

VILLAGE OF BARTLETT
BOARD AGENDA
SEPTEMBER 19, 2017
7:00 P.M.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **INVOCATION**
4. **PLEDGE OF ALLEGIANCE**
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 and Committee Minutes – September 5, 2017
- *7. **BILL LIST:** September 19, 2017
8. **TREASURER’S REPORT:** July, 2017
Motor Fuel Tax Report – June, 2017
Sales Tax Report – May, 2017
9. **PRESIDENT’S REPORT:** 1. Pride in Ownership Awards
2. Tri-Village Garden Club Awards
3. Police Pension Board Appointment
4. 3CMA Savvy Award Presentation
10. **QUESTION/ANSWER: PRESIDENT & TRUSTEES**
11. **TOWN HALL:** (Note: Three (3) minute time limit per person)
12. **STANDING COMMITTEE REPORTS:**
 - A. **PLANNING & ZONING COMMITTEE, CHAIRMAN HOPKINS**
 1. Balance Family Chiropractic Site Plan Review and Variations
 2. Balance Family Chiropractic Fee Waiver Request
 - *3. Acceptance of Public Improvements for Ridge BC1 – Lot 9L in Brewster Creek Business Park
 - *4. 1180 Lexington Drive Fence Variation
 - B. **BUILDING COMMITTEE, CHAIRMAN GABRENYA**
 1. None
 - C. **FINANCE & GOLF COMMITTEE, CHAIRMAN DEYNE**
 - *1. Police Squad Car Computer Replacement Purchase
 - D. **LICENSE & ORDINANCE COMMITTEE, CHAIRMAN CAMERER**
 1. Creation of Class B Liquor License – Blackjack’s Enterprise, LLC/Bartlett d/b/a Olivia’s Place
 - E. **POLICE & HEALTH COMMITTEE, CHAIRMAN CARONARO**
 1. Award of Certain Trade Contracts in Connection with New Police Facility – Bid Package #2
 - F. **PUBLIC WORKS COMMITTEE, CHAIRMAN REINKE**
 - *1. Woodland Hills Drive – No Parking Ordinance
13. **NEW BUSINESS**
 1. Blackjack’s Enterprise, LLC/Bartlett d/b/a Olivia’s Place Liquor License Request
14. **QUESTION/ANSWER: PRESIDENT & TRUSTEES**
15. **ADJOURNMENT**



VILLAGE OF BARTLETT
BOARD MINUTES
September 5, 2017

1. CALL TO ORDER

President Wallace called the regular meeting of September 5, 2017 of the President and Board of Trustees of the Village of Bartlett to order on the above date at 7:00 p.m. in the Council Chambers.

2. ROLL CALL

PRESENT: Trustees Camerer, Carbonaro, Deyne, Gabrenya, Hopkins, Reinke, and President Wallace

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Finance Director Todd Dowden, Community Development Director Jim Plonczynski, Assistant Community Development Director Roberta Grill, Director of Public Works Dan Dinges, Public Works Engineer Bob Allen, Building Director Brian Goralski, Human Resources Director Janelle Terrance, Grounds Superintendent Kevin DeRoo, Police Chief Patrick Ullrich, Deputy Chief Chuck Snider, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

3. INVOCATION – Pastor Jim DiPalma from Encounter Church gave the invocation.

4. PLEDGE OF ALLEGIANCE

5. CONSENT AGENDA

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

Trustee Hopkins stated that he would like to add item 1 under the Planning & Zoning Committee (Ordinance 2017-113, an Ordinance Approving a Second Site Plan Amendment, Granting Special Use Permits to Allow for Public Stadium Fixed Seating and Structure Height (70' Tall Light Poles) and Granting a Side Yard Variation for Bartlett High School at 701 West Schick Road) to the Consent Agenda.



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Trustee Carbonaro stated that he would like to add item 1 under the Police & Health Committee (Ordinance 2017-114, an Ordinance Amending Title 5, Chapter 10, of the Bartlett Municipal Code Entitled "Chronic Nuisance Property") to the Consent Agenda.

Trustee Deyne moved to amend the Consent Agenda to add item 1 under the Planning & Zoning Committee (Ordinance 2017-113, an Ordinance Approving a Second Site Plan Amendment, Granting Special Use Permits to Allow for Public Stadium Fixed Seating and Structure Height (70' Tall Light Poles) and Granting a Side Yard Variation for Bartlett High School at 701 West Schick Road); and item 1 under the Police & Health Committee (Ordinance 2017-114, an Ordinance Amending Title 5, Chapter 10, of the Bartlett Municipal Code Entitled "Chronic Nuisance Property") and all items contained therein, and that motion was seconded by Trustee Hopkins.

ROLL CALL VOTE TO AMEND THE CONSENT AGENDA

AYES: Trustees Camerer, Carbonaro, Deyne, Gabrenya, Hopkins, Reinke
NAYS: None
ABSENT: None
MOTION CARRIED

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

Trustee Camerer moved to approve the Amended Consent Agenda, and all items designated to be approved by consent therein as amended, and that motion was seconded by Trustee Hopkins.

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

AYES: Trustees Camerer, Carbonaro, Deyne, Gabrenya, Hopkins, Reinke
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.



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8. TREASURER'S REPORT - None

9. PRESIDENT'S REPORT

President Wallace stated that Bannerman's Sport Grill has requested a Class O liquor license to sell alcohol at the post-race event for the Kickstand Classic from 8:00 a.m. to 3:00 p.m. on October 1, 2017. President Wallace stated that he would grant that license subject to the approval by the Board.

Trustee Carbonaro moved to grant the Class O Liquor License application submitted by Bannerman's Sports Grill for a post-race event for the Kickstand Classic from 8:00 a.m. to 3:00 p.m. on October 1, 2017 and that motion was seconded by Trustee Deyne.

ROLL CALL VOTE TO APPROVE A CLASS O LIQUOR LICENSE FOR BANNERMAN'S SPORTS GRILL

AYES: Trustees Camerer, Carbonaro, Deyne, Gabrenya, Hopkins, Reinke

NAYS: None

ABSENT: None

MOTION CARRIED

10. QUESTION/ANSWER: PRESIDENT & TRUSTEES - None

11. TOWN HALL

Valerie Salmons, 1179 Litchfield Lane

Ms. Salmons thanked the Board for the approval of the Bartlett High School Stadium. She stated that they have been working on it for some time and this final approval was a critical step.

George Koziol, 654 Hazelnut Court

Mr. Koziol stated that at the last Village Board/Committee of the Whole meeting, he couldn't help but be interested in the discussion about a new sales tax that could generate anywhere from \$400,000 to \$800,000 as a result of less state funding. With reductions in state funding, this is of real concern. This is something we have no control over. As a Home Rule community, we could pass a new sales tax to help make up the shortfall. The discussions were all across the board. No one wants to see an additional tax but sometimes it is inevitable and must happen.

