Downtown Riverfront Master Plan

2023 AIA Detroit Honor Award, Roger Williams Park Gateway Center

2021 ArchDaily International Building of the Year Finalist, Michael Van Leesten Memorial Bridge

2020 Fast Company Innovation by Design Award, Michael Van Leesten Memorial Bridge

2020 AIA Michigan Honor Award, Michael Van Leesten Memorial Bridge

2020 American Architecture Award - The Chicago Athenaeum: Museum of Architecture and Design, Michael Van Leesten Memorial Bridge

2015 AIA Detroit Honor Award + 2016 AIA Michigan Honor Award, Grand River Public Space, Detroit, MI

CORY LAVIGNE, AIA LEED AP

PRINCIPAL / URBAN DESIGN PRACTICE LEAD



Cory Lavigne is a Principal and Urban Design Lead at Houseal Lavigne, with 30 years of experience shaping complex urban environments and public realm projects across a wide range of scales. His work has earned broad professional recognition, including 32 American Institute of Architects (AIA) Honor Awards and participation in 10 architectural design competitions that have received national and international commendation, including three winning entries that have been completed. He has been instrumental in a wide range of award-winning civic, institutional, and cultural projects focused on strengthening urban networks, cultural identity, and community-centered public space through design excellence and collaborative leadership.

Notable work includes the Bagley Pedestrian Bridge and the Michael Van Leesten Pedestrian Bridge, which have been recognized by the AIA at the national, state, and regional levels and serve as case studies for the innovative reuse of abandoned infrastructure. Additionally, the highly awarded Traverwood Branch Library in Ann Arbor and the Roger Williams Park Gateway Center are positioned at the intersection of destination placemaking and public connectivity. Beyond professional practice, Cory is an active voice in design discourse, contributing through teaching, lectures, and civic service focused on advancing design excellence through inspiring and impactful urban environments.

PROJECT EXPERIENCE

MICHAEL S. VAN LEESTEN MEMORIAL BRIDGE* | PROVIDENCE, RI

Cory led the design and construction of this award-winning international design competition while Chief Design Officer at INFORM Studio. The project received the 2023 AIA National Award for Regional & Urban Design and transformed abandoned freeway infrastructure into a defining civic space along Providence's riverfront. The bridge anchors a continuous public realm that has catalyzed 40+ acres of waterfront redevelopment, setting a national precedent for adaptive infrastructure reuse in post-industrial cities.

KEATING CHANNEL PEDESTRIAN BRIDGE* | Toronto, Ontario

A second-stage finalist in an international design competition and recognized by AIA Detroit, the Keating Channel Pedestrian Bridge reframes infrastructure as cultural expression. Rooted in Indigenous perspectives, the bridge is conceived as a "living bridge," blending universal accessibility, ecological strategies, and storytelling of land, water, and season. Its organic form and symbolic orientation to the cardinal directions create a civic landmark that connects Toronto's revitalized waterfront while honoring heritage and expanding public life.

ROGER WILLIAMS PARK GATEWAY CENTER* | Providence, RI

A winning national competition entry and recipient of the 2025 AIA National Small Project Award, the Gateway Center anchors the transition between downtown Providence and historic Roger Williams Park, establishing a new civic threshold along Broad Street. Designed to align with major pedestrian, cycling, and transit routes, the project invites visitors to engage with the park and surrounding cultural corridors. Flexible indoor and outdoor spaces support educational, recreational, and community programming, reinforcing the park's role as a vital urban asset.

AB FORD PARK + COMMUNITY CENTER* | Detroit, MI

Detroit's first Resilience Hub, the A.B. Ford Park Community Center redefines civic infrastructure as both a daily gathering place and an emergency lifeline. Shaped through inclusive engagement with the Jefferson-Chalmers neighborhood, the center integrates photovoltaics, mass timber, and stormwater strategies to serve as a recreational hub and resilience anchor. Its precedent-setting role has been recognized as a model for future resilience hubs, demonstrating how climate-forward design can support long-term wellbeing and inform municipal policy across the city.

* Work conducted at another firm



TRISHA PARKS, AICP

STUDIO LEAD / QAQC

EDUCATION

Masters of Urban Planning and Policy, Certificate in Geospatial Analysis and Visualization, University of Illinois at Chicago

Bachelor of Science in Architecture, University of Illinois at Champaign-Urbana

MEMBERSHIPS

American Planning Association (APA)

APA-IL (Illinois Division)

IL GIS Association

CERTIFICATIONS

American Institute of Certified Planners (AICP)

ArcGIS Desktop Professional, Issued by Esri

ArcGIS Desktop Associate, Issued by Esri

AWARDS

2025 Kane County Plan of the Year, Algonquin Comprehensive Plan

2025 NC APA Marvin Collins Award Small Area Plan, Wake Forest Downtown Plan

2025 IL APA Daniel Burnham Award, Guiding DG Comprehensive Plan and Supporting Plans

2025 APA-AL Outstanding Plan for Communities under 50,000, Opelika 2040 Comprehensive Plan

2025 WI APA Best Practice Award, Tosa Tomorrow 2045 Comprehensive Plan

APA County Planning Division - Award of Excellence - Clarksville Montgomery County Comprehensive Plan

2024 Kane County Plan of the Year, Batavia Downtown Plan

2024 TAPA Outstanding Plan for Large Jurisdiction, Clarksville-Montgomery County Comprehensive Plan

2024 APA-IN Hoosier Planning Award, Outstanding Comprehensive Planning, Fort Wayne-Allen County Comprehensive Plan

2023 APA-NC Marvin Collins Award, Small Area Plan Honorable Mention, Holly Springs Northeast Gateway Master Plan



Trisha is a Studio Lead at Houseal Lavigne, shaping the firm's distinct visual style and advancing 3D and GIS-based visualizations. Focusing on visual communication, she creates illustrative maps, graphics, renderings, branding collateral, and document layouts that make planning concepts clear, compelling, and engaging. With expertise in ArcGIS, Adobe, SketchUp, and CityEngine, Trisha bridges the gap between the planning process and final deliverables, ensuring seamless integration and exceptional quality. As Studio Lead, she upholds Houseal Lavigne's commitment to excellence, overseeing projects that have earned national awards, including work for Cañon City, Colorado; El Paso County, Colorado; Holly Springs, North Carolina; Fort Wayne and Allen County, Indiana; and Oshkosh, Wisconsin. Trisha is a certified planner with the American Institute of Certified Planners and holds Esri's ArcGIS professional certification, underscoring her expertise and dedication to the field.

PROJECT EXPERIENCE

DOWNTOWN/TOD PLANS

- Batavia, IL
- Lisle, IL
- Mason, OH
- Oshkosh, WI
- Park Forest, IL
- Springfield, MO
- St. Joseph, MI
- Wake Forest, NC

SUBAREA PLANS

- Elmhurst, IL
- Holly Springs, NC
- Huntley, IL
- Gunnison County, CO
- Oshkosh, WI
- Peoria Heights, IL
- Corridor Plans
- Ames, IA
- Batavia, IL
- Hastings, MN
- Oak Brook, IL

ZONING AND DEVELOPMENT REGULATIONS

- Bentonville, AR
- Bloomington, IL
- Cary, IL
- Mason, OH
- Marion, IA
- Roscoe, IL

PLAN BRANDING

- Aurora, CO
- Cañon City, CO
- Clarksville-Montgomery County, TN
- Fayette Count, WV
- Fort Lupton, CO
- Fort Wayne, IN
- Jenks, OK
- Westmoreland County, PA

SITE VISUALIZATIONS

- Ames, IA
- Battle Creek, MI
- Bentonville, AR
- Channahon, IL
- Elmhurst, IL
- Fort Lupton, CO
- Frederick, CO
- Hastings, MN
- Norwegian American Hospital Health District Master Plan
- Oshkosh, WI
- Peoria Heights, IL
- Savoy, IL

PARKS AND RECREATION PLANS

- Bensenville, IL
- Fort Lupton, CO
- St. Cloud, MN

COMPREHENSIVE PLANS

- Ardmore, OK
- Aurora, CO
- Battle Creek, MI
- Brentwood, MO
- Brownsburg, IN
- Cañon City, CO
- Cape Cod, MA
- Clarksville-Montgomery County, TN
- Downers Grove, IL
- El Paso County, CO
- Fayette County, WV
- Glen Ellyn, IL
- Huntley, IL
- Jenks, OK
- Marengo, IL
- Marion, IA
- Minooka, IL
- Morrisville, NC
- Naperville, IL
- Oak Creek, WI
- Opelika, AL
- Peoria Heights, IL
- Schaumburg, IL
- Springfield, MO
- Summerville, SC
- Sunnyvale, TX
- Westmoreland County, PA
- Woodstock, IL



EDUCATION

Bachelor of Science in Architecture,
Minor in Urban Studies,
University of Minnesota, Twin Cities

MEMBERSHIPS

American Planning Association (APA)

CERTIFICATIONS

American Institute of Certified
Planners (AICP)

AWARDS

2025 NC APA Marvin Collins Award Small
Area Plan, Wake Forest Downtown Plan

2025 APA-AL Outstanding Plan for
Communities under 50,000,
Opelika 2040 Comprehensive Plan

EXPERIENCE

- Batavia, IL
- Elmhurst, IL
- Mason, OH
- Springfield, IL
- Wake Forest, NC



EDUCATION

Master's of Architecture: University of
Detroit Mercy – Detroit, Michigan

Bachelor of Science in Architecture:
University of Detroit Mercy – Detroit,
Michigan

Bachelor of Art: University of Windsor –
Windsor, Ontario

AWARDS

AIA Detroit Honor Award - Conceptual
Master Plan

ASLA 2023 Excellence Award

ASLA 2023 Student Planning & Analysis
Honor Award

EXPERIENCE

Downtown/TOD Plans

- Downers Grove, IL
- Mason, OH
- Wake Forest, NC

JACOB MOSER, AICP

PLANNER II



Jacob is a Planner II with Houseal Lavigne who specializes in design, infusing each project with creative expertise and engaging graphic visualizations. Jacob is passionate about the built environment and urban design strategies, advocating for safer, sustainable, and well-designed communities. From comprehensive plans to downtown plans, he bridges technical urban planning ideas to illustrative narratives, effectively telling each community's story.

Before joining Houseal Lavigne, Jacob received his Bachelor of Science in Architecture from the University of Minnesota-Twin Cities and worked as an architectural designer developing commercial, industrial, and multifamily buildings. Looking to expand his skillset, Jacob developed his GIS and mapping skills working with U-Spatial creating storymaps and graphics for various university staff as well as the Minnesota Humanities Center. Jacob utilizes his combined design and planning aptitude to provide a pragmatic background for creating realistic and livable solutions.

As a certified planner with the American Institute of Certified Planners, Jacob is dedicated to upholding a high quality of work that effectively serves each community he works in. With a wide variety of skills and knowledge, he provides the team with creative recommendations and technical solutions for every project that gets put on his desk.

JACK LAVIGNE

DESIGNER I



Jack is an Urban Designer at Houseal Lavigne, with three years of experience in architecture, urban design, and visualization. Jack completed the Visual Arts in the Built Environment (VABE) program at the University of Detroit Mercy and the University of Windsor, earning a Bachelor of Arts, a Bachelor of Science in Architecture, and a Master's of Architecture. These two distinguished institutions, coupled with professional experience in Detroit MI, Sydney AUS, Toronto CA, and Windsor CA, have allowed Jack to excel across a wide range of project typologies and contextual environments.

Jack's approach to urban design focuses on its transformative ability to enhance daily life while shaping vibrant social environments that foster community-wide cohesion and connectivity. These methodologies have been shaped through his diverse professional contexts and architectural thesis, informing both his process and approach to community involvement and storytelling. Notable projects include the reimagining of the Windsor Peace Fountain where Jack spearheaded a concept with the Toronto-based studio Partisans to establish an energy efficient and contemporary alternative while preserving its historic significance. Jack's recently completed Master's thesis, Manitou Miikana, centered on Manitoulin Island, delved into the creation of a region-wide communal experiences to foster social sustainability with prioritization of inclusivity and community engagement.

Meech Group

Michio Murakishi
(773) 849-5167
michio@meechgroup.com

3912 W. Byron St.
Chicago, IL 60618
linkedin.com/in/mmurakishi



Michio Murakishi President

Michio Murakishi was trained as an urban planner, but his true expertise is in urban economics, having spent most of his career serving as a consultant to municipalities in the Chicagoland area.

Mr. Murakishi is intensely focused on providing his municipal clients with innovative strategies to help accomplish their economic development goals. He has a reputation for being able to succinctly convey solutions to complex economic development challenges in a straightforward and accessible manner.

As an economic development consultant, Mr. Murakishi has worked on hundreds of distinct engagements, representing work with scores of satisfied clients. While Mr. Murakishi has done work with multiple private-sector clients, his focus has been on serving suburban municipal clients.

Prior to starting Meech Group, Michio worked at Houseal Lavigne for five years where he served as the Director of Development Services. Before joining Houseal Lavigne, he worked at the Bureau of Economic Development in the City of Chicago's Department of Planning and Development, and held a senior position at SB Friedman. Michio received a bachelor's degree in Sociology from Michigan State University and attended the University of Cincinnati on a full academic scholarship, where he earned a Master of Community Planning degree as a HUD Fellow.

Education

Bachelor of Arts,
Michigan State University

Master of Community Planning,
University of Cincinnati, OH

Publications

"Amazon HQ2: Lessons for
local economic development"
Illinois City County Management
Association

Presentations

"Promises in the Dark: How to
evaluate economic development
proposals" Government Finance
Officers Association

Project Experience

Development Advisory Services

- Chicago, IL
- Evanston, IL
- Flossmoor, IL
- Hanover Park, IL
- Indian Head Park, IL
- Lincolnshire, IL
- Milwaukee, WI
- Oak Park, IL
- Palatine, IL
- Park Ridge, IL
- Prospect Heights, IL
- River Forest, IL
- River Grove, IL
- St. Charles, IL

Market Analysis

- Batavia, IL
- Brownsburg, IN
- Commerce City, CO
- Franklin Park, IL
- Frederick, CO
- Oak Creek, WI
- Palos Park, IL
- Sioux City, IA

Special Projects

- Chicago 2016, Olympic
Village Financing Strategy
- City of Naperville, Entitle-
ment Fee Study
- DuPage County, O'Hare
Airport Western Access
- Humboldt Park Health,
Community Wellness District
Plan
- Palos Park, IL, Fiscal Impact
Analysis
- Prairie Grove, IL, Impact of
Annexation

PLANNING AND DEVELOPMENT SERVICES MEMORANDUM
26-012

DATE: February 24, 2026
TO: Paula Schumacher, Village Administrator
FROM: Brian Krause, Associate Planner *BK*
RE: **(#25-14) 1001 Georgian Place**

PETITIONER

Christian Donaldson

SUBJECT SITE

1001 Georgian Place

REQUEST

Variation – Fence Height

DISCUSSION

1. The subject property is zoned SR-3 PUD, and is located in the Orchards of Bartlett subdivision.
2. The petitioner is requesting a **variation** to allow a 5-foot, 2-inch fence in the required front yard. The Zoning Ordinance restricts fences in the front yard to 4 feet in height.
3. In September 2024, a permit application (B-24-1171) was submitted to install a 4-foot fence in the front yard. This permit was approved and inspected, and the permit was closed in January of 2025.
4. In July 2025, Village Staff received a code complaint that the fence height had been increased without a permit. On July 9, a code enforcement officer inspected the property, and found that the fence had been modified. The homeowner was notified of the violation and applied for a permit, which was denied on the grounds of having a fence taller than 4 feet in the front yard. The homeowner appeared at the September adjudication hearing, received a continuance from the hearing officer, and applied for the variation request on November 12, 2025.

5. The approved fence is white PVC, and the top portion of the fence that was constructed without a permit is made of wood.
6. The fence is located 8.5' from the front property lines and is within the 25' required front yard. The ordinance restricts fences to 4' within the required front yard. Fences can be up to 6' tall at the setback line.
7. If the variation is approved, the applicant will need to complete their fence permit and pay the double permit fee required for doing work without a permit.

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 February 5, 2026 based on the following findings of fact:
 - A. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
 - B. That conditions upon which the petition for variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.
 - C. That the purpose of the variation is not based exclusively upon a desire to make money out of the property.
 - D. That the alleged difficulty or hardship is caused by the provision of this Title and has not been created by any person presently having an interest in the property.
 - E. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.
 - F. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.

- G. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.
- 2. The Committee of the Whole reviewed the petitioner's requests at their meeting on **February 17, 2026**. The Committee forwarded the petition to the Village Board for a final vote.
- 3. The ordinance with exhibits is attached for your review.

bk/attachments

General - PDS Team\memos 2026\012_1001GeorgianPL_vb.docx

ORDINANCE 2026 - _____

**AN ORDINANCE GRANTING A FENCE HEIGHT VARIATION FOR
1001 GEORGIAN PLACE**

WHEREAS, a public hearing has heretofore been held by the Bartlett Planning & Zoning Commission on February 5, 2026, pursuant to public notice as required by law, with respect to the petition (Case #25-14) of Christian Donaldson (the "Applicant") for the property commonly known as 1001 Georgian Place for a variation to allow a five (5) foot two (2) inch tall fence where a four (4) foot tall fence is permitted in the front yard (the "Variation") in the SR-3 PUD Zoning District;

WHEREAS, the Planning & Zoning Commission has recommended approval of the variation to the corporate authorities; and

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

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

SECTION ONE: FINDINGS OF FACT: The corporate authorities hereby make 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 a variation is based are unique to the property for which the variations are 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 the Zoning Ordinance and has not been created by any person presently having an interest in the property.
- E. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the 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.

SECTION TWO: VARIATION: A variation from Section 10-3-5 of the Bartlett Zoning Ordinance to allow a five (5) foot two (2) inch tall fence where a four (4) foot tall fence is permitted in the front yard in the SR-3 PUD Zoning District, is hereby granted for 1001 Georgian Place, Bartlett, Illinois, legally described as:

Of Lot 112 (except the South 53.33 feet thereof, as measured along the West line thereof) in The Orchards of Bartlett Phase 2, being a subdivision of part of the North ½ of Section 10, Township 40 North, Range 9, East of the Third Principal Meridian, and Resubdivision of various lots and parts of Lots and various streets and parts of streets in Apple Orchard Subdivision Unit 4, and Units 8 thru 13 inclusive and Kenroy's Apple Orchard Subdivision Number 6 Unit 7 (said subdivision being part of Section 10 aforesaid) according to the Plat thereof recorded January 10, 1991 as Document Number R91-003294 in DuPage County, Illinois.

PERMANENT INDEX NUMBER: 01-10-230-040

(the "Property"), subject to the findings of fact in Section One and the conditions set forth in Section Three of this Ordinance.

SECTION THREE: CONDITIONS: The approval granted pursuant to this

Ordinance 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 Ordinance:

- A. The Applicant must obtain after-the-fact permits for the fence construction on the Subject Property that was completed without the proper permits, and the Applicant must pay the Village the additional permit fees required by Section 9-13-6 of the Bartlett Municipal Code for such after-the-fact permits.
- 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 development of the Subject Property must be in substantial compliance with the final plans attached hereto as Exhibit A except for minor changes to such plans as approved by the Director of Planning and Development Services and the Village Engineer.

SECTION FOUR: SEVERABILITY. The various provisions of this Ordinance are to be considered as severable, and if any part or portion of this Ordinance shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Ordinance.

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

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

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

Daniel H. Gunsteen, Village President

ATTEST:

Lorna Giless, 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 2026- _____ enacted on March 3, 2026, and approved on March 3, 2026, as the same appears from the official records of the Village of Bartlett.

PLAT OF SURVEY

Exhibit A

Of Lot 112 (except the South 53.33 feet thereof, as measured along the West line thereof) in The Orchards of Bartlett Phase 2, being a subdivision of part of the North ½ of Section 10, Township 40 North, Range 9, East of the Third Principal Meridian, and Resubdivision of various lots and parts of Lots and various streets and parts of streets in Apple Orchard Subdivision Unit 4, and Units 8 thru 13 inclusive and Kenroy's Apple Orchard Subdivision Number 6 Unit 7, (said subdivision being part of Section 10 aforesaid) according to the Plat thereof recorded January 10, 1991 as Document Number R91-003294 in DuPage County, Illinois.



PROPERTY AREA: 6631.8 50 FT

CLIENT: Amy Nolan

JN 100230

DATE OF SURVEY: April 22, 2010

STATE OF ILLINOIS

COUNTY OF DUPAGE

LEGEND	
R - RECORD DISTANCE	CH - CHORD
M - MEASURED DISTANCE	• FOUND IRON
D - DEED	o SET IRON
PROPERTY LINE - - - - -	
FENCE LINE - - - - -	
UTILITY POLE W/ O.V.D. WIRES	
CONCRETE SHOWN SHADED	
SCALE 1" = 15'	

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, UNDER MY SUPERVISION, ACCORDING TO THE OFFICIAL RECORD AND THAT THE ABOVE PLAT CORRECTLY REPRESENTS SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

I FURTHER CERTIFY THAT UNLESS OTHERWISE SHOWN, THE BUILDINGS ON THE PARCEL ARE WITHIN PROPERTY LINES AND THE ADJOINING VISIBLE IMPROVEMENTS DO NOT ENCROACH ON THE ABOVE DESCRIBED PROPERTY.

I FURTHER CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SCHLAF-SEDIG & ASSOCIATES, INC.
 1030 SUMMERFIELD DRIVE
 ROSELLE, ILLINOIS 60172
 (630) 924-7100

[Signature]
 MY LICENSE EXPIRES 11-30-2010

COMPARE THE DESCRIPTION OF THIS PLAT WITH DEED, REFER TO THE TITLE POLICY FOR ITEMS OF RECORD NOT SHOWN ABOVE. UNLESS OTHERWISE NOTED, UTILITIES WITHIN EASEMENTS ARE NOT SHOWN HEREON, UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO CONDUITS AND CABLE (IF ANY) HAVE NOT BEEN SHOWN HEREON.



Agenda Item Executive Summary

AGENDA ITEM: Lake Street Corridor TIF Master Plan

BOARD OR COMMITTEE: Board

BUDGET IMPACT

Amount \$74,918

Budgeted \$75,000

Fund: Lake Street Corridor TIF

Corresponding Activity Measure: Select planning consultant to facilitate public engagement/visioning

EXECUTIVE SUMMARY

At the February 17, 2026 Committee of the Whole meeting, Village Staff led a discussion on the proposed scopes of work from three (3) planning firms for the development of the Lake Street Corridor TIF Master Plan. The Committee unanimously chose to proceed with Houseal Lavigne Associates, LLC. Houseal Lavigne's 4-month process includes:

1. Project Kick-off & Plan Visioning
2. Sketch Plan Options (Public Engagement)
3. Financial Feasibility Analysis
4. Draft and Final Master Plan

The selection of a planning consultant to facilitate public engagement/visioning for the creation of a master plan is the first target of the Strategic Plan's "Future Focused Development" goal to have a developer in place for the 20-acre Village-owned parcel on Lake Street.

ATTACHMENTS (PLEASE LIST)

PDS Memo, Resolution w/exhibit

RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal or Target: Yes No

Description: Future Focused Development - developer in place for 20-acre parcel

ACTION REQUESTED

- For Discussion Only
- Resolution - Motion to approve Resolution - 2026-___-R A Resolution Approving of the Professional Service Agreement Between the Village of Bartlett and Houseal Lavigne Associates, LLC
- Ordinance
- Motion

Staff: Kristy Stone, PDS Director


Date: February 23, 2026

PLANNING & DEVELOPMENT SERVICES MEMORANDUM

26-13

DATE: February 23, 2026

TO: Paula Schumacher, Village Administrator

FROM: Kristy Stone, PDS Director 

RE: **Lake Street Corridor TIF Master Plan**

Village Staff reached out to four national planning firms that have years of experience developing master plans for communities. Three responses were received and interviews with the 3 firms were held in December and January. After the interviews, each firm submitted a proposed scope of work and examples of their work.

At the February 17, 2026 Committee of the Whole meeting, Village Staff led a discussion on the proposed scopes of work from three (3) planning firms for the development of the Lake Street Corridor TIF Master Plan. The Committee unanimously chose to proceed with **Houseal Lavigne Associates, LLC** due to their expedited schedule, prepared sketch plan concepts to guide public engagement and financial feasibility analysis.

