

**Public Hearing for 2026-27 Proposed Budget Review – 7:00 P.M.**

**VILLAGE OF BARTLETT**  
**VILLAGE HALL, 228 S. MAIN STREET**  
**BOARD MEETING AGENDA**  
**April 7, 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:** Board 02-17-26, Committee 02-17-26

\*7. **BILL LIST:** March 17, April 7, 2026

8. **TREASURER'S REPORT:** None

9. **PRESIDENT'S REPORT:** Autism Awareness Month Proclamation  
Food and Beverage Consultant Introduction

10. **QUESTIONS TO STAFF: PRESIDENT & TRUSTEES**

11. **STANDING COMMITTEE REPORTS:**

**A. BUILDING AND ZONING COMMITTEE, CHAIRMAN HOPKINS**

\*1. Ordinance Approving a Preliminary/Final Plat of Subdivision, A Rezoning from B-4 to SR-4, A Special Use Permit, A Preliminary/Final Planned Unit Development Plan, And an Amendment to the Comprehensive Plan for the Bartlett Meadow Subdivision

\*2. Ordinance Proposing the Establishment of Bartlett Special Service Area Number One (Bartlett Meadow) and Providing for Procedures in Connection Therewith

**B. COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GANDSEY**

1. None

**C. FINANCE COMMITTEE, CHAIRMAN LAPORTE**

\*1. Resolution Approving The U-46 March 6, 2026, Request for Release of School Donations and Authorizing the Release Of \$569,361.07 To U-46 From the Developer Donation Fund

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

1. None

**E. POLICE AND HEALTH COMMITTEE, CHAIRMAN SUWANSKI**

1. None

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

1. Resolution Approving the First Amendment to the Bartlett Sanitary Sewer Main & Service Lining Project Agreement with Performance Pipelining, Inc.

2. Resolution Approving of the Contract for the Landscape Maintenance Agreement Between the Village of Bartlett and V. Cardenas Landscaping, Inc.

3. Resolution Approving of the Janitorial Services Agreement Between the Village of Bartlett and Multisystem Management Company

4. Resolution Approving the Resolution In Lieu of a Surety Bond to Allow the Village to Maintain Our Facilities on State Highways

\*5. Resolution Approving a Settlement with the Illinois Department of Transportation Relating to the Property At 651 W. Lake Street

- \*6. Resolution Approving a Settlement with the Illinois Department of Transportation Relating to the Property At 555 W. Lake Street
- \*7. Resolution Approving the Contract for Sanitary Sewer Manhole Rehabilitation Between the Village of Bartlett and BLD Services, LLC
- \*8. Resolution Approving of the Renewal of the First Amended Agreement for Fire Hydrant Painting Project Between the Village of Bartlett and Go Painters, Inc.
- 9. Bartlett Hills Food and Beverage Consultant Agreement

12. **NEW BUSINESS**

13. **ADJOURNMENT**

**PUBLIC NOTICE**

A Public Hearing to review the fiscal year May 1, 2026 through April 30, 2027 Budget for the Village of Bartlett, Cook, DuPage, and Kane Counties, Illinois, will be held at 7:00 P.M. on Tuesday, April 7, 2026 in the Council Chambers of the Bartlett Municipal Complex, 228 S. Main Street, Bartlett, Illinois. A copy of the Proposed Budget is available for public inspection at the Main Office and on the village website.

All interested parties are invited to attend and will be given an opportunity to be heard. If an accommodation for an individual with a disability is necessary, please contact Paula Schumacher, Village Administrator (630) 837-0800.  
Matt Coulter, Finance Director  
Published in Daily Herald Mar 27, 2026 (325897)

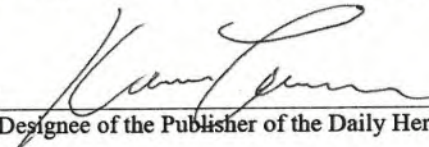
**CERTIFICATE OF PUBLICATION**  
**Paddock Publications, Inc.**

**DuPage County**  
**Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DuPage County DAILY HERALD**. That said **DuPage County DAILY HERALD** is a secular newspaper, published in Naperville, DuPage County, State of Illinois, and has been in general circulation daily throughout DuPage County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **DuPage County DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 03/27/2026 in said **DuPage County DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY

  
Designee of the Publisher of the Daily Herald

Control # 325897 \*DUPAGE\*



**PUBLIC NOTICE**

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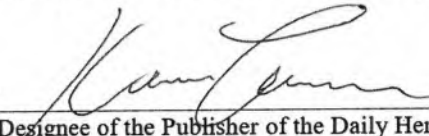
**CERTIFICATE OF PUBLICATION**  
**Paddock Publications, Inc.**

**Fox Valley**  
**Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Fox Valley DAILY HERALD**. That said **Fox Valley DAILY HERALD** is a secular newspaper, published in Elgin, Kane County, State of Illinois, and has been in general circulation daily throughout Kane County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Fox Valley DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 03/27/2026 in said **Fox Valley DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

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Designee of the Publisher of the Daily Herald

Control # 325897



**PUBLIC NOTICE**

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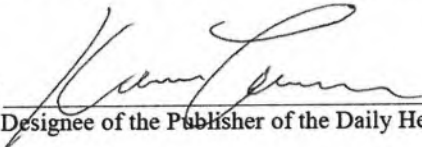
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**CERTIFICATE OF PUBLICATION**  
**Paddock Publications, Inc.**

**Northwest Suburbs**  
**Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 03/27/2026 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY   
Designee of the Publisher of the Daily Herald

Control # 325897





## VILLAGE OF BARTLETT BOARD MINUTES FEBRUARY 17, 2026

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### 1. CALL TO ORDER

President Gunsteen, called the regular meeting of February 17, 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, 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, Food & Beverage Manager Paul Petersen, Deputy Chief Rob Sweeney, Attorney Megan Mack, and Village Clerk Lorna Giles.

### 3. PLEDGE OF ALLEGIANCE

### 4. TOWN HALL

#### **Terri Witt – 471 S. Western Ave**

Mr. Witt stated he was here to discuss the development of Lake Street. His first suggestion was to consider a bike path from Metra to Irving Park Road; Mr. Witt acknowledged that this would take working with the Village of Streamwood. He then stated that Lake Street is known for a lot of traffic crashes. Mr. Witt stated that there is no stop light between Oak Street and Naperville Road; he suggested instead of traffic lights, it could be turned into a roundabout. He went on to say that it would be nice if they would consider adding a shoulder as it would make it easier to get to TOM's in the summer versus driving over rubble strips. Trustee Battermann asked if Mr. Witt had worked with the Village of Streamwood regarding the bridge. He stated that the Village of Streamwood advised him to write a letter to IDOT which he did. President Gunsteen thanked Mr. Witt for his time.

### 5. CONSENT AGENDA

President Gunsteen stated that all items marked with an asterisk on the agenda are considered to be routine and will be enacted by one motion. He further stated that there will be no separate discussion of these items unless a board member so requests, in which event, that item will be removed from the Consent Agenda and considered at the appropriate point on the agenda. He asked if there were any items a board member wished to remove from the Consent Agenda, or any items a board member wished to add to the Consent Agenda. There were no items requested to be removed or added to the Consent Agenda.



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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 Approve the Consent Agenda, and the items designated to be approved by Consent therein.

Trustee Deyne moved to Approve the 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**

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

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

8. TREASURER'S REPORT

Mr. Coulter stated that the report included in the packet was for the month of December 2025. He stated that Sales tax collected was for the month of September and totaled \$716,160 which was up \$121,392 or 20% from last year. Motor Fuel tax allotments for December totaled \$166,412 which is up \$12,059 or 8% from the prior year. Income taxes received in December were \$415,168 which is up \$55,174 or 15% from the prior year. Overall income tax is up \$268,800.21 for the year.

9. PRESIDENT'S REPORT

President Gunsteen stated there was an appointment to the Community and Economic Affairs Commission. He stated that with the advice and consent of the Village Board, he appoints Jeff Peters to serve a 2-year term on the Community and Economic Affairs Commission beginning February 17, 2026, expiring February 17, 2028. President Gunsteen asked for a motion to concur the Appointment of Jeff Peters to serve a two-year term. Trustee Deyne moved to appoint Mr. Peters to serve a two-year term, that motion was seconded by Trustee LaPorte.

**ROLL CALL VOTE TO APPOINT JEFF PETERS TO SERVE A TWO-YEAR TERM ON THE COMMUNITY AND ECONOMIC AFFAIRS COMMISSION**



## **VILLAGE OF BARTLETT BOARD MINUTES FEBRUARY 17, 2026**

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

### 10. QUESTION/ANSWER: PRESIDENT & TRUSTEES

Trustee Gandsey stated that she's noticed the runnel is a light blue color, she wanted to know if this could be changed to dark blue. Mr. Dinges stated that they would take a look but he's not sure if it can be changed. President Gunsteen stated that if they're going to change it, it would need to be done before it's filled and operated. Mr. Dinges stated that was correct. Trustee Hopkins asked if they could get visuals of what other communities do with their rivers or runnels. Mr. Dinges stated that they could take a look at what's out there and present it to the board.

Trustee Deyne wanted to recognize commissioners on their anniversaries.

Trustee Battermann wanted to acknowledge President's Day and thanked President Gunsteen for his guidance and leadership.

President Gunsteen wanted to thank staff and Congressman Raja Krishnamoorthi for the grant that we received for the infrastructure and intersection enhancement at Route 25 and W. Bartlett Road. He stated that he understands it was a long process to get that approved, he thanked all staff that were involved in making it happen.

### 11. STANDING COMMITTEE REPORTS

#### A. BUILDING & ZONING COMMITTEE, CHAIRMAN HOPKINS

Trustee Hopkins stated that Ordinance 2026-11, An Ordinance Adopting the Village of Bartlett, Illinois Official Zoning Map 2026, was covered and approved under the Consent Agenda.

#### B. COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GANDSEY

Trustee Gandsey stated there was no report.

#### C. FINANCE COMMITTEE, CHAIRMAN LAPORTE

Trustee LaPorte presented 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. At the February 3rd board meeting, staff recommended extending the engagement with our current auditors for another three years. After some discussion, Finance Committee Chair Trustee LaPorte suggested village staff request a one-year contract proposal from our current auditors, Lauterbach and Amen LLP, with the



## VILLAGE OF BARTLETT BOARD MINUTES FEBRUARY 17, 2026

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intention of doing a formal RFP the following year. Trustee LaPorte stated that attached is a proposal from our auditing firm, Lauterbach & Amen LLP, to extend their contract one additional year for fiscal year ending April 30, 2026, in the amount of \$46,050. Trustee LaPorte motioned to approve the Lauterbach & Amen LLP Auditor Extension. That motion was seconded by Trustee Deyne.

Trustee Gandsey stated that when the auditors were last here, she asked about different kinds of audits. She asked if there was a different performance audit that the village would like to do since it's their last year. Village Administrator Paula Schumacher stated that we can certainly ask them if they offer that. She asked Trustee Gandsey if there was something specific that she wanted to focus on such as a particular operation or departmental. Trustee Gandsey stated that with her limited knowledge, she was wondering if looking at all the operations would be beneficial. She stated that they have discussed golf in the past and are trying to improve there, stating that maybe there is an opportunity to dive deeper and get some benchmarks from them. Ms. Schumacher stated that we do have a recommendation to come to the board at the next meeting regarding the Food and Beverage Operations. She stated that they can look at what other communities have done for operational audits, including the depths of them, the cost, and the time frame. Trustee Suwanski wanted to specify whether Trustee Gandsey wanted Lauterbach & Amen to come out to do this or if she was referring to a different company. Trustee Gandsey stated she was referring to Lauterbach & Amen since this will be their last year. Trustee Suwanski and President Gunsteen asked Trustee Gandsey if she still wanted this done even though they already have a consulting group coming out to the golf course. Trustee Gandsey stated that she wasn't just referring to the golf course but the operations village-wide to look at financial efficiency. She went on to say that she recalled them discussing a forensic audit the last time they were here. Mr. Coulter stated that those are usually done when there's an issue such as fraud. He went on to say that he's only aware of those being done at the state level, nothing really at the local municipality level. Trustee Gandsey asked if Mr. Coulter could find out what other kinds of audits they would recommend for our village. Mr. Coulter stated that he would look into it.

Trustee Battermann stated that he was glad to see that they didn't increase the price. He wanted to confirm that the contract that was before the board at the last meeting was off the table. Mr. Coulter confirmed that next year they would go out to the bid and do a full RFP. Trustee Suwanski asked if they start that process earlier so that there isn't a time crunch like there is this year. Mr. Coulter stated that he would start the process after audits are over, which would be in the month of November.

### ROLL CALL VOTE TO APPROVE THE LAUTERBACH & AMEN LLP AUDITOR EXTENSION

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



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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 Resolution 2026-12-R, A Resolution of Support for the Submittal of an Invest in Cook Grant for the Construction of the Multi-Use Underpass Path Underneath Route 59 was covered and approved under the Consent Agenda.

13. NEW BUSINESS

Trustee Hopkins stated that he had a suggestion, when the flock cameras come up for rebid/renewal, he would like to spend some time looking at the contract and discussing it. He went on to say that there's some issues swirling around flock and their cameras regarding what they do with the data that they collect. He stated he would appreciate reviewing the contract further.

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 Suwanski.

ROLL CALL VOTE TO ADJOURN

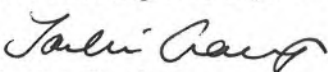
AYES: Trustees Battermann, Deyne, Gandsey, Hopkins, LaPorte, Suwanski

NAYS: None

ABSENT: None

MOTION CARRIED

The meeting was adjourned at 7:18 p.m.



Jackie Cardoza  
Executive Assistant



## VILLAGE OF BARTLETT COMMITTEE MINUTES February 17, 2026

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### 1. CALL TO ORDER

President Gunsteen called the Committee of the Whole meeting on February 17, 2026, of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:18p.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, Assistant to the Public Works Director Sam Hughes, Planning & Development Director Kristy Stone, IT Director John Peebles, Food & Beverage Manager Paul Petersen, Deputy Chief Rob Sweeney, Attorney Megan Mack, and Village Clerk Lorna Giles.

3. TOWN HALL: None

### 4. STANDING COMMITTEE REPORTS

#### A. BUILDING AND ZONING COMMITTEE, CHAIRMAN HOPKINS

##### 1. #2025-14 1001 Georgian Place

Trustee Hopkins stated that the petitioner is requesting a variation to allow a 5-foot 2-inch-tall fence in the required front yard. Fence height is limited to 4 feet in the front yard. A fence permit was issued for a 4-foot-tall fence in September 2024, the fence was installed and passed inspections. In July 2025, staff received a complaint that the fence height had been increased without a permit. If the variation is approved, the homeowner must apply for a revised fence permit and pay double permit fees. The Planning and Zoning Commission conducted the public hearing at their February 5, 2026, meeting and recommended approval of the petitioner's request.

President Gunsteen asked what the findings from the public hearing were. Ms. Stone stated that they recommended approval. President Gunsteen asked what the reason for the added foot was. The petitioner stated that after installing the 4-foot fence, they realized it didn't offer the kind of privacy they were looking for in their unique shaped lot. He stated that he went ahead with the construction of it not knowing that they needed to get re-permitted for an addition on top of the existing portion of the fence. He stated that once he was advised he needed a permit, they applied for one and it was recommended that he should apply for a variance which he did. President Gunsteen asked if any neighbors came out. Ms. Stone stated that no neighbors came out but that this was initiated by an anonymous complaint that the village received.



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Trustee Deyne stated that he drove by the residence and based on the time that he served on the Plan Commission, he had no objection to the way the fence is installed now as he doesn't think it's intrusive. Trustee LaPorte stated that he agreed. President Gunsteen stated that while he has no objection to this, he wanted to ensure that rules are in place for a reason. He went on to say that in order to avoid neighbor disputes, and this becoming a trend where residents do things and beg for forgiveness later, we need to set a precedence which is why the signs are doubled and fees are doubled. President Gunsteen stated that he has no objection to the actual offense itself but does not want this to become the norm and process of how the village will handle such offenses moving forward. Trustee Gandsey asked why the anonymous complaint came in. Ms. Stone stated that she thinks it's because most people follow the 25-foot front yard setback, so we don't allow fences taller than four feet typically in a front yard. President Gunsteen stated this would be sent to the next board meeting for approval.

### B. COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE, CHAIRMAN GANDSEY

#### 1. Lake Street Corridor Master Plan

Trustee Gandsey stated that 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. Each of the firm's submittals are attached for your review. 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" goals in order to get a developer in place for the 20-acre Village-owned parcel on Lake Street.

Ms. Stone stated that staff received three proposals and out of those three, staff is comfortable recommending Houseal Lavigne or the Lakota Group. She stated that the two main differences between the two is that the Lakota group was recommending having a steering committee which delays the process and adds additional time to getting the master plan. The reason why Houseal Lavigne wasn't recommending starting with that was that a lot of times, people have a hard time understanding the scale for master planning. She stated that they suggested meeting with the village board to get an idea of the board's vision is for the area, meet with staff while having a few stakeholder meetings, and then coming to the public with a few sketches of different possibilities so that you have a starting point for those discussions after which public engagement would begin. Ms. Stone stated that their process is about four to five months, which is about half the time of the Lakota Group. Ms. Stone stated that something both Planning Consultants include is doing a fiscal analysis to see what the market can handle, what retail development we can support, and what residential components would be needed so that we can make sure we have a plan that can actually be built and be appealing to develop.

Trustee Gandsey stated that she liked that they involve the public to get their feedback. President Gunsteen stated that it's definitely a good idea to have data-driven analysis before putting out plans that may not be sustainable especially in the long term. Trustee Suwanski stated that she really liked Houseal Lavigne's proposal and how they pinpointed everything with data up front. Trustee LaPorte agreed and



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stated that he's all for data driven analysis, especially with what's currently going on at Stratford Square. He stated that we don't want to reinvent the wheel and that we need to tie this in with our strategic plan and incorporate what we want Bartlett to be in the next 20-30 years to come. Ms. Stone stated that she heard from two of the consultants, "your town wants Trader Joe's" because that's what they consistently hear from most communities. She went on to say that master planning is not about who your tenants are but rather going into a much larger scale that speaks to sustainability. President Gunsteen stated that he thinks Houseal Lavigne Associates have a very thorough resume and that they fit the mold of what we're looking for and trying to accomplish on Lake Street. Trustee Gandsey asked if they would come in and do a presentation. Ms. Stone stated that we could have them come in or we could accept their proposal and move it forward to the board. Trustee Gandsey asked if we had worked with them before. Ms. Stone stated that we have not but that they are very well known in the Chicago area and that they also have offices in California. Trustee Deyne stated that he would not want to go with the McKenna Group due to their cost. Trustee Gandsey asked how quickly Houseal Lavigne could start. Trustee Battermann also asked that question along with whether they could stick to that timeline if they had other projects at the same time. Ms. Stone stated that they are large enough where they would still be able to meet our timeline regardless of other projects they are working on at the same time. President Gunsteen stated that he did some research on Houseal Lavigne, he stated that they carry a lot of weight with different developments so they can pull in other developers in the future. Trustee LaPorte stated that it would be nice to have them come in and present as an introductory meeting. Ms. Stone stated that she would get that in place for the next board meeting.

### C. LICENSE AND ORDINANCE COMMITTEE, CHAIRMAN BATTERMANN

#### 1. Ordinance Amending Village Anti-Nepotism Policies

Trustee Battermann stated that 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 the police officer hiring process and greater flexibility for part-time and seasonal positions that can be difficult to fill. Trustee Battermann stated that Human Resources Director Janelle Terrance was present to answer any questions.

Trustee Hopkins asked what the reason was for this policy. Ms. Terrance stated the main reason for this is to allow flexibility to hire for part-time, seasonal positions that aren't managing people, which tend to be harder to fill. She went on to say that this doesn't affect full-time employees as well as those that go through a hiring process through the Police and Fire Commission. Trustee Hopkins asked if the Police Chief's son could apply for a position or if this change just affected elected officials. Ms. Schumacher explained that the Police Chief's son could not apply for this position as he's an appointed official. She went on to say that this policy would affect appointed positions as well as elected officials. Trustee LaPorte stated that if a resident had an issue with his child working at the golf course, we would be able to point to this amendment showing that was allowed. Ms. Terrance stated that was correct. Trustee Hopkins and



## VILLAGE OF BARTLETT COMMITTEE MINUTES February 17, 2026

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President Gunsteen asked if this was something that had to be voted on for each position. Ms. Schumacher stated that there is only voting for an exception. She further elaborated whether it was a full-time position or something beyond the positions that Ms. Terrance enumerated, that's when there would be an override by board vote. Ms. Schumacher stated that they would write this a little better and specify regarding non-managerial positions. Ms. Terrance stated that she could definitely do that. President Gunsteen stated that he had no issues with this. He went on to say that the park district recently lifted their anti-nepotism policy to try to fill positions at the pool and for grass cutting.

Ms. Terrance stated that Ms. Schumacher did direct her to look at what other communities do, and so they did conduct a thorough survey of other communities. Ms. Schumacher stated that the village's high school internship program for junior and seniors; if any of the elected official's children went to these high schools, they would be excluded from those internships under the current ordinance. President Gunsteen stated that it's not just children, the way the current ordinance is written, it's any family member. President Gunsteen went on to say that this amendment still protects the village from nepotism as it relates to a management role. Ms. Schumacher stated that it's not only for a managerial or supervisory role but basically any position that would be full-time and accrue benefits. Trustee Battermann stated that if there were no other questions, this would be moved to the next board meeting for a vote.

### D. FINANCE COMMITTEE, CHAIRMAN LAPORTE

#### 1. Proposed Operating Budget Presentation

Mr. Coulter stated that he is hoping to wrap up the budget document by Friday to get that sent out to the board. He stated that it's the same format as in the past, and the only addition this year is an organizational chart for each department as well as a description for each position. Mr. Coulter stated that he would be going over the budget presentation tonight, which is more of an overview and going through revenues and fund balances. He went on to say that next month they would get into expenditures with department reviews. He went on to say that at the March 3<sup>rd</sup> meeting they would discuss the budget for the Golf Course, Planning and Development, Central Services, Information Systems, and Public Works. Mr. Coulter stated that at the March 10<sup>th</sup> meeting, they would wrap up discussions with Administrations, Finance, Professional Services, and Police. He stated that at the April 17<sup>th</sup> meeting, they would hold a public hearing and adopt the budget. Ms. Schumacher wanted to mention that the March 10<sup>th</sup> date is due to the new State Law stating that we cannot have public meetings on Election Day and the primary is on March 17<sup>th</sup>, which would've been a board meeting date. President Gunsteen asked if anyone had any conflicts with the March 10<sup>th</sup> date. Trustee Gandsey wanted to confirm start times for both the March 3<sup>rd</sup> and March 10<sup>th</sup> meetings, Mr. Coulter stated that the meeting on March 3<sup>rd</sup> would start at 6pm and the meeting on March 10<sup>th</sup> would start at 7pm.

Mr. Coulter stated that in this budget, total revenues came in at \$79,606,810, which is up \$6,179,883 or 8.42% from last year's budget. He stated that most of the increase is due to Home Rule Sales tax rate increase which went into effect last July. He went on to say that it's also due to sales tax in general doing well, in addition to the water and sewer rate increases. Mr. Coulter stated that total expenditures are \$81,952,921, which is up \$1,212,332 or 1.5% from last year's budget, which is due to water fund



## **VILLAGE OF BARTLETT COMMITTEE MINUTES February 17, 2026**

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contractual services, personnel costs, Bluff City TIF debt service payments, and the Lake Street Corridor TIF budget. He went over where the total revenue of \$79,606,810 comes from. The breakdown is as follows: 17% property taxes, 37% other taxes, 31% charges for services, 7% interest income, 1% borrowings, and 7% other revenues. Mr. Coulter then detailed the total expenditures totaling \$1,952,921 and where that money goes. The breakdown is as follows: 21% capital projects, 26% public works, 26% public safety, 11% general government, 4% golf, and 12% debt service.

Mr. Coulter then detailed a bar graph outlines the Revenue and Expenditure history for the last 10 years. He stated that for this budget it's going to go up approximately \$3.6 million; stating that a lot of this is due to the DuPage Water Commission (DWC) water agreements. He stated that we're estimating a 4% DWC increase. He stated that personnel costs are going up by about \$1.6 million, which is a 5% increase from last year. Mr. Coulter stated that the Police Department makes up about \$1 million of the \$1.6 million increase and that the police pension is about \$256,000. He went on to say that Bluff City debt service payments are going up about \$700,00, which means there's more property tax increment that's going into the TIF. He stated that it allows us to pay more on the developer note each year. Mr. Coulter stated that this is the first time that we're budgeting for the Lake Street Corridor TIF which is an increase of \$540,000.

Mr. Coulter then detailed a breakdown of operating expenditures by type; elaborating that there is no change in the breakdown from last year. Mr. Coulter stated that personnel makes up 51% of total operating expenditures, which includes 4.5 million from the police pension fund. He stated that contractual services make up 21% with the biggest item being the DuPage Water Commission agreement. He stated that the other charges include our debt and liability insurance, with commodities and capital outlay at 4% each. Trustee Gandsey asked if revenue has been steady compared to past years. Mr. Coulter stated that the only big jump was with other taxes due to our sales tax and home rule tax.

Mr. Coulter then presented a General Fund Overview: Total Revenues were \$39,208,524 with an increase of \$6,093,370 or 18.40% from the previous budget, Total Expenditures were \$34,801,847 with an increase of \$3,198,265 or 10.12% from last years budget, Expected Fund Balance was \$25,597,553, with a decrease of \$1,397,565 due to Capital Budget of \$5,930,000, which comes out of the Streets Department Budget, and Net Transfers are a negative at \$5,804,242. He then went over the General Fund Revenues stating that big change is going to be the Home Rule Sales Tax. He stated that last year it was 12% so it jumped by to 23%, which is now our biggest revenue source in the General Fund. Mr. Coulter stated that Income taxes went from 24% down to 21%, Corporate Tax went from 24% to 20%, and that Sales Tax remained at 20%. He went on to say that the remaining 16% of revenues comes from other taxes, permits, licenses, fees, fines, and miscellaneous.

Mr. Coulter stated that he would now go over the four major revenues in the General Fund. He started with the General Corporate Property taxes budgeting \$7,269,094, stating that this is the amount we are proposing for the 2026 levy next October. Mr. Coulter stated that there's no increase from the 2025 levy. He then went over a 10-year history of our general corporate levy with the big jump in 2023 in the amount of \$750,000 which was to capture the EAV from the Brewster Creek TIF when it closed. Mr. Coulter stated that State Income Tax or (LGDF), we are budgeting \$7,300,000, which is an increase of \$50,000 or 0.7% from last year's budget. He went on to say that the State distributes this revenue on a per capita estimate



## **VILLAGE OF BARTLETT COMMITTEE MINUTES February 17, 2026**

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of \$181.36 and the latest population for Bartlett of 41,105. Mr. Coulter then briefly went over the 10-year history for income tax, stating that it has been gradually increasing each year. Next, he discussed the Sales Tax budget, which is \$7,100,000, which is an increase of \$1,200,000 or 20% from last year's budget. Mr. Coulter stated that the village receives 1% of the 6.25% state rate on purchases made within the village. He then went over a 10-year history noting the jump from 2024 to 2025 stating this was attributed by a healthy economy, new businesses in Bartlett, some of the businesses in the business park, and the legislative change with the Leveling of Playing Field Act 2.0 which went into effect January 1, 2025.

Mr. Coulter presented the Home Rule Sales Tax which budgets \$8,100,000, which is an increase of \$4,600,000, or 131% from last year's budget. He went on to say that the village receives 1.75% on general merchandise purchases within the village and some online purchases, not including groceries or medical. He stated that there was an increased Home Rule Sales Tax rate by 0.75%, which went into effect July 1, 2025. Mr. Coulter stated that some of the other General Fund Revenues include Building Permits budgeting \$875,000, which is a decrease of \$25,000 or 3% from the previous year's budget. He stated that this is based conservatively on 97 new residential construction permits at Grasslands and three commercial permits. Mr. Coulter stated that Local Use budgeted at \$100,000 is a decrease of \$700,000 or 88% from last year's budget. He stated that the village receives revenue based on per capita rate and a population of 41,105. He went on to say that per IML's latest update, it's \$2.67, which is down from \$19.60 last year. Mr. Coulter attributed it to being down due to the Leveling of the Playing Field for Illinois Retail Act. Mr. Coulter went over Interest Income, stating it's budgeted at \$800,000 with no change from last year's budget, but down from the current year's estimation of \$1.2 million. He went on to say that the Federal Reserve reduced the Fed Rate by 100 basis points in 2024 and 75 basis points in 2025.

Mr. Coulter gave an overview of the Motor fuel Tax Fund, stating that total revenues were \$2,325,000, which is a decrease of \$825,000 or 26% from last year's budget. He stated that the reason revenues are going down is that last year we had \$980,000 STP grant for the North Oak Resurfacing project as well as \$170,000 for Streamwood's share of this project. Mr. Coulter stated that Total Expenditures are \$3,375,000, which is a decrease of \$2,825,000 or 46% from last year's budget. He stated that this decrease is due to the Capital Budget; explaining the North Oak Resurfacing project is going from a budget of \$1.4 million to \$200,000. He stated that the MFT program that we're doing every year comes out of the General Fund. Mr. Coulter stated that Net Transfers has a negative \$250,000 with Expected Fund Balance at \$4,224,716, which is a decrease of \$1,300,000 due to an increase in capital improvements. Mr. Coulter then went over MFT Revenues stating that MFT Allotments are \$1,875,000, which is an increase of \$75,000 or 4% from last year's budget. He went on to say that the State distributes this on a per capita basis with IML's Per Capita estimate at \$46.52 for FY 27, which is up from \$44.76 in FY 26. He stated that Municipal MFT Tax is \$275,000 at \$0.03/gallon which went into effect on July 1, 2025.

Mr. Coulter provided a Water Fund Overview, with Total Revenues at \$14,831,000, which is an increase of \$1,140,000 or 8% from last year's budget. He stated that Total Expenditures are \$155,710, which is an increase of \$209,234 or 1% from last year's budget. Mr. Coulter stated that Net Transfers are a positive \$586,631, which he stated will be the transfer of 1 million dollars of the COVID funds into the Water Fund minus the transfers out of the Central Services Fund and the Vehicle Replacement Fund. He went on to say that the Expected Fund Balance is \$3,568,925 which is a decrease of \$417,079 due to Capital Improvements. Mr. Coulter went over Water Fund Revenues stating that charges for services are



## VILLAGE OF BARTLETT COMMITTEE MINUTES February 17, 2026

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\$14,630,000, which is an increase of \$1,140,000 or 8% from last year's budget. He stated that revenue is based upon consumption history with an 8% increase. Mr. Coulter then detailed the Village Water Rate 5-year history, stating that there was no increase in 2022, a 4% rate increase in 2023, a 3% rate increase in 2024, and no increases in 2025 and 2026. Mr. Coulter went over a 5-year history regarding the DWC Water Rate, stating that in 2022 there was no increase, 2023 had a 4.23% rate increase, 2024 had a 4.05% rate increase, 2025 had a 3.53% rate increase, and 2026 had a 3.94% rate increase. Trustee Hopkins had a question regarding DWC rate increases. Mr. Coulter stated that he believes they've been passing on what the city of Chicago decides. Ms. Schumacher stated that she agrees that they are passing through the city of Chicago and have been negotiating with them for a while. She went on to say that the DWC has been working to establish their own connection so as not to be at the mercy of the city. Ms. Schumacher stated that they could certainly provide the board with their budget for review. Mr. Coulter stated that they are on the same fiscal year as we are, so we don't know what they're doing for next year yet. He stated that we are budgeting a 4% increase for DWC.

Mr. Coulter continued presenting on the Water Fund Revenues stating that Interest Income is \$200,000 with no change from last year's budget. He went on to say that the estimate is the same as last year's budget but down from the current year's estimate of \$225,000. Mr. Coulter stated that Transfer In is \$1,000,000, with no transfer in the prior year's budget. He stated that the transfer is from the Capital Projects Fund, which is ARPA (Covid) funds. Mr. Coulter went over the Sewer Fund Overview stating that Total Revenues were \$7,594,223, which is an increase of \$259,223 or 3.5% from last year's budget. Total Expenditures are \$9,244,158 which is an increase of \$189,125 or 2% from last year's budget. Net Transfers are a negative \$441,369. He stated that Expected Fund Balance is \$6,810,352, which is a decrease of \$2,091,034 due to capital improvements and repayment of an IEPA loan. Mr. Coulter went over Sewer Fund Revenues stating that Charges for Services are \$369,223, which is an increase of \$179,223 or 2% from last year's budget. He stated that revenue is based upon consumption history with a 5% rate increase. The last rate increase was effective May 1, 2022, and was 5.1% for Cook County and 8.6% for DuPage County. Mr. Coulter stated that Interest Income was \$200,000, which is an increase of \$80,000 or 67% from last year's budget. He stated that the estimate is an increase from last year's budget but down from the current year's estimate of \$350,000.

Mr. Coulter went over the Golf Fund Overview, stating that Total Revenues are \$3,316,000, which is a decrease of \$96,500 or 3% from last year's budget. Total Expenditures are \$3,219,184, which is an increase of \$20,507, or 0.64% from last year's budget. Net Transfers are a negative \$68,250 for an expected Fund Balance of negative \$1,416,699. He stated that this budget reduces that negative balance by \$28,566. Mr. Coulter stated that Golf Fund Revenues are \$1,848,000, with an increase of \$140,500 or 8% from last year's budget. He stated that revenue is based upon estimate golf rounds as well as various rate increases. He stated that Pro Shop sales are \$93,000, which is a decrease of \$1,000 or 1% from last year's budget. Mr. Coulter went over the Food and Beverage Revenue stating that it was \$1,375,000, which is an increase of \$84,000 or 7% from last year's budget. He stated that they are expected to host 40 weddings in 2026 and pointed out on the Food and Beverage Sales chart that sales continue to increase.

Mr. Coulter then went over the Internal Service Funds; he stated that under the Central Services Fund, we created an Information Systems Department within Central Services last year. He stated that two new positions were approved this past year that are funded out of Central Services; Buildings Facility Manager



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(in Streets Department but funded out of Central Services), and GIS Technician in the Information Systems Department. Mr. Coulter stated that transfers into Central Services were \$1,983,298, an increase of \$255,516 or 15% from last year's budget. Mr. Coulter went over the Vehicle Replacement Fund. He stated that there are a total of 6 vehicles that need to be replaced in this budget totaling \$640,175, down 25% from the prior year's budget. Mr. Coulter stated that transfers into vehicle replacement are \$783,132, which is no change from the prior year.

Mr. Coulter stated that to summarize, this is a balanced budget with the use of fund surplus that is within our budget policy. He stated that we're proposing no new taxes or fees, no increase to the General Corporate property tax levy. He went on to say that this does include the 8% water rate increase and 5% sewer rate increase. Mr. Coulter stated that for Personnel Costs, it includes a 3.25% cost of living increase for non-unions, which is down from 3.75% last year. He stated that our insurance costs are down due to switching to IPBS which was the intergovernmental Personnel Benefit Cooperative, which was the health insurance pool. Mr. Coulter went on to say that insurance costs were \$516,516 lower in 2025 compared to 2024. He stated that the IMRF employer rate is going up from 10.62% in 2025 to 11.60% in 2026. Mr. Coulter stated that was all he had for tonight and that he would go into more detail next month regarding all the expenditures.

**E. ADJOURNMENT**

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

**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 3/17/2026**

**100-GENERAL FUND REVENUES**

**420230-BUILDING PERMITS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GO PERMITS LLC	413 MONARCH BIRCH LN-PERMIT FEE REFUND	216.56
	<b>INVOICES TOTAL:</b>	<b>216.56</b>

216.56

**100000-GENERAL FUND**

**210002-GROUP INSURANCE PAYABLE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 FIRST STOP HEALTH LLC	TELEMEDICINE SERVICES/MARCH 2026	975.80
** 1 IPBC	MONTHLY INSURANCE - MARCH 2026	331,859.69
	<b>INVOICES TOTAL:</b>	<b>332,835.49</b>

332,835.49

**1100-VILLAGE BOARD/ADMINISTRATION**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 KONICA MINOLTA BUSINESS	COPIER MAINTENANCE SERVICE	149.12
	<b>INVOICES TOTAL:</b>	<b>149.12</b>

**523100-ADVERTISING**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 A5 GROUP INC	VILLAGE BRANDING	1,881.25
** 1 A5 GROUP INC	VILLAGE BRANDING	1,225.00
** 1 A5 GROUP INC	VILLAGE BRANDING	612.50
** 1 ELAN FINANCIAL SERVICES	LUNCH EXPENSE	148.31
	<b>INVOICES TOTAL:</b>	<b>3,867.06</b>

**530115-SUBSCRIPTIONS/PUBLICATIONS**

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

**532200-OFFICE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	CUSTOM STICKY NOTES	48.90
1 WAREHOUSE DIRECT	OFFICE SUPPLIES	59.90
	<b>INVOICES TOTAL:</b>	<b>108.80</b>

**541600-PROFESSIONAL DEVELOPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	DINNER/LODGING EXPENSE	646.41

\*\* Indicates pre-issue check.

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INVOICES TOTAL: 646.41

**543101-DUES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	RENEWAL FEES	385.00
		<u>INVOICES TOTAL: 385.00</u>

**543900-COMMUNITY RELATIONS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	POSTAGE/CREATIVFOTO	37.69
		<u>INVOICES TOTAL: 37.69</u>

**543910-HISTORY MUSEUM EXPENSES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	POSTAGE FOR WWII BANNERS/MUSEUM SUPPLIES	888.45
		<u>INVOICES TOTAL: 888.45</u>

**546900-CONTINGENCIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ALBERTSONS - SAFEWAY	FOOD PURCHASE	14.08
1 COMCAST	CABLE SERVICE	25.20
** 1 ELAN FINANCIAL SERVICES	AMAZON PRIME/LUNCH EXPENSE	118.85
1 MIDWEST FIRST AID & SAFETY	FIRST AID SUPPLIES	89.12
		<u>INVOICES TOTAL: 247.25</u>

6,442.83

**1200-PROFESSIONAL SERVICES**

**523400-LEGAL SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ANCEL GLINK P.C.	PROFESSIONAL SERVICES	19,915.65
1 CLARK BAIRD SMITH LLP	PROFESSIONAL SERVICES	4,832.50
1 LAW OFFICES OF ROBERT J KRUPP PC	PROFESSIONAL SERVICES	1,900.00
		<u>INVOICES TOTAL: 26,648.15</u>

26,648.15

**1400-FINANCE**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 KONICA MINOLTA BUSINESS	COPIER MAINTENANCE SERVICE	28.00
		<u>INVOICES TOTAL: 28.00</u>

**532200-OFFICE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 WAREHOUSE DIRECT	OFFICE SUPPLIES	46.18

\*\* Indicates pre-issue check.

DATE: 3/10/2026  
 TIME: 9:52:59AM

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1 WAREHOUSE DIRECT	MATERIALS & OFFICE SUPPLIES	515.78
1 WAREHOUSE DIRECT	TONER	207.71
	<b>INVOICES TOTAL:</b>	<b>769.67</b>

797.67

**1500-PLANNING & DEV SERVICES**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GORDON FLESCH COMPANY INC	COPIER MAINTENANCE SERVICE	13.40
	<b>INVOICES TOTAL:</b>	<b>13.40</b>

**523110-LEGAL PUBLICATIONS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 PADDOCK PUBLICATIONS INC	PUBLIC HEARING NOTICES	112.70
	<b>INVOICES TOTAL:</b>	<b>112.70</b>

**526000-SERVICE TO MAINTAIN VEHICLES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 FTD AUTO LLC	VEHICLE MAINTENANCE	195.75
	<b>INVOICES TOTAL:</b>	<b>195.75</b>

**526006-INSPECTION SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 FOOD & ALCOHOL SERVICE TRAINING IN	FOOD SERVICE INSPECTIONS FEBRUARY 2026	990.00
	<b>INVOICES TOTAL:</b>	<b>990.00</b>

**530115-SUBSCRIPTIONS/PUBLICATIONS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	IBC STUDY PACK	115.89
	<b>INVOICES TOTAL:</b>	<b>115.89</b>

**532200-OFFICE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	90.43
1 AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	13.59
	<b>INVOICES TOTAL:</b>	<b>104.02</b>

**541600-PROFESSIONAL DEVELOPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COLLEGE OF DUPAGE	TRAINING CLASS	225.00
** 1 ELAN FINANCIAL SERVICES	NATIONAL PLANNING CONF REG FEE	835.00
	<b>INVOICES TOTAL:</b>	<b>1,060.00</b>

2,591.76

\*\* Indicates pre-issue check.

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**1700-POLICE**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AL WARREN OIL COMPANY INC	DIESEL FUEL	2,842.28
1 FULTON SIREN SERVICES	ANNUAL SYSTEM MONITORING FEE	539.95
1 KONICA MINOLTA BUSINESS	COPIER MAINTENANCE SERVICE	247.35
1 POWERDMS INC	POWERPOLICY/POWERTIME SUBSCRIPTIONS	3,600.98
1 T-MOBILE	TELEPHONE BILL	2,150.40
1 T-MOBILE	TELEPHONE BILL	1,620.10
1 ULTRA STROBE COMMUNICATIONS INC	MONTHLY SERVICE FEE	1,235.00
<b>INVOICES TOTAL:</b>		<b>12,236.06</b>

**522700-COMPUTER SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 LEADSONLINE LLC	ANNUAL SERVICE AGREEMENT	6,345.00
<b>INVOICES TOTAL:</b>		<b>6,345.00</b>

**526000-SERVICE TO MAINTAIN VEHICLES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ARMY TRAIL TIRE AND SERVICE	VEHICLE MAINTENANCE	546.92
1 FTD AUTO LLC	VEHICLE MAINTENANCE	68.65
1 FTD AUTO LLC	VEHICLE MAINTENANCE	50.00
1 FTD AUTO LLC	VEHICLE MAINTENANCE	50.00
1 FTD AUTO LLC	VEHICLE MAINTENANCE	50.00
1 FTD AUTO LLC	VEHICLE MAINTENANCE	50.00
1 FTD AUTO LLC	VEHICLE MAINTENANCE	50.00
1 FTD AUTO LLC	VEHICLE MAINTENANCE	50.00
1 FTD AUTO LLC	VEHICLE MAINTENANCE	50.00
1 FTD AUTO LLC	VEHICLE MAINTENANCE	50.00
1 FTD AUTO LLC	VEHICLE MAINTENANCE	149.98
1 HOME DEPOT CREDIT SERVICES	MATERIALS & SUPPLIES	99.40
1 MYD BARTLETT SG, LLC	CAR WASH SALES	192.00
1 UNITED MOTORWORKS	VEHICLE MAINTENANCE	434.80
1 UNITED MOTORWORKS	VEHICLE MAINTENANCE	895.37
1 UNITED MOTORWORKS	VEHICLE MAINTENANCE	184.46
<b>INVOICES TOTAL:</b>		<b>2,921.58</b>

**526050-VEHICLE SET UP**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 EBY GRAPHICS INC	VEHICLE GRAPHICS INSTALLATION	1,042.81
<b>INVOICES TOTAL:</b>		<b>1,042.81</b>

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ALBERTSONS - SAFEWAY	FOOD PURCHASE	52.94
1 DIY AWARDS	OFFICER OF THE YEAR PLAQUE	219.99
** 1 ELAN FINANCIAL SERVICES	EVIDENCE TAPE/MAVERICK GROOMING	330.37

\*\* Indicates pre-issue check.

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1 HEARTLAND ANIMAL HOSPITAL PC	MAVERICK VET VISIT	231.35
1 HOME DEPOT CREDIT SERVICES	MATERIALS & SUPPLIES	457.20
** 1 CHRISTOPHER JOHNSON	REIMBURSEMENT FOR INVESTIGATIONS EXPENSES	216.02
1 LAPEL PINS PLUS NETWORK LLC	CHALLENGE COINS	1,041.00
1 MIDWEST FIRST AID & SAFETY	FIRST AID SUPPLIES	133.73
1 RAY O'HERRON CO INC	UNIFORM APPAREL	161.92
1 ULINE	SUPPLIES	920.24
1 WAREHOUSE DIRECT	MATERIALS & SUPPLIES	143.52
1 ZIEGLER'S ACE HARDWARE	MATERIALS & SUPPLIES	19.95
<b>INVOICES TOTAL:</b>		<b><u>3,928.23</u></b>

**530110-UNIFORMS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 STREICHER'S INC	UNIFORM APPAREL	351.00
1 STREICHER'S INC	UNIFORM APPAREL	490.00
<b>INVOICES TOTAL:</b>		<b><u>841.00</u></b>

**530115-SUBSCRIPTIONS/PUBLICATIONS**

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

**530125-SHOOTING RANGE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	TARGET STAND	203.02
1 HOME DEPOT CREDIT SERVICES	MATERIALS & SUPPLIES	412.55
<b>INVOICES TOTAL:</b>		<b><u>615.57</u></b>

**532200-OFFICE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	380.61
1 AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	17.99
1 THE FINER LINE INC	NAME PLATE	24.08
1 PRESENTA PLAQUE CORPORATION	PLAQUES	172.77
1 STATE GRAPHICS	BUSINESS CARDS	164.68
1 WAREHOUSE DIRECT	OFFICE SUPPLIES	6.16
1 WAREHOUSE DIRECT	OFFICE SUPPLIES	7.45
1 WAREHOUSE DIRECT	OFFICE SUPPLIES	13.30
<b>INVOICES TOTAL:</b>		<b><u>787.04</u></b>

**532300-POSTAGE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 FEDERAL EXPRESS CORP	POSTAGE	14.60
<b>INVOICES TOTAL:</b>		<b><u>14.60</u></b>

\*\* Indicates pre-issue check.

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**541600-PROFESSIONAL DEVELOPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	CONF REG FEES/CROSS TRAINING BIKE/AIRLINE E	7,911.03
	<b>INVOICES TOTAL:</b>	<b>7,911.03</b>

**542000-PLANNING & RESEARCH**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 POWERDMS INC	POWERPOLICY/POWERTIME SUBSCRIPTIONS	7,545.92
	<b>INVOICES TOTAL:</b>	<b>7,545.92</b>

**543101-DUES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 DUPAGE CO CHIEFS OF POLICE ASSOC	DUPAGE CHIEFS ADMIN LUNCHEON	125.00
** 1 ELAN FINANCIAL SERVICES	NOTARY REG FEE/NATW MEMBERSHIP FEE/MEMBE	196.00
	<b>INVOICES TOTAL:</b>	<b>321.00</b>

**543900-COMMUNITY RELATIONS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	DESIGN PROGRAM/TEEN ACADEMY T-SHIRTS	422.95
	<b>INVOICES TOTAL:</b>	<b>422.95</b>

**544001-PRISONER DETENTION**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ALBERTSONS - SAFEWAY	FOOD PURCHASE	37.33
1 BARTLETT SOAP N SUDS	DETENTION BLANKET CLEANING	33.75
	<b>INVOICES TOTAL:</b>	<b>71.08</b>

**546900-CONTINGENCIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 DU-COMM	INTERPRETATION SERVICES	2.07
** 1 ELAN FINANCIAL SERVICES	FLOWERS	137.93
	<b>INVOICES TOTAL:</b>	<b>140.00</b>

**570105-EQUITABLE SHARING EXPENSE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AXON ENTERPRISE INC	TASER HOLSTER	86.00
1 DACRA ADJUDICATION SYSTEM	MONTHLY SERVICE FEE	3,100.00
1 FLOCK SAFETY	FLOCK READERS	5,000.00
	<b>INVOICES TOTAL:</b>	<b>8,186.00</b>

53,610.13

**1800-STREET MAINTENANCE**

**522500-EQUIPMENT RENTALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 BIG TENT EVENTS	EQUIPMENT RENTAL	176.73

\*\* Indicates pre-issue check.

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1 T-MOBILE	TELEPHONE BILL	324.60
1 VERIZON WIRELESS	WIRELESS SERVICES	50.46
1 VERIZON WIRELESS	WIRELESS SERVICES	21.36
<b>INVOICES TOTAL:</b>		<b>573.15</b>

**523100-ADVERTISING**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	CIVIL ENGINEER JOB POSTING	35.00
** 1 ELAN FINANCIAL SERVICES	APWA-CIVIL ENGINEER JOB POSTING	8.33
1 PADDOCK PUBLICATIONS INC	BID NOTICES	125.00
<b>INVOICES TOTAL:</b>		<b>168.33</b>

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	3,852.11
1 NICOR GAS	GAS BILL	487.84
1 NICOR GAS	GAS BILL	1,331.41
1 NICOR GAS	GAS BILL	3,009.82
<b>INVOICES TOTAL:</b>		<b>8,681.18</b>

**526000-SERVICE TO MAINTAIN VEHICLES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 KAMMES AUTO & TRUCK REPAIR INC	VEHICLE MAINTENANCE	1,210.54
1 KAMMES AUTO & TRUCK REPAIR INC	VEHICLE MAINTENANCE	45.00
1 PRECISE MRM LLC	VEHICLE MAINTENANCE	736.00
<b>INVOICES TOTAL:</b>		<b>1,991.54</b>

**527110-SVCS TO MAINTAIN TRAFFIC SIGS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MEADE ELECTRIC CO INC	TRAFFIC SIGNAL MAINTENANCE	1,227.60
1 STATE TREASURER	TRAFFIC SIGNAL MAINTENANCE	4,254.51
<b>INVOICES TOTAL:</b>		<b>5,482.11</b>

**527113-SERVICES TO MAINT. GROUNDS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CLARENCE DAVIDS & COMPANY	TREE LIGHTING INSTALLATION	3,233.50
<b>INVOICES TOTAL:</b>		<b>3,233.50</b>

**527130-SIDEWALK & CURB REPLACEMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MARK CONNIFF	PUBLIC SIDEWALK REPLACEMENT	1,226.50
1 KEN WENZ	PUBLIC SIDEWALK REPLACEMENT	738.00
<b>INVOICES TOTAL:</b>		<b>1,964.50</b>

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 DULTMEIER SALES LLC	MATERIALS & SUPPLIES	1,357.91

\*\* Indicates pre-issue check.

DATE: 3/10/2026  
 TIME: 9:52:59AM

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**	1 ELAN FINANCIAL SERVICES	POST HOLIDAY LUNCH/STAFF LUNCH	309.45
**	1 PETTY CASH	PETTY CASH REIMBURSEMENT	11.45
	1 RUSSO'S POWER EQUIPMENT INC	MATERIALS & SUPPLIES	279.90
	1 ZIEGLER'S ACE HARDWARE	MATERIALS & SUPPLIES	156.98
			<u>INVOICES TOTAL:</u> <b>2,115.69</b>

**530160-SAFETY EQUIPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GRAINGER	MAINTENANCE SUPPLIES	680.00
1 GRAINGER	MAINTENANCE SUPPLIES	251.40
1 MOBILEAR INCORPORATED	AUDIOMETRIC TESTING SERVICES	358.33
		<u>INVOICES TOTAL:</u> <b>1,289.73</b>

**532010-FUEL PURCHASES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AL WARREN OIL COMPANY INC	DIESEL FUEL	4,887.31
		<u>INVOICES TOTAL:</u> <b>4,887.31</b>

**532200-OFFICE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	5.39
** 1 SAM'S CLUB	MATERIALS & SUPPLIES	34.41
1 WAREHOUSE DIRECT	OFFICE SUPPLIES	48.06
		<u>INVOICES TOTAL:</u> <b>87.86</b>

**534300-EQUIPMENT MAINTENANCE MATLS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 3M COMPANY	SIGN MATERIALS	2,821.19
1 AUTOZONE INC	MAINTENANCE SUPPLIES	855.61
1 CAROL STREAM LAWN & POWER	MAINTENANCE MATERIALS	46.53
1 CHICAGO PARTS & SOUND ENTERPRISES	BATTERIES	444.00
1 DULTMEIER SALES LLC	MATERIALS & SUPPLIES	322.96
1 DULTMEIER SALES LLC	MATERIALS & SUPPLIES	25.62
1 GENESISONE	COPIER MAINTENANCE SERVICE	16.83
1 HAWK FORD OF ST CHARLES	VEHICLE MAINTENANCE	5.76
1 NAPA AUTO PARTS	MAINTENANCE SUPPLIES	17.46
		<u>INVOICES TOTAL:</u> <b>4,555.96</b>

**534400-STREET MAINTENANCE MATERIALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 3M COMPANY	STREET SIGN MATERIALS	591.24
1 3M COMPANY	STREET SIGN MATERIALS	1,706.22
1 HIGH STAR TRAFFIC	STREET MAINTENANCE MATERIALS	761.45
1 HIGH STAR TRAFFIC	STREET MAINTENANCE MATERIALS	1,673.50
		<u>INVOICES TOTAL:</u> <b>4,732.41</b>

\*\* Indicates pre-issue check.

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**534600-BUILDING MAINTENANCE MATERIALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 RAYNOR DOOR AUTHORITY	DOOR REPAIRS	2,285.00
<b>INVOICES TOTAL:</b>		<b>2,285.00</b>

**541600-PROFESSIONAL DEVELOPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	APWA MEETING/EXAM FEE FOR SARAH C	82.20
** 1 PETTY CASH	PETTY CASH REIMBURSEMENT	40.84
<b>INVOICES TOTAL:</b>		<b>123.04</b>

**543101-DUES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	APWA MEMBERSHIP DUES	632.33
<b>INVOICES TOTAL:</b>		<b>632.33</b>

**543800-STORMWATER FACILITIES MAINT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ENVIRONMENTAL AQUATIC MGMT LLC	POND/LAKE MANAGEMENT SERVICES	3,600.00
1 MCCLOUD AQUATICS	POND MAINTENANCE AGREEMENT	3,754.44
<b>INVOICES TOTAL:</b>		<b>7,354.44</b>

**546900-CONTINGENCIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	IPAD FOR SAM H	399.66
<b>INVOICES TOTAL:</b>		<b>399.66</b>

50,557.74

**2200-MFT EXPENDITURES**

**583005-MFT MAINTENANCE PROGRAM**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CHASTAIN & ASSOCIATES LLC	OAK AVE RESURFACING PROJECT	9,856.67
1 MDS TECHNOLOGIES INC	SIDEWALK INVENTORY/MAPPING SERVICES	9,950.00
<b>INVOICES TOTAL:</b>		<b>19,806.67</b>

19,806.67

**4200-MUNICIPAL BLDG PROJECTS EXP**

**572000-BUILDING & GROUNDS IMPROVMNTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CROWTHER ROOFING AND SHEET METAL	VILLAGE HALL HVAC REPLACEMENT	10,000.00
<b>INVOICES TOTAL:</b>		<b>10,000.00</b>

10,000.00

\*\* Indicates pre-issue check.

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**430000-DEVELOPER DEPOSITS FUND**

**262099-DEPOSIT-ORDINANCE 89-49**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 DR HORTON	BOND REFUND-1120 BLUEBELL LN	1,000.00
	<b>INVOICES TOTAL:</b>	<b>1,000.00</b>
		<b>1,000.00</b>

**5000-WATER OPERATING EXPENSES**

**520025-DWC WATER AGREEMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 DUPAGE WATER COMMISSION	DWC WATER BILL - JANUARY 2026	595,822.40
	<b>INVOICES TOTAL:</b>	<b>595,822.40</b>

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	SCADA PHONE SERVICE	39.83
1 VIAN CONSTRUCTION CO INC	EMERGENCY WATER MAIN BREAK REPAIR	9,222.50
1 VIAN CONSTRUCTION CO INC	EMERGENCY WATER MAIN BREAK REPAIR	12,396.25
1 VIAN CONSTRUCTION CO INC	EMERGENCY WATER MAIN BREAK REPAIR	11,855.00
1 VIAN CONSTRUCTION CO INC	EMERGENCY WATER MAIN BREAK REPAIR	10,867.50
	<b>INVOICES TOTAL:</b>	<b>44,381.08</b>

**522500-EQUIPMENT RENTALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 T-MOBILE	TELEPHONE BILL	67.20
1 T-MOBILE	TELEPHONE BILL	324.60
1 VERIZON WIRELESS	WIRELESS SERVICES	50.46
	<b>INVOICES TOTAL:</b>	<b>442.26</b>

**522720-PRINTING SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SEBIS DIRECT INC	MARCH 2026 BILLING	721.29
	<b>INVOICES TOTAL:</b>	<b>721.29</b>

**523100-ADVERTISING**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	APWA-CIVIL ENGINEER JOB POSTING	8.33
	<b>INVOICES TOTAL:</b>	<b>8.33</b>

**523401-ARCHITECTURAL/ENGINEERING SVC**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 STANTEC CONSULTING SERVICES INC	WATER & SEWER RATE STUDY 2025	1,033.50
	<b>INVOICES TOTAL:</b>	<b>1,033.50</b>

\*\* Indicates pre-issue check.

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**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	2,335.28
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	2,166.59
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	463.00
1 CONSTELLATION NEW ENERGY INC	ELECTRIC BILL	4,442.43
1 NEXAMP INC	ELECTRIC BILL	244.75
1 NICOR GAS	GAS BILL	605.53
<b>INVOICES TOTAL:</b>		<b>10,257.58</b>

**526000-SERVICE TO MAINTAIN VEHICLES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 FTD AUTO LLC	VEHICLE MAINTENANCE	55.00
1 KAMMES AUTO & TRUCK REPAIR INC	VEHICLE MAINTENANCE	250.04
1 PRECISE MRM LLC	VEHICLE MAINTENANCE	161.00
<b>INVOICES TOTAL:</b>		<b>466.04</b>

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

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 VULCAN CONSTRUCTION MATERIALS LL	GRAVEL PURCHASE	3,075.46
<b>INVOICES TOTAL:</b>		<b>3,075.46</b>

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CORE & MAIN LP	MATERIALS & SUPPLIES	1,813.50
1 CORE & MAIN LP	MATERIALS & SUPPLIES	1,618.50
1 CORE & MAIN LP	MATERIALS & SUPPLIES	801.50
** 1 ELAN FINANCIAL SERVICES	POST HOLIDAY LUNCH/STAFF LUNCH	361.66
** 1 PETTY CASH	PETTY CASH REIMBURSEMENT	11.45
<b>INVOICES TOTAL:</b>		<b>4,606.61</b>

**530160-SAFETY EQUIPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MOBILEAR INCORPORATED	AUDIOMETRIC TESTING SERVICES	358.33
<b>INVOICES TOTAL:</b>		<b>358.33</b>

**532200-OFFICE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	5.40
** 1 SAM'S CLUB	MATERIALS & SUPPLIES	34.41
1 WAREHOUSE DIRECT	OFFICE SUPPLIES	48.06
<b>INVOICES TOTAL:</b>		<b>87.87</b>

**532300-POSTAGE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SEBIS DIRECT INC	MARCH BILLS POSTAGE	3,359.95

\*\* Indicates pre-issue check.

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INVOICES TOTAL: **3,359.95**

**534300-EQUIPMENT MAINTENANCE MATLS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AUTOZONE INC	MAINTENANCE SUPPLIES	452.13
1 GENESISONE	COPIER MAINTENANCE SERVICE	16.83
<u>INVOICES TOTAL:</u>		<b>468.96</b>

**534810-METER MAINTENANCE MATERIALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 FERGUSON WATERWORKS #1934	WATER METERS	2,822.40
1 FERGUSON WATERWORKS #1934	WATER METERS & SUPPLIES	2,982.40
<u>INVOICES TOTAL:</u>		<b>5,804.80</b>

**541600-PROFESSIONAL DEVELOPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 PETTY CASH	PETTY CASH REIMBURSEMENT	10.84
<u>INVOICES TOTAL:</u>		<b>10.84</b>

**543101-DUES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	APWA MEMBERSHIP DUES	632.33
<u>INVOICES TOTAL:</u>		<b>632.33</b>

**546900-CONTINGENCIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	IPAD FOR SAM H	399.66
<u>INVOICES TOTAL:</u>		<b>399.66</b>

**547072-DWC CAPITAL BUY IN PRINCIPAL**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 DUPAGE WATER COMMISSION	DWC WATER BILL - JANUARY 2026	36,196.20
<u>INVOICES TOTAL:</u>		<b>36,196.20</b>

**708,133.49**

**50000-WATER FUND**

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

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CARBON EXPRESS COLOMBIAN CUISINE	OVER PAYMENT ON FINAL WATER BILL-772 W BAR1	41.68
1 JAMES CRONIN	OVERPAYMENT ON FINAL WATER BILL-410 E TAYLC	52.28
1 BENIAMIN IORDACHE	OVERPAYMENT ON FINAL WATER BILL-853 VOYAGI	70.72
<u>INVOICES TOTAL:</u>		<b>164.68</b>

**164.68**

\*\* Indicates pre-issue check.

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**5090-WATER CAPITAL PROJECTS EXP**

**581020-WATER METER AUTOMATION**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 FERGUSON WATERWORKS #1934	CREDIT MEMO	-2,027.50
1 WATER SERVICES CO	PLUMBING REPAIRS	800.00
	<b>INVOICES TOTAL:</b>	<b>-1,227.50</b>
		<b>-1,227.50</b>

**5100-SEWER OPERATING EXPENSES**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	SCADA PHONE SERVICE	39.84
	<b>INVOICES TOTAL:</b>	<b>39.84</b>

**522500-EQUIPMENT RENTALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 T-MOBILE	TELEPHONE BILL	134.40
1 T-MOBILE	TELEPHONE BILL	324.60
1 VERIZON WIRELESS	WIRELESS SERVICES	50.46
	<b>INVOICES TOTAL:</b>	<b>509.46</b>

**522720-PRINTING SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SEBIS DIRECT INC	MARCH 2026 BILLING	721.28
	<b>INVOICES TOTAL:</b>	<b>721.28</b>

**523100-ADVERTISING**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	APWA-CIVIL ENGINEER JOB POSTING	8.34
	<b>INVOICES TOTAL:</b>	<b>8.34</b>

**523401-ARCHITECTURAL/ENGINEERING SVC**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 STANTEC CONSULTING SERVICES INC	WATER & SEWER RATE STUDY 2025	1,033.50
	<b>INVOICES TOTAL:</b>	<b>1,033.50</b>

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	710.17
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	68.97
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	65.57
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	6,499.76
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	273.96
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	231.82
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	201.33

\*\* Indicates pre-issue check.