He was on social networking, Facebook, to see what was being said. Some said that pay cuts are in order (as if you earned that much); some say that we should look to save and to cut wherever possible; some said that if we did nothing, we could use our reserves to cover the short fall; some say that we should look to reduce spending by whatever means



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possible; some say we could defer the purchase of big ticket items; some say don't fill vacancies.

All these may be good ideas if they were not done before, but they have. The "well may just be empty", so to speak. Where have these people been over the past few years. I have been here, with you, and I have some idea of what was done by all to keep expenses in check. You can only do these items so many times and then there is nothing more to cut. He guessed that another option is to cut services and people.

Is that what we want to do, he hoped not. If we should tap into reserves, that is a very finite and dangerous process. What happens when the reserves are gone? Along the way we would probably encounter one or more reductions in our bond ratings.

All this reminded him of something that happened to the Bartlett Fire Department last fall when a referendum to increase taxes failed. They are now faced with having to use reserves to pay the current budget, this year and next. They are talking about cutting services and people. They are not able to replace equipment that is at its suggested life spans. He hoped we do not get ourselves into the same situation as the Fire Department.

He and his wife are retired and therefore, on a fixed income. Yes, we are not happy hearing that there might be a sales tax in Bartlett. We could accept the tax increase if it were for the good of all Bartlett. If you were to tell him the amount of new tax, he would pay in the coming year and would write a check right now. He did not want to see risking losing what we are so blessed to have in Bartlett.

He hope that the Board would give this a long, hard look, considering what this means to all living in Bartlett, today and tomorrow. If necessary, sometimes the hard thing to do is the right thing. I'm counting on you to do the right thing.

Mike Werden, 431 S. Main Street

Mr. Werden stated that he is a revenue collection officer for the Illinois Department of Revenue and he has first-hand experience with sales tax issues. He stated that they have been so blessed for so long with having such high standards and fiscal responsibility in Bartlett and we certainly would not want to lose that. When you look at other communities around us that don't have anything near the good standing that we have, they have higher sales taxes. He thought the board needed to do what's best for Bartlett and he thought a small home rule tax would be commendable. We certainly don't want to drop any bond ratings and lose any good standing that we have. He would not object to a small sales tax increase because it is a lot less than others around us have.



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John Eallonardo, Frederick Quinn

Mr. Eallonardo stated that he was there to give an update on the construction of the new police facility. He stated that the police department is all moved in to their temporary facility and portions of the existing building. They have installed the earth retention, the large sheeting process finished today and they are in the process of finishing demolition on the 1st phase of the existing building. All these things are moving along and happening consistently with the project schedule. Last Thursday, August 31, they received bids for bid package number 2. They had 31 bid packages and received 115 bids. They are in the process of going through those bids to check the paperwork and vet the scope of the project. At the September 12 meeting, they will make the recommendation that includes a summary and recap of the bids received as well as an overall budget update on the project itself.

Trustee Deyne asked what the purpose of the retaining wall was between the fire barn and the demolition area.

Mr. Eallonardo stated that the basement in the Police Department building is about 16 feet deep and they are closer than that to the property line. Based on the standards that OSHA requires to excavate to, they can't cut that hole without doing some earth retention. If they did not use earth retention they would undermine the neighbor's property. The foundation of the fire barn and the AT&T parking lot would be compromised by the excavation of the building.

Mike Werden, 431 S. Main Street

Mr. Werden stated that he wanted to thank the board for all their support with the trolley for Heritage Days. He stated that he would be a docent at the 2:00 ride and thought that everyone enjoyed it. He was glad to see that the village was in support of that again. He plugged the Bartlett Historical Society Cemetery Walk on the following week and hoped that everyone could come out to support this fundraiser.

11. STANDING COMMITTEE REPORTS:

A. PLANNING & ZONING COMMITTEE, CHAIRMAN HOPKINS

Trustee Hopkins stated that Ordinance 2017-113, an Ordinance Approving a Second Site Plan Amendment, Granting Special Use Permits to Allow for Public Stadium Fixed Seating and Structure Height (70' Tall Light Poles) and Granting a Side Yard Variation for Bartlett High School at 701 West Schick Road was covered and approved under the Consent Agenda.

B. BUILDING COMMITTEE, CHAIRMAN GABRENYA

Trustee Gabrenya stated that there was no report.



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C. FINANCE & GOLF COMMITTEE, CHAIRMAN DEYNE

Trustee Deyne stated that Resolution 2017-115-R, a Resolution Approving of Disbursement Request for Payout No. 4 from the General Subaccount, Totaling \$368,838.50 for Costs of Improvements for the Elmhurst Chicago Stone Bartlett Quarry Redevelopment Project and the Village of Bartlett; and Ordinance 2017-116, an Ordinance Authorizing the Sale by Internet Auction of Surplus Personal Property Owned by the Village of Bartlett were covered and approved under the Consent Agenda.

D. LICENSE & ORDINANCE COMMITTEE, CHAIRMAN CAMERER

Trustee Camerer stated that the Heritage Days Road Closure Request; Bartlett High School Homecoming Fireworks Request; and Bartlett High School Homecoming Parade Request was covered and approved under the Consent Agenda.

E. POLICE & HEALTH COMMITTEE, CHAIRMAN CARBONARO

Trustee Carbonaro stated that Ordinance 2017-114, an Ordinance Amending Title 5, Chapter 10, of the Bartlett Municipal Code Entitled "Chronic Nuisance Property" was covered and approved under the Consent Agenda.

F. PUBLIC WORKS COMMITTEE, CHAIRMAN REINKE

Trustee Reinke stated that Ordinance 2017-114, an Ordinance Amending Title 7, Chapter 5, Article A, Section 7-5A-6: Water Conservation Regulations of the Bartlett Municipal Code and Authorization to Purchase (1) Ford F-250XL Pick Up Truck were covered and approved under the Consent Agenda.

13. NEW BUSINESS

14. QUESTION/ANSWER: PRESIDENT & TRUSTEES

Trustee Deyne asked about the progress of the Marathon Station on Lake Street.

Community Development Director Jim Plonczynski stated that they have had that case in local adjudication. The owner was fined when he first appeared and subsequently brought his attorney to the second local adjudication. In the interim, he has been cleaning up the property, removing some of the junk and debris, the subject of the local adjudication complaint. He has done quite a bit of work to get it to look decent. His intention is still to fix it up and open up a gas station. He will come back to local adjudication in September and he and his attorney are going to argue the fines.