Houseal Lavigne's process will take approximately 4 months and includes the following:

1. **Project Kick-off & Plan Visioning** - To "kick-off" the planning process on the right foot, meetings will be conducted with Village staff and elected officials before any design work begins. This step will also include field work and development of the Draft Planning Influences Memo.
2. **Sketch Plan Options (Public Engagement)** – Houseal Lavigne will develop three distinct sketch plan options to explore a range of land use and design approaches with varying development intensities and configurations. These options will help Village staff, Village Board, property owners, and the community evaluate potential redevelopment opportunities for the Study Area.
3. **Financial Feasibility Analysis** - Houseal Lavigne will prepare a financial feasibility analysis for the Master Plan that will inform recommendations prepared during Steps 2 and 4. Local real estate market conditions, challenging site conditions, zoning constraints, and conditions of the larger capital markets can all influence the financial feasibility of new development. The purpose of the financial feasibility analysis, or "gap" analysis, is to estimate the level of developer assistance that may be necessary to implement the Master Plan.

4. **Draft and Final Master Plan** - Houseal Lavigne will prepare the draft and final Master Plan based on feedback from Village staff, Village Board, and the community.

RECOMMENDATION

Staff recommends approving the professional services agreement with **Houseal Lavigne Associates, LLC**.

RESOLUTION 2026 - _____-R

**A RESOLUTION APPROVING OF THE PROFESSIONAL SERVICE
AGREEMENT BETWEEN THE VILLAGE OF BARTLETT
AND HOUSEAL LAVIGNE ASSOCIATES, LLC**

BE IT RESOLVED 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:

SECTION ONE: The Professional Service Agreement dated March 3, 2026, between the Village of Bartlett and Houseal Lavigne Associates, LLC. (the "Agreement"), a copy of which is appended hereto and expressly incorporated herein by this reference, is hereby approved.

SECTION TWO: 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 if 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: March 3, 2026

APPROVED: March 3, 2026

Dan 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 2026 - _____ enacted on March 3, 2026, and approved on March 3, 2026, as the same appears from the official records of the Village of Bartlett.

Lorna Giles, Village Clerk

**PROFESSIONAL SERVICES
AGREEMENT**

MARCH 3, 2026

BETWEEN

VILLAGE OF BARTLETT

AND

HOUSEAL LAVIGNE ASSOCIATES, LLC.

AGREEMENT FOR PROFESSIONAL SERVICES

BETWEEN VILLAGE OF BARTLETT

AND

HOUSEAL LAVIGNE ASSOCIATES, LLC.

THIS AGREEMENT, made and entered into this 3rd day of March, 2025 by and between HOUSEAL LAVIGNE ASSOCIATES LLC., an Illinois Limited Liability Company with principal offices at 188 W. Randolph, Suite 200, Chicago, IL 60601 (hereinafter referred to as the "CONSULTANT"), and the Village of Bartlett, a municipal corporation of the State of Illinois, whose mailing address is 228 S. Main Street, Bartlett, IL 60103 (hereinafter referred to as the "CLIENT").

WITNESSETH THAT:

WHEREAS, the CLIENT desires to engage the services of the CONSULTANT to furnish technical and professional assistance in connection with the preparation of the Lake Street Corridor TIF District Master Plan (hereinafter referred to as the "PROJECT") and the CONSULTANT has signified its willingness to furnish technical and professional service to the CLIENT; and WHEREAS, the CONSULTANT represents to the CLIENT that it has sufficient expertise and resources to enable it to provide such advice and assistance to the CLIENT; and

WHEREAS, the CLIENT is interested in hiring a CONSULTANT to assist with a project, and

WHEREAS, CONSULTANT is qualified to do business in Illinois and

WHEREAS, The CLIENT and CONSULTANT wish to enter into this Agreement to specify the duties and obligations of the Parties for the Services described herein, and

WHEREAS, CONSULTANT is willing to perform Services in accordance with the terms hereinafter provided, agrees to comply with all federal, state, and local laws and ordinances applicable to this Agreement.

NOW, THEREFORE, the parties do mutually agree as follows:

A. Scope of CONSULTANT's Services

The CONSULTANT agrees to perform in a good and professional manner those services described in Attachment A, *Scope of Services*, Section 2, a copy of which is attached hereto and incorporated in this AGREEMENT. All documents, work papers, maps, and study materials produced by the CONSULTANT in the performance of these services become the property of the CLIENT during and upon completion of the services to be performed under this AGREEMENT.

B. Services to be Provided by the Client

All existing information, data, reports, and records which are useful for carrying out the work on this PROJECT and which are owned or controlled by the CLIENT shall be furnished to the CONSULTANT in a timely manner. The completion of the services to be performed by the CONSULTANT under this AGREEMENT is contingent upon the receipt from the CLIENT, at no cost to the CONSULTANT, the data and reports and other material as described in Attachment A, Section 1, in a timely manner. If, by reason of any fault of CLIENT, the information, data, reports and records to be provided by the CLIENT are not made available to the CONSULTANT in a timely manner, the CONSULTANT may, at its option, stop work on the PROJECT until such materials are provided.

C. Meetings and CONSULTANT Visits

The CONSULTANT will attend meetings as specifically identified in the *Scope of Services*, Attachment A, Section 2. A "meeting" within the body of this AGREEMENT shall mean a gathering requiring the attendance of the CONSULTANT or CONSULTANT's staff, including workshops, formal presentations, interviews, meetings with CLIENT'S staff, public meetings and workshops, and public hearings. Public meetings shall be scheduled at least seven (7) to fifteen (15) days in advance, and

public hearings shall be scheduled with sufficient advance notice to comply with state and local notice requirements. Attendance at "additional" meetings, meetings not identified in Attachment A, Section 2, *Scope of Services*, will be subject to the provisions of Article L (Extra Work) of this AGREEMENT. The CONSULTANT may conduct "site visits" to gather information, data, and perform field reconnaissance. These "site visits" shall not be counted as meetings under this AGREEMENT. When conducting "site visits" or in the community attending scheduled meetings, the CONSULTANT may informally meet with CLIENT staff to review and discuss aspects of the PROJECT. These informal CLIENT meetings with staff shall not be counted as meetings under this agreement. Throughout the PROJECT the CONSULTANT may conduct phone calls or teleconferences with CLIENT staff on an as needed basis, to maintain open communication and discuss certain aspects of the PROJECT. These phone calls and teleconferences with CLIENT staff shall not be counted as meetings under this AGREEMENT.

D. Deliverables

CONSULTANT agrees to provide products to the CLIENT as identified in Attachment A, Sections 2, *Scope of Services*. The CONSULTANT shall provide all deliverables at least five (5) days in advance of all public meetings. All deliverables become the property of the CLIENT, including all hard copies and electronic (PDF format) file copies.

E. Changes

The CLIENT may, from time to time, request changes in Attachment A, *Scope of Services*, of the services to be performed by the CONSULTANT hereunder. Such changes, including any appropriate increase or decrease in the amount of compensation, which are mutually agreed upon, shall be incorporated in written amendments to this AGREEMENT.

F. CONSULTANT's Compensation

The CONSULTANT shall be compensated for services rendered under the terms of this AGREEMENT on the basis of the CONSULTANT's hourly rates as provided in Attachment A, Section 3, Hourly Rates and Per Diem Schedule. The Hourly Rates and Per Diem Schedule will be updated at the beginning

of every calendar year and the updated Hourly Rates and Per Diem Schedule will apply to the terms of this AGREEMENT. The CONSULTANT's compensation will include staff time devoted to the PROJECT and for directly related project expenses. The maximum cost for CONSULTANT services under this AGREEMENT is a not to exceed amount of **\$74,918**, including directly related job expenses. Directly related job expenses include but are not limited to: travel (typically including airfare, mileage, car rental, staff per diem for meals and incidentals, and lodging), printing, graphic reproduction, mailing, the purchase of additional maps, plans and reports and other out-of-pocket expenses that are related to carrying out services under this AGREEMENT. Any reimbursable expenses that are not enumerated above must be identified by the CONSULTANT and approved by the CLIENT in writing.

The CONSULTANT will not exceed the "not to exceed amount" without specific written authorization from the CLIENT or an amendment to this AGREEMENT. The CONSULTANT represents and warrants that absent Extra Work, as referenced in Article M, all work to be performed under this AGREEMENT can and will be performed without exceeding the maximum compensation amount and directly related job expense amount, both set forth above.

G. Method of Payment

The CONSULTANT will submit monthly invoices for services performed and directly related job expenses incurred on the PROJECT during the billing period. Invoices are due and payable no later than thirty (30) days from the date of CLIENT's receipt of the invoice.

H. Time of Performance

The services of the CONSULTANT will begin upon delivery to the CONSULTANT of an executed copy of this AGREEMENT, and shall, absent causes beyond the reasonable control of the CONSULTANT, be completed within 4-months of delivery of said executed AGREEMENT. The completion of services by the CONSULTANT shall be, among other things, contingent upon the timely receipt of the services, data, and other reports described in Attachment A, *Scope of Services* and upon the timely conduct by the CLIENT of meetings and decisions required for its purposes in the execution of Attachment A. For

the purpose of this AGREEMENT, timely shall mean that decisions and choices be made within ten (10) working days for CLIENT staff review of CONSULTANT submittals, services, data, and reports as are delivered to the CLIENT's representative; and fifteen (15) calendar days for such decisions and choices to be made by the City Council, or other elected or appointed bodies of the CLIENT. If the CLIENT requests that CONSULTANT perform Extra Work as defined in Article L such as is not now included in Attachment A, the CONSULTANT, if agreed to by the CLIENT, may suspend work on the PROJECT or a portion of the PROJECT, and may extend the period of time allotted to perform the services identified in Attachment A under this AGREEMENT, to a mutually agreed upon period of time necessary to compensate for Extra Work.

I. Excusable Delays

The CONSULTANT shall not be in breach of this AGREEMENT by reason of any failure in performance of this AGREEMENT in accordance with its terms if such failure arises out of causes beyond the reasonable control and without the fault or negligence of the CONSULTANT. Such causes may include, but are not restricted or limited to, acts of God or of the public enemy, acts of government in either its sovereign or contractual capacity, fires, floods, strikes, and unusually severe weather, but in every case, so long as the failure to perform is beyond the reasonable control and without the fault or negligence of the CONSULTANT, the CONSULTANT shall not be deemed to be in breach of this AGREEMENT.

J. Termination

The CLIENT shall have the right to terminate this AGREEMENT by written prior notice to the CONSULTANT at least five (5) working days before the specified effective date of such termination. In such event, documents and work papers prepared by the CONSULTANT under this AGREEMENT shall become the property of the CLIENT. On receipt of said documents and work papers by the CLIENT, the CONSULTANT shall receive compensation and reimbursement for the work actually performed before the date of termination, in accordance with Article F, CONSULTANT's Compensation, of this AGREEMENT, less payment for services and expenses previously paid.

K. Non-discrimination

The CONSULTANT shall engage in lawful employment practices. The CONSULTANT shall not fail, refuse to hire, discharge, or otherwise discriminate against any individual with respect to his or her compensation, terms, conditions, or privileges of employment, because of such individual's race, color, religion, sex, national origin, or handicap unrelated to the individual's ability to perform the duties of the position.

L. Extra Work

If requested and agreed to in writing by the CLIENT and CONSULTANT, the CONSULTANT will be available to furnish, or obtain from others, Extra Work of the following types:

1. Extra work or extended services due to changes in the general scope or timing of the PROJECT, including, but not limited to; changes in size, complexity or character of the work items; acceleration of the work schedule involving services beyond normal working hours; non-delivery of any materials, data, or other information to be furnished by the CLIENT not within the reasonable control of the CONSULTANT.
2. Additional or extended services, including PROJECT administration due to the prolongation of the period of delivery of services specified in this AGREEMENT time through no fault of the CONSULTANT.
3. Attendance at additional meetings beyond those made part of the AGREEMENT.
4. Other additional services requested and agreed to by the CLIENT and CONSULTANT, which are not otherwise provided for under this AGREEMENT.

The compensation and schedule for completing Extra Work authorized by the CLIENT shall be subject to negotiation between the CLIENT and the CONSULTANT in accordance with the provision of Article E (Changes) of this AGREEMENT.

M. Entire Agreement

This agreement, including the attachments to this agreement, contains the entire agreement of the parties. It may not be changed orally but only by an amendment in writing executed by the parties to this AGREEMENT.

N. Governing Law

This AGREEMENT will be governed by and construed in accordance with the laws of the State of Illinois and within the jurisdiction of Cook County.

O. Client Representative to CONSULTANT

The CLIENT designates Kristy Stone to act as its representative with respect to the work to be performed under this AGREEMENT, and such person shall have authority to transmit instructions, receive information, interpret and define CLIENT's policies and provide decisions in a timely manner pertinent to the work covered by this AGREEMENT until the CONSULTANT has been advised in writing by the CLIENT that such authority has been revoked. The CONSULTANT designates John Houseal, as the CONSULTANT's representative to the CLIENT.

P. Employment Opportunity

The Consultant shall not discriminate against any employee or applicant for employment because of race, religion, color, sex or national origin. The Consultant shall take affirmative action to insure that applicants are employed, and that employees are treated during their employment, without regard for their race, religion, color, sex, or national origin or any other protected class. Such actions shall include, but not be limited to the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff, or termination; rates of pay, or other forms of compensation; and selection for training including apprenticeship.

Q. General Compliance with Laws

CONSULTANT agrees to comply with all federal, state, and local laws and ordinances applicable to the work in effect at the time of the work. If CONSULTANT is found to have been in violation of any applicable federal, state, or local laws and ordinances, such violation may be the basis for the suspension or termination under this Agreement.

IN WITNESS WHEREOF, the CLIENT and the CONSULTANT have executed this AGREEMENT on the date and year first above written.

CONSULTANT:

HOUSEAL LAVIGNE ASSOCIATES, LLC.

X _____

John Houseal, FAICP

Partner

Date: _____

CLIENT:

Village of Bartlett

X _____

Name/Title: _____

Date: _____

ATTACHMENT A

Section 1: CLIENT ASSISTANCE TO THE CONSULTANT

Section 2: SCOPE OF SERVICES

Section 3: HOURLY RATES AND PER DIEM SCHEDULE (2026)

Attachment A – Section 1: **CLIENT ASSISTANCE TO THE CONSULTANT**

Whereas the scope of services will be undertaken by the CONSULTANT, it is understood and agreed that the CLIENT will provide the following assistance to the CONSULTANT:

1. The CLIENT, with the CONSULTANT's assistance, will schedule and arrange and provide notices for all meetings and workshops including contacting agencies, individuals and citizens to be invited to meetings.
2. The CLIENT, with the CONSULTANT'S assistance, will collect and compile previously prepared and available reports, projects, studies, maps and other data owned or in control of the CLIENT and that might be useful for the project.
3. The CLIENT will provide to the CONSULTANT an up-to-date base map (electronic and hard copy), including GIS files and information.

Attachment A – Section 2: **SCOPE OF SERVICES**

Our scope of work ensures that Village staff and elected officials are engaged in the design process to establish a creative and practical use of the Study Area. We recommend a five-step process for this project.

Step 1: Project Kick-off & Plan Visioning

To “kick-off” the planning process on the right foot, we will conduct meetings with Village staff and elected officials before any design work begins. This step will also include field work and development of the Draft Planning Influences Memo.

- 1a. Staff Coordination Call & Data Collection (web meeting)
- 1b. Village Staff Kick-Off Mtg and Staff-led Study Area Tour – Walking/Driving
- 1c. Department Heads Mtg
- 1d. Village Board Visioning Workshop
- 1e. Focus Groups (up to 4)
- 1f. Draft Planning Influences Memo – meant to be a brief internal memo prepared by Houseal Lavigne for review with Village staff summarizing initial feedback and documenting key existing conditions, including land use, zoning, property ownership, built form, parking, and transportation connections (pedestrian, bicycle, transit, and vehicular).

Step 2: Sketch Plan Options

We will develop three distinct sketch plan options to explore a range of land use and design approaches with varying development intensities and configurations. These options will help Village staff, Village Board, property owners, and the community evaluate potential redevelopment opportunities for the Study Area.

- 2a. Sketch Plan Options (up to three simple hand sketch concepts including varying land use programs based on feedback from Step 1)
- 2b. Village Staff Mtg – Working Sketch Session
- 2c. Village Board Mtg – Presentation and Working Session
- 2d. Refined Sketch Plans
- 2e. Community Open House w/ Presentation

Step 3: Financial Feasibility Analysis

We will prepare a financial feasibility analysis for the Master Plan that will inform recommendations prepared during Steps 2 and 4. Local real estate market conditions, challenging site conditions, zoning constraints, and conditions of the larger capital markets can all influence the financial feasibility of new development. The purpose of the financial feasibility analysis, or “gap” analysis, is to estimate the level of developer assistance that may be necessary to implement the Master Plan. The specific tasks required for our financial feasibility analysis are detailed below.

- **3a. Market Overview.** We will prepare a basic overview of local real estate markets to establish key indicators, including lease rates, vacancy rates, and cap rates. This information will be used to identify potential growth opportunities and formulate recommendations for uses that respond to trends in supply and demand. Later, we will use information on key market indicators developed as part of this task to inform the modeling inputs for our gap analysis.

- **3b. Estimate Development Costs.** Utilizing data from established industry sources, we will prepare estimates of development costs for the Master Plan. These will be conceptual cost estimates and include land acquisition costs, site costs, hard costs, and soft costs, including financing costs.
- **3c. Prepare operating Pro Formas.** Next, we will prepare operating pro formas for the Master Plan. As previously indicated, we will utilize the findings from our market research to inform our modeling assumptions.
- **3d. Prepare Gap Analysis.** To evaluate the presence of any potential financing gap, we will calculate the projected internal rates of return (IRR) for the development programs included in the Master Plan and compare them with risk-adjusted return thresholds for comparable projects. We will then estimate the likely gap (or level of assistance required) for implementing the Master Plan.
- **3e. Summarize Findings and Prepare Recommendations.** Finally, we will prepare a memo summarizing the results of our financial feasibility analysis, including a detailed description of our methodology and modeling assumptions. In addition, we will include preliminary recommendations related to Master Plan implementation and identify a preliminary financial strategy.

Step 4: Draft and Final Master Plan

We will prepare the draft and final Master Plan based on feedback from Village staff, Village Board, and the community.

- 4a. Draft Master Plan and Initial 3D Massing Model (based on feedback from Step 2 and findings from Step 3)
- 4b. Village Staff Web Mtg – Review Draft Master Plan
- 4c. Final Master Plan including Detailed 3D Visualizations (includes up to 5 exported views from the 3D model)
- 4d. Village Staff Web Mtg – Review Final Master Plan
- 4e. Final Master Plan to Village Board for Adoption

Attachment A – Section 3:
HOURLY RATES AND PER DIEM SCHEDULE (2026)

This Hourly Rates and Per Diem Schedule will be updated at the beginning of every calendar year and will apply to all AGREEMENTs as specified in Article F. CONSULTANT's Compensation, for the calendar year specified above.

Houseal Lavigne Hourly Rates

Partner	\$305
Principal	\$295
Practice Lead	\$245
Senior Project Manager/Analyst	\$200
Project Manager	\$170-\$190
Planner II/Analyst II	\$140-\$160
Planner I/Analyst I	\$120-\$130
Clerical/Technical	\$90

Houseal Lavigne Per Diem

Full Day	\$65
Local Region - Full Day	\$40



Agenda Item Executive Summary

AGENDA ITEM: Ordinance Amending the Municipal Code regarding Village Anti-Nepotism policies

BOARD OR COMMITTEE: Board

BUDGET IMPACT

Amount	\$	Budgeted	\$
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Fund:	Corresponding Activity Measure: Future-Ready Workforce
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EXECUTIVE SUMMARY

The Village of Bartlett has maintained policies intended to prevent nepotism and favoritism in Village employment to promote transparency, integrity, and public confidence in Village government. Title 1, Chapter 13A of the Village Code currently addresses these concerns by prohibiting the employment of relatives of elected officials or officers in certain circumstances.

The proposed changes to the code allow for a policy that better aligns with current Village operations and employment practices, but do not apply to any employees hired for supervisory or management positions.

ATTACHMENTS (PLEASE LIST)

Ex: Memo, Ordinance

RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal or Target: Yes No

Description:

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion

MOTION: I move to approve Ordinance 2026-_____, an ordinance amending the Bartlett Municipal Code regarding Village Anti-Nepotism policies.

Staff: Janelle Terrance, Human Resources Director

Date:02/23/2026

Memorandum

To: Paula Schumacher, Village Administrator
From: Janelle Terrance, Human Resources Director
Date: February 23, 2026
Re: Revision Ordinance Regarding Anti Nepotism Policies

The Village of Bartlett has maintained policies intended to prevent nepotism and favoritism in Village employment to promote transparency, integrity, and public confidence in Village government. Title 1, Chapter 13A of the Village Code currently addresses these concerns by prohibiting the employment of relatives of elected officials or officers in certain circumstances.

Upon review of the existing regulations, staff have identified the need to clarify and refine the scope of the anti-nepotism policy. In particular, it has been determined that certain categories of workers—such as interns, part-time employees, seasonal employees, uncompensated volunteers, and employees subject to merit-based competitive hiring through the Board of Police and Fire Commissioners—do not pose the same risk to Village integrity or public confidence.

The proposed changes to the ordinance amends Title 1, Chapter 13A of the Village Code to address the following:

Update and clarify definitions related to employees, interns, seasonal employees, and nepotism.

Reaffirm the Village's policy rationale for prohibiting nepotism in full-time Village employment, including supervisory and management level employees.

Explicitly exempt interns, part-time employees, seasonal employees, uncompensated volunteers, and police and fire personnel appointed through the Board of Police and Fire Commissioners; and

Establish a clear approval process allowing the Village Board, by a three-fourths (3/4) vote, to approve an otherwise prohibited employment relationship, with the related elected official prohibited from voting.

The approval of the ordinance amending the Village's anti-nepotism policies will promote transparency, integrity and public confidence in village employment practices.

MOTION: I move to approve Ordinance 2026-_____, an ordinance amending the Bartlett Municipal Code regarding Village Anti-Nepotism policies.

ORDINANCE 2026 - _____

**AN ORDINANCE AMENDING THE BARTLETT MUNICIPAL CODE
REGARDING VILLAGE ANTINEPOTISM POLICIES**

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, Title 1, Chapter 13 of the Village of Bartlett Municipal Code (“**Village Code**”) sets forth certain regulations and policies related to nepotism and favoritism in Village employment practices; and

WHEREAS, the Village previously determined that nepotism and favoritism erode public confidence in Village government and may create an appearance of impropriety that negatively impacts effectiveness and integrity in Village operations; and

WHEREAS, the Village has determined that certain employees, including part-time, seasonal workers, Village interns, and employees subject to merit-based competitive hiring practices, not including those in supervisory or management positions, should be exempted from the anti-nepotism regulations in Title 1, Chapter 13 of the Village Code, based on a finding that the employment of relatives in these positions does not pose a risk to Village integrity and public confidence; and

WHEREAS, the corporate authorities of the Village have determined that amending the Village Code as provided in this Ordinance is in the public interest and necessary for the public health 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 1. Recitals. The recitals set forth above are hereby incorporated into and made a part of this Ordinance as if fully set forth in Section 1.

SECTION 2. Amendment to Section 1-13A-1 of the Village Code. That Title 1, Chapter 13A, Section 1-13A-1, entitled “DEFINITIONS,” of the Village Code is hereby amended as follows:

"1-13A-1: DEFINITIONS:

For the purposes of this chapter, the following terms shall be defined as follows:

EMPLOYEE: Any person working full-time for wages paid by the village, but not persons acting as an unpaid volunteer.

INTERN: A student participating in a structured learning experience, whether paid or unpaid by working at the village for a designated, predetermined period of time.

NEPOTISM: Employment or other favoritism granted to relatives of an elected official or officer without regard to merit.

SEASONAL EMPLOYEE: A person employed for a specific function or project over a designated, predetermined period of time, usually not to exceed six (6) months.