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1 COMMONWEALTH EDISON CO	ELECTRIC BILL	68.31
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	250.26
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	403.92
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	211.74
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	129.33
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	69.57
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	70.99
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	253.48
1 CONSTELLATION NEW ENERGY INC	ELECTRIC BILL	13,327.31
1 NEXAMP INC	ELECTRIC BILL	636.81
1 NICOR GAS	GAS BILL	63.09
1 NICOR GAS	GAS BILL	64.69
1 NICOR GAS	GAS BILL	111.36
1 NICOR GAS	GAS BILL	1,526.14
1 NICOR GAS	GAS BILL	68.00
1 NICOR GAS	GAS BILL	77.07
1 NICOR GAS	GAS BILL	115.26
1 NICOR GAS	GAS BILL	176.87
1 NICOR GAS	GAS BILL	63.56
1 NICOR GAS	GAS BILL	181.11
1 NICOR GAS	GAS BILL	65.19
1 NICOR GAS	GAS BILL	62.21
<b>INVOICES TOTAL:</b>		<b>26,047.85</b>

**526000-SERVICE TO MAINTAIN VEHICLES**

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

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	POST HOLIDAY LUNCH/STAFF LUNCH	309.47
** 1 PETTY CASH	PETTY CASH REIMBURSEMENT	11.46
1 ZIEGLER'S ACE HARDWARE	MATERIALS & SUPPLIES	28.08
<b>INVOICES TOTAL:</b>		<b>349.01</b>

**530160-SAFETY EQUIPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MOBILEAR INCORPORATED	AUDIOMETRIC TESTING SERVICES	358.34
<b>INVOICES TOTAL:</b>		<b>358.34</b>

**532200-OFFICE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	57.99
1 AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	5.40
** 1 SAM'S CLUB	MATERIALS & SUPPLIES	34.41
1 WAREHOUSE DIRECT	OFFICE SUPPLIES	48.07
<b>INVOICES TOTAL:</b>		<b>145.87</b>

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
 INVOICES DUE ON/BEFORE 3/17/2026**

**532300-POSTAGE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 PETTY CASH	PETTY CASH REIMBURSEMENT	28.50
1 SEBIS DIRECT INC	MARCH BILLS POSTAGE	3,359.94
<b>INVOICES TOTAL:</b>		<b>3,388.44</b>

**534300-EQUIPMENT MAINTENANCE MATLS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 EMCOR SERVICES TEAM MECHANICAL	MAINTENANCE REPAIRS	1,318.50
1 GENESISONE	COPIER MAINTENANCE SERVICE	16.84
1 MSA SAFETY SALES LLC	ANNUAL INSPECTION/CALIBRATION OF SENSORS	1,480.00
1 WALKER PROCESS EQUIPMENT	MAINTENANCE MATERIALS	641.12
1 WALKER PROCESS EQUIPMENT	MAINTENANCE MATERIALS	471.82
<b>INVOICES TOTAL:</b>		<b>3,928.28</b>

**534600-BUILDING MAINTENANCE MATERIALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	MAINTENANCE SUPPLIES	36.99
1 MENARDS	MATERIALS & SUPPLIES	528.34
1 MENARDS	MATERIALS & SUPPLIES	334.14
1 ZIEGLER'S ACE HARDWARE	MATERIALS & SUPPLIES	16.07
<b>INVOICES TOTAL:</b>		<b>915.54</b>

**541600-PROFESSIONAL DEVELOPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	WASTEWATER LAB COURSE FOR EVIN N	145.00
** 1 PETTY CASH	PETTY CASH REIMBURSEMENT	37.84
<b>INVOICES TOTAL:</b>		<b>182.84</b>

**543101-DUES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	APWA MEMBERSHIP DUES	632.34
<b>INVOICES TOTAL:</b>		<b>632.34</b>

**546900-CONTINGENCIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	IPAD FOR SAM H	399.68
<b>INVOICES TOTAL:</b>		<b>399.68</b>

**38,798.61**

**510000-SEWER FUND**

**200504-FRWRD PAYABLE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 FRWRD	KANE CTY SEWER TREATMENT 02/26	3,116.37

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
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INVOICES TOTAL: **3,116.37**

**3,116.37**

**5190-SEWER CAPITAL PROJECTS EXP**

**582027-WWTP FACILITY IMPROVEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 STRAND ASSOCIATES INC	BITTERSWEET DR WRF-START UP & TRAINING	350.00
<u>INVOICES TOTAL:</u>		<b>350.00</b>

**582028-DEVON EXCESS FLOW PLANT REHB**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 PERFORMANCE CONSTRUCTION & ENGI	DEVON EXCESS FLOW FORCE MAIN	372,983.03
<u>INVOICES TOTAL:</u>		<b>372,983.03</b>

**373,333.03**

**5200-PARKING OPERATING EXPENSES**

**522400-SERVICE AGREEMENTS**

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

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 NEXAMP INC	ELECTRIC BILL	176.20
1 NICOR GAS	GAS BILL	564.89
1 NICOR GAS	GAS BILL	231.99
1 NICOR GAS	GAS BILL	681.81
<u>INVOICES TOTAL:</u>		<b>1,654.89</b>

**529000-OTHER CONTRACTUAL SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	METRA INTERNET SERVICE	114.46
<u>INVOICES TOTAL:</u>		<b>114.46</b>

**2,119.35**

**5500-GOLF PROGRAM EXPENSES**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COLLEY ELEVATOR COMPANY	QTRLY INSPECTION SERVICE	254.00
1 COMCAST	INTERNET SERVICE	204.95
<u>INVOICES TOTAL:</u>		<b>458.95</b>

\*\* Indicates pre-issue check.

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

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMCAST	CABLE SERVICE	461.10
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	106.28
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	2,966.97
1 NEXAMP INC	ELECTRIC BILL	8.72
1 NICOR GAS	GAS BILL	2,182.24
<b>INVOICES TOTAL:</b>		<b>5,725.31</b>

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SYSCO FOOD SRVCS-CHICAGO INC	FOOD PURCHASE	149.33
<b>INVOICES TOTAL:</b>		<b>149.33</b>

**534200-GOLF CART MAINTENANCE MATLS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 NADLER GOLF CAR SALES INC	MAINTENANCE SUPPLIES	1,370.50
1 NADLER GOLF CAR SALES INC	MAINTENANCE SUPPLIES	550.87
1 O'REILLY AUTOMOTIVE INC	MAINTENANCE SUPPLIES	155.45
1 O'REILLY AUTOMOTIVE INC	MAINTENANCE SUPPLIES	187.64
1 O'REILLY AUTOMOTIVE INC	MAINTENANCE SUPPLIES	197.56
1 O'REILLY AUTOMOTIVE INC	MAINTENANCE SUPPLIES	39.99
<b>INVOICES TOTAL:</b>		<b>2,502.01</b>

**546900-CONTINGENCIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COOK COUNTY TREASURER	PIN 06-34-100-026-0000	13.58
<b>INVOICES TOTAL:</b>		<b>13.58</b>

**8,849.18**

**5510-GOLF MAINTENANCE EXPENSES**

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	988.98
1 NICOR GAS	GAS BILL	996.24
1 NICOR GAS	GAS BILL	727.40
<b>INVOICES TOTAL:</b>		<b>2,712.62</b>

**526000-SERVICE TO MAINTAIN VEHICLES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 REVELS TURF & TRACTOR LLC	MAINTENANCE SUPPLIES	1,306.06
<b>INVOICES TOTAL:</b>		<b>1,306.06</b>

**532000-AUTOMOTIVE SUPPLIES**

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

**VILLAGE OF BARTLETT  
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1 O'REILLY AUTOMOTIVE INC	MAINTENANCE SUPPLIES	83.48
1 O'REILLY AUTOMOTIVE INC	MAINTENANCE SUPPLIES	149.98
1 O'REILLY AUTOMOTIVE INC	MAINTENANCE SUPPLIES	48.77
1 O'REILLY AUTOMOTIVE INC	MAINTENANCE SUPPLIES	78.86
1 O'REILLY AUTOMOTIVE INC	MAINTENANCE SUPPLIES	94.90
<u>INVOICES TOTAL:</u>		<u>455.99</u>

**534300-EQUIPMENT MAINTENANCE MATLS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 O'REILLY AUTOMOTIVE INC	MAINTENANCE SUPPLIES	20.98
1 O'REILLY AUTOMOTIVE INC	MAINTENANCE SUPPLIES	80.94
1 O'REILLY AUTOMOTIVE INC	MAINTENANCE SUPPLIES	66.55
1 O'REILLY AUTOMOTIVE INC	MAINTENANCE SUPPLIES	15.27
1 REVELS TURF & TRACTOR LLC	MAINTENANCE SUPPLIES	124.86
<u>INVOICES TOTAL:</u>		<u>308.60</u>

**534500-GROUNDS MAINTENANCE MATERIALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	MAINTENANCE SUPPLIES	38.89
1 AMAZON CAPITAL SERVICES INC	MAINTENANCE SUPPLIES	63.00
1 ROBERT KING	BURGLAR ALARM MONITORING	270.00
1 MIDWEST FIRST AID & SAFETY	FIRST AID SUPPLIES	71.20
<u>INVOICES TOTAL:</u>		<u>443.09</u>

5,226.36

**5560-GOLF RESTAURANT EXPENSES**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 A & P GREASE TRAPPERS INC	GREASE TRAP MAINTENANCE	87.50
1 A MAESTRANZI SONS	KNIFE SHARPENING	22.00
1 A MAESTRANZI SONS	BLADE SHARPENING	60.00
<u>INVOICES TOTAL:</u>		<u>169.50</u>

**523100-ADVERTISING**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SHAW MEDIA	ADVERTISING	195.00
<u>INVOICES TOTAL:</u>		<u>195.00</u>

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	494.49
1 NICOR GAS	GAS BILL	363.20
<u>INVOICES TOTAL:</u>		<u>857.69</u>

**530100-MATERIALS & SUPPLIES**

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

**VILLAGE OF BARTLETT  
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1 SYSCO FOOD SRVCS-CHICAGO INC	FOOD PURCHASE	74.66
<u>INVOICES TOTAL:</u>		<u>74.66</u>

**534320-PURCHASES - FOOD & BEVERAGE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ALBERTSONS - SAFEWAY	FOOD PURCHASE	148.49
1 CHRIST PANOS FOODS CORPORATION	FOOD PURCHASE	60.00
1 EUCLID BEVERAGE LLC	BEER PURCHASE	200.00
1 GORDON FOOD SERVICE INC	FOOD PURCHASE	50.00
1 LAKESHORE BEVERAGE	BEER PURCHASE	59.25
1 PEPSI BEVERAGES COMPANY	SOFT DRINK PURCHASE	300.00
1 TEC COFFEE & FOODS	COFFEE PURCHASE	51.25
<u>INVOICES TOTAL:</u>		<u>868.99</u>

**2,165.84**

**5570-GOLF BANQUET EXPENSES**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 A & P GREASE TRAPPERS INC	GREASE TRAP MAINTENANCE	87.50
1 ALSCO	LINEN SERVICES	445.69
1 ALSCO	LINEN SERVICES	289.78
1 ALSCO	LINEN SERVICES	55.27
** 1 ELAN FINANCIAL SERVICES	TRIPLESEAT SOFTWARE	500.00
1 JK TECHNOLOGY SOLUTIONS	MONTHLY SOFTWARE SUPPORT	300.00
1 TERMINIX ANDERSON	PEST CONTROL SERVICES	145.11
1 TRIPLESEAT SOFTWARE LLC	SUBSCRIPTION	350.00
<u>INVOICES TOTAL:</u>		<u>2,173.35</u>

**523100-ADVERTISING**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 THE KNOT WORLDWIDE INC	ADVERTISING	3,650.20
1 SHAW MEDIA	ADVERTISING	300.00
<u>INVOICES TOTAL:</u>		<u>3,950.20</u>

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	494.49
1 NICOR GAS	GAS BILL	364.20
<u>INVOICES TOTAL:</u>		<u>858.69</u>

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GRECO AND SONS INC	FOOD PURCHASE	140.00
1 SYSCO FOOD SRVCS-CHICAGO INC	FOOD PURCHASE	74.66

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
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INVOICES TOTAL: **214.66**

**534320-PURCHASES - FOOD & BEVERAGE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ALBERTSONS - SAFEWAY	FOOD PURCHASE	400.00
1 THE BAKING INSTITUTE BAKERY CO	CAKE	485.99
1 CHRIST PANOS FOODS CORPORATION	FOOD PURCHASE	512.78
1 GORDON FOOD SERVICE INC	FOOD PURCHASE	1,178.76
1 GORDON FOOD SERVICE INC	FOOD PURCHASE	754.82
1 GRECO AND SONS INC	FOOD PURCHASE	434.12
1 GRECO AND SONS INC	FOOD PURCHASE	86.80
1 GRECO AND SONS INC	FOOD PURCHASE	265.25
1 GRECO AND SONS INC	FOOD PURCHASE	166.60
1 GRECO AND SONS INC	FOOD PURCHASE	264.85
1 IL GIARDINO DEL DOLCE INC	CAKE	88.50
1 LAKESHORE BEVERAGE	BEER PURCHASE	59.25
1 PEPSI BEVERAGES COMPANY	SOFT DRINK PURCHASE	159.14
1 SYSCO FOOD SRVCS-CHICAGO INC	FOOD PURCHASE	1,453.02
1 TEC COFFEE & FOODS	COFFEE PURCHASE	51.25
<u>INVOICES TOTAL:</u>		<b>6,361.13</b>

**13,558.03**

**5580-GOLF MIDWAY EXPENSES**

**534320-PURCHASES - FOOD & BEVERAGE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CHRIST PANOS FOODS CORPORATION	FOOD PURCHASE	200.00
1 EUCLID BEVERAGE LLC	BEER PURCHASE	147.23
1 LAKESHORE BEVERAGE	BEER PURCHASE	289.70
<u>INVOICES TOTAL:</u>		<b>636.93</b>

**636.93**

**6000-CENTRAL SERVICES EXPENSES**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AUTOMATIC BUILDING CONTROLS LLC	TEMP CONTROL SERVICE AGREEMENT/QTRLY BILL	1,350.00
1 GORDON FLESCH COMPANY INC	COPIER MAINTENANCE SERVICE	45.49
<u>INVOICES TOTAL:</u>		<b>1,395.49</b>

**524100-BUILDING MAINTENANCE SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SCHINDLER ELEVATOR CORPORATION	MAINTENANCE AGREEMENT	4,174.80
1 TERMINIX ANDERSON	PEST CONTROL SERVICES	295.90
<u>INVOICES TOTAL:</u>		<b>4,470.70</b>

\*\* Indicates pre-issue check.

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

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 NEXAMP INC	ELECTRIC BILL	55.86
1 NICOR GAS	GAS BILL	1,527.99
1 NICOR GAS	GAS BILL	4,554.88
<b>INVOICES TOTAL:</b>		<b>6,138.73</b>

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ALBERTSONS - SAFEWAY	FOOD PURCHASE	93.83
1 AMAZON CAPITAL SERVICES INC	MATERIALS & SUPPLIES	32.98
1 AMAZON CAPITAL SERVICES INC	MATERIALS & SUPPLIES	199.69
1 CENTURY PRINT & GRAPHICS	VILLAGE LOGO NOTE CARDS	293.96
** 1 ELAN FINANCIAL SERVICES	JANELLE'S 25TH ANNIV/GET WELL FRUIT BASKET	433.65
1 GREAT LAKES COCA-COLA	SOFT DRINK PURCHASE	511.24
1 GREAT LAKES COCA-COLA	SOFT DRINK PURCHASE	201.00
1 GREAT LAKES COCA-COLA	SOFT DRINK PURCHASE	201.00
** 1 SAM'S CLUB	MATERIALS & SUPPLIES	439.63
1 WAREHOUSE DIRECT	MATERIALS & OFFICE SUPPLIES	311.75
<b>INVOICES TOTAL:</b>		<b>2,718.73</b>

**534600-BUILDING MAINTENANCE MATERIALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GRAINGER	MAINTENANCE SUPPLIES	91.08
1 GRAINGER	MAINTENANCE SUPPLIES	21.10
1 ZIEGLER'S ACE HARDWARE	MATERIALS & SUPPLIES	66.81
<b>INVOICES TOTAL:</b>		<b>178.99</b>

**546900-CONTINGENCIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 TOWN & COUNTRY GARDENS EL	FLOWERS	340.99
<b>INVOICES TOTAL:</b>		<b>340.99</b>

15,243.63

**6010-INFORMATION SYSTEMS**

**522700-COMPUTER SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	DNS WEBSITE/DESKTOP FOR GIS/ADOBE/IPAD MGT	2,242.88
1 FOXIT SOFTWARE INCORPORATED	FOXIT PDF EDITOR	1,564.14
1 HEARTLAND BUSINESS SYSTEMS	DUO SECURITY TOKENS	594.40
<b>INVOICES TOTAL:</b>		<b>4,401.42</b>

**524110-TELEPHONE**

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

\*\* Indicates pre-issue check.

DATE: 3/10/2026  
 TIME: 9:52:59AM

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1 T-MOBILE

TELEPHONE BILL

134.40

INVOICES TOTAL: 3,781.65

**541600-PROFESSIONAL DEVELOPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELAN FINANCIAL SERVICES	CONFERENCE REGISTRATION FEE	450.00
	<u>INVOICES TOTAL:</u>	<u>450.00</u>

8,633.07

**GRAND TOTAL:**

**1,683,258.07**

GENERAL FUND	473,700.33
MOTOR FUEL TAX FUND	19,806.67
MUNICIPAL BUILDING FUND	10,000.00
DEVELOPER DEPOSITS FUND	1,000.00
WATER FUND	707,070.67
SEWER FUND	415,248.01
PARKING FUND	2,119.35
GOLF FUND	30,436.34
CENTRAL SERVICES FUND	23,876.70
<b>GRAND TOTAL</b>	<b>1,683,258.07</b>

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
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**1100-VILLAGE BOARD/ADMINISTRATION**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CLARKE ENVIRONMENTAL MOSQUITO	MOSQUITO MGT SERVICE	18,171.00
1 KONICA MINOLTA BUSINESS	COPIER MAINTENANCE SERVICE	230.79
<b>INVOICES TOTAL:</b>		<b>18,401.79</b>

**523100-ADVERTISING**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 A5 GROUP INC	VILLAGE BRANDING	6,343.75
<b>INVOICES TOTAL:</b>		<b>6,343.75</b>

**530115-SUBSCRIPTIONS/PUBLICATIONS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CITYTECH USA INC	ANNUAL MEMBERSHIP FEE	390.00
<b>INVOICES TOTAL:</b>		<b>390.00</b>

**532200-OFFICE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	17.78
1 AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	26.82
1 WAREHOUSE DIRECT	OFFICE SUPPLIES	27.09
<b>INVOICES TOTAL:</b>		<b>71.69</b>

**543101-DUES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 3CMA	ANNUAL MEMBERSHIP DUES	400.00
1 BARTLETT ROTARY CLUB	1ST QTR 2026 DUES	195.00
1 METROPOLITAN MAYORS CAUCUS	MEMBERSHIP DUES	1,849.73
<b>INVOICES TOTAL:</b>		<b>2,444.73</b>

**543910-HISTORY MUSEUM EXPENSES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	MUSEUM EVENT SUPPLIES	134.20
<b>INVOICES TOTAL:</b>		<b>134.20</b>

**546900-CONTINGENCIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMCAST	CABLE SERVICE	25.20
<b>INVOICES TOTAL:</b>		<b>25.20</b>

27,811.36

**1200-PROFESSIONAL SERVICES**

\*\* Indicates pre-issue check.

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**523400-LEGAL SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 LAW OFFICES OF FRANCIS BONGIOVANN	PROFESSIONAL SERVICES	717.50
<b>INVOICES TOTAL:</b>		<b>717.50</b>

**523401-ARCHITECTURAL/ENGINEERING SVC**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 HAMPTON LENZINI AND RENWICK INC	ENGINEERING SERVICES	1,495.00
1 HAMPTON LENZINI AND RENWICK INC	BARTLETT REVIEW-1600 W LAKE STREET	400.00
1 HAMPTON LENZINI AND RENWICK INC	BARTLETT REVIEW-1283 KEIM TRL	632.50
1 HAMPTON LENZINI AND RENWICK INC	BARTLETT REVIEW-995 E DEVON AVE	1,725.00
1 HAMPTON LENZINI AND RENWICK INC	BARTLETT REVIEW-1480 S ROUTE 59	480.00
1 HAMPTON LENZINI AND RENWICK INC	BARTLETT REVIEW-TLE DEVELOPMENT	862.50
<b>INVOICES TOTAL:</b>		<b>5,595.00</b>

**523600-SOCIAL SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 NORTHEAST DUPAGE FAMILY	SOCIAL WORKER PROGRAM	7,531.70
<b>INVOICES TOTAL:</b>		<b>7,531.70</b>

**546900-CONTINGENCIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 WISS JANNEY ELSTNER ASSOCIATES INC	PROFESSIONAL SERVICES	1,060.00
<b>INVOICES TOTAL:</b>		<b>1,060.00</b>

14,904.20

**1210-LIABILITY INSURANCE**

**544200-LIABILITY INS DEDUCTIBLE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 INTERGOVERNMENTAL RISK MGMT AGE	DEC/JAN/FEB DEDUCTIBLE	50,407.86
<b>INVOICES TOTAL:</b>		<b>50,407.86</b>

50,407.86

**1400-FINANCE**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GENESISONE	COPIER MAINTENANCE SERVICE	49.38
1 KONICA MINOLTA BUSINESS	COPIER MAINTENANCE SERVICE	131.16
1 KONICA MINOLTA BUSINESS	COPIER MAINTENANCE SERVICE	28.00
<b>INVOICES TOTAL:</b>		<b>208.54</b>

**522950-ORDINANCE CODIFICATION**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMERICAN LEGAL PUBLISHING	ORDINANCE SUPPLEMENTS	30.00

\*\* Indicates pre-issue check.

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INVOICES TOTAL: **30.00**

**532200-OFFICE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CENTURY PRINT & GRAPHICS	FSA CHECK FORMS	138.46
1 WAREHOUSE DIRECT	TONER	207.71
1 WAREHOUSE DIRECT	OFFICE SUPPLIES	323.62
<u>INVOICES TOTAL:</u>		<b>669.79</b>

908.33

**1500-PLANNING & DEV SERVICES**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GORDON FLESCH COMPANY INC	COPIER MAINTENANCE SERVICE	36.79
1 GORDON FLESCH COMPANY INC	COPIER MAINTENANCE SERVICE	36.14
<u>INVOICES TOTAL:</u>		<b>72.93</b>

**532000-AUTOMOTIVE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 WEX BANK	FUEL PURCHASES - FEBRUARY 2026	321.15
<u>INVOICES TOTAL:</u>		<b>321.15</b>

**541600-PROFESSIONAL DEVELOPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MIKE MILLINGTON	TRAINING EXPENSES	37.80
<u>INVOICES TOTAL:</u>		<b>37.80</b>

431.88

**1700-POLICE**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 911 TECH INC	PSTRACKER ANNUAL SUBSCRIPTION	4,141.23
1 COMCAST	CABLE SERVICE	260.88
1 GENESISONE	COPIER MAINTENANCE SERVICE	242.36
1 NEW TRADITION FUNERAL SERVICES	TRANSPORTATION SERVICES	400.00
1 ULTRA STROBE COMMUNICATIONS INC	MONTHLY SERVICE FEE	1,235.00
1 VERIZON WIRELESS	WIRELESS SERVICES	36.01
1 VITAL RECORDS CONTROL	DOCUMENT SHREDDING SERVICES	244.92
<u>INVOICES TOTAL:</u>		<b>6,560.40</b>

**522500-EQUIPMENT RENTALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 HOME DEPOT CREDIT SERVICES	MATERIALS & SUPPLIES	726.88

\*\* Indicates pre-issue check.

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INVOICES TOTAL: 726.88

**526000-SERVICE TO MAINTAIN VEHICLES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ARMY TRAIL TIRE AND SERVICE	VEHICLE MAINTENANCE	595.98
1 ARMY TRAIL TIRE AND SERVICE	VEHICLE MAINTENANCE	723.95
1 FTD AUTO LLC	VEHICLE MAINTENANCE	46.80
1 FTD AUTO LLC	VEHICLE MAINTENANCE	50.00
1 FTD AUTO LLC	VEHICLE MAINTENANCE	88.92
1 FTD AUTO LLC	VEHICLE MAINTENANCE	50.00
1 FTD AUTO LLC	VEHICLE MAINTENANCE	50.00
1 KD REPAIR INC	VEHICLE MAINTENANCE	924.37
1 COURTNEY KURTZ	REIMBURSEMENT FOR CSO TRUCK SUPPLY PURCH	47.73
1 MYD BARTLETT SG, LLC	CAR WASH SALES	116.00
1 ULTRA STROBE COMMUNICATIONS INC	EQUIPMENT INSTALLATION	1,331.15
1 ULTRA STROBE COMMUNICATIONS INC	EQUIPMENT INSTALLATION	200.99
1 UNITED MOTORWORKS	VEHICLE MAINTENANCE	990.60
<u>INVOICES TOTAL:</u>		<u>5,216.49</u>

**526050-VEHICLE SET UP**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ULTRA STROBE COMMUNICATIONS INC	EQUIPMENT INSTALLATION	200.99
<u>INVOICES TOTAL:</u>		<u>200.99</u>

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	MATERIALS & SUPPLIES	36.95
1 ELGIN PRINTING SOLUTIONS CO	BLUE ENVELOPES	200.00
1 THE FINER LINE INC	PLAQUE/ENGRAVING	556.75
1 HIGH STAR TRAFFIC	STREET MAINTENANCE MATERIALS	990.00
1 HIGH STAR TRAFFIC	MATERIALS & SUPPLIES	455.20
1 P.F. PETTIBONE & CO	UNIFORM ITEMS	1,108.80
1 RAY O'HERRON CO INC	UNIFORM APPAREL	530.08
1 CHRISTOPHER SOLESKY	TRAINING EXPENSES	77.70
1 WAREHOUSE DIRECT	MATERIALS & SUPPLIES	47.26
<u>INVOICES TOTAL:</u>		<u>4,002.74</u>

**530110-UNIFORMS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 RAY O'HERRON CO INC	UNIFORM APPAREL	14.39
1 STREICHER'S INC	UNIFORM APPAREL	760.00
1 STREICHER'S INC	UNIFORM APPAREL	127.50
1 STREICHER'S INC	UNIFORM APPAREL	105.00
1 STREICHER'S INC	UNIFORM APPAREL	600.50
1 STREICHER'S INC	CREDIT MEMO	-900.00
<u>INVOICES TOTAL:</u>		<u>707.39</u>

\*\* Indicates pre-issue check.

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**530125-SHOOTING RANGE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 HOME DEPOT CREDIT SERVICES	MATERIALS & SUPPLIES	129.77
	<b>INVOICES TOTAL:</b>	<b>129.77</b>

**532000-AUTOMOTIVE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 WEX BANK	FUEL PURCHASES - FEBRUARY 2026	12,372.59
	<b>INVOICES TOTAL:</b>	<b>12,372.59</b>

**532200-OFFICE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	59.99
1 AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	84.51
1 AMAZON CAPITAL SERVICES INC	CREDIT MEMO	-59.99
1 AMAZON CAPITAL SERVICES INC	OPEN HOUSE/ADMIN ITEMS	47.35
1 AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	94.98
1 AMAZON CAPITAL SERVICES INC	MATERIALS & SUPPLIES	14.99
1 STATE GRAPHICS	BUSINESS CARDS	64.62
1 STATE GRAPHICS	BUSINESS CARDS	64.62
1 WAREHOUSE DIRECT	OFFICE SUPPLIES	415.14
1 WAREHOUSE DIRECT	OFFICE SUPPLIES	24.27
1 WAREHOUSE DIRECT	OFFICE SUPPLIES	216.27
	<b>INVOICES TOTAL:</b>	<b>1,026.75</b>

**532300-POSTAGE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 DACRA ADJUDICATION SYSTEM	MONTHLY MAILING & POSTAGE SERVICES	686.88
1 DACRA ADJUDICATION SYSTEM	MONTHLY MAILING & POSTAGE SERVICES	707.55
	<b>INVOICES TOTAL:</b>	<b>1,394.43</b>

**541600-PROFESSIONAL DEVELOPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	MATERIALS & SUPPLIES	70.00
1 MIREYA FLORES	TRAINING EXPENSES	24.00
1 HOME DEPOT CREDIT SERVICES	MATERIALS & SUPPLIES	12.47
1 NORTHWESTERN UNIVERSITY	REGISTRATION FEES	2,100.00
	<b>INVOICES TOTAL:</b>	<b>2,206.47</b>

**542000-PLANNING & RESEARCH**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CALEA	ANNUAL CONTINUATION FEE	4,646.00
	<b>INVOICES TOTAL:</b>	<b>4,646.00</b>

**543101-DUES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MAJOR CASE ASSISTANCE TEAM	2026 MCAT LUNCHEON	392.00

\*\* Indicates pre-issue check.

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INVOICES TOTAL: **392.00**

**543900-COMMUNITY RELATIONS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 4IMPRINT	BALLOONS FOR OPEN HOUSE	253.42
1 AMAZON CAPITAL SERVICES INC	COMMUNITY EVENT ITEMS	39.97
1 AMAZON CAPITAL SERVICES INC	OPEN HOUSE/ADMIN ITEMS	63.22
<u>INVOICES TOTAL:</u>		<b>356.61</b>

**544001-PRISONER DETENTION**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 BARTLETT SOAP N SUDS	DETENTION BLANKET CLEANING	30.00
<u>INVOICES TOTAL:</u>		<b>30.00</b>

**545100-EMERGENCY MANAGEMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	SOLAR PANEL KIT	112.48
<u>INVOICES TOTAL:</u>		<b>112.48</b>

**545200-POLICE/FIRE COMMISSION**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 STCHARLESIL WELLNOW URGENT CARE	PERSONNEL TESTING	186.00
<u>INVOICES TOTAL:</u>		<b>186.00</b>

**546900-CONTINGENCIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	TRAINING CLASS ITEMS	459.75
1 AMAZON CAPITAL SERVICES INC	OPEN HOUSE/ADMIN ITEMS	18.99
1 ILLINOIS PHLEBOTOMY SERVICES	PHLEBOTOMIST SERVICES	425.00
<u>INVOICES TOTAL:</u>		<b>903.74</b>

**41,171.73**

**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>		<b>12.00</b>

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	465.99
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	4,406.40
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	41.45
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	112.04
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	3,809.15
1 NICOR GAS	GAS BILL	5,081.83

\*\* Indicates pre-issue check.

DATE: 3/31/2026  
 TIME: 10:30:45AM

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1 NICOR GAS	GAS BILL	342.85
1 NICOR GAS	GAS BILL	684.02
1 NICOR GAS	GAS BILL	1,461.01
<b>INVOICES TOTAL:</b>		<b>16,404.74</b>

**524230-SNOW PLOWING CONTRACTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AJD CONCRETE CONSTRUCTION CORP	SNOW REMOVAL SERVICE	5,250.00
1 V CARDENAS LANDSCAPING INC	SNOW REMOVAL SERVICE	2,200.00
1 CORNERSTONE LAND & LAWN INC	SNOW REMOVAL	4,800.00
<b>INVOICES TOTAL:</b>		<b>12,250.00</b>

**526000-SERVICE TO MAINTAIN VEHICLES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	VEHICLE MAINTENANCE	78.00
1 ASTROBLAST INC	TRAILER BLASTED & COATED	3,400.00
1 COMMERCIAL TIRE SERVICE	VEHICLE MAINTENANCE	370.00
1 COMMERCIAL TIRE SERVICE	VEHICLE MAINTENANCE	331.92
<b>INVOICES TOTAL:</b>		<b>4,179.92</b>

**527100-SERVICES TO MAINTAIN STREETS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SUBSURFACE SOLUTIONS	MAPPING PORTAL MONTHLY SUBSCRIPTION	540.00
<b>INVOICES TOTAL:</b>		<b>540.00</b>

**527110-SVCS TO MAINTAIN TRAFFIC SIGS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MEADE ELECTRIC CO INC	CABLE LOCATE	143.47
1 MEADE ELECTRIC CO INC	CABLE LOCATE	369.20
<b>INVOICES TOTAL:</b>		<b>512.67</b>

**527113-SERVICES TO MAINT. GROUNDS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 V CARDENAS LANDSCAPING INC	LANDSCAPE MAINTENANCE SERVICE	4,963.75
<b>INVOICES TOTAL:</b>		<b>4,963.75</b>

**527130-SIDEWALK & CURB REPLACEMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 HORIZON TOWNHOME OWNERS ASSOC	PUBLIC SIDEWALK REPLACEMENT	6,607.40
1 RUBINO ENGINEERING INC	ROUTE 59 UNDERPASS	8,454.60
<b>INVOICES TOTAL:</b>		<b>15,062.00</b>

**527140-TREE TRIMMING**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 BURKE LLC	METRA & TOWN CENTER IMPROVEMENT PROJECT	210,166.60
1 SKYLINE TREE SERVICE	TREE PRUNING	2,000.00
1 SKYLINE TREE SERVICE	GROWTH REGULATOR & INSECTICIDE TREATMENT	788.00

\*\* Indicates pre-issue check.

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INVOICES TOTAL: 212,954.60

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AIRGAS USA LLC	CYLINDER RENTAL	355.99
1 AMAZON CAPITAL SERVICES INC	MATERIALS & SUPPLIES	22.98
1 AMAZON CAPITAL SERVICES INC	MATERIALS & SUPPLIES	24.69
1 AMAZON CAPITAL SERVICES INC	MATERIALS & SUPPLIES	9.99
1 CONTECH ENGINEERED SOLUTIONS LLC	BRIDGE DECKING	6,115.00
1 HOME DEPOT CREDIT SERVICES	MATERIALS & SUPPLIES	552.70
1 JSN CONTRACTORS SUPPLY	UTILITY MARKING PAINT	187.20
1 JSN CONTRACTORS SUPPLY	UTILITY MARKING FLAGS	165.00
1 KIMBALL MIDWEST	MATERIALS & SUPPLIES	191.60
1 KIMBALL MIDWEST	MATERIALS & SUPPLIES	191.60
1 KIMBALL MIDWEST	MATERIALS & SUPPLIES	533.56
1 MENARDS	MATERIALS & SUPPLIES	52.96
1 WAREHOUSE DIRECT	MATERIALS & SUPPLIES	400.83
1 WAREHOUSE DIRECT	MATERIALS & SUPPLIES	47.56
<u>INVOICES TOTAL:</u>		<u>8,851.66</u>

**532010-FUEL PURCHASES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 WEX BANK	FUEL PURCHASES - FEBRUARY 2026	3,532.58
<u>INVOICES TOTAL:</u>		<u>3,532.58</u>

**532200-OFFICE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	6.66
1 WAREHOUSE DIRECT	OFFICE SUPPLIES	15.53
1 WAREHOUSE DIRECT	OFFICE SUPPLIES	71.65
<u>INVOICES TOTAL:</u>		<u>93.84</u>

**534230-SNOW PLOWING SALT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMPASS MINERALS AMERICA INC	DEICING SALT	13,636.28
1 COMPASS MINERALS AMERICA INC	DEICING SALT	3,077.95
1 COMPASS MINERALS AMERICA INC	DEICING SALT	1,419.34
1 COMPASS MINERALS AMERICA INC	DEICING SALT	2,978.14
1 COMPASS MINERALS AMERICA INC	DEICING SALT	11,067.31
1 K-TECH SPECIALTY COATINGS INC	BEET HEAT DE-ICER	8,637.44
<u>INVOICES TOTAL:</u>		<u>40,816.46</u>

**534300-EQUIPMENT MAINTENANCE MATLS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ADVANTAGE TRAILER AND HITCHES	MAINTENANCE SUPPLIES	85.87
1 ADVANTAGE TRAILER AND HITCHES	MAINTENANCE SUPPLIES	29.76
1 BURRIS EQUIPMENT CO	MAINTENANCE SUPPLIES	48.36

\*\* Indicates pre-issue check.

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1 CAROL STREAM LAWN & POWER	MAINTENANCE MATERIALS	163.34
1 CAROL STREAM LAWN & POWER	MAINTENANCE MATERIALS	11.88
1 COLLIFLOWER INC - BALTIMORE	MAINTENANCE SUPPLIES	124.80
1 DULTMEIER SALES LLC	MATERIALS & SUPPLIES	113.44
1 FLEETPRIDE	MAINTENANCE SUPPLIES	164.99
1 FLEETPRIDE	MAINTENANCE SUPPLIES	557.96
1 FLEETPRIDE	CREDIT MEMO	-237.98
1 GENESISONE	COPIER MAINTENANCE SERVICE	16.83
1 INTERSTATE BILLING SERVICE INC	MAINTENANCE SUPPLIES	225.74
1 INTERSTATE BILLING SERVICE INC	CREDIT MEMO	-95.76
1 KONICA MINOLTA BUSINESS	COPIER MAINTENANCE SERVICE	47.78
1 SAUBER MFG CO	MAINTENANCE SUPPLIES	1,145.00
1 STANDARD EQUIPMENT COMPANY	MAINTENANCE SUPPLIES	223.01
<b>INVOICES TOTAL:</b>		<b><u>2,625.02</u></b>

**534400-STREET MAINTENANCE MATERIALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 3M COMPANY	STREET SIGN MATERIALS	2,115.89
1 3M COMPANY	STREET SIGN MATERIALS	443.44
1 3M COMPANY	STREET SIGN MATERIALS	591.24
1 3M COMPANY	STREET SIGN MATERIALS	2,821.19
1 GRIMCO INC	STREET MAINTENANCE MATERIALS	400.00
1 GRIMCO INC	STREET MAINTENANCE MATERIALS	1,526.80
1 GRIMCO INC	STREET MAINTENANCE MATERIALS	284.15
1 HIGH STAR TRAFFIC	STREET MAINTENANCE MATERIALS	1,590.45
1 HIGH STAR TRAFFIC	STREET MAINTENANCE MATERIALS	813.50
1 HIGH STAR TRAFFIC	STREET MAINTENANCE MATERIALS	1,491.00
1 SUPERIOR ASPHALT MATERIALS LLC	ASPHALT PURCHASE	489.15
<b>INVOICES TOTAL:</b>		<b><u>12,566.81</u></b>

**534600-BUILDING MAINTENANCE MATERIALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 JOHNSON CONTROLS SECURITY SOLUTIK	QUARTERLY BILLING	45.00
<b>INVOICES TOTAL:</b>		<b><u>45.00</u></b>

**534800-STREET LIGHTS MAINT MATERIALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CONSTANT ELECTRIC SUPPLY CO	LIGHTING MATERIALS	3,510.00
1 GRAINGER	MAINTENANCE SUPPLIES	851.23
<b>INVOICES TOTAL:</b>		<b><u>4,361.23</u></b>

**541600-PROFESSIONAL DEVELOPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMERICAN PUBLIC WORKS ASSOCIATION	SPRING CONFERENCE REGISTRATION FEES	283.33
1 ILLINOIS ARBORIST ASSOCIATION	CHAINSAW MAINTENANCE & PRUNING TRAINING	2,000.00
1 ILLINOIS DEPT OF AGRICULTURE	PESTICIDE APPLICATOR LICENSE	180.00

\*\* Indicates pre-issue check.

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INVOICES TOTAL: 2,463.33

**543800-STORMWATER FACILITIES MAINT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CHRISTOPHER B BURKE ENG LTD	M&M FEMA NATIVE BASINS	2,608.46
<u>INVOICES TOTAL:</u>		<u>2,608.46</u>

**546900-CONTINGENCIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MOBILE HEALTH SOLUTIONS CORP	PERSONNEL TESTING	131.66
<u>INVOICES TOTAL:</u>		<u>131.66</u>

344,975.73

**3000-DEBT SERVICE EXPENDITURES**

**523700-AGENTS FEES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 UMB BANK N.A.	AGENT FEES/SERIES 2022A	318.00
<u>INVOICES TOTAL:</u>		<u>318.00</u>

318.00

**4200-MUNICIPAL BLDG PROJECTS EXP**

**572000-BUILDING & GROUNDS IMPROVMNTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 DELTA BUILDING TECHNOLOGIES	EQUIPMENT REPLACEMENT	9,600.00
<u>INVOICES TOTAL:</u>		<u>9,600.00</u>

9,600.00

**4450-LAKE ST TIF EXPENDITURES**

**523401-ARCHITECTURAL/ENGINEERING SVC**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 DEIGAN & ASSOCIATES LLC	555 W LAKE ST-CONSULTING SERVICES	3,786.51
1 MICHAEL BAKER INTERNATIONAL INC	ENGINEERING SERVICES	30,330.53
<u>INVOICES TOTAL:</u>		<u>34,117.04</u>

34,117.04

**5000-WATER OPERATING EXPENSES**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 V CARDENAS LANDSCAPING INC	LANDSCAPE MAINTENANCE SERVICE	711.88
1 CORRPRO COMPANIES INC	TANK INSPECTION SERVICES	2,295.00
1 GORDON FLESCH COMPANY INC	COPIER MAINTENANCE SERVICE	12.00

\*\* Indicates pre-issue check.

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1 VIAN CONSTRUCTION CO INC	EMERGENCY WATER MAIN BREAK REPAIR	2,887.50
1 VIAN CONSTRUCTION CO INC	EMERGENCY WATER MAIN BREAK REPAIR	20,195.00
1 VIAN CONSTRUCTION CO INC	EMERGENCY WATER MAIN BREAK REPAIR	20,705.00
1 VIAN CONSTRUCTION CO INC	EMERGENCY WATER MAIN BREAK REPAIR	1,590.00
<b>INVOICES TOTAL:</b>		<b>48,396.38</b>

**522500-EQUIPMENT RENTALS**

<u>VENDOR</u>	<u>INVOICE DESCRIPTION</u>	<u>INVOICE AMOUNT</u>
1 VERIZON WIRELESS	WIRELESS SERVICES	388.10
<b>INVOICES TOTAL:</b>		<b>388.10</b>

**523401-ARCHITECTURAL/ENGINEERING SVC**

<u>VENDOR</u>	<u>INVOICE DESCRIPTION</u>	<u>INVOICE AMOUNT</u>
1 CORNWELL ENGINEERING GROUP INC	ENGINEERING SERVICES	1,560.00
<b>INVOICES TOTAL:</b>		<b>1,560.00</b>

**524120-UTILITIES**

<u>VENDOR</u>	<u>INVOICE DESCRIPTION</u>	<u>INVOICE AMOUNT</u>
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	48.34
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	85.22
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	1,662.24
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	1,040.94
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	92.89
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	462.11
1 NICOR GAS	GAS BILL	602.27
1 NICOR GAS	GAS BILL	307.69
<b>INVOICES TOTAL:</b>		<b>4,301.70</b>

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

<u>VENDOR</u>	<u>INVOICE DESCRIPTION</u>	<u>INVOICE AMOUNT</u>
1 VULCAN CONSTRUCTION MATERIALS LI	GRAVEL PURCHASE	1,438.65
1 WELCH BROS INC	GRAVEL PURCHASE	616.00
1 WELCH BROS INC	GRAVEL PURCHASE	378.00
1 WELCH BROS INC	GRAVEL PURCHASE	1,232.00
<b>INVOICES TOTAL:</b>		<b>3,664.65</b>

**530100-MATERIALS & SUPPLIES**

<u>VENDOR</u>	<u>INVOICE DESCRIPTION</u>	<u>INVOICE AMOUNT</u>
1 AIRGAS USA LLC	CYLINDER RENTAL	355.98
1 AMAZON CAPITAL SERVICES INC	MATERIALS & SUPPLIES	22.98
1 AMAZON CAPITAL SERVICES INC	MATERIALS & SUPPLIES	10.00
1 CORE & MAIN LP	MATERIALS & SUPPLIES	2,713.75
1 HAGG PRESS INC	BOIL ORDER DOOR HANGERS	737.00
1 HOME DEPOT CREDIT SERVICES	MATERIALS & SUPPLIES	27.78
1 USA BLUE BOOK	MAINTENANCE MATERIALS	541.38
1 WAREHOUSE DIRECT	MATERIALS & SUPPLIES	400.83
1 WAREHOUSE DIRECT	MATERIALS & SUPPLIES	47.56
1 WELCH BROS INC	MATERIALS & SUPPLIES	160.00

\*\* Indicates pre-issue check.

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1 ZIEBELL WATER SERVICE	MATERIALS & SUPPLIES	1,346.00
	<b>INVOICES TOTAL:</b>	<b>6,363.26</b>

**530120-CHEMICAL SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 HAWKINS INC	CHEMICAL SUPPLIES	511.60
1 HAWKINS INC	CHEMICAL SUPPLIES	1,001.89
	<b>INVOICES TOTAL:</b>	<b>1,513.49</b>

**532000-AUTOMOTIVE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 WEX BANK	FUEL PURCHASES - FEBRUARY 2026	933.46
	<b>INVOICES TOTAL:</b>	<b>933.46</b>

**532200-OFFICE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	6.66
1 WAREHOUSE DIRECT	OFFICE SUPPLIES	15.53
1 WAREHOUSE DIRECT	OFFICE SUPPLIES	71.66
	<b>INVOICES TOTAL:</b>	<b>93.85</b>

**534300-EQUIPMENT MAINTENANCE MATLS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GENESISONE	COPIER MAINTENANCE SERVICE	16.83
1 KONICA MINOLTA BUSINESS	COPIER MAINTENANCE SERVICE	47.79
1 STANDARD EQUIPMENT COMPANY	MAINTENANCE SUPPLIES	223.02
	<b>INVOICES TOTAL:</b>	<b>287.64</b>

**534600-BUILDING MAINTENANCE MATERIALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GRAINGER	MAINTENANCE SUPPLIES	84.87
1 JOHNSON CONTROLS SECURITY SOLUTIO	QUARTERLY BILLING	45.00
	<b>INVOICES TOTAL:</b>	<b>129.87</b>

**534810-METER MAINTENANCE MATERIALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 FERGUSON WATERWORKS #1934	WATER METER SUPPLIES	125.28
1 FERGUSON WATERWORKS #1934	WATER METER SUPPLIES	934.40
1 FERGUSON WATERWORKS #1934	WATER METERS	5,726.06
	<b>INVOICES TOTAL:</b>	<b>6,785.74</b>

**541600-PROFESSIONAL DEVELOPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMERICAN PUBLIC WORKS ASSOCIATIO	SPRING CONFERENCE REGISTRATION FEES	283.33
	<b>INVOICES TOTAL:</b>	<b>283.33</b>

\*\* Indicates pre-issue check.

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**543101-DUES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMERICAN WATER WORKS ASSOCIATION	MEMBERSHIP DUES/D VECCHIONE	89.00
	<b>INVOICES TOTAL:</b>	<b>89.00</b>

**546900-CONTINGENCIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ILLINOIS CENTRAL RAILROAD CO	ANNUAL LICENSE	257.15
1 MOBILE HEALTH SOLUTIONS CORP	PERSONNEL TESTING	131.67
	<b>INVOICES TOTAL:</b>	<b>388.82</b>

75,179.29

**5090-WATER CAPITAL PROJECTS EXP**

**581020-WATER METER AUTOMATION**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 FERGUSON WATERWORKS #1934	WATER METERS & SUPPLIES	120,166.17
	<b>INVOICES TOTAL:</b>	<b>120,166.17</b>

120,166.17

**5100-SEWER OPERATING EXPENSES**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 EVOQUA WATER TECHNOLOGIES LLC	MAINTENANCE AGREEMENT	9,740.00
1 GORDON FLESCH COMPANY INC	COPIER MAINTENANCE SERVICE	12.00
1 HIGH TIDE TECHNOLOGIES LLC	ANNUAL COMMUNICATIONS RENEWAL	330.00
	<b>INVOICES TOTAL:</b>	<b>10,082.00</b>

**522800-ANALYTICAL TESTING**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SUBURBAN LABORATORIES INC	SAMPLE TESTING	600.00
1 SUBURBAN LABORATORIES INC	SAMPLE TESTING	325.00
	<b>INVOICES TOTAL:</b>	<b>925.00</b>

**523100-ADVERTISING**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 PADDOCK PUBLICATIONS INC	BID NOTICES	75.90
	<b>INVOICES TOTAL:</b>	<b>75.90</b>

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	94.18
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	104.55
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	128.66
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	122.61

\*\* Indicates pre-issue check.

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1 COMMONWEALTH EDISON CO	ELECTRIC BILL	254.66
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	19.50
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	3,122.81
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	87.81
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	36.89
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	46.51
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	34.57
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	147.42
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	64.57
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	24.18
1 NICOR GAS	GAS BILL	182.65
1 NICOR GAS	GAS BILL	64.00
1 NICOR GAS	GAS BILL	64.82
1 NICOR GAS	GAS BILL	787.13
<b>INVOICES TOTAL:</b>		<b>5,387.52</b>

**524210-SLUDGE REMOVAL**

<u>VENDOR</u>	<u>INVOICE DESCRIPTION</u>	<u>INVOICE AMOUNT</u>
1 SYNAGRO CENTRAL LLC	SLUDGE DISPOSAL	13,896.76
<b>INVOICES TOTAL:</b>		<b>13,896.76</b>

**530100-MATERIALS & SUPPLIES**

<u>VENDOR</u>	<u>INVOICE DESCRIPTION</u>	<u>INVOICE AMOUNT</u>
1 AMAZON CAPITAL SERVICES INC	MATERIALS & SUPPLIES	22.99
1 AMAZON CAPITAL SERVICES INC	MATERIALS & SUPPLIES	10.00
1 CALCO LTD	DEMINERALIZER	182.95
1 HACH COMPANY	MATERIALS & SUPPLIES	1,852.10
1 HACH COMPANY	MATERIALS & SUPPLIES	114.00
1 HOME DEPOT CREDIT SERVICES	MATERIALS & SUPPLIES	92.66
1 WAREHOUSE DIRECT	MATERIALS & SUPPLIES	61.19
<b>INVOICES TOTAL:</b>		<b>2,335.89</b>

**530120-CHEMICAL SUPPLIES**

<u>VENDOR</u>	<u>INVOICE DESCRIPTION</u>	<u>INVOICE AMOUNT</u>
1 HAWKINS INC	CHEMICAL SUPPLIES	729.39
<b>INVOICES TOTAL:</b>		<b>729.39</b>

**532000-AUTOMOTIVE SUPPLIES**

<u>VENDOR</u>	<u>INVOICE DESCRIPTION</u>	<u>INVOICE AMOUNT</u>
** 1 WEX BANK	FUEL PURCHASES - FEBRUARY 2026	857.72
<b>INVOICES TOTAL:</b>		<b>857.72</b>

**532200-OFFICE SUPPLIES**

<u>VENDOR</u>	<u>INVOICE DESCRIPTION</u>	<u>INVOICE AMOUNT</u>
1 AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	6.66
1 WAREHOUSE DIRECT	OFFICE SUPPLIES	125.06
1 WAREHOUSE DIRECT	OFFICE SUPPLIES	71.66

\*\* Indicates pre-issue check.

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INVOICES TOTAL: 203.38

**534300-EQUIPMENT MAINTENANCE MATLS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CAROL STREAM LAWN & POWER	MAINTENANCE MATERIALS	65.94
1 CERTIFIED BALANCE & SCALE CORP	LAB EQUIPMENT MAINTENANCE	2,259.00
1 EMCOR SERVICES TEAM MECHANICAL I	MAINTENANCE REPAIRS	2,074.00
1 EMCOR SERVICES TEAM MECHANICAL I	MAINTENANCE REPAIRS	2,218.50
1 GASVODA & ASSOCIATES INC	MAINTENANCE SUPPLIES	564.98
1 GENESISONE	COPIER MAINTENANCE SERVICE	16.84
1 HACH COMPANY	EQUIPMENT MAINTENANCE MATERIALS	1,824.00
1 KONICA MINOLTA BUSINESS	COPIER MAINTENANCE SERVICE	47.79
1 LIONHEART CRITICAL POWER	EQUIPMENT REPAIRS	885.00
1 STANDARD EQUIPMENT COMPANY	MAINTENANCE SUPPLIES	223.02
1 TROJAN TECHNOLOGIES CORP	MAINTENANCE MATERIALS	1,409.20
<u>INVOICES TOTAL:</u>		<u>11,588.27</u>

**534600-BUILDING MAINTENANCE MATERIALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 HOME DEPOT CREDIT SERVICES	MATERIALS & SUPPLIES	153.24
1 MENARDS	MATERIALS & SUPPLIES	151.95
<u>INVOICES TOTAL:</u>		<u>305.19</u>

**541600-PROFESSIONAL DEVELOPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMERICAN PUBLIC WORKS ASSOCIATION	SPRING CONFERENCE REGISTRATION FEES	283.34
<u>INVOICES TOTAL:</u>		<u>283.34</u>

**546900-CONTINGENCIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MOBILE HEALTH SOLUTIONS CORP	PERSONNEL TESTING	131.67
<u>INVOICES TOTAL:</u>		<u>131.67</u>

**547085-WWTP IEPA LOAN INTEREST**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 IL ENVIRONMENTAL PROTECTION AGENCY	IEPA LOAN PAYMENT	159,231.71
<u>INVOICES TOTAL:</u>		<u>159,231.71</u>

**547086-WWTP IEPA LOAN PRINCIPAL**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 2 IL ENVIRONMENTAL PROTECTION AGENCY	IEPA LOAN PAYMENT	845,712.49
<u>INVOICES TOTAL:</u>		<u>845,712.49</u>

1,051,746.23

**510000-SEWER FUND**

\*\* Indicates pre-issue check.

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**200504-FRWRD PAYABLE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 FRWRD	KANE CTY SEWER TREATMENT 03/26	3,552.72
	<b>INVOICES TOTAL:</b>	<b>3,552.72</b>

3,552.72

**5190-SEWER CAPITAL PROJECTS EXP**

**582026-LIFT STATIONS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 TROTTER & ASSOCIATES INC	LIFT STATION REHAB PROJECT	8,935.50
1 TROTTER & ASSOCIATES INC	LIFT STATION CONTROLS IMPROVEMENTS	1,386.00
	<b>INVOICES TOTAL:</b>	<b>10,321.50</b>

**582027-WWTP FACILITY IMPROVEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 STRAND ASSOCIATES INC	BITTERSWEET DR WRF-START UP & TRAINING	1,550.00
	<b>INVOICES TOTAL:</b>	<b>1,550.00</b>

11,871.50

**5200-PARKING OPERATING EXPENSES**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMERICAN ELECTRIC CONSTRUCTION C	PAY STATION MAINTENANCE	600.00
1 AMERICAN ELECTRIC CONSTRUCTION C	PAY STATION MAINTENANCE	620.00
1 AMERICAN ELECTRIC CONSTRUCTION C	PAY STATION MAINTENANCE	620.00
1 PASSPORT LABS INC	PERMIT PARKING FEES FEB 25	8.78
	<b>INVOICES TOTAL:</b>	<b>1,848.78</b>

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMCAST	INTERNET SERVICE	134.90
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	307.80
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	29.70
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	57.68
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	44.46
	<b>INVOICES TOTAL:</b>	<b>574.54</b>

2,423.32

**5500-GOLF PROGRAM EXPENSES**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GORDON FLESCH COMPANY INC	COPIER MAINTENANCE SERVICE	40.61
1 GPS INDUSTRIES LLC	CONNECT RENTAL FEES	4,940.00

\*\* Indicates pre-issue check.

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1 MOLTREE MECHANICAL	EQUIPMENT REPAIRS	2,900.00
1 ROSCOE CO	MATS	371.63
		<b>INVOICES TOTAL: 8,252.24</b>

**524100-BUILDING MAINTENANCE SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 BENJAMIN FRANKLIN PLUMBING	PLUMBING REPAIRS	815.40
1 BENJAMIN FRANKLIN PLUMBING	PLUMBING REPAIRS	707.50
		<b>INVOICES TOTAL: 1,522.90</b>

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMCAST	CABLE SERVICE	451.10
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	108.72
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	1,253.85
1 NICOR GAS	GAS BILL	1,128.63
		<b>INVOICES TOTAL: 2,942.30</b>

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CHRIST PANOS FOODS CORPORATION	FOOD PURCHASE	24.80
1 KWIK PRINT	SCORE CARDS	597.34
		<b>INVOICES TOTAL: 622.14</b>

**532200-OFFICE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	44.16
		<b>INVOICES TOTAL: 44.16</b>

**534200-GOLF CART MAINTENANCE MATLS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	GOLF CART MAINTENANCE MATERIALS	229.88
		<b>INVOICES TOTAL: 229.88</b>

**534331-PURCHASES - GOLF SHOES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ADIDAS AMERICA INC	GOLF APPAREL	1,903.46
1 ADIDAS AMERICA INC	GOLF APPAREL	272.58
		<b>INVOICES TOTAL: 2,176.04</b>

**534333-PURCHASES - GOLF CLUBS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 DUNLOP SPORTS AMERICAS	GOLF SUPPLIES	170.98
1 DUNLOP SPORTS AMERICAS	GOLF SUPPLIES	830.58
1 DUNLOP SPORTS AMERICAS	GOLF SUPPLIES	830.58
1 DUNLOP SPORTS AMERICAS	CREDIT MEMO	-1,367.12

\*\* Indicates pre-issue check.

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INVOICES TOTAL: 465.02

**534335-PURCHASES - MISC GOLF MDSE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ADIDAS AMERICA INC	GOLF APPAREL	389.81
1 ADIDAS AMERICA INC	GOLF APPAREL	739.00
1 ADIDAS AMERICA INC	GOLF APPAREL	515.70
1 ADIDAS AMERICA INC	GOLF APPAREL	840.00
1 ADIDAS AMERICA INC	GOLF APPAREL	413.08
<u>INVOICES TOTAL:</u>		<u>2,897.59</u>

**534600-BUILDING MAINTENANCE MATERIALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ACTION LOCK & KEY INC	PANIC BAR REPAIR	246.70
<u>INVOICES TOTAL:</u>		<u>246.70</u>

**543101-DUES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 USGA CLUB MEMBERSHIP	2026 ANNUAL MEMBERSHIP DUES/P LENZ	175.00
<u>INVOICES TOTAL:</u>		<u>175.00</u>

19,573.97

**5510-GOLF MAINTENANCE EXPENSES**

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	417.96
1 NICOR GAS	GAS BILL	549.61
1 NICOR GAS	GAS BILL	376.22
<u>INVOICES TOTAL:</u>		<u>1,343.79</u>

**532000-AUTOMOTIVE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SPARTAN TURF PRODUCTS LLC	AUTOMOTIVE SUPPLIES	208.21
<u>INVOICES TOTAL:</u>		<u>208.21</u>

**534300-EQUIPMENT MAINTENANCE MATLS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	MAINTENANCE SUPPLIES	38.99
1 CAROL STREAM LAWN & POWER	MAINTENANCE MATERIALS	13.02
1 HOME DEPOT CREDIT SERVICES	MATERIALS & SUPPLIES	238.67
1 SPARTAN TURF PRODUCTS LLC	EQUIPMENT MAINTENANCE MATERIALS	237.86
<u>INVOICES TOTAL:</u>		<u>528.54</u>

2,080.54

**5560-GOLF RESTAURANT EXPENSES**

\*\* Indicates pre-issue check.

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**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMPLETE BAR SYSTEMS LLC	SET UP BEER SYSTEM	188.00
1 GREAT LAKES SERVICE	MONTHLY SERVICE AGREEMENT	112.50
1 GREAT LAKES SERVICE	MONTHLY SERVICE AGREEMENT	45.83
1 GREAT LAKES SERVICE	MONTHLY SERVICE AGREEMENT	112.50
1 GREAT LAKES SERVICE	MONTHLY SERVICE AGREEMENT	45.83
<b>INVOICES TOTAL:</b>		<b>504.66</b>

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	208.98
1 NICOR GAS	GAS BILL	188.11
<b>INVOICES TOTAL:</b>		<b>397.09</b>

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GRECO AND SONS INC	FOOD PURCHASE	99.64
<b>INVOICES TOTAL:</b>		<b>99.64</b>

**534320-PURCHASES - FOOD & BEVERAGE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 BREAKTHRU BEVERAGE ILLINOIS LLC	LIQUOR PURCHASE	1,750.00
1 BREAKTHRU BEVERAGE ILLINOIS LLC	LIQUOR PURCHASE	253.02
1 CHICAGO BEVERAGE SYSTEMS/	BEER PURCHASE	389.79
1 CHRIST PANOS FOODS CORPORATION	FOOD PURCHASE	568.25
** 1 ELGIN BEVERAGE CO	BEER PURCHASE	256.35
** 1 ELGIN BEVERAGE CO	BEER PURCHASE	271.67
** 1 ELGIN BEVERAGE CO	BEER PURCHASE	164.88
1 EUCLID BEVERAGE LLC	BEER PURCHASE	549.00
1 EUCLID BEVERAGE LLC	BEER PURCHASE	118.00
1 GORDON FOOD SERVICE INC	FOOD PURCHASE	200.00
1 GORDON FOOD SERVICE INC	FOOD PURCHASE	275.00
1 GORDON FOOD SERVICE INC	FOOD PURCHASE	156.00
1 GRECO AND SONS INC	FOOD PURCHASE	240.00
1 LAKESHORE BEVERAGE	BEER PURCHASE	82.49
1 PEPSI BEVERAGES COMPANY	SOFT DRINK PURCHASE	53.44
1 SCHAMBERGER BROTHERS INC	BEER PURCHASE	222.69
1 SOUTHERN GLAZER'S OF IL	LIQUOR PURCHASE	471.41
1 TEC COFFEE & FOODS	COFFEE PURCHASE	150.00
<b>INVOICES TOTAL:</b>		<b>6,171.99</b>

7,173.38

**5570-GOLF BANQUET EXPENSES**

\*\* Indicates pre-issue check.

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**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 A MAESTRANZI SONS	KNIFE SHARPENING	22.00
1 A MAESTRANZI SONS	KNIFE SHARPENING	22.00
1 ALSCO	LINEN SERVICES	269.96
1 ALSCO	LINEN SERVICES	275.76
1 GREAT LAKES SERVICE	MONTHLY SERVICE AGREEMENT	112.50
1 GREAT LAKES SERVICE	MONTHLY SERVICE AGREEMENT	45.84
1 GREAT LAKES SERVICE	MONTHLY SERVICE AGREEMENT	112.50
1 GREAT LAKES SERVICE	MONTHLY SERVICE AGREEMENT	45.84
1 TRIPLESEAT SOFTWARE LLC	SUBSCRIPTION	350.00
<b>INVOICES TOTAL:</b>		<b>1,256.40</b>

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	208.98
1 NICOR GAS	GAS BILL	188.11
<b>INVOICES TOTAL:</b>		<b>397.09</b>

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ELGIN BEVERAGE CO	GLASSWARE	52.20
1 GORDON FOOD SERVICE INC	FOOD PURCHASE	48.93
1 GRECO AND SONS INC	FOOD PURCHASE	99.64
1 HOME DEPOT CREDIT SERVICES	MATERIALS & SUPPLIES	255.60
1 MLA WHOLESALE INC	FLOWERS	159.45
1 MLA WHOLESALE INC	FLOWERS	117.05
1 MLA WHOLESALE INC	FLOWERS	167.95
1 MLA WHOLESALE INC	FLOWERS	152.35
<b>INVOICES TOTAL:</b>		<b>1,053.17</b>

**532200-OFFICE SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	66.45
1 AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	24.25
1 AMAZON CAPITAL SERVICES INC	OFFICE SUPPLIES	23.83
1 AMAZON CAPITAL SERVICES INC	CREDIT MEMO	-23.83
1 AMAZON CAPITAL SERVICES INC	CREDIT MEMO	-24.25
<b>INVOICES TOTAL:</b>		<b>66.45</b>

**534320-PURCHASES - FOOD & BEVERAGE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 THE BAKING INSTITUTE BAKERY CO	CAKE	258.49
1 THE BAKING INSTITUTE BAKERY CO	CAKE	420.99
1 BREAKTHRU BEVERAGE ILLINOIS LLC	LIQUOR PURCHASE	1,136.88
1 BREAKTHRU BEVERAGE ILLINOIS LLC	LIQUOR PURCHASE	253.02
1 CHRIST PANOS FOODS CORPORATION	FOOD PURCHASE	200.00

\*\* Indicates pre-issue check.