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Trustee Deyne also asked about Bartlett Tap and Lucky Jacks.

Attorney Bryan Mraz stated that Lucky Jacks is in court and there has been service by publication on one of the defendants. Some of the defendants have appeared without attorneys and the court has instructed them to acquire one. They have all talked but he would not view it as jockeying for position among the lender, the owner and the tax buyer. All of whom would be interested in demolishing it, which is what we want to accomplish, but we can't do anything to jeopardize the Village's ability to recover its costs. Ultimately, the Village hopes to perfect a demolition lien and then foreclose the lien. All three principals were there but have not filed appearances. The court gave them until the next court date to plead to the complaint.

Mr. Plonczynski stated that Platform 18 was in local adjudication and were fined. They had a few items to remain in terms of complying with the code officers list. They were told if they come back to local adjudication and comply, the fine could be reduced and they have not shown up since then. He did not believe there was any interest on the principles at the local adjudication to do anything or to ever appear in our court again.

Attorney Mraz stated that it was his understanding that there was a mortgage foreclosure proceeding that had been filed against them and some of that is triggered by what is going on at the neighboring property, Lucky Jacks.

Trustee Hopkins asked when they would be getting an update on the excess flow facility.

Administrator Schumacher stated that it would be on the October 17 agenda.

Public Works Director Dan Dinges stated that they recently met with MWRD and they suggested that they send a letter to the executive director requesting them to take additional flow. They want that to play out before they brought it to the Board. They are ready as far as what they need to do on the plant side but a lot depends on how much they need to do if MWRD takes additional flow.

President Wallace stated that upon adjournment of this meeting, the Board will be moving into the Committee of the Whole meeting. There being no further business to discuss, Trustee Camerer moved to adjourn the regular Board meeting and that motion was seconded by Trustee Deyne.



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ROLL CALL VOTE TO ADJOURN

AYES: Trustees Camerer, Carbonaro, Deyne, Gabrenya, Hopkins, Reinke

NAYS: None

ABSENT: None

MOTION CARRIED

The meeting was adjourned at 7:22 p.m.

Lorna Giles
Village Clerk



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President Wallace called the Committee of the Whole meeting to order at 7:22 p.m.

PRESENT: Chairman Camerer, Carbonaro, Deyne, Gabrenya, Hopkins, Reinke, and President Wallace

ABSENT: None

ALSO PRESENT: Village Administrator Paula Schumacher, Assistant Village Administrator Scott Skrycki, Finance Director Todd Dowden, Community Development Director Jim Plonczynski, Assistant Community Development Director Roberta Grill, Director of Public Works Dan Dinges, Public Works Engineer Bob Allen, Building Director Brian Goralski, Human Resources Director Janelle Terrance, Grounds Superintendent Kevin DeRoo, Police Chief Patrick Ullrich, Deputy Chief Chuck Snider, Village Attorney Bryan Mraz and Village Clerk Lorna Giles.

PLANNING & ZONING COMMITTEE

1. Zoning Ordinance Update – Chapters 3 & 5

Chairman Hopkins presented the Zoning Ordinance updates to Chapters 3 & 5.

Community Development Director Jim Plonczynski stated that this is another chapter in their continuing effort to revise the zoning ordinance chapters. This involves chapter 3 that has a housekeeping change regarding language on commercial vehicles. Also, chapter 5 which is the office research district. The previous version had some religious land use issues regarding places of assembly and they wanted to clarify and make it consistent throughout the whole chapter. We believe that this language will make it easier to read as well as more consistent with the places of assembly law. They hope that it will be moved to the Zoning Board of Appeals for the Text Amendment Public Hearing.

Chairman Hopkins stated that he thought it was great that community development has been working on this and condensing the text so it is easier to understand when residents or businesses want to navigate it. He stated that this would be forwarded to the Zoning Board of Appeals.



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FINANCE & GOLF COMMITTEE

1. Potential General Fund Cost Reductions and Sales Tax Review

Chairman Deyne stated that at the August 15th Committee of the Whole meeting, the staff was asked to show what an \$800,000 reduction of revenue to the General Fund would look like. He asked the village administrator to explain.

Village Administrator Paula Schumacher stated that she was very grateful that the Board wanted to have this discussion and start the budget discussions early on. It is a luxury to have the time to have this point of discussion now rather than in April during the budget reviews. It was a very beneficial exercise for the staff to go through and take a look at where they could find additional cuts. She stated that they have been making cuts since 2007 and many of these cuts build up over time and their effect is not felt until a few years down the road, especially when you are talking about capital improvements or equipment purchases. The wear and tear does not stop because it is pushed off another year. Some of the cumulative results of these cuts are becoming visible. They did find some additional places where they could make cuts. Some of the cuts that were identified by the staff are not the most popular things but we are at that point where we have to look at some of the nicer things that we do.

She reminded the Board of some of the hard work that they have done such as reducing the levy and cutting personnel by almost 5 percent. Half of our budget is capital improvements and largely water and sewer funded through the enterprise funds and IEPA loans as well as the new police building funded through the bond issue.

Finance Director Todd Dowden stated that Public Works, Police, Community Development and Finance departments are pretty much down to a staff level where they are a smaller part of the general fund. The general fund is supported by sales tax and property taxes. The enterprise funds are supported by sales of water and sewer. There are a couple of things that won't be included in the next budget such as the \$40,000 donation to the Parks foundation. Community Development and Administration already combined two positions into one. The Finance department is holding open an accountant position.

Chairman Camerer asked if the holiday lights for \$20,000 would be considered a one-time fee.

Administrator Schumacher stated that the Board decided last year to split up the holiday light purchase and it is budgeted over the next couple of years until completion.



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Chairman Camerer asked about combining the brush pickup with the refuse. He asked if this would be a cost savings to the Village if they chose a company that did brush pickup as well.

Administrator Schumacher stated that she heard from other communities that went out to bid that the refuse collector was unable to bid out brush collection so they may have to bid that piece themselves.

Chairman Camerer asked if the bike path maintenance was taken out of the General fund.

Public Works Director Dan Dinges stated that they have taken money out of the MFT fund in the past because of need. He had hopes that his staff could help take care of bike path maintenance but because of the brush and storm sewer projects, they have been unable to do that. They are hoping to be able to get to it this fall. They could use MFT money from the road program which is about \$1 million. He ran some numbers and found that \$1,000,000 gets about 2.5 miles of road every year. They have about 140 miles of road to do, which puts this on a 56 year cycle and roads only last 15 to 20 years. They could take it from MFT but it means less road repairs.

Chairman Camerer stated that he thought it was interesting that they would find the money to pave the Ruzicka parking lot. It seemed to him that they should be thinking about using the MFT money to take care of the bike paths.