SECTION 3. Amendment to Section 1-13A-2 of the Village Code. That Title 1, Chapter 13A, Section 1-13A-2, entitled "STATEMENT OF PURPOSE AND POLICY," of the Village Code is hereby amended as follows:

"1-13A-2: STATEMENT OF PURPOSE AND POLICY:

- A. The village board of the Village of Bartlett has determined that nepotism in village government is contrary to good governance for the following reasons:
1. Employment decisions, including but not limited to hiring, promotions, disciplinary actions and dismissals, should be made according to the merits of the individual, and the facts and circumstances of the matter at hand. Favoritism granted by family members in positions of authority is inherently contrary to this policy.
 2. All employees should be provided with equal employment opportunities for career advancement without fear of favoritism or penalty, actual or implied, based on family relations.
 3. Public confidence in village government requires openness and transparency in all important functions, concentration of control and access of any function in any family results in erosion of public confidence.

4. Nepotism creates an appearance of impropriety, whether any actual improper activities exist, and can hinder investigation of alleged or actual improprieties, further eroding effectiveness, integrity and public confidence in public institutions.

B. It is the policy and purpose of this anti-nepotism chapter to help remedy the issues listed above, and other negative consequences associated with nepotism in village government.

SECTION 4. Amendment to Section 1-13A-3 of the Village Code. That Title 1, Chapter 13A, Section 1-13A-3, entitled "PROHIBITIONS," of the Village Code is hereby amended as follows:

"1-13A-3: PROHIBITIONS:

A. The village of Bartlett is hereby prohibited from employing the relative of any elected official or officer in a full-time position, except when approved in accordance with section 1-13A-4(D) of this chapter.

SECTION 5. Amendment to Section 1-13A-4 of the Village Code. That Title 1, Chapter 13A, Section 1-13A-4, entitled "EXCEPTIONS," of the Village Code is hereby amended as follows:

"1-13A-4: EXCEPTIONS:

A. This chapter does not apply to uncompensated volunteers, interns, part-time employees, or employees subject to appointment by the Board of Police and Fire Commissioners.

B. The employment of a relative of an elected official or officer that would otherwise conflict with this chapter may be approved only by a three-fourths (3/4) vote of the village board. Any elected official related to a prospective employee is expressly prohibited from voting on their relative's employment."

SECTION 6. 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 7. Repeal and Saving Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or cause of action which shall have accrued to the Village of Bartlett prior to the effective date of this Ordinance.

SECTION 8. Effective Date. This Ordinance shall be in full force and effect after its passage and approval according to law.

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

PASSED: _____, 2026

APPROVED: _____, 2026

Daniel H. Gunsteen, Village President

ATTEST:

Lorna Gilles, Village Clerk

CERTIFICATION

I, the undersigned, do hereby certify that I am the Village Clerk of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, and that the foregoing is a true, complete and exact copy of Ordinance 2026- _____ enacted on _____, 2026, and approved on _____, 2026, as the same appears from the official records of the Village of Bartlett.

Lorna Giles, Village Clerk



Agenda Item Executive Summary

AGENDA ITEM: Liquor License Creation Class J - 120 Live Bartlett, Inc.

BOARD OR COMMITTEE: Board

BUDGET IMPACT

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

120 Live has requested two Class J liquor licenses to sell alcohol at the their weekend St. Patricks Day celebration from Friday, March 13th and Saturday, March 14th from 11:00 a.m. to 11:00 p.m. , through Sunday, March 15th from 11:00 a.m. to 9:00 p.m. at 120 W. Bartlett Avenue. Class J liquor licenses are limited to a two-day term, therefore this event will require the issuance of two Class J liquor licenses.

The Village Board created the Class J liquor license for special events and enables businesses or organizations that currently hold a Bartlett Liquor License for the sale and consumption of alcohol, to hold an outdoor special event liquor license on a limited basis. The license allows for up to six days per year with each event being held for a maximum of two consecutive days.

ATTACHMENTS (PLEASE LIST)

Staff memo dated 2/24/2026, Class J Liquor License Application, Proof of Insurance, Site Map

RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal or Target: Yes No

Description:

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion

I move to approve the Class J Liquor License application submitted by 120 Live for a special event from 11:00 a.m. to 11:00 p.m. on March 13th and March 14th and from 11:00 a.m. to 9:00 p.m. on March 15th.

Staff: Jacob Uhlmann, Management Analyst

Date:02/24/2026

Memorandum

To: Scott Skrycki, Assistant Village Administrator
From: Jacob Uhlmann, Management Analyst
Date: February 24, 2026
Re: Liquor License Creation Class J- 120 Live Bartlett Inc.

120 Live Bartlett Inc., doing business as 120 Live, has requested two Class J Liquor Licenses to sell alcohol at their weekend St. Patrick's Day celebration on Friday, March 13th and Saturday March 14th from 11:00 a.m. to 11:00 p.m., and on Sunday, March 15th from 11:00 a.m. to 9:00 p.m., at 120 W. Bartlett Avenue.

The Village Board created the Class J Liquor License for special events that enables organizations that currently hold a Bartlett liquor license for the sale and consumption of alcohol to conduct a special event on a limited basis. The license restricts each event to a twelve-hour time frame within the hours permitted by the Liquor Control Ordinance and allows for a maximum of two consecutive days per license.

Because Class J liquor licenses are limited to a two-day term and this celebration will occur over three consecutive days, the issuance of two separate Class J liquor licenses is required in order to remain compliant with the ordinance.

The Class J license is issued by the Liquor Commissioner with the consent of the Village Board. Like other special event liquor licenses, this license is issued per event.

Proof of insurance regarding where the event will take place is required and attached. The appropriate certificate of insurance has been submitted by the applicant and reviewed and approved by the Village Attorney.

Motion:

I move to approve the Class J Liquor License application submitted by 120 Live for a special event from 11:00 a.m. to 11:00 p.m. on March 13th and March 14th and from 11:00 a.m. to 9:00 p.m. on March 15th.

Record No: LQJ-26-1

Liquor License Class J

Status: Active

Submitted On: 2/20/2026

Primary Location

120 W BARTLETT AVE
BARTLETT, IL 60103

Owner

MARY ANN BOLLMAN, LLC
120 W BARTLETT AVE BARTLETT, IL 60103-
4235

Applicant



Business Information

Name of Business holding liquor license*

120 Live Bartlett, Inc.

Business Street Address*

120 W. Bartlett Ave.

Business Phone Number*

630-330-4502

Class of liquor license held by applicant*

Class A

Is this event going to be held for more than one day?*

Yes

Events can only be held for 2 consecutive days under one license.

Start Date of Event*

03/13/2026

Last Date of Event*

03/14/2026

HOURS OF OPERATION:

Not to exceed 10 hours within a period of 24 hours if the event falls on Sunday, Monday, Tuesday, Wednesday or Thursday. It is also limited to 11 am to 9 pm.

Not to exceed 12 hours within a period of 24 hours if event is held on Friday or Saturday. It is also limited to 11 am to 11 pm.

Start time of event* @

11:00a.m.

End time of event* @

11:00p.m.

Is the applicant the owner of the property where the event will be held?*

Yes

Description of area to be utilized for the special event*

The area to be used is the parking area behind 120 Live

AFFIDAVIT

The undersigned swears (or affirms) that he or she is the licensee individually or is a duly authorized officer or agent of the corporation, or other legal entity, in whose name this application is made, and that the statements contained in this application are true and correct to the best of his or her knowledge and belief. IN the event the applicant is issued the requested class J liquor license, the applicant/licensee therein shall not violate any of the ordinance of the Village of Bartlett, including but not limited to the Bartlett Liquor Control Ordinance, or the laws of the State of Illinois or the United States of America, in the conduct of the special event. The undersigned acknowledges that the violation of the terms of the class J liquor license could be the basis for a fine and/or the suspension or revocation of the licensee's underlying Class A, A extended, B, F, and/or G liquor license.

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



[Redacted Signature]

Feb 20, 2026

I hereby certify that as the applicant, I

have the owner's authorization to submit this application on their behalf.

Staff Use Only

Text for License - Start Date*

March 13, 2026

Text for license - End Date*

March 14, 2026

Text for License - Name*

120 Live Bartlett, Inc.

Type of Liquor License Issued*

Class J

Record No: LQJ-26-2

Liquor License Class J

Status: Active

Submitted On: 2/24/2026

Primary Location

120 W BARTLETT AVE
BARTLETT, IL 60103

Owner

MARY ANN BOLLMAN, LLC
120 W BARTLETT AVE BARTLETT, IL 60103-
4235

Applicant



Business Information

Name of Business holding liquor license*

120 Live Bartlett, Inc.

Business Street Address*

120 W. Bartlett Ave.

Business Phone Number*

630-330-4502

Class of liquor license held by applicant*

Class A

Is this event going to be held for more than one day?*

Yes

Events can only be held for 2 consecutive days under one license.

Start Date of Event*

03/15/2026

Last Date of Event*

03/15/2026

HOURS OF OPERATION:

Not to exceed 10 hours withing a period of 24 hours if the event falls on Sunday, Monday, Tuesday, Wednesday or Thursday. It is also limited to 11 am to 9 pm.

Not to exceed 12 hours within a period of 24 hours if event is held on Friday or Saturday. It is also limited to 11 am to 11 pm.

Start time of event* Ⓞ

11:00a.m.

End time of event* Ⓞ

9:00p.m.

Is the applicant the owner of the property where the event will be held?*

Yes



Description of area to be utilized for the special event*

The area to be used is the parking area behind 120 Live

AFFIDAVIT

The undersigned swears (or affirms) that he or she is the licensee individually or is a duly authorized officer or agent of the corporation, or other legal entity, in whose name this application is made, and that the statements contained in this application are true and correct to the best of his or her knowledge and belief. IN the event the applicant is issued the requested class J liquor license, the applicant/licensee therein shall not violate any of the ordinance of the Village of Bartlett, including but not limited to the Bartlett Liquor Control Ordinance, or the laws of the State of Illinois or the United States of America, in the conduct of the special event. The undersigned acknowledges that the violation of the terms of the class J liquor license could be the basis for a fine and/or the suspension or revocation of the licensee's underlying Class A, A extended, B, F, and/or G liquor license.



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

 
Feb 24, 2026



I hereby certify that as the applicant, I

have the owner's authorization to submit this application on their behalf.



Staff Use Only

Text for License - Start Date*  



March 15, 2026

Text for license - End Date*  

March 15, 2026

Text for License - Name*  

120 Live Bartlett, Inc.

Type of Liquor License Issued*  

Class J



W Oneida Ave

W Oneida Ave

W Oneida Ave

Garage Door
Repair Bartlett

151



Agenda Item Executive Summary

AGENDA ITEM: Liquor License Creation Class A & Class V - ME2050 Inc.

BOARD OR COMMITTEE: Board

BUDGET IMPACT

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

EXECUTIVE SUMMARY

Attached for your consideration is an Ordinance amending Section 3-3-2-1: Class A and Section 3-3-2-20: Class V of the Bartlett Liquor Control Ordinance. A new license in this class must be created before the license can be issued by the liquor commissioner. The application was submitted by ME2050, Inc. doing business as Midway Sports Bar at 399 Bartlett Plaza, Bartlett, IL 60103. The village attorney has reviewed and approved all the appropriate documents.

ATTACHMENTS (PLEASE LIST)

Staff memo dated 2/12/2026, Ordinance, Class A Liquor License Application, Class V Liquor License Application, Business License Application, Corporate Documentation, Proof of Insurance, Floor Plan, Liquor Manager Application, Basset Training Certificate, Memo from Police Department

RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal or Target: Yes No

Description:

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion

I move to approve Ordinance 2026-____ An Ordinance Amending Title 3, Chapter 3 of the Bartlett Municipal Code Regarding the Number of Class A and Class V Liquor Licenses.

Memorandum

To: Scott Skrycki, Assistant Village Administrator
From: Jacob Uhlmann, Management Analyst
Date: February 12, 2026
Re: Midway Sports Bar Liquor License

ME2050, INC (Midway Sports Bar) has submitted an application for a Class A and Class V Liquor License. The Class A liquor license allows the licensee to sell and offer for sale at retail on the premises, and the Class V liquor license shall entitle the holder of a valid Class A license to operate video gaming terminals upon the licensed premises.

The limited liability company will remain the same; however, the new owner is purchasing a 95 percent ownership interest in the business. Because the new owner will hold more than a five percent ownership share, this change triggers the requirement for a new liquor license to be reviewed and approved by the Village Board.

The certificate of insurance has been reviewed and approved by the Village Attorney. The application and certificate of insurance are attached for your review.

MOTION

I move to approve the Class A and Class V Liquor License application for the ME2050, INC (Midway Sports Bar)

ORDINANCE 2026-_____

AN ORDINANCE AMENDING TITLE 3, CHAPTER 3 OF THE BARTLETT MUNICIPAL CODE REGARDING THE NUMBER OF CLASS A AND CLASS V LIQUOR LICENSES

WHEREAS, pursuant to the Illinois Liquor Control Act of 1934, the Village has the power by general ordinance or resolution to determine the number, kind, and classification of licenses for the sale of alcoholic liquor not inconsistent with the Liquor Control Act, and to establish such further regulations and restrictions upon the issuance of and operations under local licenses not inconsistent with law as the public good and convenience may require, 235 ILCS 5/4-1, *et seq.*; and

WHEREAS, Section 3-3-2 of the Bartlett Municipal Code provides that in the event a liquor license shall lapse, be revoked, or is terminated in any manner, the authorized number of licenses issued in that classification shall be automatically reduced accordingly without further action by the village board; and

WHEREAS, the current number of authorized Class A liquor licenses is 26; and

WHEREAS, the current number of authorized Class V liquor licenses is 12; and

WHEREAS, the Corporate Authorities of the Village desire to increase the number of authorized Class A and Class V liquor licenses as set forth in this Ordinance.

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

SECTION ONE: AMENDMENT TO SUBSECTION 3-3-2-1(C). That Subsection 3-3-2-1(C), of Chapter 3 of Title 3 of the Bartlett Municipal Code is hereby amended to read as follows:

"C. Number Issued: The number of Class A licenses shall be limited to 27."

"C. Number Issued: The number of Class V licenses shall be limited to 13."

SECTION THREE: SEVERABILITY. If any section, paragraph or provision of this Ordinance 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 Ordinance.

SECTION FOUR: 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 FIVE: EFFECTIVE DATE. This Ordinance shall be in full force and effect upon passage and approval.

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

PASSED: March 3, 2026

APPROVED: March 3, 2026

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 2026-_____ enacted on March 3, 2026 and approved on March 3, 2026 as the same appears from the official records of the Village of Bartlett.

Lorna Giles, Village Clerk



Liquor License

LQ-26-2

Submitted On: Feb 3, 2026

Applicant

 Amir Rafidia

 
@ tscrmadison@gmail.com

Primary Location

399 BARTLETT PLZ
BARTLETT, IL 60103

Business Information

Do you have or have you already submitted a general business license application?

Yes

Is this a renewal or new liquor license application?

Renewal

A separate video gaming license application must be submitted. You must also apply for a liquor license AND either a Class V or Class VC license.

Liquor License Application

Descriptions of the various liquor license types can be found at Bartlett Municipal Code - Chapter 3 ([https://codelibrary.amlegal.com/codes/bartlett/il/0-0-0-1583](https://codelibrary.amlegal.com/codes/bartlett/il/latest/bartlett_il/0-0-0-1583)). If you have additional questions, call 630-837-0800. Additionally, if you intend to offer video gaming, you must also request a combination of liquor license and Class V or VC. Information on these designations can be viewed in this ordinance (<https://www.bartlett.il.gov/home/showdocument?id=13551&t=638446216984877250>).

Do you anticipate that 30% or more of your revenue will come from gaming?

No

Is the applicant engaged in the manufacture of alcoholic liquors?

No

Has any Officer, Director, or Manager of said Corporation or any stockholder or stockholders owning in the aggregate more than five (5%) percent of the stock of such corporation, ever been convicted of any felony under any Federal or State law?

Type of general business license

Restaurant

Name of business license was issue to:

ME2050, INC. DBA Midway Sports Bar

Have you or will you be applying for a video gaming license?

Yes

Type of Liquor License Requested

Class A and V

Does applicant seek a liquor license on the premises as a full-service restaurant or video cafe?

Full-service restaurant

Will the menu include at least 15 food items?

Yes

What is the seating capacity of venue?

111

Has any manufacturer, distributor or importing distributor directly or indirectly paid or agreed to pay for this license, advanced money or anything else of value, or any credit (other than merchandising credit in the ordinary course of business for a period not to exceed 30 days) or is such person directly or indirectly interested in the ownership, conduct or operation of the place of business?

No

Is the applicant conducting the business of an importing distributor or distributor of alcoholic liquors?

No

No

Has any Officer, Director or Manager of said Corporation, or any stockholder or stockholders owning in the aggregate more than five (5%) percent of the stock of such corporation, ever been convicted of a violation of any Federal, State or Local law within the last 10 years?

No

Has any Officer, Director or Manager of said Corporation, or any stockholder or stockholders, owning in the aggregate more than five (5%) percent of the stock of such corporation, ever been convicted of being the keeper of a house of ill fame, or of pandering or other crime or misdemeanor opposed to decency and morality?

Has any Officer, Director or Manager of said Corporation, or any stockholder or stockholders, owning in the aggregate more than five (5%) percent of the stock of such corporation, ever permitted an appearance bond forfeiture of any of the violations mentioned above?

No

No

Has the Corporation (Applicant) or any Officer, Director or Manager of said Corporation, or any stockholder or stockholders owning in the aggregate more than five (5%) percent of the stock of such corporation, made application for a similar license for this period for any premises other than those described above?

No

Is any law enforcing Official, Mayor, Alderman, Member of the City Council or Commission, Member of the Village Board of Trustees, or member of a County Board, directly or indirectly interested in the business for which license is sought?

Each applicant must designate at least one individual who shall serve as Liquor Manager for the applicant. Please supply the following information:

No

Name of Liquor Manager

Amir Rafidia

Home address:

[Redacted]

Position held by the Liquor Manager in the business

Manager

Has the Liquor Manager been finger printed for the purpose of this application?

Has the Liquor Manager been fingerprinted by the Bartlett Police Department?

Yes

Yes

Date fingerprinted:

01/26/2026

Emergency Contacts

Please provide contact information of personnel that have keys to the business in case first responders need access to the building during non-business hours.

Primary contact

Amir Rafidia

Primary contact phone number

[Redacted]

Secondary contact

Manny Rafidia

Secondary contact phone number

[Redacted]

AFFIDAVIT

Applicant does hereby agree to operate the aforesaid place of business in accordance with the policies, regulations, and ordinances of the Village of Bartlett now in force and any others that may be enacted during the duration of this license, and does hereby authorize inspections of the premises by the appropriate Village Departments and officials as may be required, and the Bartlett Fire Protection District, in accordance with Title 3, Chapter 1, Sections 3-1-1 through 3-1-17 of the Bartlett Municipal Code. I, the undersigned, hereby certify that the above statements are true and correct to the best of my knowledge.

I agree that my electronic signature is equivalent to a handwritten signature and is binding for all purposes related to this transaction

true

The business applying for this license has a Certificate of Occupancy issued by the Village of Bartlett Planning & Development Services Department.

true

I hereby certify that as the applicant, I

have the owner's authorization to submit this application on their behalf.

General Business License

BL-26-6

Submitted On: Feb 3, 2026

Applicant

Amir Rafidia
[Redacted]
@ tscrmadison@gmail.com

Primary Location

399 BARTLETT PLZ
BARTLETT, IL 60103

Business Information

Name of Business (DBA)

MIDWAY SPORTS BAR

Entity Type

Corporation

Corporation or LLC Name

ME2050, INC.

Corporation Registered Agent

Munir Rafidia

Business Phone Number

8479219200

Primary Business Email Address

tscrmadison@gmail.com

Federal Employer Identification Number

[Redacted]

Sales or Occupational Tax Number

[Redacted]

Nature of Business

Restaurant/Bar

Does this business have a grease trap?

Yes

How often is the grease trap cleaned?

Quarterly

Number of Employees

20

Floor Plan

281561

Certificate of Good Standing

[Redacted]

Corporate Officers

Name

MANNY RAFIDIA

Residential Address

[Redacted]

Corporate Role

Director

Date of birth

[Redacted]

Percentage of total stock held

5

Name

AMIR RAFIDIA

Residential Address

[Redacted]

Corporate Role

Officer

Date of birth

[Redacted]

Percentage of total stock held

95

Additional Business Information

Copy of Deed or Lease

281569

Copy of County Health Permit

--

Other Locations

NO

Previous Addresses

NONE

Has your business license ever been revoked?

No

Criminal History

NO

Municipal Violation History

NONE

Consumer Fraud Complaint

NONE

License Fees

Please select the business type(s) below that match your type of business. If you do not match one of the specific categories, please select "Retail/Commercial Establishment Not Listed Above".

Bakery - Retail

--

Banking Institution

--

Billiard and pool halls

true

Bowling alley

true

Brokers (other than real estate and insurance)

--

Catering services and establishment

--

Certificate of Registration

281570

Asphalt Plant

--

Automobile Service Station

--

Bakery - Wholesale

--

Barbershop

--

How many tables will you operate?

8

How many alleys?

10

Bus service company

--

Central Station

--

Confectionery stores

--

Dealer - precious metals

--

Dry cleaning retail outlet

--

Fish market

--

Food delivery vehicles and food dispensers

--

Fruit/Vegetable Stand - Seasonal

--

Garage/Parking Lot

--

Hardware Store

--

Ice cream store/parlor

--

Laundry (self-service coin operated)

--

Meat Market/Dealer

--

Mobile home park

--

Pawnbroker

--

Restaurant/Carry Out

true

Stable

--

Retail/Commercial Establishment Not Listed Above

--

How many amusement devices will be on site?

1

Will you have a jukebox on site?

Yes

Day nursery/nursery school

--

Dry cleaning plant

--

Factory

--

Florist

--

Fruit/Vegetable Stand - Year Round

--

Game room

--

Grocery store

--

Hotels and motel

--

Ice cream vendor

--

Machine shop

--

Mining operation, quarry or gravel pit

--

Motor vehicle repair establishment

--

Redi Mix Plant

--

Scavengers

--

Vending machine

--

Additional Accessory Licenses

Will you have amusement devices on site?

Yes

Will you have vending machines on site?

No

How many jukeboxes?

1

Will you be selling tobacco products?

No

Do you have an existing Bartlett liquor license?

Yes

Emergency Contacts

Please provide contact information of personnel that have keys to the business in case first responders need access to the building during non-business hours.

Secondary contact

MANNY RAFIDIA

AFFIDAVIT

Applicant does hereby agree to operate the aforesaid place of business in accordance with the policies, regulations, and ordinances of the Village of Bartlett now in force and any others that may be enacted during the duration of this license, and does hereby authorize inspections of the premises by the appropriate Village Departments and officials as may be required, and the Bartlett Fire Protection District, in accordance with Title 3, Chapter 1, Sections 3-1-1 through 3-1-17 of the Bartlett Municipal Code. I, the undersigned, hereby certify that the above statements are true and correct to the best of my knowledge.

Will you be serving or selling liquor?

Yes

If you have an existing Bartlett liquor license please be sure to complete the renewal using the separate liquor license application.