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**	1 ELGIN BEVERAGE CO	BEER PURCHASE	164.89
	1 FORTUNE FISH & GOURMET	FOOD PURCHASE	319.34
	1 GORDON FOOD SERVICE INC	FOOD PURCHASE	833.04
	1 GORDON FOOD SERVICE INC	FOOD PURCHASE	538.53
	1 GORDON FOOD SERVICE INC	FOOD PURCHASE	1,465.34
	1 GRECO AND SONS INC	FOOD PURCHASE	375.15
	1 GRECO AND SONS INC	FOOD PURCHASE	590.49
	1 IL GIARDINO DEL DOLCE INC	CAKE	84.50
	1 IL GIARDINO DEL DOLCE INC	CAKE	84.50
	1 LAKESHORE BEVERAGE	BEER PURCHASE	82.49
	1 SOUTHERN GLAZER'S OF IL	LIQUOR PURCHASE	471.41
	1 TEC COFFEE & FOODS	COFFEE PURCHASE	104.37
<b>INVOICES TOTAL:</b>			<b><u>7,383.43</u></b>

**10,156.54**

**5580-GOLF MIDWAY EXPENSES**

**534320-PURCHASES - FOOD & BEVERAGE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 BREAKTHRU BEVERAGE ILLINOIS LLC	LIQUOR PURCHASE	1,157.00
1 BREAKTHRU BEVERAGE ILLINOIS LLC	LIQUOR PURCHASE	440.00
1 CHICAGO BEVERAGE SYSTEMS/	BEER PURCHASE	45.54
** 1 ELGIN BEVERAGE CO	BEER PURCHASE	197.50
** 1 ELGIN BEVERAGE CO	BEER PURCHASE	67.45
** 1 ELGIN BEVERAGE CO	BEER PURCHASE	197.50
1 EUCLID BEVERAGE LLC	BEER PURCHASE	658.46
1 EUCLID BEVERAGE LLC	BEER PURCHASE	106.62
1 GORDON FOOD SERVICE INC	FOOD PURCHASE	156.00
1 PEPSI BEVERAGES COMPANY	SOFT DRINK PURCHASE	395.36
1 SCHAMBERGER BROTHERS INC	BEER PURCHASE	163.10
1 TEC COFFEE & FOODS	COFFEE PURCHASE	104.38
<b>INVOICES TOTAL:</b>		<b><u>3,688.91</u></b>

**3,688.91**

**6000-CENTRAL SERVICES EXPENSES**

**522400-SERVICE AGREEMENTS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CLARKE ENVIRONMENTAL MOSQUITO	MOSQUITO MGT SERVICE	18,171.00
1 DELTA BUILDING TECHNOLOGIES	MAINTENANCE AGREEMENT	777.00
1 GORDON FLESCH COMPANY INC	COPIER MAINTENANCE SERVICE	73.76
1 MIDWEST MECHANICAL	MAINTENANCE AGREEMENT	3,216.00
1 MIDWEST MECHANICAL	MAINTENANCE AGREEMENT	636.00
<b>INVOICES TOTAL:</b>		<b><u>22,873.76</u></b>

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
 INVOICES DUE ON/BEFORE 4/7/2026**

**524100-BUILDING MAINTENANCE SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ALLEGIANT FIRE PROTECTION LLC	FIRE PUMP QUARTERLY INSPECTION	200.00
1 LIONHEART CRITICAL POWER	EQUIPMENT REPAIRS	871.36
1 MIDWEST MECHANICAL	EQUIPMENT REPAIRS	4,969.00
1 MIDWEST MECHANICAL	EQUIPMENT REPAIRS	1,616.00
1 MIDWEST MECHANICAL	EQUIPMENT REPAIRS	779.00
1 TERMINIX ANDERSON	PEST CONTROL SERVICES	191.36
1 THOMPSON ELEVATOR INSPECTION	INSPECTION	41.00
1 THOMPSON ELEVATOR INSPECTION	INSPECTION	82.00
<b>INVOICES TOTAL:</b>		<b>8,749.72</b>

**524120-UTILITIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	73.80
1 COMMONWEALTH EDISON CO	ELECTRIC BILL	169.06
1 NICOR GAS	GAS BILL	417.66
<b>INVOICES TOTAL:</b>		<b>660.52</b>

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	MATERIALS & SUPPLIES	68.90
1 WAREHOUSE DIRECT	MATERIALS & SUPPLIES	89.69
1 WAREHOUSE DIRECT	MATERIALS & SUPPLIES	287.37
1 WAREHOUSE DIRECT	MATERIALS & SUPPLIES	598.80
<b>INVOICES TOTAL:</b>		<b>1,044.76</b>

**534600-BUILDING MAINTENANCE MATERIALS**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GRAINGER	MAINTENANCE SUPPLIES	111.78
1 GRAINGER	MAINTENANCE SUPPLIES	81.32
1 GRAINGER	MAINTENANCE SUPPLIES	60.82
1 GRAINGER	MAINTENANCE SUPPLIES	12.54
1 HOME DEPOT CREDIT SERVICES	MATERIALS & SUPPLIES	158.67
<b>INVOICES TOTAL:</b>		<b>425.13</b>

33,753.89

**6010-INFORMATION SYSTEMS**

**522700-COMPUTER SERVICES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 HEARTLAND BUSINESS SYSTEMS	ANNUAL MICROSOFT 365 RENEWAL	119.24
1 HEARTLAND BUSINESS SYSTEMS	SAFEID MINI	555.00
1 TKB ASSOCIATES INC	LASERFICHE SOFTWARE RENEWAL	10,009.10
1 VC3 INC	MONTHLY SERVICE AGREEMENT	2,499.00
<b>INVOICES TOTAL:</b>		<b>13,182.34</b>

\*\* Indicates pre-issue check.

**VILLAGE OF BARTLETT  
 DETAIL BOARD REPORT  
 INVOICES DUE ON/BEFORE 4/7/2026**

**524110-TELEPHONE**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMCAST	INTERNET SERVICE	187.90
1 T-MOBILE	TELEPHONE BILL	863.53
<b>INVOICES TOTAL:</b>		<b>1,051.43</b>

**530100-MATERIALS & SUPPLIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	MATERIALS & SUPPLIES	195.99
<b>INVOICES TOTAL:</b>		<b>195.99</b>

**546900-CONTINGENCIES**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	PHONE CASE	58.15
<b>INVOICES TOTAL:</b>		<b>58.15</b>

**570100-MACHINERY & EQUIPMENT**

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMAZON CAPITAL SERVICES INC	DRONE	1,212.24
1 AMAZON CAPITAL SERVICES INC	DOCKING STATIONS FOR LAPTOPS	179.98
1 DELL COMPUTER CORP	DELL LAPTOPS	3,393.90
<b>INVOICES TOTAL:</b>		<b>4,786.12</b>

19,274.03

**GRAND TOTAL: 1,885,286.62**

GENERAL FUND	480,611.09
DEBT SERVICE FUND	318.00
MUNICIPAL BUILDING FUND	9,600.00
LAKE ST TIF	34,117.04
WATER FUND	195,345.46
SEWER FUND	1,067,170.45
PARKING FUND	2,423.32
GOLF FUND	42,673.34
CENTRAL SERVICES FUND	53,027.92
<b>GRAND TOTAL</b>	<b>1,885,286.62</b>

\*\* Indicates pre-issue check.

# VILLAGE OF BARTLETT PROCLAMATION

## Designating April as Autism Awareness Month

**WHEREAS**, Autism Spectrum Disorder (ASD) is a complex, lifelong developmental condition that typically appears during early childhood and can impact a person's social skills, communication, and self-regulation; and

**WHEREAS**, according to the Centers for Disease Control and Prevention (CDC), approximately 1 in 31 children aged 8 years in the year 2022 in the United States is identified with autism spectrum disorder, and three times more common among boys than girls, highlighting the importance of early screening and intervention; and

**WHEREAS**, autism affects a diverse group of individuals, and while there is no known single cause, early diagnosis and access to appropriate support services and therapies can significantly improve outcomes and quality of life; and

**WHEREAS**, our community is made stronger by the unique talents, perspectives, and contributions of individuals on the autism spectrum, who deserve to live in a world where they are fully included and valued; and

**WHEREAS**, the goal of this month is not only to raise awareness but to foster true acceptance, ensuring that all residents with autism have the opportunity to lead fulfilling, independent lives and reach their greatest potential; and

**WHEREAS**, we recognize the dedication of the families, educators, and advocates who work tirelessly to provide support and create an environment of understanding and belonging.

**NOW, THEREFORE**, I, Daniel H. Gunsteen, President of the Village of Bartlett, of Cook, DuPage, and Kane Counties, do hereby proclaim April as Autism Awareness Month in the Village of Bartlett and encourage all residents to learn more about autism and to join in our efforts to build a more inclusive and supportive community for everyone.

Dated this 7th Day of April



A handwritten signature in blue ink, which appears to read "Daniel H. Gunsteen".

Daniel H. Gunsteen, Village President



# Agenda Item Executive Summary

**AGENDA ITEM:** #2025-13 Bartlett Meadow    **BOARD OR COMMITTEE:** Board

## BUDGET IMPACT

<b>Amount</b>	\$N/A	<b>Budgeted</b>	\$N/A
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<b>Fund:</b> N/A	<b>Corresponding Activity Measure:</b> N/A
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## EXECUTIVE SUMMARY

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 sq.ft. to 3,826 sq.ft. with 3-6 bedrooms.

The development of the 19.75 acre property is subject to a consent decree entered in 1997.

The Planning & Zoning Commission conducted the public hearing at their March 5, 2026 meeting. The P&Z Commission **recommended approval** of the petitioner's requests.

The Committee of the Whole reviewed the P&Z Commission's recommendation at their March 10, 2026 meeting and forwarded the application to the Village Board for a final vote.

## ATTACHMENTS (PLEASE LIST)

PDS memo, ordinance with exhibits

### RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal or Target: Yes  No

Description: Increased Residential Housing Options

## ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance - Move to approve Ordinance 2026-\_\_\_\_ An Ordinance Approving a Preliminary/Final Plat of Subdivision, a Rezoning from B-4 to SR-4, a Special Use Permit, a Preliminary/Final Planned Unit Development Plan, and an Amendment to the Comprehensive Plan for the Bartlett Meadow Subdivision
- Motion

Staff: Kristy Stone, PDS Director

Date: March 31, 2026

**PLANNING & DEVELOPMENT SERVICES MEMORANDUM**

**26-16**

DATE: March 31, 2026  
TO: Paula Schumacher, Village Administrator  
FROM: Andrew Barna, Associate Planner *AB*  
RE: **(#25-13) Bartlett Meadow**

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**PETITIONER**

Matt Brolley, Pulte Group

**SUBJECT SITE**

Southwest corner of Route 59 and Lake Street

**REQUESTS**

**Preliminary/Final Plat of Subdivision**  
**Preliminary/Final PUD Plan**  
**Special Use for Planned Unit Development**  
**Rezoning from B-4 to SR-4**  
**Amendment to the Future Land Use Plan**

**SURROUNDING LAND USES**

	<b><u>Land Use</u></b>	<b><u>Comprehensive Plan</u></b>	<b><u>Zoning</u></b>
<b>Subject Site</b>	<b>Vacant</b>	<b>Commercial</b>	<b>B-4</b>
North	Auto Dealership Overflow Lot	Commercial	B-3 PUD
South	Vacant	Commercial	ER-1
East	Vacant	Suburban Residential	ER-1
West	Townhomes/wetland	Attached Residential/Open Space	SR-6 PUD

**BACKGROUND INFORMATION**

The development of the 19.75-acre property is subject to a consent decree entered in 1997. Town & Country Homes had previously submitted a preliminary PUD plan for Eagle's Ridge Subdivision that proposed the townhomes on this parcel. As part of the agreement, this parcel was to be zoned and marketed for commercial uses for 15 years before the Village would consider an application for a residential development. The original PUD Plan proposed 52 dwelling units on the subject property with a gross density of 2.6 dwelling units per acre.

**CURRENT DISCUSSION**

1. The Petitioner is requesting a **PUD** Plan Review for a single-family development, **Rezoning** from B-4 to SR-4, **preliminary/final plat of subdivision**, a **special use permit** for a planned unit development to allow the modifications from the bulk requirements of the SR-4 Zoning District on 19.75 acres located at the southwest corner of Route 59 and Lake Street.
2. The PUD Plan identifies 28 single-family lots. The floor plans would range in size from 2,386 sq.ft. to 3,826 sq.ft. with 3-4 bedrooms. The PUD Plan identifies a gross density of 1.42 dwelling units per acre.
3. Four (4) outlots are shown on the PUD plan for open space, detention and wetlands. A total of 11.39 acres (58% of the property) would also be dedicated open space per the plan.
4. An **amendment to the Future Land Use Plan** is being requested which currently designates the area as "commercial". This proposed amendment would match the use identified on the PUD Plan.
5. The proposed elevation plan details four (4) home models, each model having 4-5 elevation variations.

	Square Footage	Bedrooms	Garage	Elevations
Newberry	2,391 – 2,568	3 - 4	2	5
Mercer	2,602 – 2,783	4 – 5	2	4
Continental	2,875 – 3,160	4 - 5	2	5
Waverly	3,261 – 3,826	4 – 6	2	5

The building materials are predominately vinyl with the majority of the proposed elevations offering brick and cultured stone accents to the front façade. Staff has requested additional masonry/stone on the elevations.

6. The petitioner is requesting the following modifications from the SR-4 Zoning District bulk regulations:
  - a. Reducing the rear yard setback from 45 feet to 25 feet
  - b. Reducing the corner side yard setback from 25 feet to 15 feet
  - c. Allows a maximum impervious coverage of 45%

	SR-4 Zoning	Bartlett Meadow PUD
Minimum Lot Size	6,000 sf	7,500 sf
Minimum Lot Width	60 feet	60 feet
Front Yard Setback	25 feet	25 feet
Rear Yard Setback	45 feet	25 feet
Interior Side Yard Setback	5 feet	5 feet
Corner Side Yard Setback	25 feet	15 feet
Maximum Building Height	30 feet	30 feet
Maximum Impervious	40%	45%

7. This PUD Plan identifies a public road connecting to Horizon Drive with a future connection to the property directly south of the development. There is no direct access to Route 59 from this development at this time
8. The landscape plan identifies a mix of parkway trees throughout the subdivision as well as a row of evergreens to be installed in outlot C behind lots 26-28 to screen the Lake Street interchange.
  - a. A 6' high wood, board-on-board privacy fence will be installed along the north end of the subdivision in outlots C and D. A 4' ornamental aluminum will be installed along the eastern and western lot's property lines in outlots A and C.
  - b. The landscape plan identifies proposed prototypical foundation landscaping for each elevation that includes a mix of ornamental trees, perennials, and deciduous and evergreen shrubs.
  - c. A 6' tall identification monument pier is shown at the entrance of the subdivision.

**RECOMMENDATION**

1. The Staff recommends **approval** of the petitioner's request for Preliminary/Final Plat of Subdivision, Preliminary/Final PUD Plan, Special Use for Planned Unit Development, Rezoning from B-4 to SR-4, and an Amendment to the Future Land Use Plan, subject to the following conditions and findings of fact:
  - A. The Preliminary/Final Plat of Subdivision shall be recorded prior to the issuance of any building permit;
  - B. Village Engineer approval of the engineering plans;
  - C. Building permits shall be required for all construction activities;
  - D. Planning and Development Services approval of the landscape and photometric plan;
  - E. Landscaping must be installed within one year of the issuance of a building permit;
  - F. If landscaping cannot be installed at the time of construction, a landscape estimate shall be submitted to the Planning & Development Services

- department for review and approval by the Village Forester and a bond posted in the approved amount for its future installation;
- G. All proposed signage shall require permits and approval from the Planning & Development Services Department prior to installation;
  - H. Dumpsters shall be located behind a solid gate;
  - I. Any required Public Improvement Completion Agreement and associated security shall be submitted for review and approval by the Village Attorney.
  - J. A copy of the Declaration of Conditions, Covenants, and Restrictions establishing an owners' association for the Subject Property and maintenance responsibilities for the outlots must be submitted to the Village for review and approval prior to recording of the Final Plat of Subdivision;
  - K. Construction in accordance with the Final PUD Plan must commence within one year of the effective date of this Ordinance;
  - L. 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.
  - M. The development, maintenance, and use of the Subject Property must be in substantial compliance with the final plans attached hereto as Exhibit B and Exhibit C, and the final engineering, design, fencing, and any additional or revised landscape plans as approved by the Village Engineer and Planning and Development Services Department, except for minor changes to such plans as approved by the Director of Planning and Development Services and the Village Engineer.
  - N. **Findings of Fact (PUD):**
    - i. The proposed Residential Development conforms with the Comprehensive Plan, as amended, and the general planning policies and precedents of the Village, particularly with the reference to the following:
      - a. Land use policies;
      - b. Land use intensity;
      - c. Housing goals;
      - d. Traffic impact and parking;
      - e. Impact on schools, public utilities, and facilities;
      - f. The character of the Village and the specific neighborhood;
      - g. The conservation and enhancement of the tax base and economic well-being of the Village.
    - ii. Each of the proposed uses for the Subject Property is a permitted or special use in the SR-4 District in which the Planned Unit Development would be located.
    - iii. The proposed Residential Development is so designed, located and proposed to be operated and maintained that the public health, safety and welfare will not be endangered or detrimentally affected.

- iv. The proposed Residential Development shall not substantially lessen or impede the suitability for permitted use and development of, or be injurious to the use and enjoyment of, or substantially diminish or impair the value of, or be incompatible with, other property in the immediate vicinity.
  - v. The proposed Residential Development will include impact donations in accordance with all applicable Village ordinances, if any are required.
  - vi. The proposed Residential Development has or will make provision for adequate utilities, drainage and other necessary facilities.
  - vii. The proposed Residential Development has or will make adequate provision for parking and ingress and egress and be so designed as to minimize traffic congestion and hazards in the public streets.
  - viii. The proposed Residential Development has adequate site area, which area may be greater than the minimum in the district in which the proposed site is located, and other buffering features to protect uses within the proposed Residential Development and on surrounding properties.
  - ix. There is reasonable assurance that, if authorized, the proposed Residential Development will be completed according to schedule and adequately maintained.
- O. **Findings of Fact (Special Use Permit):**
- i. The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;
  - ii. That the proposed use will not under the circumstances of the particular case be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity.
  - iii. That the special use shall conform to the regulations and conditions specified in this Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.
- P. **Findings of Fact (Rezoning):**
- i. The proposed rezoning is compatible with existing uses of property within the general area of the property in question;
  - ii. The proposed rezoning is compatible with the zoning classifications of property within the general area of the property in question;
  - iii. The proposed use of the property is not compatible with the uses permitted under the existing zoning classification;
  - iv. The proposed rezoning will have no depreciatory impact upon surrounding properties in the general area of the property in question;
  - v. The proposed rezoning is compliant with the Bartlett comprehensive plan;

Q. **Findings of Fact (Comprehensive Plan Amendment):**

- i. There has been a change in projections or assumptions from those on which the Future Land Use Plan is based;
  - ii. The data used as the basis for the formulating the Future Land Use Plan for the Subject Property is out of date;
  - iii. New issues or needs have presented themselves to the Village that are not adequately addressed in the Future Land Use Plan; and
  - iv. The amendment will not adversely affect the character of the area in which the proposed Residential Development is to be located.
2. The Planning and Zoning Commission held the required public hearing, reviewed the petitioner's requests, and **recommended approval** at their meeting on March 5, 2026 based the above conditions and findings of fact.
  3. The Committee of the Whole reviewed the petitioner's requests at their meeting on March 17, 2026. The Committee forwarded the petition to the Village Board for a final vote.
  4. The ordinance with exhibits is attached for your review.

ab/attachments  
General - PDS Team\memos 2026\016\_BartlettMeadow\_vb.docx

ORDINANCE 2026 - \_\_\_\_\_

**AN ORDINANCE APPROVING A PRELIMINARY/FINAL PLAT OF  
SUBDIVISION, A REZONING FROM B-4 TO SR-4, A SPECIAL USE PERMIT,  
A PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT PLAN, AND AN  
AMENDMENT TO THE COMPREHENSIVE PLAN FOR  
THE BARTLETT MEADOW SUBDIVISION**

---

**WHEREAS**, National Developers Inc., an Illinois corporation (the "**Owner**") is the owner of approximately 19.75 acres of land located at the southwest corner of Lake Street and Route 59 in the Village of Bartlett ("**Village**"), legally described on **Exhibit A**, and zoned B-4 (Community Shopping District), which is referred to herein as the "**Subject Property**"; and

**WHEREAS**, Pulte Home Company, LLC, a Michigan limited liability company (the "**Petitioner**") is the contract purchaser of the Subject Property; and

**WHEREAS**, Petitioner seeks to develop a single-family residential development on the Subject Property consisting of 28 residential lots and four outlots designated for stormwater detention, wetlands, and open space (the "**Residential Development**"); and

**WHEREAS**, Petitioner, with the permission of the Owner, has filed a petition with the Village requesting the approval of (1) a map amendment to rezone the Subject Property from the B-4 Community Shopping District to the SR-4 Suburban Residence District; (2) a Preliminary and Final Plat of Subdivision to subdivide the Subject Property into 28 residential lots and four outlots; (3) a Special Use Permit for a Planned Unit Development for the Subject Property ("**PUD**"); (4) Preliminary and Final PUD Plan for the Residential Development; and (5) an amendment to the Future Land Use Plan in the Village's Comprehensive Plan to change the designated use for the Subject Property from commercial to uses defined in the Preliminary/Final PUD Plan (collectively, the "**Petition**"); and

**WHEREAS**, on March 5, 2026, pursuant to proper notice, the Village of Bartlett Planning and Zoning Commission conducted a public hearing and reviewed the Petition, and has recommended to the Corporate Authorities that the Petition be granted, subject to the conditions and findings of fact set forth in its report; and

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

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

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

**Section 2. Findings of Fact.**

A. Rezoning/Map Amendment: Based in part on the conditions set forth in Section 8 of this Ordinance, the Corporate Authorities make the following findings of fact regarding the Petitioner’s application for a map amendment to rezone the Subject Property from the B-4 District to the SR-4 District:

1. The proposed rezoning is compatible with existing uses of property within the general area of the property in question.
2. The proposed rezoning is compatible with the zoning classifications of property within the general area of the property in question.
3. The proposed use of the property is not compatible with the uses permitted under the existing zoning classification.
4. The proposed rezoning will have no depreciatory impact upon surrounding properties in the general area of the property in question.
5. The proposed rezoning is consistent with the Bartlett comprehensive plan or its amendment.

B. Special Use Permit for a PUD: Based in part on the conditions set forth in Section 8 of this Ordinance, the Corporate Authorities make the following findings of fact regarding the Petitioner’s application for a Special Use Permit for a Planned Unit Development for the Subject Property:

1. That the proposed uses at that particular location requested are necessary or desirable to provide a service or a facility which is in the interest of the public convenience and will contribute to the general welfare of the neighborhood or community;
2. That such uses will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity;
3. That the special uses shall conform to the regulations and conditions specified in this title for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.

C. Planned Unit Development Plan. Based in part on the conditions set forth in Section 8 of this Ordinance, the Corporate Authorities make the following findings of fact regarding the Petitioner's application for a Planned Unit Development Plan for the Residential Development on the Subject Property:

1. The proposed Residential Development conforms with the Comprehensive Plan, as amended, and the general planning policies and precedents of the Village, particularly with reference to the following:
  - i. Land use policies;
  - ii. Land use intensity
  - iii. Housing goals
  - iv. Traffic impact and parking;
  - v. Impact on schools, public utilities and facilities;
  - vi. The character of the Village and the specific neighborhood;
  - vii. The conservation and enhancement of the tax base and economic well-being of the Village.
2. Each of the proposed uses for the Subject Property is a permitted or special use in the SR-4 District in which the Planned Unit Development would be located.
3. The proposed Residential Development is so designed, located and proposed to be operated and maintained that the public health, safety and welfare will not be endangered or detrimentally affected.
4. The proposed Residential Development shall not substantially lessen or impede the suitability for permitted use and development of, or be injurious to the use and enjoyment of, or substantially diminish or impair the value of, or be incompatible with, other property in the immediate vicinity.
5. The proposed Residential Development will include impact donations in accordance with all applicable Village ordinances, if any are required.
6. The proposed Residential Development has or will make provision for adequate utilities, drainage and other necessary facilities.
7. The proposed Residential Development has or will make adequate provision for parking and ingress and egress and be so designed as to minimize traffic congestion and hazards in the public streets.
8. The proposed Residential Development has adequate site area, which area may be greater than the minimum in the district in which the proposed site is located, and other buffering features to protect uses within the proposed Residential Development and on surrounding properties.
9. There is reasonable assurance that, if authorized, the proposed Residential Development will be completed according to schedule and adequately maintained.

D. Comprehensive Plan Amendment: Based in part on the conditions set forth in Section 8 of this Ordinance, the Corporate Authorities make the following findings of fact regarding the Petitioner's application for an Amendment to the Future Land Use Plan in the Village's Comprehensive Plan to change the future use for the Subject Property from commercial to the uses defined in the Preliminary/Final PUD Plan:

- a. There has been a change in projections or assumptions from those on which the Future Land Use Plan is based;
- b. The data used as the basis for the formulating the Future Land Use Plan for the Subject Property is out of date.
- c. New issues or needs have presented themselves to the Village that are not adequately addressed in the Future Land Use Plan; and
- d. The amendment will not adversely affect the character of the area in which the proposed Residential Development is to be located.

**Section 3. Rezoning/Map Amendment.** Pursuant to Section 10-13-8 of the Bartlett Zoning Ordinance, the Corporate Authorities hereby approve a map amendment to rezone the Subject Property from the B-4 Community Shopping District to the SR-4 Suburban Residence District.

**Section 4. Preliminary/Final Plat of Subdivision.** The Preliminary/Final Plat of Subdivision for the Subject Property, entitled "Preliminary/Final Plat of Subdivision Bartlett Meadow," prepared by Cemcon Ltd, with a final revision date of February 16, 2026 (**Final Plat of Subdivision**) attached hereto as **Exhibit B**, is hereby approved.

**Section 5. Special Use Permit for PUD.** Pursuant to Section 10-13-9 of the Bartlett Zoning Ordinance, and subject to the conditions set forth in Section 8 of this Ordinance, the Corporate Authorities hereby approve the issuance of a special use permit for a planned unit development on the Subject Property.

**Section 6. Preliminary/Final PUD Plan.** Pursuant to Chapter 9 of the Bartlett Zoning Ordinance and Chapter 4 of the Bartlett Subdivision Code, and subject to the conditions set forth in Section 8 of this Ordinance, the Corporate Authorities hereby approve the Preliminary/Final PUD Plan for the Residential Development on the Subject Property, consisting of (1) the Final Planned Unit Development for Bartlett Meadow prepared by Cemcon, Ltd., with a final revision date of March 3, 2026; (2) the Bartlett Meadow Landscape Plans prepared by Dickson Design with a latest revision date of March 3, 2026; and (3) the Bartlett Meadow Elevations and Floor Plans prepared by Pulte Group, dated December 23, 2025, all of which are attached hereto as **Exhibit C**.

**Section 7. Comprehensive Plan Amendment.** Pursuant to Section 10-13-5 of the Bartlett Zoning Ordinance, and subject to the conditions set forth in Section 8 of this Ordinance, the Corporate Authorities hereby approve the amendment to the Future Land

Use Plan in the Village's Comprehensive Plan to change the future use for the Subject Property from commercial to the uses defined in the Preliminary/Final PUD Plan.

**Section 8. Conditions.** The approvals granted pursuant to this Ordinance shall be and are 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 Preliminary/Final Plat of Subdivision shall be recorded prior to the issuance of any building permit.
- B. Village Engineer approval of the engineering plans.
- C. Building permits shall be required for all construction activities, and this Ordinance does not authorize the commencement of any work on the Subject Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind may be commenced on the Subject Property pursuant to the approvals granted by this Ordinance unless and until all conditions of this Ordinance precedent to that work have been fulfilled and after all permits, approvals, and other authorizations for the work have been properly applied for, paid for, and granted in accordance with all applicable laws and regulations.
- D. Planning and Development Services approval of the landscape and photometric plan.
- E. Landscaping must be installed within one year of the issuance of a building permit.
- F. If landscaping cannot be installed at the time of construction, a landscape estimate shall be submitted to the Planning and Development Services department for review and approval by the Village Forester and a bond posted in the approved amount for its future installation.
- G. All proposed signage shall require permits and approval from the Planning and Development Services Department prior to installation.
- H. Dumpsters shall be located behind a solid gate.
- I. A Public Improvement Completion Agreement and associated bonds shall be submitted for review and approval by the Village Attorney.
- J. A copy of the Declaration of Conditions, Covenants, and Restrictions establishing an owners' association for the Subject Property and maintenance responsibilities for the outlots must be submitted to the Village for review and approval prior to recording of the Final Plat of Subdivision.

- K. Construction in accordance with the Final PUD Plan must commence within one year of the effective date of this Ordinance.
- L. 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.
- M. The development, maintenance, and use of the Subject Property must be in substantial compliance with the final plans attached hereto as Exhibit B and Exhibit C, and the final engineering, design, fencing, and any additional or revised landscape plans as approved by the Village Engineer and Planning and Development Services Department, except for minor changes to such plans as approved by the Director of Planning and Development Services and the Village Engineer.

**Section 9. Failure to Comply.** Upon failure or refusal of the Owner or Petitioner to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, the approvals granted pursuant to this Ordinance (collectively, the "***Conditioned Approvals***"), will, at the sole discretion of the Corporate Authorities, by ordinance duly adopted, be revoked and become null and void; provided, however, that the Corporate Authorities will not revoke the Conditioned Approvals unless it first provides the Petitioner (or future owner of the Subject Property) with two months advance written notice of the reasons for revocation and an opportunity to be heard at a regular meeting of the Village Board of Trustees regarding the revocation. In the event of revocation, the development and use of the Property will be governed solely by the regulations of the SR-4 Zoning District, as the same may, from time to time, be amended. Further, in the event of revocation, the Village Administrator and Village Attorney are authorized and directed to bring all zoning enforcement actions as may be appropriate under the circumstances. The Petitioner acknowledges that public notices and hearings have been held with respect to the adoption of this Ordinance, have considered the possibility of the revocation provided for in this Section 9, and agrees not to challenge any revocation on the grounds of any procedural infirmity or any denial of any procedural right, provided that the notice to the Petitioner required by this Section 9 is given.

**Section 10. Severability.** In the event a court of competent jurisdiction finds this Ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this ordinance and the application thereof to the greatest extent permitted by law.

**Section 11. 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 12. Effective Date.** This Ordinance shall be in full force and effect only after the Petitioner closes on the purchase of the Property from the Owner and obtains title to the Property. If the Petitioner does not obtain title to the Property within ninety (90) days of the date this Ordinance is approved, then this Ordinance will automatically become null and void without the need for further action of the Corporate Authorities.

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

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

ATTEST:

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

#### CERTIFICATION

I, the undersigned, do hereby certify that I am the Village Clerk of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, and that the foregoing is a true, complete and exact copy of Ordinance 2026 - \_\_\_\_\_ enacted on April 7, 2026, and approved on April 7, 2026, as the same appears from the official records of the Village of Bartlett.

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

**EXHIBIT A**

*Legal Description of the Subject Property*

LOT 32 AS SHOWN ON FINAL PLAT OF SUBDIVISION EAGLE'S RIDGE, BEING A SUBDIVISION OF PART OF THE EAST ½ OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED NOVEMBER 18, 1998 AS DOCUMENT NO. 08040987, COOK COUNTY, ILLINOIS

PIN: 06-28-400-021

Common Address: 1097 Horizon Drive, Bartlett, IL

**EXHIBIT B**

*Preliminary/Final Plat of Subdivision for Bartlett Meadow*

# PRELIMINARY/FINAL PLAT OF SUBDIVISION FOR BARTLETT MEADOW

PART OF THE EAST HALF OF SECTION 28, TOWNSHIP 41 NORTH,  
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN COOK COUNTY, ILLINOIS

**NOTE:**  
KEYMAP FOR BOUNDARY  
ONLY.  
SEE FOLLOWING SHEETS  
FOR PARTICULARS.

**LEGEND**

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Thin Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- EASEMENT LINE/LIMITS OF EASEMENT (Thin Dashed Line)
- CENTERLINE (Single Dashed Line)
- QUARTER SECTION LINE (Double Dashed Line)
- SECTION LINE (Thin Dotted Line)
- SET CONCRETE MONUMENT

**TOTAL AREA OF SUBDIVISION**  
19.753 ACRES  
(MORE OR LESS)

**PARCEL INDEX NUMBER**  
00-28-400-021  
VACANT LAND  
BARTLETT, ILLINOIS

THIS PLAT WAS SUBMITTED TO THE COUNTY  
RECORDER FOR THE PURPOSES OF RECORDING BY:  
PLATE OF BARTLETT  
1716 SOUTH WILSON STREET  
JAN & SHUN STREET  
BARTLETT, IL 60103



**NOTES**

3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS ENCLOSED WITH ( ) ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.

ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

P.U.E. - INDICATES PUBLIC UTILITY AND GRASSLAND EASEMENT HEREBY GRANTED. SEE PROVISIONS CONTAINED HEREIN.

B.S.L. - BUILDING SETBACK LINE

THE MEASURED BEARINGS SHOWN ARE BASED ON THE SOUTH LINE OF THE SUBJECT SITE BEING S 89°43'14" W PER RECORDED SUBDIVISION.

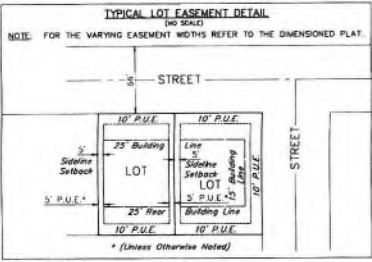
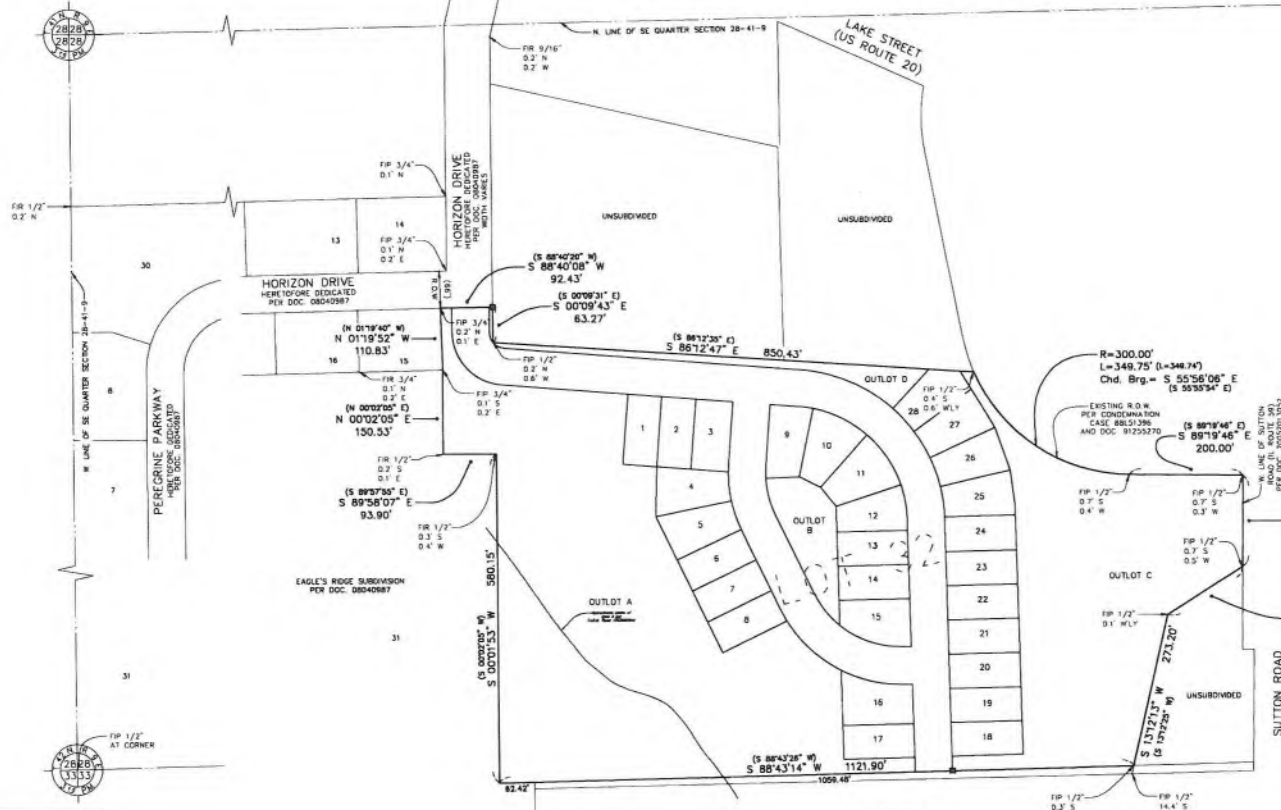
THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR ALL MAINTENANCE OF COMMONITY AREAS (OUTLOTS A, B AND C).

FP - FOUND IRON PIPE (AS SHOWN)  
FR - FOUND IRON ROD (AS SHOWN)

THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LAKESHORE SUBDIVISION WHICH IS REFERRED TO ON THIS PLAT AS "DECLARATION".



VICINITY MAP



**ACCESS NOTES:**

- THERE SHALL BE NO DIRECT ACCESS POINT ALONG ILLINOIS 59 (SUTTON ROAD) FROM OUTLOT C.
- ALL OTHER VEHICULAR ACCESS TO ILLINOIS 59 (SUTTON ROAD) SHALL BE VIA INTERNAL CIRCULATION.

**ILLINOIS DEPARTMENT OF TRANSPORTATION  
CERTIFICATE**

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO SECTION 6-2 OF AN ACT TO RESCIND THE LAW IN RELATION TO PLATS, AS AMENDED, A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS OBTAINING TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

DATED: \_\_\_\_\_  
JOSE WIDS, P.E.  
REGION ONE ENGINEER

PREPARED FOR:  
PULTE HOME COMPANY, LLC  
1900 E. SCHAUMBURG ROAD, SUITE 300  
SCHAUMBURG, IL 60173  
(847) 230-2592

PREPARED BY:  
**CEMCOR, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100 Aurora, Illinois  
80502-9675 PH: 630.862.2100 FAX: 630.862.2199  
E-MAIL: info@cemcor.com Website: www.cemcor.com

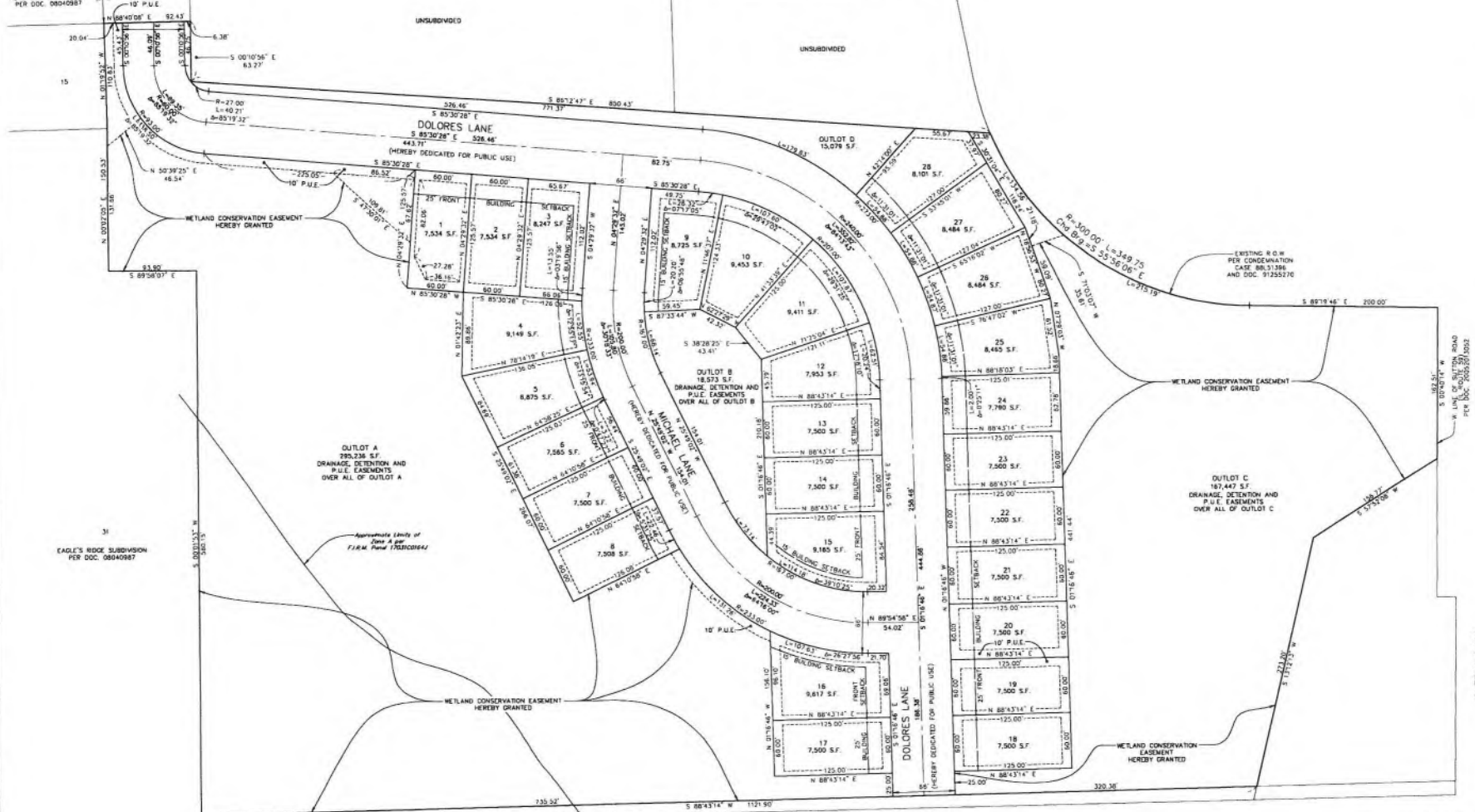
DISC NO: 402177 FILE NAME: SUBPLAT  
DRAWN BY: AJB FLD BK / PG NO: N/A  
COMPLETION DATE: 09-09-25 JOB NO: 402177  
CHECKED BY: JRP 02-26-28  
REVISED 12-11-25/AJB PER VILLAGE COMMENTS DATED 11-18-25  
REVISED 01-29-26/AJB ADDED P.U.E. ON OUTLOT A  
REVISED 03-10-26/AJB PER 1007 REVIEW  
REVISED 02-16-26/AJB UPDATED STREET NAMES

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PRELIMINARY/FINAL PLAT OF SUBDIVISION  
FOR  
**BARTLETT MEADOW**

PART OF THE EAST HALF OF SECTION 28, TOWNSHIP 41 NORTH,  
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN COOK COUNTY, ILLINOIS

HORIZON DRIVE  
HERE TO BE DEDICATED  
PER DEC. 08040887



EAGLE'S RIDGE SUBDIVISION  
PER DEC. 08040887

SUTTON ROAD  
(IL ROUTE 59)  
HERE TO BE DEDICATED  
PER DEC. 08040887

PREPARED BY:  
**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100, Aurora, Illinois  
60502-9675 Ph: 630.862.2100 Fax: 630.862.2199  
E-Mail: info@cemcon.com Website: www.cemcon.com  
DISC NO.: 402177 FILE NAME: SUBPLAT  
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A  
COMPLETION DATE: 09-08-25 JOB NO.: 402177  
CHECKED BY: JHP 02-28-26  
REVISED 12-11-26/AJB PER VILLAGE COMMENTS DATED 11-18-25  
REVISED 01-29-26/AJB ADDED P.U.E.'s ON OUTLOT A  
REVISED 02-10-26/AJB PER IDOT REVIEW  
REVISED 02-18-26/AJB UPDATED STREET NAMES  
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DRAWING DATE: 11/07/2025 11:00 AM COMMUNITY DEVELOPMENT CENTER  
LAST FILE DATE: 02/10/2026 10:57 AM

OWNER'S AND SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DUPAGE )

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS (ARE) THE LEGAL OWNER(S) OF THE LAND DESCRIBED ON THE SUBJECT PLAT, AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES HEREBY SET FORTH. ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE BOUNDARIES OF THE U-46 SCHOOL DISTRICT.

PLATE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY
1900 E. SCHAMMURG ROAD, SUITE 300
SCHAMMURG, IL 60173

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_

NOTARY'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF COOK )

I HEREBY CERTIFY THAT \_\_\_\_\_, WHOSE NAME(S) IS (ARE) SUBSCRIBED IN THE FOREGOING CERTIFICATE IS (ARE) KNOWN TO ME AS SUCH OWNER(S). GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

NOTARY PUBLIC SEAL
MY COMMISSION EXPIRES \_\_\_\_\_

VILLAGE OF BARTLETT CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DUPAGE )

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS. THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

BY: VILLAGE PRESIDENT

ATTEST: VILLAGE CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DUPAGE )

REVIEWED BY THE PLAN COMMISSION OF THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS. THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

BY: PLAN COMMISSION CHAIRMAN
ATTEST: SECRETARY

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DUPAGE )

I, \_\_\_\_\_, TREASURER FOR THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORTHCOMING SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPOINTED AGAINST THE TRACT OF LAND INCLUDED ON THE SUBJECT PLAT.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

BY: VILLAGE TREASURER

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF COOK )

I, \_\_\_\_\_, VILLAGE ENGINEER OF THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS, CERTIFY THAT THE LAND IMPROVEMENTS FOR THE SUBJECT PLATTED AREA AS DESCRIBED IN THE PLANS AND SPECIFICATIONS

TITLED: \_\_\_\_\_ DATED: \_\_\_\_\_
LATEST REVISED: \_\_\_\_\_ PREPARED BY: \_\_\_\_\_
MEET THE MINIMUM REQUIREMENTS OF THE VILLAGE OF BARTLETT.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

BY: VILLAGE ENGINEER

SPECIAL SERVICE AREA NOTICE

NOTICE THAT A SPECIAL SERVICE AREA HAS BEEN ESTABLISHED FOR THE PROPERTY DESCRIBED ON THE SUBJECT PLAT FOR THE PURPOSES OF, BUT NOT LIMITED TO, PERFORMING MAINTENANCE AND OPERATIONS OF STORMWATER DETENTION OR RETENTION FACILITIES, WETLANDS AND OTHER STORMWATER CONTROL OR WETLAND AREAS SERVED BY THE SPECIAL SERVICE AREA, AS SHOWN ON ENGINEERING PLANS PREPARED BY: \_\_\_\_\_ DATED \_\_\_\_\_ LAST REVISED ON \_\_\_\_\_ AND APPROVED BY THE VILLAGE ENGINEER ON \_\_\_\_\_

BY DRONANCE # \_\_\_\_\_

COOK COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF COOK )

THIS INSTRUMENT \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, ON THE \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. AND WAS RECORDED IN BOOK \_\_\_\_\_ OF PLATS ON PAGE \_\_\_\_\_

COOK COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF COOK )

I, \_\_\_\_\_ DO NOT FIND ANY DELINQUENT GENERAL TAXES UNPAID, CURRENT GENERAL TAXES DELINQUENT, SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST THE TRACT OF LAND IN THE ABOVE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT CHICAGO, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

COUNTY CLERK

SURFACE WATER STATEMENT

STATE OF ILLINOIS )
COUNTY OF DUPAGE )

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_

OWNER \_\_\_\_\_ ENGINEER

MY LICENSE EXPIRES ON \_\_\_\_\_

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )
COUNTY OF DUPAGE )

THIS IS TO CERTIFY THAT I, JEFFREY R. HANCOX, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNERS THEREOF THAT PART OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

LOT 32 AS SHOWN ON FINAL PLAT OF SUBDIVISION EAGLE'S RIDGE, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED NOVEMBER 16, 1998 AS DOCUMENT NO. 08049878, COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT IRON STAKES HAVE BEEN SET AT ALL LOT CORNERS, POINTS OF CURVATURE AND TANGENCY, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED, AND THAT THE PLAT HEREON CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT, BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL NO. 1703020184 WITH AN EFFECTIVE DATE OF AUGUST 19, 2006, IT IS OUR OPINION THAT THE PROPERTY DESCRIBED HEREON FALLS WITHIN ZONE X AND A ZONE A AS DESIGNATED AND DEFINED BY F.E.M.A.

DATED AT AURORA, ILLINOIS, THIS 23RD DAY OF FEBRUARY, 2026.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 34683
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRATION DATE IS APRIL 30, 2027

PRELIMINARY/FINAL PLAT OF SUBDIVISION FOR BARTLETT MEADOW

PART OF THE EAST HALF OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICES IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY, CONCAST AND AT&T A.K.A. SBC COMPANY, GRANITEES, NICOR GAS,

THEIR RESPECTIVE LICENSEES, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MOODY, RECONSTRUCT, REPLACE, SUPPLEMENT, UPGRADE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, FEEDSTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PARCEL SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "PUBLIC UTILITY EASEMENT" (OR SIMILAR DESIGNATION), AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF THE PARCEL OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS OR PARCELS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PARCEL, FOR ALL SUCH PURPOSES, NO PERMANENT STRUCTURES MAY BE PLACED OVER GRANTEE(S) FACILITIES OR IN, UPON OR OVER THE PARCEL SHOWN WITHIN THE DOTTED LINES MARKED "PUBLIC UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE(S), BUT SAID EASEMENT AREA MAY BE USED FOR PURPOSES NOT INCONSISTENT WITH THE RIGHTS GRANTED, INCLUDING WITHOUT LIMITATION, CONSTRUCTION OF PARKING AREAS, DRIVEWAYS, LANDSCAPE ISLANDS AND LANDSCAPING PROVIDED HOWEVER, FOLLOWING ANY WORK PERFORMED BY THE GRANTEE(S) IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, THE GRANTEE(S) SHALL HAVE NO OBLIGATION WITH RESPECT TO RESTORATION OTHER THAN TO BACKFILL AND MOUND TO REMOVE ALL EXCESS DEBRIS AND SOIL, AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMAN LIKE CONDITION, AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PARCEL, SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR THE TERM "COMMON AREA OR AREAS" IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPURTENANCE ON THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITH THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS STRUCTURE OR STRUCTURES SUCH AS A POOL, OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEE(S) AT COST OF THE GRANTEE(S) OWNER, UPON WRITTEN REQUEST.

PUBLIC UTILITY EASEMENT PROVISIONS NORTHERN ILLINOIS GAS CO.

NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS, IS HEREBY GIVEN EASEMENT RIGHTS TO ALL PLATTED STREETS AND ALLEYS. SAID EASEMENT TO BE FOR THE INSTALLATION, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES. LOCATION OF MAINS AND APPURTENANCES SHALL NOT CONFLICT WITH PUBLIC IMPROVEMENTS AND SHALL BE SUBJECT TO VILLAGE APPROVAL.

UTILITY EASEMENTS APPROVED AND ACCEPTED

Table with columns for SIGNATURE, DATE, PRINTED NAME, TITLE. Includes entries for COMMONWEALTH EDISON, AT&T, NICOR, CONCAST.

CEMCON, Ltd. Consulting Engineers, Land Surveyors & Planners 2280 North Oak Circle, Suite 100 Aurora, Illinois 60502-9875 PH: 630.862.2100 FAX: 630.862.2199 E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 402177 FILE NAME: SUBPLAT DRAWN BY: A.B. FLD. BK. / PG. NO.: N/A COMPLETION DATE: 09-08-25 JOB NO.: 402177 CHECKED BY: JRP 02-28-26 REVISED 12-11-25/A,B PER VILLAGE COMMENTS DATED 11-18-25 REVISED 01-29-26/A,B ADDED P.U.E. 'X' ON OUTLOT A REVISED 02-10-26/A,B PER 8007 REVIEW REVISED 02-16-26/A,B UPDATED STREET NAMES

**EXHIBIT C**

*Bartlett Meadow Preliminary/Final PUD Plans*

# FINAL PLANNED UNIT DEVELOPMENT FOR BARTLETT MEADOW

PART OF THE EAST HALF OF SECTION 28, TOWNSHIP 41 NORTH,  
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN COOK COUNTY, ILLINOIS



**LOCATION MAP**

**BENCHMARK CONTROL POINTS**

**ELEVATION BENCHMARK MARKS:**

**NO. 1 MONUMENT (282) (P.U.D. 04-33123)** THE STATION IS LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF SAVER ROAD AND PRESERVE TRAIL. THE STATION IS 27.4 FEET SOUTH OF THE CENTERLINE OF PRESERVE DRIVETRAIL AND 17.5 FEET EAST OF THE CENTERLINE OF SAVER ROAD. THE 0433123 MONUMENT IS A 2.5 INCH BRASS DISK ON A LIGHT POLE BASE, 6.4 FEET ABOVE ROAD GRADE.  
ELEVATION: 839.89 NAVD 88

**CONTROL POINTS:**

**CP #110** FOUND "4" IN TOP OF CONCRETE CURB IN FRONT OF THE FIRE HYDRANT LOCATED APPROXIMATELY 18 FEET NORTH OF THE EAST-WEST CENTERLINE OF HORIZON DRIVE AND APPROXIMATELY 63 FEET WEST OF THE NORTH-SOUTH CENTERLINE OF HORIZON DRIVE.  
EASTING: 1018006.35  
NORTHING: 1945070.981  
ELEVATION: 783.65 NAVD 88

**CP #122** SET "4" IN TOP OF A CONCRETE HEADWALL ON EAST SIDE OF SUBJECT SITE APPROXIMATELY 70 FEET WEST OF THE CENTERLINE OF SUTTON ROAD (L. ROUTE 59) AND 95 FEET SOUTH OF THE NORTH LINE OF SAID SUBJECT SITE.  
EASTING: 1018328.353  
NORTHING: 1945070.981  
ELEVATION: 781.88 NAVD 88

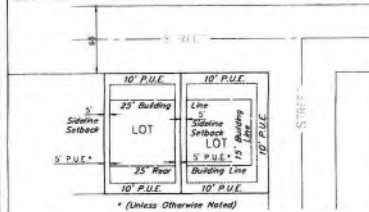
**SITE DATA**

A1	TOTAL AREA	19.75 AC.	P.U.D.
A2	PROPOSED ZONING	3.15 AC.	
C1	INTERNAL R.O.W.	11.39 AC.	31 OF 67%
R1	OPEN SPACE		
E1	WETLANDS/STORMWATER MANAGEMENT/COMMON AREA		28
F1	RESIDENTIAL UNITS	7,500 S.F.	
G1	MINIMUM LOT SIZE	8,109 S.F.	
H1	AVERAGE LOT SIZE	9,617 S.F.	
I1	MAXIMUM LOT SIZE		
J1	SETBACK		
	FRONT YARD SETBACK	25 FT.	
	CORNER SIDE YARD SETBACK	15 FT.	
	INTERIOR SIDE YARD SETBACK	5 FT.	
	REAR YARD SETBACK	25 FT.	
J1	GROSS DENSITY	1.42 DU/AC	

No. of Lots/Units: **28** Single Family Homes  
Minimum Lot: Area **7,500 s.f.** Width **60 ft.** Depth **125 ft.**  
Average Lot: Area **8,109 s.f.** Width **64.86 ft.** Depth **125 ft.**

**TYPICAL LOT EASEMENT DETAIL**  
(NO SCALE)

**NOTE:** FOR THE VARYING EASEMENT WIDTHS REFER TO THE DIMENSIONED PLAT.



**LEGEND**

- SUBDIVISION BOUNDARY LINE (Thin Solid Line)
- LOT LINE/PROPERTY LINE (Thin Line)
- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- EASEMENT LINE(LIMITS OF EASEMENT (Thin Dashed Line)
- CENTERLINE (Single Dashed Line)
- QUARTER SECTION LINE (Double Dashed Line)
- SECTION LINE (Thin Dotted Line)
- SET CONCRETE MONUMENT

**TOTAL AREA OF SUBDIVISION**

19.753 ACRES  
(MORE OR LESS)

**PARCEL INDEX NUMBER**

06-28-400-021  
VACANT LAND  
BARTLETT, ILLINOIS



80 40 0 80  
SCALE: 1" = 80'

**NOTES**

- ADDITIONAL P.U. & O.E. EASEMENTS MAY BE REQUIRED ON FINAL PLATS BASED ON UTILITY SIZE AND LOCATIONS FROM FINAL ENGINEERING.
- DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
- ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
- ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.
- ALL EASEMENTS DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
- ALL EASEMENTS ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES (UNLESS OTHERWISE NOTED).
- STORMWATER MANAGEMENT EASEMENTS WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
- STORMWATER STORAGE VOLUMES TO BE PROVIDED AND THE DESIGN OF STORMWATER MANAGEMENT FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF MARETAVILLE AND ILL. COUNTY REQUIREMENTS.
- EASEMENTS TO BE PROVIDED PER CITY AND UTILITY COMPANY REQUIREMENTS.
- FOR PROPOSED CONTOURS, GRADES, UTILITIES, STREETS AND SIDEWALKS REFER TO THE FINAL ENGINEERING DRAWINGS FOR THIS DEVELOPMENT.
- ALL REQUIRED CERTIFICATES, STATEMENTS AND CITY CLERK RECORDING NOTE WILL BE PROVIDED ON FINAL PLAT.
- ALL R.O.W. DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
- THE MEASURED BEARINGS SHOWN ARE BASED ON THE SOUTH LINE OF THE SUBJECT SITE BEING S. 88°54'4" W.
- DRAINAGE, DETENTION AND P.U.E. EASEMENTS OVER ALL OF OUTLOTS A, B, & C AND SIGNAGE EASEMENTS WILL BE PROVIDED ON THE FINAL PLAT.
- ALL REQUIRED MONUMENTATION WILL BE PROVIDED ON THE FINAL SUBDIVISION PLAT.
- FOR THE TOWNHOMES, DECKS AND PATIOS WILL NOT EXTEND PAST THE LOT LINE.
- 2" STONE OR REINFORCED CONCRETE MONUMENTS WILL BE REQUIRED AT OPPOSING EXTREMITIES OF THE PLATTED PROPERTY, AS WELL AS IRON OR STONE MONUMENTS AT ALL LOT CORNERS.

**ABBREVIATIONS**

N.	NORTH
S.	SOUTH
E.	EAST
W.	WEST
NW.	NORTHWEST
DOC.	DOCUMENT
F.I.P.	FOUND IRON PIPE
F.I.R.	FOUND IRON ROD
MON.	MONUMENT
S.	- ON LINE
REC.	- RECORD
A.C.	- ARC LENGTH
R.	- RADIIUS
R.O.W.	- RIGHT OF WAY
AC.	- ACRE
S.F.	- SQUARE FEET
B.S.L.	- BUILDING SETBACK LINE
DU/AC.	- DWELLING UNITS PER ACRE
B.Y.C.	- BACK OF CURB
B-B.	- BACK TO BACK
P.U.D.	- PLANNED UNIT DEVELOPMENT
P.U.B.E.	- INDICATES PUBLIC UTILITIES AND DRAINAGE EASEMENT

PREPARED BY:  
**CEMCON, Ltd.**

Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100  
Aurora, Illinois 60502-9875  
PH: 630.862.2100 FAX: 630.862.2199  
E-Mail: [info@cemcon.com](mailto:info@cemcon.com) Website: [www.cemcon.com](http://www.cemcon.com)

PREPARED FOR:  
**PULTE HOME COMPANY, LLC**  
1900 E. GOLF ROAD, SUITE 300  
SCHAUMBURG, IL 60173  
(847) 230-5400

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF DUPAGE )

THIS IS TO CERTIFY THAT I, JEFFREY B. RANKOW, AN ILLINOIS PROFESSIONAL LAND SURVEYOR HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNERS THEREOF THAT PART OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

LOT 32 AS SHOWN ON FINAL PLAT OF SUBDIVISION EAGLE'S RIDGE, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED NOVEMBER 18, 1998 AS DOCUMENT NO. 08042887, COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT IRON STAKES HAVE BEEN SET AT ALL LOT CORNERS, POINTS OF CURVATURE AND TANGENCY, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED, AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION DIMENSIONS AS GIVEN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT, BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL NO. 17031C084J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008, IT IS OUR OPINION THAT THE PROPERTY DESCRIBED HEREON FALLS WITHIN ZONE X AND A ZONE A AS DESIGNATED AND DEFINED BY F.E.M.A.

DATED AT AURORA, ILLINOIS, THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483  
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2026  
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-002937  
EXPIRATION DATE IS APRIL 30, 2027

**OWNER'S AND SCHOOL DISTRICT CERTIFICATE**

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF COOK )

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS (ARE) THE LEGAL OWNER(S) OF THE LAND DESCRIBED ON THE SUBJECT PLAT, AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED THEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH. ALSO, THIS IS TO CERTIFY THAT THE PROPERTY BEING SUBDIVIDED AFORESAID AND, TO THE BEST OF OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE BOUNDARIES OF THE U-45 SCHOOL DISTRICT.

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY  
1900 E. SCHAUMBURG ROAD, SUITE 300  
SCHAUMBURG, IL 60173

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
OWNER(S)

**NOTARY'S CERTIFICATE**

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF COOK )

I HEREBY CERTIFY THAT \_\_\_\_\_, WHOSE NAME(S) IS (ARE) SUBSCRIBED IN THE FOREGOING CERTIFICATE IS (ARE) KNOWN TO ME AS SUCH OWNER(S).

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC SEAL

MY COMMISSION EXPIRES \_\_\_\_\_

**VILLAGE OF BARTLETT CERTIFICATE**

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF DUPAGE )

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS.

THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

BY \_\_\_\_\_  
VILLAGE PRESIDENT

ATTEST: \_\_\_\_\_  
VILLAGE CLERK

**PLAN COMMISSION CERTIFICATE**

STATE OF ILLINOIS )  
                          ) SS  
COUNTY OF DUPAGE )


REVIEWED BY THE PLAN COMMISSION OF THE VILLAGE OF BARTLETT, COOK, DUPAGE AND KANE COUNTIES, ILLINOIS

THIS \_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

BY \_\_\_\_\_  
PLAN COMMISSION CHAIRMAN

ATTEST: \_\_\_\_\_  
SECRETARY

PREPARED FOR:  
PULTE HOME COMPANY, LLC  
1900 E. GOLF ROAD, SUITE 300  
SCHAUMBURG, IL 60173  
(847) 230-5400

PREPARED BY:  
 **CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100  
Aurora, Illinois 60502-9875  
PH: 630.862.2100 FAX: 630.862.2198  
E-Mail: info@cemcon.com Website: www.cemcon.com  
DISC NO.: 402177 FILE NAME: FINAL.PLD  
DRAWN BY: LAL FLD. BK. / PG. NO.: ----  
COMPLETION DATE: 10-09-25 JOB NO.: 402177  
XREF : OVERALL, SUBPLAT PROJECT MANAGER : CRM

# BARTLETT MEADOW

## HORIZON DRIVE | BARTLETT, ILLINOIS

### PROJECT TEAM

**DEVELOPER / BUILDER:**  
 PULTE HOME COMPANY, LLC  
 1905 E. GOLF ROAD, SUITE 300  
 SCHLAUMBURG, IL 60173  
 TEL (847) 230-5308  
 CONTACT: MATT BROLLEY

**LAND PLANNER / CIVIL ENGINEER:**  
 CEMCON, LTD.  
 2280 WHITE OAK CIRCLE, SUITE 100  
 AURORA, IL 60502  
 TEL (630) 862-2100  
 CONTACT: PETER PLUSKWA / CHRIS MORGART

**ECOLOGIST / ARBORIST:**  
 V3 COMPANIES  
 7325 JANES AVENUE  
 WOODRIDGE, IL 60517  
 TEL (830) 575-8584  
 CONTACT: SCOTT BREJCHA / DAN JABLONSKI

**TRAFFIC CONSULTANT:**  
 KLGA, INC.  
 9575 W. HIGGINS ROAD, SUITE 400  
 ROSEMONT, IL 60018  
 TEL (847) 518-9909  
 CONTACT: LUAY ABOONA

**LANDSCAPE ARCHITECT:**  
 DICKSON DESIGN STUDIO, INC.  
 9 CRYSTAL LAKE ROAD, SUITE 110  
 LAKE IN THE HILLS, IL 60156  
 TEL (224) 241-8181  
 CONTACT: SHARON DICKSON / KARL KROGSTAD

### SHEET INDEX

L0.1	SHEET INDEX PROJECT TEAM
L0.2	SCHEDULE: PLANT & MATERIALS DETAILS: PLANTING NOTES: GENERAL LANDSCAPE
L0.3	LANDSCAPE PLAN (CONSOLIDATED OVERALL DEVELOPMENT)
L0.4	SHEET KEY
L2.1 - L2.4	LANDSCAPE PLAN (DETAILED OVERALL DEVELOPMENT)
L3.1 - L3.4	LANDSCAPE PLAN (PROTOTYPICAL HOME FOUNDATIONS)
L4.0	DETAILS & SPECIFICATIONS (FENCING & MONUMENT PIER)
L5.0	FENCING PLAN



**dickson design**  
 STUDIO  
 9 CRYSTAL LAKE ROAD  
 SUITE 110  
 LAKE IN THE HILLS, IL 60156  
 (224) 241-8181

CLIENT NAME AND ADDRESS  
**PULTE HOME COMPANY, LLC**

**SCHAUMBURG, IL**

PLAN DATE  
**SEPTEMBER 30, 2025**

REVISIONS	
1.	10/09/25 PER CIVIL ENG. UPDATE
2.	12/22/25 PER VILLAGE COMMENTS
3.	03/02/26 PER VILLAGE COMMENTS
4.	
5.	
6.	
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PROJECT NAME AND SHEET TITLE  
**BARTLETT MEADOW**  
 BARTLETT, IL

**LANDSCAPE PLAN**  
 - TITLE

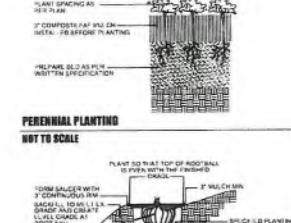
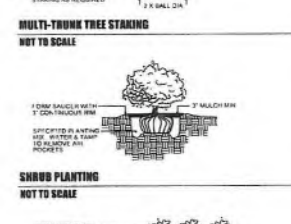
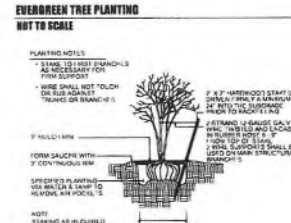
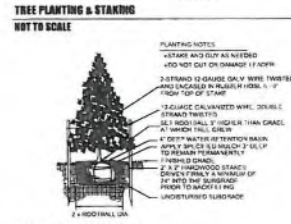
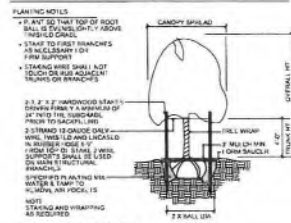
SHEET NUMBER  
**L0.1**

**SCHEDULE: PLANT & MATERIALS - OVERALL**

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
<b>LAND DEVELOPMENT</b>				
<b>Shade Trees</b>				
LD AFAB	5	2.5' caliper	Acer Freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple
LD ASGM	1	2.5' caliper	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple
LD CO	8	2.5' caliper	Celtis occidentalis	Hickory
LD GOE	5	2.5' caliper	Gymnocladia dioica 'Espresso'	Espresso Kentucky Coffeetree (male species)
LD LS	5	2.5' caliper	Liquidambar styraciflua 'Happel'	Hopdog American Sweetgum
LD PAMC	6	2.5' caliper	Platanus acerifolia 'Morton Circle'	Edenmatron London Planetree
LD QR	6	2.5' caliper	Quercus laevis	Swamp White Oak
LD DR	4	2.5' caliper	Quercus rubra	Red Oak
LD TD	5	2.5' caliper	Taxodium distichum 'Shawnee Brave'	Shawnee Brave Bald Cypress
LD TTSS	4	2.5' caliper	Tilia tomentosa 'Stirling Silver'	Stirling Silver Linden
LD UCA	1	2.5' caliper	Ulmus carpinifolia 'Accolade'	Accolade Smoothleaf Elm
<b>Evergreen Trees</b>				
LD PA	3	6' high	Prunella alba	Black-Hole Spruce
LD PGD	6	8' high	Picea canadensis	Black Hills Spruce
LD PM	3	6' high	Pseudotsuga menziesii	Douglas Fir
LD PS	1	6' high	Pinus strobus	Eastern White Pine
<b>Ornamental Trees</b>				
LD AC	6	6' high	Azalea canadensis	Shadblow Serracbery
LD AGAB	3	6' high	Ampelocera grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry
LD BMH	5	2.5' caliper	Betula nigra 'Heritage'	River Birch (single stem per Village request)
LD MBX	6	6' high	Mulca + Beverly	Beverly Flowering Crabapple
LD SRIS	6	2.5' caliper	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac (single stem)
LD VP	4	6' high	Viburnum punctatum	Blackhaw Viburnum
LD POD	8	36" high	Physocarpus opulifolius 'Doroi May'	Little Devil Common Ninebark
LD VDBM	10	7 Gal/25'	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum
<b>Materials</b>				
	5	C Y		Soil Amendments
	14	C Y		Shredded Hardwood Mulch
	TBD	S Y		Kentucky Bluegrass Blend Sod
<b>Amenities</b>				
	1	EACH		Entrance Monument Pier
	1,006	LF		Fencing Board-on-Board 6' high
	1,739	LF		Fencing Ornamental Aluminum 4' high
<b>HOUSELINE</b>				
<b>Shade Trees</b>				
HL AFAB	6	2.5' caliper	Acer Freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple
HL ASGM	9	2.5' caliper	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple
HL CO	2	2.5' caliper	Celtis occidentalis	Hickory
HL GOE	5	2.5' caliper	Gymnocladia dioica 'Espresso'	Espresso Kentucky Coffeetree (male species)
HL DR	6	2.5' caliper	Quercus rubra	Red Oak
HL TD	1	2.5' caliper	Taxodium distichum 'Shawnee Brave'	Shawnee Brave Bald Cypress
HL TTSS	5	2.5' caliper	Tilia tomentosa 'Stirling Silver'	Stirling Silver Linden
HL UCA	5	2.5' caliper	Ulmus carpinifolia 'Accolade'	Accolade Smoothleaf Elm
<b>Materials</b>				
	2	C Y		Soil Amendments
	5	C Y		Shredded Hardwood Mulch
	TBD	S Y		Kentucky Bluegrass Blend Sod

NOTE: FOR SCHEDULE OF PLANTS & MATERIALS SURROUNDING MONUMENT PIER REFER TO SHEET L4.0

**DETAILS: PLANTING**



**NOTES: GENERAL LANDSCAPE**

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.
- CALL U.T.I.E. UTILITY LOCATING SERVICE (TEL. 802.892.9123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.
- GENERAL PLANT NOTES
  - ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
  - ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
  - ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES).
  - PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM/HABIT. PLANTS SHALL NOT BE PRUNED/HEADED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARDOUS OBSTRUCTION).
  - ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.
- LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL, 18"-20" DEEP, FINE GRADING, AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS. ALL SOILS SHALL BE FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.
- PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM GRADES INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.
- ALL SHRUB, GROUNDCOVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A SOIL AMENDMENT MIX: 1/3 TOPSOIL, 1/3 MUSHROOM COMPOST, AND 1/3 TOPSOIL SAND. MATERIAL SHALL BE ROTO-TILLED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
- ALL PLANTING ISLANDS SHALL BE MOUNDING TO PROVIDE POSITIVE DRAINAGE.
- ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.
- ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDED HARDWOOD MULCH (COLOR: NON-OPAC, BROWN).
- LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY RE-DO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR HIGHER GROUND LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROVE CONTRACTOR LAYOUT.
- EVERY ATTEMPT HAS BEEN MADE TO DEPICT ALL EXISTING UTILITY LINES. CONTRACTOR SHALL USE PRECAUTION WHEN DIGGING. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING, VERIFYING LOCATIONS AND DEPTHS OF ALL UTILITIES.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
- PLANT LIST QUANTITIES PROVIDED AT TIME OF FINAL PLANS ARE APPROXIMATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN QUANTITY TAKE OFFS. IF A DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SHALL PREVAIL.
- PLANT SUBSTITUTIONS ARE ALLOWED DUE TO PLANT AVAILABILITY OR PLANTING TIME OF YEAR, ONLY WITH THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. IF SUBSTITUTIONS ARE MADE WITHOUT PRIOR CONSENT, THE LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO REJECT MATERIAL IN THE FIELD AT THE COST TO THE CONTRACTOR.
- CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
- ALL TURF SHALL BE KENTUCKY BLUEGRASS BLEND SOO (NATURAL, NOT REAT), PER VILLAGE. SEED IS NOT ALLOWED.
- CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
- LANDSCAPE DETAILS SHOWN ARE FOR DESIGN INTENT ONLY. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY. CONTRACTOR IS RESPONSIBLE FOR ERECTING AND INSTALLING PROPERLY BUILT AMENITIES PER CODE, PER SITE CONDITIONS (FINAL GRADINGS & UTILITY LOCATIONS), AND PER AREA CLIMATE CONDITIONS. ALL LANDSCAPE SITE DETAILS FOR STRUCTURES AND FOOTINGS SHALL BE REVIEWED & APPROVED BY A STRUCTURAL ENGINEER.
- CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL.
- IF APPLICABLE, CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A THREE-YEAR MONITORING AND MAINTENANCE PROGRAM ON ALL NATURALIZED DETENTION AREAS.



dickson design  
STUDIO  
9 CRYSTAL LAKE ROAD  
SUITE 110  
LAKE IN THE HILLS, IL 60156  
(224) 241-8181

CLIENT NAME AND ADDRESS  
**PULTE HOME COMPANY, LLC**

SCARBOROUGH, IL  
PLAN DATE  
**SEPTEMBER 30, 2025**

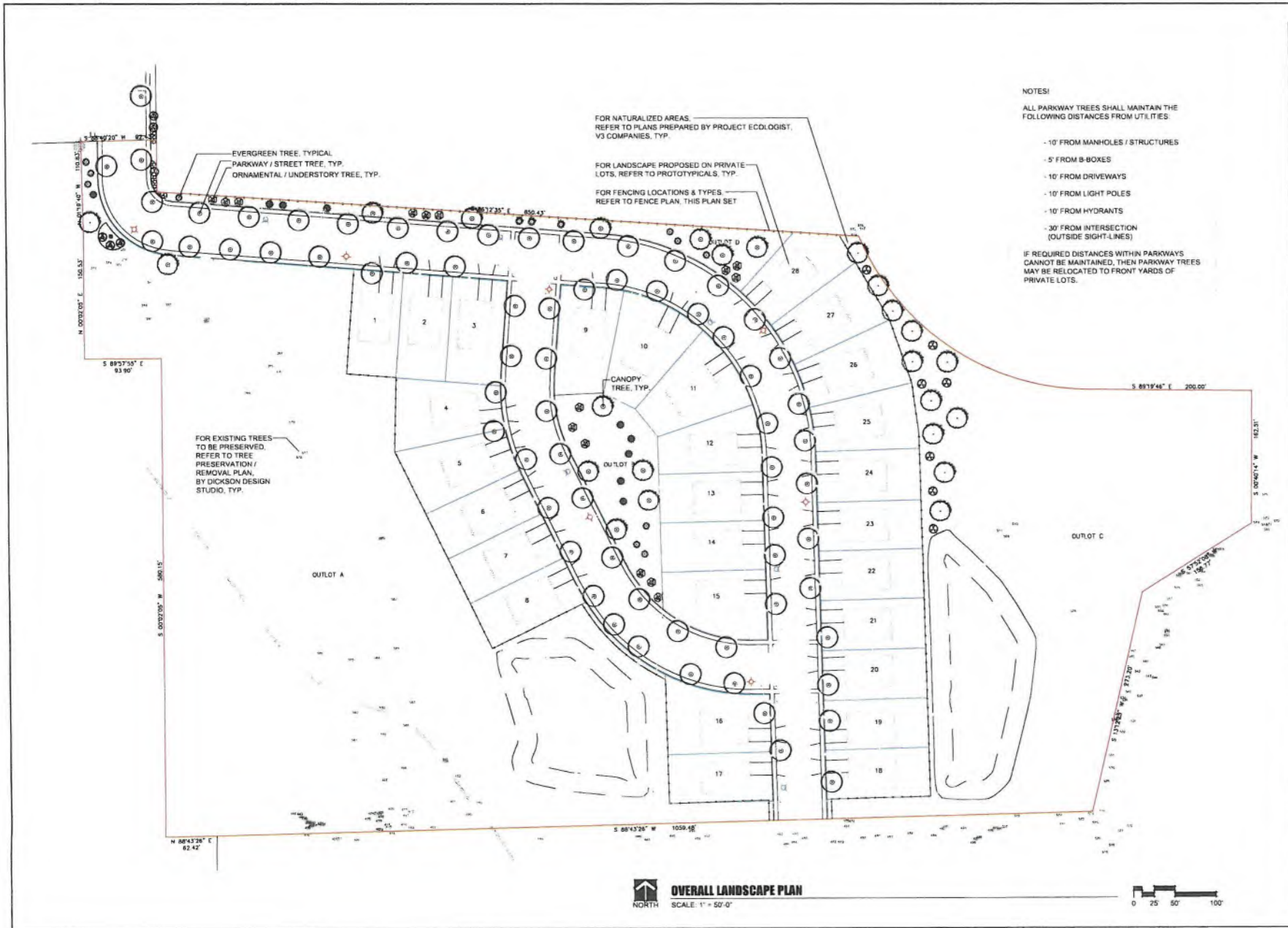
REVISIONS:

1.	10/09/25 PER CIVIL ENG. UPDATE
2.	12/22/25 PER VILLAGE COMMENTS
3.	03/02/26 PER VILLAGE COMMENTS
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PROJECT NAME AND SHEET TITLE  
**BARTLETT MEADOW**  
BARTLETT, IL

**LANDSCAPE PLAN**  
- NOTES & SCHEDULE

SHEET NUMBER  
**L.O.2**



**NOTES!**  
 ALL PARKWAY TREES SHALL MAINTAIN THE FOLLOWING DISTANCES FROM UTILITIES:

- 10' FROM MANHOLES / STRUCTURES
- 5' FROM B-BOXES
- 10' FROM DRIVEWAYS
- 10' FROM LIGHT POLES
- 10' FROM HYDRANTS
- 30' FROM INTERSECTION (OUTSIDE SIGHT-LINES)

IF REQUIRED DISTANCES WITHIN PARKWAYS CANNOT BE MAINTAINED, THEN PARKWAY TREES MAY BE RELOCATED TO FRONT YARDS OF PRIVATE LOTS.

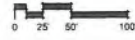
FOR NATURALIZED AREAS, REFER TO PLANS PREPARED BY PROJECT ECOLOGIST, V3 COMPANIES, TYP.

FOR LANDSCAPE PROPOSED ON PRIVATE LOTS, REFER TO PROTOTYPICALS, TYP.

FOR FENCING LOCATIONS & TYPES, REFER TO FENCE PLAN, THIS PLAN SET

FOR EXISTING TREES TO BE PRESERVED, REFER TO TREE PRESERVATION / REMOVAL PLAN, BY DICKSON DESIGN STUDIO, TYP.

**OVERALL LANDSCAPE PLAN**  
 SCALE: 1" = 50'-0"



**dickson design**  
 STUDIO  
 9 CRYSTAL LAKE ROAD  
 SUITE 110  
 LAKE IN THE HILLS, IL 60156  
 (224) 241-8181

CLIENT NAME AND ADDRESS  
**PULTE HOME COMPANY, LLC**

**SCHAUMBURG, IL**

PLAN DATE  
**SEPTEMBER 30, 2025**

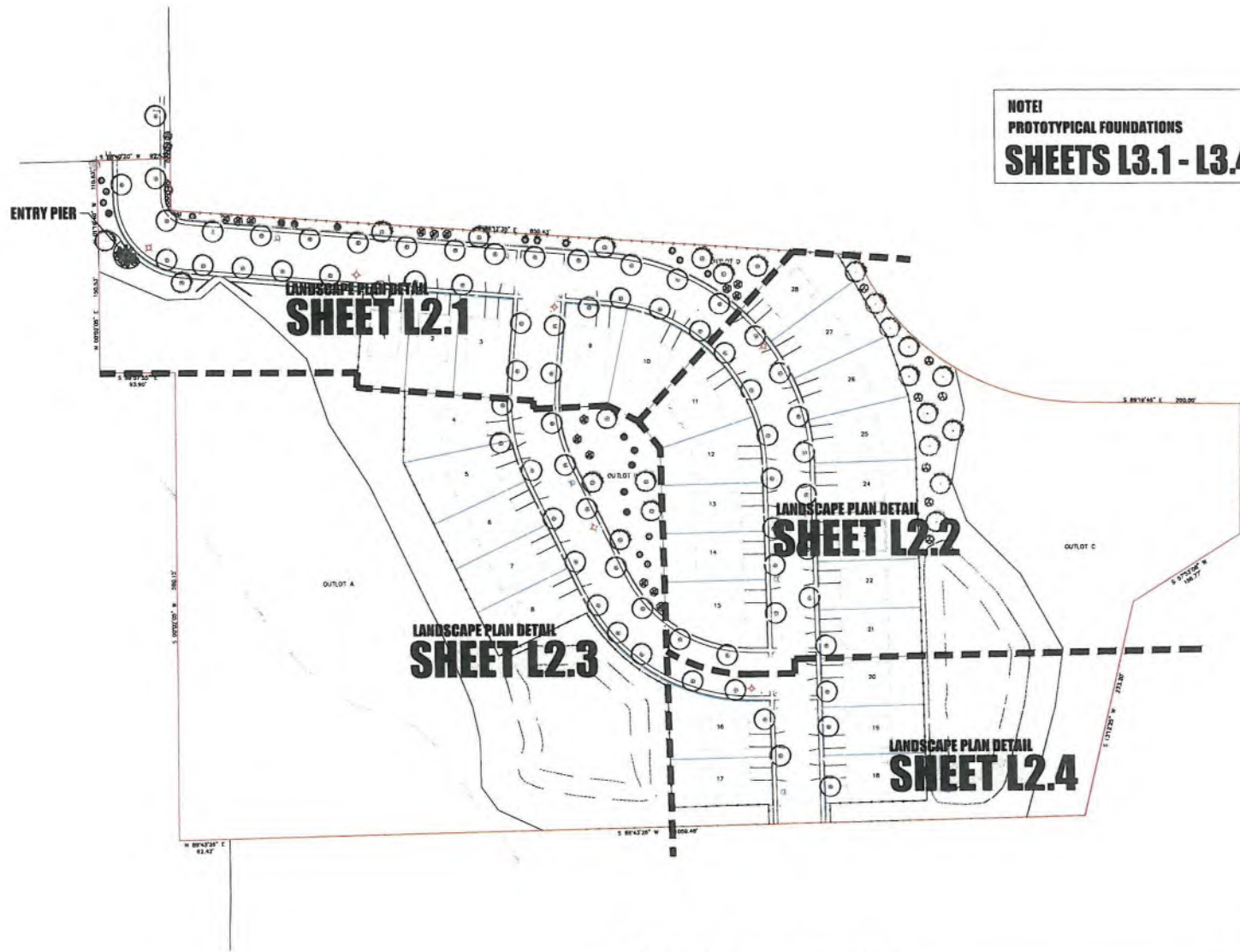
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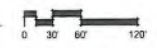
PROJECT NAME AND SHEET TITLE  
**BARTLETT MEADOW**  
 BARTLETT, IL

**LANDSCAPE PLAN**  
 - CONSOLIDATED OVERALL

SHEET NUMBER  
**LO.3**



**SHEET KEY - OVERALL LANDSCAPE PLAN**  
 SCALE: 1" = 60'-0"



**dickson design**  
**STUDIO**  
 9 CRYSTAL LAKE ROAD  
 SUITE 110  
 LAKE IN THE HILLS, IL 60156  
 (224) 241-8181

CLIENT NAME AND ADDRESS  
**PULTE HOME COMPANY, LLC**

**SCARSDALE, IL**

PLAN DATE  
**SEPTEMBER 30, 2025**

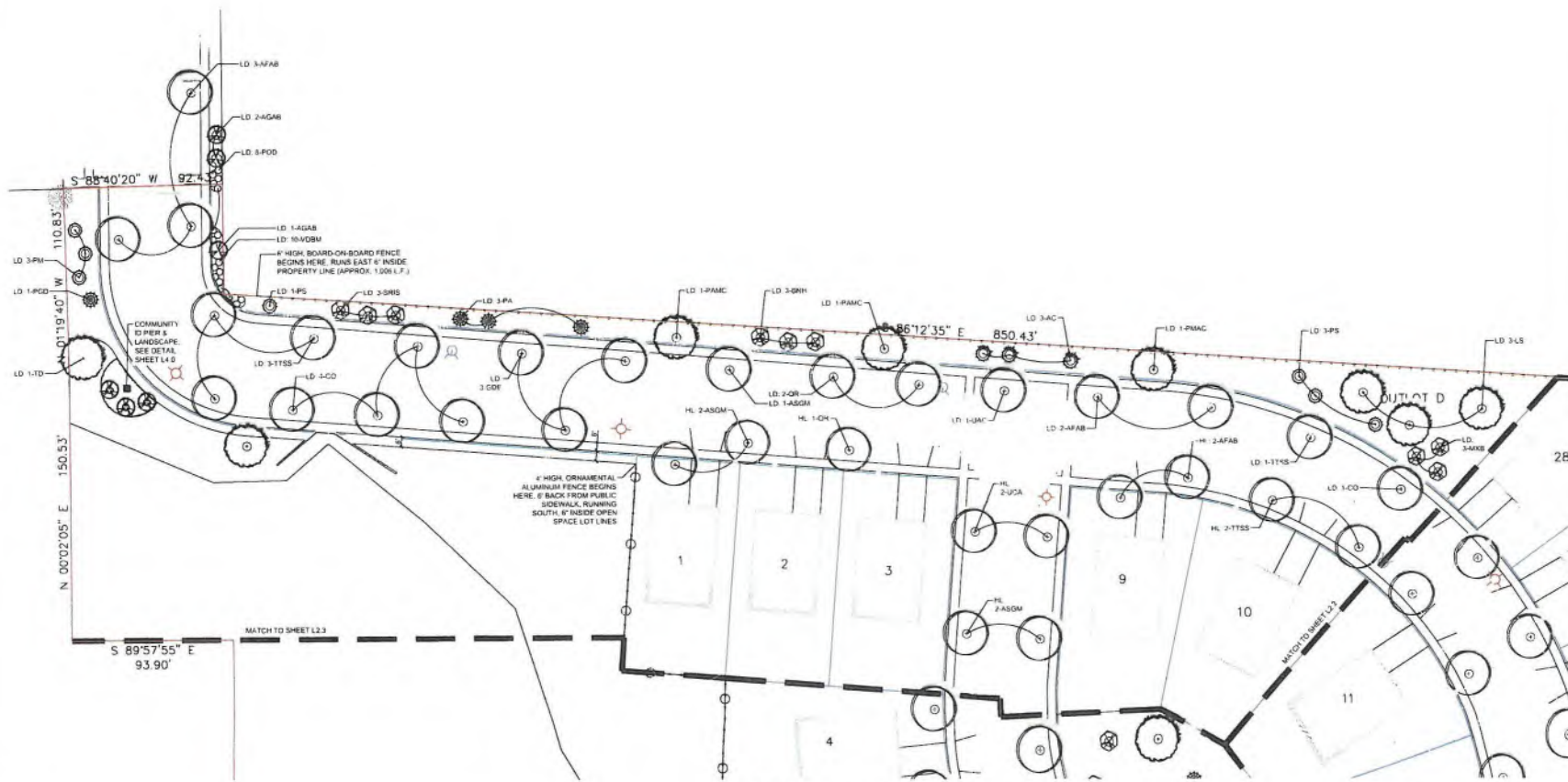
REVISIONS

1.	10/05/25 PER CIVL. ENG. UPDATE
2.	12/22/25 PER VILLAGE COMMENTS
3.	03/02/26 PER VILLAGE COMMENTS
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PROJECT NAME AND SHEET TITLE  
**BARTLETT MEADOW**  
**BARTLETT, IL**

**LANDSCAPE PLAN**  
**- SHEET KEY**

SHEET NUMBER  
**L0.4**



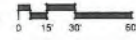
S 88°40'20" W 92.4'

N 00°02'05" E 150.53'

S 89°57'55" E 93.90'

MATCH TO SHEET L23

**DETAIL: LANDSCAPE PLAN - NORTHWEST**  
SCALE: 1" = 30'-0"



**dickson design**  
STUDIO  
9 CRYSTAL LAKE ROAD  
SUITE 110  
LAKE IN THE HILLS, IL 60156  
(224) 241-8181

CLIENT NAME AND ADDRESS  
**PULTE HOME COMPANY, LLC**

**SCHAUMBURG, IL**

PLAN DATE  
**SEPTEMBER 30, 2025**

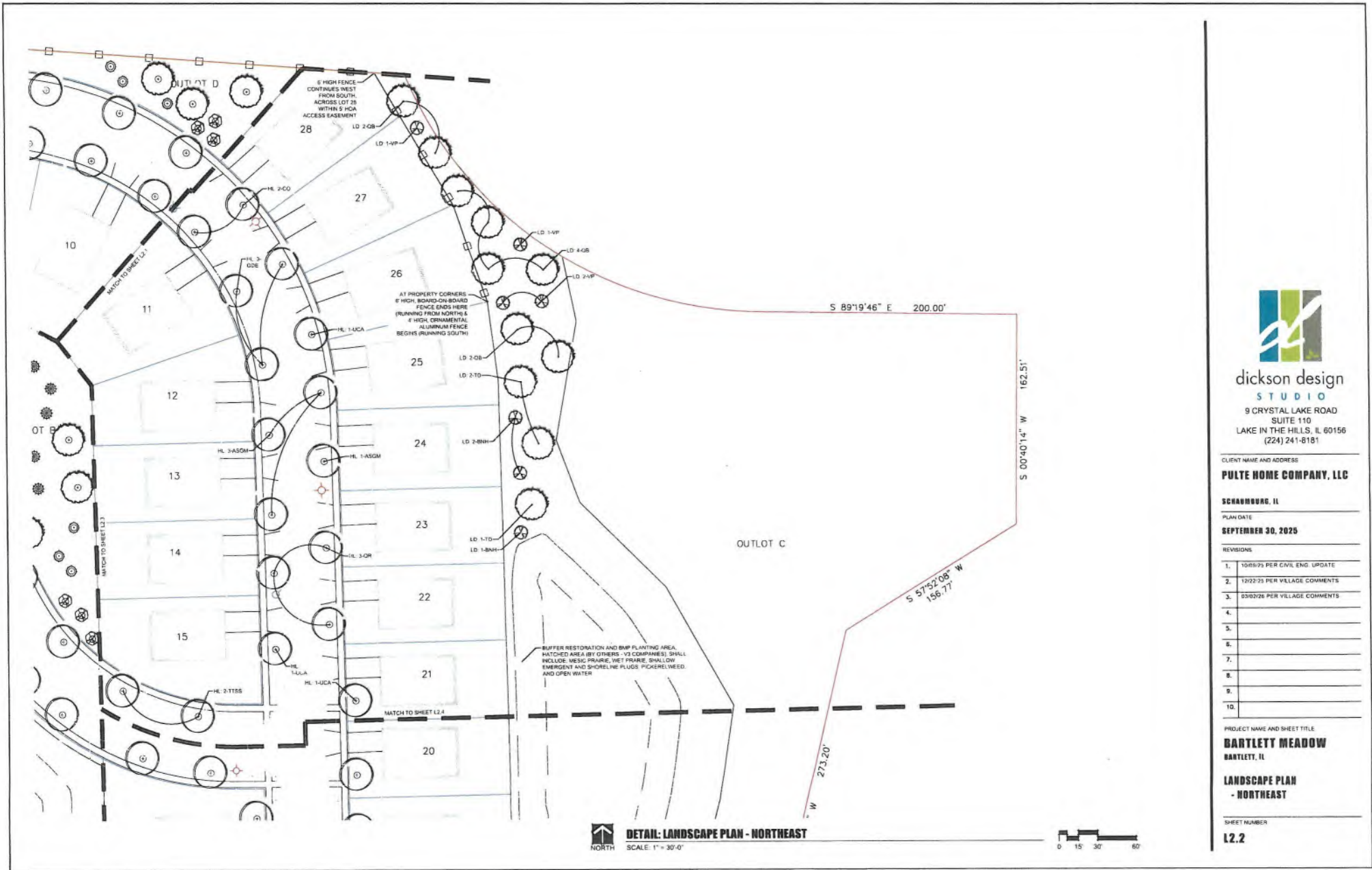
REVISIONS

1.	10/08/25 PER CIVIL ENG. UPDATE
2.	12/22/25 PER VILLAGE COMMENTS
3.	03/07/26 PER VILLAGE COMMENTS
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PROJECT NAME AND SHEET TITLE  
**BARTLETT MEADOW  
BARTLETT, IL**

**LANDSCAPE PLAN  
- NORTHWEST**

SHEET NUMBER  
**L2.1**



**DETAIL: LANDSCAPE PLAN - NORTHEAST**  
 SCALE: 1" = 30'-0"



**dickson design**  
 STUDIO  
 9 CRYSTAL LAKE ROAD  
 SUITE 110  
 LAKE IN THE HILLS, IL 60156  
 (224) 241-8181

CLIENT NAME AND ADDRESS  
**PULTE HOME COMPANY, LLC**

SCHAUMBURG, IL

PLAN DATE  
**SEPTEMBER 30, 2025**

REVISIONS

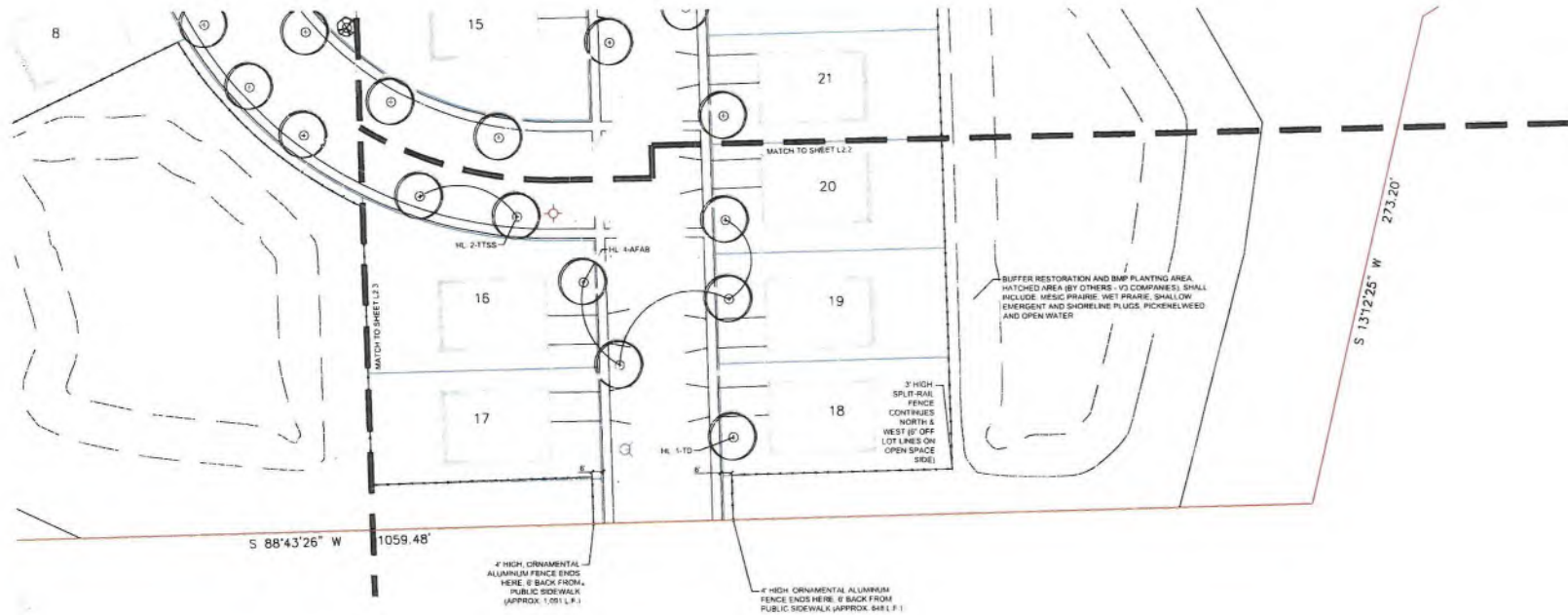
1.	10/01/25 PER CIVIL ENG. UPDATE
2.	12/22/25 PER VILLAGE COMMENTS
3.	03/02/26 PER VILLAGE COMMENTS
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PROJECT NAME AND SHEET TITLE  
**BARTLETT MEADOW**  
 BARTLETT, IL

**LANDSCAPE PLAN**  
 - NORTHEAST

SHEET NUMBER  
**L2.2**





**DETAIL: LANDSCAPE PLAN - SOUTHEAST**  
 SCALE: 1" = 30'-0"



**dickson design**  
 STUDIO  
 9 CRYSTAL LAKE ROAD  
 SUITE 110  
 LAKE IN THE HILLS, IL 60156  
 (224) 241-8181

CLIENT NAME AND ADDRESS  
**PULTE HOME COMPANY, LLC**

**SCHAUMBURG, IL**  
 PLAN DATE  
**SEPTEMBER 30, 2025**

REVISIONS

1.	10/08/25 PER CIVIL ENG. UPDATE
2.	12/22/25 PER VILLAGE COMMENTS
3.	03/02/26 PER VILLAGE COMMENTS
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PROJECT NAME AND SHEET TITLE  
**BARTLETT MEADOW**  
 BARTLETT, IL

**LANDSCAPE PLAN**  
**- SOUTHEAST**

SHEET NUMBER  
**L2.4**

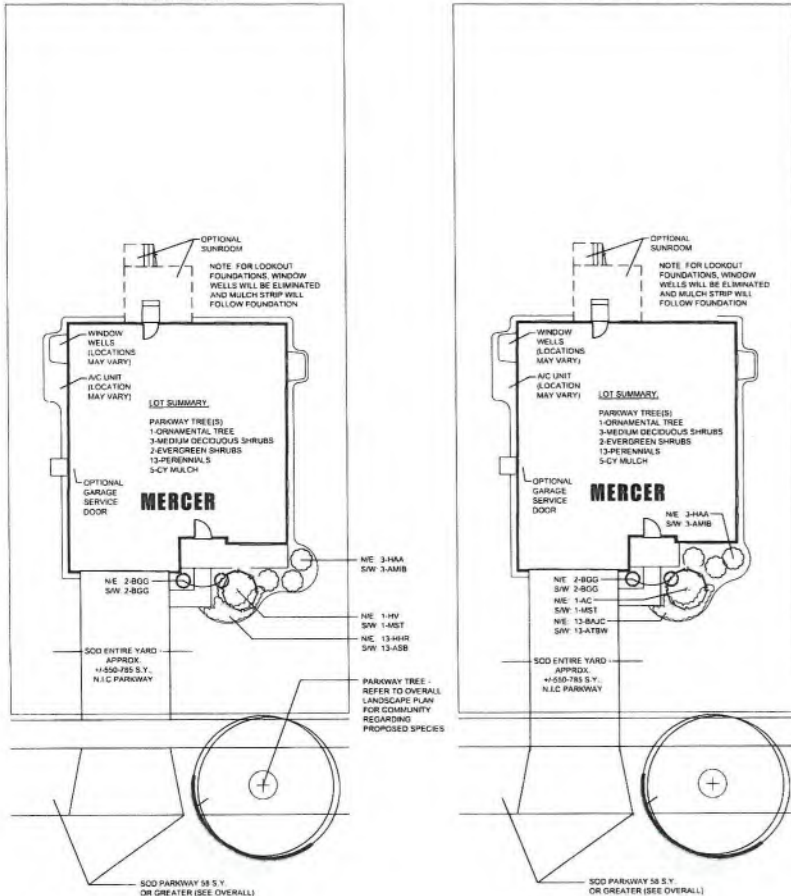
**DETAILS: PROTOTYPICAL FOUNDATION LANDSCAPE PLANS**

**KEY**

NE FRONT HOUSE FACADE FACES NORTH / EAST ORIENTATION  
 SW FRONT HOUSE FACADE FACES SOUTH / WEST ORIENTATION

**KEY**

NE FRONT HOUSE FACADE FACES NORTH / EAST ORIENTATION  
 SW FRONT HOUSE FACADE FACES SOUTH / WEST ORIENTATION



**THE MEADOWS SERIES: MERCER**

SCALE: 1" = 10'-0"



(LEFT: WITH FULL PORCH | RIGHT: WITHOUT FULL PORCH)

**SCHEDULE: PLANT & MATERIALS - MERCER FOUNDATIONS**

**MERCER, FULL PORCH**

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
<b>NORTH / EAST ORIENTATION</b>				
<b>ORNAMENTAL TREES</b>				
HV	1	2' cal / 6'	Hamamelis vernalis	Vernal Witchhazel
<b>MEDIUM DECIDUOUS SHRUBS</b>				
HAA	3	30"	Hydrangea aborescens 'Annabelle'	Annabelle Hydrangea
<b>EVERGREEN SHRUBS</b>				
BGG	2	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
<b>PERENNIALS</b>				
HHR	13	1 Gal.	Hemerocallis 'Happy Returns'	Happy Returns, Daylily
<b>MATERIALS</b>				
	5	C Y		Shredded Hardwood Mulch
	550-785	S Y		Kentucky Bluegrass Blend Sod
<b>SOUTH / WEST ORIENTATION</b>				
<b>ORNAMENTAL TREES</b>				
MST	1	2' cal / 6'	Malus sargentii 'Tina'	Tina Sargent Flowering Crabapple
<b>LARGE DECIDUOUS SHRUBS</b>				
AMB	3	30"	Aronia melanocarpa 'Iniquus Beauty'	Iniquus Beauty Black Chokeberry
<b>EVERGREEN SHRUBS</b>				
BGG	2	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
<b>PERENNIALS</b>				
ASB	13	1 Gal.	Allium 'Summer Beauty'	Summer Beauty Ornamental Onion
<b>MATERIALS</b>				
	5	C Y		Shredded Hardwood Mulch
	550-785	S Y		Kentucky Bluegrass Blend Sod

**MERCER, PARTIAL PORCH**

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
<b>NORTH / EAST ORIENTATION</b>				
<b>ORNAMENTAL TREES</b>				
AC	1	2' cal / 8'	Ametanther canadensis	Shadbowl Serviceberry
<b>LARGE DECIDUOUS SHRUBS</b>				
HAA	3	30"	Hydrangea aborescens 'Annabelle'	Annabelle Hydrangea
<b>EVERGREEN SHRUBS</b>				
BGG	2	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
<b>PERENNIALS</b>				
BAJC	13	1 Gal.	Bolitona opster v. latissuama 'Jim Crockett'	Jim Crockett False Aster
<b>MATERIALS</b>				
	5	C Y		Shredded Hardwood Mulch
	550-785	S Y		Kentucky Bluegrass Blend Sod
<b>SOUTH / WEST ORIENTATION</b>				
<b>ORNAMENTAL TREES</b>				
MST	1	2' cal / 6'	Malus sargentii 'Tina'	Tina Sargent Flowering Crabapple
<b>LARGE DECIDUOUS SHRUBS</b>				
AMB	3	30"	Aronia melanocarpa 'Iniquus Beauty'	Iniquus Beauty Black Chokeberry
<b>EVERGREEN SHRUBS</b>				
BGG	2	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
<b>PERENNIALS</b>				
ATBW	13	1 Gal.	Ackleya laterosa	Butterfly Weed
<b>MATERIALS</b>				
	5	C Y		Shredded Hardwood Mulch
	550-785	S Y		Kentucky Bluegrass Blend Sod



**dickson design**  
 STUDIO  
 9 CRYSTAL LAKE ROAD  
 SUITE 110  
 LAKE IN THE HILLS, IL 60156  
 (224) 241-8181

CLIENT NAME AND ADDRESS

**PULTE HOME COMPANY, LLC**

SCHAUMBURG, IL

PLAN DATE

**SEPTEMBER 30, 2025**

REVISIONS

1.	10/09/25 PER CIVIL ENG. UPDATE
2.	12/22/25 PER VILLAGE COMMENTS
3.	03/02/26 PER VILLAGE COMMENTS
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PROJECT NAME AND SHEET TITLE

**BARTLETT MEADOW**  
 BARTLETT, IL

**LANDSCAPE PLAN**  
**- PROTOTYPICAL**  
**FOUNDATIONS**

SHEET NUMBER

**L3.1**

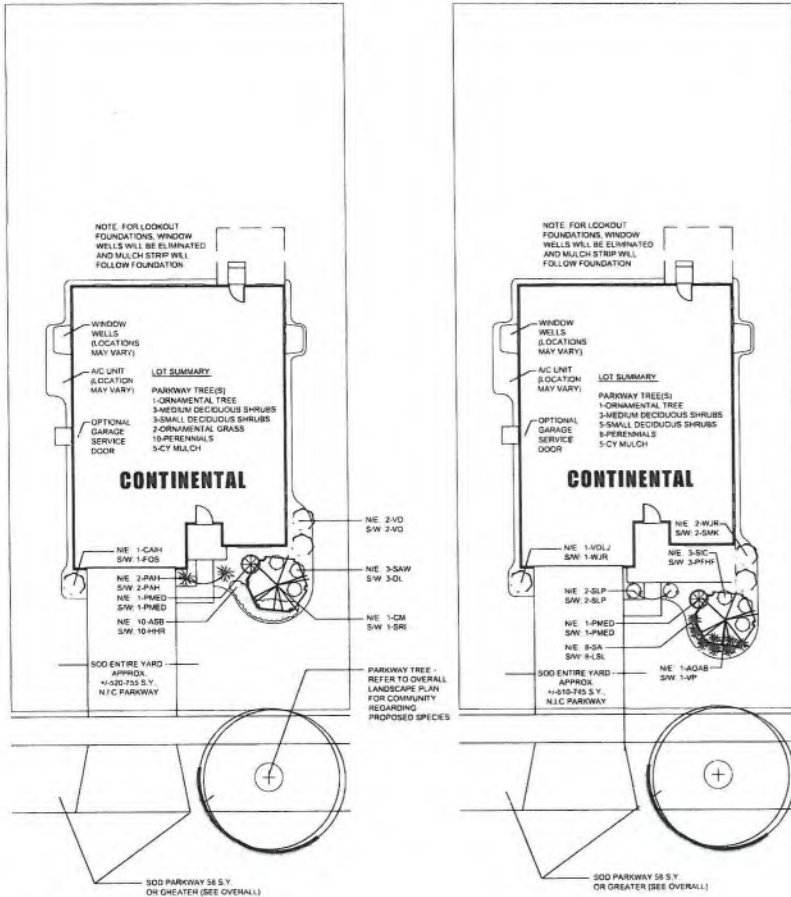
**DETAILS: PROTOTYPICAL FOUNDATION LANDSCAPE PLANS**

**KEY**

NE FRONT HOUSE FACADE FACES NORTH / EAST ORIENTATION  
 SWW FRONT HOUSE FACADE FACES SOUTH / WEST ORIENTATION

**KEY**

NE FRONT HOUSE FACADE FACES NORTH / EAST ORIENTATION  
 SWW FRONT HOUSE FACADE FACES SOUTH / WEST ORIENTATION



**THE MEADOWS SERIES: CONTINENTAL**

SCALE: 1" = 10'-0"



(LEFT: WITHOUT FULL PORCH | RIGHT: WITH FULL PORCH)

**SCHEDULE: PLANT & MATERIALS - MERCER FOUNDATIONS**

**CONTINENTAL, PARTIAL PORCH**

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
<b>NORTH / EAST ORIENTATION</b>				
<b>ORNAMENTAL TREES</b>				
CM	1	2" cal / 8'	<i>Cornus mas</i>	Cornelian Cherry
<b>LARGE DECIDUOUS SHRUBS</b>				
HPL	1	36"	<i>Hydrangea paniculata 'Limelight'</i>	Limelight Hydrangea
<b>MEDIUM DECIDUOUS SHRUBS</b>				
CAH	1	36"	<i>Cornus alba 'Ivory Halo'</i>	Ivory Halo Tartarian Dogwood
VD	2	30"	<i>Viburnum dentatum</i>	Arrowwood Viburnum
<b>SMALL DECIDUOUS SHRUBS</b>				
SAW	3	18"	<i>Spiraea bumalda 'Anthony Waterer'</i>	Anthony Waterer Spiraea
<b>SPECIMEN EVERGREEN SHRUBS</b>				
PMED	1	30" wide	<i>Pinus mugo 'Enci'</i>	Enci Dwarf Mugo Pine
<b>ORNAMENTAL GRASSES</b>				
PAH	2	1 Gal	<i>Pennisetum alopecuroides 'Hameln'</i>	Dwarf Fountain Grass
<b>PERENNIALS</b>				
ASB	10	1 Gal	<i>Alumina 'Summer Beauty'</i>	Summer Beauty Ornamental Onion
<b>MATERIALS</b>				
	5	C.Y.		Shredded Hardwood Mulch
	520-755	S.Y.		Kentucky Bluegrass Blend Sod

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
<b>SOUTH / WEST ORIENTATION</b>				
<b>ORNAMENTAL TREES</b>				
SRI	1	2" cal / 8'	<i>Syringa reticulata 'Ivory Silk'</i>	Ivory Silk Japanese Tree Lilac
<b>LARGE DECIDUOUS SHRUBS</b>				
FG	3	30"	<i>Fothergilla gardenii</i>	Dwarf Fothergilla
<b>MEDIUM DECIDUOUS SHRUBS</b>				
FOS	1	30"	<i>Forsythia ovata 'Sunrise'</i>	Sunrise Early Forsythia
VD	2	30"	<i>Viburnum dentatum</i>	Arrowwood Viburnum
<b>SMALL DECIDUOUS SHRUBS</b>				
DI	3	18"	<i>Desmodium illinoense</i>	Northernbush Honeysuckle
<b>SPECIMEN EVERGREEN SHRUBS</b>				
PMED	1	30" wide	<i>Pinus mugo 'Enci'</i>	Enci Dwarf Mugo Pine
<b>ORNAMENTAL GRASSES</b>				
PAH	2	1 Gal	<i>Pennisetum alopecuroides 'Hameln'</i>	Dwarf Fountain Grass
<b>PERENNIALS</b>				
HHR	10	1 Gal	<i>Hemerocallis 'Happy Returns'</i>	Happy Returns Daylily
<b>MATERIALS</b>				
	5	C.Y.		Shredded Hardwood Mulch
	520-755	S.Y.		Kentucky Bluegrass Blend Sod

**CONTINENTAL, FULL PORCH**

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
<b>NORTH / EAST ORIENTATION</b>				
<b>ORNAMENTAL TREES</b>				
AGAB	1	2" cal / 8'	<i>Amelanchier x grandiflora 'Autumn Brilliance'</i>	Autumn Brilliance Serviceberry
<b>LARGE DECIDUOUS SHRUBS</b>				
CAH	1	36"	<i>Cornus alba 'Ivory Halo'</i>	Ivory Halo Tartarian Dogwood
<b>MEDIUM DECIDUOUS SHRUBS</b>				
VDLJ	1	30"	<i>Viburnum dentatum 'Little Joe'</i>	Little Joe Arrowwood Viburnum
WJR	2	30"	<i>Weigela florida 'Java Red'</i>	Java Red Weigela
<b>SMALL DECIDUOUS SHRUBS</b>				
SLP	2	18"	<i>Spiraea japonica 'Little Princess'</i>	Little Princess Spiraea
SC	3	18"	<i>Stephanandra incisa 'Crispa'</i>	Cutleaf Stephanandra
<b>SPECIMEN EVERGREEN SHRUBS</b>				
PMED	1	30" wide	<i>Pinus mugo 'Enci'</i>	Enci Dwarf Mugo Pine
<b>ORNAMENTAL GRASSES</b>				
SA	1	1 Gal	<i>Setisera autumnalis</i>	Autumn Moor Grass
<b>MATERIALS</b>				
	5	C.Y.		Shredded Hardwood Mulch
	510-745	S.Y.		Kentucky Bluegrass Blend Sod

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
<b>SOUTH / WEST ORIENTATION</b>				
<b>ORNAMENTAL TREES</b>				
VP	1	2" cal / 8'	<i>Viburnum prunifolium</i>	Blackhaw Viburnum
<b>LARGE DECIDUOUS SHRUBS</b>				
VCC	1	36"	<i>Viburnum cederisi 'Compactum'</i>	Dwarf Koreanspice Viburnum
<b>MEDIUM DECIDUOUS SHRUBS</b>				
SAK	2	30"	<i>Syringa patula 'Miss Kim'</i>	Miss Kim Lilac
WJR	1	30"	<i>Weigela florida 'Java Red'</i>	Java Red Weigela
<b>SMALL DECIDUOUS SHRUBS</b>				
PTF	3	18"	<i>Potentilla fruticosa 'Happy Face'</i>	Pink Paradise Potentilla
SLP	2	18"	<i>Spiraea japonica 'Little Princess'</i>	Little Princess Spiraea
<b>SPECIMEN EVERGREEN SHRUBS</b>				
PMED	1	30" wide	<i>Pinus mugo 'Enci'</i>	Enci Dwarf Mugo Pine
<b>ORNAMENTAL GRASSES</b>				
LSL	8	1 Gal	<i>Liriope spicata</i>	Creeping Lilyturf
<b>MATERIALS</b>				
	5	C.Y.		Shredded Hardwood Mulch
	510-745	S.Y.		Kentucky Bluegrass Blend Sod



**dickson design**  
 STUDIO  
 9 CRYSTAL LAKE ROAD  
 SUITE 110  
 LAKE IN THE HILLS, IL 60156  
 (224) 241-8181

CLIENT NAME AND ADDRESS  
**PULTE HOME COMPANY, LLC**

**SCHAUMBURG, IL**

PLAN DATE  
**SEPTEMBER 30, 2025**

REVISIONS

1.	10/09/25 PER CIVIL ENG. UPDATE
2.	12/22/25 PER VILLAGE COMMENTS
3.	03/02/26 PER VILLAGE COMMENTS
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PROJECT NAME AND SHEET TITLE  
**BARTLETT MEADOW**  
 BARTLETT, IL

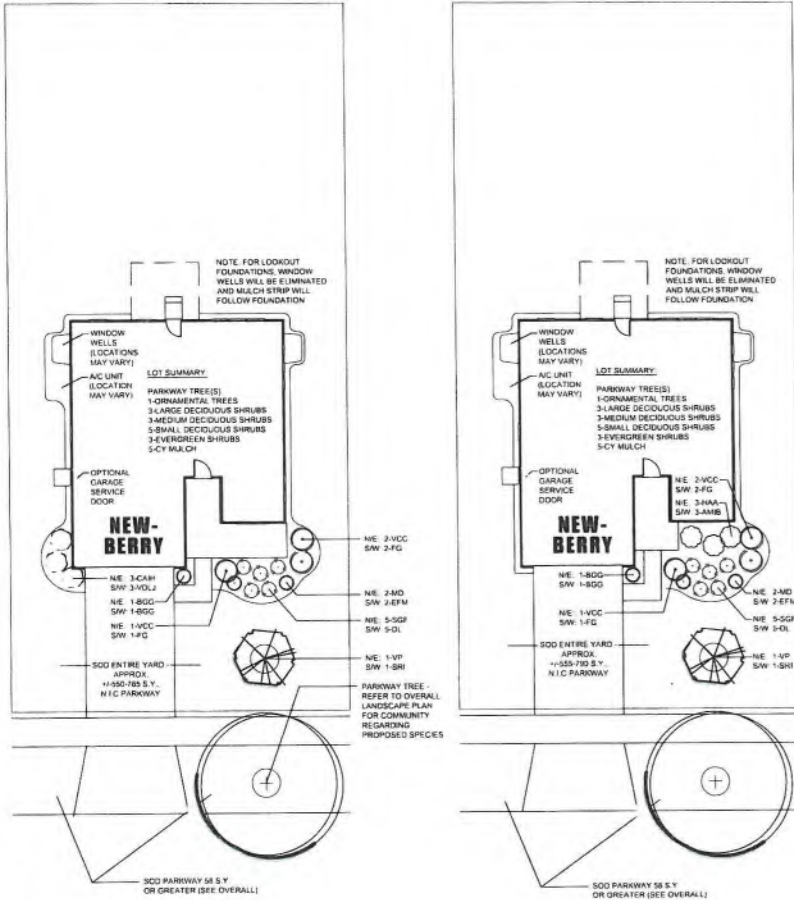
**LANDSCAPE PLAN**  
 - PROTOTYPICALS  
 FOUNDATIONS

SHEET NUMBER  
**L3.2**

**DETAILS: PROTOTYPICAL FOUNDATION LANDSCAPE PLANS**

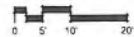
**KEY**  
 NE FRONT HOUSE FACADE FACES NORTH / EAST ORIENTATION  
 SW FRONT HOUSE FACADE FACES SOUTH / WEST ORIENTATION

**KEY**  
 NE FRONT HOUSE FACADE FACES NORTH / EAST ORIENTATION  
 SW FRONT HOUSE FACADE FACES SOUTH / WEST ORIENTATION



**THE MEADOWS SERIES: NEWBERRY**

SCALE: 1" = 10'-0"



(LEFT: WITH FULL PORCH | RIGHT: WITHOUT FULL PORCH)

**SCHEDULE: PLANT & MATERIALS - MERCER FOUNDATIONS**

**NEWBERRY, FULL PORCH**

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
<b>NORTH / EAST ORIENTATION</b>				
<b>ORNAMENTAL TREES</b>				
VP	1	2' cal / 16'	Viburnum prunifolium	Blackhaw Viburnum
<b>LARGE DECIDUOUS SHRUBS</b>				
VCC	3	36"	Viburnum carlesii 'Compactum'	Dwarf Koreanspice Viburnum
<b>MEDIUM DECIDUOUS SHRUBS</b>				
CAH	3	30"	Cornus alba 'Ivory Halo'	Ivory Halo Tatarian Dogwood
<b>SMALL DECIDUOUS SHRUBS</b>				
SGF	5	18"	Spiraea bumalda 'Goldflame'	Goldflame Spirea
<b>EVERGREEN SHRUBS</b>				
BGG	1	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
MD	2	24" wide	Microbiota decussata	Siberian Cypress
<b>MATERIALS</b>				
	5		C.Y.	Shredded Hardwood Mulch
	550-785		S.Y.	Kentucky Bluegrass Blend Sod
<b>SOUTH / WEST ORIENTATION</b>				
<b>ORNAMENTAL TREES</b>				
SRI	1	2' cal / 16'	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac
<b>LARGE DECIDUOUS SHRUBS</b>				
FG	3	36"	Fothergilla gardenii	Dwarf Fothergilla
<b>MEDIUM DECIDUOUS SHRUBS</b>				
VDLJ	3	30"	Viburnum dentatum 'Little Joe'	Little Joe Arrowwood Viburnum
<b>SMALL DECIDUOUS SHRUBS</b>				
DL	5	18"	Dierilla lonicera	Northernbush Honeysuckle
<b>EVERGREEN SHRUBS</b>				
BGG	1	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
EFM	2	24" wide	Euconymus fortunei 'Moonshadow'	Moonshadow Euconymus
<b>MATERIALS</b>				
	5		C.Y.	Shredded Hardwood Mulch
	550-785		S.Y.	Kentucky Bluegrass Blend Sod

**NEWBERRY, PARTIAL PORCH**

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
<b>NORTH / EAST ORIENTATION</b>				
<b>ORNAMENTAL TREES</b>				
VP	1	2' cal / 16'	Viburnum prunifolium	Blackhaw Viburnum
<b>LARGE DECIDUOUS SHRUBS</b>				
VCC	3	36"	Viburnum carlesii 'Compactum'	Dwarf Koreanspice Viburnum
<b>MEDIUM DECIDUOUS SHRUBS</b>				
HWA	3	30"	Hydrangea aborescens 'Annabelle'	Annabelle Hydrangea
<b>SMALL DECIDUOUS SHRUBS</b>				
SGF	5	18"	Spiraea bumalda 'Goldflame'	Goldflame Spirea
<b>EVERGREEN SHRUBS</b>				
BGG	1	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
MD	2	24" wide	Microbiota decussata	Siberian Cypress
<b>MATERIALS</b>				
	5		C.Y.	Shredded Hardwood Mulch
	555-750		S.Y.	Kentucky Bluegrass Blend Sod
<b>SOUTH / WEST ORIENTATION</b>				
<b>ORNAMENTAL TREES</b>				
SRI	1	2' cal / 16'	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac
<b>LARGE DECIDUOUS SHRUBS</b>				
FG	3	36"	Fothergilla gardenii	Dwarf Fothergilla
<b>MEDIUM DECIDUOUS SHRUBS</b>				
AMB	3	30"	Aronia melanocarpa 'Toquot Beauty'	Toquot Beauty Black Chokeberry
<b>SMALL DECIDUOUS SHRUBS</b>				
DL	5	18"	Dierilla lonicera	Northernbush Honeysuckle
<b>EVERGREEN SHRUBS</b>				
BGG	1	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
EFM	2	24" wide	Euconymus fortunei 'Moonshadow'	Moonshadow Euconymus
<b>MATERIALS</b>				
	5		C.Y.	Shredded Hardwood Mulch
	555-750		S.Y.	Kentucky Bluegrass Blend Sod



**dickson design**  
 STUDIO  
 9 CRYSTAL LAKE ROAD  
 SUITE 110  
 LAKE IN THE HILLS, IL 60156  
 (224) 241-8181

CLIENT NAME AND ADDRESS

**PULTE HOME COMPANY, LLC**

**SCHAUMBURG, IL**

PLAN DATE

**SEPTEMBER 30, 2025**

REVISIONS

NO.	DATE	DESCRIPTION
1.	10/09/25	PER CIVIL ENG. UPDATE
2.	12/22/25	PER VILLAGE COMMENTS
3.	03/02/26	PER VILLAGE COMMENTS
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PROJECT NAME AND SHEET TITLE

**BARTLETT MEADOW**  
 BARTLETT, IL

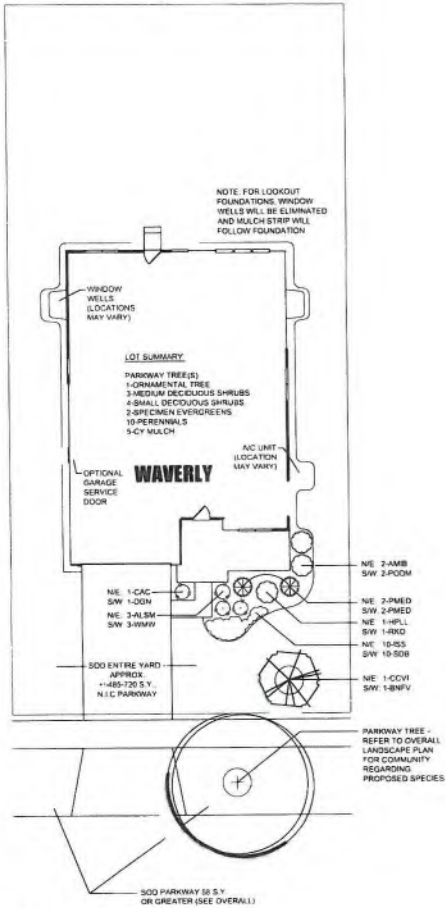
**LANDSCAPE PLAN**  
 - PROTOTYPICALS  
 FOUNDATIONS

SHEET NUMBER

**L3.3**

**DETAILS: PROTOTYPICAL FOUNDATION LANDSCAPE PLANS**

- KEY**
- NE FRONT HOUSE FACADE FACES NORTH / EAST ORIENTATION
  - SW: FRONT HOUSE FACADE FACES SOUTH / WEST ORIENTATION



**THE MEADOWS SERIES: WAVERLY**

SCALE 1" = 10'-0"



(LEFT WITH FULL PORCH)

**SCHEDULE: PLANT & MATERIALS - MERCER FOUNDATIONS**

**MERCER, FULL PORCH**

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
<b>NORTH / EAST ORIENTATION</b>				
<b>ORNAMENTAL TREES</b>				
CCM	1	8' high	<i>Crataegus crusgalli</i> var. <i>memris</i>	Thornless Cockspur Hawthorn
<b>LARGE DECIDUOUS SHRUBS</b>				
SMS	2	7 Gal./06"	<i>Spiraea nipponica</i> 'Snowmound'	Snowmound Spirea
<b>MEDIUM DECIDUOUS SHRUBS</b>				
AMB	2	30" high	<i>Aronia melanocarpa</i> 'Jazzman Beauty'	Jazzman Beauty Black Chokeberry
HPL	1	7 Gal./06"	<i>Hydrangea paniculata</i> 'Limelight'	Limelight Hydrangea
<b>SMALL DECIDUOUS SHRUBS</b>				
ALSM	3	5 Gal./24"	<i>Aronia melanocarpa</i> 'L'CONNOR165'	Low Spine Mound Black Chokeberry
CAC	1	5 Gal./24"	<i>Cotoneaster apiculatus</i>	Cranberry Cotoneaster
<b>EVERGREEN SHRUBS</b>				
PMED	2	30" wide	<i>Pinus mugo</i> 'Enri'	Enri Dwarf Mugo Pine
<b>PERENNIALS</b>				
SS	10	1 Gal	<i>Isatis sibirica</i> 'Snowflake'	Snowflake Candytuft
<b>MATERIALS</b>				
	5	C.Y.		Shredded Hardwood Mulch
	485-720	S.Y.		Kentucky Bluegrass Blend Sod
<b>SOUTH / WEST ORIENTATION</b>				
<b>ORNAMENTAL TREES</b>				
BNFV	1	8' high	<i>Betula nigra</i> 'Little King'	Fox Valley River Birch
<b>LARGE DECIDUOUS SHRUBS</b>				
YDF	2	7 Gal./26"	<i>Viburnum dentatum</i> 'Dwarf Form'	Dwarf Form Arrowwood Viburnum
<b>MEDIUM DECIDUOUS SHRUBS</b>				
PODM	2	30" high	<i>Physocarpus opulifolius</i> 'Dorina May'	Little Devil Common Ninebark
RKD	1	30" high	<i>Rosa x 'Radrazz'</i>	Knock Out Shrub Rose
<b>SMALL DECIDUOUS SHRUBS</b>				
DGN	1	5 Gal./24"	<i>Deutzia gracilis</i> 'Nikko'	Nikko Tender Deutzia
WMW	3	5 Gal./24"	<i>Weigela florida</i> 'Monght Wine'	Midnight Wine Weigela
<b>EVERGREEN SHRUBS</b>				
PMED	2	30" wide	<i>Pinus mugo</i> 'Enri'	Enri Dwarf Mugo Pine
<b>PERENNIALS</b>				
SDB	10	1 Gal	<i>Sedum densiflorum</i>	Creeping Sedum
<b>MATERIALS</b>				
	5	C.Y.		Shredded Hardwood Mulch
	485-720	S.Y.		Kentucky Bluegrass Blend Sod