Chairman Deyne stated that the potential sales tax is $\frac{1}{2}$ of 1 percent and he had feedback that residents were interpreting it to be a 5 percent increase.

Chairman Reinke stated that one of the things they talked about, and something that staff is still working on, very much like the refuse contract, is the health insurance and changes that might help reduce that cost.

Administrator Schumacher stated that they don't have the numbers on that from the broker but they anticipate them coming in very soon.

President Wallace stated that he believed the broker reduced or eliminated his commission last year.

Chairman Hopkins asked how long they have been using the current broker for health insurance.

Administrator Schumacher stated that they have used Sullivan in the past and they have recently gone through a merge and are known as the Arachas Group.



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Chairman Hopkins asked if they should maybe open it up to other brokers for additional cost savings.

Administrator Schumacher stated that they looked at that last time around and didn't see a significant difference. She would like to take a look at his proposal before they make that decision. She thought there was a lot of things they could do with the current plan that offers some flexibility to the employees and meets our contractual commitments. In their conversations with the broker they found a lot of places where they could make some adjustments and find some significant savings.

President Wallace stated that two years ago they made adjustments to the benefit levels that saved them quite a lot of money (\$30 co-pay and generic drugs). It has definitely been pared down a few times.

Chairman Reinke stated that he understood that President Wallace didn't want the Board to nickel and dime the staff to death. He has been giving this a great deal of thought and thought it was a sizable problem and there are some modest sized things they could do to address the problem. The timing is bad and there are businesses looking at Bartlett that will not be excited about a sales tax even if it is 0.05 percent. He is worried about that timing and the Cook County tax timing.

Chairman Camerer stated that he is a big proponent for the flowering baskets and asked how many flower baskets we currently have.

Mr. Dinges stated that there are about 37.

Chairman Camerer asked if there was a way to look at the watering issue with a vermiculite type structure that would retain the water and not spend the man hours to water daily.

Mr. Dinges stated that they already use a basket that is made of coconut husks that holds the moisture. The problem is the wind - they have not found anything that could guarantee the plants would not dry out. Another option would be to put irrigation systems in but that would be difficult to do here.

Chairman Camerer thought that the \$5,000 price tag for the flower baskets was a little excessive. He asked staff to look into bringing that price down.

Chairman Gabrenya stated that on an economic development level she understood what Chairman Reinke was saying about sales tax and businesses being disappointed by that. She asked how much does us not committing to capital improvements dissuade incoming businesses? Does that offset the sales tax issue if they see that we don't have a plan for capital improvements or that we are cutting capital improvements?



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What size businesses is this affecting. Which weighs heavier on our community development?

Chairman Reinke stated that he thinks it depends where they are at in the process. He thought the business climate was a huge issue. Our infrastructure is not yet to the point where they need to bring their own bridge. He did not think that was the issue.

Chairman Gabrenya stated that if we don't continue with capital improvements, as Mr. Koziol has said, will that dissuade businesses five years from now from coming to Bartlett? What kind of responsibility do we have for that five years from now?

President Wallace stated that it is pretty obvious – if we don't maintain the beautification of our Village and the way it looks and feels right now, we would suffer.

Chairman Deyne stated that no one wants a sales tax of any kind but he thinks this Board has cut and cut and cut. Sooner or later it reaches a point where there is nowhere else to go.

President Wallace asked Mr. Plonczynski if any businesses have come to him and stated that they would not bring their business to Bartlett if it had a 0.5 percent sales tax?

Mr. Plonczynski stated that he has not heard from any incoming businesses. The proposed percentage is still lower than the surrounding towns.

Chairman Reinke stated that if they have to go in this direction, the entire burden is not on the residents of our community. People come from the neighboring communities to eat at our restaurants. He did not want to put this burden exclusively on the residents of our community.

President Wallace asked about other options.

Village Administrator Schumacher stated that they talked about a food and beverage tax and asked Mr. Dowden to explain.

Mr. Dowden stated that the sales tax needs to be implemented on January 1 or July 1. If this tax is passed and we get it into the State by October 1, it will start on January 1. Also, the food and beverage tax is administered by us locally. Most of the communities put that on top of their home rule sales tax. They would fill out their forms, collect the funds separately and send the funds directly to the Village



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Administrator Schumacher stated that it would put the burden on the businesses. The home rule sales tax could just be put into their point-of-sale system and taken care of that way.

Chairman Carbonaro stated that he does not go to Naperville or Chicago or Schaumburg because they are already at 10 to 12 percent on their sales tax. We are at a point where we are at the conundrum and have spent a lot of time putting together a TOD plan for the downtown. We seem to have a lot of restaurants and bars in town and may want to consider what St. Charles did by adding a one percent liquor tax. We may want to consider not putting any tax into effect and perhaps increase property taxes next year. For the last nine years there has been absolutely no increased property taxes. We could put in for two to three percent, he didn't think it was that big of an increase. We have also voted to decrease the utility taxes and he didn't think there was any other taxing body giving tax dollars back to the taxpayers. He felt that we have not only increased residents in town but we have more businesses and the tax is distributed more evenly. These percentages could be adjusted as improvements come from the State.

He also stated that the Village can probably expect a 34-37% minimum increase to the cost of health insurance for the year. Unfortunately, with the recent Texas floods we should expect about an 83% increase. If they are putting \$100 billion off to the side for Houston because they need to get their money back and if anything happens in Florida, he couldn't tell you what is going to happen to the insurance industry.

President Wallace commended the staff for all their efforts and attempts at making cuts. He personally stated that he wouldn't want any of the cuts that staff proposed for the Village that he lives in. Some of them affect the safety and some of them affect the beauty and some effect the culture. He is not happy with any of those cuts and he thought they need to find a different way to shore up the \$800,000.

Administrator Schumacher stated that she will come back with the insurance numbers and split the difference a little to see where we can make adjustments. She will bring this back for a future discussion.

Chairman Carbonaro stated that this shortage will be a continual thing year after year.

Mr. Dowden stated that the State indicated that this is a one year temporary adjustment and it will go back to the original amount after that. It depends on the economy of the State and what their overall income tax collection is.

Chairman Deyne stated that each and every one of us is extremely proud to live in this community. This Board has done an outstanding job in keeping everything in check but when you talk about tree replacements, flower baskets and holiday lighting it takes



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away the value of the businesses and that is why he lives in Bartlett. He thinks Bartlett is a beautiful community and if we have to cut those things it would be a shame.

Chairman Hopkins asked if staff has looked at reorganizing departments.