Primary contact

AMIR RAFIDIA

Primary contact phone number

██████████

Secondary contact phone number

██████████

I agree that my electronic signature is equivalent to a handwritten signature and is binding for all purposes related to this transaction

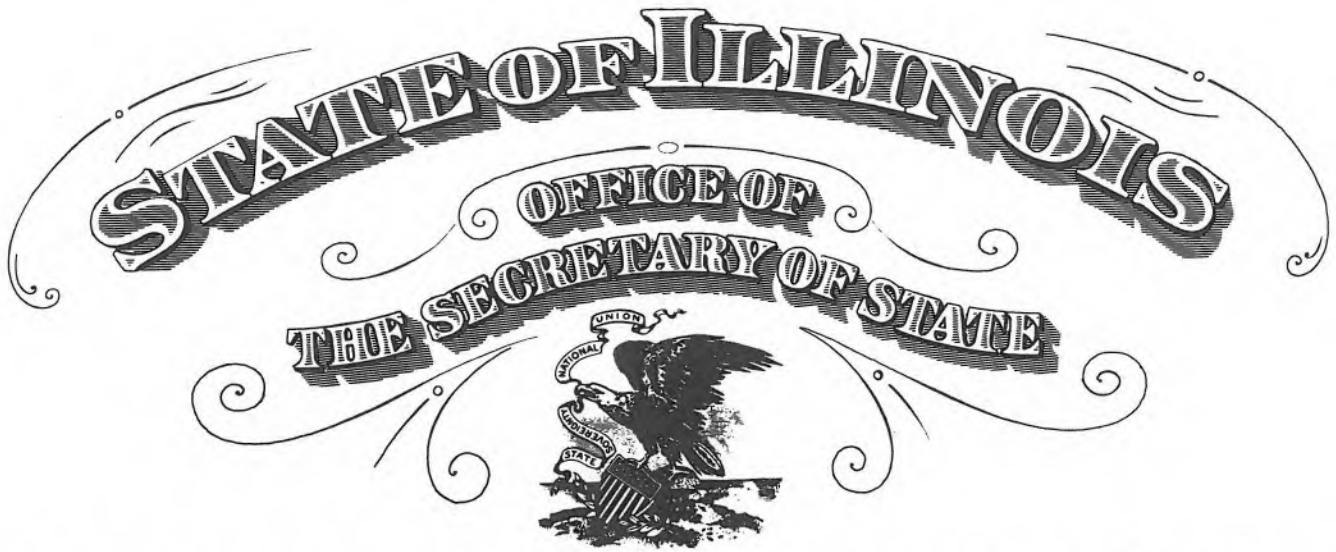
true

The business has a Certificate of Occupancy issued by the Village of Bartlett Planning & Development Services Department

true

I hereby certify that as the applicant, I

have the owner of this business's authorization to apply for this license.



To all to whom these Presents Shall Come, Greeting:

I, Alexi Giannoulas, Secretary of State of the State of Illinois, do hereby certify that I am the keeper of the records of the Department of Business Services. I certify that

ME2050, INC., A DOMESTIC CORPORATION, INCORPORATED UNDER THE LAWS OF THIS STATE ON JULY 22, 2024, APPEARS TO HAVE COMPLIED WITH ALL THE PROVISIONS OF THE BUSINESS CORPORATION ACT OF THIS STATE, AND AS OF THIS DATE, IS IN GOOD STANDING AS A DOMESTIC CORPORATION IN THE STATE OF ILLINOIS.

In Testimony Whereof, I hereto set my hand and cause to be affixed the Great Seal of the State of Illinois, this 2ND day of FEBRUARY A.D. 2026 .



Taxpayer Notification

Business Authorization



#BWNKMGV
#CNXX X192 51XX 1360#
ME2050 INC
MIDWAY SPORTS BAR
134 BARTLETT PLZ
BARTLETT IL 60103-4234

September 3, 2025



Letter ID: [REDACTED]

Account ID: [REDACTED]

We have issued your Certificate of Registration.

We have issued your Illinois Business Authorization.

Please verify that all of the information on the Business Authorization is correct. If all of the information is correct, you may print a paper copy from a MyTax Illinois account to visibly display at the business address listed.

Your Illinois Business Authorization is an important tax document that indicates that you are registered or licensed with the Illinois Department of Revenue to legally do business in Illinois.

If you wish to be registered for any other taxes or fees, you must complete a new application. For questions, visit our website at tax.illinois.gov or call us weekdays between 8:00 a.m. and 4:30 p.m. at the telephone number below.

**CENTRAL REGISTRATION DIVISION
ILLINOIS DEPARTMENT OF REVENUE
PO BOX 19030
SPRINGFIELD IL 62794-9030
Rev.CRD@illinois.gov**

217 785-3707

Verify that all of your Illinois Business Authorization information is correct.

If not, contact us immediately.

If all of the information is correct, you may print and visibly display at the business listed. Your Illinois Business Authorization is an important tax document that indicates that you are registered or licensed with the Illinois Department of Revenue to legally do business in Illinois.

OFFICIAL DOCUMENT

State of Illinois - Department of Revenue

Illinois Business Authorization

OFFICIAL DOCUMENT

ME2050 INC

Loc. Code: 016-0005-2-001
Bartlett (Cook)
Cook County

399 BARTLETT PLZ
BARTLETT IL 60103-4234

Expiration Date:
11/1/2026

Certificate of Registration
Sales and use taxes and fees (4542-5116)

ILLINOIS REVENUE
[Signature]
Director

OFFICIAL DOCUMENT

Issued Date: **09/03/2025**



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)
02/03/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER State Farm Josh Steigelmann 152 Bartlett Plz Bartlett IL 60103	CONTACT NAME: Josh Steigelmann PHONE (A/C, No, Ext): 630.830.1329 FAX (A/C, No): 312.283.3548 E-MAIL ADDRESS: josh.steigelmann.yxk9@statefarm.com																					
INSURED ME2050, Inc. DBA Midway Sports Bar 399 Bartlett Plz Bartlett IL 60103	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: center;">INSURER(S) AFFORDING COVERAGE</th> <th style="text-align: center;">NAIC #</th> </tr> <tr> <td colspan="2">INSURER A : State Farm Fire and Casualty Company</td> <td style="text-align: center;">25143</td> </tr> <tr> <td colspan="2">INSURER B :</td> <td></td> </tr> <tr> <td colspan="2">INSURER C :</td> <td></td> </tr> <tr> <td colspan="2">INSURER D :</td> <td></td> </tr> <tr> <td colspan="2">INSURER E :</td> <td></td> </tr> <tr> <td colspan="2">INSURER F :</td> <td></td> </tr> </table>	INSURER(S) AFFORDING COVERAGE		NAIC #	INSURER A : State Farm Fire and Casualty Company		25143	INSURER B :			INSURER C :			INSURER D :			INSURER E :			INSURER F :		
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COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS																					
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC <input type="checkbox"/> OTHER:	Y	Y	93-N1-U236-1	10/15/2025	10/15/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 2,000,000 Liquor Liability - Each Occur \$ 1,000,000																					
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$																					
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$																					
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y	N/A	N	93-N5-H143-6	10/15/2025	10/15/2026	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 5%;"></td> <td style="width: 15%;">PER STATUTE</td> <td style="width: 15%;">OTH-ER</td> <td style="width: 10%;"></td> <td style="width: 55%;">\$</td> </tr> <tr> <td></td> <td>E.L. EACH ACCIDENT</td> <td></td> <td></td> <td>\$ 1,000,000</td> </tr> <tr> <td></td> <td>E.L. DISEASE - EA EMPLOYEE</td> <td></td> <td></td> <td>\$ 1,000,000</td> </tr> <tr> <td></td> <td>E.L. DISEASE - POLICY LIMIT</td> <td></td> <td></td> <td>\$ 1,000,000</td> </tr> </table>		PER STATUTE	OTH-ER		\$		E.L. EACH ACCIDENT			\$ 1,000,000		E.L. DISEASE - EA EMPLOYEE			\$ 1,000,000		E.L. DISEASE - POLICY LIMIT			\$ 1,000,000
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	E.L. DISEASE - EA EMPLOYEE			\$ 1,000,000																								
	E.L. DISEASE - POLICY LIMIT			\$ 1,000,000																								

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
 Location Address; 399 Bartlett Plz, Bartlett, IL 60103

The Village of Bartlett, it's local liquor commissioner, president and board of trustees, all of its elected or appointed officials, employees and any volunteers while acting on behalf of the Village and the licensee - 30 day notice of cancellation applies.

CERTIFICATE HOLDER Village of Bartlett 228 S Main St Bartlett IL 60103	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	--

LICENSE AND PERMIT BOND



STATE FARM FIRE AND CASUALTY COMPANY

BLOOMINGTON, ILLINOIS

KNOW ALL PERSONS BY THESE PRESENTS, That we, ME2050, Inc. Midway Sports Bar

of 399 Bartlett Plz, Bartlett, IL 60103 as Principal, and STATE FARM FIRE AND CASUALTY COMPANY, a corporation organized under the laws of the State of Illinois, having its principal office in the city of Bloomington, Illinois, as Surety, are held and firmly bound unto The Village of Bartlett - 228 S Main St, Bartlett, IL 60103

in the full and aggregate sum of Two Thousand Dollars (\$2,000.00) lawful money of the United States, for which payment well and truly to be made, we bind ourselves, our heirs, executors, administrators, successors and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH that whereas the said Principal has been granted a Liquor Sales - Village of Bartlett

for a term beginning October 15th, 2025 and ending October 15th, 2026

NOW, THEREFORE, if the above Principal shall indemnify and save harmless the Obligee, against loss by reason of said Principal's breach of any ordinance, rule or regulation relating to the above described license or permit, then this obligation shall be null and void, otherwise to remain in full force and effect.

Provided, that if the Surety shall so elect, this bond may be cancelled by giving thirty (30) days notice in writing to the said Obligee and this bond shall be deemed cancelled at the expiration of said thirty (30) days; but said Surety so filing said notice shall not be discharged from any liability already incurred under this bond or which shall accrue hereunder before the expiration of said thirty (30) day period.

This bond may be continued from year to year by means of a continuation certificate.

Signed, sealed and dated this 15th day of October, 2025.

Principal

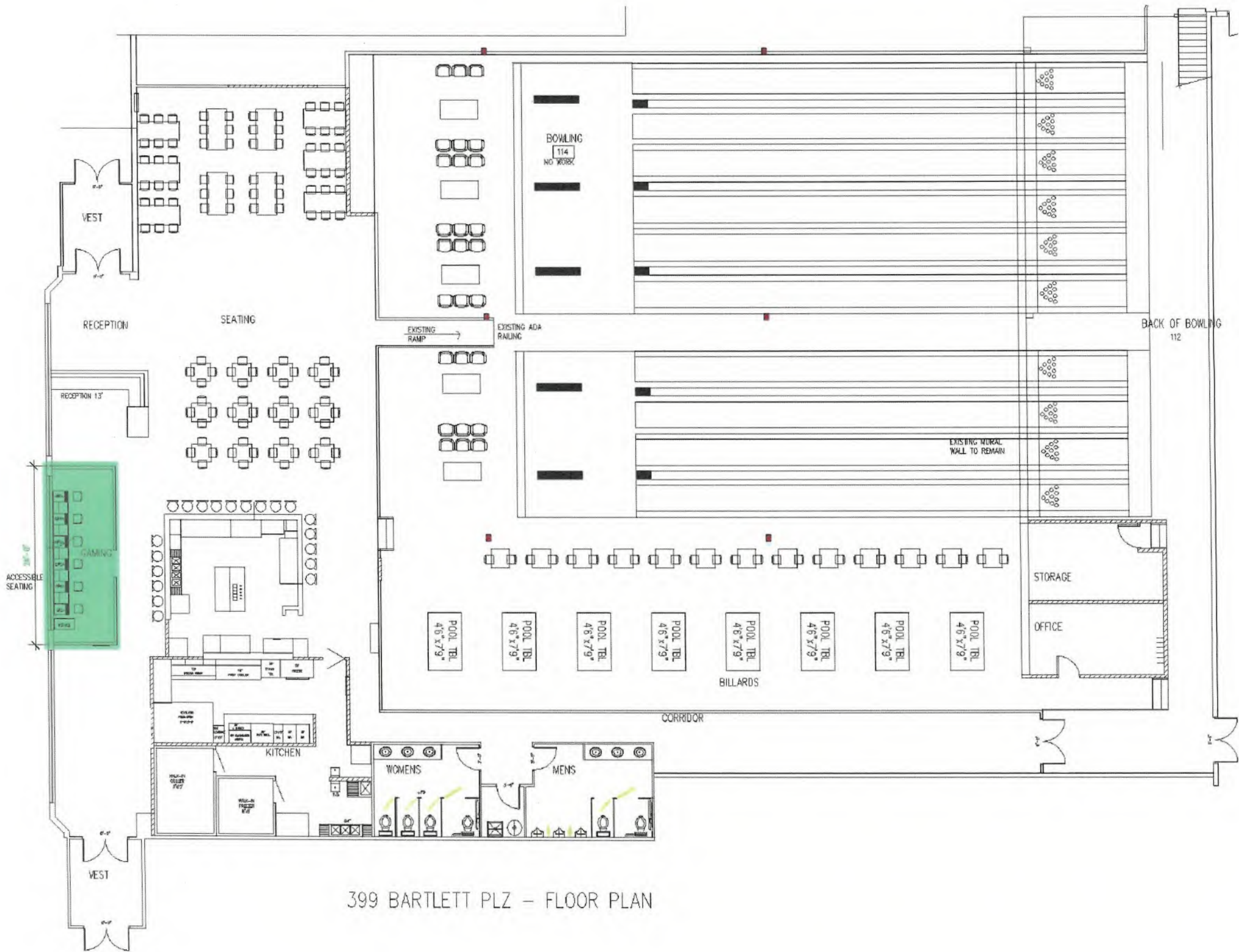
By: _____

STATE FARM FIRE AND CASUALTY COMPANY

By: _____

Attorney-in-fact







399 BARTLETT PLZ – FLOOR PLAN

Liquor Manager Application

LM-54

Submitted On: Feb 2, 2026

Applicant

 Amir Rafidia
 [REDACTED]
@ tscrmadison@gmail.com

Statement of Liquor Manager

Name of Business

Midway Sports Bar

Business Telephone Number

847-558-7511

Home Address

[REDACTED]

Home Telephone Number

[REDACTED]

Place of birth

[REDACTED]

Drivers License Number

[REDACTED]

Have you been fingerprinted by the Bartlett Police Department for the purpose of this application?

Yes

Have you been convicted of being the keeper of a house of ill fame, or of pandering or other Crimes or misdemeanors opposed to decency and morality?

No

Has any license previously issued to you by Federal, State or Local authorities been revoked?

No

Date of appointment

01/01/2026

List employer(s) for past five year, including business name, address, manager's name, and position.

Manager of mutple businesses and real estate owned by Manny Rafidia.

Business Address:

399 Bartlett Plaza

Liquor Manager Name

Amir Rafidia

Previous address

—

Date of birth

[REDACTED]

Social Security Number

[REDACTED]

State issued by

Illinois

Date fingerprinted?

01/26/2026

Have you ever been convicted of a felony under any Federal or State law in the last 10 years?

No

Have you ever been convicted of a violation of any Federal, State or Local Liquor law?

No

Have you ever permitted an Appearance Bond Forfeiture for any of the violations mentioned in the questions above?

No

In what capacity are you employed by the applicant?

Manager

Give name of person who appointed you in your present capacity

Manny Rafidia

List all prior experience and education that you have in managing the sale of alcoholic liquor and/or in conducting any business which is similar in nature to the business which you will be engaged in pursuant to the application

Manager of multiple businesses.

How many hours per week will you be physically present at the premises to be licensed?

50

AFFIDAVIT

Petitioner swears (or affirms) that he/she will not violate any of the Ordinances of the Village of Bartlett, including but not limited to the Bartlett Liquor Control Ordinance, or the Laws of the State of Illinois or the Laws of the State of Illinois or the Laws of the United States of America, in the conduct of the place of business described herein. The undersigned further swears (of affirms) that he/she shall conduct the business in a manner consistent with all representations made on this application and consistent with any representations made before the Local Liquor Commissioner.

By checking this box I agree to the above without reservation.
true

CORPORATION INVESTIGATION AUTHORIZATION/RELEASE

I hereby authorize the Chief of Police of the Village of Bartlett, or his designee, to conduct a background investigation, including the authorization to receive reports from other law enforcement agencies necessary to verify the information included in this application and to verify compliance of applicable Federal, State and Local law. I hereby release the Village of Bartlett, the Bartlett Police Department, and each of their respective Directors, Officers, Elected and appointed Officials, Agents and Employees from any and all liability which may arise as a result of such background investigation.

By checking this box I agree to the above without reservation.
true



Certificate of Completion

This is to certify that

Amir Rafidia

has diligently and with merit completed

On-Premise BASSET Alcohol Certification

Completion Date: 02-02-2026

This temporary certificate is valid for 30 days.
Download your official BASSET card at mytax.illinois.gov

A handwritten signature in black ink, appearing to read 'John D. Comly', written over a horizontal line.

John Comly
President, CEO and Director

Certificate # 16492395

225 East Robinson St Ste 570
Orlando, FL 32801



Est. 1892

DEPARTMENT OF POLICE

The Village of Bartlett



Police Department, 228 S. Main Street, Bartlett, Illinois 60103-4495
Telephone 630.837.0846 Fax 630.837.0865

POLICE DEPARTMENT MEMORANDUM 26-03

DATE: February 12, 2026
TO: Paula Schumacher, Village Administrator
FROM: Ryan Conway, Chief of Police *RC #133*
RE: Liquor License Applicant

Fingerprint record checks for criminal history records have been completed on the following Liquor License Applicant:

Amir Munir Rafidia

Business: MMAJ, LLC. – Midway Sports Bar (Owner)
Business: Botanical Harmony, LLC. – Mila's (Owner)

The applicant's criminal records were reviewed through the Illinois State Police Bureau of Identification and the Federal Bureau of Investigation. The results indicated no recent criminal history, except for a 2022 arrest (HIT) for DUI–Alcohol/Possession Controlled Substance/Display Plate/Failure to Signal, which were closed in 2023.

There is no record that would disqualify him as an applicant under Illinois Law.

RC/kt

cc: Scott Skrycki
File



450th Nationally
Accredited



INTER OFFICE
MEMORANDUM



To: Kelly Thompson
From: Holly Sumner
Date: February 12, 2026
Subject: Liquor License Fingerprint Response

The attached fingerprint response package for Chief Conway's review is complete and contains:

- Signed Fee Applicant Consent Form-
- Illinois State Police Response- **CLEAR**
- FBI Response - **HIT**
- Sex Offender Website: **CLEAR**

FOR:

Rafidia, Amir Munir

NAME:

Liquor License

PURPOSE:



Agenda Item Executive Summary

AGENDA ITEM: Liquor License Creation Class B & Class VC - Botanical Harmony Inc.

BOARD OR COMMITTEE: Board

BUDGET IMPACT

Amount	\$	Budgeted	\$
--------	----	----------	----

Fund: Golf Fund	Corresponding Activity Measure:
-----------------	---------------------------------

EXECUTIVE SUMMARY

Attached for your consideration is an Ordinance amending Section 3-3-2-3: Class B and Section 3-3-2-21 Class VC of the Bartlett Liquor Control Ordinance. A new license in each class must be created before the license can be issued by the liquor commissioner. The application was submitted by Botanical Harmony Inc. doing business as Mila's at 128 Bartlett Plaza. The village attorney has reviewed and approved all the appropriate documents.

ATTACHMENTS (PLEASE LIST)

Staff memo dated 2/12/2026, Ordinance, Class B Liquor License Application, Class VC Liquor License Application, Business License Application, Corporate Documentation, Proof of Insurance, Floor Plan, Liquor Manager Application, Basset Training Certificate, Memo from Police Department

RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal or Target: Yes No

Description:

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion

I move to approve Ordinance 2026-____ An Ordinance Amending Title 3, Chapter 3 of the Bartlett Municipal Code Regarding the Number of Class B & Class VC Liquor Licenses.

Staff: Jacob Uhlmann, Management Analyst

Date: 02/24/2026

Memorandum

To: Scott Skrycki, Assistant Village Administrator
From: Jacob Uhlmann, Management Analyst
Date: February 12, 2026
Re: Mila's Liquor License

Botanical Harmony, Inc (Mila's) has submitted an application for a Class B and Class VC Liquor License. The Class B liquor license allow the licensee to sell and offer for sale at retail on the premises specified in such license, beer and wine, for use and consumption on said premises, and the Class VC liquor shall entitle the holder of a valid Class A or Class B liquor license to operate video gaming terminals as a video gaming café.

The limited liability company will remain the same; however, the new owner is purchasing a 95 percent ownership interest in the business. Because the new owner will hold more than a five percent ownership share, this change triggers the requirement for a new liquor license to be reviewed and approved by the Village Board.

The certificate of insurance has been reviewed and approved by the Village Attorney. The application and certificate of insurance are attached for your review.

MOTION

I move to approve the Class B and Class VC Liquor License application for Botanical Harmony, Inc (Mila's).

ORDINANCE 2026-_____

AN ORDINANCE AMENDING TITLE 3, CHAPTER 3 OF THE BARTLETT MUNICIPAL CODE REGARDING THE NUMBER OF CLASS B AND CLASS VC LIQUOR LICENSES

WHEREAS, pursuant to the Illinois Liquor Control Act of 1934, the Village has the power by general ordinance or resolution to determine the number, kind, and classification of licenses for the sale of alcoholic liquor not inconsistent with the Liquor Control Act, and to establish such further regulations and restrictions upon the issuance of and operations under local licenses not inconsistent with law as the public good and convenience may require, 235 ILCS 5/4-1, *et seq.*; and

WHEREAS, Section 3-3-2 of the Bartlett Municipal Code provides that in the event a liquor license shall lapse, be revoked, or is terminated in any manner, the authorized number of licenses issued in that classification shall be automatically reduced accordingly without further action by the village board; and

WHEREAS, the current number of authorized Class B liquor licenses is 10; and

WHEREAS, the current number of authorized Class VC liquor licenses is 10; and

WHEREAS, the Corporate Authorities of the Village desire to increase the number of authorized Class B and Class VC liquor licenses as set forth in this Ordinance.

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

SECTION ONE: AMENDMENT TO SUBSECTION 3-3-2-3(C). That Subsection 3-3-2-3(C), of Chapter 3 of Title 3 of the Bartlett Municipal Code is hereby amended to read as follows:

“C. Number Issued: The number of Class B licenses shall be limited to 11.”

SECTION TWO: AMENDMENT TO SUBSECTION 3-3-2-21(C). That Subsection 3-3-2-21(C), of Chapter 3 of Title 3 of the Bartlett Municipal Code is hereby amended to read as follows:

“C. Number Issued: The number of Class VC licenses shall be limited to 11.”

SECTION THREE: SEVERABILITY. If any section, paragraph or provision of this Ordinance 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 Ordinance.

SECTION FOUR: 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 FIVE: EFFECTIVE DATE. This Ordinance shall be in full force and effect upon passage and approval.

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

PASSED: March 3, , 2026

APPROVED: March 3, 2026

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 2026-_____ enacted on March 3, 2026 and approved on March 3, 2026 as the same appears from the official records of the Village of Bartlett.




Lorna Giles, Village Clerk

Liquor License

LQ-26-1

Submitted On: Feb 3, 2026

Applicant

 Amir Rafidia
 [REDACTED]
 @ tscrmadison@gmail.com

Primary Location

128 BARTLETT PLZ
BARTLETT, IL 60103

Business Information

Do you have or have you already submitted a general business license application?

Yes

Is this a renewal or new liquor license application?

Renewal

A separate video gaming license application must be submitted. You must also apply for a liquor license AND either a Class V or Class VC license.

Liquor License Application

Descriptions of the various liquor license types can be found at Bartlett Municipal Code - Chapter 3 (https://codelibrary.amlegal.com/codes/bartlett/il/latest/bartlett_il/0-0-0-1583). If you have additional questions, call 630-837-0800. Additionally, if you intend to offer video gaming, you must also request a combination of liquor license and Class V or VC. Information on these designations can be viewed in this ordinance (<https://www.bartlett.il.gov/home/showdocument?id=13551&t=638446216984877250>).

Do you anticipate that 30% or more of your revenue will come from gaming?

Yes

Is the applicant engaged in the manufacture of alcoholic liquors?

No

Has any Officer, Director, or Manager of said Corporation or any stockholder or stockholders owning in the aggregate more than five (5%) percent of the stock of such corporation, ever been convicted of any felony under any Federal or State law?

Type of general business license

Gaming Cafe

Name of business license was issue to:

Mila's

Have you or will you be applying for a video gaming license?

Yes

Type of Liquor License Requested

Class B and VC

Does applicant seek a liquor license on the premises as a full-service restaurant or video cafe?

Video cafe

What is the seating capacity of venue?

15

What is the square footage of the premises?

1300

Has any manufacturer, distributor or importing distributor directly or indirectly paid or agreed to pay for this license, advanced money or anything else of value, or any credit (other than merchandising credit in the ordinary course of business for a period not to exceed 30 days) or is such person directly or indirectly interested in the ownership, conduct or operation of the place of business?

No

Is the applicant conducting the business of an importing distributor or distributor of alcoholic liquors?

No

No

Has any Officer, Director or Manager of said Corporation, or any stockholder or stockholders owning in the aggregate more than five (5%) percent of the stock of such corporation, ever been convicted of a violation of any Federal, State or Local law within the last 10 years?