**dickson design**  
STUDIO  
9 CRYSTAL LAKE ROAD  
SUITE 110  
LAKE IN THE HILLS, IL 60156  
(224) 241-8181

CLIENT NAME AND ADDRESS

**PULTE HOME COMPANY, LLC**

**SCHAUMBURG, IL**

PLAN DATE

**SEPTEMBER 30, 2025**

REVISIONS

1.	10/09/25 PER CIVIL ENG. UPDATE
2.	12/22/25 PER VILLAGE COMMENTS
3.	03/02/26 PER VILLAGE COMMENTS
4.	
5.	
6.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

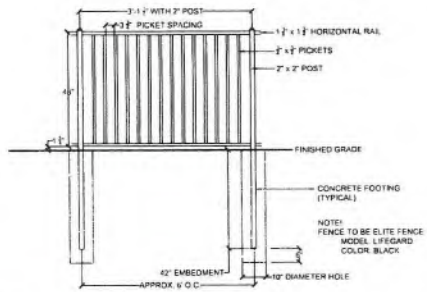
**BARTLETT MEADOW**  
BARTLETT, IL

**LANDSCAPE PLAN**  
- PROTOTYPICALS  
FOUNDATIONS

SHEET NUMBER

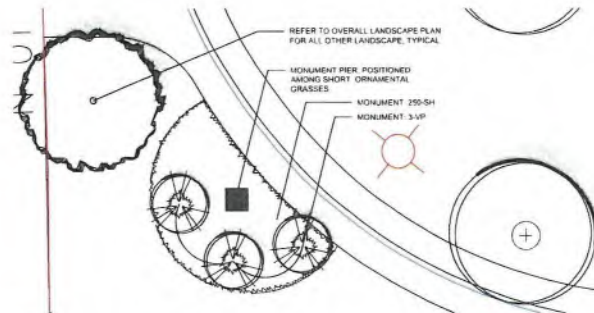
**L3.4**

**DETAILS: SITE FEATURES**



**DETAIL: ORNAMENTAL ALUMINUM FENCE**

SCALE: 1/2" = 1'-0" LOCATION: ORNAMENTAL FENCE SEPARATES HOMES FROM NATURALIZED AREAS

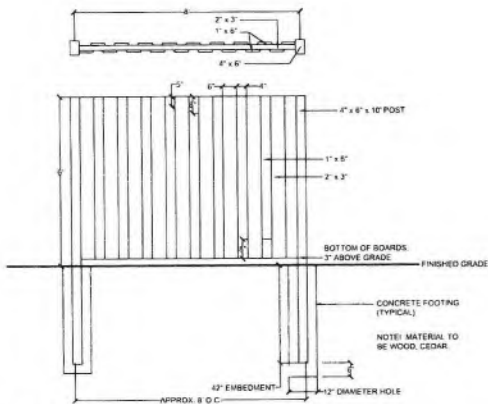


**DETAIL: MONUMENT PIER LANDSCAPE**

SCALE: 1" = 10'-0"

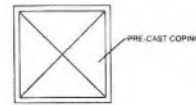
**SCHEDULE: PLANT & MATERIALS - MONUMENT PIER**

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
<b>ENTRANCE PIER</b>				
MONJ	VP	3	Ornamental Trees	
MONJ	SH	250	Ornamental Grasses	
MONJ	SH	250	1 gal. Sporobolus heterolepis	Prarie Dropseed
MONJ	VP	3	Viburnum prunifolium	Blackhaw Viburnum



**DETAIL: PRIVACY FENCE**

SCALE: 1/2" = 1'-0" LOCATION: PRIVACY FENCE ALONG NORTH & NORTHEASTERN BORDER



**PLAN VIEW**



**ELEVATION VIEW**

**DETAIL: COMMUNITY IDENTIFICATION PIER**

SCALE: 1/2" = 1'-0"



**dickson design**  
STUDIO

9 CRYSTAL LAKE ROAD  
SUITE 110  
LAKE IN THE HILLS, IL 60156  
(224) 241-8181

CLIENT NAME AND ADDRESS

**PULTE HOME COMPANY, LLC**

SCARBURG, IL

PLAN DATE

SEPTEMBER 30, 2025

REVISIONS

NO.	DESCRIPTION
1.	10/09/25 PER CIVL. ENG. UPDATE
2.	12/22/25 PER VILLAGE COMMENTS
3.	03/02/26 PER VILLAGE COMMENTS
4.	
5.	
6.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

**BARTLETT MEADOW**  
BARTLETT, IL

**LANDSCAPE PLAN**  
- SITE FEATURES  
(FENCING & MONUMENT)

SHEET NUMBER

**L4.0**



# Bartlett Meadow – Bartlett, IL Proposed Elevations and Floor Plans



December 23, 2025

# Floor Plans

	<b>Square Footage</b>	<b>Bedrooms</b>	<b>Garage</b>	<b>Elevations</b>
Newberry	2,391 – 2,568	3 - 4	2	5
Mercer	2,602 – 2,783	4 – 5	2	4
Continental	2,875 – 3,160	4 - 5	2	5
Waverly	3,261 – 3,826	4 – 6	2	5

## Building Details

- Maximum Building Height of 30' (measured to midpoint of the roof)
- Building Materials to be predominantly vinyl with access of full depth brick and cultured stone (as depicted on the elevations)

# Meadows - Newberry

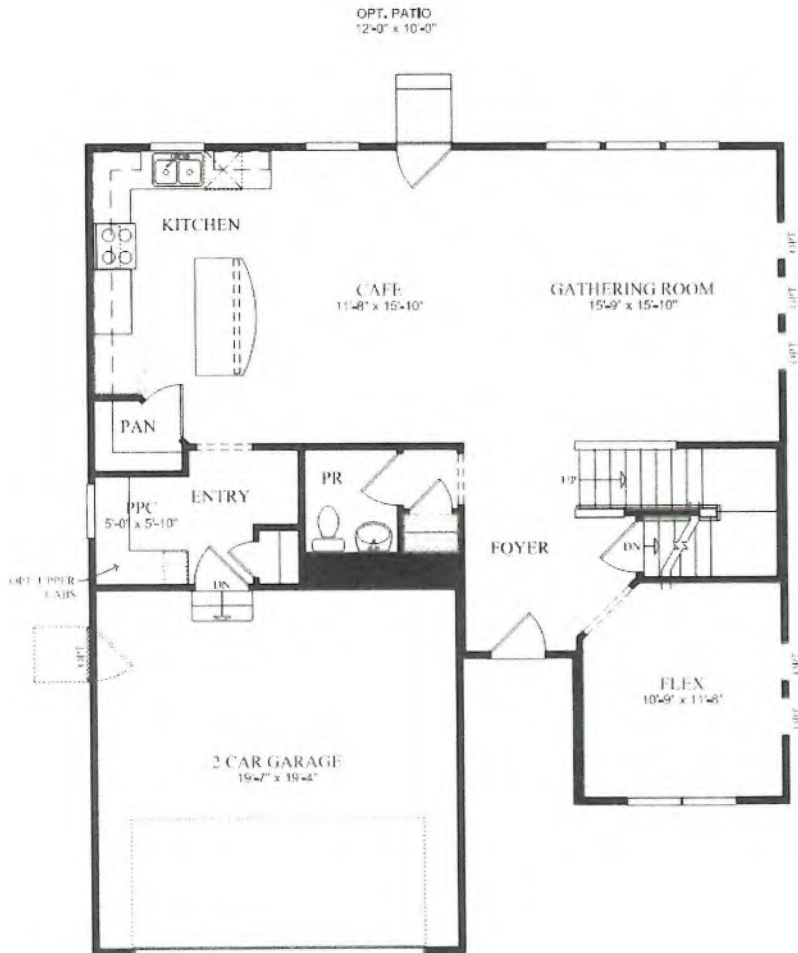


CR201

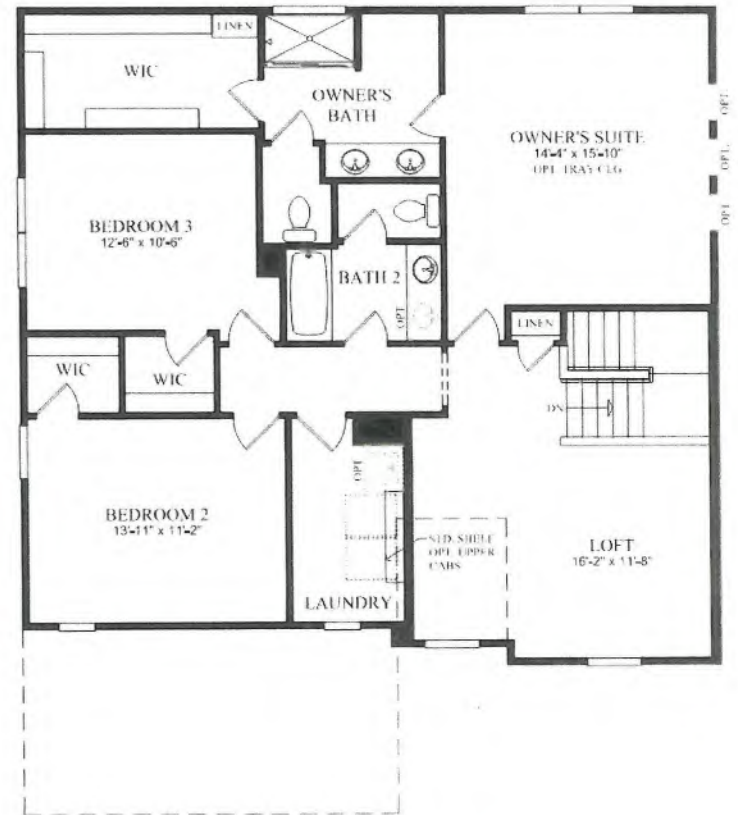
# Meadows - Newberry



# Meadows - Newberry



First Floor



Second Floor

# Meadows - Mercer

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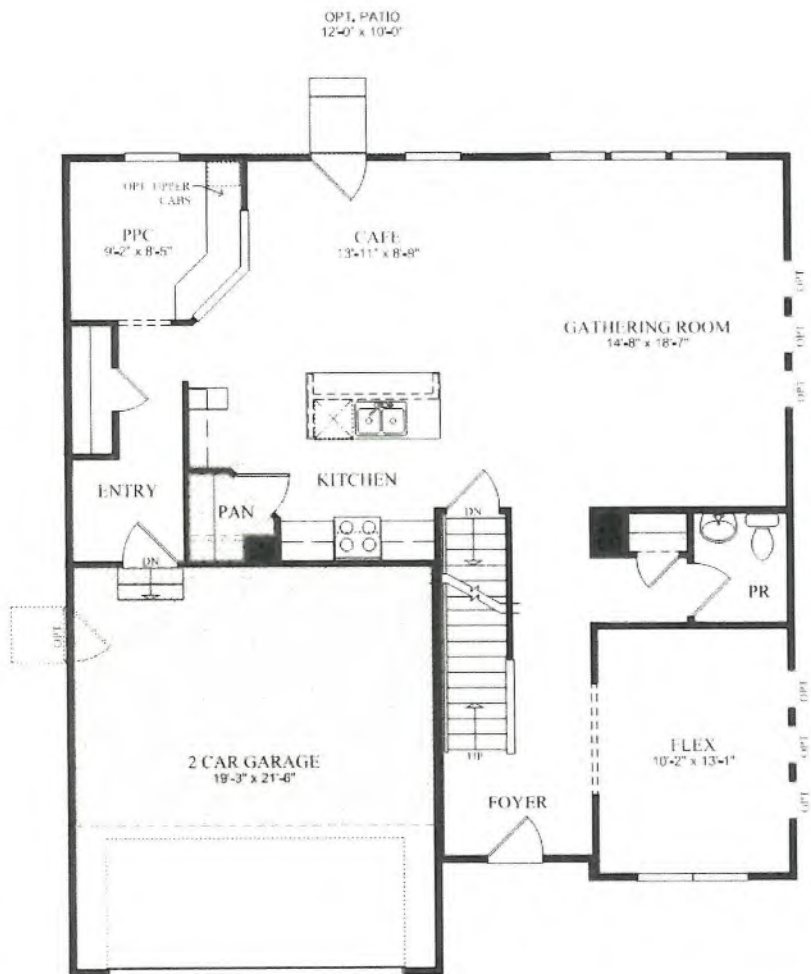


HR203

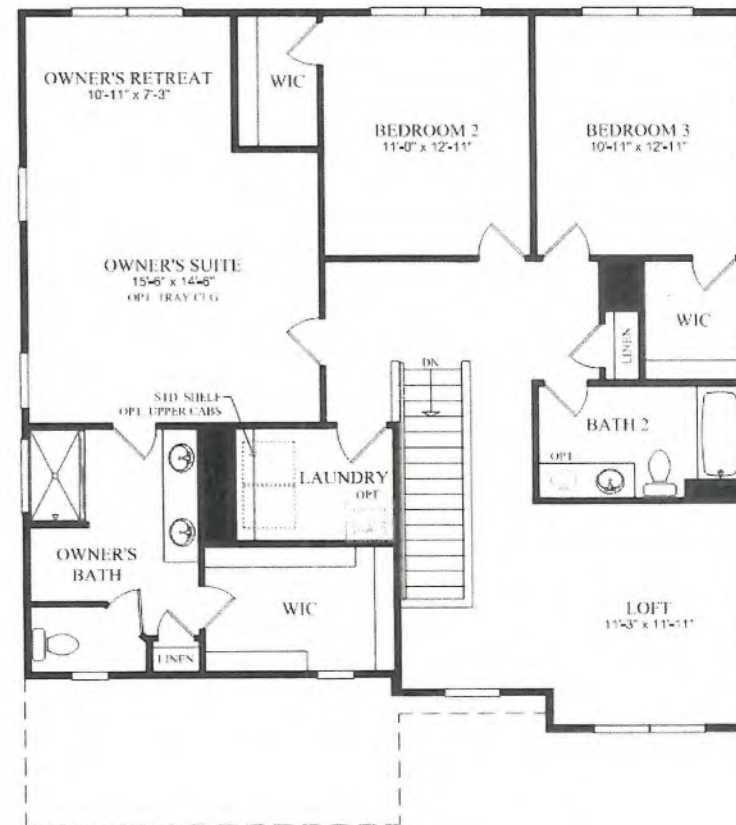
# Meadows - Mercer



# Meadows - Mercer



First Floor



Second Floor

# Meadows - Continental

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HR203

# Meadows - Continental



LC201



HR201

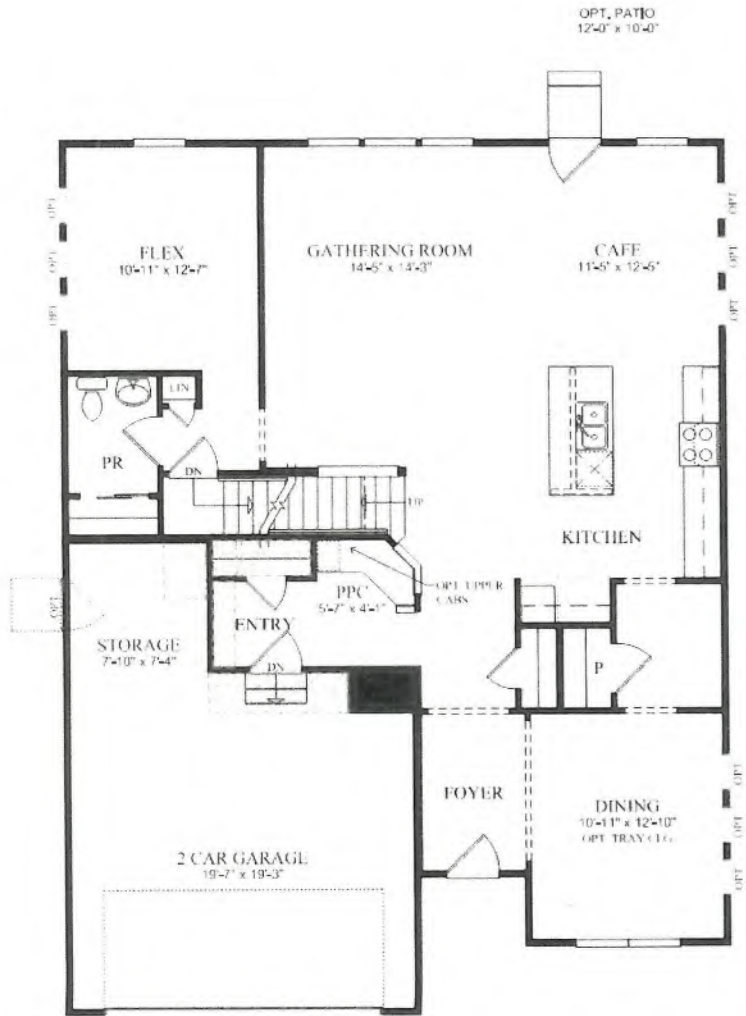


NC201

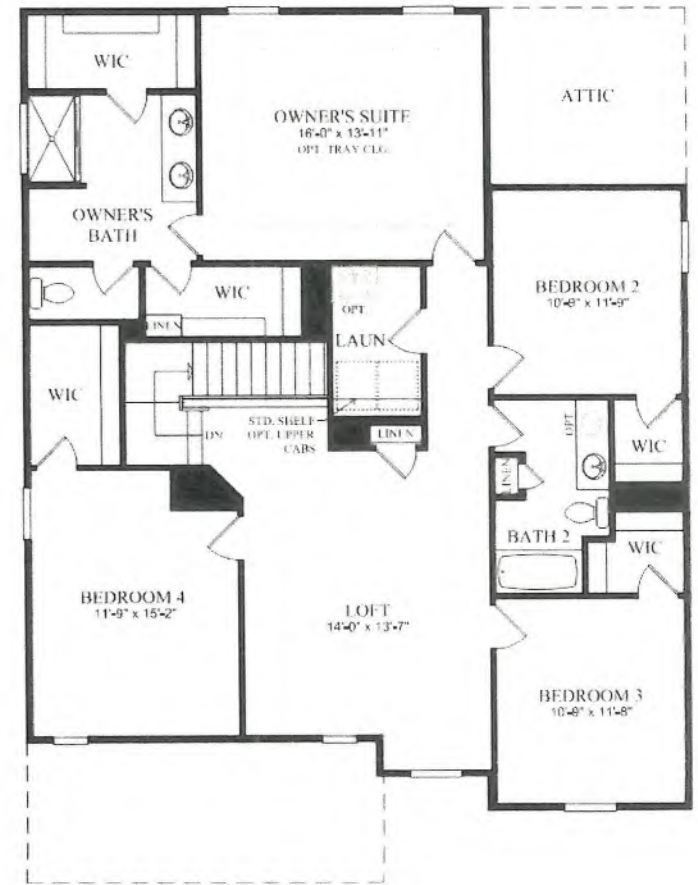


LC101

# Meadows - Continental



First Floor



Second Floor

# Meadows - Waverly



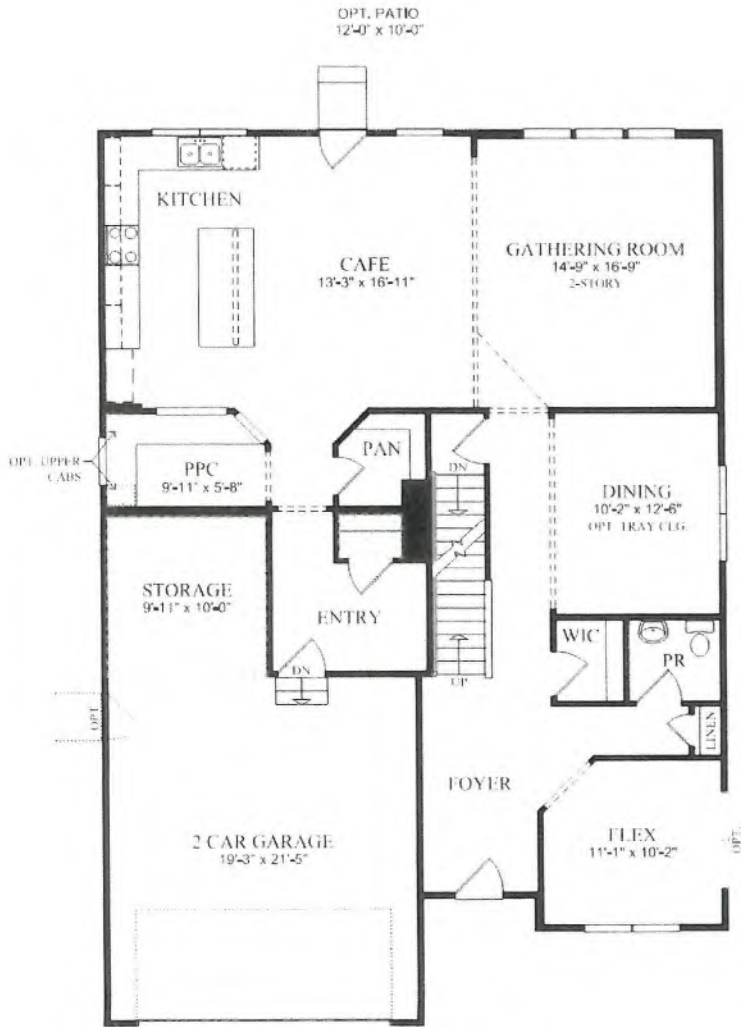
\* Shown with Optional 3<sup>rd</sup> Car Garage

HR201

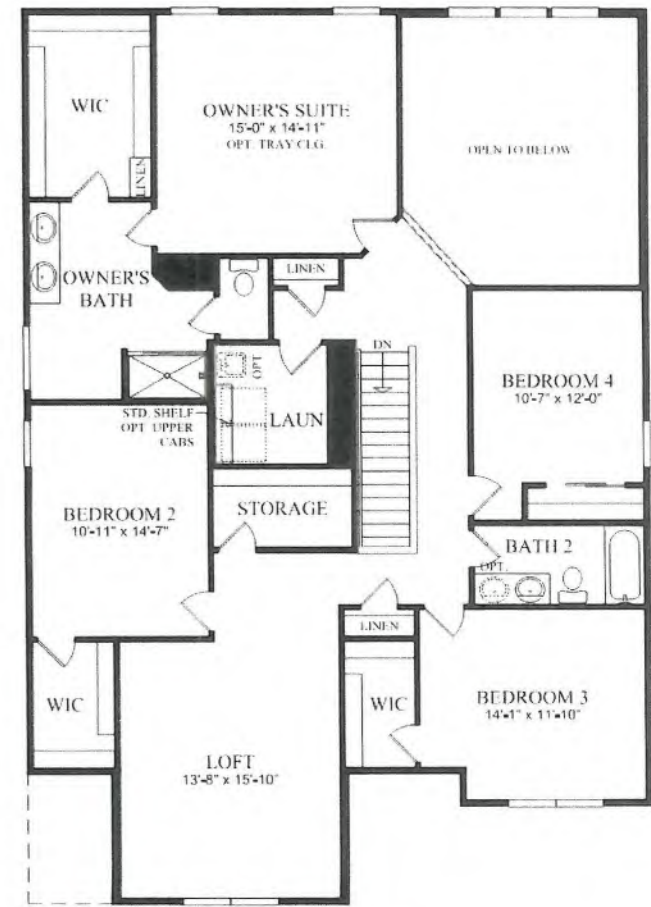
# Meadows - Waverly



# Meadows - Waverly



First Floor



Second Floor

# Single Family Monotony Code Restrictions

## I. Single Family Detached Communities

- a. The following criteria apply to homes on straight or curved streets, cul-de-sacs and corner lots.
  - 1. No house shall have the same configuration that is within one (1) house on either side or on any of the three houses most directly across the street from the subject house.
  - 2. No house shall have the same color package that is within one (1) house on either side or on any house directly across the street from the subject house.

## II. Definitions

- a. Configuration – a combination of product type, elevation, exterior fenestration (siding or stone), and/or color package.
- b. Color Package – a combination of siding, stone, trim / gutter, accent and roof colors incorporated into the exterior color fenestration of a single house.

**Pulte Group Monotony Code (Configuration & Exterior Colors)**

X	X	X
X	SOLD HOME ELEVATION / CONFIGURATION	X
	X	
X	SOLD HOME COLOR PACKAGE	X



## Agenda Item Executive Summary

**AGENDA ITEM:** Proposing the Establishment of a Special Service Area for the Bartlett Meadows Subdivision

**BOARD OR COMMITTEE:**  
Board

### BUDGET IMPACT

**Amount** N/A

**Budgeted** N/A

**Fund:**N/A      **Corresponding Activity Measure:** N/A

### EXECUTIVE SUMMARY

Attached is an Ordinance proposing the establishment of a Special Service Area for the thirty-two (32) lot, Bartlett Meadow Subdivision that will include 28 single family homes.

The establishment of a Special Service Area is necessary to provide a backup source of funding for the storm water detention system in development if the homeowner's association is unable to perform the required maintenance. The DuPage County Stormwater Ordinance requires this backup funding mechanism.

### ATTACHMENTS (PLEASE LIST)

PDS Memo, ordinance with exhibits

### 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 Proposing the Establishment of Bartlett Special Service Area One (Bartlett Meadow) and Providing for Procedures in Connection Therewith

Staff: Kristy Stone, PDS Director

Date: March 31, 2026

**PLANNING AND DEVELOPMENT SERVICES MEMORANDUM**  
**26-020**

DATE: March 31, 2026

TO: Paula Schumacher, Village Administrator

FROM: Kristy Stone, Village Planner

RE: **Proposing the Establishment of a Special Service Area for the Bartlett Meadow Subdivision**

---

Attached for your review is an Ordinance **proposing** the establishment of a Special Service Area for the thirty-two (32) lot, Bartlett Meadow Subdivision that will include 28 single family homes.

This Ordinance is in keeping with the Village policy to ensure payment for the maintenance and care of storm water related public improvements in the event that the homeowner's association does not perform the required maintenance and upkeep of the system. Administrative costs incurred by the Village in connection with the future maintenance of the storm water related improvements in the Bartlett Meadow Subdivision are also covered by this Ordinance.

kms/attachments

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE PROPOSING THE ESTABLISHMENT  
OF BARTLETT SPECIAL SERVICE AREA NUMBER ONE (BARTLETT  
MEADOW) AND PROVIDING FOR PROCEDURES IN CONNECTION  
THEREWITH**

---

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 1: AUTHORITY. The Village of Bartlett ("**Village**") is authorized by Article VII, Section 7 of the State of Illinois Constitution and Illinois' Special Service Area Tax Law (35 ILCS 200/27-5, *et seq.*) ("**Act**") to levy and impose taxes for the provision of special services to areas within the Village's boundaries.

SECTION 2: SPECIAL SERVICE AREA PROPOSED. The Village's Corporate Authorities, with the cooperation and consent of National Developers Inc., an Illinois corporation ("**National Developers**"), the owner of the +/19.75 acre property commonly known as the Bartlett Meadow, legally described and depicted on Exhibit A and Exhibit B ("**Territory**"); and (b) Pulte Home Company, LLC, a Michigan limited liability company and the Territory's contractor purchaser ("**Pulte**") (collectively, National Developers and Pulte are the "**Owner**"), propose to establish Bartlett Special Service Area Number One (Bartlett Meadow) ("**Proposed SSA**") to provide for the operation, care, maintenance, and replacement of stormwater detention areas, retention areas, swales, ditches, wetland areas, storm sewers, stormwater infrastructure, in and/or serving the Territory, including, without limitation, the Village's administrative costs incurred in providing the above-referenced services (collectively, the "**Services**"). The Village has estimated that the annual cost of providing for the Services is \$20,000, and that the annual cost of providing the Services will increase each year with inflation.

SECTION 3: FINDINGS. The Village's Corporate Authorities hereby find:

- a. It is in the public interest that the Corporate Authorities consider creating the Proposed SSA.
- b. The Territory is a "contiguous area," as defined in the Act, is generally located at the southwest corner of Lake Street and Route 59 in the Village of Bartlett, Illinois, and is depicted on Exhibit B.
- c. The Territory will benefit specially from the Services, which differ from and are in addition to municipal services generally provided to

the Village as a whole and, therefore, it is in the Village's best interests to consider levying or imposing special taxes against the Territory.

- d. The creation of a special service area encompassing the Territory has not been proposed during the 2 years preceding this Ordinance's approval.
- e. The Territory will be improved through the provision of the Services, which will ensure the proper function and care of the stormwater infrastructure and storm sewer infrastructure located within and serving the Territory.
- f. The Owner and its successors and assigns, at their sole expense and in compliance with all federal, state, and local ordinances, rules, and regulations, as amended, will be solely responsible for providing the Services prior to the Implementation Date, as defined in Section 6.

SECTION 4: PUBLIC HEARING. A public hearing shall be held on June 16, 2026, at 7 p.m. at Bartlett Village Hall, 228 S. Main Street, Bartlett, Illinois, to consider establishing the Proposed SSA in the Territory. All interested persons affected by the formation of the Proposed SSA will be given an opportunity to be heard at the hearing.

SECTION 5: NOTICE OF HEARING. Notice of the public hearing shall be published at least once not less than 15 days before the hearing in a newspaper in general circulation in the Village. In addition, notice by mailing shall be given by depositing notice in the U.S. mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the Territory. Said notice shall be mailed at least 10 days before the time set for the public hearing. In the event taxes for the last preceding year were not paid, then notice shall be sent to the person last listed on the tax rolls prior to that year as the owner of the property. The notice shall substantially conform to Exhibit C.

SECTION 6: TAX RATES. At the hearing, the Village will consider levying an annual special tax sufficient to generate revenues needed to provide the Services in the Territory, which revenues shall not exceed the "Maximum Rate," as defined herein. For purposes herein, the Maximum Rate as of any given year the Proposed SSA is in existence shall not exceed an amount equal to \$0.50 per each \$100 of equalized assessed valuation for each lot located in the Territory. This tax shall be levied for an indefinite period of time commencing during and in the years subsequent to the date of this Ordinance.

Notwithstanding the foregoing, taxes shall not be levied hereunder and the Proposed SSA shall be dormant, and shall take effect only after the Village Administrator determines, in their sole discretion, that the Services are not being delivered in accordance with all federal, state, and local ordinances, rules, and regulations, as amended ("**Implementation Date**"). Said tax shall be in addition to all other taxes provided by law, and shall be levied pursuant to the Act's provisions.

SECTION 7: EFFECTIVE DATE. The Village's Corporate Authorities may adopt an Ordinance establishing the Proposed SSA and authorizing the proposed tax levy at any time following the close of the public hearing, including at the same meeting at which the public hearing occurs, in accordance with applicable law.

SECTION 8: PUBLICATION. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SECTION 9: CONFLICTING ORDINANCES. All ordinances, resolutions, and any portion thereof in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

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 April 7, 2026, and approved on April 7, 2026, as the same appears from the official records of the Village of Bartlett.

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

Exhibit A

**TERRITORY'S LEGAL DESCRIPTION**  
[proposed Bartlett Meadow Subdivison]

LOT 32 AS SHOWN ON FINAL PLAT OF SUBDIVISION EAGLE'S RIDGE, BEING A SUBDIVISION OF PART OF THE EAST ½ OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED NOVEMBER 18, 1998 AS DOCUMENT NO. 08040987, COOK COUNTY, ILLINOIS

PIN: 06-28-400-021

Address: 1097 Horizon Drive, Bartlett, IL, 60103

Exhibit B

**MAP OF TERRITORY**

# PRELIMINARY/FINAL PLAT OF SUBDIVISION FOR BARTLETT MEADOW

PART OF THE EAST HALF OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

NOTE: KEYMAP FOR BOUNDARY ONLY. SEE FOLLOWING SHEETS FOR PARTICULARS.

**LEGEND**

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Thin Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Dashed Line)
- EASEMENT LINE/LIMITS OF EASEMENT (Thin Dashed Line)
- CENTERLINE (Thin Dotted Line)
- QUARTER SECTION LINE (Double Dashed Line)
- SECTION LINE (Thin Dotted Line)
- SET CONCRETE MONUMENT

**TOTAL AREA OF SUBDIVISION**

19.753 ACRES  
(MORE OR LESS)

**PARCEL INDEX NUMBER**

08-28-400-021  
VACANT LAND  
BARTLETT, ILLINOIS

THIS PLAT WAS SUBMITTED TO THE COUNTY RECORDER FOR THE PURPOSES OF RECORDING BY:

WILLIAM DE BARTLETT  
ATLA: ROBERTA DELL  
208 S. GARDEN STREET  
BARTLETT, IL 60133

SCALE: 1 INCH = 100 FEET

**NOTES**

3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS ENCLOSED WITH ( ) ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.

ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

P.U.E. - INDICATES PUBLIC UTILITY AND EASEMENT. EASEMENT HEREBY GRANTED. SET PROVISIONS CONTAINED HEREIN.

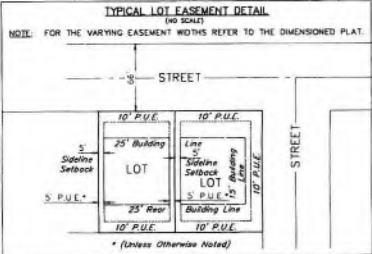
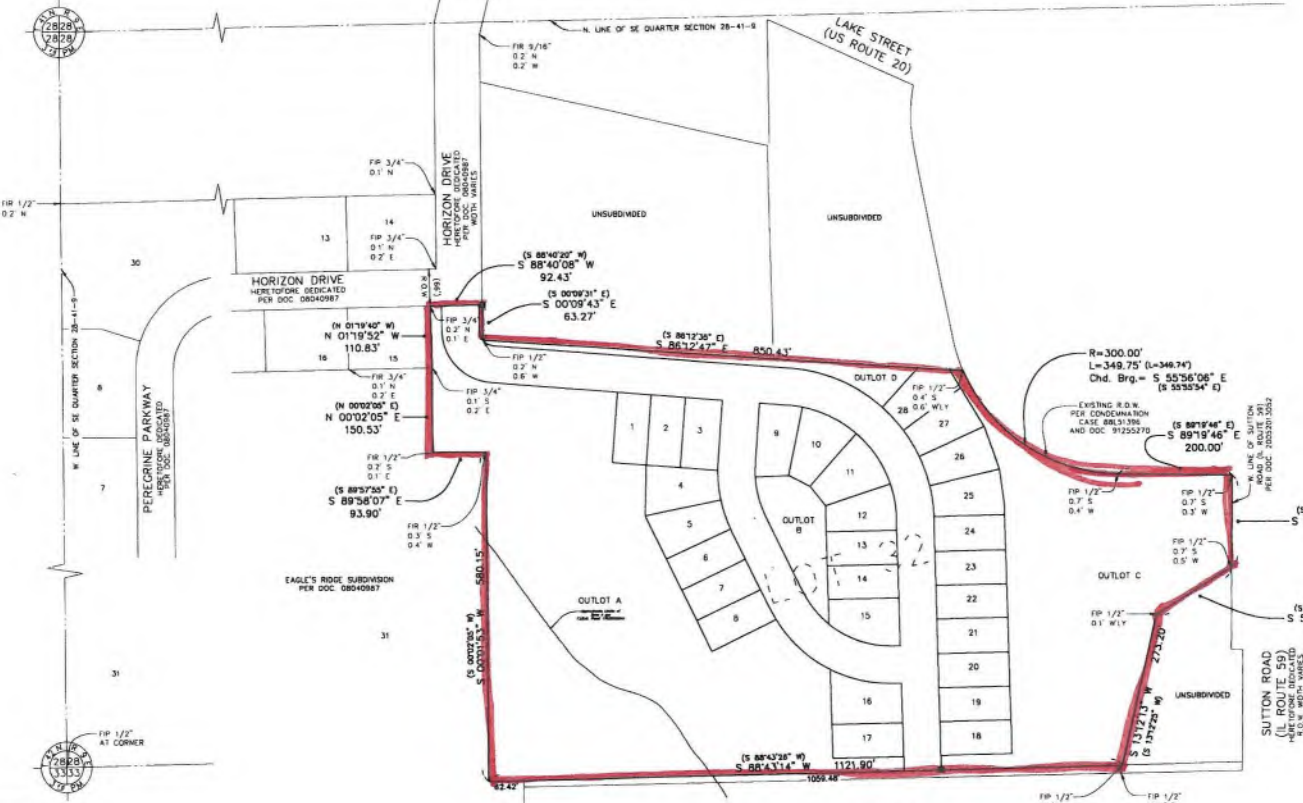
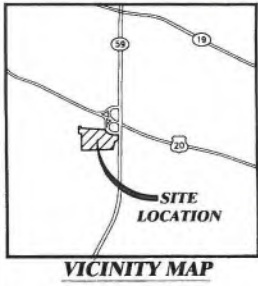
B.S.L. - BUILDING SETBACK LINE

THE MEASURED BEARINGS SHOWN ARE BASED ON THE SOUTH LINE OF THE SUBJECT SITE BEING S 89°43'14" W PER RECORDED SURVEY.

THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR ALL MAINTENANCE OF COMMONITY AREAS (OUTLOTS A, B AND C).

PIP = FOUND IRON PIPE (S AS SHOWN)  
FIR = FOUND IRON ROD (H AS SHOWN)

THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR LANTIER SUBDIVISION WHICH IS REFERRED TO ON THIS PLAT AS "DECLARATION".



**ACCESS NOTES.**

- THERE SHALL BE NO DIRECT ACCESS POINT ALONG ILLINOIS 59 (SUTTON ROAD) FROM OUTLOT C.
- ALL OTHER VEHICULAR ACCESS TO ILLINOIS 59 (SUTTON ROAD) SHALL BE VIA INTERNAL CIRCULATION.

### ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO § 2 OF AN ACT TO RESCIND THE LAW IN RELATION TO PLATS, AS AMENDED, A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVeways TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

DATED: \_\_\_\_\_

JOSE RIOS, P.E.  
REGION ONE ENGINEER

PREPARED FOR:

PULTE HOME COMPANY, LLC  
1900 E. SCHAUMBURG ROAD, SUITE 300  
SCHAUMBURG, IL 60173  
(847) 230-2592

PREPARED BY:

**CEMCON, Ltd.**  
Consulting Engineers, Land Surveyors & Planners  
2280 White Oak Circle, Suite 100 Aurora, Illinois  
80502-9675 Ph: 630.862.2100 FAX: 630.862.2199  
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO: 402177 FILE NAME: SUBPLAT  
DRAWN BY: AJB FLD. BK / PG NO: N/A  
COMPLETION DATE: 09-08-25 JOB NO: 402177  
CHECKED BY: JRP 02-28-26  
REVISED 12-11-25/AJB PER VILLAGE COMMENTS DATED 11-18-25  
REVISED 01-29-26/AJB ADDED P.U.E.'s ON OUTLOT A  
REVISED 02-10-26/AJB PER IDOT REVIEW  
REVISED 02-16-26/AJB UPDATED STREET NAMES

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NOT FILED BECAUSE EXISTING 8' HIGH WALL

Exhibit C

**NOTICE OF HEARING  
VILLAGE OF BARTLETT  
BARTLETT SPECIAL SERVICE AREA NUMBER ONE  
(BARTLETT MEADOW)**

NOTICE IS HEREBY GIVEN that on June 16, 2026, at 7:00 p.m. at the Bartlett Village Hall, 222 S. Main Street, Bartlett, Illinois, 60103, a hearing will be held by the President and Board of Trustees of the Village of Bartlett to consider forming Bartlett Special Service Area Number One (Bartlett Meadow) ("Proposed SSA") consisting of the +/- 19.75 acre property located at southwest corner of Lake Street and Route 59 in the Village of Bartlett, Illinois, commonly known as Bartlett Meadow, which territory is legally described as follows:

LOT 32 AS SHOWN ON FINAL PLAT OF SUBDIVISION EAGLE'S RIDGE, BEING A SUBDIVISION OF PART OF THE EAST ½ OF SECTION 28, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED NOVEMBER 18, 1998 AS DOCUMENT NO. 08040987, COOK COUNTY, ILLINOIS

P.I.N: 06-28-400-021

Address: 1097 Horizon Drive, Bartlett, IL, 60103

("Territory") A map of the Proposed SSA is on file at the office of the Director of Planning and Development Services at Bartlett Village Hall, 228 S. Main, Bartlett, Illinois, 60103.

The purpose of forming the Proposed SSA is to provide special municipal services for the Territory, including for the operation, care, maintenance, and replacement of stormwater detention areas, retention areas, swales, ditches, wetland areas, storm sewers, stormwater infrastructure, in and/or serving the Territory, including, without limitation, the Village's administrative costs incurred in providing the above-referenced services (collectively, the "**Services**"). The Village contemplates that it will serve as the Proposed SSA's governing body and, as such, will receive and maintain the Special Service Area funds for use in providing or causing the provision of the Services as defined herein and in the ordinance establishing the SSA.

At the hearing, there will be considered the levy of an annual special tax sufficient to generate revenues needed for the Services, which revenues shall not exceed the "Maximum Rate." For purposes herein, the Maximum Rate as of any given year the Proposed SSA is in existence shall not exceed an amount equal to \$0.50 per each \$100 of equalized assessed value for each lot located in

the Territory. This tax shall be levied for an indefinite period of time commencing during and in the years subsequent to the date of this Ordinance. The proposed tax amount for the initial year in which taxes will be levied in the SSA is 0%.

Notwithstanding the foregoing, taxes shall not be levied hereunder and the Proposed SSA shall be "dormant," and shall take effect only after the Village Administrator, in their sole discretion, determines that the Services have not been properly or timely provided in accordance with all federal, state, and local ordinances, laws, rules, and regulations, as amended. Said tax shall be in addition to all other taxes provided by law, and shall be levied pursuant to the provisions of the Special Service Area Tax law (35 ILCS 200/27-5, *et seq.*).

At the hearing, all interested persons affected by the formation of the Proposed SSA, including all persons owning taxable real estate within the Territory, and the method of taxation proposed, will be given an opportunity to be heard. Parties unable to attend the hearing may submit comments before or after to the Office of the Village Clerk, 228 S. Main, Bartlett, Illinois, 60103. The hearing may be adjourned by the Village Board to another date without further notice other than a motion to be entered upon the minutes of its meeting fixing the time and place of its adjournment.

If a petition signed by at least 51% of the electors residing within the Territory and by at least 51% of the owners of record of the land comprising the Territory is filed with the Village Clerk within 60 days following the final adjournment of the public hearing objecting to the creation of the Proposed SSA or the levy or imposition of a tax, no such special service area as proposed may be created, or tax may be levied or imposed, except as otherwise permitted by law.

Any individual requiring a reasonable accommodation to listen to or participate in the meeting should contact Kristy Stone, Director of Planning and Development Services, 630-540-5936.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

---

Lorna Giles  
Village Clerk



# Agenda Item Executive Summary

AGENDA ITEM: U-46 Developer Donation Request

BOARD OR COMMITTEE: Board

## BUDGET IMPACT

Amount	\$569,361.07	Budgeted	N/A
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Fund: **Developer Deposits Fund**

Corresponding Activity Measure: **Support the school district through the collection of impact fees.**

## EXECUTIVE SUMMARY

The village received a Request of Release of Developer Contributions to School District U-46 dated March 6, 2026 for the sum of \$569,361.07. Under the Bartlett Donation Ordinance, the village collects money from developers for the impact of their developments on the village and other taxing bodies, including School District U-46, which is held in the village's Developer Deposit Fund. The balance in that fund as of March 6, 2026 is \$569,361.07. The attached resolution authorizes the payment of that amount to School District U-46 to reimburse it for certain school improvements that are "Qualified Expenditures" as defined in the Bartlett Donation Ordinance.

## ATTACHMENTS (PLEASE LIST)

Ex: Memo, Resolution, U-46 Request Letter, U-46 Developer Contribution Summary (Exhibit A)

### 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 Resolution 2026-\_\_\_\_\_, a resolution granting the U-46 March 6, 2026, request for release of school donations and authorizing the release of \$569,361.07 to U-46 from the Developer Deposits Fund.

Staff: Matt Coulter, Finance Director

Date: 03/30/2026

**Village of Bartlett**  
**Finance Department Memo**  
**2026 - 04**

**DATE:** March 30, 2026  
**TO:** Paula Schumacher, Village Administrator  
**FROM:** Matt Coulter, Finance Director  
**SUBJECT:** U-46 2026 Developer Donation Request

The village received a Request of Release of Developer Contributions to School District U-46 dated March 6, 2026, for the sum of \$569,361.07.

Under the Bartlett Donation Ordinance, the Village collects money from developers for the impact of their developments on the Village and other taxing bodies, including School District U-46, which is held in the village's Developer Deposit Fund. The balance in that fund as of March 6, 2026, is \$569,361.07. The attached resolution authorizes the payment of that amount to School District U-46 to reimburse it for certain school improvements that are "Qualified Expenditures" as defined in the Bartlett Donation Ordinance.

The Donation Ordinance requires that all funds collected under the Bartlett Donation Ordinance be used solely by U-46 for construction of new schools or capital improvements to schools in Bartlett ("Qualified Expenditures"). These funds are restricted by the Village Code and can only be paid over to U-46 for Qualified Expenditures. These funds may not be used for any other purpose.

Included with the request for the release of donations is a U-46 Developer Contribution Summary showing school district expenditures within the Village and released contributions going back to 2003, all the way up to more recent costs in 2025. There remains a balance of unreimbursed qualified expenditures greater than the amount of donations available. The attached resolution will authorize the release of \$569,361.07 to U-46 from the Developer Deposits Fund.

**MOTION:** I move to approve Resolution 2026-\_\_\_\_\_, a resolution granting the U-46 March 06, 2026, request for release of school donations and authorizing the release of \$569,361.07 to U-46 from the Developer Deposit Fund.

**RESOLUTION 2026-**

**A RESOLUTION APPROVING THE U-46 MARCH 6, 2026, REQUEST FOR  
RELEASE OF SCHOOL DONATIONS AND AUTHORIZING THE RELEASE  
OF \$569,361.07 TO U-46 FROM THE DEVELOPER DONATION FUND**

---

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

**WHEREAS**, the Village has adopted the Bartlett Donation Ordinance, codified as Chapter 10 of Title 11 of the Bartlett Municipal Code; and

**WHEREAS**, pursuant to the Bartlett Donation Ordinance, the Village has collected cash donations from developers to be used to offset the impacts of such developments on the Village and other taxing jurisdictions within the Village, including School District U-46; and

**WHEREAS**, pursuant to Section 11-10-5(B) of the Bartlett Donation Ordinance, all funds collected from developers for the development of school grounds and site improvements must be used solely for the construction or improvement of schools within the Village; and

**WHEREAS**, pursuant to Section 11-10-6 of the Bartlett Donation Ordinance, funds collected by the Village from developers for the construction or improvement of schools within the Village are held by the Village Treasurer in the Developer Donation Fund; and

**WHEREAS**, pursuant to Section 11-10-6 of the Bartlett Donation Ordinance, School District U-46 has submitted a request for release of developer donations currently held by the Village in the Developer Donation Fund, along with evidence that such donations are being used to reimburse School District U-46 for expenses incurred in the construction and improvement of schools within the Village of Bartlett.

**NOW, THEREFORE, 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:**     **Recitals.**     The recitals set forth above are hereby incorporated into and made a part of this Resolution as if fully set forth in this Section 1.

**SECTION TWO:**     **Approval.**     The request dated March 6, 2026, from School District U-46 for the release of developer donations for reimbursement to U-46 toward the

construction of new schools and capital improvement to schools within the Village, which request is supported by the School District U-46 Developer Contribution Summary for the Village of Bartlett, which is attached hereto as Exhibit A, is hereby approved as the expenses shown therein are qualified expenditures under the Bartlett Donation Ordinance.

**SECTION THREE: Authorization.** The Village Treasurer/Finance Director is hereby authorized and directed to release the sum of \$569,361.07 from the Developer Donation Fund, which was the balance in said Fund as of March 06, 2026, to School District U-46 as reimbursement for qualified expenses pursuant to the Bartlett Donation Ordinance.

**SECTION FOUR: 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 FIVE: Effective Date.** This Resolution shall be in full force and effect upon its passage and approval.

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

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

ATTEST:

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

CERTIFICATION

I, the undersigned, do hereby certify that I am the Village Clerk of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, and that the foregoing is a true, complete and exact copy of Resolution 2026- \_\_\_\_\_ enacted on April 7, 2026, and approved on April 7, 2026, as the same appears from the official records of the Village of Bartlett.

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



**School District U-46**  
Educational Service Center  
355 E. Chicago St., Elgin, IL 60120-6543  
Tel: 847.888.5000 x5760  
Fax: 847.608.2778

Dr. Suzanne Johnson, Superintendent

[www.u-46.org](http://www.u-46.org)

March 6, 2026

Ms. Lorna Giles  
Village Clerk  
Village of Bartlett  
228 South Main Street  
Bartlett, IL 60103

RE: Developer Cash in Lieu of Land Donations

Dear Ms. Giles:

In accordance with the Village of Bartlett's developer donation ordinance, School District U-46 requests that the Village release funds collected, approximately \$569,361.07, on the District's behalf to offset qualified site acquisition and construction expenditures made by the District.

Attached for your information is a chart, which summarizes the District's submitted expenditure requests, the developer contributions that the Village has released, and the remaining uncredited expenditures.

If you have any questions, please contact me at [kylevonschnase@u-46.org](mailto:kylevonschnase@u-46.org) or 847-888-8000, ext. 5434, or Emily Johnson, Admin. Asst., at [emilyjohnson@u-46.org](mailto:emilyjohnson@u-46.org) or ext. 5030. Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kyle VonSchnase'.

Dr. Kyle VonSchnase  
Deputy Superintendent for Operations/CSBO

Attachment: Summary Sheet

cc: Dr. Ann Williams, Assistant Superintendent  
Robyn Cornelissen, Executive Director of Financial Services

KV: ej

# EXHIBIT A

## SCHOOL DISTRICT U-46 Developer Contribution Summary Village of Bartlett

Description	Date	School District U-46 Expenditures	Village of Bartlett Released Developer Contributions	Remaining Uncredited District U-46 Expenditures
Hawk Hollow Elementary 235 Jacaranda Drive, Bartlett	Request 6/18/2003	\$ 8,120,272.00		\$ 8,120,272.00
Liberty Elementary 121 Naperville Rd., Bartlett	Request 6/18/2003	\$ 6,743,920.50		\$ 14,864,192.50
Bartlett - Release of Funds	09/02/03		\$ 2,049,442.04	\$ 12,814,750.46
Centennial Elementary - Bus Loading Project completed by Village on behalf of SD U-46	06/21/05	\$ 47,254.00		\$ 12,862,004.46
District Approved Transfer of Funds to Village of Bartlett for Centennial - Bus Loading	06/21/05		\$ 47,254.00	\$ 12,814,750.46
Schuler Property Purchase 8N231 Naperville Road, Bartlett	Request 7/29/2005	\$ 657,010.34		\$ 13,471,760.80
Bartlett - Release of Funds	10/24/05		\$ 4,405,597.46	\$ 9,066,163.34
U-46 - Request on Unpaid Balance	03/22/06			\$ 9,066,163.34
Bartlett - Release of Funds	05/26/06		\$ 810,359.06	\$ 8,255,804.28
U-46 - Request on Unpaid Balance	12/11/06			\$ 8,255,804.28
Bartlett - Release of Funds	02/09/07		\$ 474,897.04	\$ 7,780,907.24
U-46 - Request on Unpaid Balance	11/20/07			\$ 7,780,907.24
Bartlett - Release of Funds	07/21/08		\$ 291,790.46	\$ 7,489,116.78
U-46 - Request on Unpaid Balance	06/03/09			\$ 7,489,116.78
Bartlett - Release of Funds	03/03/10		\$ 117,948.00	\$ 7,371,168.78
U-46 - Request on Unpaid Balance	01/31/12			\$ 7,371,168.78
Bartlett - Release of Funds	04/03/12		\$ 24,913.44	\$ 7,346,255.34
U-46 - Request on Unpaid Balance	05/06/15			\$ 7,346,255.34
Bartlett - Release of Funds	05/20/15		\$ 192,789.47	\$ 7,153,465.87
U-46 - Request on Unpaid Balance	02/01/17			\$ 7,153,465.87
Bartlett - Release of Funds	04/24/17		\$ 98,869.44	\$ 7,054,596.43

3/11/2026

Description	Date	School District U-46 Expenditures	Village of Bartlett Released Developer Contributions	Remaining Uncredited District U-46 Expenditures
Nature Ridge Elementary, 1899 Westridge Blvd. Pave parking lots and drives	08/05/19	\$ 839,239.00		\$ 7,893,835.43
Prairieview Elementary, 285 Mayflower Ln. Pave parking lots, drives, asphalt play areas	08/05/19	\$ 889,299.00		\$ 8,783,134.43
Sycamore Trails Elementary, 1025 Sycamore Ln. Pave parking lots, drives, asphalt play areas	08/05/19	\$ 1,024,270.00		\$ 9,807,404.43
Bartlett - Release of Funds	09/16/19		\$ 426,370.25	\$ 9,381,034.18
Centennial Elementary, 234 E. Stearns Rd., HVAC Replacement	August 2019	\$ 3,544,344.63		\$ 12,925,378.81
Bartlett High School, 701 Schick Rd., Dectron Unit Replacement/HVAC System	07/24/20	\$ 872,000.00		\$ 13,797,378.81
Bartlett Elementary School, 111 North Ave., Roof Replacement	August 2020	\$ 1,016,269.60		\$ 14,813,648.41
U-46 - Request on Unpaid Balance Check Rec'd Oct. 2021	8/16/2021		\$ 294,561.59	\$ 14,519,086.82
Bartlett High School, 701 Schick Rd., Lockdown Project	Feb 2019	\$ 130,554.99		\$ 14,649,641.81
Bartlett High School, 701 Schick Rd., Library Renovations	July 2019	\$ 835,922.40		\$ 15,485,564.21
Sycamore Trails Elementary, 1025 Sycamore Ln., Fire Alarm system replacement	July 2020	\$ 272,977.00		\$ 15,758,541.21
Bartlett Elementary School, 111 North Ave., Fire Alarm system replacement	July 2020	\$ 207,986.58		\$ 15,966,527.79
Bartlett High School, 701 Schick Rd., Chiller Replacement	July 2021	\$ 490,276.00		\$ 16,456,803.79
Bartlett High School, 701 Schick Rd., CoGeneration Plant Elimination and Generator Installation	July 2021	\$ 866,900.00		\$ 17,323,703.79
Liberty Elementary, 1375 W. Bartlett Rd., Playground Replacement with Pour-in-Place Surface	Fall 2021	\$ 124,333.90		\$ 17,448,037.69

Description	Date	School District U-46 Expenditures	Village of Bartlett Released Developer Contributions	Remaining Uncredited District U-46 Expenditures
Centennial Elementary, 234 E. Stearns Rd., Playground Asphalt Replacement	2021	\$ 14,995.00		\$ 17,463,032.69
Bartlett Elementary, 111 North Ave., Monument Sign Replacement	2021	\$ 13,000.00		\$ 17,476,032.69
Hawk Hollow Elementary, 235 Jacaranda Drive, Chiller Replacement	2021	\$ 266,801.00		\$ 17,742,833.69
Liberty Elementary, 1375 W. Bartlett Rd., Chiller Replacement	Fall 2021	\$ 266,801.00		\$ 18,009,634.69
Centennial Elementary, 234 E. Stearns Rd., Playground Replacement	March 2022	\$ 54,770.00		\$ 18,064,404.69
Centennial Elementary, 234 E. Stearns Rd., Front Sidewalks and Curbing Concrete Repair	June 2022	\$ 27,248.00		\$ 18,091,652.69
Eastview Middle School, 321 N. Oak St., Gym Floor Sanding and Refinishing	June 2022	\$ 24,395.00		\$ 18,116,047.69
Eastview Middle School, 321 N. Oak St., Concrete Repair	2022	\$ 24,995.00		\$ 18,141,042.69
Sycamore Trails Elementary, 1025 Sycamore Ln., Playground Equipment	2022	\$ 12,876.89		\$ 18,153,919.58
U-46 Request on Unpaid Balance	August 2022			\$ 18,153,919.58
Check Received	10-11-2022		\$ 182,317.90	\$ 17,971,601.68
Hawk Hollow Middle School Conversion (2022-2024)		\$ 60,000,000.00		\$ 77,971,601.68
Bartlett Elementary School BAS Upgrade (2023)	2023	\$ 120,545.00		\$ 78,092,146.68
Bartlett High School Main Gym Sanding (2024)	2024	\$ 80,695.00		\$ 78,172,841.68
Centennial Elementary School Roof Replacement (2024)	2024	\$ 1,947,466.00		\$ 80,120,307.68

Description	Date	School District U-46 Expenditures	Village of Bartlett Released Developer Contributions	Remaining Uncredited District U-46 Expenditures
Prairieview Elementary School HVAC Upgrade (2024)	2024	\$ 4,302,000.00		\$ 84,422,307.68
Sycamore Trails Elementary School Bathroom Countertop & Sink Replacement (2024)	2024	\$ 24,950.00		\$ 84,447,257.68
Prairieview Elementary School Fire Alarm Replacement (2023)	2023	\$ 370,000.00		\$ 78,462,146.68
Prairieview Elementary School Countertop & Sink Replacement (2024)	2024	\$ 24,950.00		\$ 78,487,096.68
Independence Center for Early Learning Boiler Replacement (2022)	2022	\$ 350,000.00		\$ 78,837,096.68
Independence Center for Early Learning Pour in Place Playground (2022)	2022	\$ 50,100.00		\$ 78,887,196.68
Liberty Elementary School Air Cooled Chiller (2022)	2022	\$ 278,700.00		\$ 79,165,896.68
Bartlett Elementary School Playground Replacement (2023)	2023	\$ 74,231.47		\$ 79,240,128.15
Check # 99767 received	3/18/2025		\$ 720,505.42	\$ 78,519,622.73
Bartlett ES Generator (2025)		\$ 678,000.00		\$ 79,197,622.73
Sycamore Trails HVAC (2025)		\$ 1,228,500.00		\$ 80,426,122.73
BHS Backstop (2025)		\$ 164,000.00		\$ 80,590,122.73
Sycamore Trails 2-5 Playground (2025)		\$ 165,296.02		\$ 80,755,418.75
Liberty 2-5 Playground (2025)		\$ 230,696.64		\$ 80,986,115.39
<b>TOTALS</b>		\$ 97,478,841.96	\$ 10,137,615.57	\$ 87,341,226.39

3/11/2026



## Agenda Item Executive Summary

**AGENDA ITEM:** Bartlett Sanitary Sewer Main Lining Project Amendment **BOARD OR COMMITTEE:** Board

### BUDGET IMPACT

<b>Amount</b>	\$ 41,000	<b>Budgeted</b>	\$150,000
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<b>Fund: Storm Water</b>	<b>Corresponding Activity Measure: N/A</b>
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### EXECUTIVE SUMMARY

The proposed First Amendment to the Sanitary Sewer Main & Service Lining Project Agreement with Performance Pipelining, Inc. adds storm sewer rehabilitation work to the existing contract. The amendment includes 80 linear feet of 36-inch storm sewer CCTV inspection and 80 linear feet of cured-in-place pipe (CIPP) lining along West Bartlett Road. The total cost of the additional work is \$41,000 and will be funded through the Storm Water Fund. Utilizing the current contractor allows the Village to complete the work efficiently without additional procurement or delays. Approval of the amendment will authorize execution of the expanded scope under the existing agreement.

### ATTACHMENTS (PLEASE LIST)

Memo, Resolution, Agreement, Exhibit A

### RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal or Target: Yes  No

Description: Critical Infrastructure Maintained

### ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion

**MOTION:** I move to Approve Resolution 2026- \_\_\_\_ R- A Resolution Approving the First Amendment to the Bartlett Sanitary Sewer Main & Service Lining Project Agreement with Performance Pipelining, Inc.

Staff: Samuel Hughes, Assistant to the Public Works Director

Date: 3/27/2026

# Memorandum

**To:** Paul Schumacher, Village Administrator  
**From:** Samuel Hughes, Assistant to the Public Works Director  
**Date:** March 27, 2026  
**Re:** Bartlett Sanitary Sewer Main Lining Project Amendment

---

On May 7, 2024, the village board approved a sanitary sewer main & service lining project agreement with Performance Pipelining Inc. Attached is an amendment to include additional storm sewer lining work. The agreement is currently in its first extension term, and this amendment allows the Village to incorporate necessary storm sewer improvements into the ongoing project. This amendment would allow for the lining of a 36" storm sewer line along West Bartlett Road in need of repair.

The First Amendment expands the project scope to include:

- 80 linear feet of 36-inch storm sewer CCTV inspection
- 80 linear feet of 36-inch cured-in-place pipe (CIPP) storm sewer lining
- Associated cleaning and pre- and post-televising

The additional storm sewer work will be completed on a unit price basis in accordance with the contractor's proposal. The costs are as follows:

- Mobilization: \$3,000
- 36" Storm Sewer CCTV (80 LF @ \$25/LF): \$2,000
- 36" Storm Sewer CIPP Lining (80 LF @ \$450/LF): \$36,000

**Total Cost: \$41,000**

This amendment allows the Village to efficiently complete necessary storm sewer rehabilitation work using the current contractor, avoiding delays and additional procurement. The contractor will use the same materials used for the sanitary mains lining. Funding for the \$41,000 will come from the storm water fund.

## Motion:

I move to Approve Resolution 2026- \_\_\_\_ R- A Resolution Approving the First Amendment to the Bartlett Sanitary Sewer Main & Service Lining Project Agreement with Performance Pipelining, Inc.

RESOLUTION 2026 - \_\_\_\_\_

**A RESOLUTION APPROVING THE FIRST AMENDMENT TO THE BARTLETT  
SANITARY SEWER MAIN & SERVICE LINING PROJECT AGREEMENT WITH  
PERFORMANCE PIPELINING, INC.**

---

**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:** **APPROVAL.** The First Amendment to the Bartlett Sanitary Sewer Main & Service Lining Project Agreement with Performance Pipelining, Inc. (the "***Agreement***"), a copy of which is appended hereto as **Exhibit A** and expressly incorporated herein by this reference, is hereby approved.

**SECTION TWO.** **WAIVER OF BIDS.** To the extent any formal competitive bidding requirements apply to the Agreement approved by this Resolution, such competitive bidding requirements are hereby waived.

**SECTION THREE:** **AUTHORIZATION.** The Village President is hereby authorized and directed to sign the Agreement on behalf of the Village of Bartlett.

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

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

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

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

ATTEST:

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

#### CERTIFICATION

I, the undersigned, do hereby certify that I am the Village Clerk of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, and that the foregoing is a true, complete and exact copy of Resolution 2026 - \_\_\_\_\_ enacted on April 7, 2026, and approved on April 7, 2026, as the same appears from the official records of the Village of Bartlett.