Administrator Schumacher stated that they are looking at all of our processes. It is yet to be seen if this will make a big difference in our budget numbers. We still have the same service levels and permit numbers so we have to look at that as well. She will have these discussions during strategic planning (September 26) and getting some assistance doing this analysis.

Chairman Reinke stated that we should have information regarding the rebase numbers, the insurance, fines, fees and licenses in the near future. If we take a hard look at things like that than if it is the Board's decision to go ahead with a sales tax, we are able to tell people that we really did look at everything. He felt that there was room to make more cuts before they implement a tax.

Chairman Deyne moved to adjourn the Committee of the Whole meeting and that motion was seconded by Chairman Camerer.

ROLL CALL VOTE TO ADJOURN

AYES: Chairman Camerer, Carbonaro, Deyne, Gabrenya, Hopkins, Reinke
NAYS: None
ABSENT: None
MOTION CARRIED

The meeting adjourned at 7:58 p.m.

Lorna Gilles
Village Clerk

**VILLAGE OF BARTLETT
 DETAIL BOARD REPORT
 INVOICES DUE ON/BEFORE 9/19/2017**

100-GENERAL FUND REVENUES

410110-REAL ESTATE TRANSFER TAX

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 PIERCEY & ASSOCIATES LTD	TRANSFER TAX REFUND	780.00
INVOICES TOTAL:		780.00

420230-BUILDING PERMITS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 JOE MAZZOCOLI	BUILDING PERMIT REFUND	50.00
INVOICES TOTAL:		50.00

100000-GENERAL FUND

210002-GROUP INSURANCE PAYABLE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 DEARBORN NATIONAL	MONTHLY INSURANCE - SEPT 2017	2,748.93
** 1 FIDELITY SECURITY LIFE	MONTHLY INSURANCE - SEPT 2017	830.44
INVOICES TOTAL:		3,579.37

1100-VILLAGE BOARD/ADMINISTRATION

532200-OFFICE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SHI	KEYBOARD FOR IPAD PRO	154.00
INVOICES TOTAL:		154.00

541600-PROFESSIONAL DEVELOPMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 CARDMEMBER SERVICE	CONFERENCE REGISTRATION/TRAVEL	1,216.40
INVOICES TOTAL:		1,216.40

543101-DUES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 CARDMEMBER SERVICE	ILCMA MEMBERSHIP DUES	360.50
INVOICES TOTAL:		360.50

543900-COMMUNITY RELATIONS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 CARDMEMBER SERVICE	DISPLAY MATERIALS/TL'S GIFT CERT	81.03
1 EXAMINER PUBLICATIONS INC	ADVERTISING	405.00
INVOICES TOTAL:		486.03

543910-HISTORY MUSEUM EXPENSES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 CARDMEMBER SERVICE	MUSEUM SUPPLIES	333.94

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
 DETAIL BOARD REPORT
 INVOICES DUE ON/BEFORE 9/19/2017**

INVOICES TOTAL: **333.94**

546900-CONTINGENCIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 CARDMEMBER SERVICE	MEETING REFRESHMENTS	154.08
1 COMCAST	VPN SERVICE	51.80
1 EXAMINER PUBLICATIONS INC	LEGAL NOTICES	88.50
** 1 SAM'S CLUB	FOOD PURCHASES/SUPPLIES	19.98
<u>INVOICES TOTAL:</u>		314.36

1200-PROFESSIONAL SERVICES

523400-LEGAL SERVICES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 BRYAN E MRAZ & ASSOC PC	PROFESSIONAL SERVICES	17,532.50
1 CULLEN INC	PROFESSIONAL SERVICES	2,000.00
1 LAW OFFICES OF ROBERT J KRUPP PC	PROFESSIONAL SERVICES	925.00
1 LAW OFFICES OF ROBERT J KRUPP PC	PROFESSIONAL SERVICES	1,470.00
<u>INVOICES TOTAL:</u>		21,927.50

523401-ARCHITECTURAL/ENGINEERING SVC

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CHRISTOPHER B BURKE ENG LTD	LAKE MICHIGAN WATER ALLOCATION	6,177.00
<u>INVOICES TOTAL:</u>		6,177.00

1400-FINANCE

530135-RECYCLING SUPPLIES/EXPENSES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 REPUBLIC SERVICES #933	YARD WASTE BAGS	1,860.00
<u>INVOICES TOTAL:</u>		1,860.00

532200-OFFICE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 WAREHOUSE DIRECT	PAPER/PAPER TOWELS/BATH TISSUE	9.12
1 WAREHOUSE DIRECT	TONER	109.10
<u>INVOICES TOTAL:</u>		118.22

541600-PROFESSIONAL DEVELOPMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 CARDMEMBER SERVICE	IGFOA CONFERENCE REGISTRATION	350.00
<u>INVOICES TOTAL:</u>		350.00

546900-CONTINGENCIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 DUPAGE COUNTY RECORDER	RECORDING FEES	42.00

** Indicates pre-issue check.

VILLAGE OF BARTLETT
DETAIL BOARD REPORT
 INVOICES DUE ON/BEFORE 9/19/2017

INVOICES TOTAL: 42.00

1500-COMMUNITY DEVELOPMENT

523100-ADVERTISING

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 CARDMEMBER SERVICE	CUPS/KEYCHAINS	685.80
1 EXAMINER PUBLICATIONS INC	LEGAL NOTICES	379.50
1 PADDOCK PUBLICATIONS INC	PUBLIC HEARING NOTICES	301.30
1 SOLOMON CORDWELL BUENZ	WEBSITE RENEWAL FEE	99.00
1 STONE SOUP 3 INC	DEPOSIT/FOLDER DESIGN	500.00
<u>INVOICES TOTAL:</u>		<u>1,965.60</u>

526000-VEHICLE MAINTENANCE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ILLINOIS SECRETARY OF STATE	TITLE/PLATE FEES FOR NEW VEHICLES	103.00
<u>INVOICES TOTAL:</u>		<u>103.00</u>

541600-PROFESSIONAL DEVELOPMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 CARDMEMBER SERVICE	MEETING REFRESHMENTS	57.96
<u>INVOICES TOTAL:</u>		<u>57.96</u>

1600-BUILDING

526000-VEHICLE MAINTENANCE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 OIL MASTERS	VEHICLE MAINTENANCE	56.84
<u>INVOICES TOTAL:</u>		<u>56.84</u>

526005-PLAN REVIEW SERVICES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 KESLIN ENGINEERING INC	PLAN REVIEW SERVICES	2,106.21
<u>INVOICES TOTAL:</u>		<u>2,106.21</u>