No

Has any Officer, Director or Manager of said Corporation, or any stockholder or stockholders, owning in the aggregate more than five (5%) percent of the stock of such corporation, ever been convicted of being the keeper of a house of ill fame, or of pandering or other crime or misdemeanor opposed to decency and morality?

Has any Officer, Director or Manager of said Corporation, or any stockholder or stockholders, owning in the aggregate more than five (5%) percent of the stock of such corporation, ever permitted an appearance bond forfeiture of any of the violations mentioned above?

No

No

Has the Corporation (Applicant) or any Officer, Director or Manager of said Corporation, or any stockholder or stockholders owning in the aggregate more than five (5%) percent of the stock of such corporation, made application for a similar license for this period for any premises other than those described above?

No

Is any law enforcing Official, Mayor, Alderman, Member of the City Council or Commission, Member of the Village Board of Trustees, or member of a County Board, directly or indirectly interested in the business for which license is sought?

Each applicant must designate at least one individual who shall serve as Liquor Manager for the applicant. Please supply the following information:

No

Name of Liquor Manager

Amir Rafidia

Home address:

[Redacted]

Position held by the Liquor Manager in the business

Manager

Has the Liquor Manager been finger printed for the purpose of this application?

Has the Liquor Manager been fingerprinted by the Bartlett Police Department?

Yes

Yes

Date fingerprinted:

01/26/2026

Emergency Contacts

Please provide contact information of personnel that have keys to the business in case first responders need access to the building during non-business hours.

Primary contact

Amir Rafidia

Secondary contact

Manny Rafidia

Primary contact phone number

[Redacted]

Secondary contact phone number

[Redacted]

AFFIDAVIT

Applicant does hereby agree to operate the aforesaid place of business in accordance with the policies, regulations, and ordinances of the Village of Bartlett now in force and any others that may be enacted during the duration of this license, and does hereby authorize inspections of the premises by the appropriate Village Departments and officials as may be required, and the Bartlett Fire Protection District, in accordance with Title 3, Chapter 1, Sections 3-1-1 through 3-1-17 of the Bartlett Municipal Code. I, the undersigned, hereby certify that the above statements are true and correct to the best of my knowledge.

I agree that my electronic signature is equivalent to a handwritten signature and is binding for all purposes related to this transaction

true

The business applying for this license has a Certificate of Occupancy issued by the Village of Bartlett Planning & Development Services Department.

true

I hereby certify that as the applicant, I

have the owner's authorization to submit this application on their behalf.

General Business License

BL-26-5

Submitted On: Feb 3, 2026

Applicant

Amir Rafidia
[REDACTED]
@ tscrmadison@gmail.com

Primary Location

128 BARTLETT PLZ
BARTLETT, IL 60103

Business Information

Name of Business (DBA)

Mila's

Entity Type

Corporation

Corporation or LLC Name

Botanical Harmony, Inc.

Corporation Registered Agent

Munir Rafidia

Business Phone Number

847-489-6171

Primary Business Email Address

tscrmadison@gmail.com

Federal Employer Identification Number

[REDACTED]

Sales or Occupational Tax Number

[REDACTED]

Nature of Business

Gaming Cafe

Does this business have a grease trap?

No

Number of Employees

5

Floor Plan

281578

Certificate of Good Standing

281579

Corporate Officers

Name

Munir Rafidia

Residential Address

[REDACTED]

Corporate Role

Director

Date of birth

[REDACTED]

Percentage of total stock held

5

Name

Amir Rafidia

Residential Address

[REDACTED]

Corporate Role

Officer

Date of birth

[REDACTED]

Percentage of total stock held

95

Additional Business Information

Copy of Deed or Lease

281581

Copy of County Health Permit

--

Other Locations

No

Previous Addresses

None

Has your business license ever been revoked?

No

Criminal History

None

Municipal Violation History

None

Consumer Fraud Complaint

None

License Fees

Please select the business type(s) below that match your type of business. If you do not match one of the specific categories, please select "Retail/Commercial Establishment Not Listed Above".

Bakery - Retail

--

Banking Institution

--

Billiard and pool halls

--

Brokers (other than real estate and insurance)

--

Catering services and establishment

--

Confectionery stores

--

Certificate of Registration

281580

Asphalt Plant

--

Automobile Service Station

--

Bakery - Wholesale

--

Barbershop

--

Bowling alley

--

Bus service company

--

Central Station

--

Day nursery/nursery school

--

Dealer - precious metals

--

Dry cleaning retail outlet

--

Fish market

--

Food delivery vehicles and food dispensers

--

Fruit/Vegetable Stand - Seasonal

--

Garage/Parking Lot

--

Hardware Store

--

Ice cream store/parlor

--

Laundry (self-service coin operated)

--

Meat Market/Dealer

--

Mobile home park

--

Pawnbroker

--

Restaurant/Carry Out

true

Stable

--

Retail/Commercial Establishment Not Listed Above

--

Will you have vending machines on site?

No

Will you be selling tobacco products?

No

Do you have an existing Bartlett liquor license?

Yes

Dry cleaning plant

--

Factory

--

Florist

--

Fruit/Vegetable Stand - Year Round

--

Game room

--

Grocery store

--

Hotels and motel

--

Ice cream vendor

--

Machine shop

--

Mining operation, quarry or gravel pit

--

Motor vehicle repair establishment

--

Redi Mix Plant

--

Scavengers

--

Vending machine

--

Additional Accessory Licenses

Will you have amusement devices on site?

No

Will you have a jukebox on site?

No

Will you be serving or selling liquor?

Yes

If you have an existing Bartlett liquor license please be sure to complete the renewal using the separate liquor license

application.

Emergency Contacts

Please provide contact information of personnel that have keys to the business in case first responders need access to the building during non-business hours.

Secondary contact

Manny Rafidia

Primary contact

Amir Rafidia

Primary contact phone number

[REDACTED]

Secondary contact phone number

[REDACTED]

AFFIDAVIT

Applicant does hereby agree to operate the aforesaid place of business in accordance with the policies, regulations, and ordinances of the Village of Bartlett now in force and any others that may be enacted during the duration of this license, and does hereby authorize inspections of the premises by the appropriate Village Departments and officials as may be required, and the Bartlett Fire Protection District, in accordance with Title 3, Chapter 1, Sections 3-1-1 through 3-1-17 of the Bartlett Municipal Code. I, the undersigned, hereby certify that the above statements are true and correct to the best of my knowledge.

I agree that my electronic signature is equivalent to a handwritten signature and is binding for all purposes related to this transaction

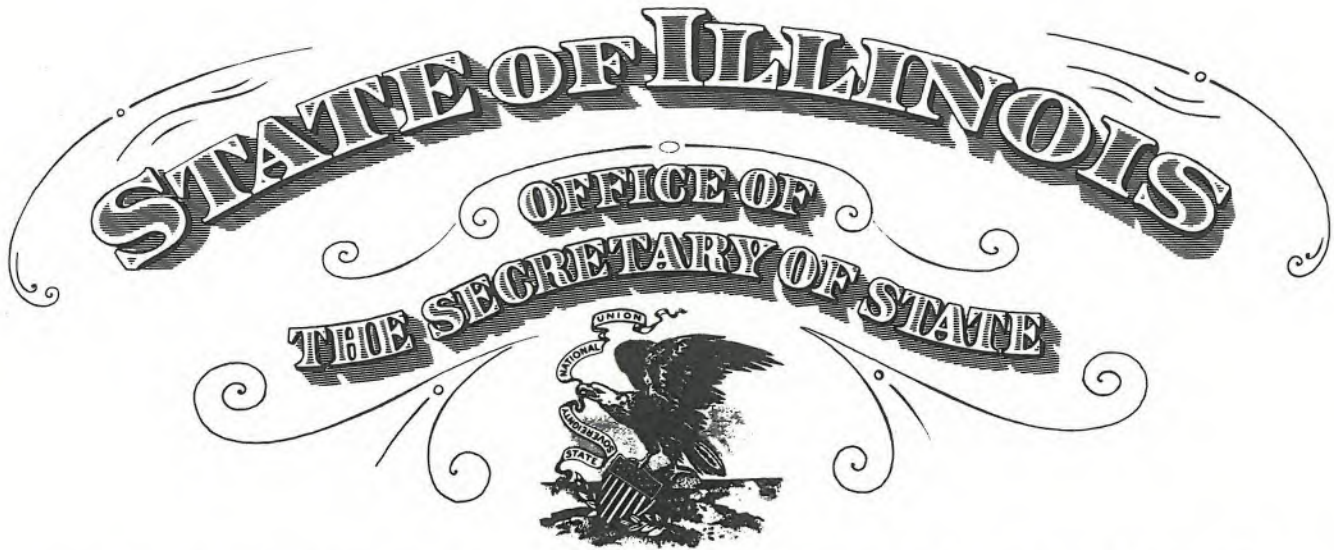
true

The business has a Certificate of Occupancy issued by the Village of Bartlett Planning & Development Services Department

true

I hereby certify that as the applicant, I

have the owner of this business's authorization to apply for this license.



To all to whom these Presents Shall Come, Greeting:

I, Alexi Giannoulas, Secretary of State of the State of Illinois, do hereby certify that I am the keeper of the records of the Department of Business Services. I certify that

BOTANICAL HARMONY, INC., A DOMESTIC CORPORATION, INCORPORATED UNDER THE LAWS OF THIS STATE ON DECEMBER 24, 2019, APPEARS TO HAVE COMPLIED WITH ALL THE PROVISIONS OF THE BUSINESS CORPORATION ACT OF THIS STATE, AND AS OF THIS DATE, IS IN GOOD STANDING AS A DOMESTIC CORPORATION IN THE STATE OF ILLINOIS.



In Testimony Whereof, I hereto set my hand and cause to be affixed the Great Seal of the State of Illinois, this 3RD day of FEBRUARY A.D. 2026 .

Taxpayer Notification

Business Authorization

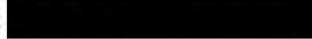


#BWNKMGV
#CNXX X196 2517 4161#
BOTANICAL HARMONY INC
MILA'S
128 BARTLETT PLZ
BARTLETT IL 60103-4234

May 3, 2025



Letter ID:



Account ID:



We have issued your Certificate of Registration.

We have issued your Illinois Business Authorization.

Please verify that all of the information on the Business Authorization is correct. If all of the information is correct, you may print a paper copy from a MyTax Illinois account to visibly display at the business address listed.

Your Illinois Business Authorization is an important tax document that indicates that you are registered or licensed with the Illinois Department of Revenue to legally do business in Illinois.

If you wish to be registered for any other taxes or fees, you must complete a new application. For questions, visit our website at tax.illinois.gov or call us weekdays between 8:00 a.m. and 4:30 p.m. at the telephone number below.

**CENTRAL REGISTRATION DIVISION
ILLINOIS DEPARTMENT OF REVENUE
PO BOX 19030
SPRINGFIELD IL 62794-9030
Rev.CRD@illinois.gov**

217 785-3707

Verify that all of your Illinois Business Authorization information is correct.

If not, contact us immediately.

If all of the information is correct, you may print and visibly display at the business listed. Your Illinois Business Authorization is an important tax document that indicates that you are registered or licensed with the Illinois Department of Revenue to legally do business in Illinois.

OFFICIAL DOCUMENT

State of Illinois - Department of Revenue

Illinois Business Authorization

OFFICIAL DOCUMENT

BOTANICAL HARMONY INC


DBA: MILA'S

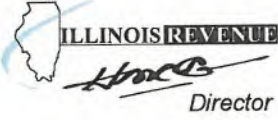
128 BARTLETT PLZ
BARTLETT IL 60103-4234

Loc. Code: 016-0005-2-001
Bartlett (Cook)
Cook County

Expiration Date:
7/1/2026

Certificate of Registration
Sales and use taxes and fees (4398-3316)




Director

OFFICIAL DOCUMENT

Issued Date: **05/03/2025**



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

03/18/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Josh Steigelmann - Agency 152 Bartlett Plz Bartlett IL 60103	CONTACT NAME: josh.steigelmann.yxk9@statefarm.com PHONE (A/C, No, Ext): 630.830.1329 E-MAIL ADDRESS: josh.steigelmann.yxk9@statefarm.com	FAX (A/C, No): 312.283.3548
	INSURER(S) AFFORDING COVERAGE INSURER A : State Farm Fire and Casualty Company INSURER B : INSURER C : INSURER D : INSURER E : INSURER F :	
INSURED Botanical Harmony, Inc. d/b/a Mila's 128 Bartlett Plz Bartlett IL 60103		

COVERAGES **CERTIFICATE NUMBER:** **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADD INSD	SUB WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:	N	N	93-NN-Q735-3	04/04/2025	04/04/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 300,000 MED EXP (Any one person) \$ 5,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COMP/OP AGG \$ 1,000,000 LIQUOR LIABILITY \$ 1,000,000
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO <input type="checkbox"/> OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$ BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$ \$
	<input type="checkbox"/> UMBRELLA LIAB <input type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED RETENTION \$						EACH OCCURRENCE \$ AGGREGATE \$ \$
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? <input type="checkbox"/> Y <input checked="" type="checkbox"/> N (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	N/A	N	93-N6-Z639-2	04/04/2025	04/04/2026	PER STATUTE OTH-ER \$ E.L EACH ACCIDENT \$ 1,000,000 E.L DISEASE - EA EMPLOYEE \$ 1,000,000 E.L DISEASE - POLICY LIMIT \$ 1,000,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

Location Address: 128 Bartlett Plz, Bartlett, IL 60103

The Village of Bartlett, its local liquor commissioner, president and board of trustees, all of its elected or appointed officials, employees and any volunteers while acting on behalf of the Village of Bartlett and the licensee are named as additional insures.

CERTIFICATE HOLDER Village of Bartlett 228 S Main St Bartlett IL 60103	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. AUTHORIZED REPRESENTATIVE
--	--

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POWER OF ATTORNEY STATE FARM FIRE AND CASUALTY COMPANY

KNOW ALL PERSONS BY THESE PRESENTS: That STATE FARM FIRE AND CASUALTY COMPANY, an Illinois corporation, with its principal office in Bloomington, Illinois, does hereby constitute and appoint: Joshua Steigelmann
of 152 Bartlett Plz, Bartlett, IL 60103 its true and lawful Attorney(s)-in-Fact, to make, execute, seal and deliver for, and on its behalf as surety, any and all bonds, undertakings or other writings obligatory in the nature of a bond as follows:

\$ 2,500 - License, Permit or Indemnity — Financial Guarantee	\$100,000 - Administrator, Executor, or Trustee of a decedent's estate
\$25,000 - License & Permit — Code Compliance	\$50,000 - Guardian, Conservator, or Committee
\$25,000 - Public Official	\$25,000 - Receiver
\$50,000 - Notary Public	\$ 2,500 - Judicial

THIS POWER OF ATTORNEY IS NOT VALID FOR THE EXECUTION OF ANY CONTRACT (CONSTRUCTION OR SUPPLY) BOND - BID, PERFORMANCE OR PAYMENT.

This appointment is made under and by the authority of a resolution which was passed by the Executive Committee of the Board of Directors of State Farm Fire and Casualty Company on the 25th day of February, 2021, as is duly authorized by the Board of Directors in Article II, Section 6 of the By-Laws of the Company, which resolution is:

WHEREAS, the Board desires to delegate the authority to appoint persons as Attorneys-in-Fact for certain bonds, undertakings, or other writings obligatory in the nature of a bond.

RESOLVED, that any Officer of the Company who works regularly with surety bonds is hereby authorized to appoint and empower any representative of the Company as Attorney-in-Fact to execute on behalf of the Company any bonds, undertakings, or other writings obligatory in the nature of a bond, which the Company might execute through its officers. Any said execution of such documents by an Attorney-in Fact shall be as binding upon the Company as if they had been duly executed and acknowledged by he regularly elected or appointed officers of the Company. Any Attorney-in-Fact, so appointed, may be removed for good cause and the authority so granted may be revoked as specified in the Power of Attorney.

IN WITNESS THEREOF, STATE FARM FIRE AND CASUALTY COMPANY has caused this instrument to be signed by its Officer, and its Corporate Seal to be affixed this 25th day of February, 2021.

This APPOINTMENT SHALL CEASE AND TERMINATE AUTOMATICALLY AS OF DECEMBER 31, 2025, UNLESS SOONER REVOKED AS PROVIDED.

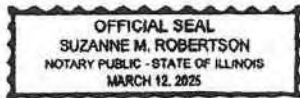


STATE FARM FIRE AND CASUALTY COMPANY

By: John R. Horton
John R. Horton - Assistant Secretary Treasurer

STATE OF ILLINOIS
COUNTY OF McLEAN

On this 25th day of February, 2021, before me personally came John R. Horton to me known, who being duly sworn, did depose and say that he is Assistant Secretary Treasurer of STATE FARM FIRE AND CASUALTY COMPANY, the corporation described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to said instrument is such Corporate Seal; and that he executed said instrument on behalf of the corporation by authority of his office under the By-Laws of said corporation.



Suzanne M. Robertson
Notary Public
My commission expires March 12, 2025

CERTIFICATE

I, the undersigned Assistant Secretary Treasurer of STATE FARM FIRE AND CASUALTY COMPANY, do hereby certify that the original Power of Attorney of which the foregoing is a true and correct copy, is in full force and effect and has not been revoked and the resolutions as set forth are now in force.

Signed and sealed at Bloomington, Illinois. Dated this 6th day of March, 2024



Julia Klingzing
Julia Klingzing - Assistant Secretary Treasurer

If you have a question concerning the validity of this Power of Attorney, call 309-766-2090.

CONTINUATION CERTIFICATE
(For Use On Surety Bonds)



STATE FARM FIRE AND CASUALTY COMPANY
BLOOMINGTON, ILLINOIS

The STATE FARM FIRE AND CASUALTY COMPANY (hereafter called the Company) hereby continues in force its
Bond No. 93-NR-Z438-1 in the sum of Dollars (\$ 2,000.00), Alcohol Surety Bond

on behalf of BOTANICAL HARMONY INC DBA MILA'S

in favor of VILLAGE OF BARTLETT

for the (extended) term, subject to all the covenants and conditions of said bond, beginning on
April 4th, 2025 and ending on April 4th, 2026

This Continuation is executed upon the express condition the the Company's liability under said Bond and this
and all continuations thereof shall not be cumulative and shall in no event exceed the sum stated above.

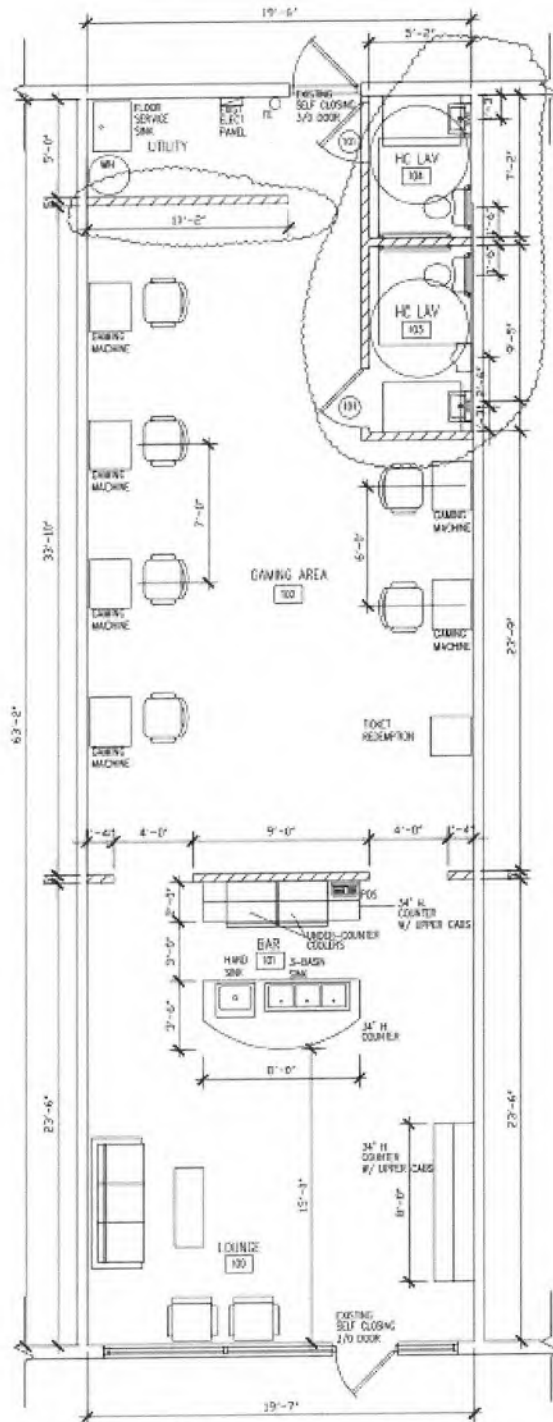
IN WITNESS WHEREOF, the company has caused this instrument to be signed by its officers proper for the
purpose and its corporate seal to be hereto affixed March 18th, 2025



STATE FARM FIRE AND CASUALTY COMPANY

(Surety)

By: (SEAL)
Attorney-in-Fact



Mila's 128 Bartlett Plz

FLOOR PLAN



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



Record No: LM-56

Liquor Manager

Application

Status: Active

Submitted On: 2/13/2026

Primary Location

No location

Owner

No owner information

Applicant

Amir Rafidia

[Redacted]

@ tscrmadison@gmail.com

134 Bartlett Plz
Bartlett, Illinois 60103

Statement of Liquor Manager

Name of Business*

Mila's

Business Address:*

128 Bartlett Plz

Business Telephone Number*

847-489-6171

Liquor Manager Name*

Diane Harder

Home Address*

[Redacted]

Previous address

Home Telephone Number*

[Redacted]

Date of birth*

[Redacted]

Place of birth*

[Redacted]

Social Security Number*

[Redacted]

Drivers License Number*

[Redacted]

State issued by

Illinois

Have you been fingerprinted by the Bartlett Police Department for the purpose of this application?*

Yes

Date fingerprinted?*

02/12/2026

Have you ever been convicted of a felony under any Federal or State law in the last 10 years?*

No

Have you been convicted of being the keeper of a house of ill fame, or of pandering or other Crimes or misdemeanors opposed to decency and morality?*

No

Have you ever been convicted of a violation of any Federal, State or Local Liquor law?*

No

Have you ever permitted an Appearance Bond Forfeiture for any of the violations mentioned in the questions above?*

No

Has any license previously issued to you by Federal, State or Local authorities been revoked?*

No

In what capacity are you employed by the applicant?*

Employee

Give name of person who appointed you in your present capacity*

Manny Rafidia

Date of appointment

04/01/2022

List employer(s) for past five year, including business name, address, manager's name, and position.*

Employee at Mila's since the opening in April 2022

List all prior experience and education that you have in managing the sale of alcoholic liquor and/or in conducting any business which is similar in nature to the business which you will be engaged in pursuant to the application*

Employee at Mila's since the opening in April 2022

How many hours per week will you be physically present at the premises to be licensed?*

40

AFFIDAVIT

Petitioner swears (or affirms) that he/she will not violate any of the Ordinances of the Village of Bartlett, including but not limited to the Bartlett Liquor Control Ordinance, or the Laws of the State of Illinois or the Laws of the State of Illinois or the Laws of the United States of America, in the conduct of the place of business described herein. The undersigned further swears (of affirms) that he/she shall conduct the business in a manner consistent with all representations made on this application and consistent with any representations made before the Local Liquor Commissioner.

By checking this box I agree to the above without reservation.*

Amir Rafidia
Feb 13, 2026

CORPORATION INVESTIGATION AUTHORIZATION/RELEASE


I hereby authorize the Chief of Police of the Village of Bartlett, or his designee, to conduct a background investigation, including the authorization to receive reports from other law enforcement agencies necessary to verify the information included in this application and to verify compliance of applicable Federal, State and Local law. I hereby release the Village of Bartlett, the Bartlett Police Department, and each of their respective Directors, Officers, Elected and appointed Officials, Agents and Employees from any and all liability which may arise as a result of such background investigation.