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

**EXHIBIT A**

First Amendment to the Bartlett Sanitary Sewer Main & Service Lining Project  
Agreement with Performance Pipelining, Inc

(Appended on the following pages)

**FIRST AMENDMENT TO THE VILLAGE OF BARTLETT SANITARY SEWER MAIN & SERVICE LINING PROJECT AGREEMENT**

This First Amendment to the Sanitary Sewer Main & Service Lining Project Agreement (“First Amendment”) is dated as of the \_\_\_\_ day of \_\_\_\_\_, 2026 (“**Agreement**”), and is by and between the **VILLAGE OF BARTLETT (“Village”)**, an Illinois home rule municipality, and Performance Pipelining, Inc., an Illinois corporation (“**Contractor**”). For convenience, the City and Contractor are sometimes referred to as “**Parties**” and a “**Party**.”

**RECITALS:**

**WHEREAS**, the Village and Contractor entered into that certain Sanitary Sewer Main & Service Lining Project Agreement dated May 7, 2024 (the “**Original Agreement**”); and

**WHEREAS**, the Original Agreement was renewed for an additional one-year term (“First Extension Term”) and the Original Agreement is currently in effect under the First Extension Term; and

**WHEREAS**, the Contractor has proposed to provide storm sewer lining work for the Village pursuant to the Storm Sewer Lining Proposal attached to the First Amendment as Exhibit A; and

**WHEREAS**, the Parties desire to amend the scope of the project work of the Original Agreement to incorporate the storm sewer lining work as set forth in this First Amendment

**NOW THEREFORE**, in consideration of the foregoing and as acknowledged and agreed to in the Original Agreement and this First Amendment, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

**Section 1. Recitals.** The foregoing recitals are expressly incorporated herein and are made a part of this First Amendment.

**Section 2. Amendment to Section 1 of the Original Agreement.** Section 1 of the Original Agreement is hereby deleted in its entirety and replaced with the following:

- A. The project work includes, but is not limited to; 14,642 linear feet of sanitary main sewer lining in various sizes from 8" and 15" in diameter of cured-in-place pipe (CIPP) lining and reinstating approximately 193 service laterals. The project work also includes approximately 2100 linear feet of six-inch (6") sanitary sewer service lateral of cured-in-place pipe (CIPP) lining (approximately 30 homes) and approximately 22 Vac-A-Tee Cleanouts. In addition, cleaning, pre-and-post televising of the lateral will be required. The project work will also include 80 linear feet of closed circuit television video storm sewer lining 36" in diameter and 80

linear feet of cured-in-place pipe (CIPP) storm sewer lining 36" in diameter. In addition, cleaning, pre-and-post televising of the lateral will be required. All Project Work shall be performed in strict compliance with the below defined Contract Documents.

- B. Contract Documents will mean and include: (i) this Agreement; (ii) the First Amendment to This Agreement; (iii) General Conditions and Instructions to Bidders and General Requirements attached hereto and incorporated herein; (iv) all Specifications, Plans and Drawings attached hereto as and incorporated herein; (v) the Performance and Payment Bond or Letter of Credit as defined herein; and (vi) Addendum 1 and Addendum 2 attached hereto and incorporated herein; and (vii) the Contractor's bid, 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 as applied to the Contractor shall control.

**Section 3. Amendment to Section 4 of the Original Agreement.** Section 4 of the Original Agreement is hereby amended as follows (additions in **bold underline**) (omitted language is not intended to be amended):

- A. All payments under the Agreement shall be based on the unit prices set forth in Contractor's Schedule of Prices (the "Unit Pricing") **and the Contractor's Storm Sewer Lining Proposal; both of which are** 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.

**Section 4. Continuing Effect.** All other terms and conditions set forth in the Original Agreement, except as expressly modified by this First Amendment, shall remain in full force and effect and shall continue to apply to and govern the storm sewer lining work by the Contractor.

IN WITNESS WHEREOF the Parties hereto have caused this First Amendment to be executed, effective on the date first above written.

VILLAGE OF BARTLETT

PERFORMANCE PIPELINING, INC.

By: \_\_\_\_\_

By: \_\_\_\_\_

Daniel H. Gunsteen  
Village President

Its \_\_\_\_\_

**EXHIBIT A**

*Storm Sewer Lining Proposal*





# Agenda Item Executive Summary

**AGENDA ITEM:** Landscaping Maintenance Services for Ruzicka and Koehler Fields- V. Cardenas Landscaping, Inc.

**BOARD OR COMMITTEE:** Board

**BUDGET IMPACT**

<b>Amount</b>	\$16,895	<b>Budgeted</b>	N/A
<b>Fund: General</b>	<b>Corresponding Activity Measure:</b>		

**EXECUTIVE SUMMARY**

Staff sent out a Notice to Bidders in the Daily Herald on February 12, with bids to be returned on February 26th at 10 am. Eleven (11) bids were returned, ten of which were qualified. A bid tab is attached for review. V. Cardenas Landscaping, Inc. was the low bidder for both Ruzicka Field (\$7,145) and Koehler Field (\$9,750).

This is a one-year contract with the option to renew up to four additional years. This contract will be reviewed once the new lease between the Village and Baseball Little League/Raiders Football is renewed.

**RECOMMENDATION**

Staff recommends awarding the Ruzicka and Koehler Fields Landscape Maintenance contracts to V. Cardenas Landscaping, Inc.

**ATTACHMENTS (PLEASE LIST)**

Ex: Memo, Bid Tab, Resolution, Agreement

**RELATIONSHIP TO STRATEGIC PLAN GOAL**

Strategic Plan Goal or Target: Yes  No

Description: Maintaining Critical Infrastructure

**ACTION REQUESTED**

- For Discussion Only
- Resolution
- Ordinance
- Motion

**MOTION: I MOVE TO APPROVE RESOLUTION #2026-\_\_\_, A RESOLUTION APPROVING OF THE CONTRACT FOR THE LANDSCAPE MAINTENANCE AGREEMENT BETWEEN THE VILLAGE OF BARTLETT AND V. CARDENAS LANDSCAPING, INC.**

Staff: Dan Dinges, Director of Public Works

Date: 4/7/2026

# Memo

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**To:** Paula Schumacher, Village Administrator  
**From:** Dan Dinges, Director of Public Works  
**Subject:** **Landscaping Maintenance Services for Ruzicka and Koehler Fields- V. Cardenas Landscaping, Inc.**  
**Date:** April 7, 2026

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During discussions at the March 10<sup>th</sup> Committee meeting, the decision was made that the Village will take over the landscape maintenance of Ruzicka and Koehler Fields. These areas were included when the Village went out to bid for our other miscellaneous landscape maintenance contracts.

Staff sent out a Notice to Bidders in the Daily Herald on February 12, with bids to be returned on February 26<sup>th</sup> at 10 am. Eleven (11) bids were returned, ten of which were qualified. A bid tab is attached for review. V. Cardenas Landscaping, Inc. was the low bidder for both Ruzicka Field (\$7,145) and Koehler Field (\$9,750).

This is a one-year contract with the option to renew up to four additional years. This contract will be reviewed once the new lease between the Village and Baseball Little League/Raiders Football is renewed.

## **RECOMMENDATION**

Staff recommends awarding the Ruzicka and Koehler Fields Landscape Maintenance contracts to V. Cardenas Landscaping, Inc.



**RESOLUTION 2026 - \_\_\_\_\_**

**A RESOLUTION APPROVING OF THE CONTRACT FOR THE LANDSCAPE  
MAINTENANCE AGREEMENT BETWEEN THE VILLAGE OF BARTLETT AND V.  
CARDENAS LANDSCAPING, INC.**

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**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 Contract for Landscape Maintenance Services in the Village of Bartlett, dated April 7, 2026, between the Village of Bartlett and V. Cardenas Landscaping, Inc. (the "Contract"), 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 is hereby authorized and directed to sign and attest, respectively, the Contract 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: April 7, 2026

APPROVED: April 7, 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 April 7, 2026, and approved on April 7, 2026, as the same appears from the official records of the Village of Bartlett.

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

**2026 LANDSCAPE MAINTENANCE PROGRAM  
LANDSCAPING AGREEMENT FOR RUZICKA FIELD AND KOEHLER FIELD**

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This Landscaping Agreement (the "Agreement") is entered this 7th day of April, between the Village of Bartlett, an Illinois home rule municipality (the "Village" or "Owner") and V. Cardenas Landscaping Inc. (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:

**Contract Work**

In the First Year of the contract dated April 7, 2026; the proposed work includes, but is not limited to; Landscaping Work Required in the Specifications for Ruzicka Field and Koehler Field

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; and (iv) 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. All Contract Documents from the initial term of the Contract also applies and is incorporated herein by reference.

**Completion Date.** Contractor shall complete the Contract Work in strict compliance with the requirements herein through November 30, 2026.

**Renewable Contract and Term.**

This Contract shall have an initial term of one year from the effective date (the "Initial Term", April 7, 2026); provided, however, if no written notice is provided by either party of its intention not to renew on or before the end of the Initial Term, this Contract shall automatically be extended for an additional one year (the "First Extension Term". If no written notice is provided by either party of its intention not to renew on or before the end of the First Extension Term, this Agreement shall automatically be extended for an additional one-year term (the "Second Extension Term"). If no written notice is provided by either party of its intention not to renew on or before the end of the Second Extension Term, this Agreement shall automatically be extended for an additional one-year term (the "Third Extension Term"). If no written notice is provided by either party of its intention not to renew on or before the end of the Third Extension Term, this Agreement shall automatically be extended for an additional one-year term (the "Fourth Extension Term"). The First Extension Term (year 2), the Second Extension Term (year 3), the Third Extension Term (year 4), and the Fourth Extension Term (year 5), if so extended, are sometimes referred to herein as an "Extended Term" and all other

terms and conditions set forth in this Agreement and the Contract Documents shall apply, including the unit prices for the Contract Work set forth in the Schedule of Prices of this Agreement, and shall be applied to the then applicable number of units.

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 Owner.

2. Neither Owner nor Owner guaranty the accuracy of the estimated units for completion of the Contract 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 Owner:

a. Contractor shall provide monthly invoices to the Village throughout the Contract 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 Owner, 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 Owner may require, such as copies of requisitions from material suppliers. Payment shall be further reduced by such additional amounts that the Village determines for non-conforming work and unsettled claims.

(ii) 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.

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

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

b. It shall be a condition precedent to any payment required by the Village hereunder, that the Village and the Owner has determined that the Contract 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. 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 Contract 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 Contract Work; and (iii) all suppliers that furnished materials in connection with the Contract Work; all of which shall be signed and notarized; and (2) 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 Owner 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. Notwithstanding the foregoing, in no event shall the Village's acceptance of the Contract Work, Contractor's Payment Request Documentation, Owner'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 Contract 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 Contract 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 Contract 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 Contract 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 Contract 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 Contract 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 Contract 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 Contract 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 Contract 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 Contract 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. 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.

**J. 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.

**K. 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.

L. Delays in Contract 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.

M. Change Orders.

(1.) Notwithstanding any provisions herein to the contrary, where proposed changes to the Contract 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 Owner. 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 Contract 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 Owner, in that said Unit Pricing already reflects Contractor's overhead and profits.

N. 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.

O. 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, Owner, 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.

P. Exhibits and Contract Documents.

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

Q. 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.

R. 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.

S. 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.

T. 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.

U. 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.

V. 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.

W. 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.

X. 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.

Y. 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 relive 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. 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 Giless, Village Clerk

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

V. Cardenas Landscaping Inc.

By: *[Signature]*  
Title: Owner

Attest:

*Sarah Christensen*

Title: Village Forester

Date: 3/17/20



## Agenda Item Executive Summary

**AGENDA ITEM:** Janitorial Services Agreement **BOARD OR COMMITTEE:** Board

### BUDGET IMPACT

<b>Amount</b>	\$ 87,630	<b>Budgeted</b>	\$90,000
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**Fund: Departmental Janitorial Funds**

**Corresponding Activity Measure: N/A**

### EXECUTIVE SUMMARY

Staff is requesting a one-year extension with Multisystem Management for term of May 1, 2026 to April 30, 2027. The one-year renewal would be a 2% increase from the current contract, which is a total increase of \$1,717.44 for a total of \$87,630 for the year.

### ATTACHMENTS (PLEASE LIST)

Staff Memo, Multisystem Request Letter, Resolution, Agreement (Exhibit G), Certificate of Insurance, Exhibits A, C, D, E, F.

### RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal or Target: Yes  No

Description: N/A

### ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion

**MOTION:** I Move to Approve Resolution 2026-\_\_\_\_\_ A Resolution Approving of the Janitorial Services Agreement Between the Village of Bartlett and Multisystem Management Company.

Staff: Samuel Hughes, Assistant to the Public Works Director

Date: 3/27/2026

# Memorandum

**To:** Paula Schumacher, Village Administrator  
**From:** Samuel Hughes, Assistant to the Public Works Director  
**Date:** 3/30/2026  
**Re:** Janitorial Services Contract

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## Background

In February 2023, the village went out to RFP for a new janitorial company. Alpha was the lowest bid received out of 8 total proposals at \$62,772 per year. The Village approved a contract for janitorial services with Alpha Building Maintenance Services Inc. in April 2023. The agreement was set to extend from May 1, 2023 until April 30, 2025 and included cleaning services for the village hall, police department, golf course, public works administration building and the Metra station. Due to poor cleaning services and a lack of communication, the village terminated the contract with Alpha on December 17, 2024.

In December 2024, the Village Board approved a contract with Multisystem Management Company, the second lowest bidder from April 2023 RFP, to finish the original contract out. Last April, they were awarded a one-year extension which ends May 1, 2026. Over the past year, staff feels the janitorial services have been satisfactory and they have been responsive with any concerns we have mentioned.

## Request

Staff is requesting a one-year extension with Multisystem Management for term of May 1, 2026 to April 30, 2027. The one-year renewal would be a 2% increase from the current contract, which is a total increase of \$1,717.44 for a total of \$87,630 for the year.

## Motion

I Move to Approve Resolution 2026-\_\_\_\_\_ A Resolution Approving of the Janitorial Services Agreement Between the Village of Bartlett and Multisystem Management Company



**MULTISYSTEM MANAGEMENT COMPANY**

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March 03, 2026

Mr. Sam Hughes  
Assistant to the Village Administrator  
VILLAGE OF BARTLETT  
228 S. MAIN ST.  
BARTLETT, IL 60103  
Re: Contract Renewal

Dear Sam:

The existing janitorial services contract term between Multisystem Management Company and the Village of Bartlett ends soon.

We certainly feel that the business relationship between Multisystem Management Company and the Village of Bartlett has been a successful one and hope the Village of Bartlett feels the same.

That said, I'd like to express interest in renewing the janitorial services contract between Multisystem Management Company and the Village of Bartlett for the 2026-2027 fiscal year with a two percent (2%) price increase totaling in \$87,630.00/Year.

Thank you,  
Maciej Cwiertnia  
President

A handwritten signature in black ink, appearing to read "Maciej Cwiertnia", written over a white background.

**Multisystem Management Company**

6019 N. Milwaukee Ave

Chicago, IL 60646

Phone: (312)847-8695

<https://mmcjanitorialservices.com/>

**RESOLUTION 2026- \_\_\_\_-R**

**A RESOLUTION APPROVING OF THE JANITORIAL SERVICES AGREEMENT  
BETWEEN THE VILLAGE OF BARTLETT AND MULTISYSTEM MANAGEMENT  
COMPANY**

**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 Janitorial Services Agreement dated as of May 1, 2026 and ending on April 30, 2027, between the Village of Bartlett and Multisystem Management Company (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:**

**APPROVED:**

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Daniel H. Gunsteen, Village President

**ATTEST:**

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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 April 7, 2026, and approved on April 7, 2026, as the same appears from the official records of the Village of Bartlett.

---

Lorna Giles, Village Clerk

**Exhibit G**  
**JANITORIAL SERVICES AGREEMENT**

This Janitorial Services Agreement (the "Agreement") is entered this \_\_\_\_ day of \_\_\_\_\_, 2026, between the Village of Bartlett, an Illinois home rule municipality (the "Village") and Multisystem Management Company (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:

1. **Cleaning Services.** Contractor shall perform janitorial services and provide all cleaning supplies, equipment and materials required therefore (collectively, "Cleaning Supplies") at the Village Hall and Police Department located at 228 S. Main Street, Bartlett, Illinois, 60103, the Public Works Administration Building located at 1150 Bittersweet Dr., Bartlett, Illinois 60103, the Bartlett Hills Golf Course Clubhouse and Midway located at 800 W. Oneida, Bartlett, Illinois, 60103, and the Bartlett Train Station located at 120 E. Railroad Avenue, Bartlett, Illinois, 60103 (collectively, the "Property Sites"), in strict compliance with the Village of Bartlett-Janitorial Services Request for Proposal dated February 8, 2023, including Proposal Exhibits A, C, D, E, F and G attached thereto (the "RFP"), and are attached hereto together with the Contractor's Proposal, each of which are expressly incorporated herein (the "Contract Documents"), which the Contractor shall perform in strict compliance with the terms and conditions herein (the "Cleaning Services"). Cleaning Services shall be performed on the days and at the times specified in the RFP in strict compliance with the Schedule of Cleaning set forth in the RFP.

2. **Terms.** The Term of this Agreement shall commence on May 1, 2026, and expire on April 30, 2027, unless sooner terminated as provided herein. Upon mutual written agreement between the Village and the Contractor, the term of this Agreement can be extended one (1) additional year.

3. **Contract Sum.** The Contract Sum for the Cleaning Services is \$87,630.00, \$7,302.50 monthly, and includes all costs of Contractor performing the Cleaning Services in strict compliance with the terms and conditions herein, including but not limited to providing all Cleaning Supplies. Payments shall be made in accordance with paragraph 4 and 20B below.

4. **Payment Procedures.** The Village shall pay Contractor the monthly Contract Sum following the Village's determination that all Cleaning Services have been performed in strict compliance with the requirements herein, by the third Tuesday following the month in which the Cleaning Services have been completed. The Village reserves the right to discount the monthly invoice for work not performed or performed in an unsatisfactory manner. The discount is not to be considered a penalty but rather will be in direct proportion of the time and materials necessary for the Village staff to

perform those services as described in the contract at a satisfactory level. A discount will be demanded after written notice is given to the Contractor using electronic mail (email) outlining a specific complaint(s) and/or how the terms of the contract are not being fulfilled. On the first occurrence of a specific complaint or default, the Contractor will have five (5) working days to evaluate the performance or source of the complaint and implement corrective measures and cure the default. If, after the five-day period, an improvement to the service or contract default is not evident by the Village, then the discount will be levied to the monthly invoice. On the second occurrence of the same or similar incident, complaint or default, only three (3) days will be given to the Contractor to implement corrective measures and to cure the default before the discount is applied. The third and subsequent occurrence of the same incident or breach will result in an automatic discount to the monthly invoice and will be considered a breach of contract. The Village may also deduct from any payment required hereunder, the cost of any Repair Work not completed in a timely manner by Contractor, in accordance with paragraph 14 herein. In the event Cleaning Services are performed for a portion of a month, the Cleaning Services Fees shall be prorated based on the number of days said Cleaning Services were performed and based on the itemized billing schedule set forth on Exhibit B, subject to any deductions set forth in this paragraph 4.

5. Non-Discrimination.

A. Contractor shall not discriminate against any worker, employee or applicant for employment because of religion, race, sex, color, national origin, marital status, ancestry, age, physical or mental disability unrelated to ability, or an unfavorable discharge from the military service, nor otherwise commit an unfair employment practice. Contractor further agrees that this article will be incorporated by the Contractor in all contracts entered into with suppliers of materials or services, and all labor organizations and/or subcontractors furnishing skilled, unskilled and/or craft skilled labor and/or who may otherwise perform any such labor or services in connection with this Contract.

B. The Contractor shall comply with all applicable federal, state and local sexual harassment laws.

6. Compliance with Law. All goods and equipment, and all labor furnished by Contractor and subcontractors shall comply with all applicable federal, state, county, municipal, or other governmental unit or regulatory body laws now in effect or which may be in effect during the term of this Agreement and any extension thereof, including, but not limited to, laws, regulations, rules and ordinances promulgated by any safety related regulations as required by the Federal Occupational Safety and Health Act (OSHA), workers compensation laws, the Social Security Act, the Illinois Department of Human Rights, the Human Rights Commission, and the EEOC statutory provisions, rules and regulations (collectively, the "Laws"). To the fullest extent permitted by law, the Contractor shall indemnify, defend, and hold harmless the Village, its officials, officers, employees, and agents 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 Laws. This obligation shall survive the expiration and/or termination of this Agreement.

7. Indemnity. To the fullest extent permitted by law, the Contractor shall indemnify, defend and hold harmless the Village, and its officials, officers, employees, and agents, against all injuries, deaths, damage to property, loss, damages, claims, patent claims, suits, liens, lien rights, liabilities, judgments, costs and expenses, which may in any way arise directly or indirectly from (i) the Cleaning Services and/or any Repair Work provided hereunder; (ii) any acts and/or omissions of or on behalf of the Contractor, its employees, contractors, sub-contractors of any tier, suppliers, and/or agents; and/or (iii) any breach or default under this Agreement by Contractor; 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 therefrom or incurred in connection therewith, and if any judgment shall be rendered against the Village 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 Village as herein provided. This obligation shall survive the expiration and/or termination of this Agreement.

8. Binding Obligation and Non-Assignability. Contractor shall not assign and/or delegate the whole or any part of this Agreement without the written consent of the Village. The names of any proposed subcontractors must be submitted to the Village for preapproval at least ten (10) days prior to proposed use of any such subcontractor(s) and must be prior approved by the Village to utilize any proposed subcontractor. All subcontractors shall be approved by the Village. Any such unapproved subcontractor assignment and/or delegation shall be null and void.

9. Taxes and Withholding.

A. The Contractor shall be responsible for and pay any and all applicable taxes, including sales and use taxes. The cost of any such taxes is included in the Contract Sum set forth in paragraph 3 above.

B. Contractor acknowledges and agrees that it is solely responsible to pay all applicable federal, state, and local income and withholding tax obligations or contributions imposed by social security, unemployment insurance, and worker's compensation insurance on behalf of Contractor.

10. Investigations by Contractor. Contractor has made such investigations as it deems necessary to perform the Cleaning Services required hereunder, including, but not limited to, Project Sites inspection, and represents and warrants that Contractor can perform the Cleaning Services in strict compliance with the terms and conditions herein. No plea of ignorance of conditions that exist or of conditions or difficulties that may be encountered in the execution of the Cleaning Services 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.

11. Insurance Requirements. Contractor shall procure and maintain for the duration of the Agreement, and any extensions or renewals thereof, insurance against claims for injuries to persons or damages to property which may arise from or in connection with the Cleaning Services and/or the performance of the work hereunder and the results of that work by the Contractor, his agents, representatives, employees or subcontractors.

**A. MINIMUM SCOPE AND LIMIT OF INSURANCE.** Coverage shall be at least as broad as:

- i. **Commercial General Liability (CGL):** Insurance Services Office Form CG 00 01 covering CGL on an "occurrence" basis, including products and completed operations, property damage, bodily injury and personal & advertising injury with limits no less than **\$2,000,000** per occurrence. If a general aggregate limit applies, either the general aggregate limit shall apply separately to this project/location (ISO CG 25 03 or 25 04) or the general aggregate limit shall be twice the required occurrence limit.
- ii. **Automobile Liability:** ISO Form Number CA 00 01 covering any auto (Code 1), or if Contractor has no owned autos, hired (Code 8) and non-owned autos (Code 9), with limit no less than **\$1,000,000** per accident for bodily injury and property damage.
- iii. **Workers' Compensation:** as required by the State of Illinois with Statutory Limits, and Employer's Liability Insurance with limits of no less than **\$1,000,000** per accident for bodily injury or disease.

B. If the Contractor maintains broader coverage and/or higher limits than the minimums shown above, the Village requires and shall be entitled to the broader coverage and/or the higher limits maintained by the Contractor. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the Village.

C. **Other Insurance Provisions:** The insurance policies are to contain, or be endorsed to contain, the following provisions:

- i. **Additional Insured Status.** The Village, its officers, officials, employees, and volunteers are to be covered as additional insureds on the CGL policy with respect to liability arising out of work or operations performed by or on behalf of the Contractor including materials, parts, or equipment furnished in connection with such work or operations. General liability coverage can be provided in the form of an endorsement to the Contractor's insurance (at least as broad as ISO

Form CG 20 10 11 85 or if not available, through the addition of **both** CG 20 10, CG 20 26, CG 20 33, or CG 20 38; **and** CG 20 37 if a later edition is used).

- ii. **Primary Coverage.** For any claims related to this contract, the Contractor's insurance coverage shall be primary coverage at least as broad as ISO CG 20 01 04 13 as respects the Village, its officers, officials, employees, and volunteers. Any insurance or self-insurance maintained by the Village, its officers, officials, employees, or volunteers shall be in excess of the Contractor's insurance and shall not contribute with it.
- iii. **Notice of Cancellation.** Each insurance policy required above shall provide that coverage shall not be cancelled, except with notice to the Village.
- iv. **Waiver of Subrogation.** Contractor hereby grants to Village a waiver of any right to subrogation which any insurer of said Contractor may acquire against the Village by virtue of the payment of any loss under such insurance. Contractor agrees to obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not the Village has received a waiver of subrogation endorsement from the insurer.
- v. **Self-Insured Retentions.** Self-Insured retentions must be declared to and approved by the Village. The Village may require the Contractor to purchase coverage with a lower retention or provide proof of ability to pay losses and related investigations, claim administration, and defense expenses within the retention. The policy language shall provide, or be endorsed to provide, that the self-insured retention may be satisfied by either the named insured or Village.
- vi. **Acceptability of Insurers.** Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A: VII, unless otherwise acceptable to the Village.
- vii. **Claims Made Policies.** All insurance shall be on an occurrence basis unless pre-approved in writing by the Village Administrator, and such claims-made policy or policies meet the following minimum additional coverage requirements:
  - a. The Retroactive Date must be shown, and must be before the date of the contract or the beginning of contract work.
  - b. Insurance must be maintained and evidence of insurance must be provided **for at least three (3) years after completion of the contract work.**
  - c. If coverage is canceled or non-renewed, and not replaced **with another claims-made policy form with a Retroactive Date prior to** the contract effective date, the Contractor must purchase "extended reporting" coverage for a minimum of **three (3) years** after completion of work.

D. **Verification of Coverage.** Contractor shall furnish the Village with original certificates and amendatory endorsements or copies of the applicable policy language effecting coverage required by this clause. All certificates and endorsements are to be received and approved by the Village before work commences. However, failure to obtain the required documents prior to the work beginning shall not waive the Contractor's obligation to provide them. The Village reserves the right to require complete, certified copies of any required insurance policies, including endorsements required by these specifications, at any time.

F. **Subcontractors.** Provided the Village pre-approves a proposed subcontractor submitted by the Contractor, no subcontractor shall perform any Cleaning Services unless and until each subcontractor employed by Contractor has procured and shall maintain insurance of the type specified above. When requested by the Village, Contractor shall furnish copies of certificates of insurance evidence coverages for each subcontractor. Failure of any such subcontractor to maintain such insurance shall be considered a material breach of this Agreement by Contractor.

12. **Default.** In the event of default hereunder by Contractor, the Village shall be entitled to all remedies available at law and/or equity, including recovery of damages for any additional cost to hire a replacement cleaning contractor to perform the Cleaning Services and recovery of the Village's reasonable attorney's fees.

13. **Notice.** Any notice or other communication required or permitted to be given under this Agreement shall be in writing and shall be deemed served (a) when delivered by Federal Express or similar overnight courier service to that party's address set forth below during the hours of 9:00 a.m. and 5:00 p.m. local time Monday through Friday, excluding federal holidays; or (b) when mailed to any other person designated by that party in writing herein to receive such notice, via certified mail, return receipt requested, postage prepaid. Notice shall be given to the following:

If to the Contractor:

Multisystem Management Company  
6019 N. Milwaukee Ave.  
Chicago, IL 60646

If to the Village:

Village of Bartlett  
228 South Main Street  
Bartlett, Illinois, 60103  
Attention: Daniel Gunsteen, Village President

With a copy to:

Ancel Glink  
140 S. Dearborn St. 6<sup>th</sup> Fl.  
Chicago, Il 60603  
Attention: Kurt Asprooth

Either party hereto may change the place of notice to it by sending written notice to the other party.

14. Repair Work. Contractor shall repair any damage to the Project Site(s) and/or any other Village real and/or personal property attributable to acts and/or omissions of Contractor, its employees, subcontractors of any tier, agents, and/or anyone acting on behalf of any of them, or otherwise attributable to the Cleaning Services, except to the extent such damage is caused by the negligence of the Village or its employees (the "Repair Work"). The Repair Work shall be completed within ten (10) days of the date of said damage (the "Repair Completion Date"). The Village will hold back funds for the Repair Work and/or any costs of replacing any damaged property in accordance with Section 4 herein. However, such holdbacks shall not relieve Contractor of its obligation to complete the Repair Work required hereunder; nor shall such holdbacks be considered a limit on Contractor's liability hereunder.

15. Assumption of Risk. 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 and/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 Agreement.

16. Incorporation of Documents. The (a) Contractor's Proposal Form, (b) the RFP, and (c) all Exhibits referred to therein and/or herein are hereby expressly incorporated herein and made a part hereof.

17. Conflicting Terms. In the event of any conflict between the terms and conditions of this Agreement and the terms and conditions of the Proposal, RFP and/or other exhibits hereto, the terms and conditions of this Agreement shall control to the extent of such conflict or inconsistency.

18. Hazardous Substances. Contractor shall not cause or permit any Hazardous Substances to be brought upon, kept, stored or used in or about the Project Sites and/or any other Village property (collectively, the "Village Property") by Contractor, its employees, contractors, subcontractors, agents, suppliers and anyone for whose acts and/or omissions for whom Contractor may be liable (collectively "Contractor's Agents"). If the presence of Hazardous Substances brought upon, kept, stored or used in or about any Village Property by or on behalf of Contractor or

Contractor's Agents in violation of this paragraph, results in contamination of said Village Property, Contractor shall pay for all actual costs of clean up and shall indemnify, hold harmless and at the Village's option, defend the Village, and its employees, affiliates, agents, volunteers, 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 the Village 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 Agreement.

19. Criminal Background Checks. Contractor shall be responsible for causing each employee, contractor, sub-contractor and/or other person that will be performing Cleaning Services hereunder to sign an Investigation Authorization and Release form, attached hereto as Exhibit C, and incorporated herein and shall furnish said Authorization and Release forms to the Village Police Department at least ten (10) days prior to that individual performing any Cleaning Services in or on any of the Project Sites.

The Parties agree that in the event any criminal background check discloses a conviction or adjudication as a delinquent minor for committing any felony and/or a misdemeanor involving mortal turpitude, including, but not limited to, a conviction or adjudication as a delinquent minor for any of the Disqualifying Criminal Offenses listed on Exhibit D which is incorporated herein, then such employee, contractor, sub-contractor and/or other person shall be prohibited from performing any Cleaning Services and/or other work hereunder.

20. Termination of Agreement.

- A. Notwithstanding any provision herein to the contrary, the Village may terminate this Agreement with or without cause by providing, not less than five (5) days prior written notice of termination to Contractor.
- B. The Village may amend the Agreement at any time to remove [and/or add on to] one or more of the Project Sites from the Cleaning Services provided hereunder, by providing not less than 48 hours written notice thereof to Contract, in which case the Contract Sum shall be reduced (or increased) accordingly based on the Cleaning Services Fees allocated for the Project Site or Sites, and shall be pro-rated based on the effective date of said notice.

21. Permits and Licenses. Contractor shall obtain, at its own expense, a Village of Bartlett Contractor's License. In addition, Contractor is specifically denied the right of using, in any form or medium, the name of the Village of Bartlett for public advertising unless express permission is granted by the Village.

22. 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, subcontractor or agent of Contractor, is an employee 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. Contractor acknowledges and agrees that it and its employees and subcontractors, if any, are not entitled to any benefits or protections afforded employees of the Village or bound by any obligations of employees of the Village. Contractor understands and fully agrees that its employees and subcontractors, if any, are not covered under the provisions of the unemployment compensation insurance of the Village or the workers' compensation insurance of the Village, and that any injury or property damage on the Village premises or in performing the Cleaning Services will be the sole responsibility of the Contractor and not the responsibility of the Village. Also, it is understood that Contractor and its employees and subcontractors, if any, are not protected as an employee or as a person acting as an agent or employee under the provisions of the general liability insurance, or other insurance of the Village, and therefore, Contractor will be solely responsible for its employees and its subcontractors, if any, own acts and omissions. Should any person indicate to the Contractor or any employee, subcontractor 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.

23. No Third Parties and/or Waiver of Statutory Immunities. Notwithstanding any provisions herein to the contrary, this Agreement is entered into solely for the benefit of the contracting parties, and nothing in this Agreement is intended, either expressly or impliedly, to provide any right or benefit of any kind whatsoever to any person and/or Village who is not a part to this Agreement or to acknowledge, establish or impose any legal duty to any third party. 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, and/or its respective officials, officers, employees, volunteers and/or agents.

24. Miscellaneous.

a. This Agreement supercedes all prior agreements and understandings, both written and oral, of the parties to the subject matter hereof. This Agreement applies to and binds the heirs, successors, executors, administrators and assigns of the parties to this Agreement. Any amendments to this Agreement must be in writing and executed by both parties to this Agreement. Any amendments to this Agreement must be in writing and executed by both parties, other than as provided in paragraph 20B above.

b. This Agreement may be executed in any number of counterparts, and by the Village and Contractor on different counterparts, each of which when executed shall be deemed an original and all of which together shall constitute one and the same Agreement.

c. 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.

d. 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.

e. In construing this Agreement, section headings shall be disregarded.

f. Time is of the essence of this Agreement and every provision contained herein.

g. If any clause, phrase, provision or portion of this Agreement 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 Agreement, nor shall it affect the application of any other clause, phrase, provision or portion hereof to other persons or circumstances.

VILLAGE OF BARTLETT

By: \_\_\_\_\_  
Daniel Gunsteen, Village President

Attest: \_\_\_\_\_  
Lorna Giles, Village Clerk

CONTRACTOR:

By: \_\_\_\_\_

Title: \_\_\_\_\_

Attest: \_\_\_\_\_

Title: \_\_\_\_\_



# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
03/25/2026

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).

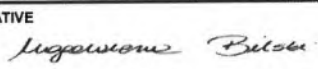
<b>PRODUCER</b> Biz Broker Inc 5051 N Harlem Ave Unit 1  Chicago IL 60656	<b>CONTACT NAME:</b> Biz Broker Inc <b>PHONE (A/C, No, Ext):</b> (773) 777-1040 <b>E-MAIL ADDRESS:</b> cert@biz1040.com	<b>FAX (A/C, No):</b> (773) 777-4443
	<b>INSURER(S) AFFORDING COVERAGE</b>	
<b>INSURED</b> Multisystem Management Company 6019 N Milwaukee Ave  Chicago IL 60646	<b>INSURER A:</b> Acuity Heritage Insurance <b>NAIC #:</b> 14184	
	<b>INSURER B:</b>	
	<b>INSURER C:</b>	
	<b>INSURER D:</b>	
	<b>INSURER E:</b>	
	<b>INSURER F:</b>	

**COVERAGES**                      **CERTIFICATE NUMBER:** Master 2026                      **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	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	<input checked="" type="checkbox"/> <b>COMMERCIAL GENERAL LIABILITY</b> <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR  GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input checked="" type="checkbox"/> PRO-JECT <input checked="" type="checkbox"/> LOC OTHER:			ZX6939	11/07/2025	11/07/2026	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000 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
	<input type="checkbox"/> <b>AUTOMOBILE LIABILITY</b> <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) \$
A	<input checked="" type="checkbox"/> <b>UMBRELLA LIAB</b> <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> <b>EXCESS LIAB</b> <input type="checkbox"/> CLAIMS-MADE DED    RETENTION \$			ZX6939	11/07/2025	11/07/2026	EACH OCCURRENCE \$ 5,000,000 AGGREGATE \$ 5,000,000 Products Aggregate \$ 5,000,000
	<input type="checkbox"/> <b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below	Y/N Y	N/A	ZX6939	11/07/2025	11/07/2026	<input type="checkbox"/> PER STATUTE <input checked="" type="checkbox"/> 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)

<b>CERTIFICATE HOLDER</b>  VILLAGE OF BARTLETT 228 S MAIN ST  BARTLETT IL 60103	<b>CANCELLATION</b>  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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## VILLAGE OF BARTLETT

### JANITORIAL SERVICES - REQUEST FOR PROPOSAL

Dated February 8, 2023

#### Exhibit A

#### **I. Project Overview**

The Village of Bartlett (Village), a community of 41,105, is seeking a company to provide “green” janitorial services for the Village Hall, Police Department, Public Works Administrative Building, Bartlett Train Station, and the Bartlett Hills Golf Course Clubhouse & Midway. The term of the awarded contract is for two (2) years and can be extended one (1) additional year by mutual agreement.

The Village Hall and Police Department are located at 228 S. Main Street, Bartlett, Illinois. The approximate square footage of the areas within the Village Hall to receive service is 29,000 square feet. The police building is roughly 48,982 square feet around with only 38,446 square feet needing janitorial services. Approximately 110 employees work out of both buildings. Some of these employees and patrol officers leave the building and then return several times per day. Village residents and others who have business to conduct with the Village also frequent the buildings. The Village Board meetings and numerous commission meetings are held every month. On average there are five evening meetings within the Village Hall Council Chambers per month.

The Public Works Administration Building is located at 1150 Bittersweet Dr., Bartlett, Illinois. The approximate square footage of the building is 4,800 and there are 8 full time employees that occupy the space. The building consists of 4 private offices, 5 cubicle work spaces, a small reception area, 1 large conference room, 1 small conference room, a breakroom/kitchen, 2 restrooms and 2 additional spaces that contain office storage and office equipment. There is a minimal amount of foot traffic on a regular basis, however, when we do host meetings there are often contractors and maintenance workers in work boots, so the floors can get quite dirty and will require regular cleaning. Employees keep their workspaces clean so the floors, restrooms and kitchen areas are the areas that require the most attention. The building is occupied Monday – Friday from 7:00 a.m. to 4:30 p.m.

The Bartlett Hills Golf Course Facilities are located at 800 W. Oneida Ave. They include a clubhouse and a midway. The clubhouse includes proshop, offices, dining rooms, men and women’s locker rooms and several restrooms. The restaurant is open 7 days per week March – December. The Midway is a small building approximately 200 yards from

the clubhouse. The Midway is open 7 days a week March – November and includes a grill and two bathrooms. The areas that will receive service are approximately 10,000 square feet. The kitchen at the clubhouse and all food dispensing and preparation equipment at the midway will not be the responsibility of the contractor.

The Bartlett Train Station is located at 120 E. Railroad Ave. (approximately 1 block from the Village Hall and Police Department) and is approximately 3,100 square feet. An average of several hundred Metra riders utilize the station daily. The Village of Bartlett is responsible for maintaining the inside lobby and restrooms. The lobby includes a coffee shop and a Metra ticket agent office, neither of which are the responsibility of the Village to maintain.

The general areas to be serviced in the Village Hall and Police Department include the following:

Lobbies & Entrances	(25) Restrooms	Village Council Chambers
General Offices	Conference Rooms	Police Dept Records Rooms
Private Offices	Training Rooms	Stairwells
Hallways	(2) Locker Rooms	
Kitchen / Areas	Booking Rooms	
Break Rooms / Lounge Areas	Interrogation Rooms	

The Police Department will receive service seven (7) days per week. The Village Hall will receive service five (5) days per week (Monday, Tuesday, Wednesday, Thursday, and Friday).

The general areas to be serviced in the Public Works Administration Building include the following:

Lobbies & Entrances	2 Restrooms
General Offices	Conference Rooms
Hallways	
Kitchen / Areas	
Break Rooms / Lounge Areas	

The Public Works Administration Building will receive service five (5) days per week (Monday, Tuesday, Wednesday, Thursday, and Friday).

The general areas to be serviced in the Bartlett Hills Clubhouse, Golf Shop and Midway include the following:

Foyer	(8) Restrooms	(2)Locker Rooms
Pro Shop	Dining Rooms	Offices
Break Room	Lounge	Wait Station

(2)Bars

The Clubhouse will receive service seven days per week March – December and three days per week January and February (Thursday, Saturday, Sunday). The scheduled days of service at the Clubhouse may change depending on the schedule of events taking place at the banquet facility in January and February. The Village will notify the contractor in advance should the scheduled days of service need to be changed.

The Midway will receive service seven days per week March 15 – November 15. No service will be needed at the Midway during the winter months when the building is closed.

The general areas to be serviced in the Bartlett Train Station include the following:

Lobby & Entrances (2) Restrooms

The Bartlett Train Station will receive service five (5) days per week (Monday, Tuesday, Wednesday, Thursday and Friday).

## **II. Scope of Service**

*1. A minimum of two cleaners need to be onsite during each scheduled cleaning at each facility.*

2. Janitorial services at the Police Department shall be performed between 7:00 p.m. and 5:00 a.m. Monday, Tuesday, Wednesday, Thursday, Friday, Saturday and Sunday. The Village Hall is to be cleaned between the hours of 10:00 p.m. and 7:00 a.m. Monday, Tuesday, Wednesday, Thursday, and Friday. The Bartlett Hills Clubhouse, Golf Shop and Midway are to be cleaned between the hours of 10:00 p.m. and 5:00 a.m. Monday, Tuesday, Wednesday, Thursday, Sunday and between 1:00 a.m. & 5:00 a.m. on Friday and Saturday. The Bartlett Train Station is to be cleaned Monday, Tuesday, Wednesday, Thursday and Friday between the hours of 10:00 p.m. and 5:00 a.m. Janitorial staff should make a reasonable effort not to disturb employees working after hours or Police Department personnel. The Contractor must not interfere with the following scheduled monthly meetings which will occur after normal business hours in the Council Chambers, and may be in session:

- A. Village Board Meetings – 1<sup>st</sup> and 3<sup>rd</sup> Tuesdays at 7:00 p.m.
- B. Economic Development Commission – 2<sup>nd</sup> Monday at 7:00 p.m.
- C. Planning and Zoning Commission – 1<sup>st</sup> Thursday at 7:00 p.m.
- D. Special Meetings as scheduled

3. With the exception of the following holidays, work should be performed five (5) nights per week, Monday through Friday in the Village Hall and seven (7) nights per week in the Police Facility. The following holidays are excluded: New Years Eve, New Years Day, Memorial Day, Independence Day, Labor Day,

Thanksgiving Day, the day after Thanksgiving, Christmas Eve and Christmas Day. In the event that the Village offices will be closed on days proceeding the above holidays, the contractor will be notified. The Bartlett Hills Golf Facility will require regular service on Memorial Day, Independence Day, Labor Day, and the day after Thanksgiving.

4. **The janitorial service shall provide a working supervisor capable of fluently speaking, reading, and writing English to be on the premises every day while cleaning services are in progress. The janitorial staff must be professionally supervised at all times.**
5. For security purposes, the contractor shall be required to submit a list including the names and addresses of the personnel who will be regularly assigned to the Village's properties. All janitorial staff assigned to the Village of Bartlett's premises must be bonded and insured. All janitorial staff shall wear an identification card that clearly displays both the company and worker's name.
6. The contractor warrants, covenants and otherwise agrees that the personnel it sends to the Village shall be responsible individuals free of criminal convictions. In this regard, the contractor agrees to obtain waivers from its employees to perform a background check for criminal history with the State of Illinois. This background check may include fingerprints in addition to all other relevant information (i.e., date of birth, address, social security number, etc.). The result of these background checks shall be sent to the Village Administrator prior to any personnel being assigned to the Village. The contractor shall obtain waivers or consent forms from its employees and shall otherwise comply with all federal, state and local laws with regards to the background checks.
7. The contractor may not substitute any employee on Village property without prior notification to the Village. In the event that a substitute employee is to be utilized, they must first report to the Police Department and consent to and submit to a criminal background check.
8. The contractor's personnel shall not disturb papers on desks, or open drawers, cabinets, files, or bookcases. The Village's telephones shall not be used by the contractor's personnel for personal use. Under no circumstances shall the contractor's personnel be allowed to bring visitors, children or other relatives into the Village's buildings.
9. Janitorial staff must sign in at the Police Department's public access counter before beginning work at the Village Hall and Police Department. Upon signing in, janitorial staff cleaning the Village Hall will be given a proximity card to gain access to the building, public areas and offices. Janitorial staff cleaning the Police Department will be given a key set to open necessary internal doors. After work at the Village Hall or Police Department is completed, the proximity card and/or key set must be returned to the Police Department and Janitorial staff must sign

out. Under no circumstances will the bidder or its agents duplicate any key or proximity card, which the Village presents to them.

10. A task sheet will be kept in a common area of each Village facility that will note special instructions or specific tasks (such as spill cleanup) that are to be attended to that night. The supervisor shall initial each item as completed and/or make any notations necessary.
11. The contractor shall assume full responsibility for the actions of its employees or agents.
12. To provide for open communications and quality assurance, the contractor's representative shall perform monthly site visits with a Village representative during regular business hours to ensure satisfaction and compliance with the specifications.
13. Any items on the specifications listed as quarterly are to be scheduled with a Village representative in advance.
14. The contractor shall provide a working supervisor and other personnel satisfactory to the Village to perform the work as specified and replace within twenty-four (24) hours any such employees as the Village may reasonably determine to be unsatisfactory.
15. The contractor shall have at least two employees that have been background checked and approved by the village, who are trained on how to clean each building at all times.
16. The contractor shall employ no less than 6 employees that are background checked and approved by the village, who are trained on how to clean all buildings listed in the contract, at any one time.
17. The Village reserves the right to discount the monthly invoice for work not performed or performed in an unsatisfactory manner. The discount is not to be considered a penalty but rather a compensation adjustment in direct proportion to the time and materials necessary for the Village staff to perform those services as described in the contract at a satisfactory level. A discount will be demanded after email notice is given to the Contractor outlining a specific complaint(s) and/or how the terms of the contract are not being fulfilled. On the first occurrence of a specific service complaint or default, the Contractor will have five working days to evaluate the performance or source of the complaint and implement corrective measures and cure the default. If, after the five-day period, an improvement to the service or default is not evident by the Village, then the discount will be levied to the monthly invoice. On the second occurrence of the same or similar incident or complaint, only three days will be given to implement corrective measures and cure the default before the discount is applied. The third

and subsequent occurrence of the same or similar incident or default will result in an automatic discount to the monthly invoice and will be considered a breach of contract.

*18. The contractor shall determine the number of work-hours and supervisory hours necessary to provide the service specified. The work schedule and/or specifications are subject to change by mutual written agreement between the Village of Bartlett and the contractor.*

19. Any and all deviations from the Village's Specifications for this proposal must be fully noted and explained by interested firms. The Village also must acknowledge the acceptance of all tendered proposal deviations prior to said deviations becoming allowable under the terms of the contract.

#### SUPPLIES:

The janitorial service shall provide all cleaning equipment and "green" cleaning supplies including all disinfectants, floor cleaning products, polishes, etc. All supplies provided by the janitorial service shall be of a quality acceptable to the Village and shall be a product included in conjunction with Exhibit F. The contractor or supply vendor will be required to submit to the Village the corresponding material safety data sheets (MSDS) for all cleaners, polishes, soaps, and other chemicals used to provide the specified janitorial services. Paper towels, toilet tissue, liquid hand soap, urinal cakes, and can liners will be supplied by the Village.

## All Facilities

### SCHEDULE OF CLEANING

**Village Hall:** Monday, Tuesday, Wednesday, Thursday, Friday – between 10:00 p.m. & 7:00 a.m.

**Bartlett Police Department:** Monday, Tuesday, Wednesday, Thursday, Friday, Saturday, Sunday – between 7:00 p.m. & 5:00 a.m.

**Public Works Administration Building:** Monday, Tuesday, Wednesday, Thursday, Friday – between 10:00 p.m. & 7:00 a.m.

**Bartlett Train Station:** Monday, Tuesday, Wednesday, Thursday, Friday - between 10:00 p.m. & 5:00 a.m.

**Bartlett Hills Clubhouse & Golf Shop (March – December):** Monday, Tuesday, Wednesday, Thursday, Sunday – between 10:00 p.m. & 5:00 a.m. Friday and Saturday – between 1:00 a.m. & 5:00 a.m.

**Clubhouse & Golf Shop (January & February):** Thursday, Sunday – between 10:00 p.m. & 5:00 a.m. Saturday – between 1:00 a.m. & 5:00

*Scheduled days for Bartlett Hills subject to change depending on banquet hall events schedule.*

**Midway (March 15 – November 15):** 7 Days a week – between 10:00 p.m. & 5:00 a.m.

## **LOBBY / ENTRYWAYS / HISTORY MUSEUM**

### Daily

1. Clean glass doors to 7' height.
2. Empty waste containers.
3. Dust mop all hard floors.
4. Wet mop all hard floors.
5. Pick-up walk-off mats, clean floor and place mats in same location.
6. Damp wipe glass on display cases (History Museum).

### Weekly

1. Dust display cases (History Museum).
2. Clean all inside glass to 7 feet height.
3. Dust all furniture, pictures and fixtures.
4. Damp wipe wood surfaces including exhibit cases.
5. Dust flat surfaces.
6. Clean plexi-glass display cases with plexi-glass cleaner (History Museum).

### Monthly

1. Spray buff/burnish hard floors to maintain a high shine.
2. Remove cobwebs.

### First Week of January/April/July/October

1. Scrub and refinish hard floors with approved floor finish.
2. Clean baseboards.
3. Polish woodwork and display cabinets (History Museum).
4. Polish door hardware, handles, and push and kick plates.
5. Dust air distribution units on ceiling

## **CORRIDORS**

### Daily

1. Dust mop all resilient/hard floors.
2. Wet mop all resilient/hard floors.
3. Vacuum Carpet.
4. Clean and polish drinking fountains.

### Weekly

1. Damp wipe all flat surfaces.
2. Dust display cases.
3. Clean display cases glass (spray rag, not glass before cleaning).

### Monthly

1. Scrub and recoat floors with approved floor finish.
2. Spray buff/burnish hard floors to maintain a high shine
3. Damp wipe fire extinguisher cabinets and clean glass doors.
4. Dust wall fixtures.
5. Spot clean walls and doors.
6. Check for fingerprints on doors, frames, light switches, kick and push plates and handles and remove as needed.

### First Week of January/April/July/October

1. Strip and refinish resilient floors.
2. Polish wood doors.
3. Clean baseboards.
4. Dust all walls.
5. Dust air distribution units on ceiling
6. Polish door hardware.

## **ELEVATORS**

### Daily

1. Vacuum carpet and remove spots and stains.

### Weekly

1. Damp wipe interior and exterior surfaces.
2. Clean and polish interior and exterior bright metal surfaces.

### Monthly

1. Clean tracks.
2. Wash interior and exterior surfaces.

## RESTROOMS

### Daily

1. Empty waste containers.
2. Damp wipe/disinfect waste containers.
3. Replace can liners.
4. Refill dispensers.
5. Damp wipe/disinfect dispensers.
6. Damp wipe/disinfect sinks.
7. Clean/disinfect urinals.
8. Clean/disinfect toilets and seats.
9. Damp clean mirrors, fixtures and furnishings.
10. Spot clean walls.
11. Spot clean metal partitions.
12. Spot clean push and kick plates and polish dry.
13. Sweep floor.
14. Wet mop/disinfect floor using **DOUBLE MOPPING METHOD**.
15. Deodorize floor drains (as needed).
16. Check for graffiti on all surfaces and remove as needed.

### Weekly

1. Damp wipe/disinfect all brightwork and polish dry.
2. Damp wipe metal partitions.
3. Damp wipe handles, push & kick plates and polish dry.

### Monthly

1. Dust exhaust vents and air distribution units.
2. Acid clean/desiccate insides of urinals and toilet bowls.

## OFFICES, CONFERENCE, COMPUTER, MAIL, AND TRAINING ROOMS

### Daily

1. Empty waste containers and damp wipe/wash if necessary.
2. Empty small recycling containers and centrally located larger blue containers.
3. Replace can liners as needed. (Non-recyclable waste containers).
4. Vacuum carpet.
5. Remove stains on carpet as they occur.

### Weekly

1. Dust accessible windowsills.
2. Dust and damp wipe desk upon request or when desk is cleared.
3. Damp wipe furniture (including filing cabinets, bookcases, and shelves) and pedestals of fabric partitions.
4. Dust Equipment (Excluding Computer Equipment).

5. Low and high dust horizontal surfaces.
6. Damp wipe accessible windowsills.

### Monthly

1. Spot clean walls as needed.
2. Damp wipe metal & vinyl surfaces on partitions.
3. Dust air distribution units and door grilles.
4. Damp wipe air distribution units and radiators.
5. Edge-vacuum carpet.
6. Damp wipe waste containers.
7. Vacuum upholstered furniture.
8. Spot clean walls, extensively.
9. Damp wipe accessible windowsills.
10. Dust interior office mini-blinds.
11. Damp wipe frames and trim of doors.
12. Remove fingerprints from doors, frames, light switches, kick and push plates and handles.
13. Remove cobwebs.

### First Week of January/April/July/October

1. Polish wood doors.
2. Clean baseboards.
3. Dust all walls.
4. Polish door hardware.

### First Week of December/May

1. Vacuum fabric partitions.
2. Wash Venetian blinds.

## **LUNCH ROOM / MULTI-PURPOSE ROOM**

### Daily

1. Empty waste containers.
2. Damp wipe waste containers as needed.
3. Replace can liners.
4. Spot clean cabinets as needed.
5. Dust mop tile floors.
6. Damp mop tile floors.
7. Vacuum carpet (multi-purpose room).
8. Clean/disinfect tables.

### Weekly

1. Damp wipe vending machines.

### Monthly

1. Damp wipe and/or vacuum and spot clean chairs.
2. Damp wipe ledges and sills.

### First Week of January/April/July/October

1. Wash all walls.
2. Scrub and refinish hard flooring during the months of March, June, September and December.
3. Scrub and recoat hard floors with approved floor finish.
4. Clean baseboards.

## **STAIRWAY (BASEMENT)**

### Daily

1. Spot clean walls and remove graffiti as needed.

### Weekly

1. Sweep and damp mop steps and landings.
2. Damp wipe railings.
3. Damp wipe doors.

### Monthly

1. Dust light fixtures.

### First Week of January/April/July/October

1. Dust all walls.
2. Spot clean walls, extensively.
3. Wash doors.
4. Remove fingerprints from doors, frames, light switches, kick and push plates and handles.

### December/May

1. Polish door hardware
2. Strip and seal steps and landings.
3. Clean baseboards.

## **STAIRWAY (1<sup>st</sup> and 2<sup>nd</sup> FLOOR)**

### Daily

1. Spot clean walls and remove graffiti as needed.
2. Vacuum steps and landings.
3. **Remove all salt from stairways, nightly during winter months**

### Weekly

1. Remove fingerprints from doors, frames, light switches, kick and push plates and handles.
2. Damp wipe railings.
3. Damp wipe doors.

### Monthly

1. Dust light fixtures.

### First Week of January/April/July/October

1. Dust all walls.
2. Spot clean walls, extensively.
3. Wash doors.
4. Clean baseboards.
5. Polish door hardware

## **LOCKER ROOMS (Bartlett Hills & Police Department)**

### Daily

1. Wash floors with germicidal cleaner.
2. Clean and sanitize exterior of towel containers.
3. Clean locker room bathrooms by method explained above.
4. Vacuum Floors.
5. Wipe down all Benches with anti-bacterial cleaner.

### Weekly

1. Clean and sanitize shower surfaces.

### Monthly

1. Clean and sanitize shower curtains.
2. Wipe clean all lockers, removing fingerprints, smudges.

**POLICE DEPARTMENT DETENTION BLOCK AREA (Mondays and Fridays)**  
Scheduled days subject to change depending on availability of the detention block area.

Daily

1. Empty waste containers.
2. Damp wipe/disinfect waste containers.
3. Replace can liners.
4. Refill dispensers as needed.
5. Damp wipe/disinfect dispensers as needed.
6. Damp wipe/disinfect sinks.
7. Clean/disinfect urinals.
8. Clean/disinfect toilets and seats.
9. Damp clean mirrors, fixtures and furnishings.
10. Spot clean walls as needed.
11. Spot clean metal partitions.
12. Sweep floor.
13. Wet mop/disinfect floor using **DOUBLE MOPPING METHOD**.
14. Remove graffiti on all surfaces as needed.

Weekly

1. Damp wipe/disinfect all brightwork and polish dry.

**JANITORIAL STOREROOM / UTILITY SINK CLOSETS**

Daily

1. Clean equipment after use and return to designated location.

Monthly

2. Sweep and damp mop hard floors.
3. Clean utility sink.
4. Spot clean doors.
5. Spot clean and/or damp wipe walls.
6. Sweep and damp mop hard floors.
7. Spot clean and/or damp wipe walls.
8. Wash walls as needed.

**AS REQUESTED**

1. Present Village with extra cost to wash both interior and exterior windows.
2. Present Village with extra cost to shampoo and steam extract carpeting.

## **BARTLETT HILLS DINING ROOMS / LOUNGE / GOLF SHOP**

### Daily

1. Empty/clean ashtrays.
2. Empty trash containers; spot clean exterior and interior of containers.
3. Vacuum carpets in their entirety.
4. Check for stains/spills on carpet and remove as needed.
5. Dust ledges, trim and fireplace.
6. Dust golf shop furniture (including merchandise displays where accessible).

### Weekly

1. Damp clean/sanitize tabletops, seats, and chairs.
2. Spot clean doors, frames, light switches, handles, walls and glass.
3. Low dust and high dust all horizontal surfaces.

### Monthly

1. Polish wood furniture.
2. Polish wood wall surfaces.

## **BARTLETT HILLS TWO BARS & WAITSTATION**

### Daily

1. Empty waste containers.
2. Damp wipe waste containers.
3. Replace can liners.
4. Wet mop/disinfect floor using DOUBLE MOPPING METHOD.

### First Week of January/April/July/October

1. Strip and seal ceramic tile floors and cove-base during the months of January, April, July and October.

## **MIDWAY CUSTOMER AREA (March 15<sup>th</sup> – November 15<sup>th</sup>)**

### Daily

1. Dust mop tile floors.
2. Damp mop tile floors.
3. Damp wipe counters, ledges, sills and tables.
4. Empty trash containers.
5. Spot clean exterior & interior of trash containers.
6. Replace can liners.
7. Sweep screened area.
8. Clean bathrooms by method explained above.

### **III. Basis of Selection**

The Village will evaluate proposals, and if a firm is to be selected, select the firm on the basis of:

1. The firm's plan to provide the Village with the Services as described in Section II, Scope of Services.
2. The firm's experience in providing Services similar to those described in this RFP, and the experience of the individuals which the firm proposes to provide such Services.
3. The firm's references from clients which are comparable to the Village.
4. The firm's past work performance with the Village of Bartlett, if applicable.
5. The firm's financial proposal.
6. Any other factors relevant to the firm's capacity and willingness to satisfy the Village.

### **IV. Content of Proposals**

Firms should provide this information:

#### **A. Services**

1. State the firm's ability to provide the Services as described in Section II, Scope of Services. Provide a brief history of the firm and its experience, qualifications and success in providing these Services.
2. Describe the experience of the individual(s) who would be responsible for providing the Services to the Village of Bartlett.
3. Describe in detail how the firm plans to provide the Services detailed in Section II, Scope of Service.
4. Provide a minimum of three references comparable to the Village of Bartlett, including the name and telephone number of a contact person which the Village may call.

#### **B. Financial Proposals**

1. Provide a proposal which describes the firm's proposed annual fee to accomplish the services per facility based on providing "green" cleaning products for the products not provided by the Village and complete Exhibit B. The "green" cleaning products shall be in compliance with the list of products contained in Exhibit F. The proposed fee will remain the same throughout the two (2) year term of the agreement and will include all travel and related expenses.

#### **C. Contractual Arrangements**

1. By submitting a Proposal, a proposer is stating the firm's acceptance of the terms of the RFP, including without limitation, those listed under Section II, Scope of Services, and that the firm, if selected, will execute and submit to the Village within ten (10) days of being notified that its proposal has been selected, a Janitorial Services Agreement, Authorization and Release forms for all employees it reasonably anticipates at the time of submit its Proposal will perform Cleaning Services, and a certificate of insurance evidencing insurance as required. The

Village's obligation shall not commence unless and until the Janitorial Service Agreement has been approved by its corporate authorities, and has been duly signed by the Village President.

#### **V. Pre-Proposal Meeting**

Prospective firms are strongly encouraged to attend a pre-proposal meeting where firms will be given a walkthrough of the Village Hall, Police Department, Public Works, Golf Course Clubhouse, Golf Course Midway and the Bartlett Train Station. The meeting shall take place at 10:00 a.m. local time, on Wednesday, February 22, 2023 within the Council Chambers of the Village Hall. The building is located at 228 S. Main Street, Bartlett, IL 60103. No firm may have more than two representatives at the meeting.

#### **VI. Proposal Deadline**

All proposals must be received at the Bartlett Village Hall, Main Office, 228 S. Main Street, Bartlett, IL by 3:00 p.m., Monday, March 6, 2023. The proposal must incorporate the use of "green" cleaning supplies listed in Exhibit F.

Any questions concerning this RFP will be directed to Joey Dienberg, 630-540-5906 and not to any other person at the Village. The Village will determine whether any addenda should be issued as a result of any questions raised or other matters raised.

#### **VII. Cleaning Service Contract**

The awarded bidder will be required to execute the Janitorial Services Agreement attached to the RFP.

EXHIBIT C

**INVESTIGATION AUTHORIZATION AND RELEASE**

I, MACIEJ CWIERTNIA, hereby authorize the Village of Bartlett Police Department to conduct a criminal background investigation of the undersigned and authorize it to receive reports from other law enforcement agencies and/or Clerks of Court, including without limitation, a criminal history check from the Illinois State Police, Police Information Management Systems and/or the FBI (collectively, "Law Enforcement Agencies").

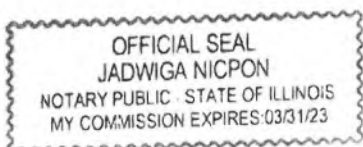
I, further authorize the Village of Bartlett to disclose any such criminal background information to (owner) MACIEJ CWIERTNIA d/b/a (contractor) MULTISYSTEM MANAGEMENT COMPANY for whom I am providing or have offered to provide services relative to cleaning services provided on behalf of the Village of Bartlett to deny the undersigned permission to perform said cleaning services.

I do hereby waive, release and forever discharge the Village of Bartlett and the Law Enforcement Agencies, and their respective officials, officers, employees and agents from and against any and all liability in releasing, relying on, and/or utilizing said information provided by any such law enforcement agency and/or Clerk of Court.