1700-POLICE

522400-SERVICE AGREEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ADT SECURITY SERVICES	ALARM MONITORING SERVICE	43.45
1 COUNTRYSIDE FUNERAL HOMES	TRANSPORTATION SERVICES	400.00
1 PROSHRED NORTH	PAPER SHREDDING SERVICES	120.00
1 STERICYCLE INC	SERVICE AGREEMENT	169.64
1 ULTRA STROBE COMMUNICATIONS INC	MONTHLY SERVICE FEE	1,235.00
1 VERIZON WIRELESS	WIRELESS SERVICES	742.89

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
 DETAIL BOARD REPORT
 INVOICES DUE ON/BEFORE 9/19/2017**

INVOICES TOTAL: 2,710.98

522500-EQUIPMENT RENTALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 VERIZON WIRELESS	WIRELESS SERVICES	1,274.05
INVOICES TOTAL:		1,274.05

526000-VEHICLE MAINTENANCE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 BARTLETT TIRE LTD	NEW TIRES/MAINTENANCE	1,993.66
1 BARTLETT TIRE LTD	VEHICLE MAINTENANCE	45.85
1 BARTLETT TIRE LTD	VEHICLE MAINTENANCE	22.90
1 BARTLETT TIRE LTD	VEHICLE MAINTENANCE	22.90
1 BARTLETT TIRE LTD	VEHICLE MAINTENANCE	112.85
1 BARTLETT TIRE LTD	VEHICLE MAINTENANCE	22.90
1 BARTLETT TIRE LTD	VEHICLE MAINTENANCE	22.90
1 BARTLETT TIRE LTD	VEHICLE MAINTENANCE	22.90
1 BARTLETT TIRE LTD	VEHICLE MAINTENANCE	22.90
1 BARTLETT TIRE LTD	VEHICLE MAINTENANCE	22.90
1 BARTLETT TIRE LTD	VEHICLE MAINTENANCE	22.90
** 1 CARDMEMBER SERVICE	LICENSE PLATE RENEWAL FEES	103.37
1 HOME DEPOT CREDIT SERVICES	VEHICLE MAINTENANCE SUPPLIES	336.85
1 L-3 MOBILE VISION INC	EQUIPMENT REPAIRS	153.00
1 L-3 MOBILE VISION INC	EQUIPMENT REPAIRS	64.00
1 MR CAR WASH	AUGUST 2017 CAR WASHES	122.59
1 ULTRA STROBE COMMUNICATIONS INC	LAMP KIT REPLACEMENT	42.00
INVOICES TOTAL:		3,134.47

526050-VEHICLE SET UP

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 EBY GRAPHICS INC	GRAPHICS FOR NEW CSO TRUCK	545.00
INVOICES TOTAL:		545.00

530100-MATERIALS & SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AMERICAN FIRST AID SERVICES INC	FIRST AID SUPPLIES	171.65
1 MICHAEL KMIECIK	LUTHER K-9 FOOD	34.27
1 NEW ALBERTSONS INC	FOOD PURCHASES/SUPPLIES	80.83
** 1 SAM'S CLUB	FOOD PURCHASES/SUPPLIES	106.63
1 STREICHER'S INC	BADGES	71.35
1 WAREHOUSE DIRECT	TONER	116.80
1 WAREHOUSE DIRECT	TONER	128.43
INVOICES TOTAL:		709.96

530110-UNIFORMS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 RAY O'HERRON CO INC	SPECIAL EVENT POLO SHIRT	83.00
1 STREICHER'S INC	BADGES	100.00

** Indicates pre-issue check.

VILLAGE OF BARTLETT
DETAIL BOARD REPORT
 INVOICES DUE ON/BEFORE 9/19/2017

1 STREICHER'S INC	BODY ARMOR/VEST	605.00
		INVOICES TOTAL: 788.00

530115-SUBSCRIPTIONS/PUBLICATIONS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 CARDMEMBER SERVICE	EBAY PAYPAL FEES	51.80
		INVOICES TOTAL: 51.80

530125-SHOOTING RANGE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 STREICHER'S INC	RANGE SUPPLIES	537.42
		INVOICES TOTAL: 537.42

532200-OFFICE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 NEW ALBERTSONS INC	FOOD PURCHASES/SUPPLIES	10.47
1 STATE GRAPHICS	BUSINESS CARDS	44.00
1 STATE GRAPHICS	BUSINESS CARDS	88.00
1 WAREHOUSE DIRECT	BLU-RAY DISCS/WIRELESS MOUSE	307.44
1 WAREHOUSE DIRECT	CORRECTION TAPE REFILL/SUPPLIES	150.45
1 WAREHOUSE DIRECT	LABELS/HANGING FOLDERS/PENS	328.03
		INVOICES TOTAL: 928.39

534300-EQUIPMENT MAINTENANCE MATLS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ZIEGLER'S ACE HARDWARE	KEYS	7.77
		INVOICES TOTAL: 7.77

541600-PROFESSIONAL DEVELOPMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 DUPAGE COUNTY SHERIFF'S OFFICE	CIT TRAINING	250.00
1 ILLINOIS HOMICIDE	CONFERENCE REGISTRATION FEES	1,170.00
1 KATHRYN R JUZWIN	CONSULTING SERVICES	2,700.00
1 NORTH EAST MULTI-REGIONAL	TRAINING FEES	50.00
1 NORTH EAST MULTI-REGIONAL	TRAINING FEES	325.00
1 NORTH EAST MULTI-REGIONAL	TRAINING FEES	250.00
1 NORTH EAST MULTI-REGIONAL	TRAINING FEES	500.00
1 KYLE RYBASKI	TRAINING EXPENSES	79.20
1 KYLE RYBASKI	TUITION REIMBURSEMENT	1,488.12
		INVOICES TOTAL: 6,812.32

542810-SAFETY PROGRAM EXPENSES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AED PROFESSIONALS	FIRST AID EQUIPMENT	5,147.69
1 CINTAS FIRE PROTECTION	FIRE EXTINGUISHER MAINT/PARTS	232.77
		INVOICES TOTAL: 5,380.46

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
 DETAIL BOARD REPORT
 INVOICES DUE ON/BEFORE 9/19/2017**

543101-DUES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CNA SURETY	NOTARY FEE/P SEVERSON	30.00
1 DUPAGE JUVENILE OFFICER'S ASSOC	MEMBERSHIP DUES/R CIONKO	20.00
1 DUPAGE JUVENILE OFFICER'S ASSOC	MEMBERSHIP DUES/R BOSH	20.00
1 DUPAGE JUVENILE OFFICER'S ASSOC	MEMBERSHIP DUES/G WALSH	20.00
1 NATIONAL ASSOC OF SCHOOL	MEMBERSHIP DUES	40.00
1 NORTHWEST POLICE ACADEMY	MEMBERSHIP DUES	50.00
INVOICES TOTAL:		180.00