By checking this box I agree to the above without reservation.*

Amir Rafidia
Feb 13, 2026

Internal Use

Fingerprint Scan* 

 No File Uploaded

Attachments



Certificate of Completion

This is to certify that

Amir Rafidia

has diligently and with merit completed

On-Premise BASSET Alcohol Certification

Completion Date: 02-02-2026

This temporary certificate is valid for 30 days.
Download your official BASSET card at mytax.illinois.gov


John Comly

President, CEO and Director

Certificate # 16492395

225 East Robinson St Ste 570
Orlando, FL 32801



Est. 1892

DEPARTMENT OF POLICE

The Village of Bartlett



Police Department, 228 S. Main Street, Bartlett, Illinois 60103-4495
Telephone 630.837.0846 Fax 630.837.0865

POLICE DEPARTMENT MEMORANDUM 26-04

DATE: February 12, 2026
TO: Paula Schumacher, Village Administrator
FROM: Ryan Conway, Chief of Police *RC#133*
RE: Liquor License Applicant

Fingerprint record checks for criminal history records have been completed on the following Liquor License Applicant:

Diane Harder

Business: Mila's (Liquor Manager)

The applicant's criminal records were reviewed through the Illinois State Police Bureau of Identification and the Federal Bureau of Investigation and were returned showing no criminal record.

There is no record that would disqualify her as an applicant under Illinois Law.

RC/kt

cc: **Scott Skrycki**
File



450th Nationally
Accredited



INTER OFFICE
MEMORANDUM



To: Kelly Thompson
From: Holly Sumner
Date: February 12, 2026
Subject: Liquor License Fingerprint Response

The attached fingerprint response package for Chief Conway's review is complete and contains:

- Signed Fee Applicant Consent Form-
- Illinois State Police Response- **CLEAR**
- FBI Response – **Clear**
- Sex Offender Website: **CLEAR**

FOR:

Harder, Diane F

NAME: _____

Liquor License

PURPOSE: _____



Agenda Item Executive Summary

AGENDA ITEM: Concrete Replacement Program

BOARD OR COMMITTEE: Board

BUDGET IMPACT

Amount	\$ 270,000	Budgeted	\$ 270,000 (For 2 FY's)
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Fund: General Fund	Corresponding Activity Measure: Concrete Repair/Replace
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EXECUTIVE SUMMARY

This project is the annual concrete replacement program. The purpose of the program is to remove and replace sidewalk and curb that is degraded, damaged, or poses a risk to public safety.

Schroeder & Schroeder Inc. submitted the low bid of \$108,000 for the initial project scope, while the budget amount for the project is \$270,000 combined for both fiscal years. This project will occur in the year 2026, with work being conducted in both fiscal year 25/26 and 26/27. The contractor will conduct initial concrete work before April 30th, 2026, and will return later in the year to perform further concrete removal and replacement. This is a three-year contract renewable by the Board each year. Staff *recommends the bid be awarded to Schroeder & Schroeder Inc.*

RECOMMENDATION

Staff recommend using Schroeder & Schroeder Concrete Inc. for the Concrete Replacement Program.

ATTACHMENTS (PLEASE LIST)

Memo, Bid Tab, Resolution, Project Agreement

RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal or Target: Yes No

Description: Critical Infrastructure Preserved

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion

MOTION: I move to approve Resolution 2026-_____, a resolution approving the concrete replacement program agreement between the Village of Bartlett and Shroeder & Shroeder Inc.

Staff: Samuel Moran, Public Works MPA Intern

Date: 2/23/2026

Memo

To: Paula Schumacher, Village Administrator
From: Samuel Moran, Public Works MPA Intern
Subject: **Concrete Replacement Program**
Date: February 23, 2026

The annual concrete replacement program is scheduled to begin this year. The purpose of the program is to remove and replace sidewalk and curb that is degraded, damaged, or poses a risk to public safety. This program is tied to the Village's strategic plan to invest in critical infrastructure, while also ensuring the safety of residents using the sidewalk.

On February 5th, 2026, a Notice to Bidders was published on the IDOT Bulletin and the Village website. On February 17th, 2026, at 10 AM, four bid packets were returned ranging from \$108,000 - \$180,999.45, with Schroeder & Schroeder Inc. the low bid. The Village had budgeted \$135,000 for concrete replacement this fiscal year. The work will be performed in the year 2026, one portion in April 2026 (FY 25/26) and the second portion in the Fall (FY 26/27). The contract is for three years with each year renewable by the Village.

Schroeder & Schroeder Inc. performs concrete replacement services for many Chicagoland area suburbs and has satisfactorily completed work for the Village of Bartlett in the past.

RECOMMENDATION

Staff recommends awarding the 2026 Concrete Replacement Program to Schroeder & Schroeder Inc. in the not-to-exceed amount of \$270,000.00.

MOTION

MOTION TO APPROVE RESOLUTION # 2026-____-R, A RESOLUTION APPROVING THE CONCRETE REPLACEMENT PROGRAM AGREEMENT BETWEEN THE VILLAGE OF BARTLETT AND SHROEDER & SHROEDER INC.

RESOLUTION 2026 - _____

**A RESOLUTION APPROVING THE
CONCRETE REPLACEMENT PROGRAM AGREEMENT BETWEEN
THE VILLAGE OF BARTLETT AND SCHROEDER & SCHROEDER INC.**

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

SECTION ONE: The Concrete Replacement Program Agreement dated March 3rd, 2026, between the Village of Bartlett and Shroeder & Shroeder, Inc. (the "Agreement"), a copy of which is appended hereto and expressly incorporated herein by this reference, is hereby approved.

SECTION TWO: That the Village President and the Village Clerk are hereby authorized and directed to sign and attest, respectively, the Agreement on behalf of the Village of Bartlett.

SECTION THREE: SEVERABILITY. The various provisions of this Resolution are to be considered as severable, and of any part or portion of this Resolution shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Resolution.

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

SECTION FIVE: EFFECTIVE DATE. This Resolution shall be in full force and effect upon passage and approval.

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

PASSED: March 3, 2026

APPROVED: March 3, 2026

Daniel H. Gunsteen, Village President

ATTEST:

Lorna Giless, 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 2026 - _____ enacted on March 3rd, 2026, and approved on March 3rd, 2026, as the same appears from the official records of the Village of Bartlett.

Lorna Giless, Village Clerk



Contractor's Name
Schroeder & Schroeder Inc.

Contractor's Address
7306 Central Park Ave

City
Skokie

State
IL

Zip Code
60076

STATE OF ILLINOIS

Local Public Agency
Village of Bartlett

County
Cook

Section Number
25-00000-06-GM

Street Name/Road Name
Various Locations

Type of Funds
Village Funds

CONTRACT BOND (when required)

For a County and Road District Project

Submitted/Approved
Highway Commissioner Signature & Date

Submitted/Approved
County Engineer/Superintendent of Highways Signature & Date

For a Municipal Project

Submitted/Approved/Passed
Signature & Date

Official Title
Village President

Department of Transportation

Concurrence in approval of award
Regional Engineer Signature & Date

On Behalf of IDOT – Pursuant to Agreement
of Understanding Dated July 14th, 2023.



Agenda Item Executive Summary

AGENDA ITEM: 2026 Watermain Replacement

BOARD OR COMMITTEE: Board

BUDGET IMPACT

Amount	\$2,000,000	Budgeted	\$ 2,000,000
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Fund: Water Fund	Corresponding Activity Measure: N/A
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EXECUTIVE SUMMARY

On February 4th, 2026, a Notice to Bidders was published in The Daily Herald and on the Village website soliciting bids for the Village of Bartlett's "2026 Water Main Replacement Project". This project will install approximately 4500-feet of new 8-inch diameter water main along Hickory Ave, Onieda Ave, Western Ave and Morse Ave. This project will also include full lead service replacements (24) between the new main and the residence/business.

The bid opening was held on February 18th, 2026, at 10:00 AM. The Village received 11 bid proposals from prospective bidders, all of which qualified for consideration. A bid tab sheet is attached for review.

The qualified bids ranged from \$1,829,180.07 to \$2,481,864.81 with Gerardi Sewer & Water Co. being the lowest bidder. Gerardi Sewer & Water Co. has satisfactorily completed jobs of similar size and scope in Bartlett and for other municipalities in the Chicagoland area.

RECOMMENDATION

Staff recommend awarding the contract for the Village of Bartlett's 2026 Water Main Replacement Project to Gerardi Sewer & Water Co. for the entire budgeted amount of \$2,000,000 to include an additional 14 lead service replacements. However, this amount can be increased by \$400,000 to accelerate the removal of all lead lines ahead of schedule if the board is comfortable going below the water fund minimum balance policy.

ATTACHMENTS (PLEASE LIST)

Memo, Bid Tab, Resolution, Project Agreement

RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal or Target: Yes No

Description: Critical Infrastructure Preserved

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion

MOTION: I move to approve RESOLUTION 2026-_____, A RESOLUTION APPROVING OF THE 2026 WATER MAIN REPLACEMENT PROJECT AGREEMENT BETWEEN THE VILLAGE OF BARTLETT AND GERARDI SEWER & WATER CO.

Staff: Ashwin Saravanapandian, Civil Engineer

Date: February 23, 2026

Memo

To: Paula Schumacher, Village Administrator
From: Ashwin Saravanapandian, Civil Engineer
Subject: **2026 Water Main Replacement Project**
Date: February 23, 2026

On February 4th, 2026, a Notice to Bidders was published in The Daily Herald and on the Village website soliciting bids for the Village of Bartlett's "2026 Water Main Replacement Project". Work performed under this contract shall include the installation, pressure testing and chlorination of approximately 4,500 feet of new 8-inch ductile iron water main along S & N Hickory Ave, W Onieda Ave, N Western Ave and W Morse Ave. This work will also include the installation of valve vaults, valves, fire hydrants, lead service line replacements, partial copper service replacements, and the removal or abandonment of existing facilities. As required, curb and gutter replacement, sidewalk replacement, driveway replacement, pavement patching and parkway restoration work will also be performed.

The bid opening was held on Wednesday, February 18th at 10:00 AM. The Village received eleven qualified bid proposals ranging from \$1,829,180.07 to \$2,481,864.81. A bid tab sheet is attached for review.

The low-bid amount of \$1,829,180.07 submitted by Gerardi Sewer & Water Co. includes the elimination of 24 lead service lines, leaving only 47 left to be replaced throughout the entire Village. By awarding this project for the entire budgeted amount of \$2,000,000, lead service line replacements can be completed this fiscal year and shorten the time to full IEPA compliance.

RECOMMENDATION

Staff recommend awarding the contract for the Village of Bartlett's 2026 Water Main Replacement Project to Gerardi Sewer & Water Co. for the entire budgeted amount of \$2,000,000. Given the low bid amount, an option to replace the remaining 38 services could be considered. Expanding the scope to replace all the lead services, increases the total cost by \$400,000. This would take the water fund below the

minimum balance but would complete the lead service line replacement project two years ahead of schedule.

MOTION

I MOVE TO APPROVE RESOLUTION # 2026-____-R, A RESOLUTION APPROVING OF THE 2026 WATER MAIN REPLACEMENT PROJECT AGREEMENT BETWEEN THE VILLAGE OF BARTLETT AND GERARDI SEWER & WATER CO.

VILLAGE OF BARTLETT
2026 Water Main Replacement Project
 BID TABULATION
 Bid Opening 2/18/2026 @ 10:00 AM

Item No.	Items	Unit	Quantity	GERARD WEBER & WATER CO. 1788 ABBOTT ST. ADDISON IL 60101		C.S. BOND CONTRACTING INC. 100 N RAND RD SUITE 116 WAUCONDA IL 60084		BLUEWATER CONSTRUCTION 100 N RAND RD SUITE 116 WAUCONDA IL 60084		MAURO CONSTRUCTION INC. 1291 REDDICK RD DES PLAINES IL 60018		ALAMP CONCRETE CONTRACTORS, INC. 100 N RAND RD SUITE 116 WAUCONDA IL 60084		CEPHELIA CO. 801 W LAKE ST MELBORE PARK IL 60160		PERFORMANCE CONSTRUCTION & ENGINEERING, L.L.C. 217 W JOHN STREET PLANO IL 60565		SMARTAM CONSTRUCTION INC. 1000 GARNET DRIVE GLEN EL IL 60120		JENKINSON SEWER SERVICE, INC. 1704 N ALEXANDRA WAY CAROL SPRING IL 60188		THRE CONSTRUCTION CORP. 101 TRINE CT. SUITE A ST. CHARLES IL 60154		SHALLOW CONSTRUCTION CORPORATION 490 TOPSOIL DRIVE WEST CHICAGO IL 60658							
				Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total				
1	TRAFFIC CONTROL AND PROTECTION	L/SLUM	1	\$44,500.00	\$44,500.00	\$16,000.00	\$16,000.00	\$149,000.00	\$149,000.00	\$66,000.00	\$66,000.00	\$489,750.00	\$489,750.00	\$52,500.00	\$52,500.00	\$61,479.00	\$61,479.00	\$169,000.00	\$169,000.00	\$214,000.00	\$214,000.00	\$52,055.98	\$52,055.98	\$55,000.00	\$55,000.00	\$55,000.00	\$55,000.00				
2	CONSTRUCTION INFORMATION SIGN	EA	8	\$400.00	\$3,200.00	\$350.00	\$2,800.00	\$150.00	\$1,200.00	\$1,500.00	\$1,200.00	\$1,400.00	\$1,120.00	\$1,120.00	\$1,600.00	\$1,280.00	\$1,000.00	\$8,000.00	\$1,100.00	\$8,800.00	\$8,800.00	\$4,900.00	\$4,900.00	\$24,700.00	\$24,700.00	\$500.00	\$4,000.00	\$4,000.00			
3	INLET FILTERS	EA	23	\$175.00	\$4,025.00	\$285.00	\$6,555.00	\$35.00	\$805.00	\$675.00	\$1,452.50	\$15.00	\$345.00	\$15.00	\$345.00	\$25.00	\$575.00	\$350.00	\$7,925.00	\$8,900.00	\$8,900.00	\$1,150.00	\$2,500.00	\$3,000.00	\$3,000.00	\$50.00	\$1,750.00	\$1,750.00			
4	TREE TRUNK PROTECTION	EA	10	\$100.00	\$1,000.00	\$60.00	\$600.00	\$10.00	\$100.00	\$300.00	\$3,000.00	\$100.00	\$1,000.00	\$157.00	\$1,570.00	\$157.00	\$1,570.00	\$150.00	\$1,500.00	\$250.00	\$2,500.00	\$150.00	\$1,500.00	\$160.00	\$1,600.00	\$125.00	\$1,250.00	\$1,250.00			
5	TREE ROOT PRUNING	EA	10	\$165.00	\$1,650.00	\$250.00	\$2,500.00	\$100.00	\$1,000.00	\$100.00	\$1,000.00	\$100.00	\$1,000.00	\$157.00	\$1,570.00	\$157.00	\$1,570.00	\$100.00	\$1,000.00	\$250.00	\$2,500.00	\$125.00	\$1,250.00	\$100.00	\$1,000.00	\$160.00	\$1,600.00	\$245.00	\$2,450.00		
6	PAVEMENT REMOVAL 6 IN	SY	16	\$12.00	\$192.00	\$27.00	\$432.00	\$10.00	\$160.00	\$100.00	\$1,600.00	\$18.00	\$288.00	\$24.00	\$384.00	\$20.00	\$320.00	\$30.00	\$480.00	\$64.00	\$1,024.00	\$2.00	\$32.00	\$30.00	\$480.00	\$327.68	\$5,242.88	\$500.00	\$8,000.00		
7	EARTH EXCAVATION	CY	53	\$66.00	\$3,558.00	\$85.00	\$4,505.00	\$10.00	\$530.00	\$70.00	\$3,710.00	\$67.00	\$3,551.00	\$70.00	\$3,570.00	\$30.00	\$1,530.00	\$50.00	\$3,250.00	\$44.80	\$2,382.40	\$42.00	\$2,214.00	\$44.80	\$2,382.40	\$42.00	\$2,214.00	\$42.00	\$2,214.00	\$1,500.00	
8	TRENCH BACKFILL	CY	4107	\$0.01	\$41.07	\$1.00	\$4,107.00	\$0.01	\$41.07	\$32.00	\$1,318.40	\$0.01	\$41.07	\$34.00	\$1,416.38	\$6.00	\$24,642.00	\$57.00	\$234,126.71	\$0.01	\$41.07	\$91.00	\$3,636.17	\$91.00	\$3,636.17	\$33.15	\$1,362.56	\$1,362.56			
9	DUCTILE IRON WATER MAIN, 4"	FT	45	\$125.00	\$5,625.00	\$139.00	\$6,255.00	\$150.00	\$6,750.00	\$200.00	\$9,000.00	\$134.00	\$6,030.00	\$125.00	\$5,625.00	\$135.00	\$6,075.00	\$210.00	\$9,450.00	\$150.00	\$6,750.00	\$150.00	\$6,750.00	\$111.89	\$5,034.15	\$125.00	\$5,625.00	\$125.00	\$5,625.00		
10	DUCTILE IRON WATER MAIN, 6"	FT	4320	\$160.00	\$699,200.00	\$211.00	\$911,520.00	\$175.00	\$757,500.00	\$118.00	\$509,760.00	\$138.00	\$594,960.00	\$146.50	\$630,780.00	\$134.00	\$580,880.00	\$148.00	\$640,560.00	\$165.00	\$712,800.00	\$120.00	\$516,000.00	\$120.00	\$516,000.00	\$120.00	\$516,000.00	\$120.00	\$516,000.00	\$120.00	\$516,000.00
11	TRACER WIRE	FT	4365	\$1.00	\$4,365.00	\$1.00	\$4,365.00	\$1.00	\$4,365.00	\$1.50	\$6,547.50	\$1.00	\$4,365.00	\$0.50	\$2,182.50	\$0.50	\$2,182.50	\$1.00	\$4,365.00	\$1.00	\$4,365.00	\$1.00	\$4,365.00	\$0.01	\$43.65	\$0.01	\$43.65	\$0.01	\$43.65	\$0.01	\$43.65
12	DUCTILE IRON TEE, 8" X 8" X 4"	EA	1	\$50.00	\$50.00	\$62.50	\$62.50	\$24.00	\$24.00	\$48.00	\$48.00	\$50.00	\$50.00	\$51.25	\$51.25	\$97.50	\$97.50	\$100.00	\$100.00	\$600.00	\$600.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00	\$50.00		
13	DUCTILE IRON TEE, 8" X 8" X 8"	EA	6	\$50.00	\$300.00	\$65.00	\$390.00	\$10.00	\$60.00	\$60.00	\$600.00	\$65.00	\$390.00	\$50.00	\$300.00	\$40.00	\$240.00	\$40.00	\$240.00	\$600.00	\$600.00	\$50.00	\$300.00	\$50.00	\$300.00	\$50.00	\$300.00	\$50.00	\$300.00	\$50.00	\$300.00
14	DUCTILE IRON 11.25 DEGREE BEND, 8"	EA	6	\$25.00	\$150.00	\$34.00	\$204.00	\$10.00	\$60.00	\$70.00	\$420.00	\$25.00	\$150.00	\$25.00	\$150.00	\$25.00	\$150.00	\$25.00	\$150.00	\$25.00	\$150.00	\$25.00	\$150.00	\$25.00	\$150.00	\$25.00	\$150.00	\$25.00	\$150.00	\$25.00	\$150.00
15	DUCTILE IRON 22.5 DEGREE BEND, 8"	EA	6	\$26.00	\$156.00	\$36.00	\$216.00	\$10.00	\$60.00	\$70.00	\$420.00	\$26.00	\$156.00	\$26.00	\$156.00	\$26.00	\$156.00	\$26.00	\$156.00	\$26.00	\$156.00	\$26.00	\$156.00	\$26.00	\$156.00	\$26.00	\$156.00	\$26.00	\$156.00	\$26.00	\$156.00
16	DUCTILE IRON 45 DEGREE BEND, 4"	EA	2	\$25.00	\$50.00	\$30.00	\$60.00	\$10.00	\$20.00	\$20.00	\$40.00	\$25.00	\$50.00	\$25.00	\$50.00	\$25.00	\$50.00	\$25.00	\$50.00	\$25.00	\$50.00	\$25.00	\$50.00	\$25.00	\$50.00	\$25.00	\$50.00	\$25.00	\$50.00	\$25.00	\$50.00
17	DUCTILE IRON 45 DEGREE BEND, 8"	EA	71	\$25.00	\$1,775.00	\$36.00	\$2,556.00	\$10.00	\$710.00	\$60.00	\$4,270.00	\$25.00	\$1,775.00	\$25.00	\$1,775.00	\$25.00	\$1,775.00	\$25.00	\$1,775.00	\$25.00	\$1,775.00	\$25.00	\$1,775.00	\$25.00	\$1,775.00	\$25.00	\$1,775.00	\$25.00	\$1,775.00	\$25.00	\$1,775.00
18	4" GATE VALVE IN VALVE VAULT, TYPE A, 5-DIAMETER WITH TYPE 1 FRAME, CLOSED LD	EA	1	\$5,500.00	\$5,500.00	\$6,827.00	\$6,827.00	\$4,500.00	\$4,500.00	\$6,000.00	\$6,000.00	\$5,250.00	\$5,250.00	\$6,445.00	\$6,445.00	\$8,400.00	\$8,400.00	\$7,280.00	\$7,280.00	\$4,000.00	\$4,000.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$7,301.72	\$7,301.72	\$7,500.00	\$7,500.00		
19	4" GATE VALVE IN VALVE VAULT, TYPE A, 5-DIAMETER WITH TYPE 1 FRAME, CLOSED LD	EA	8	\$6,000.00	\$48,000.00	\$7,721.00	\$61,768.00	\$5,500.00	\$44,000.00	\$6,500.00	\$52,000.00	\$6,350.00	\$50,800.00	\$5,100.00	\$40,800.00	\$6,396.00	\$51,168.00	\$9,500.00	\$76,000.00	\$47,840.00	\$382,720.00	\$5,000.00	\$40,000.00	\$5,000.00	\$40,000.00	\$8,641.00	\$69,128.00	\$9,500.00	\$76,000.00	\$57,000.00	\$456,000.00
20	FILLING VALVE VALVE	EA	7	\$250.00	\$1,750.00	\$950.00	\$6,650.00	\$100.00	\$700.00	\$250.00	\$1,750.00	\$750.00	\$5,250.00	\$4,000.00	\$32,000.00	\$727.00	\$5,089.00	\$427.00	\$2,989.00	\$620.00	\$4,340.00	\$550.00	\$3,850.00	\$1,750.00	\$1,375.00	\$1,571.15	\$1,103.60	\$825.00	\$3,975.00		
21	FIRE HYDRANT WITH AUXILIARY VALVE, VALVE BOX AND TEE	EA	7	\$10,900.00	\$76,300.00	\$7,824.00	\$54,768.00	\$10,500.00	\$73,500.00	\$9,000.00	\$63,000.00	\$11,520.00	\$80,640.00	\$8,000.00	\$56,000.00	\$11,545.00	\$80,815.00	\$10,200.00	\$71,400.00	\$15,000.00	\$105,000.00	\$10,000.00	\$70,000.00	\$10,788.18	\$75,517.26	\$10,500.00	\$73,500.00	\$10,500.00	\$73,500.00		
22	FIRE HYDRANT EXTENSION, 6"	EA	5	\$100.00	\$500.00	\$1,300.00	\$6,500.00	\$100.00	\$500.00	\$1,000.00	\$5,000.00	\$8,000.00	\$40,000.00	\$5,000.00	\$25,000.00	\$1,673.00	\$8,365.00	\$1,300.00	\$6,500.00	\$50.00	\$500.00	\$50.00	\$500.00	\$50.00	\$500.00	\$50.00	\$500.00	\$50.00	\$500.00	\$1,750.00	
23	FIRE HYDRANT EXTENSION, 12"	EA	4	\$300.00	\$1,200.00	\$1,649.00	\$6,596.00	\$100.00	\$400.00	\$1,600.00	\$6,400.00	\$5,000.00	\$20,000.00	\$1,738.00	\$6,952.00	\$5,200.00	\$20,800.00	\$1,800.00	\$7,200.00	\$50.00	\$500.00	\$50.00	\$500.00	\$50.00	\$500.00	\$50.00	\$500.00	\$50.00	\$500.00	\$1,400.00	
24	FIRE HYDRANTS TO BE REMOVED	EA	8	\$750.00	\$6,000.00	\$624.00	\$4,792.00	\$100.00	\$800.00	\$400.00	\$3,200.00	\$750.00	\$6,000.00	\$638.00	\$5,104.00	\$500.00	\$4,000.00	\$500.00	\$4,000.00	\$800.00	\$6,400.00	\$500.00	\$4,000.00	\$500.00	\$4,000.00	\$500.00	\$4,000.00	\$500.00	\$4,000.00	\$500.00	\$4,000.00
25	CONNECTION TO EXISTING WATER MAIN	EA	11	\$5,000.00	\$55,000.00	\$4,094.00	\$41,034.00	\$5,500.00	\$60,500.00	\$5,500.00	\$57,750.00	\$6,500.00	\$71,500.00	\$4,150.00	\$45,650.00	\$5,745.00	\$62,195.00	\$6,500.00	\$70,500.00	\$3,340.00	\$36,740.00	\$8,000.00	\$88,000.00	\$8,688.12	\$93,549.32	\$7,710.00	\$84,810.00	\$8,250.00	\$90,750.00		
26	ABANDON EXISTING WATER MAIN CONNECTION	EA	13	\$109.00	\$1,417.00	\$1,050.00	\$13,650.00	\$100.00	\$1,300.00	\$1,500.00	\$19,500.00	\$110.00	\$14,300.00	\$875.00	\$11,375.00	\$2,710.00	\$35,230.00	\$4,000.00	\$52,000.00	\$3,300.00	\$42,900.00	\$5,000.00	\$65,000.00	\$1,184.38	\$15,496.94	\$1,215.00	\$15,795.00	\$1,215.00	\$15,795.00		
27	WATERMAIN REMOVAL 6"	LF	40	\$4.00	\$160.00	\$26.00	\$1,040.00	\$5.00	\$200.00	\$40.00	\$1,600.00	\$8.00	\$320.00	\$15.00	\$600.00	\$8.00	\$320.00	\$26.00	\$1,040.00	\$0.01	\$40.00	\$0.01	\$40.00	\$163.63	\$6,545.20	\$48.00	\$1,920.00	\$48.00	\$1,920.00		
28	WATER SERVICE CONNECTION, PARTIAL, 1" (SHORT)	EA	24	\$3,000.00	\$72,000.00	\$2,815.00	\$69,560.00	\$3,500.00	\$84,000.00	\$2,500.00	\$60,000.00	\$3,500.00	\$84,000.00	\$3,390.00	\$81,360.00	\$4,100.00	\$98,400.00	\$3,280.00	\$78,720.00	\$3,500.00	\$84,000.00	\$3,183.88	\$76,412.64	\$3,000.00	\$72,000.00	\$3,000.00	\$72,000.00	\$3,000.00	\$72,000.00		
29	WATER SERVICE CONNECTION, PARTIAL, 1" (LONG)	EA	22	\$3,400.00	\$74,800.00	\$3,664.00	\$80,608.00	\$4,800.00	\$105,600.00	\$3,500.00	\$77,000.00	\$3,720.00	\$81,840.00	\$3,914.00	\$86,108.00	\$4,600.00	\$101,200.00	\$4,000.00	\$88,000.00	\$4,000.00	\$88,000.00	\$4,048.14	\$89,059.08	\$3,670.00	\$80,840.00	\$3,670.00	\$80,840.00	\$3,670.00	\$80,840.00		
30	WATER SERVICE CONNECTION, COMPLETE, 1" (SHORT)	EA	4	\$7,750.00	\$31,000.00	\$7,835.00	\$31,340.00	\$7,500.00	\$30,000.00	\$8,000.00	\$32,000.00	\$13,000.00	\$52,000.00	\$8,280.00	\$33,120.00	\$9,500.00	\$38,000.00	\$8,500.00	\$34,000.00	\$7,000.00											