Print Name: MACIEJ CWIERTNIA

Subscribed and Sworn to before me by MACIEJ CWIERTNIA this 27 day of FEBRUARY, 2023



(SEAL)

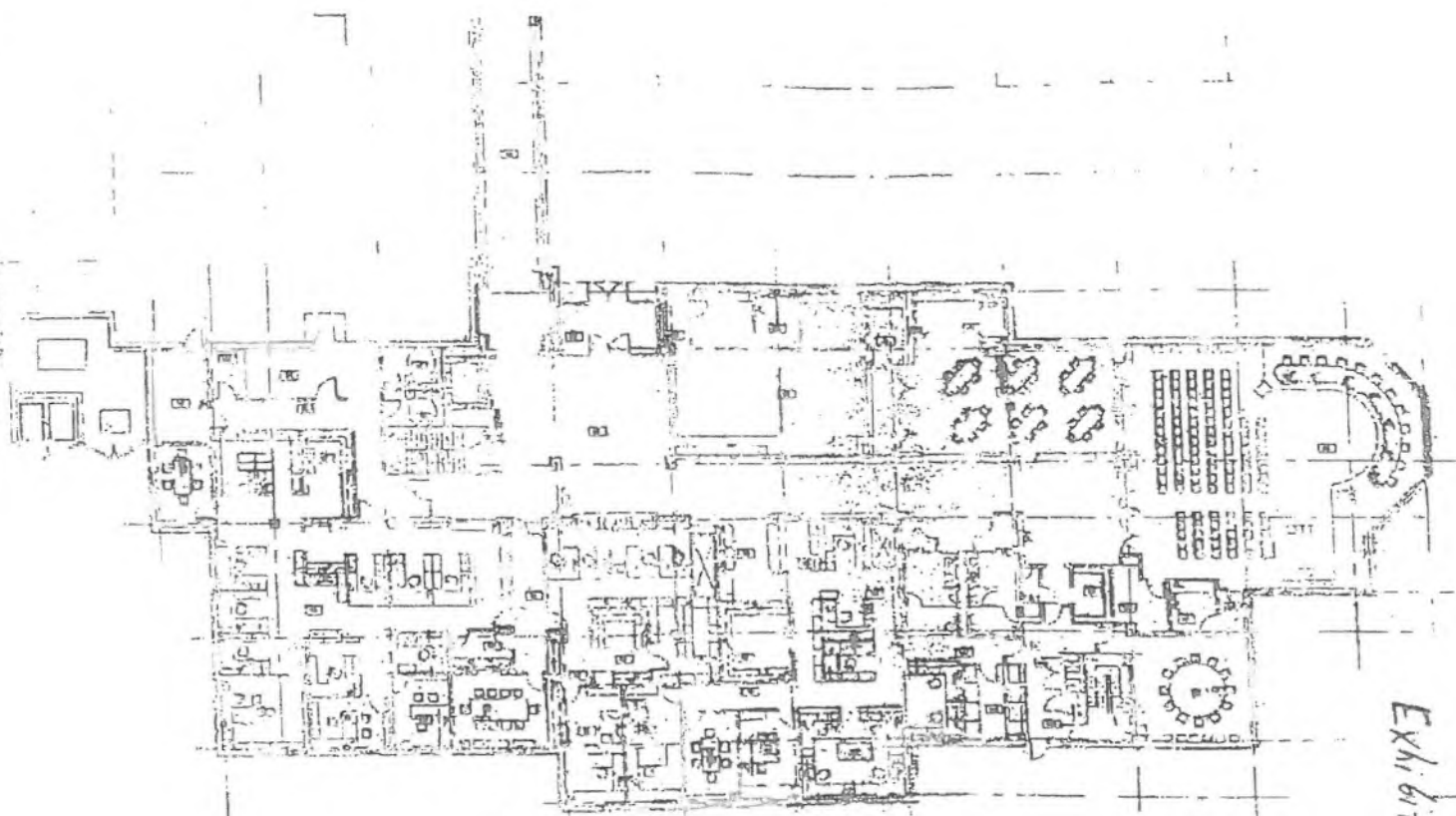
Jadwiga Nicpon  
Notary Public

## EXHIBIT D

### DISQUALIFYING CRIMINAL OFFENSES

The conviction or adjudication of a delinquent minor for:

- a. Committing attempted first degree murder or committing or attempting to commit first degree murder, a Class X felony.
- b. Any one or more of the following criminal offenses:
  - (i) Those defined in Sections 10-1, 10-2, 10-3, 10-4, 10-5, 10-7, 10-9, 10-10, 11-1.20, 11-1.30, 11-1.40, 11-1.50, 11-1.60, 11-6, 11-9, 11-14.3, 11-14.4, 11-15, 11-15.1, 11-16, 11-17, 11-18, 11-19, 11-19.1, 11-19.2, 11-20, 11-20.1, 11-20.1B, 11-20.3, 11-21, 11-30 (if convicted of a Class 4 felony), 12-2, 12-3, 12-3.05, 12-3.2, 12-3.3, 12-6, 12-6.2, 12-6.4, 12-7.3, 12-7.4, 12-7.5, 12-13, 12-14, 12-14.1, 12-15, 12-16, 16-1, 16-2, 16-3, 16-25, 16-30, 16-31, 16-32, 17-1, 17-11.5, 17-32, 17-56, 18-1, 18-2, 18-3, 18-4, 18-6, 19-1, 19-2, 19-3, 19-4, 19-6, 20-1, 20-1.1, 20.2, 21-1, 21-1.01, 21-1.2, 21-2, 24-1, 24-1.2, 24-1.5, 24-1.6 and 33A-2 of the Criminal Code of 1961 or the Criminal Code of 2012.
  - (ii) Any offense committed or attempted in any other state or against the laws of the United States, which, if committed or attempted in this State, would have been punishable as one or more of the foregoing offenses.
  - (iii) A person who has been found to be the perpetrator of sexual or physical abuse of any minor under 18 years of age pursuant to proceedings under Article II of the Juvenile Court Act of 1987.
- c. The following drug offenses, other than an offense set forth in subsection b., until 7 years following the end of the sentence imposed for any of the following offenses:
  - (i) Those defined in the Cannabis Control Act, except those defined in Sections 4(a), 4(b), 4(c), 5(a) and 5(b) of that Act.
  - (ii) Those defined in the Illinois Controlled Substances Act.
  - (iii) Those defined in the Methamphetamine Control and Community Protection Act.
  - (iv) Any offense committed or attempted in any other state or against the laws of the United States, which, if committed or attempted in this State, would have been punishable as one or more of the foregoing offenses. For purposes of this paragraph, "sentence" includes any period of supervision or probation that was imposed either alone or in combination with a period of incarceration.

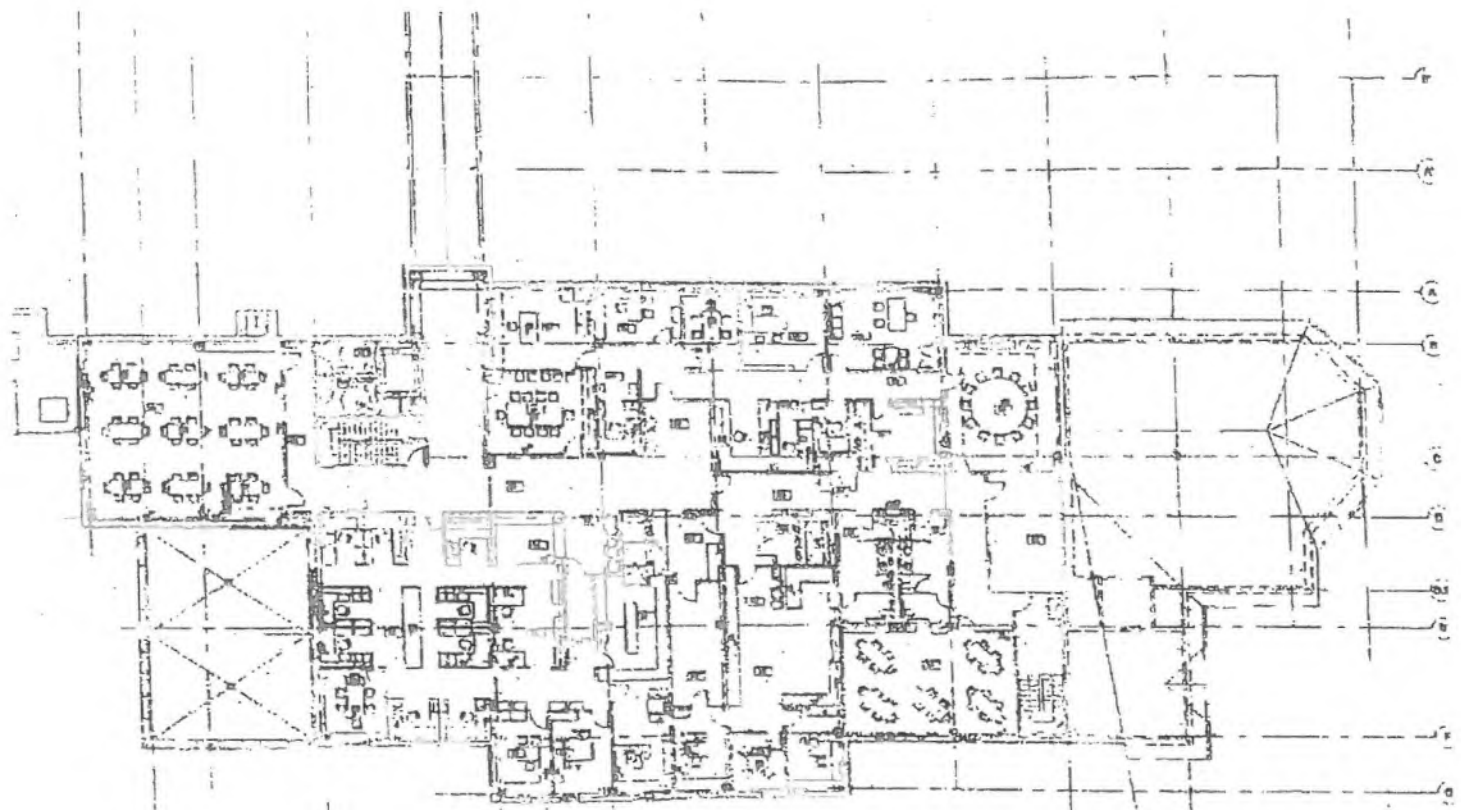


Village Hall  
1st Floor

EXHIBIT E

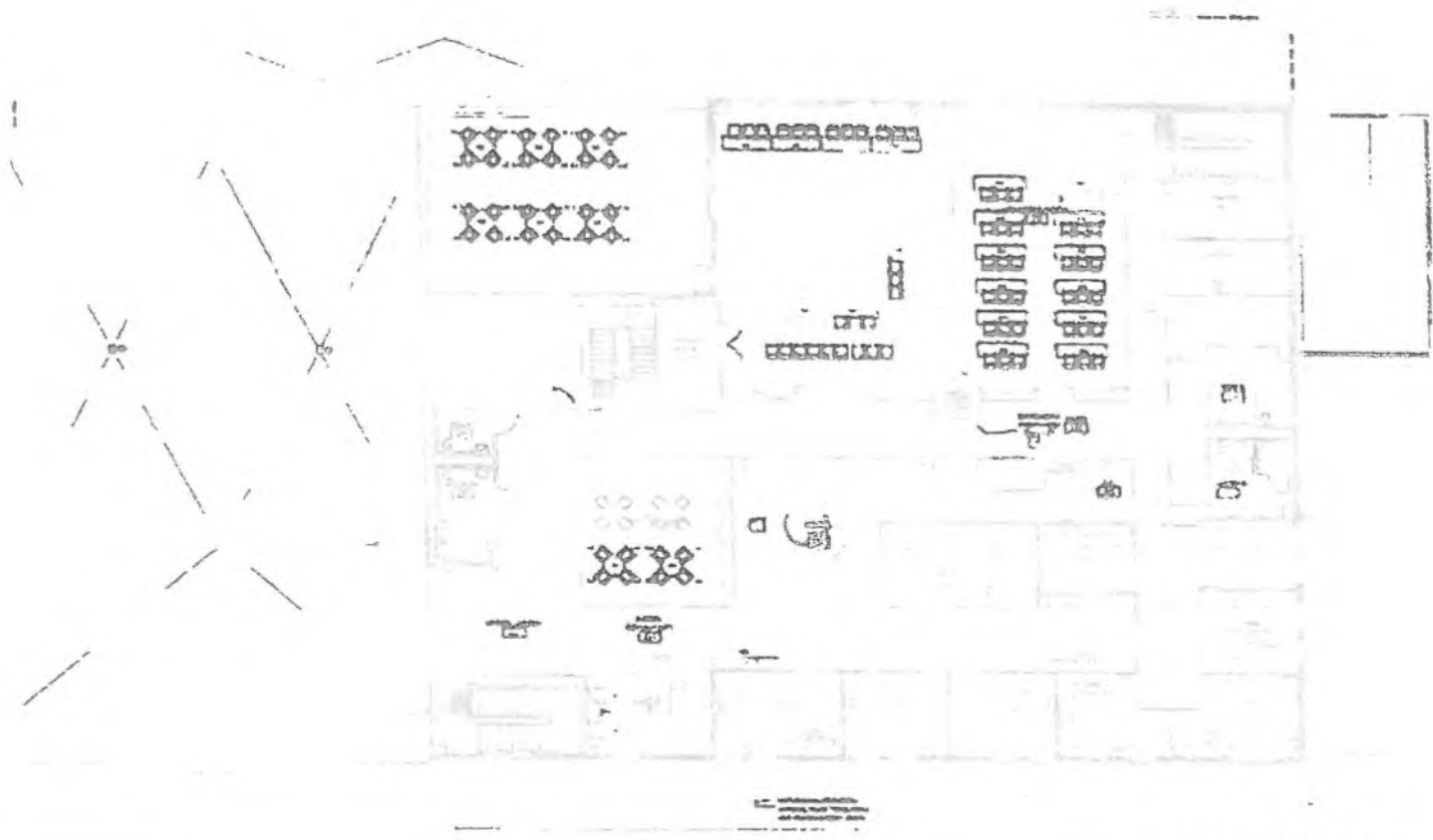
0 10m

0 10m



Village Hall  
2nd Floor





 No Janitorial Services Needed (634 Sqft. Combined)

# Upper Level

- \*Electrical Room (#237)- 237 Sqft.
- \*Training Room Storage and Administration Storage (#231/232)- 272 Sqft.
- \* Training Room Storage (#239)- 128 Sqft.

NEW POLICE FACILITY  
 BARTLETT POLICE DEPARTMENT  
 228 SOUTH MAIN STREET  
 BARTLETT, KENTUCKY 40103

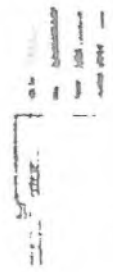


DATE: 12/15/10

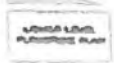
**WILLIAMS ARCHITECTS**  
 ARCHITECTS  
 1000 W. MAIN STREET  
 SUITE 100  
 BARTLETT, KY 40103  
 PH: 502-582-1111  
 FAX: 502-582-1112

F1.2  
 1/8" = 1'-0"  
 12/15/10

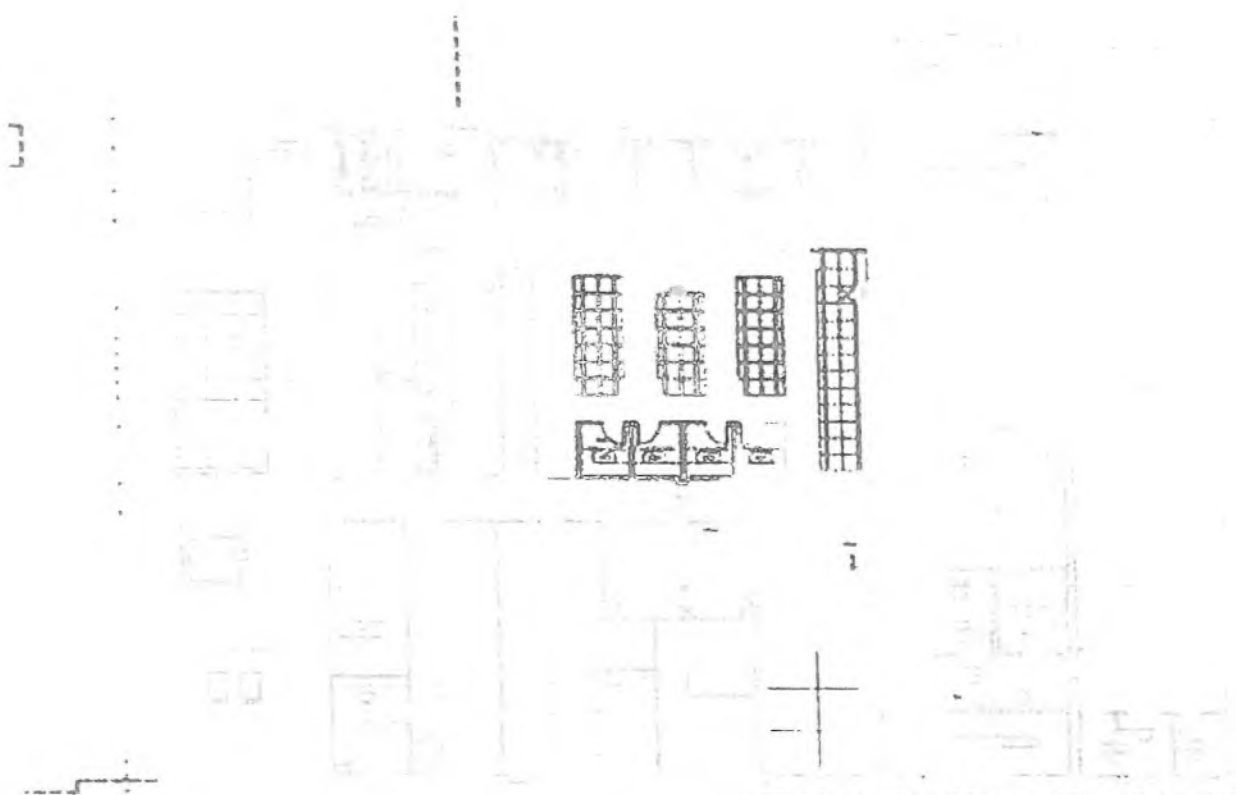
NEW POLICE FACILITY  
BARTLETT POLICE DEPT  
228 SOUTH MAIN STREET  
BARTLETT, ILLINOIS 6010




**WILLIAMS**  
**ARCHITECTS**  
P.C.  
1100 S. WASHINGTON ST.  
CHICAGO, IL 60605  
TEL: 312.467.1100  
FAX: 312.467.1101  
WWW.WILLIAMSARCHITECTS.COM



F1.0



 No Janitorial Services Needed (7,670 Sqft. Combined)

\*Gun Range, Control Room and Range Targets (#044, 042, 043)- 2,200 Sqft.

\*Electrical, Gun Cleaning and Armory (#045, 040, 041)- 646 Sqft.

\*Range Mechanic (#048)- 432 Sqft.

\*Elevator Equipment (#015)- 100 Sqft.

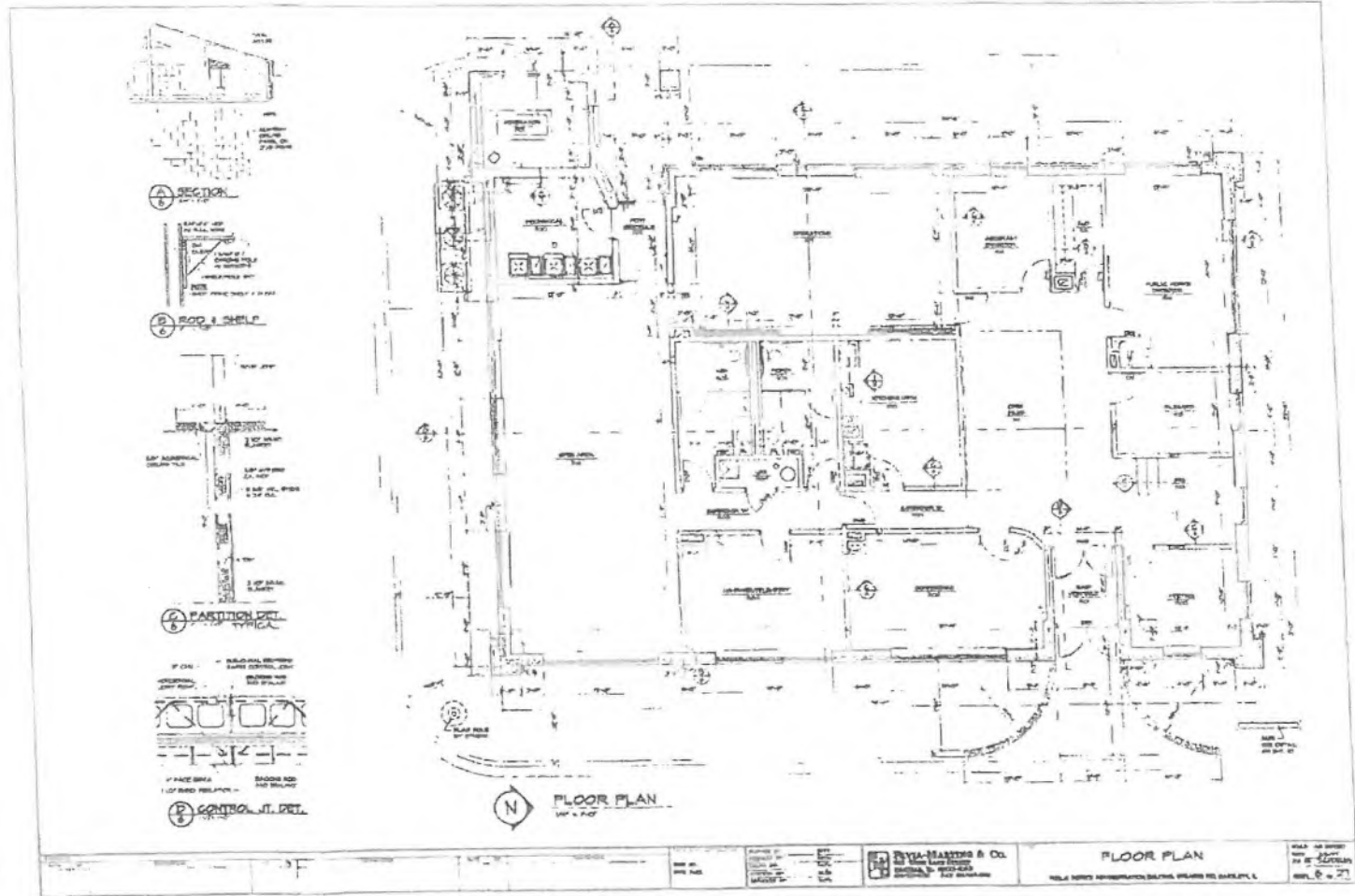
\*Evidence Storage, Floor Storage, Guns/Drugs/Money, Evidence Purge Area, Elevator, Technician, Bicycle Storage (#008,010,012,014,011,009)- 1,768 Sqft.

\*Mechanical, Building Supply, IT, Comp. Server (#002, 003, 006, 004)- 1,554 Sqft.

\*General Storage (#034)- 970 Sqft.

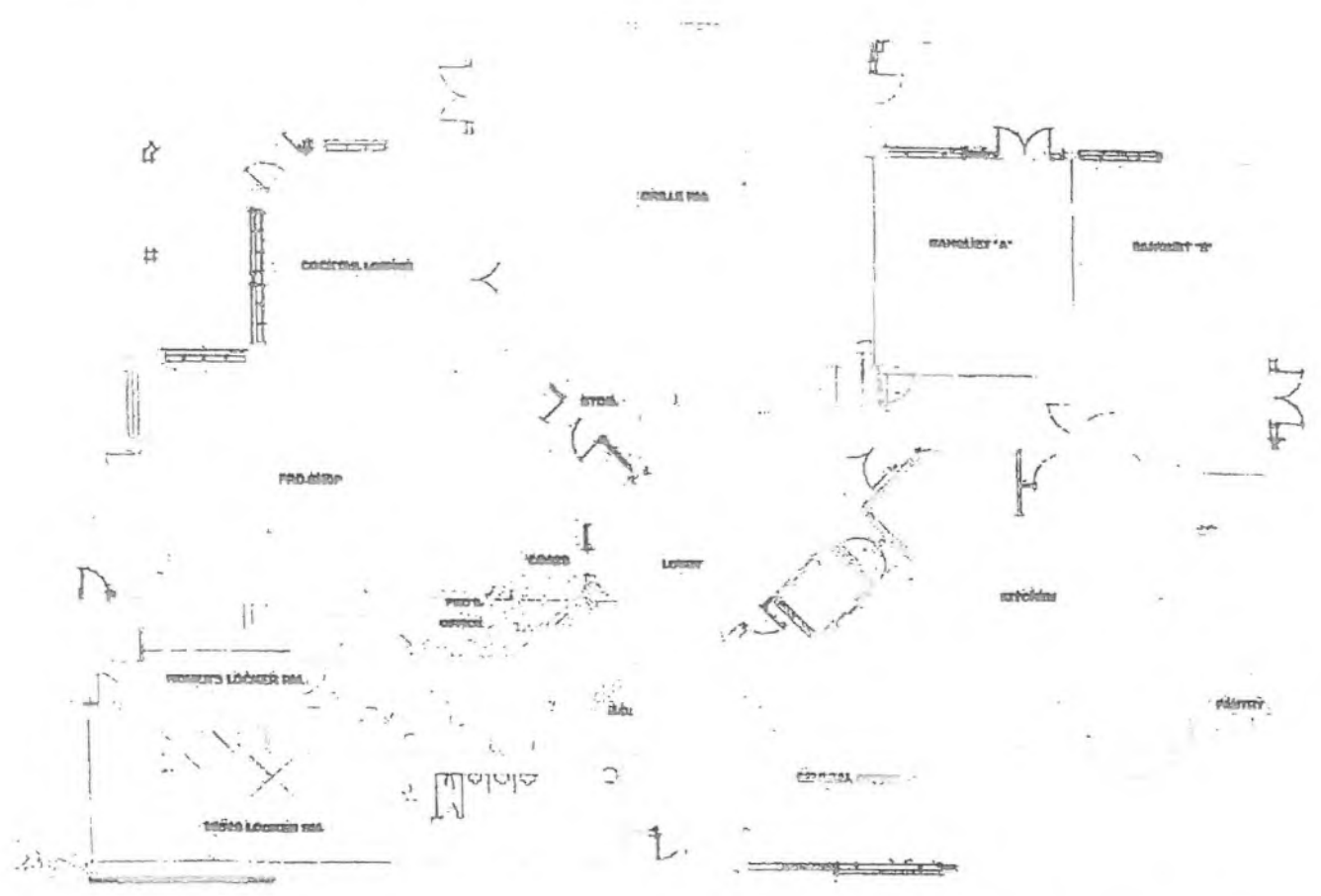
# Lower Level

# Public Works Admin



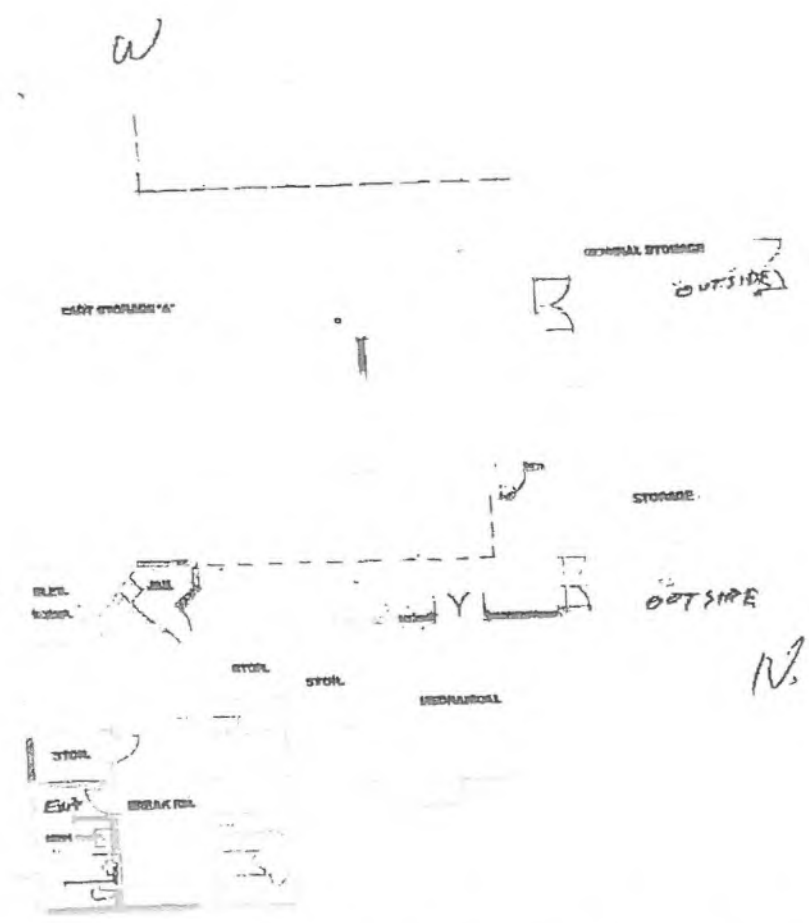
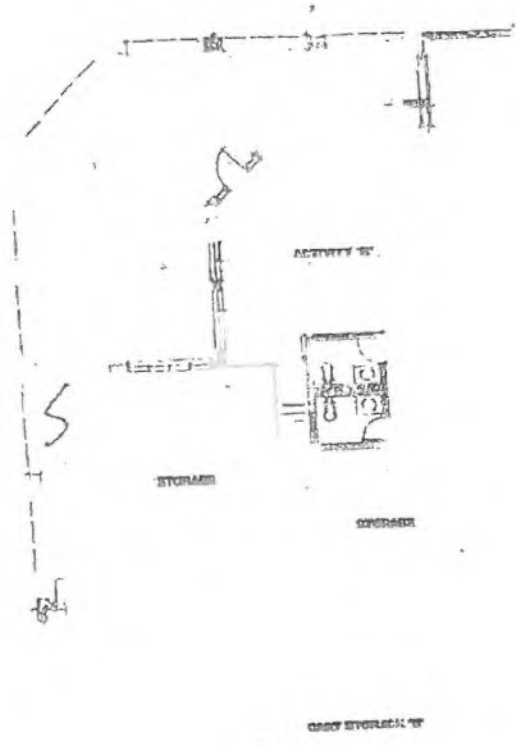
ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED  
 ALL WALLS ARE 12" THICK UNLESS OTHERWISE NOTED  
 ALL DOORS ARE 3' 0" WIDE UNLESS OTHERWISE NOTED  
 ALL FLOORS ARE 4" CONCRETE ON GRADE UNLESS OTHERWISE NOTED

TITLE <b>FLOOR PLAN</b> SHEET NO. 27	ARCHITECT <b>W. W. MARTIN &amp; Co.</b> 121 Main Street Boston, Mass. TEL. 5-2100	SCALE 1/8" = 1'-0"	DATE 1938
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Barrett Hills Clubhouse  
 MAIN LEVEL FLOOR PLAN  
 3/16" = 10"

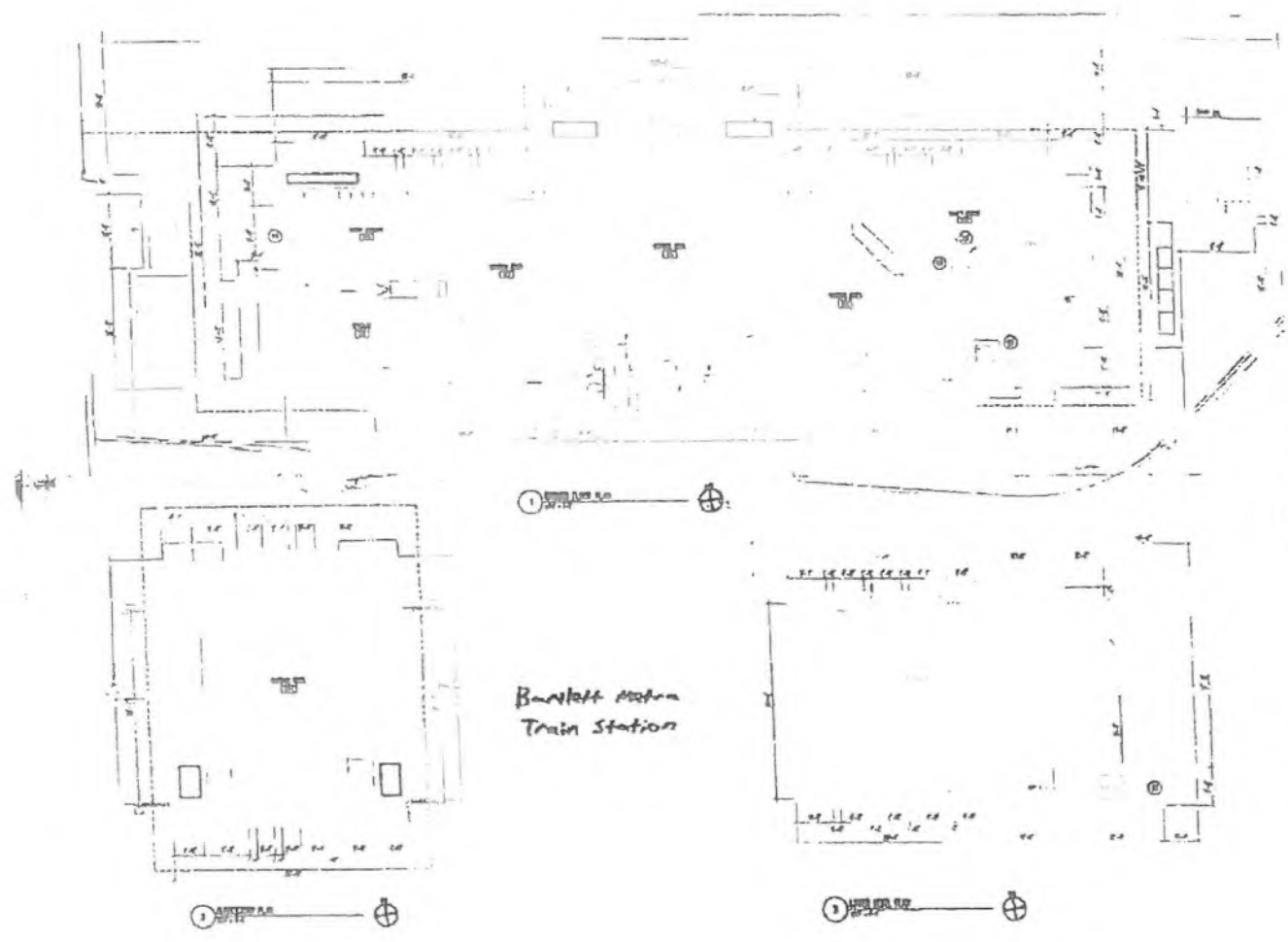




Bartlett Hills Clubhouse  
 LOWER LEVEL FLOOR PLAN  
 3/16" = 1'0"



E



Burlington  
Train Station

LE GAYARD-TECTIS  
ARCHITECTS

KMI  
Kilmer Intelligence  
Information

DATE	10/10/10
SCALE	1/4" = 1'-0"
PROJECT NO.	10-10-10
CLIENT	KMI
ARCHITECT	LE GAYARD-TECTIS
PROJECT NO.	10-10-10
DATE	10/10/10

AL10

## Exhibit F

### Village Hall:

List environmentally friendly cleaning supplies Below-

---

ENVIROTAB Mold & Mildew Treatment/ Toilet Bowl Recovery, SYNERGY SB Glass and Surface Cleaner, SYNERGY SB SOIL BREAK Pretreat & Deep Clean, CD Plus Enviro TABs

---

### Police Station:

List environmentally friendly cleaning supplies Below-

---

ENVIROTAB Mold & Mildew Treatment/ Toilet Bowl Recovery, SYNERGY SB Glass and Surface Cleaner, SYNERGY SB SOIL BREAK Pretreat & Deep Clean, CD Plus Enviro TABs

---

### Bartlett Train Station:

List environmentally friendly cleaning supplies Below-

---

ENVIROTAB Mold & Mildew Treatment/ Toilet Bowl Recovery, SYNERGY SB Glass and Surface Cleaner, SYNERGY SB SOIL BREAK Pretreat & Deep Clean, CD Plus Enviro TABs

---

### Bartlett Hills:

List environmentally friendly cleaning supplies Below-

---

ENVIROTAB Mold & Mildew Treatment/ Toilet Bowl Recovery, SYNERGY SB Glass and Surface Cleaner, SYNERGY SB SOIL BREAK Pretreat & Deep Clean, CD Plus Enviro TABs

---

### Public Works:

List environmentally friendly cleaning supplies Below-

---

ENVIROTAB Mold & Mildew Treatment/ Toilet Bowl Recovery, SYNERGY SB Glass and Surface Cleaner, SYNERGY SB SOIL BREAK Pretreat & Deep Clean, CD Plus Enviro TABs

---



# Agenda Item Executive Summary

AGENDA ITEM: Resolution for Construction of State Highway

BOARD OR COMMITTEE: Board

## BUDGET IMPACT

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

Public Works has received notice from IDOT to draft a new resolution that serves as a surety bond for construction within IDOT right-of-way (ROW) for the years 2026 and 2027.

IDOT requires both a permit and a surety bond before any work is performed within State right-of-way. This resolution allows the Village to perform work and maintenance within State right-of-way without obtaining a surety bond. This will expedite our permit process from IDOT whenever the need arises to work within the State right-of-way. Possessing the Resolution for Construction on State Highways waives the fees associated with acquiring a surety bond while working in State right-of-way.

## RECOMMENDATION

Staff recommends passing a resolution in lieu of a surety bond to allow the Village to maintain our facilities on State Highways

## ATTACHMENTS (PLEASE LIST)

Memo, Resolution, IDOT Letter

### 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 resolution in lieu of a surety bond to allow the Village to maintain our facilities on State Highways.

Staff: Samuel Moran, Public Works MPA Intern

Date: 3/30/2026

# Memo

---

**To:** Paula Schumacher, Village Administrator  
**From:** Samuel Moran, Public Works MPA Intern  
**Subject:** **Resolution for Construction in State Highway**  
**Date:** March 30, 2026

---

Public Works has received notice from IDOT to draft a new resolution that serves as a surety bond for construction within IDOT right-of-way (ROW) for the years 2026 and 2027. Our prior resolution was last passed in December 2016; it has since expired. Moving forward, we will pass a resolution every two years on this topic.

IDOT requires both a permit and a surety bond before any work is performed within State right-of-way. This resolution allows the Village to perform work and maintenance within State right-of-way without obtaining a surety bond. This will expedite our permit process from IDOT whenever the need arises to work within the State right-of-way. Possessing the Resolution for Construction on State Highways waives the fees associated with acquiring a surety bond while working in State right-of-way.

## **RECOMMENDATION**

Staff recommends approving the resolution in lieu of a surety bond to allow the Village to maintain our facilities on State Highways.

## **MOTION**

**MOTION TO APPROVE RESOLUTION # 2026-\_\_\_\_-R, A RESOLUTION APPROVING THE RESOLUTION IN LIEU OF A SURETY BOND TO ALLOW THE VILLAGE TO MAINTAIN OUR FACILITIES ON STATE HIGHWAYS.**

**RESOLUTION 2026 - \_\_\_\_\_**

**A RESOLUTION APPROVING THE RESOLUTION IN LIEU OF A SURETY BOND TO  
ALLOW THE VILLAGE TO MAINTAIN OUR FACILITIES ON STATE HIGHWAYS.**

---

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

**WHEREAS,** The Village of Bartlett, hereinafter referred to as Village, located in the County of Cook, DuPage, and Kane, State of Illinois, desires to undertake, in the years 2026 and 2027, the location, construction, operation, and maintenance of driveways and street returns, watermain, sanitary and storm sewers, street lights, traffic signals, sidewalk, landscaping, etc., on State highways, within said Village, which by law and/or agreement come under the jurisdiction and control of the Department of Transportation of the State of Illinois hereinafter referred to as Department, and,

**WHEREAS,** an individual working permit must be obtained from the Department prior to any of the aforesaid installations being constructed either by the Village or by a private person or firm under contract and supervision of the Village.

**NOW, THEREFORE,** be it resolved by the Village:

**FIRST:** That Village hereby pledges its good faith and guarantees that all work shall be performed in accordance with conditions of the permit to be granted by the Department, and to hold State of Illinois harmless during the prosecution of such work, and assume all liability for damages to person or property due to accidents or otherwise by reason of the work which it to be performed under the provision of said permit.

**SECOND:** That all authorized officials of the Village are hereby instructed and authorized to sign said working permit on behalf of the Village.

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

PASSED: April 7, 2026

APPROVED: April 7, 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 April 7th, 2026, and approved on April 7th, 2026, as the same appears from the official records of the Village of Bartlett.

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

## Notice of Resolution Expiration

**TO:** ATTN: Mr. Daniel Dinges, Director of Public Works  
Village of Bartlett  
228 S. Main Street  
Bartlett, IL 60103

**FROM:** Jonathan Karabowicz, P.E.  
Traffic Permits Engineer  
Illinois Department of Transportation – District One  
201 W Center Court  
Schaumburg, IL 60196-1096

**DATE:** February 20, 2026

**SUBJECT: NOTICE OF EXPIRATION: Resolution on File**

### 1. Identification of Resolution

Please be advised that the resolution on file for construction and maintenance by municipal forces in state right of way has expired.

### 2. Expiration Date

The provisions of this resolution have ceased to be in effect at **11:59 PM on December 15, 2018**.

### 3. Impact of Expiration

Upon the expiration of this resolution, work by village forces in the state right of way will not be allowed.

### 4. Next Steps / Re-adoption

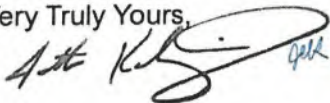
[Select the applicable option]:

- **No Further Action:** The Village does not currently intend to renew or extend this resolution.
- **Pending Council Review:** A request to extend or replace this resolution is scheduled for the City Council meeting on [Date of Meeting] at [Time].
- **Adoption:** Updated resolution enclosed and/or submitted to the email address below.

### 5. Contact Information

For questions regarding this notice or the status of the resolution, please contact the Bureau of Traffic, Permits Section at (847) 705-4131 or [DOT.D1.TrafficPermits@illinois.gov](mailto:DOT.D1.TrafficPermits@illinois.gov).

Very Truly Yours,



Jonathan E. Karabowicz, P.E.  
Traffic Permits Engineer



# Agenda Item Executive Summary

**AGENDA ITEM:** 651 W. Lake Street- IDOT Eminent Domain Lawsuit **BOARD OR COMMITTEE:** Board

## BUDGET IMPACT

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

As the Village Board may recall, the Illinois Department of Transportation ("IDOT") recently filed an eminent domain lawsuit (the "Eminent Domain Suit") against the Village-owned property located at 651 W. Lake Street (the "Property"). The Eminent Domain Suit sought to take a small portion along the northern perimeter of the Property for roadway and sidewalk improvements being constructed by IDOT along Lake Street (the "Taking").

After negotiations with IDOT, the parties have agreed that the final just compensation to be paid to the Village for the Taking would be \$70,000. IDOT has prepared a Stipulation and Settlement Agreement to confirm the final just compensation amount at \$70,000. If the Village Board approves the Stipulation and Settlement Agreement, the parties will enter an agreed final judgment order that will resolve the Eminent Domain Lawsuit.

## ATTACHMENTS (PLEASE LIST)

Attorney Memo, Resolution, Settlement agreement

### 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 Resolution 2026-\_\_\_\_\_ A resolution approving a settlement with the Illinois Department of Transportation Relating to the property at 651 W. Lake Street



A Professional Corporation  
140 South Dearborn Street, Suite 600  
Chicago, IL 60603  
www.ancelglink.com

Kurt S. Asprooth  
kasprooth@ancelglink.com  
(P) 312.604.9139  
(F) 312.782.0943

## MEMORANDUM

**To:** Mayor Gunsteen & Village Board of Trustees, Village of Bartlett

**CC:** Paula Schumacher, Village Administrator

**From:** Kurt S. Asprooth

**Subject:** 651 W. Lake Street- IDOT Eminent Domain Lawsuit

**Date:** March 31, 2026

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As the Village Board may recall, the Illinois Department of Transportation (“**IDOT**”) recently filed an eminent domain lawsuit (the “**Eminent Domain Suit**”) against the Village-owned property located at 651 W. Lake Street (the “**Property**”). The Eminent Domain Suit sought to take a small portion along the northern perimeter of the Property for roadway and sidewalk improvements being constructed by IDOT along Lake Street (the “**Taking**”).

After negotiations with IDOT, the parties have agreed that the final just compensation to be paid to the Village for the Taking would be \$70,000. IDOT has prepared a Stipulation and Settlement Agreement to confirm the final just compensation amount at \$70,000. If the Village Board approves the Stipulation and Settlement Agreement, the parties will enter an agreed final judgment order that will resolve the Eminent Domain Lawsuit.

RESOLUTION 2026 - \_\_\_\_\_

**A RESOLUTION APPROVING A SETTLEMENT WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION RELATING TO THE PROPERTY AT 651 W. LAKE STREET.**

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**WHEREAS**, the Village of Bartlett ("**City**") is a home rule municipal corporation organized and operating in accordance with the Illinois Constitution of 1970; and

**WHEREAS**, the Village holds title to the property commonly known as 651 W. Lake Street, Bartlett, Illinois (the "**Property**"); and

**WHEREAS**, the Illinois Department of Transportation ("**IDOT**") filed an eminent domain lawsuit seeking to take certain portions of the Property for public roadway purposes, which is pending in the Circuit Court of Cook County, Illinois, bearing docket 2025-L-050359 ("**Lawsuit**"); and

**WHEREAS**, the Village and IDOT have agreed upon the amount of \$70,000 as the just compensation to be paid to the Village from IDOT for the portions of the Property taken for public roadway purposes; and

**WHEREAS**, based on the agreement of the Village and IDOT, the parties desire to settle the Lawsuit through a stipulation setting the just compensation to be paid to the Village at \$70,0000 ("**Settlement Stipulation**"), a copy of which is attached hereto as **Exhibit A**; and

**WHEREAS**, the Village President and Board of Trustees have determined that it is in the best interests of the Village and its residents to approve the Settlement Stipulation.

**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: APPROVAL; AUTHORIZATION.** The Corporate Authorities of the Village hereby approve the settlement with IDOT as set forth on the Settlement Stipulation attached hereto as Exhibit A. The Village Attorney is authorized and directed to execute any documents and take any actions that are necessary to approve the settlement with IDOT and authorize the disbursement of the just compensation to the Village.

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

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

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

ATTEST:

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

CERTIFICATION

I, the undersigned, do hereby certify that I am the Village Clerk of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, and that the foregoing is a true, complete and exact copy of Resolution 2026 - \_\_\_\_\_ enacted on April 7, 2026, and approved on April 7, 2026, as the same appears from the official records of the Village of Bartlett.

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

**EXHIBIT A**

*651 W. Lake Settlement Stipulation*

**IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT, LAW DIVISION**

ILLINOIS DEPARTMENT OF TRANSPORTATION,  
of the State of Illinois,

*Plaintiff,*

v.

PARKWAY BANK AND TRUST COMPANY AS  
TRUSTEE UNDER TRUST AGREEMENT DATED  
MAY 1, 2018, KNOWN AS TRUST NO 15638;  
BARTLETT PARTNERS, LLC, *et al.*,

*Defendants.*

Case No. 2025-L-050359

Parcels: 0N20009A  
0N20009B  
0N20009-TEA  
0N20009-TEB

Job No. R-90-009-22

**CAL. 3**

**STIPULATION FOR FINAL JUDGMENT ORDER**

1. On June 11, 2025, the Plaintiff filed its Complaint for Condemnation relating to certain property to be acquired as fee simple title to real property designated as **Parcels 0N20009A and 0N20009B** and five-year temporary easements for construction to **Parcels 0N20009-TEA and 0N20009-TEB** and legally described in **Exhibits A, B, C, and D** attached hereto and incorporated herein by reference to this Stipulation for Final Judgment Order.

2. On or about October 3, 2025, a Trustee's Deed was recorded with the Cook County Recorder's Office transferring real estate known as 651 West Lake Street, Bartlett, Cook County to the Village of Bartlett. This Trustee's Deed included the interests Parcels 0N20009A, 0N20009B, 0N20009-TEA, and 0N20009-TEB. A copy of the Special Warranty Deed is attached as **Exhibit E**.

3. As a result of the recording of Exhibit E, the current owner of 0N20009A, 0N20009B, 0N20009-TEA, and 0N20009-TEB is the Village of Bartlett.

4. All defendants to this proceeding have been personally served with process as provided by statute, accepted service, executed a disclaimer of interest, or have entered their appearances, and this Court has jurisdiction of the subject matter of this proceeding and all parties. The parties executing this Stipulation consent to jurisdiction in the Circuit Court of Cook County, Illinois.

5. The cause of action and any cross-petition or counterclaim, by virtue of this stipulation and the entry of the Agreed Order Fixing Full and Final Just Compensation, is fully compromised and settled.

6. That the sum of **Seventy Thousand (\$70,000) Dollars** is now agreed by the parties to be final just compensation in full to be paid by the plaintiff for a fee simple title to real property

designated as **Parcels 0N20009A and 0N20009B** and five-year temporary easements for construction to **Parcels 0N20009-TEA and 0N20009-TEB**, legally described in **Exhibits A, B, C, and D**. The agreed amount includes any claims for interest due from the plaintiff to the defendants.

7. The parties hereto agree to the entering of an agreed order fixing preliminary and final just compensation in the amount of \$70,000 dollars.

8. Plaintiff and all defendants hereby waive their jury demand and waive their right for a trial of this matter by jury. This Stipulation, together with the Agreed Orders fixing Preliminary and Final Just Compensation and all terms and restrictions contained therein, are the entire and exclusive agreement of the parties and supersede any written or oral understanding, promise or agreement, directly or indirectly related to the eminent domain action. The parties further agree that the entry of said Order Fixing Final Just Compensation shall terminate this action.

**AGREED:**

DEPARTMENT OF TRANSPORTATION,  
of the State of Illinois

VILLAGE OF BARTLETT

By: \_\_\_\_\_  
Scott D. Verhey,  
Special Assistant Attorney General

By: \_\_\_\_\_

Scott D. Verhey,  
Special Assistant Attorney General  
734 North Wells Street  
Chicago, Illinois 60654  
(312) 255-8333 (office)  
(312) 203-8737 (cell)  
Cook County No. 29128  
[scott@verheylaw.com](mailto:scott@verheylaw.com)

Route: U.S. RT. 20 (Lake St.)  
Section: Old Lake St. to Bartlett Rd.  
County: Cook  
Job No.: R-90-009-22  
Parcel No.: 0N20009-A  
Station: 491+50.00 to 501+80.00  
Index No.: 06-27-403-020  
06-27-404-001

Parcel 0N20009-A

That part of the Southeast Quarter of Section 27, Township 41 North, Range 9, East of the Third Principal Meridian, in Cook County, Illinois, bearings and distances are based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2011 Adjustment), with a combined factor of 0.99994396; described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 27; thence North 00 degrees 07 minutes 46 seconds West on the west line of said Southeast Quarter 1337.05 feet measured (1337.71 feet recorded) to the Southwesterly line of U.S. 20; thence South 78 degrees 43 minutes 15 seconds East on said Southwesterly line 20.40 feet to a line 20.00 feet East of and parallel with the west line of the Southeast Quarter of said Section 27; thence South 78 degrees 43 minutes 15 seconds East, 332.28 feet to the point of beginning of parcel 0053 as shown on plat of highway recorded as Document number 91255270 and per Trustees Deed recorded October 16, 1989 as Document number 89488771; thence South 31 degrees 01 minutes 23 seconds West, 31.87 feet; thence South 78 degrees 43 minutes 15 seconds East, 128.53 feet to the Point of Beginning; thence continuing South 78 degrees 43 minutes 15 seconds East, 23.68 feet to a point of curve; thence Southeasterly 225.26 feet measured (225.27 feet recorded) on a curve to the right, having a radius of 4,587.38 feet, the chord of said curve bears South 77 degrees 18 minutes 50 seconds East, 225.24 feet; thence South 75 degrees 54 minutes 26 seconds East, 89.34 feet; thence North 14 degrees 05 minutes 34 seconds East, 10.00 feet; thence Southeasterly on a nontangential curve to the right, 183.90 feet, having a radius of 5,861.94 feet, the chord of said curve bears South 75 degrees 00 minutes 31 seconds East, 183.89 feet; thence North 15 degrees 53 minutes 31 seconds East, 0.70 feet; thence Southeasterly on a nontangential curve to the right, 498.96 feet, having a radius of 6,498.09 feet, the chord of said curve bears South 71 degrees 41 minutes 21 seconds East, 498.83 feet; thence North 74 degrees 58 minutes 02 seconds West, 178.96 feet; thence South 19 degrees 04 minutes 37 seconds West, 5.00 feet; thence Northwesterly on a nontangential curve to the left, 141.68 feet, having a radius of 6,060.75 feet, the chord of said curve bears North 71 degrees 35 minutes 34 seconds West, 141.68 feet; thence South 17 degrees 44 minutes 15 seconds West, 5.00 feet; thence North 72 degrees 31 minutes 39 seconds West, 55.99 feet; thence South 17 degrees 12 minutes 28 seconds West, 5.00 feet; thence Northwesterly on a nontangential curve to the left, 222.06 feet, having a radius of 6,050.75 feet, the chord of said curve bears North 73 degrees 50 minutes 37 seconds West, 222.05 feet; thence North 15 degrees 06 minutes 18 seconds East, 5.00 feet; thence Northwesterly on a nontangential curve to the left, 172.86 feet, having a radius of 6,055.75 feet, the chord of said curve bears North 75 degrees 42 minutes 46 seconds West, 172.85 feet; thence North 75 degrees 41 minutes 32 seconds West, 173.00 feet; thence North 78 degrees 29 minutes 41 seconds West, 74.36 feet; thence North 11 degrees 18 minutes 38 seconds East, 9.39 feet to the Point of Beginning.

Said parcel containing 0.410 acres, more or less.

**EX A**

**APPROVED**  
By Miguel Coreano at 1:52 pm, Jul 26, 2023

Route: U.S. RT. 20 (Lake St.)  
Section: Oak Avenue to Bartlett Rd.  
County: Cook  
Job No.: R-90-009-22  
Parcel No.: 0N20009-B  
Station: 503+75.00 to 504+78.18  
Index No.: 06-27-403-020  
06-27-404-001

Parcel 0N20009-B

That part of the Southeast Quarter of Section 27, Township 41 North, Range 9, East of the Third Principal Meridian, in Cook County, Illinois, bearings and distances are based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2011 Adjustment), with a combined factor of 0.99994396; described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 27; thence North 00 degrees 07 minutes 46 seconds West on the west line of said Southeast Quarter 442.61 feet; thence North 88 degrees 26 minutes 01 seconds East (along the Northerly, Westerly and Southwesterly Line of land conveyed to the State of Illinois and described in Grant recorded June 4, 1975 as Document Number 23102590) a distance of 563.97 feet to a point on a line that is 564.00 feet east of (as measured on the south line of said section 27) and parallel with the west line of said southeast quarter, said point being 441.63 feet northerly of (as measured along said parallel line) the south line of said section 27; thence continuing North 88 degrees 25 minutes 06 seconds East 236.73 feet to a point on the west line of the East 16 acres of the Southwest Quarter of said Southeast Quarter, according to Deed that is 441.31 feet northerly (as measured along the west line of said East 16 acres) of the south line of said Section 27, said point being 4.27 feet east of the true west line; thence continuing North 88 degrees 25 minutes 06 seconds East on the last described line 225.92 feet; thence North 76 degrees 03 minutes 13 seconds East on a line that forms an angle of 12 degrees 21 minutes 53 seconds to the left with the prolongation of the last described course, 697.17 feet; thence North 06 degrees 42 minutes 01 seconds East on a line that Forms an angle of 69 degrees 21 minutes 12 seconds to the left with the prolongation of the last described course, 153.59 feet; thence North 16 degrees 37 minutes 16 seconds West on a line that Forms an angle of 23 degrees 19 minutes 17 seconds measured (12 degrees 28 minutes 48 seconds recorded) to the left with the prolongation of the last described course, 49.74 feet to the Point of Beginning; thence North 67 degrees 53 minutes 10 seconds West on a line that Forms an angle of 51 degrees 15 minutes 54 seconds to the left with the prolongation of the last described course, 96.11 feet; thence South 22 degrees 01 minutes 19 seconds West, 9.00 feet; thence South 67 degrees 58 minutes 41 seconds East, 103.18 feet; thence North 16 degrees 37 minutes 16 seconds West, 11.32 feet to the Point of Beginning.

Said parcel containing 0.020 acres, more or less.

**APPROVED**  
By Miguel Coreano at 1:52 pm, Jul 26, 2023

**EX. B**

Route: U.S. RT. 20 (Lake St.)  
Section: Oak Avenue to Bartlett Rd.  
County: Cook  
Job No.: R-90-009-22  
Parcel No.: ON20009TE-A  
Station: 491+38.00 to 501+80.00  
Index No.: 06-27-403-020  
06-27-404-001

Parcel ON20009TE-A

That part of the Southeast Quarter of Section 27, Township 41 North, Range 9, East of the Third Principal Meridian, in Cook County, Illinois, bearings and distances are based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2011 Adjustment), with a combined factor of 0.99994396; described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 27; thence North 00 degrees 07 minutes 46 seconds West on the west line of said Southeast Quarter 1337.05 feet measured (1337.71 feet recorded) to the Southwesterly line of U.S. 20; thence South 78 degrees 43 minutes 15 seconds East on said Southwesterly line 20.40 feet to a line 20.00 feet East of and parallel with the west line of the Southeast Quarter of said Section 27; thence South 78 degrees 43 minutes 15 seconds East, 332.28 feet to the point of beginning of parcel 0053 as shown on plat of highway recorded as Document number 91255270 and per Trustees Deed recorded October 16, 1989 as Document number 89488771; thence South 31 degrees 01 minutes 23 seconds West, 31.87 feet; thence South 78 degrees 43 minutes 15 seconds East, 116.53 feet to the Point of Beginning; thence continuing South 78 degrees 43 minutes 15 seconds East, 12.00 feet; thence South 11 degrees 18 minutes 38 seconds West, 9.39 feet; thence South 78 degrees 29 minutes 41 seconds East, 74.36 feet; thence South 75 degrees 41 minutes 32 seconds East, 173.00 feet; thence Southeasterly on a nontangential curve to the right, 172.86 feet, having a radius of 6,055.75 feet, the chord of said curve bears South 75 degrees 42 minutes 46 seconds East, 172.85 feet; thence South 15 degrees 06 minutes 18 seconds West, 5.00 feet; thence Southeasterly on a nontangential curve to the right, 222.06 feet, having a radius 6,050.75 feet, the chord of said curve bears South 73 degrees 50 minutes 37 seconds East, 222.05 feet; thence North 17 degrees 12 minutes 28 seconds East, 5.00 feet; thence South 72 degrees 31 minutes 39 seconds East, 55.99 feet; thence North 17 degrees 44 minutes 15 seconds East, 5.00 feet; thence Southeasterly on a nontangential curve to the right, 141.68 feet, having a radius of 6,060.75 feet, the chord of said curve bears South 71 degrees 35 minutes 34 seconds East, 141.68 feet; thence North 19 degrees 04 minutes 37 seconds East, 5.00 feet; thence South 74 degrees 58 minutes 02 seconds East, 178.96 feet; thence South 20 degrees 46 minutes 14 seconds West, 10.24 feet; thence North 76 degrees 29 minutes 40 seconds West, 179.06 feet; thence North 71 degrees 23 minutes 26 seconds West, 98.69 feet; thence South 18 degrees 08 minutes 32 seconds West, 5.00 feet; thence North 72 degrees 19 minutes 30 seconds West, 98.61 feet; thence South 17 degrees 12 minutes 28 seconds West, 5.00 feet; thence Northwesterly on a nontangential curve to the left, 394.13 feet, having a radius of 6,040.75 feet, the chord of said curve bears North 74 degrees 39 minutes 41 seconds West, 394.06 feet; thence North 75 degrees 41 minutes 17 seconds West, 172.57 feet; thence North 71 degrees 54 minutes 31 seconds West, 86.83 feet; thence North 11 degrees 18 minutes 38 seconds East, 14.38 feet to the Point of Beginning.

Said parcel containing 0.295 acres, more or less.

EX. C

APPROVED  
By Miguel Coreano at 9:01 am, Jul 12, 2023

Route: U.S. RT. 20 (Lake St.)  
Section: Oak Avenue to Bartlett Rd.  
County: Cook  
Job No.: R-90-009-22  
Parcel No.: ON20009TE-B  
Station: 503+50.00 to 504+85.38  
Index No.: 06-27-404-001

Parcel ON20009TE-B

That part of the Southeast Quarter of Section 27, Township 41 North, Range 9, East of the Third Principal Meridian, in Cook County, Illinois, bearings and distances are based on the Illinois State Plane Coordinate System, East Zone, NAD83 (2011 Adjustment), with a combined factor of 0.99994396; described as follows:

Commencing at the Southwest corner of the Southeast Quarter of said Section 27; thence North 00 degrees 07 minutes 46 seconds West on the west line of said Southeast Quarter 442.61 feet; thence North 88 degrees 26 minutes 01 seconds East (along the Northerly, Westerly and Southwesterly Line of land conveyed to the State of Illinois and described in Grant recorded June 4, 1975 as Document Number 23102590) a distance of 563.97 feet to a point on a line that is 564.00 feet east of (as measured on the south line of said section 27) and parallel with the west line of said southeast quarter, said point being 441.63 feet northerly of (as measured along said parallel line) the south line of said section 27; thence continuing North 88 degrees 25 minutes 06 seconds East 236.73 feet to a point on the west line of the East 16 acres of the Southwest Quarter of said Southeast Quarter, according to Deed that is 441.31 feet northerly (as measured along the west line of said East 16 acres) of the south line of said Section 27, said point being 4.27 feet east of the true west line; thence continuing North 88 degrees 25 minutes 06 seconds East on the last described line 225.92 feet; thence North 76 degrees 03 minutes 13 seconds East on a line that forms an angle of 12 degrees 21 minutes 53 seconds to the left with the prolongation of the last described course, 697.17 feet; thence North 06 degrees 42 minutes 01 seconds East on a line that Forms an angle of 69 degrees 21 minutes 12 seconds to the left with the prolongation of the last described course, 153.59 feet; thence North 16 degrees 37 minutes 16 seconds West on a line that Forms an angle of 23 degrees 19 minutes 17 seconds measured (12 degrees 28 minutes 48 seconds recorded) to the left with the prolongation of the last described course, 26.89 feet to the Point of Beginning; thence North 67 degrees 58 minutes 41 seconds West, 135.38 feet; thence North 22 degrees 01 minutes 19 seconds East, 18.03 feet; thence Southeasterly 12.92 feet on a curve to the right, having a radius of 6,498.09 feet, the chord of said curve bears South 67 degrees 56 minutes 35 seconds East, 12.92 feet; thence South 67 degrees 53 minutes 10 seconds East, 12.08 feet; thence South 22 degrees 01 minutes 19 seconds West, 9.00 feet; thence South 67 degrees 58 minutes 41 seconds East, 103.18 feet; thence South 16 degrees 37 minutes 16 seconds East, 11.52 feet to the Point of Beginning.

Said parcel containing 0.032 acres, more or less.