543900-COMMUNITY RELATIONS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 NEW ALBERTSONS INC	FOOD PURCHASES/SUPPLIES	23.46
** 1 SAM'S CLUB	FOOD PURCHASES/SUPPLIES	195.32
INVOICES TOTAL:		218.78

545200-POLICE/FIRE COMMISSION

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CONRAD POLYGRAPH INC	POLYGRAPH EXAMS	320.00
1 METRO-WESTERN COOK	BACKGROUND CHECK FEES	36.00
1 METRO-WESTERN COOK	BACKGROUND CHECK FEES	36.00
INVOICES TOTAL:		392.00

1800-STREET MAINTENANCE

522500-EQUIPMENT RENTALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMCAST	VPN SERVICE	2.10
1 VERIZON WIRELESS	WIRELESS SERVICES	219.49
1 VERIZON WIRELESS	WIRELESS SERVICES	23.06
INVOICES TOTAL:		244.65

526000-VEHICLE MAINTENANCE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 ILLINOIS SECRETARY OF STATE	TITLE/PLATE FEES FOR NEW VEHICLES	103.00
1 OIL MASTERS	VEHICLE MAINTENANCE	37.49
INVOICES TOTAL:		140.49

527110-SVCS TO MAINTAIN TRAFFIC SIGS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MEADE ELECTRIC CO INC	EMERGENCY SIGNAL REPAIRS	599.98
INVOICES TOTAL:		599.98

527113-SERVICES TO MAINT. GROUNDS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 C E SMITH LAWN MAINTENANCE INC	LANDSCAPING SERVICES	644.00

** Indicates pre-issue check.

VILLAGE OF BARTLETT
DETAIL BOARD REPORT
 INVOICES DUE ON/BEFORE 9/19/2017

1 CORNERSTONE LAND & LAWN INC	LANDSCAPING SERVICES	4,516.00
	INVOICES TOTAL:	5,160.00

530100-MATERIALS & SUPPLIES

<u>VENDOR</u>	<u>INVOICE DESCRIPTION</u>	<u>INVOICE AMOUNT</u>
1 GRIMCO INC	MATERIALS & SUPPLIES	121.04
1 PROSHRED NORTH	PAPER SHREDDING SERVICES	16.66
1 TRAFFIC CONTROL & PROTECTION INC	SIGN MAKING MATERIALS	185.00
	INVOICES TOTAL:	322.70

532300-POSTAGE

<u>VENDOR</u>	<u>INVOICE DESCRIPTION</u>	<u>INVOICE AMOUNT</u>
1 THE UPS STORE	SHIPPING CHARGES	11.54
	INVOICES TOTAL:	11.54

534300-EQUIPMENT MAINTENANCE MATLS

<u>VENDOR</u>	<u>INVOICE DESCRIPTION</u>	<u>INVOICE AMOUNT</u>
1 CAROL STREAM LAWN & POWER	EQUIPMENT MAINTENANCE SUPPLIES	247.10
1 CAROL STREAM LAWN & POWER	EQUIPMENT MAINTENANCE SUPPLIES	2.20
1 COMMERCIAL TIRE SERVICE	TIRE REPLACEMENTS	298.00
1 GRAINGER	FIRE HOSE NOZZLES/CLEANING MAT'LS	103.87
1 GRAINGER	MASONRY SAW BLADE	166.80
1 SUBURBAN DRIVELINE INC	EQUIPMENT MAINTENANCE SUPPLIES	180.00
	INVOICES TOTAL:	997.97

534500-GROUNDS MAINTENANCE MATERIALS

<u>VENDOR</u>	<u>INVOICE DESCRIPTION</u>	<u>INVOICE AMOUNT</u>
1 MIDWEST TRADING SUPPLIES INC	GRASS SEED/LANDSCAPE MATERIALS	305.90
1 MIDWEST TRADING SUPPLIES INC	GRASS SEED/LANDSCAPE MATERIALS	189.50
	INVOICES TOTAL:	495.40

534600-BUILDING MAINTENANCE MATERIALS

<u>VENDOR</u>	<u>INVOICE DESCRIPTION</u>	<u>INVOICE AMOUNT</u>
1 UNIFIRST CORP	MATS	11.15
1 UNIFIRST CORP	MATS	11.15
	INVOICES TOTAL:	22.30

534800-STREET LIGHTS MAINT MATERIALS

<u>VENDOR</u>	<u>INVOICE DESCRIPTION</u>	<u>INVOICE AMOUNT</u>
1 TAPCO	MAINTENANCE SUPPLIES	396.98
	INVOICES TOTAL:	396.98

541600-PROFESSIONAL DEVELOPMENT

<u>VENDOR</u>	<u>INVOICE DESCRIPTION</u>	<u>INVOICE AMOUNT</u>
** 1 CARDMEMBER SERVICE	APWA CONFERENCE REGISTRATIONS	195.00
1 DANIEL DINGES	APWA CONFERENCE EXPENSES	263.79

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
 DETAIL BOARD REPORT
 INVOICES DUE ON/BEFORE 9/19/2017**

INVOICES TOTAL: 458.79

543800-STORMWATER FACILITIES MAINT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 HD SUPPLY WATERWORKS LTD	MAINTENANCE SUPPLIES	315.28
1 HD SUPPLY WATERWORKS LTD	MAINTENANCE SUPPLIES	315.28
1 WELCH BROS INC	MAINTENANCE SUPPLIES	120.00
1 WELCH BROS INC	MAINTENANCE SUPPLIES	120.00
INVOICES TOTAL:		870.56

4200-MUNICIPAL BLDG PROJECTS EXP

585058-2016 POLICE STATION

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 FREDERICK QUINN CORPORATION	POLICE STATION PAYOUT #2	605,993.00
1 WILLIAMS ARCHITECTS	POLICE STATION	137,626.96
INVOICES TOTAL:		743,619.96

4300-DEVELOPER DEPOSITS EXPENDITURE

585000-LOC DRAW PROJECTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 TRI-COUNTY EXCAVATION	PUMPING COSTS/HERON'S LANDING	1,500.00
INVOICES TOTAL:		1,500.00

430000-DEVELOPER DEPOSITS FUND

262099-DEPOSIT-ORDINANCE 89-49

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 BECKY MCCLUSKEY	VBR BOND REFUND	250.00
1 REGINA PAULING	VBR BOND REFUND	1,000.00
INVOICES TOTAL:		1,250.00

4800-BREWSTER CREEK TIF MUN ACC EXP

546900-CONTINGENCIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 METRO REPORTING SERVICE LTD	REPORTING SERVICES	321.85
INVOICES TOTAL:		321.85