RESOLUTION 2026 - _____

**A RESOLUTION APPROVING OF THE
2026 WATER MAIN REPLACEMENT PROJECT AGREEMENT BETWEEN
THE VILLAGE OF BARTLETT AND GERARDI SEWER AND WATER CO.**

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: 2026 Water Main Replacement Project Agreement dated March 3, 2026, between the Village of Bartlett and Gerardi Sewer & Water Co. (the "Agreement"), a copy of which is appended hereto and expressly incorporated herein by this reference, is hereby approved.

SECTION TWO: That the Village President and the Village Clerk are hereby authorized and directed to sign and attest, respectively, the Agreement on behalf of the Village of Bartlett.

SECTION THREE: SEVERABILITY. The various provisions of this Resolution are to be considered as severable, and of any part or portion of this Resolution shall be held invalid by any Court of competent jurisdiction, such decision shall not affect the validity of the remaining provisions of this Resolution.

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

SECTION FIVE: EFFECTIVE DATE. This Resolution shall be in full force and effect upon passage and approval.

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

PASSED: March 3, 2026

APPROVED: March 3, 2026

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 2026 - _____ enacted on , and approved on March 3, 2026, as the same appears from the official records of the Village of Bartlett.

Lorna Giles, Village Clerk

2026 WATER MAIN REPLACEMENT PROJECT AGREEMENT

This Water Main Replacement Project Agreement (the "Agreement") is entered this ___ day of ___, between the Village of Bartlett, an Illinois home rule municipality (the "Village" or "Owner") and _____ (the "Contractor") (collectively, the "Parties").

IN CONSIDERATION of the covenants and conditions herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged by the Parties, the Parties hereby agree as follows:

Project Work.

Work performed under this contract shall include the installation, pressure testing and chlorination of a new 8-inch ductile iron water main as shown on the plans. This work shall also include the installation of valves, vaults, fire hydrants, lead service line replacements, partial copper service replacements, and the removal or abandonment of existing facilities.

As required by the work stated above, combination curb and gutter replacement, sidewalk replacement, driveway replacement, pavement patching and parkway restoration work shall also be performed.

b. Contract Documents mean and include: (i) this Agreement; (ii) General Conditions and Instructions to Bidders and General Requirements attached hereto and incorporated herein; (iii) all Specifications, Plans and Drawings attached hereto as and incorporated herein; (iv) the Performance and Payment Bond or Letter of Credit as defined herein; and (v) Addenda N/A attached hereto and incorporated herein (collectively, the "Contract Documents"). The Contract Documents are expressly incorporated into and made a part of this Agreement as though fully set forth herein. In the event of any conflict between the terms and conditions of any of the Contract Documents, the most stringent requirements shall control.

Completion Date. Contractor shall complete the Project Work in strict compliance with the requirements herein on or before **July 31, 2026**.

A. **Payment Procedure.** The payment procedures are as follows:

1. All payments under the Agreement shall be based on the unit prices set forth in Contractor's Schedule of Prices (the "Unit Pricing"); attached hereto and incorporated and based on actual quantities supplied and installed/constructed by the Contractor in accordance with the terms and conditions herein, as determined and certified by the Village or its Engineer.

2. Neither Owner nor Engineer guaranty the accuracy of the estimated units for completion of the Project Work. In no event shall Contractor be entitled to any

additional compensation for lost profits and/or revenues due to estimated units exceeding actual units.

3. In addition to the payment request documentation set forth under the Contract, Contractor shall provide the following documentation to the Village and the Engineer:

a. Contractor shall provide monthly invoices to the Village throughout the Project Work. It shall be a condition precedent to the Village obligation to make a monthly progress payment that the Contractor shall have submitted to the Engineer, on or before the first day of the month in which the Contractor is applying for a payment, the following documentation, which shall hereinafter collectively be referred to as the "Contractor's Progress Payment Documents".

(i) An itemized Application of Payment for operations completed in accordance with the schedule of values, supported by such data to substantiate the Contractor's right to payment as the Village and the Engineer may require, such as copies of requisitions from material suppliers, and reflecting a 5% retainage until after final acceptance has been made by the Village. Payment shall be further reduced by such additional amounts that the Village determines for non-conforming work and unsettled claims.

(ii) A general Contractor's Sworn Statement in form customarily used by Chicago Title and Trust Company. ("Contractor's Sworn Statement")

(iii) Current Partial Waivers of Lien from the Contractor and from all subcontractors of every tier and all of the material suppliers that supplied labor and/or material in connection with the Project covering such period.

(iv) All of the Contractor's Progress Payment Documents shall be signed, sworn to and notarized.

(v) Certified Payrolls (defined below)

(vi) Such additional documentation and/or information requested by the Village and /or Engineer relative to said payment.

b. It shall be a condition precedent to any payment required by the Village hereunder, that the Village and the Engineer has determined that the Project Work being invoiced is free from any defects and has been completed in strict compliance with the terms and conditions herein. The Village shall deduct from the final payment hereunder, amounts as determined for incomplete work, including but not limited to punch list work, and any required Restoration Work, and for any unsettled claims. Payments shall be further contingent upon the consent of the surety issuing the performance and payment bonds and/or other bond hereunder to said payment. Any amounts required to be withheld from said payment by the surety shall be withheld without any liability to the Village.

c. Following completion of the Project Work, Contractor shall furnish the Village the following documents: (1) final lien waivers from (i) Contractor; (ii) all subcontractors

of every tier that furnished labor and/or materials for the Project Work; and (iii) all suppliers that furnished materials in connection with the Project Work; all of which shall be signed and notarized; (2) Certified Payrolls; and (3) such additional documentation and/or information requested by the Village relative to said payment.

d. In the event the Contractor, and or Village and/or Engineer is in receipt of any claim(s) for lien and/or other notice of any claim in connection with the Project, the amount claimed shall be held out from payment for a period of at least 120 days to determine whether said claimant files a lawsuit to foreclose or otherwise adjudicate its lien claim. In the event a lawsuit is in fact filed within the statutory period, the Village, in its sole discretion, may elect to (a) file an interpleader action and/or intervene in the lawsuit and deposit the amount in question with the Clerk of the Court or (b) continue to hold said disputed sum until the lawsuit has been fully adjudicated or settled, or (c) elect to pay said disputed sum to the Contractor after having first received such additional indemnification agreement(s) and surety bond(s) as are acceptable to the Village. In the event the lien claimant fails to file a lawsuit within the applicable statutory period, the Contractor shall either furnish a release or final waiver from said lien claimant or furnish the Village with an indemnification agreement and an additional mechanic's lien bond in form approved by the Village issued by a surety company acceptable to the Village.

e. It shall also be a condition precedent to any payment hereunder that contractor must complete and submit certified payrolls to the Village covering all payouts no less than once a month in strict compliance with the Prevailing Wage Act (820 ILCS 130/01, et seq.) (the "Certified Payrolls"). The Village will not process or release any payments prior to receiving the Certified Payrolls relative to each applicable pay application.

f. Notwithstanding the foregoing, in no event shall the Village's acceptance of the Project Work, Contractor's Payment Request Documentation, Engineer's Certification, and/or the Village's payments to Contractor be deemed a waiver, express or implied, of any warranties and/or guaranties required herein.

B. Non-Discrimination. Contractor shall not discriminate against any worker, employee or applicant for employment because of religion, race, sex, sexual orientation, color, national origin, marital status, or ancestry, age, physical or mental disability unrelated to ability, or an unfavorable discharge from the military service, nor otherwise commit an unfair employment practice.

C. Compliance with Law. All goods, equipment, materials, and all labor furnished by or on behalf of Contractor and/or Contractor's agents (defined below) shall comply with all applicable federal, state and local laws, rules, regulations, ordinances, statutes, and codes relative thereto including, but not limited to, the Illinois Department of Transportation (IDOT), Federal Occupational Safety and Health Act (OSHA), the Americans with Disabilities Act of 1990 as amended, the Illinois Department of Labor (IDOL), US Department of Labor (USDOL), the Human Rights Commission, the Illinois Department of Human Rights, EEOC, Environmental laws (defined below), and all Village of Bartlett Building Code (collectively, the "Laws"). To the fullest extent

permitted by law, the Contractor shall indemnify, defend, and hold harmless the Village of Bartlett and its, officials, officers, agents, consultants from loss or damage, including but not limited to, attorney's fees, and other costs of defense by reason of actual or alleged violations of any of the Laws. In the event of any conflict and/or inconsistencies between any of the Laws, the most stringent Laws shall be controlling and applicable to the Project Work. This obligation shall survive the expiration and/or termination of this Agreement.

D. Indemnification. To the fullest extent permitted by law, the Contractor shall indemnify, defend and hold harmless the Village of Bartlett, and its officials, officers, employees, agents, consultants, successors and assigns (collectively, the "Indemnified Parties"), against all injuries, deaths, damage to property, loss, damages, claims, suits, liens, lien rights, liabilities, judgments, costs and expenses which may in any way arise directly or indirectly from the Project Work, Repair Work and/or Warranty Work provided hereunder, and/or any acts and/or omissions of or on behalf of the Contractor, its employees, contractors, subcontractors of any tier, suppliers, and/or agents and/or any person and/or entity acting on behalf of any of them and/or anyone directly or indirectly employed by any of them and/or anyone for whose acts and/or omissions any of them may be liable (collectively, "Contractors Agents"); except to the extent caused by the negligence of a party indemnified hereunder. In which case, Contractor shall at its own expense, appear, defend and pay all charges of attorneys and costs and other expenses arising there from or incurred in connection therewith, and if any judgment shall be rendered against the Indemnified Parties or any of them, in any such action, Contractor agrees that any bond or insurance protection required herein, or otherwise provided by Contractor, shall in no way limit the responsibility to indemnify, keep and save harmless and defend the Indemnified Parties as herein provided. This obligation shall survive the expiration and/or termination of the Agreement. Contractor shall similarly protect, indemnify and hold and save harmless the Indemnified Parties against and from any and all claims, costs, causes, actions and expenses including but not limited to attorney's fees, incurred by reason of Contractor's breach of any of its obligations under, or Contractor's default of, any provision of the Agreement. This obligation shall survive the expiration and /or termination of the Agreement.

E. Binding Obligation and Non-Assignability. Contractor shall not assign the whole or any part of this Agreement without the written consent of the Village. All subcontractors shall be approved by the Village. Any such assignment by Contractor without the Village's written approval shall be null and void.

F. Taxes. The Village is a Tax-Exempt Organization and is not subject to sales, consumer, use, and other similar taxes required by law. This exemption does not, however, apply to tools, machinery, equipment or other property leased by the Contractor, or to suppliers and materials which, even though they are consumed are not incorporated into the completed Project Work. The Contractor shall be responsible for and pay any and all applicable taxes, including sales and use taxes, on such leased tools, machinery, equipment or other property and upon such unincorporated supplies and materials. All such taxes are included in the unit pricing set forth in the Contractor's proposal.

G. Investigations by Contractor. Contractor has made such investigations as it deems necessary to perform the Project Work, including but not limited to, inspection of all Project Sites and represents and warrants that the Specifications, Plans, Drawings and other Contract Documents as defined in the General Conditions are adequate and the required result can be produced there under. No plea of ignorance of conditions that exist or of conditions or difficulties that may be encountered in the execution of the Project Work under this Agreement as a result of failure to make the necessary investigations will be accepted as an excuse for any failure or omission on the part of Contractor to fulfill in every detail all of the requirements of this Agreement, or will be accepted as a basis for any claims whatsoever, for extra compensation.

H. Insurance. Contractor shall procure and maintain for the duration of the Project Work, Repair Work and Warranty Work, insurance of the types and in amounts of not less than the coverages listed below. The cost of such insurance is included in the unit pricing set forth in the Contractor's Bid Proposal.

1. Commercial General and Umbrella Liability Insurance.

Contractor shall maintain commercial general liability (CGL) insurance with a limit of not less than \$1,000,000 each occurrence and \$2,000,000.00 aggregate.

CGL insurance shall be written on Insurance Services Office (ISO) occurrence form CG 00 01 10 93, or a substitute form providing equivalent coverage, and shall cover liability arising from: liability arising out of the Project Work, including activities performed by or on behalf of Contractor; premises owned, leased, or used by Contractor; operations; administration of the work; independent contractors; subcontractors; vendors and suppliers; products-completed operations; personal injury and advertising injury; and liability assumed under an insured contract (including the tort liability of another assumed in a business contract).

Any endorsement or policy provision which limits contractual liabilities shall be deleted in its entirety.

The Village of Bartlett and its, officers, officials, employees, consultants, agents, successors and assigns (collectively, the "Additional Insured"), shall be included as an insured under the Contractors CGL using ISO additional insured endorsement CG 20 10 or substitute providing equivalent coverage, and using additional insured under Contractors commercial umbrella liability and business auto liability coverage's, and also using additional insured endorsement CG 20 37 or substitute providing equivalent coverage with respect to the below required continuing completed operations liability coverage.

These insurance coverages shall apply as primary insurance with respect to any other insurance or self-insurance afforded to the Additional Insured, or any of them, and shall not require exhaustion of any other coverage or tender of any claim or action to any other insurer providing coverage to any of the Additional Insured. The coverage shall contain no special limitations on the scope of protection afforded to the Additional Insured, or any of them.

There shall be no endorsement or modification of the CGL limiting the scope of coverage for liability arising from explosion, collapse or underground property damage.

2. Continuing Completed Operations Liability Insurance.

Contractor shall maintain commercial general liability (CGL) coverage with a limit of not less than \$1,000,000 each occurrence for at least three years following substantial completion of the Project Work.

Continuing CGL insurance shall be written on ISO occurrence form CG 00 01 10 93, or substitute form providing equivalent coverage, and shall, at minimum, cover liability arising from products-completed operations and liability assumed under an insured contract.

Continuing CGL insurance shall have a products-completed operation aggregate of at least two times its each occurrence limit.

3. Business Auto Liability Insurance.

Contractor shall maintain business auto liability insurance with a limit of not less than \$1,000,000 each accident. Such insurance shall cover liability arising out of "Any Auto" including owned, hired and non-owned autos.

Business auto insurance shall be written on Insurance Services Office (ISO) form CA 00 01, CA 00 05, CA 00 12, CA 00 20, or a substitute form providing equivalent liability coverage. If necessary, the policy shall be endorsed to provide contractual liability coverage equivalent to that provided in the 1990 and later editions of CA 00 01.

4. Workers Compensation and Employees Liability Insurance.

Contractor shall maintain workers compensation as required by statute and employer's liability insurance. The employer's liability limits shall not be less than \$1,000,000 each accident for bodily injury by accident or \$1,000,000 each employee for bodily injury by disease.

If the Village of Bartlett has not been included as an insured under the Commercial General Liability, Excess Umbrella Liability Insurance and/or Business Auto Liability coverages required in the Contract, the Contractor waives all rights against the Village, and its officers, officials, employees, consultants, and agents for recovery of damages arising out of or incident to the Project Work.

5. Excess Umbrella Liability Insurance Coverage.

Contractor shall maintain Excess Umbrella Liability Insurance coverage of not less than \$5,000,000 each occurrence and \$5,000,000 aggregate.

6. General Insurance Provisions.

a. Evidence of Insurance

i. Prior to beginning work, Contractor shall furnish the Village with a certificate(s) of insurance and applicable policy endorsement(s), including but not limited to all additional insured endorsements required herein, executed by a duly authorized representative of each insurer, showing compliance with the

insurance requirements set forth above.

ii. All certificates shall provide for thirty (30) days' written notice to the Village prior to the cancellation or material change of any insurance referred to therein. Written notice to the Village shall be by certified mail, return receipt requested.

iii. Failure of the Village to demand such certificate, endorsement or other evidence of full compliance with these insurance requirements or failure of the Village to identify a deficiency from evidence that is provided shall not be construed as a waiver of Contractor's obligation to maintain such insurance.

iv. The Village shall have the right, but not the obligation, of prohibiting Contractor or any subcontractor of any tier from entering the Project Site(s) until such certificates or other evidence that insurance has been placed in complete compliance with these requirements is received and approved by the Village.

v. Failure to maintain the required insurance may result in termination of this Contract at the option of the Village.

vi. With respect to insurance maintained after final payment in compliance with a requirement above, an additional certificate(s) evidencing such coverage shall be promptly provided to the Village whenever requested.

vii. Contractor shall provide certified copies of all insurance policies required above within 10 days of the Village's written request for said copies.

b. Acceptability of Insurers

Insurance shall be provided by insurance companies licensed to do business in the State of Illinois with a policy holder rating of not less than A and a financial rating of not less than VII in the latest edition of Best Insurance Guide.

c. Cross-Liability Coverage

If Contractor's liability policies do not contain the standard ISO separation of insured's provision, or a substantially similar clause, they shall be endorsed to provide cross-liability coverage.

d. Deductibles and Self-Insured Retentions

Any deductibles or self-insured retentions must be declared to the Village. At the option of the Village, the Contractor may be asked to eliminate such deductibles or self-insured retentions as respects the Village, and each of its respective officers, officials, employees, consultants, and agents are required to procure a bond guaranteeing payment of losses and other related costs, including, but not limited to, investigations, claim administration and defense expenses.

e. The Village Shall Not Waive Any Rights of Subrogation

The Village shall not, in any manner, be deemed or intended to have waived any right of subrogation which either the Village and/or its, insurance carrier and/or risk pool provider, risk management agency, and/or insurance company providing excess coverage may have against the Contractor, for any property injury, death, or other damage caused by Contractor, and/or any of its subcontractors of any tier, and/or otherwise arising out of the Project Work.

f. Failure to Comply with Insurance Reporting Provisions

All insurance required of the Contractor shall provide that any failure to comply with reporting provisions of the policies shall not affect coverage provided to the Additional Insured, or any of them.

g. All Insurance Obtained Shall Apply Separately to Each Insured

All insurance required of the Contractor shall provide that the insurance shall apply separately to each insured against whom a claim is made or suit is brought, except with respect to the limits of the insurer's liability.

h. Insurance Requirements cannot be Waived

Under no circumstances shall the Village be deemed to have waived any of the insurance requirements of this Contract by any action or omission, including, but not limited to:

- i. allowing any work to commence by the Contractor before receipt of Certificates of Insurance;
- ii. failing to review any Certificates of Insurance received;
- iii. failing to advise the Contractor that any Certificate of Insurance fails to contain all the required insurance provisions, or is otherwise deficient in any manner; and/or
- iv. issuing any payment without receipt of a sworn certification from the Contractor stating that all the required insurance is in force.

The Contractor agrees that the obligation to provide the insurance required by these documents are solely its responsibility and that this is a requirement which cannot be waived by any conduct, action, inaction or omission by the Village of Bartlett and/or any of the other Additional Insured.

i. Liability of Contractor is not limited by Purchase of Insurance

Nothing herein contained in the insurance requirements of the Contract Documents is to be construed as limiting the liability of the Contractor, and/or their respective insurance carriers. The Village and the other Additional Insureds do not, in any way, represent that the coverages or limits of insurance specified is sufficient or adequate to protect the Additional Insured's, or any of them, the Contractor, or any subcontractor's interest or liabilities, but are merely minimums.

Any obligation of the Contractor to purchase insurance shall not, in any way, limit their obligations to the Additional Insured in the event that the Additional Insured, or any of them should suffer an injury or loss in excess of the amount recovered through insurance, or any loss or portion of the loss which is not covered by either the Subcontractor's and/or Contractor's insurance.

j. Notice of Personal Injury or Property Damage

Contractor shall notify the Additional Insured, in writing, of any actual or possible claim for personal injury or property damage relating to the work, or of any occurrence which might give rise to such a claim, promptly upon obtaining first knowledge of same.

k. Subcontractors

Contractor shall cause each subcontractor employed by Contractor to purchase and maintain insurance of not less than the types and amounts specified above and otherwise in strict compliance with the above insurance requirements including but not limited to the additional insured requirements set forth above. When requested by the Village, Contractor shall furnish copies of certificates of insurance evidencing coverage for each subcontractor and additional insured endorsements as required above.

l. Performance and Payment Bonds, IDOT Contract Bond or Letter of Credit.

Prior to commencement of the Project Work, Contractor must submit to the Village: (a) performance and payment bonds or IDOT Contract Bond, each in the amount of **110%** of the Contract Sum, naming the Village of Bartlett as the primary obligee in form acceptable to the Village co-signed by a surety company authorized by the Illinois Department of Insurance to sell and issue sureties in the State of Illinois and approved by the Village. ("Performance and Payment Bonds") or (b) an irrevocable letter of credit in the amount of **110%** of the Contract Sum guarantying Contractors obligations under the Contract Documents issued by a financial institution worth at least \$40,000,000 in assets and a capital to asset ratio of not less than 6% in form acceptable to the Village ("Letter of Credit"), which said Performance and Payment Bonds and/or Letter of Credit shall be conditioned upon proper and faithful performance by the Contractor of the work specified in strict accordance with the Contract Documents and payment of all debts incurred by the Contractor in the execution of the Project Work, including those for labor and materials furnished, including but not limited to payment of prevailing wages as required herein. The cost of said Performance and Payment Bonds and/or Letter of Credit is included in the unit pricing set forth in Contractors Proposal.