**ADDRESS: 409 and 651 W. Lake Street  
Bartlett, Illinois 60103**

**APPROVED**  
By Miguel Coreano at 1:52 pm, Jul 26, 2023

**PIN: 06-27-403-020  
06-27-404-001**

**EX. D**

EX. E



1/1  
25CND75703TVH  
Trustee's Deed

Doc#. 2527628018 Fee: \$107.00  
MONICA GORDON  
COOK COUNTY CLERK'S OFFICE  
Date 10/3/2025 10:18 AM Pg: 1 of 9

Dec ID 20250901693017  
ST/Co Stamp 1-186-254-448 ST Tax \$0.00 CO Tax \$0.00

This Indenture made this 2<sup>nd</sup> day of OCTOBER, 2025, between Parkway Bank and Trust Company, an Illinois Banking Corporation, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said corporation in pursuance of a trust agreement dated MAY 1, 2018 and known as Trust Number 15638, as party of the first part, and VILLAGE OF BARTLETT, AN ILLINOIS HOME RULE MUNICIPALITY WHOSE ADDRESS IS 228 SOUTH MAIN STREET, BARTLETT, IL 60103, party of the second part.

Reserved for Recorder's Office

WITNESSETH, that said party of the first part, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby grant convey and quit claim unto the said party of the second part all interest in the following described real estate situated in COOK County, Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

COMMONLY KNOWN AS: 651 WEST LAKE STREET, BARTLETT, IL 60103

PERMANENT INDEX NUMBER(S): 06-27-404-001-0000 AND 06-27-404-020-0000

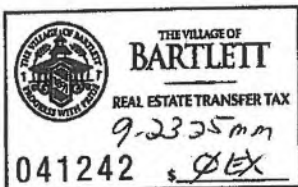
Together with the tenements and appurtenances thereunto belonging.

This deed is executed pursuant to the power granted by the terms of the deed(s) in trust, and the trust agreement and is subject to liens, notices, and encumbrances of record and additional conditions, if any on the reverse side.

Parkway Bank and Trust Company, as Trustee under Trust Number 15638.

By Eva Mihajlovic  
Eva Mihajlovic  
Assistant Trust Officer

Attest: Joseph F. Sochacki  
Joseph F. Sochacki  
Vice President & Trust Officer



Exempt under provisions of Paragraph B,  
Section 4, Real Estate Transfer Tax Act.

10/2/25  
Date [Signature]  
Buyer, Seller or Representative



Exhibit A to Trustee's DeedLEGAL DESCRIPTION:

PARCEL 1: THAT PART OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY AND STATE OF ILLINOIS, DESCRIBED AS FOLLOWS TO WIT: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE NORTH 0 DEGREES 41 MINUTES 792 FEET ALONG THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 27; THENCE NORTH 87 DEGREES 54 MINUTES EAST 324.5 FEET; THENCE SOUTH 1 DEGREES 1 MINUTES EAST 792 FEET TO A POINT IN THE SOUTH LINE OF SECTION 27, WHICH POINT IS 330 FEET EASTERLY FROM THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE SOUTH 87 DEGREES 54 MINUTES WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 27, A DISTANCE OF 330.00 FEET TO THE PLACE OF BEGINNING; (EXCEPTING THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE AFORESAID SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE NORTH 87 DEGREES 54 MINUTES EAST ALONG THE SOUTH LINE OF SAID SECTION 27, FOR A DISTANCE OF 330.0 FEET TO A POINT; THENCE NORTH 01 DEGREES 01 MINUTES WEST, FOR A DISTANCE OF 441.97 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG A LINE MAKING AN ANGLE OF 90 DEGREES 56 MINUTES 12 SECONDS TO THE LEFT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE EXTENDED, FOR A DISTANCE OF 326.91 FEET TO A POINT ON THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 27; THENCE SOUTH 00 DEGREES 41 MINUTES EAST ALONG THE SAID NORTH AND SOUTH CENTER LINE, OF A DISTANCE OF 442.61 FEET TO THE POINT OF BEGINNING), IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4; THENCE NORTH 0 DEGREES 41 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 442.61 FEET TO THE POINT OF BEGINNING OF THE TRACT DESCRIBED HEREIN; THENCE EASTERLY ALONG THE NORTHERLY, WESTERLY AND SOUTHWESTERLY LINE OF LAND CONVEYED TO THE STATE OF ILLINOIS AND DESCRIBED IN GRANT RECORDED JUNE 4, 1975 AS DOCUMENT NO. 23102590) A DISTANCE OF 563.97 FEET TO A POINT ON A LINE THAT IS 564.0 FEET EAST OF (AS MEASURED ON THE SOUTH LINE OF SAID SECTION 27) AND PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4, SAID POINT BEING 441.63 FEET NORTHERLY OF (AS MEASURES ALONG SAID LINE) THE SOUTH LINE OF SAID SECTION 27; THENCE EASTERLY, A DISTANCE OF 236.73 FEET TO A POINT ON THE WEST LINE OF THE EAST 16 ACRES OF THE SOUTHWEST 1/4 OF SAID SOUTHEAST 1/4, THAT IS 441.31 FEET NORTHERLY (AS MEASURES ALONG THE WEST LINE OF SAID EAST 16 ACRES) OF THE SOUTH LINE OF SAID SECTION 27; THENCE EASTERLY ALONG THE LAST DESCRIBED

LINE EXTENDED EASTERLY, A DISTANCE OF 225.92 FEET; THENCE NORTHEASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 12 DEGREES 21 MINUTES AND 53 SECONDS TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 697.17 FEET; THENCE NORTHEASTERLY ALONG A LINE THAT FORMS AN ANGLE OF 69 DEGREES 21 MINUTES 12 SECONDS TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 153.59 FEET; THENCE NORTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 12 DEGREES 28 MINUTES AND 48 SECONDS TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 49.74 FEET; THENCE NORTHWESTERLY ALONG A LINE THAT FORMS AN ANGLE OF 51 DEGREES 15 MINUTES AND 54 SECONDS TO THE LEFT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 108.19 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 6498.09 FEET AND BEING TANGENT TO THE LAST DESCRIBED COURSE, A DISTANCE OF 686.53 FEET; THENCE NORTHERLY RADIAL TO THE LAST DESCRIBED CURVE, (BEING THE NORTHWESTERLY TERMINUS OF LAND CONVEYED TO THE STATE OF ILLINOIS BY THE AFOREMENTIONED DOCUMENT NO. 23102590) A DISTANCE OF 50.00 FEET TO THE CENTER LINE OF U.S. ROUTE 20; THENCE NORTHWESTERLY ALONG THE CENTER LINE OF SAID U.S. ROUTE 20, BEING THE ARC OF A CIRCLE HAVING A RADIUS OF 6548.09 FEET, CONVEX NORTHEASTERLY, AN ARC DISTANCE OF 175.39 FEET TO THE POINT OF INTERSECTION WITH THE WEST LINE OF THE EAST 16 ACRES OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27 AFORESAID; THENCE SOUTHERLY, ALONG SAID WEST LINE, 30.36 FEET TO THE SOUTHWESTERLY LINE OF U.S. ROUTE 20; THENCE NORTHWESTERLY, ALONG SAID SOUTHWESTERLY LINE, 181.33 FEET TO AN ANGLE IN SAID LINE; THENCE NORTHWESTERLY ALONG THE AFORESAID SOUTHWESTERLY LINE OF U.S. ROUTE 20, A DISTANCE OF 61.92 FEET (AS MEASURED ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 27) EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4; THENCE NORTHWESTERLY, ALONG THE AFOREMENTIONED SOUTHWESTERLY LINE OF U.S. ROUTE 20, A DISTANCE OF 222.90 FEET; THENCE SOUTH 30 DEGREES 34 MINUTES 00 SECONDS WEST 296.40 FEET (AS MEASURED ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF SECTION 27) EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4; THENCE SOUTH 0 DEGREES 41 MINUTES 00 SECONDS EAST, ALONG SAID PARALLEL LINE, 216.80 FEET TO THE POINT OF INTERSECTION WITH A LINE DRAWN 792.00 FEET (AS MEASURED ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF SECTION 27) NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST 1/4; THENCE NORTH 87 DEGREES 54 MINUTES 00 SECONDS EAST, ALONG SAID PARALLEL LINE, 132.10 FEET; THENCE SOUTHERLY ALONG A LINE DRAWN TO A POINT ON THE SOUTH LINE OF THE AFORESAID SOUTHEAST 1/4 OF SECTION 27 (SAID POINT BEING 300.00 FEET EAST OF THE SOUTHWEST CORNER OF SAID SOUTHEAST 1/4) A DISTANCE OF 350.03 FEET TO THE AFOREMENTIONED NORTHERLY LINE OF LAND CONVEYED TO THE STATE OF ILLINOIS; THENCE WESTERLY, ALONG SAID NORTHERLY LINE 326.91 FEET OF THE HEREIN ABOVE

DESIGNATED POINT BEGINNING, IN COOK COUNTY, ILLINOIS; EXCEPT THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 27 AND RUNNING THENCE ON AN ILLINOIS STATE PLANE COORDINATED SYSTEM, 1927 DATUM, EAST ZONE GRID BEARING OF NORTH 0 DEGREES 07 MINUTES 52 SECONDS WEST ON THE WEST LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 1337.71 FEET TO THE SOUTHWESTERLY LINE OF U.S. ROUTE 20; THENCE SOUTH 78 DEGREES 43 MINUTES 16 SECONDS EAST ON SAID SOUTHWESTERLY LINE 20.40 FEET TO A LINE 20 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE (THE FOLLOWING 3 COURSES BEING ALONG THE SOUTHWESTERLY LINE OF SAID U.S. ROUTE 20) SOUTH 78 DEGREES 43 MINUTES 16 SECONDS 332.28 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 78 DEGREES 43 MINUTES 16 SECONDS EAST 141.88 FEET; THENCE EASTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTH, RADIUS 4617.38 FEET, CENTRAL ANGLE 1 DEGREES 00 MINUTES 07 SECONDS 80.74 FEET TO A LINE 564 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE SOUTH 0 DEGREES 07 MINUTES 52 SECONDS EAST ON SAID PARALLEL LINE 30.72 FEET TO A POINT ON A LINE 30.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID U.S. ROUTE 20, SAID POINT BEING ALSO ON 4587.38 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF SAID CURVE BEARS SOUTH 12 DEGREES 21 MINUTES 48 SECONDS WEST FROM SAID POINT; THENCE WESTERLY ALONG SAID CURVE 86.82 FEET, CENTRAL ANGLE 1 DEGREES 05 MINUTES 04 SECONDS; THENCE NORTH 78 DEGREES 43 MINUTES 16 SECONDS WEST ALONG TANGENT 152.61 FEET; NORTH 30 DEGREES 58 MINUTES 08 SECONDS EAST 31.86 FEET TO THE POINT OF BEGINNING, ALSO EXCEPT THAT PART OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST 1/4 CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 27 AND RUNNING THENCE ON AN ILLINOIS STATE PLANE COORDINATE SYSTEM, 1927 DATUM, EAST ZONE GRID BEARING OF NORTH 0 DEGREES 07 MINUTES 52 SECONDS WEST ON THE WEST LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 1337.71 FEET TO THE SOUTHWESTERLY LINE OF U.S. ROUTE 20; THENCE SOUTH 78 DEGREES 43 MINUTES 16 SECONDS EAST ON SAID SOUTHWESTERLY LINE 20.40 FEET TO A LINE 20 FEET OF AN PARALLEL WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE (THE FOLLOWING 6 COURSE BEING ALONG THE SOUTHWESTERLY LINE OF SAID U.S. ROUTE 20) SOUTH 78 DEGREES 43 MINUTES 16 SECONDS EAST 332.28 FEET; THENCE CONTINUING SOUTH 78 DEGREES 43 MINUTES 16 SECONDS EAST 141.88 FEET; THENCE EASTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTH, RADIUS 4617.38 FEET, CENTRAL ANGLE 1 DEGREES 00 MINUTES 07 SECONDS 80.74 FEET; TO A LINE 564 FEET EAST OF AN AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 27 FOR THE POINT OF BEGINNING;

THENCE CONTINUING EASTERLY ALONG THE AFORESAID 4617.38 FOOT RADIUS CURVE, CENTRAL ANGLE 1 DEGREES 48 MINUTES 42 SECONDS 146.00 FEET; THENCE SOUTH 75 DEGREES 54 MINUTES 27 SECONDS EAST ALONG TANGENT 89.34 FEET; THENCE EASTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTH, RADIUS 5881.94 FEET, CENTRAL ANGLE 0 DEGREES 03 MINUTES 24 SECONDS 5.82 FEET; THENCE NORTH 0 DEGREES 00 MINUTES 33 SECONDS WEST 30.94 FEET TO THE CENTERLINE OF U.S. 20; THENCE SOUTH 75 DEGREES 54 MINUTES 27 SECONDS EAST ALONG SAID CENTERLINE 1.72 FEET; THENCE EASTERLY ALONG SAID CENTERLINE BEING A TANGENTIAL CURVE CONCAVE TO THE SOUTH RADIUS 5911.94 FEET, CENTRAL ANGLE 1 DEGREES 47 MINUTES 51 SECONDS 185.47 FEET; THENCE SOUTH 15 DEGREES 53 MINUTES 24 SECONDS WEST 50.00 FEET TO A POINT ON A 5861.94 FOOT RADIUS CURVE, THE CENTER OF CIRCLE OF SAID CURVE BEARS SOUTH 15 DEGREES 53 MINUTES 24 SECONDS WEST FROM SAID POINT; THENCE WESTERLY ALONG SAID CURVE 183.90 FEET; CENTRAL ANGLE 1 DEGREES 47 MINUTES 51 SECONDS; THENCE SOUTH 14 DEGREES 05 MINUTES 33 SECONDS WEST LONG A RADIAL LINE 10.00 FEET; THENCE (THE FOLLOWING 2 COURSES BEING ALONG A LINE 30 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID U.S. ROUTE 20) NORTH 75 DEGREES 54 MINUTES 27 SECONDS WEST 89.34 FEET; THENCE WESTERLY ALONG A TANGENTIAL CURVE CONCAVE TO THE SOUTH, RADIUS 4587.38 FEET CENTRAL ANGLE 1 DEGREES 43 MINUTES 45 SECONDS, 138.45 FEET; TO THE AFORESAID LINE 564.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE NORTH 0 DEGREES 07 MINUTES 52 SECONDS WEST ON SAID PARALLEL LINE 30.72 FEET TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENT FOR THE BENEFIT OF THAT PART OF PARCEL 1 WHICH FALLS IN SECTION 27, AS CREATED BY GRANT OF EASEMENT FROM AMANDA PAYNE SCHULTZ AND OLGA PAYNE SPENCER TO LOUIS NIEWISCH DATED OCTOBER 13, 1922 AND RECORDED MAY 1, 1925 AS DOCUMENT NO. 8891324 FOR INGRESS AND EGRESS OVER A 20 FOOT STRIP OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUTHEASTERLY ALONG THE SOUTH LINE OF LAKE STREET ROAD (U.S. ROUTE 20) TO A POINT 20 FEET DUE EAST FROM THE WEST LINE OF SAID SOUTHEAST 1/4; THENCE SOUTH PARALLEL WITH SAID QUARTER SECTION LINE AND 20 FEET EASTERLY THEREFROM TO THE POINT OF INTERSECTION WITH A LINE DRAWN 792 (AS MEASURED ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 27) NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST 1/4; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 27 TO THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 27; THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS; EXCEPT THEREFROM THAT PART THEREOF DESCRIBED AS FOLLOWS: THAT PART OF THE SOUTHWEST 1/4 OF THE

SOUTHEAST 1/4 OF SECTION 27 TOWNSHIP 41, RANGE 9, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE SAID SECTION 27 AND RUNNING THENCE ON ILLINOIS STATE PLANE COORDINATE SYSTEM 1927 DATUM EAST ZONE GRID BEARING OF NORTH 0 DEGREES 07 MINUTES 52 SECONDS WEST ON THE WEST LINE OF SAID SECTION 1/4 OF A DISTANCE OF 1337.71 FEET TO THE SOUTHWESTERLY LINE OF U.S. ROUTE FOR THE POINT OF BEGINNING THENCE SOUTH 78 DEGREES 43 MINUTES 16 SECONDS EAST ON SAID SOUTHWESTERLY LINE 20.40 FEET TO A LINE 20 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 27; THENCE SOUTH 0 DEGREES 07 MINUTES 52 SECONDS EAST ON SAID PARALLEL LINE 30.61 FEET TO A LINE 30 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID U.S. ROUTE 20; THENCE NORTH 78 DEGREES 43 MINUTES 16 SECONDS WEST ON SAID PARALLEL LINE 20.40 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 27 THENCE NORTH 0 DEGREES 07 MINUTES 52 SECONDS WEST ON SAID WEST LINE 30.61 FEET TO THE POINT OF BEGINNING.

PIN: 06-27-404-001-0000  
06-27-403-020-0000

Department of Cook County Clerk's Office

**Exhibit B to Trustee's Deed**

**SUBJECT TO:**

1. General real estate taxes not yet due and payable at the time of closing.
2. A pending court action as disclosed by a recorded notice, Illinois Department of Transportation, plaintiff, Parkway Bank and Trust Company, as trustee under Trust Agreement dated May 1, 2018 and known as Trust 15638, et al., defendant, Cook County, case no. 2025-L-050359, nature of action Condemnation. Lis Pendens recorded on June 13, 2025 as Document No. 2516430015
3. Temporary construction easements as contained in the Lis Pendens Notice recorded June 13, 2025 as document 2516430015.
4. Rights of the public, the State of Illinois and the municipality in and to that part of the Land, if any, taken or used for road purposes, together with utility rights therein.
5. Right and easement to construct, place and maintain one anchor approximate 20 feet south of the south property line of lake street road (Sbi number 5) And approximate 20 feet west of west line of Bartlett Road extended in and upon 1st party's property located in the southeast 1/4 of section 27, together with the right of access thereto, to maintain the same as created by grant from Bertha Pegarsch to the Illinois Bell Telephone Company, dated August 26, 1936 and recorded September 22, 1936 as document 11883190. (affects Parcel 1).
6. Items disclosed on a survey prepared by V3 Companies dated August 14, 2025, Project No. . 250768.

### PLAT ACT AFFIDAVIT

State of Illinois

} SS.

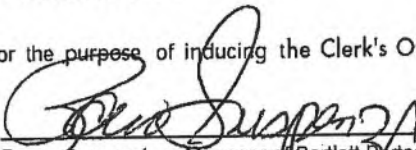
County of Cook

Rocco Suspenzi, solely as Manager of Bartlett Partners, LLC, the beneficiary of Parkway Bank and Trust Company Land Trust No. 15638, being duly sworn on oath, states that its address is 4800 N. Harlem Avenue, Harwood Heights, IL 60706, and that the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons.

- 1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;  
- OR -  
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interest therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.
- 10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that he makes this affidavit for the purpose of inducing the Clerk's Office of Cook County Illinois, to accept the attached deed for recording.

  
 Rocco Suspenzi, as Manager of Bartlett Partners, LLC, as beneficiary of Parkway Bank and Trust Company Land Trust No. 15638

SUBSCRIBED and SWORN to before me

this 30th day of September, 2025  
Laura D'Amato





# Agenda Item Executive Summary

**AGENDA ITEM:** 555 W. Lake Street- IDOT Eminent Domain Lawsuit **BOARD OR COMMITTEE:** Board

## BUDGET IMPACT

Amount	Budgeted	\$
<b>Fund:</b>	<b>Corresponding Activity Measure:</b>	

## EXECUTIVE SUMMARY

As the Village Board may recall, the Illinois Department of Transportation ("IDOT") recently filed an eminent domain lawsuit (the "Eminent Domain Suit") against the Village-owned property located at 555 W. Lake Street (the "Property"). The Eminent Domain Suit sought to take a small portion along the perimeter of the Property for roadway and sidewalk improvements being constructed by IDOT along Lake Street (the "Taking").

After negotiations with IDOT, the parties have agreed that the just compensation to be paid to the Village for the Taking would be \$32,000. IDOT has prepared a Stipulation and Settlement Agreement to confirm the just compensation amount at \$32,000. If the Village Board approves the Stipulation and Settlement Agreement, the parties will enter an agreed final judgment order that will resolve the Eminent Domain Lawsuit.

## ATTACHMENTS (PLEASE LIST)

Attorney Memo, Resolution, Settlement agreement

### 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 Resolution 2026-\_\_\_\_\_ A resolution approving a settlement with the Illinois Department of Transportation Relating to the property at 555. W Lake Street

Staff: Scott Skrycki, Assistant Administrator

Date:03/31/2026



A Professional Corporation  
140 South Dearborn Street, Suite 600  
Chicago, IL 60603  
www.ancelglink.com

Kurt S. Asprooth  
kasprooth@ancelglink.com  
(P) 312.604.9139  
(F) 312.782.0943

## MEMORANDUM

**To:** Mayor Gunsteen & Village Board of Trustees, Village of Bartlett

**CC:** Paula Schumacher, Village Administrator

**From:** Kurt S. Asprooth

**Subject:** 555 W. Lake Street- IDOT Eminent Domain Lawsuit

**Date:** March 31, 2026

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As the Village Board may recall, the Illinois Department of Transportation (“**IDOT**”) recently filed an eminent domain lawsuit (the “**Eminent Domain Suit**”) against the Village-owned property located at 555 W. Lake Street (the “**Property**”). The Eminent Domain Suit sought to take a small portion along the perimeter of the Property for roadway and sidewalk improvements being constructed by IDOT along Lake Street (the “**Taking**”).

After negotiations with IDOT, the parties have agreed that the just compensation to be paid to the Village for the Taking would be \$32,000. IDOT has prepared a Stipulation and Settlement Agreement to confirm the just compensation amount at \$32,000. If the Village Board approves the Stipulation and Settlement Agreement, the parties will enter an agreed final judgment order that will resolve the Eminent Domain Lawsuit.

RESOLUTION 2026 - \_\_\_\_\_

**A RESOLUTION APPROVING A SETTLEMENT WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION RELATING TO THE PROPERTY AT 555 W. LAKE STREET.**

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**WHEREAS**, the Village of Bartlett ("**City**") is a home rule municipal corporation organized and operating in accordance with the Illinois Constitution of 1970; and

**WHEREAS**, the Village holds title to the property commonly known as 555 W. Lake Street, Bartlett, Illinois (the "**Property**"); and

**WHEREAS**, the Illinois Department of Transportation ("**IDOT**") filed an eminent domain lawsuit seeking to take certain portions of the Property for public roadway purposes, which is pending in the Circuit Court of Cook County, Illinois, bearing docket number 2025 L 050195 ("**Lawsuit**"); and

**WHEREAS**, the Village and IDOT have agreed upon the amount of \$32,000 as the just compensation to be paid to the Village from IDOT for the portions of the Property taken for public roadway purposes; and

**WHEREAS**, based on the agreement of the Village and IDOT, the parties desire to settle the Lawsuit through a stipulation setting the just compensation to be paid to the Village at \$32,000 ("**Settlement Stipulation**"), a copy of which is attached hereto as **Exhibit A**; and

**WHEREAS**, the Village President and Board of Trustees have determined that it is in the best interests of the Village and its residents to approve the Settlement Stipulation.

**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: APPROVAL; AUTHORIZATION.** The Corporate Authorities of the Village hereby approve the settlement with IDOT as set forth on the Settlement Stipulation attached hereto as Exhibit A. The Village Attorney is authorized and directed to execute any documents and take any actions that are necessary to approve the settlement with IDOT and authorize the disbursement of the just compensation to the Village.

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

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

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

ATTEST:

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

#### CERTIFICATION

I, the undersigned, do hereby certify that I am the Village Clerk of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, and that the foregoing is a true, complete and exact copy of Resolution 2026 - \_\_\_\_\_ enacted on April 7, 2026, and approved on April 7, 2026, as the same appears from the official records of the Village of Bartlett.

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

**EXHIBIT A**

*555 W. Lake Settlement Stipulation*

IN THE CIRCUIT COURT OF COOK COUNTY, ILLINOIS  
COUNTY DEPARTMENT, LAW DIVISION

THE DEPARTMENT OF TRANSPORTATION	)	
OF THE STATE OF ILLINOIS, FOR AND ON	)	
BEHALF OF THE PEOPLE OF THE STATE	)	
OF ILLINOIS,	)	Case No. 2025 L 050195
	)	
Plaintiff,	)	
	)	Calendar 3
v.	)	
	)	
ALLIED SERVICE AND GAS, INC., an Illinois	)	Condemnation
Corporation; MILLENIUM INVESTMENT GROUP,	)	
INC; COOK COUNTY TREASURER; VILLAGE OF	)	Parcels 0N20005 & TE (A+B)
BARTLETT, an Illinois Municipal Corporation; BP	)	
PRODUCTS NORTH AMERICA, INC., by Reason of	)	Job No. R-90-009-22
Document 0402742168; PROGRESSIVE	)	
PETROLEUM, LLC; COUNTY OF COOK, a Body	)	JURY DEMAND
Politic and Corporate of the State of Illinois;	)	
UNKNOWN OWNERS AND NON-RECORD	)	
CLAIMANTS, generally,	)	
Defendants.	)	

STIPULATION AND SETTLEMENT AGREEMENT

The plaintiff, the Department of Transportation of the State of Illinois (“*Department*”), and the defendant, Village of Bartlett, an Illinois Municipal Corporation, enter into the following stipulation and settlement agreement.

1. On April 7, 2025, the Department filed a Complaint For Condemnation (“*Complaint*”) to acquire fee simple title to a parcel of real property identified as Parcel 0N20005 in Paragraph 7 of the Complaint, as legally described in Exhibit A thereto, and two temporary easements across and upon parcels of real property identified as Parcels 0N20005TE-A and 0N20005TE-B in Paragraph 7 of the Complaint, as legally described in Exhibits B and C thereto. The fee and easements together are referred to herein as Parcels 0N20005 & TE (A+B).

2. Parcels 0N20005 & TE (A+B) are part of a larger parcel measuring approximately 0.897 acre (39,073 sq. ft.) which is located at the northeast corner of US Route 20 (Lake Street) and Bartlett Road in the Village of Bartlett, Cook County, Illinois (the “*Subject Property*”). The common address of the Subject Property is 555 W. Lake Street, Bartlett, Illinois.

3. On June 6, 2025, defendant Village of Bartlett, an Illinois Municipal Corporation (“*Bartlett*”), acquired fee simple title to the Subject Property by a Judicial Deed entered by the Court in case No. 2024 3009471 in the Circuit Court of Cook County, Third Municipal District – Rolling Meadows. Bartlett is represented in this action by Kurt S. Asprooth, Esq., Ancel Glink, P.C., 140 S. Dearborn Street, 6<sup>th</sup> Floor, Chicago, Illinois.

4. All defendants in this proceeding have been served with process, as provided by statute, and the Court has jurisdiction of the subject matter of this proceeding and all parties.

5. On July 21, 2025, an order granting a default judgment was entered in the instant proceedings against the defendant Unknown Owners and Non-Record Claimants.

6. On July 21, 2007, an order was entered dismissing Millenium Investment Group, Inc., as a defendant in the instant action pursuant to its Disclaimer of Interest in the Subject Property and in the condemnation proceeds.

7. On August 5, 2025, an order granting a default judgment was entered in the instant proceedings against the defendant Progressive Petroleum, LLC.

8. On August 5, 2025, an order granting a default judgment was entered in the instant proceedings against the defendant BP Products North America, Inc., By Reason of Document 0402742168.

9. Defendant Allied Service and Gas, Inc., was dissolved by the Illinois Secretary of State on December 13, 2019 prior to the commencement of this action.

10. Bartlett wishes to settle all claims for final just compensation arising out of, or related to, the taking of full fee simple title to Parcel 0N20005 and temporary easements across and upon Parcels 0N20005TE-A and 0N20005TE-B and for any or all damage to the remainder caused by the taking, whether claimed or unclaimed.

11. The undersigned signatory for Bartlett represents and warrants that he has authority and the right to enter into this Stipulation and Settlement Agreement on behalf of Bartlett.

12. Pursuant to the Department's Motion for Immediate Vesting of Title and the Order entered by the Circuit Court on September 30, 2025, the preliminary just compensation for the taking of the full fee simple title to Parcel 0N20005 and for any or all damage to the remainder caused by the taking was fixed at TWENTY TWO THOUSAND DOLLARS (\$22,000.00), and the preliminary just compensation for the taking of temporary easements across and upon Parcels 0N20005TE-A and 0N20005TE-B was fixed at TEN THOUSAND DOLLARS (\$10,000.00), and this entire amount was deposited by the Department with the Cook County Treasurer on November 21, 2025.

13. On December 4, 2025, the Court entered an order vesting the Department with full fee simple title to Parcel 0N20005 and temporary easements for construction across and upon Parcels 0N20005TE-A and 0N20005TE-B. The parties agree that the Order Vesting Title will be confirmed by entry of the Final Judgment Order.

14. The parties to this Stipulation and Settlement Agreement agree that the full and final just compensation for the full fee simple title to Parcel 0N20005, for temporary

easements in Parcels 0N20005TE-A and 0N20005TE-B, and for any or all damage to the remainder caused by the taking, whether claimed or unclaimed, shall be fixed in the amount of THIRTY TWO THOUSAND DOLLARS (\$32,000.00).

15. By signing and filing this Stipulation and Settlement Agreement and upon the entry of a Final Judgment Order, in the form attached hereto as Exhibit 1, the parties agree that this cause of action shall be fully compromised and settled.

16. The parties agree that, upon filing of this Stipulation and Settlement Agreement and entry of the Final Judgment Order, the Department shall be entitled to a Satisfaction and Release of Judgment.

17. The parties to this Stipulation and Settlement Agreement waive their right to a trial by jury.

18. The parties to this Stipulation and Settlement Agreement waive any claims for payment of costs and attorneys' fees.

19. The parties to this Stipulation and Settlement Agreement waive any claims for payment of interest against each other whether arising by statute or common law.

20. The parties to this Stipulation and Settlement Agreement agree not to appeal this order.

21. This Stipulation and Settlement Agreement is the entire and exclusive agreement between the parties and supersedes any written or oral understanding, promise, or agreement, directly or indirectly related to this eminent domain action.

ACCEPTED AND AGREED:

DEPARTMENT OF TRANSPORTATION OF  
THE STATE OF ILLINOIS, FOR AND ON  
BEHALF OF THE PEOPLE OF THE STATE OF  
ILLINOIS

By: Kwame Raoul, Attorney General of the  
State of Illinois

By: \_\_\_\_\_  
James R. Carr  
Special Assistant Attorney General

VILLAGE OF BARTLETT, AN ILLINOIS  
MUNICIPAL CORPORATION

By: \_\_\_\_\_  
Its duly authorized agent

Prepared by:

James R. Carr  
Special Assistant Attorney General  
CARR LAW FIRM, LLC (#59393)  
230 N. Kensington Avenue  
La Grange, IL 60525  
(312) 543-8486  
[jcarr@jcarrlawfirm.com](mailto:jcarr@jcarrlawfirm.com)



# Agenda Item Executive Summary

**AGENDA ITEM:** 2026 Manhole Rehabilitation Project

**BOARD OR COMMITTEE:** Board

## BUDGET IMPACT

<b>Amount</b>	\$143,488	<b>Budgeted</b>	\$150,000
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<b>Fund:</b> Sewer	<b>Corresponding Activity Measure:</b> Influent/Effluent Flow
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## EXECUTIVE SUMMARY

On March 6, 2026, a Notice to Bidders was published in the Daily Herald and the Village Website, soliciting bids for the Sanitary Sewer Manhole Rehabilitation Project. The project consists of the rehabilitation of 40 sanitary manhole structures including patching and grouting, geopolymer wall coating, and related work. Bids were due no later than March 20, 2026 at 10:00 am. Three (3) bid packets were returned. The engineer's estimate for the project was \$150,000. Bids ranged from \$143,488 - \$168,549, with BLD Services, LLC. as the low bidder. This project was a bid as a three-year agreement. Staff had reached out to numerous references, and all stated their work was satisfactory. Staff recommends awarding the Manhole Rehabilitation project to BLD Services, LLC.

## ATTACHMENTS (PLEASE LIST)

Ex: Memo, Resolution, 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 Manhole Rehabilitation agreement between the Village of Bartlett and BLD Services, LLC.

Staff: John Pullia, Wastewater Supervisor

Date: March 26, 2026

# Memo

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**To:** Paula Schumacher, Village Administrator

**From:** John Pullia, Wastewater Supervisor

**Subject:** Sanitary Sewer Manhole Rehab Contract Award

**Date:** March 26, 2026

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## **BACKGROUND**

On March 6, 2026 a Notice to Bidders was published in the Daily Herald and the Village Website, soliciting bids for the Sanitary Sewer Manhole Rehabilitation Project. The project consists of the rehabilitation of 40 sanitary manhole structures including patching and grouting, geopolymer wall coating, and related work. Bids were due no later than March 20, 2026, at 10:00 am. Three (3) bid packets were returned. The engineer's estimate for the project was \$150,000. Bids ranged from \$143,488 - \$168,549, with BLD Services, LLC, as the low bidder. Staff had reached out to numerous references, and all stated their work was satisfactory.

## **MOTION**

**MOVE TO APPROVE RESOLUTION 2026- \_\_\_\_, A RESOLUTION APPROVING THE MANHOLE REHABILITATION AGREEMENT BETWEEN THE VILLAGE OF BARTLETT AND BLD SERVICES, LLC**

RESOLUTION 2026 - \_\_\_ - R

**A RESOLUTION APPROVING THE CONTRACT FOR SANITARY SEWER  
MANHOLE REHABILITATION BETWEEN THE VILLAGE OF BARTLETT AND  
BLD SERVICES, LLC**

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**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 agreement between the Village of Bartlett and BLD Services, LLC. dated April 7, 2026 (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 is hereby authorized and directed to sign the Amendment to 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 its passage and approval.

**ROLL CALL VOTE:**

**AYES:**

**NAYS:**

**ABSENT:**

**PASSED**      **April 7, 2026**

**APPROVED**    **April 7, 2026**

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**Daniel H. Gunsteen, Village President**

**ATTEST:**

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**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 -\_\_\_-R, enacted on April 7, 2026, and approved on April 7, 2026, as the same appears from the official records of the Village of Bartlett.

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Lorna Giless, Village Clerk

## SANITARY SEWER MANHOLE REHAB PROJECT AGREEMENT

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This Sanitary Sewer Manhole Rehab Project Agreement (the "Agreement") is entered this 7th day of April, between the Village of Bartlett, an Illinois home rule municipality (the "Village" or "Owner") and BLD Services, LLC. (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.**

The proposed work includes, but is not limited to; Furnishing of materials, labor and equipment to rehabilitate manhole structures including patching and grouting, geopolymer wall coating and related work.

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 1 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 August 31, 2026 for year 1 of the project. Subsequent completion dates will be discussed and agreed upon between the Village and the Contractor in those respective extension years.

### **Renewable Contract and Term.**

This Contract shall have an initial term of one year from the effective date (the "Initial Term"); provided, however, if no written notice is provided by either party of its intention not to renew given at least sixty (60) days before the end of the Initial Term, this Contract shall automatically be extended for an additional one-year (the "First Extension Term" at the alternate (year 2) pricing. If no written notice is provided by either party of its intention not to renew at least sixty (60) days before the end of the First Extension Term, this Agreement shall automatically be extended for an additional one-year term (the "Second Extension Term") at the alternate (year 3) pricing. The First Extension Term (year 2) and the Second Extension Term (year 3), if so extended, are sometimes referred to herein as an "Extended Term" and all other terms and conditions set forth in this Agreement and the Contract Documents shall apply, including the unit prices for the Project

Work set forth in the Schedule of Prices of this Agreement, and shall be applied to the then applicable number of units.

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 Contractors 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:

BLD Services, LLC

By: \_\_\_\_\_  
Daniel H. Gunsteen  
Village President

By: \_\_\_\_\_  
Title: \_\_\_\_\_

Attest:

Attest:

By: \_\_\_\_\_  
Lorna Giles, Village Clerk

\_\_\_\_\_

Title: \_\_\_\_\_

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

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



# Agenda Item Executive Summary

AGENDA ITEM: Fire Hydrant Painting Project Extension

BOARD OR COMMITTEE: Board

### BUDGET IMPACT

Amount	\$38,407.00	Budgeted	\$50,000
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Fund: Water	Corresponding Activity Measure: Fire Hydrants Repaired/Painted
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### EXECUTIVE SUMMARY

On March 28, 2025, GO PAINTERS, INC was awarded the multi-jurisdictional hydrant painting bid of 9 communities, including Bartlett. GO PAINTERS was the low bid and provided pricing for three years. GO PAINTERS completed year one last fiscal year. This agreement is for the second year of the contract. The work includes sandblasting each hydrant in the selected areas, priming them and then painting them red.

This project is to help them last longer, improve operability and make them more aesthetically appealing. The areas included in this year's project include the Woodland Hills, Far Hills, Ridings East, Weathersfield and Litchfield Woods subdivisions, along with the area around the High School.

### RECOMMENDATION

Staff recommends renewing the agreement with GO PAINTERS, INC.

### ATTACHMENTS (PLEASE LIST)

Memo, Location Map, Resolution, 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 Renewal of the First Amended Agreement for Fire Hydrant Painting project between the Village of Bartlett and GO PAINTERS, INC.

Staff: Dan Dinges, Director of Public Works

Date: March 30, 2026

# Memo

DATE: March 30, 2026

TO: Paula Schumacher  
Village Administrator

FROM: Dan Dinges, PE  
Director of Public Works

SUBJECT: Fire Hydrant Painting Project Extension

**BACKGROUND**

On March 28, 2025, GO PAINTERS, INC was awarded the multi-jurisdictional hydrant painting bid. Downers Grove was the host agency and 10 other municipalities were represented, including Bartlett. GO PAINTERS provided pricing for the next three years. This agreement is for the second year of the agreement.

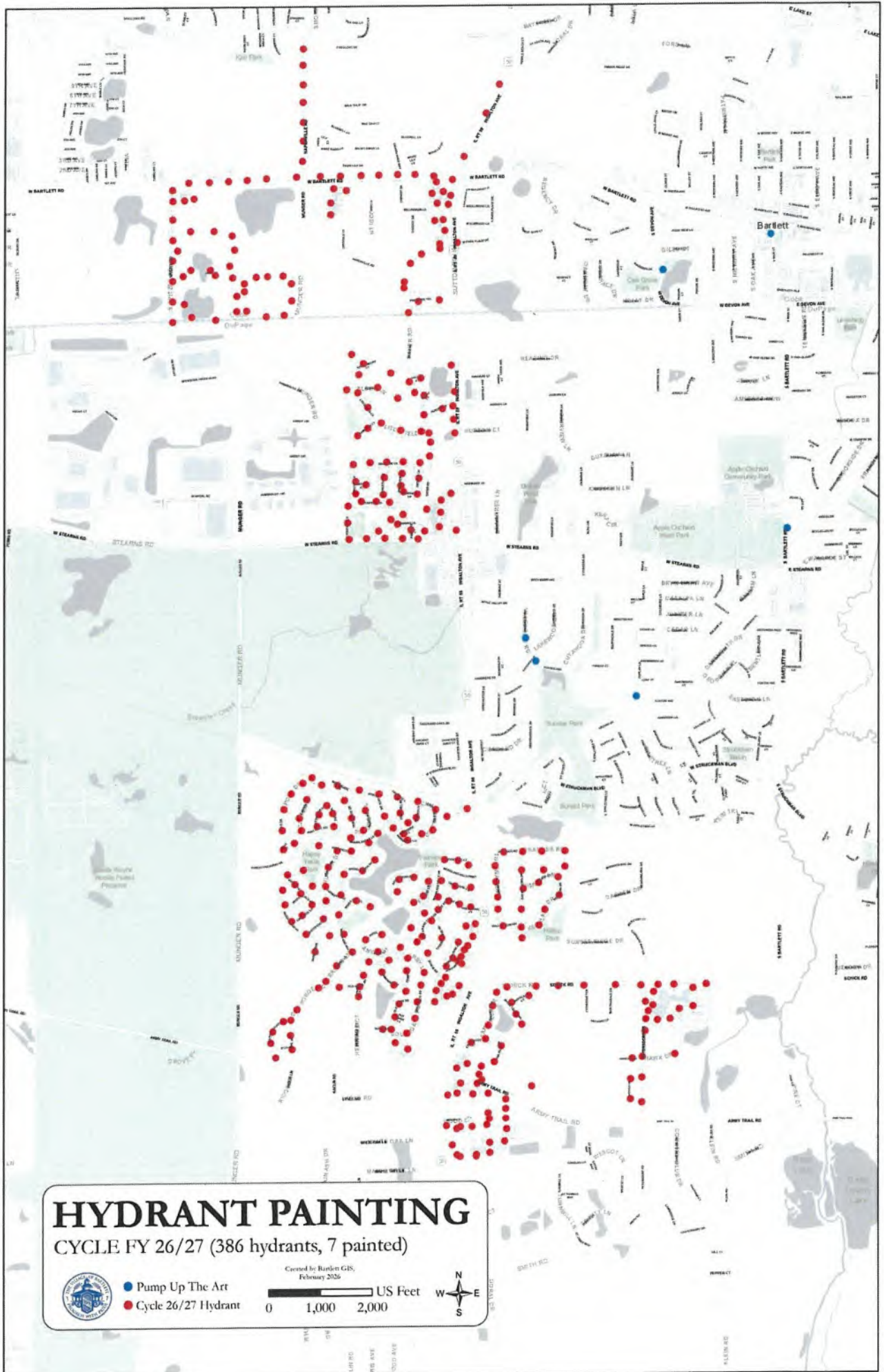
The work includes sandblasting each hydrant in the selected area, priming them and then painting them red. The area includes the Woodland Hills, Far Hills, Ridings East subdivisions, around the high school including Eastfield subdivision, the Army Trail, Route 59 area and the Sayer Road areas. A location map is attached for reference.

The work includes painting approximately 386 Fire Hydrants. The price per hydrant is \$99.50. The estimated cost is approximately \$38,407.00. The Village has budgeted \$50,000 for this project and was approved in the capital budget.


**RECOMMENDATION**

Staff recommends extending the Hydrant Painting Project’s first amended agreement with GO PAINTERS, INC.

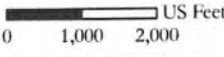
**MOTION:** I move to approve Resolution 2026-\_\_\_\_\_, a Resolution Approving the renewal of the first amended agreement for fire hydrant painting project between the Village of Bartlett and GO PAINTERS, INC.



**HYDRANT PAINTING**  
 CYCLE FY 26/27 (386 hydrants, 7 painted)


● Pump Up The Art  
● Cycle 26/27 Hydrant

Created by Bartlett GIS, February 2026


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RESOLUTION 2026 - \_\_\_\_\_

**A RESOLUTION APPROVING OF THE RENEWAL OF THE FIRST AMENDED AGREEMENT FOR FIRE HYDRANT PAINTING PROJECT BETWEEN THE VILLAGE OF BARTLETT AND GO PAINTERS, INC.**

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**WHEREAS**, in 2025 the Village of Downers Grove on behalf of the DuPage Municipal Partnering Initiative went out to bid for Fire Hydrant Painting projects along with Nine (9) other villages to get lower overall unit prices, and reserved in the bid documents the option to renew the contract for two additional one (1) year periods with increases as bid; and

**WHEREAS**, GO PAINTERS, Inc. (“GO PAINTERS” or the “Contractor”) was awarded the 2025 Fire Hydrant Painting Project as the lowest qualified, responsible and responsive bidder for said Fire Hydrant Painting work (the “Contract”); and

**WHEREAS**, The Village Board entered into an amended agreement with Go PAINTERS on August 19, 2025, with an option to renew for 2026 pending board approval; and

**WHEREAS**, GO PAINTERS INC. has timely submitted its request to increase the unit prices to perform the Fire Hydrant Painting work for 2026 as bid; and

**WHEREAS**, the applicable price increase in the last year and the parties agree that the increase in unit prices would be fair and reasonable; and

**NOW, THEREFORE, 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 Renewed Amended Fire Hydrant Painting Project Agreement appended hereto (the “Agreement”) 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: **April 7, 2026**

APPROVED: **April 7, 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 April 7, 2026 and approved on April 7, 2026, as the same appears from the official records of the Village of Bartlett.

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

**FIRST EXTENSION TO THE AMENDED HYDRANT SANDBLASTING AND  
PAINTING AGREEMENT BETWEEN THE VILLAGE OF BARTLETT AND GO  
PAINTERS, INC.**

This Extension to the Hydrant Sandblasting and Painting Agreement, by and between GO Painters, Inc., (the "**Contractor**") and the Village of Bartlett, an Illinois municipal corporation and home rule unit of government of Cook, DuPage, and Kane Counties, Illinois (the "**Village**") is entered into on this 7 day of April 2026.

**RECITALS:**

**WHEREAS**, the Contractor and Village entered into that certain Hydrant Sandblasting and Painting Agreement dated (August 19,2025) (the "**Amended Agreement**"); and

**WHEREAS**, the Parties desire to amend the term of the Amended Agreement as set forth in this Extension.

**NOW THEREFORE**, in consideration of the foregoing and as acknowledged and agreed to in the Original Agreement and this First Amendment, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby agree as follows:

**Section 1. Recitals.** The foregoing recitals are expressly incorporated herein and are made a part of this Extension.

**Section 2. Amendment to Section 4(A) of the Original Agreement.** Section 4(A) of the Amended Agreement is hereby deleted in its entirety and replaced with the following:

- A. **Term:** The term of this Agreement, unless terminated pursuant to Section 4(B) herein, will run for a period of one (1) year, beginning on April 7,2026, and ending on April 30, 2027. The Village will have the option to renew this Agreement for one (1) additional one (1) year terms. Contractor will provide annual sandblasting and painting service for the Village's fire hydrants pursuant to the quantity, schedule, and pricing shown in Group Exhibit A.

**Section 3. Continuing Effect.** All other terms and conditions set forth in the Amended Agreement, except as expressly modified by this extension, shall remain in full force and effect.

[signature page follows]

IN WITNESS WHEREOF the Parties hereto have caused this Extension to be executed, effective on the date first above written.

VILLAGE

CONTACTOR

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_

VILLAGE OF BARTLETT

GO PAINTERS, INC.

By: \_\_\_\_\_

By: \_\_\_\_\_

Daniel H. Gunsteen  
Village President

Its \_\_\_\_\_



# Agenda Item Executive Summary

**AGENDA ITEM:** Bartlett Hills Food and Beverage Consultant **BOARD OR COMMITTEE:** Board

## BUDGET IMPACT

<b>Amount</b>	\$16,900	<b>Budgeted</b>	
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<b>Fund: Golf Fund</b>	<b>Corresponding Activity Measure:</b>
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## EXECUTIVE SUMMARY

During a Committee of the Whole meeting in early March, discussions were held regarding the solicitation of proposals for a food and beverage analysis at Bartlett Hills Golf Course, and the item is brought back to the Village Board for further consideration. The proposed scope includes a comprehensive review of operational efficiency, including menu analysis, workflow evaluation, staff interviews, customer interactions, profit and loss analysis, scheduling, payroll, and marketing, with a final delivery consisting of both an operational assessment and a three-to-five-year strategic plan for the department.

The Board requested additional information prior to deciding and that has been provided, including *letters of recommendation*, case studies that are available online as well as the follow up of a local reference. Mike McCarty, Executive Director of the Glenview Park District, reported positive outcomes from prior engagements with the Holtzman Group, including improved morale and stronger financial performance. The Board also requests a *meet and greet similar to the Houseal Lavigne President's Report*, and Mr. Holtzman agreed to attend the board meeting to present his methodology, including his approach to elevating operations from an 8 to a 9 +. *Marketing was also emphasized as a key component* of the scope and is incorporated into the proposal.

\* In discussions with Mr. Holtzman, and through further research into his company while bringing this agenda item forward, I explored the opportunity to gain additional value from his visit. One idea discussed was inviting the local restaurant community to attend a presentation at Bartlett Hills during his time with us, contingent upon the Board approving his agreement. The proposed presentation, titled 15 Ideas in 30 Minutes to Add Profitability, would provide practical insights to local operators. Mr. Holtzman has spoken at more than 400 conferences across four continents over the past 35 years, making it a logical opportunity to extend his expertise to the broader food and beverage community within the Village.

If the Village Board is comfortable with the information provided, it may approve the agreement and authorize the Village Administrator to execute the contract.

## ATTACHMENTS (PLEASE LIST)

Staff memo, Proposal from Holtzman Group, Letters of Recommendation

### RELATIONSHIP TO STRATEGIC PLAN GOAL

Strategic Plan Goal or Target: Yes  No

Description: FINACIAL SUSTAINABILITY

## ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion: I move to approve the agreement between the Village of Bartlett and the Holtzman Group.

# Memorandum

**To:** Village President and Board of Trustees  
**From:** Scott Skrycki, Assistant Village Administrator  
**Date:** 11/26/2025  
**Re:** Bartlett Hills Food and Beverage Agreement

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## TOPIC

The proposal includes a comprehensive review of operational efficiency, including menu analysis, workflow evaluation, staff interviews, customer interaction review, profit and loss analysis, scheduling, payroll, and marketing recommendations. With a final delivery being an operational analysis as well as a 3–5-year strategic plan for the food and beverage department.

## DISCUSSION

During a Committee of the Whole meeting in early March, discussions were held regarding the solicitation of proposals for a food and beverage analysis at Bartlett Hills Golf Course. The item has now been brought back to the Village Board for further analysis and discussion.

Discussion also occurred regarding whether the analysis should include the golf side of the operation. While there will naturally be some overlap, as it is not possible to fully separate the two, the primary focus will remain on the food and beverage department. This approach is based on two factors: first, recent investments in the golf operation, including a new irrigation system, GPS, and a golf cart agreement; and second, the continued profitability of the golf operation compared to the food and beverage department, which is currently operating at a loss.

Staff recommended Mr. Holtzman for consideration due to his competitive cost and reputation as a trusted industry leader. He is frequently featured at national and state park district conferences, particularly in the areas of hospitality and food and beverage operations.

The Village Board requested additional clarification and further discussion prior to considering the recommendation.

## REQUESTS FROM THE BOARD FOR FURTHER ANALYSIS

- *Letters of recommendation are attached and case studies* from previous clients have been provided.
- Case studies are also available at:  
<https://holtzmanhospitality.com/case-studies/>

- Staff conducted follow-up outreach with local *additional references*. Mike McCarty, Executive Director of the Glenview Park District, noted that consultation with the Holtzman Group across various projects resulted in improved staff morale and stronger financial performance.
- A *presentation or meet and greet, similar in format to Houseal Lavigne's President's Report* from the March meeting, has been requested. Mr. Holtzman has agreed to attend a the board meeting in person to present his methodology and process, including his approach to elevating a facility from an "8" to a "9+."
- *Marketing was to be ensured as a key component of the scope of work*, and Mr. Holtzman has incorporated this into the proposal that is before the Village Board.

### **VALUE ADDED**

In discussions with Mr. Holtzman, and through further research into his company while bringing this agenda item forward, I explored the opportunity to gain additional value from his visit. One idea discussed was inviting the local restaurant community to attend a presentation at Bartlett Hills during his time with us, contingent upon the Board approving his agreement. The proposed presentation, titled *15 Ideas in 30 Minutes to Add Profitability*, would provide practical insights to local operators. Mr. Holtzman has spoken at more than 400 conferences across four continents over the past 35 years, making it a logical opportunity to extend his expertise to the broader food and beverage community within the Village.

### **DIRECTION NEEDED**

If the Village Board is comfortable with the information provided, it may approve the agreement, authorizing the Village Administrator to execute the contract.

### **MOTION**

I move to approve the agreement between the Village of Bartlett and the Holtzman Group.

2602 W Tucson St Unit 828  
Broken Arrow Ok 74011  
Phone: 858-382-7323  
E-Mail: [mike@profitablefood.com](mailto:mike@profitablefood.com)

Holtzman Group  
Hospitality Experts

## **Food and Beverage Partnership: Bartlett Hills Golf Club**





## Holtzman Group Hospitality Experts Partnership Proposal

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2602 W Tucson St Unit 828  
Broken Arrow, OK 74011

Mobile (858) 382-7323

Scott Skrycki  
Bartlett Hills Golf Club  
Bartlett, IL

### **Re: Proposal- Bartlett Hills Golf Club -**

January 19, 2026

Dear Scott,

Thank you for taking the time to interview with me this past week. We are looking forward to assisting you in analyzing your food and beverage operation. On the afternoon of our final day we will be presenting a list of recommendations and ideas to help the golf food and beverage operation be more profitable.

There are a number of factors that make public golf course food service unique. HGHE's experience of 1000 projects and 350 golf course operations sets us apart from any other consulting firm.

Based upon our discussions during the interview phase last week, below is HGHE's proposal to analyze, and assist the city in taking the F&B operation from a 8 to a 9+.

These phases are:

Phase I : Operational analysis and 3-5 year food and beverage strategic plan (3 days)

Phase II: 6-8 week follow up Operations review with the F&B team (optional) (2 days)



## **Phase I: F&B Operations analysis /Strategic Planning: \$16,900**

### ***- Three Days Onsite Two Consultants***

□ Analyze the current operations at all of the club food service outlets. Reviewing the current numbers prior to our arrival will be important. Once these operations are set up for success from the beginning, then we can help minimize the cost of the amenity.

—Observe the food operations over the three days to see the club in action. What are the current challenges? What is working well that we don't want to change? Observing the facilities during this visit will answer most of these questions

—Meet with the food and beverage team in 1 on 1 interviews to get their perspective and feedback on the challenges of the current operation. Their feedback is critical to the success of our consultation.

—Analyze the current dining room menus and based upon our experience, provide suggestions for increased efficiency and quality

—Meet with the city staff and F&B team to go through the potential menu options for all service areas.

—Examine the operations from the customer's perspective, and determine additional opportunities for increased sales and profits including banquet opportunities.

—Study the existing payroll and schedules and work through some specific solutions to reduce payroll costs without jeopardizing service speed or food quality.

—After completing the analysis on all the data, we can study the existing marketing for the restaurant and catering. Then we will recommend additional marketing opportunities to build the business and increase revenues.

—A wrap up meeting with the F&B team to discuss our observation and recommendations and set some goals with the team to complete our recommendations



**Phase II: Operations Review and P&L Management 6-8 weeks  
later (optional)**

**\$8,900**

*- Two Days Onsite Two Consultants*

—An initial follow up meeting with the Food and Beverage team to review the initial report. Are there any other challenges? What would make your job easier?

—Develop additional recommendations for increasing revenues now that we have our costs in line from our previous consultation.

Please let me know if you have any questions. We can always add additional information you would like us to review.

Thank you Scott, we look forward to working with you and your team on this exciting project.

Sincerely,

Mike Holtzman  
President/CEO  
HGHE  
858-382-7323



These fees include all the preliminary work and analysis, our time on site and a comprehensive follow-up report.

-100% of phase 1 (\$16,900) are due prior to our departure

-Travel expenses are billed separately and due before departure

**Liability limitation for Phase 1-2:**

**BartlettHills Golf Club (BHGC)** and Holtzman Group Hospitality Experts (**HGHE**) have discussed the risks, rewards and benefits of the project and HGHE's total fee for services. The risks have been allocated such that **BHGC** agrees that to the fullest extent permitted by law, HGHE's total liability to **BHGC** or owner/client for any and all injuries, claims, losses, expenses, damages, or claims expenses arising out of this agreement from any cause or causes shall not exceed the project fee. Such causes include but are not limited to HGHE's negligence, errors, omissions, strict liability, breach of contract or breach of warranty.

**Michael Holtzman** 01/19/26

Signature of HGHE Representative Date

\_\_\_\_\_  
Signature of BHGC Representative

Date



TO: Scott Skrycki

REFERENCE: List of items needed to help complete the analysis

Here is the list of items that will help us tremendously to complete the preliminary work on the project. If you could include this information, along with any personal observations and goals for this project, we will be more than prepared to analyze your facility. Here is the list of items **(the bold print items below are most critical)**:

- **Menus and prices for all of the food and beverage operations**
- **A recent set of invoices and a set of invoices from 6 months ago. ( 3 each from your broadline and 1-2 from your others)**
- **Profit and Loss statements from 2023 and 2024 and 2025**
- Hours of operation at each dining facility, number of rounds for the last 2 years
- A breakdown of food and beverage sales for each area (dining, catering and events, bar sales)
- A current menu mix of the top selling items to the least selling items for 2024 and 2025.
- A staff schedule of hours from a slow time and a busy time for the front of the house and the back of the house.
- A list of specific objectives that you would like us to consider when we are analyzing this data.
- An organization chart and anything else that you feel would be beneficial to help with the analysis.

If we could get this information ready for us by the time we arrive that would be great. Again, if you have any other questions, please give me a call.

Sincerely,



***Michael Holtzman***

Michael Holtzman  
Holtzman Group Hospitality Experts

**List of Illinois Projects:**

**Bolingbrook Park District  
Schaumburg Park Dist.  
Elmhurst Park Dist.  
Waukegan Park Dist.  
City of Dundee  
City of Oviedo  
City of Rockford  
West Chicago Park Dist.  
City of Lockport  
Glenview Park Dist.**

**Foothills Park & Rec  
Wheeling Park Dist.  
City of Huntley  
Palatine Park Dist.  
City of Elgin  
Town of Gary  
Oswegoland Park Dist.  
Champagne Park Dist.  
Prairie Bluff Park Dist.  
City of Naperville**

**City of Gurnee  
Elk Grove Park Dist.  
Munster Park Dist.  
City of Hastings  
City of Dupage  
Town of Normal  
Oak Brook Park Dist.  
Hoffman Estates  
Muskogee Park Dist.  
City of Deerfield**

**Arrowhead Golf Club**

**Cantigny Golf Club**

**Cog Hill Golf Club**

**Ditka Dome Project**

**Mistwood Golf Club**

**Chevy Chase GC**

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# COG HILL GOLF AND COUNTRY CLUB, INC.

*Home of the World Famous Dubsdread*

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12294 ARCHER AVENUE • LEMONT, ILLINOIS 60439-6711

PHONE: (630) 257-5872 • FAX: (630) 257-3665

Website: [www.coghillgolf.com](http://www.coghillgolf.com)

E-mail: [coghillgolfclub@worldnet.att.net](mailto:coghillgolfclub@worldnet.att.net)

FOUR 18-HOLE GOLF COURSES • COMPLETE BANQUET FACILITIES

**September 7, 2001**

**Mr. Mike Holtzman  
Profitable Food Facilities  
11104 Papoose Court  
San Diego, CA 92127**

Dear Mike:

Who knows my kitchen better than I do? Nobody - after all, I've been GM at Cog Hill for over 21 years. With over \$3.5 million in annual F & B sales, I've seen it all. But what I see the most is change. Changes in customer and employee values - changes in menus precipitated by changing attitudes of our clientele. Our customers and employees are better informed, better educated, and yes, more demanding than ever before. Their expectations are higher and competition increases on a daily basis. So, the question becomes how to cope?

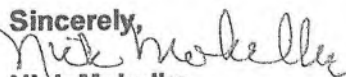
If you recall, our challenge to you was: How do we update our kitchen to be more efficient and employee friendly, while working within our existing space?

First off, my staff was really impressed with you and your approach; starting with the time you spent learning our business by interviewing kitchen and management personnel, studying the kitchen flow, analyzing our menus. It was clear to me that your hands on - real world method was going to produce a solution that would be as unique as our business.

When we received your new layout, we were very pleased. What's more everyone on my team has "bought" into the project. Largely, because of the fact you made each of them feel like they were part of the design team. Also, I appreciated how you valued our money - re-using existing equipment, if appropriate, and updating equipment only where necessary.

I know I hired a consultant, but the truth is you turned out to be "partner" in our business. Your experience, expertise, and the ability to ask the right questions have put us on track to a profitable new kitchen. After 38 years in the business, I find I still have a lot to learn. One thing I learned from you is that there is someone who knows my kitchen better than I do. Thank you.

Sincerely,



**Nick Mokolke  
General Manager**



DEPARTMENT OF PARKS, GOLF AND HOSPITALITY - OFFICE OF THE DIRECTOR  
FACSIMILE: 720-898-7401 ▲ TDD: 720-898-7869  
PHONE: 720-898-7400

September 1, 2018

Mr. Mike Holtzman, President  
Profitable Food Facilities  
14026 Donart Drive  
Poway, California 92064

Dear Mike,

It is a pleasure to provide you with this letter of recommendation for work undertaken by Profitable Food Facilities on behalf of the City of Arvada, Colorado's Department of Parks, Golf and Hospitality. Our work together spanned an 18 month period of time and focused on a broad ranging scope of service.

We asked you to perform a number of tasks designed to improve the operations of Arvada's two golf courses: to review the design and layout of the new West Woods Clubhouse and assist in the development of a standard operating procedures manual, to assist in the menu design and engineering for the West Woods and Lake Arbor Restaurants; and, to work with the Arvada Golf Advisory Committee on a broad understanding of what makes a facility well-run and profitable, along with knowing the five most significant performance measures used to evaluate performance. All tasks were completed.

Your work on the West Woods Clubhouse Project was especially notable and appreciated. The West Woods Clubhouse Golf Club Project was selected by the 2018 Golf Inc.'s Annual Clubhouse Panel of Judges as the second-place winner in the Public Course Remodel category. West Woods Clubhouse Project was runner-up to an amazing clubhouse located in Spain. This award is to be shared by all who participated in the project.

Profitable Food Facilities played a key role on the project team and provided keen insight to the architects, contractor and owners. Please feel free to refer any future potential clients to me as I would be happy to be used as a reference. Thank you!

Sincerely yours,

*Gordon Reusink*

Gordon Reusink, Director  
City of Arvada Parks, Golf and Hospitality



Keowee Key Property Owners' Association, Inc.

To Whom It May Concern,

I am writing to offer my enthusiastic recommendation for Mike Holtzman and Profitable Food Facilities Worldwide (PFFW) based on our exceptional experience at Keowee Key POA, Inc. As a private gated residential community in the Southeastern US, we desired to optimize our food and beverage operations to better serve our 1700 homeowners and enhance our annual gross revenues exceeding \$11 million, with \$3 million stemming from F&B. After a rigorous selection process amongst well regarded hospitality industry consulting firms, our committee unanimously chose PFFW for their proven track record and expertise in improving club operations.

Throughout our collaboration, Mike Holtzman and his team demonstrated an unwavering commitment to understanding our community's unique dynamics and objectives. Their approach was comprehensive, encompassing in-depth onsite assessments, meticulous data analysis, and strategic recommendations tailored to our specific needs. The outcomes of their efforts were transformative, evident not only in tangible enhancements to our kitchen facilities, menu offerings, and financial performance but also in the revitalized spirit and morale among our F&B staff. PFFW's insights and guidance not only optimized our bottom line but also fostered a culture of excellence and pride within our organization.

In conclusion, I wholeheartedly endorse Mike Holtzman and PFFW to any hospitality organization seeking to elevate their operational efficiency and guest satisfaction. Their expertise, professionalism, and dedication have proven invaluable to our community, and I am confident they will deliver exceptional results for any organization looking to enhance their food and beverage operations.

Sincerely,

Scott R. Irwin, CCM, MCFE  
Community Assistant General Manager  
Keowee Key Property Owners Association, Inc.  
Salem, SC  
Email: [sirwin@kkpoa.com](mailto:sirwin@kkpoa.com)  
864-506-1996