J. Default.

In the event of default hereunder, the non-defaulting party shall be entitled to all remedies available at law and/or equity, including reasonable attorney's fees, subject to the limitations set forth in paragraph "L" below.

L. Limitation on the Owner's Liability.

The Contractor agrees to waive any right which it may have to punitive, consequential, special, indirect, incidental, and/or exemplary damages against the Village, and agrees not to make any claim or demand for such damages against the Village.

M. Hazardous Substances.

Contractor shall not cause or permit any Hazardous Substances to be brought upon, kept, stored or used in or about the Project Site, and/or any other property owned, leased, controlled or under the jurisdiction of the Village of Bartlett ("Village Property") by Contractor, and/or Contractor's Agent (defined above). If the presence of Hazardous Substances brought upon, kept, stored or used in or about any of the Owner's Property by or on behalf of Contractor or Contractor's Agents in violation of this paragraph, results in contamination of the said Property, Contractor shall pay for all actual costs of clean up and shall indemnify, hold harmless and defend the Village and its employees, agents, consultants, officers, and officials from and against any and all claims, demands, expenses (including reasonable attorneys' fees), costs, fines, penalties and other liabilities of any and every kind and nature, including, but not limited to, costs and expenses incurred in connection with any clean-up, remediation, removal or restoration work required by any federal, state or local governmental authority because of the presence of any such Hazardous Substances on or about said Property.

For purposes hereof, Hazardous Substances shall include, but not be limited to, substances defined as "hazardous substances," "toxic substances" in the federal Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended; the federal Hazardous Materials Transportation Act, as amended; and the federal Resource Conservation and Recovery Act, as amended ("RCRA"); those substances defined as "hazardous substances," "materials," or "wastes" under any Federal law or the law of the State of Illinois; and as such substances are defined in any regulations adopted and publications promulgated pursuant to said laws (collectively, "Environmental Laws"). If Contractor's activities or the activities of any of Contractor's Agents violate or create a risk of violation of any Environmental Laws, Contractor shall cause such activities to cease immediately upon notice from the Village. Contractor shall immediately notify the Village both by telephone and in writing of any spill or unauthorized discharge of Hazardous Substances or of any condition constituting an "imminent hazard" under any Environmental Laws. Contractor's indemnification obligations and duties hereunder shall survive the termination and/or expiration of this Contract.

N. Delays in Project Work.

Notwithstanding any provision herein to the contrary, the Contractor shall not be entitled to an increase in the Contract Sum as a result of any delays in the progress of the Work. The Contractor's sole remedy for delay shall be an extension of time.

If the Contractor, but for a delay not within the Contractor's control, would have completed the Work prior to the project completion date, the Contractor shall not be entitled to any recovery of damages arising out of any event of delay which prevented such early completion of the Work.

O. Change Orders.

(1.) Notwithstanding any provisions herein to the contrary, where proposed changes to the Project Work involve a modification to (i) the Contract Sum; (ii) the Contract Time, or (iii) material changes in the Work (i.e., other than minor field changes), a written Change Order shall be prepared by the Engineer. It shall be a condition precedent to the acceptance of any Change Order or any Series of Change Orders which involves an increase or decrease in the Contract Sum of \$10,000 or more or changes the time of completion by a total of thirty (30) days or more, that the Village corporate authorities shall have first approved such written Change Order(s) and made the requisite determinations and findings in writing as required by 720 ILCS 5/33 E-9 (as amended). Other changes involving modifications to the Contract Sum, Contract Time or material change in the Work which will result in an increase or decrease of less than \$10,000 or extension of less than thirty (30) days to the Contract Time shall be made by the Village Administrator.

(2.) All change orders will be calculated based solely on Contractor's Unit Pricing set forth in Contractor's Proposal and actual revised quantities, regardless of whether the change order is for an increase or decrease in Project Work. No additional compensation will be allowed for change orders for additional work other than based on Contractor's Unit Pricing times the increased actual units constructed calculated by the Engineer, in that said Unit Pricing already reflects Contractor's overhead and profits.

P. Relationship of the Parties. It is understood, acknowledged and agreed by the parties that the relationship of the Contractor to the Village arising out of this Agreement shall be that of an independent contractor. Neither Contractor, nor any employee or agent of Contractor, is an employee, partner, joint venturer, and/or agent of the Village, and therefore is not entitled to any benefits provided to employees of the Village. Contractor has no authority to employ/retain any person as an employee or agent for or on behalf of the Village for any purpose. Neither Contractor nor any person engaging in any work or services related to this Agreement at the request or with the actual or implied consent of the Contractor may represent himself to others as an employee of the Village. Should any person indicate to the Contractor or any employee or agent of Contractor by written or oral communication, course of dealing or otherwise, that such person believes Contractor to be an employee or agent of the Village, Contractor shall use its best efforts to correct such belief. In ordering or accepting delivery of or paying for any goods or services, Contractor shall do so in Contractor's own business.

Q. Contractor shall at all times have sole control over the manner, means and methods of performing the services required by this Agreement according to its own independent judgment. Contractor acknowledges and agrees that it will devote such time and resources as necessary to produce the contracted results. The Village, Engineer, nor Consultant shall not have control over, charge of, nor be responsible for, the construction means, methods, techniques, sequences of procedures, or for safety precautions and programs in connection with the Work since they are solely the Contractor's rights and responsibilities. The Contractor shall supervise and direct the Work efficiently with his, her or its best skill and attention; and the Contractor shall be responsible for initiating, maintaining and supervising all safety precautions and programs in connection with the work; and the Contractor shall take all necessary

precautions for the safety of, and shall provide the necessary protection to prevent damage, injury or loss to all employees on the subject site and all other persons who may be affected thereby.

R. Exhibits and Contract Documents.

All Exhibits and Contract Documents referred to therein are expressly incorporated herein and made part hereof.

S. Assumption of Liability.

To the fullest extent permitted by law, Contractor assumes liability for all injury to or death of any person or persons including employees of Contractor, any subcontractor of any tier, any supplier or any other person and assumes liability for all damage to property sustained by any person or persons occasioned by or in any way arising out of any work performed pursuant to this Contract.

T. Severability

If any clause, phrase, provision or portion of this Contract or the application thereof, to any person or circumstance, shall be invalid or unenforceable under applicable law, such event shall not affect, impair or render invalid or unenforceable the remainder of this Contract, nor shall it affect the application of any other clause, phrase, provision or portion hereof to other persons or circumstances.

U. No Waiver of Immunities and/or Privileges by the Village of Bartlett.

Nothing herein shall be construed as an express and/or implied waiver of any common law and/or statutory immunities and/or privileges of the Village of Bartlett and/or any of its officials, officers, employees, and/or agents as to any liability whatsoever; such immunities and privileges are expressly reserved.

V. Architectural Barriers Act, American with Disabilities Act, and Illinois Accessibility Code

Contractor shall comply with the Architectural Barrier act of 1968, as amended (42 U.S.C. § 4151, et seq.), the Americans with Disabilities Act of 1990 (ADA), as amended, including but not limited to changes made by the ADA Amendments Act of 2008 (P.L. 110-325), the Illinois Accessibility Code, as amended, and any and all applicable federal, state and local laws pertaining to accessibility with the most stringent requirements controlling.

W. Clean Air Act and Federal Water Pollution Control Act

Contractor shall comply with the Clean Air act of 1970, as amended, the Federal Water Pollution Control Act, as amended, and all Environmental Laws (as defined above) with the most stringent laws controlling.

X. Removal and Disposal

The Contractor must remove and dispose of all construction or demolition debris materials, waste and soils at licensed facilities in accordance with applicable federal, state and local laws, including but not limited to the NEPA Act and Illinois Public Act 97-137, with the most stringent and demanding requirements controlling.

Y. Work by Trade Unions

If the Work is to be performed by trade unions, the Contractor shall make all necessary arrangements to reconcile, without delay, damage, recourse, or cost to Owner, any conflict between the Contract Documents and any agreements or regulations of any kind at any time in force among members or councils which regulate or distinguish what activities shall not be included in the work of any particular trade. In case the progress of the Work is affected by any undue delay in furnishing or installing any items or materials or equipment required under the Contract Documents because of the conflict involving any such agreement or regulation, the Owner may require that other material or equipment of equal kind and quality be provided at no additional cost to the Owner.

Z. Illinois Human Rights Act.

The Contractor shall comply with all terms and procedures of the Illinois Human Rights Act, (775 ILCS 5 et seq.) and Contractor represents and warrants to the Village as follows:

(1) That it will not discriminate against any employees or applicant for employment because of race, color, religion, sex, marital status, national origin or ancestry, age physical or mental handicap unrelated to ability, or an unfavorable discharge from military service, and further that it will examine all job classifications to determine if minority persons or woman are under-utilized and will take appropriate affirmative action to rectify any such under-utilization.

(2) That, if it hires employees in order to perform this Contract or any portion thereof, it will determine the availability (in accordance with the Department's Rules and Regulations) of minorities and woman in the areas from which it may reasonably recruit and it will hire for each job classification for which employees are hired in such a way that minorities and women are not under-utilized.

(3) That in all solicitations or advertisements for employees placed by it or on its behalf, it will state that all applicants will be afforded equal opportunity without discrimination because of race, color, religion, sex, marital status, national origin, or ancestry, age, physical or mental handicap unrelated to ability, or an unfavorable discharge from military service.

(4) That it will send to each labor organization or representative of workers with which it has or is bound by a collective bargaining or other agreement or understanding, a notice advising such labor organization or representative of the Contractor's obligations under the Illinois Human Rights Act and the Department's Rules and Regulations. If any such labor organization or representative fails or refuses to cooperate with the Contractor in its efforts to comply with such Acts and Rules and Regulations, the Contractor will promptly so notify the Department and the contracting agency and will recruit employees from other sources when necessary to fulfill its obligations thereunder.

(5) That it will submit reports as required by the Department's Rules and Regulations, furnish all relevant information as may from time to time be requested by

the Department or the contracting agency, and in all respects comply with the Illinois Human Rights Act and the Department's Rules and Regulations.

(6) That it will permit access to all relevant books, records, accounts and work sites by personnel of the contracting agency and the Department for purposes of investigation to a certain compliance with the Illinois Human Rights Act and the Department's Rules and Regulations.

(7) That it will include verbatim or by reference the provisions of these clauses in every subcontracting awards under which any portion of the contract obligations are undertaken or assumed, so that each provision will be binding upon such Subcontractor. In the same manner as with other provisions of this Contract, the Contractor will be liable for compliance with applicable provisions of this clause by such Subcontractors; and further it will promptly notify the contracting agency and the Department in the event any Subcontractor fails or refuses to comply therewith. In addition, the Contractor will not utilize any Subcontractor declared by the Illinois Human Rights Commission to be ineligible for Contracts or Subcontracts with the State of Illinois or any of its political subdivisions or municipal corporations.

Z-1. Guarantee.

(1) Except as otherwise specified, the contractor shall guarantee workmanship and materials for a period one (1) year for all items from date of final acceptance by the Village. The Work shall be left in perfect order at completion and acceptance. Neither the final payment nor termination of the guarantee period, nor any provision in the Contract document shall relieve the Contractor of the responsibility for negligence, faulty materials, or workmanship within the extent and period provided by law, and upon written notice it shall remedy any defects due thereto, and shall pay all expenses for any damage to other work resulting therefrom.

(2) If the Drawings, Plans, and/or Specifications provide for methods of construction, installation, materials, etc., which the Contractor cannot guarantee for the indicated period, it shall be the responsibility of the Contractor to so inform the Owner in writing before submitting his bid. Otherwise, the Contractor shall be held responsible to provide the method of construction, installation, materials, etc., which will be guaranteed for the indicated period of time.

Z-2 Miscellaneous.

(1.) This Agreement supersedes all prior agreements and understandings, both written and oral, of the parties to the subject matter hereof. This Agreement applies to and binds the successors and assigns of the Parties to this Agreement. Any amendments to this Agreement must be in writing and executed by both Parties.

(2.) Changes in the number, gender and grammar of terms and phrases herein when necessary to conform this Agreement to the circumstances of the parties hereto shall in all cases, be assumed as though in each case fully expressed therein.

(3.) This Agreement shall be construed, governed and enforced according to the laws of the State of Illinois, and the exclusive venue for the enforcement of this Agreement and/or litigation between the parties shall be the Circuit Court of DuPage

County, Illinois.

(4.) In construing this Agreement, section headings shall be disregarded.

(5.) Time is of the essence of this Agreement and every provision contained herein.

(6.) Each of the undersigned signing as an officer or agent on behalf of the respective party to this Agreement warrants that he or she holds such capacity as is specified beneath his or her name and further warrants that he or she is authorized to execute and effectuate this Agreement and that he or she does so voluntarily and in his or her official capacity.

(7.) Survival of Obligations. Except as otherwise provided, any obligations and duties which by their nature extend beyond the expiration or termination of this Agreement, including, without limitation, Sections pertaining to Indemnity shall survive the expiration of this Agreement.

(8.) In the event of any conflict between the terms and conditions of any of the Contract Documents, and/or this Addendum, the most stringent requirements shall control.

VILLAGE OF BARTLETT:

By: _____
Daniel H. Gunsteen
Village President

Attest:
By: _____
Lorna Giles, Village Clerk

Date: _____

CONTRACTOR

By: _____
President

Attest:

Title: VICE-PRESIDENT

Date: 2/20/2026



Agenda Item Executive Summary

AGENDA ITEM: FEMA Map Amendment

BOARD OR COMMITTEE: Board

BUDGET IMPACT

Amount	n/a	Budgeted	n/a
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Fund: n/a	Corresponding Activity Measure: n/a
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EXECUTIVE SUMMARY

From time to time, the Federal Emergency Management Agency (FEMA) makes changes to their Flood Insurance Rate Map (FIRM) based on updated Flood Insurance Studies (FIS). The overall FIRM is broken down into smaller rectangular sections referred to as "panels", and the Village of Bartlett must adopt each panel it falls within along with its corresponding flood insurance study.

In 2025, changes were made to five FIRM panels in which parts of Bartlett fall within. No changes to the FIRM fall within incorporated or unincorporated limits of Bartlett, but Bartlett does fall within the panels that have changed.

This Ordinance proposes adopting these updated FIRM panels while also updating Bartlett Code Sections 11-8-1 and 11-8-1-1 to eliminate outdated references and redundant text.

ATTACHMENTS (PLEASE LIST)

Ex: Memo, Ordinance

RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal or Target: Yes No

Description:

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion

MOTION: I move to approve Ordinance 2026-_____, AN ORDINANCE AMENDING THE BARTLETT MUNICIPAL CODE REGARDING STORMWATER MANAGEMENT REGULATIONS.

Staff: Nick Talarico, Village Engineer

Date: 2/23/2026

Memo

To: Paula Schumacher, Village Administrator
From: Nick Talarico, Village Engineer
Subject: FEMA Map Amendment
Date: February 23, 2026

The Federal Emergency Management Agency (FEMA) provides Flood Insurance Rate Maps (FIRMs) that are used to identify Special Flood Hazard Areas and set Base Flood Elevations for the purpose of determining flood insurance requirements, setting flood insurance rates, and guiding local floodplain management.

From time to time, the FEMA makes changes to the FIRM based on updated Flood Insurance Studies (FIS). These new studies are typically prompted by new developments that change the characteristics of those special flood hazard areas. The overall FIRM is also broken down into smaller rectangular sections referred to as "panels", and the Village of Bartlett must adopt each panel it falls within along with its corresponding insurance study.

In 2025, changes were made to four FIRM panels in Cook County and one FIRM panel in Kane County. No changes to the FIRM fall within the incorporated or unincorporated limits of Bartlett, but Bartlett does fall within the panels that have changed.

This Ordinance proposes to adopt these updated FIRM panels while also updating Bartlett Code Sections 11-8-1 and 11-8-1-1 to eliminate outdated references and redundant text.

MOTION

I MOVE TO APPROVE ORDINANCE # 2026-____, AN ORDINANCE AMENDING THE BARTLETT MUNICIPAL CODE REGARDING STORMWATER MANAGEMENT REGULATIONS.

ORDINANCE 2026 - _____

**AN ORDINANCE AMENDING THE BARTLETT MUNICIPAL CODE REGARDING
STORMWATER MANAGEMENT REGULATIONS**

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, Title 11, Chapter 8 of the Village of Bartlett Municipal Code ("**Village Code**") sets forth certain regulations governing stormwater management under the DuPage Countywide Stormwater and Floodplain Ordinance; and

WHEREAS, the Village is required to update its stormwater management provisions from time to time; and

WHEREAS, the corporate authorities of the Village have determined that amending the Village's stormwater management provisions, as provided in this Ordinance, is in the public interest and necessary for the public 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 1. 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 2. Amendment to Section 11-8-1 of the Village Code. That Title 11, Chapter 8, Article D, Section 11-8-1, entitled "STORMWATER MANAGEMENT SYSTEMS, EROSION CONTROL, WETLAND PROTECTION, FLOODPLAIN PROTECTION AND PROTECTION OF RIPARIAN ENVIRONMENTS," of the Village Code is hereby deleted in its entirety and replaced with the following:

**"11-8-1: STORMWATER MANAGEMENT SYSTEMS, SOIL EROSION
AND SEDIMENT CONTROL, FLOODPLAIN PROTECTION, WETLAND
AND WETLAND BUFFER PROTECTION:**

1. Every subdivision, planned unit development ("PUD"), planned development ("PD") and/or development within the corporate limits of the Village of Bartlett, and any subdivision, PUD, PD and/or development located within one and one-half (1-1/2) miles of the corporate limits of the village of Bartlett in unincorporated areas of DuPage, Cook and Kane Counties, Illinois, shall be

provided with stormwater management systems, soil erosion and sediment control, floodplain protection, and wetland and wetland buffer protection in accordance with the standards and requirements set forth in the current version of the DuPage County Countywide Stormwater and Floodplain ordinance, effective May 14, 2019, and as amended from time to time, (the "DuPage County regulations"), whether or not such subdivision, PUD, PD or development is located in DuPage County, and the DuPage County regulations are hereby expressly made applicable to subdivisions, PUDs, PDs and developments within the corporate limits of the village located in DuPage, Cook and/or Kane Counties, and to unincorporated areas in DuPage, Cook and/or Kane Counties that are within one and one-half (1-1/2) miles of the corporate limits of the village of Bartlett, and/or to properties that are otherwise within the extraterritorial jurisdiction of the village of Bartlett that are not located within the corporate limits of any other municipality and/or which may be annexed to the village of Bartlett. The DuPage County regulations as so enacted, and as they may be amended from time to time, are expressly made part of the Bartlett municipal code by this reference just as if they were fully set forth herein. Notwithstanding any provision to the contrary of this Title or Title 9 of the Bartlett municipal code, or in the DuPage County regulations aforesaid, floodplains within the village and within its extraterritorial jurisdiction shall be as delineated in the updated floodplain insurance studies ("FISs") and the flood insurance rating maps ("FIRMs") as prepared and approved by the department of homeland security federal emergency management agency ("FEMA"). Exhibit 2 to the DuPage County regulations is amended and supplemented to add the following current FEMA floodplain insurance studies ("FISs") and flood insurance ratings maps ("FIRMs") and profiles. Whenever a party disagrees with the best available data, the party shall finance the detailed engineering study needed to replace the existing data with better data and submit it to the FEMA and IDNR/OWR for approval prior to any development of the site.

A. Cook County, Illinois, designated floodways/floodplains for incorporated and unincorporated areas of Cook County:

The BFE for the floodplains shall be as delineated on the base flood profiles in the countywide Flood Insurance Study (FIS) of Cook County prepared by FEMA and dated January 23, 2026. Flood Insurance Rate Map (FIRM), panel numbers 17031C0144K, 17031C0163K, 17031C0164K, 17031C0168K, dated January 23, 2026, and the panel numbers 17031C0285J*, 17031C0305J, 17031C0306J*, dated August 19, 2008. *Panels not printed

B. Kane County, Illinois, designated floodways/floodplains for incorporated and unincorporated areas of Kane County:

The BFE for the floodplains as delineated on the base flood profiles in the countywide Flood Insurance Study (FIS) of Kane County prepared by FEMA and dated January 23, 2026. Flood Insurance Rate Maps (FIRM), panel number

17089C0169J, dated January 23, 2026, and the panel number 17089C0260H dated August 3, 2009.

C. DuPage County, Illinois, designated floodways/floodplains in incorporated and unincorporated areas of DuPage County as set forth on exhibit 2 of the DuPage County regulations is supplemented as follows:

The BFE for the floodplain as delineated on the base flood profiles in the countywide Flood Insurance Study (FIS) of DuPage County prepared by FEMA and dated August 1, 2019. Flood Insurance Rate Map (FIRM), panel numbers 17043C0007J, 17043C0026J, 17043C0027J, 17043C0028J, 17043C0029J, 17043C0031J, 17043C0032J, 17043C0033J, dated August 1, 2019.”

SECTION 3. Amendment to Section 11-8-1-1 of the Village Code. That Title 11, Chapter 8, Section 11-8-1-1, entitled “DUPAGE COUNTY REGULATIONS AMENDMENTS” of the Village Code is hereby amended as follows (additions in **bold and underline**, deletions in ~~strikethrough~~):

“11-8-1-1: DUPAGE COUNTY REGULATIONS AMENDMENTS: The following sections of the DuPage County regulations are amended to clarify and supplement said regulations as follows:

A. Appendix A of the DuPage regulations entitled "Acronyms, Initialisms And Definitions" is amended to add the following definitions:

* * *

B. The following enumerated sections of the DuPage County regulations are amended with respect to property within DuPage, Cook and/or Kane County, or where stated otherwise to apply only with respect to property within Cook and/or Kane County, to clarify and supplement the DuPage County regulations as applied to said property:

Article X of the DuPage County regulations entitled "Flood Plain Management" is amended to add new section 15-82.G.8. as follows:

15-82.G.8. In addition to the foregoing requirements for development within the regulatory flood plain set forth in this section 15-133, a special use permit therefor shall have been issued by the corporate authorities of the village of Bartlett in accordance with chapter 24 of the Bartlett building code.

* * *

Section 15-89. of the DuPage County regulations entitled "Wetland Banking" is amended to add a new paragraph **15-89.H** 8 as follows:

15-89.H. Notwithstanding the foregoing provisions of this section 15-89 for development affecting wetlands, for jurisdictional wetlands located in Cook County and/or Kane County, wetland banking for development impacts within critical and/or regulatory wetlands in DuPage County, or jurisdictional wetlands in Cook and/or Kane County, may take place within an established wetland banking project approved by the oversight committee, and upon such conditions as imposed by the corporate authorities, consistent with those imposed on developments in DuPage County, as set forth in a special use permit issued by the corporate authorities authorizing development which impacts wetlands.

* * *

Section 15-97.B. of article XIII of the DuPage County regulations entitled "Fee-In-Lieu Programs" is amended to read as follows:

15-97.B. All developments in the village or within its planning jurisdiction located in DuPage County shall participate in DuPage County's fee in lieu program, ~~and~~ and developments in the village or within the village's planning jurisdiction located in Cook County or Kane County shall pay site run off storage variance fee-in-lieu to the village based on the criteria or schedule set forth or referenced in section 15-97.B.1, and shall pay post construction BMP fee-in-lieu payments and wetland mitigation fee-in-lieu payments to the village subject to the restrictions set forth in article XIII."

SECTION 4. 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 5. Repeal and Saving Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or cause of action which shall have accrued to the Village of Bartlett prior to the effective date of this Ordinance.

SECTION 6. Effective Date. This Ordinance shall be in full force and effect after its passage and approval.

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

PASSED: _____, 2026

APPROVED: _____, 2026

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 2026- _____ enacted on March 3, 2026, and approved on March 3, 2026, as the same appears from the official records of the Village of Bartlett.

Lorna Giles, Village Clerk