5000-WATER OPERATING EXPENSES

520025-ELGIN WATER AGREEMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 CITY OF ELGIN	ELGIN WATER BILL	497,597.46

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
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INVOICES TOTAL: 497,597.46

522400-SERVICE AGREEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 PROSHRED NORTH	PAPER SHREDDING SERVICES	16.67
1 WATER REMEDIATION	BASE TREATMENT CHARGE/W-4	10,658.58
1 WATER REMEDIATION	BASE TREATMENT CHARGE/W-7	2,293.33
<u>INVOICES TOTAL:</u>		<u>12,968.58</u>

522500-EQUIPMENT RENTALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 VERIZON WIRELESS	WIRELESS SERVICES	219.49
<u>INVOICES TOTAL:</u>		<u>219.49</u>

522800-ANALYTICAL TESTING

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 PDC LABORATORIES INC	ANALYTICAL TESTING	35.00
<u>INVOICES TOTAL:</u>		<u>35.00</u>

524120-UTILITIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CONSTELLATION NEW ENERGY INC	ELECTRIC BILL	645.44
1 NICOR GAS	GAS BILL	34.29
1 NICOR GAS	GAS BILL	32.61
<u>INVOICES TOTAL:</u>		<u>712.34</u>

534500-GROUNDS MAINTENANCE MATERIALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MIDWEST TRADING SUPPLIES INC	GRASS SEED/LANDSCAPE MATERIALS	248.22
<u>INVOICES TOTAL:</u>		<u>248.22</u>

534600-BUILDING MAINTENANCE MATERIALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 UNIFIRST CORP	MATS	11.15
1 UNIFIRST CORP	MATS	11.15
<u>INVOICES TOTAL:</u>		<u>22.30</u>

541600-PROFESSIONAL DEVELOPMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 CARDMEMBER SERVICE	APWA CONFERENCE REGISTRATIONS	25.00
1 DANIEL DINGES	APWA CONFERENCE EXPENSES	263.79
<u>INVOICES TOTAL:</u>		<u>288.79</u>

5090-WATER CAPITAL PROJECTS EXP

** Indicates pre-issue check.

VILLAGE OF BARTLETT
DETAIL BOARD REPORT
 INVOICES DUE ON/BEFORE 9/19/2017

581037-DWC PUMP STA,STORAGE,LAND

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CHRISTOPHER B BURKE ENG LTD	DWC RECEIVING STATION FACILITY	19,260.93
	INVOICES TOTAL:	19,260.93

5100-SEWER OPERATING EXPENSES

522400-SERVICE AGREEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 PROSHRED NORTH	PAPER SHREDDING SERVICES	16.67
	INVOICES TOTAL:	16.67

522500-EQUIPMENT RENTALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 VERIZON WIRELESS	WIRELESS SERVICES	219.49
	INVOICES TOTAL:	219.49

522800-ANALYTICAL TESTING

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 SUBURBAN LABORATORIES INC	CREDIT - PRICE ADJUSTMENT	-260.00
1 SUBURBAN LABORATORIES INC	ANALYTICAL TESTING	955.00
	INVOICES TOTAL:	695.00

524120-UTILITIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CONSTELLATION NEW ENERGY INC	ELECTRIC BILL	54.28
1 CONSTELLATION NEW ENERGY INC	ELECTRIC BILL	151.69
1 CONSTELLATION NEW ENERGY INC	ELECTRIC BILL	178.58
1 CONSTELLATION NEW ENERGY INC	ELECTRIC BILL	213.57
1 CONSTELLATION NEW ENERGY INC	ELECTRIC BILL	512.21
1 NICOR GAS	GAS BILL	88.73
1 NICOR GAS	GAS BILL	25.37
1 NICOR GAS	GAS BILL	25.37
1 NICOR GAS	GAS BILL	26.67
1 NICOR GAS	GAS BILL	86.91
1 NICOR GAS	GAS BILL	25.37
1 NICOR GAS	GAS BILL	26.04
	INVOICES TOTAL:	1,414.79

526000-VEHICLE MAINTENANCE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 POMP'S TIRE SERVICE INC	TIRE REPLACEMENTS	730.51
	INVOICES TOTAL:	730.51

530120-CHEMICAL SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 HAWKINS INC	CHEMICAL SUPPLIES	2,405.31

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
 DETAIL BOARD REPORT
 INVOICES DUE ON/BEFORE 9/19/2017**

1 HAWKINS INC	CHEMICAL SUPPLIES	2,476.24
1 SOLENIS LLC	CHEMICAL SUPPLIES	8,106.60
	INVOICES TOTAL:	12,988.15

534300-EQUIPMENT MAINTENANCE MATLS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 HAWKINS INC	EQUIPMENT MAINTENANCE SUPPLIES	33.95
1 HAWKINS INC	EQUIPMENT MAINTENANCE SUPPLIES	153.32
	INVOICES TOTAL:	187.27

534500-GROUNDS MAINTENANCE MATERIALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 C E SMITH LAWN MAINTENANCE INC	LANDSCAPING SERVICES	120.00
	INVOICES TOTAL:	120.00

534600-BUILDING MAINTENANCE MATERIALS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 UNIFIRST CORP	MATS	11.15
1 UNIFIRST CORP	MATS	11.15
	INVOICES TOTAL:	22.30

541600-PROFESSIONAL DEVELOPMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 CARDMEMBER SERVICE	APWA CONFERENCE REGISTRATIONS	25.00
1 DANIEL DINGES	APWA CONFERENCE EXPENSES	263.78
	INVOICES TOTAL:	288.78

5190-SEWER CAPITAL PROJECTS EXP

582028-DEVON EXCESS FLOW PLANT REHB

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ENGINEERING ENTERPRISES INC	EXCESS FLOW FACILITY EVALUATION	21,842.00
	INVOICES TOTAL:	21,842.00

5200-PARKING OPERATING EXPENSES

522400-SERVICE AGREEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 UNIFIRST CORP	MATS	12.00
	INVOICES TOTAL:	12.00

524120-UTILITIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMCAST	VPN SERVICE	114.90
1 NICOR GAS	GAS BILL	29.86
1 NICOR GAS	GAS BILL	25.42

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
 DETAIL BOARD REPORT
 INVOICES DUE ON/BEFORE 9/19/2017**

INVOICES TOTAL: 170.18

529000-OTHER CONTRACTUAL SERVICES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 CARDMEMBER SERVICE	DSL LINE FOR METRA PAY BOXES	29.95
INVOICES TOTAL:		29.95

530100-MATERIALS & SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 CARDMEMBER SERVICE	HOLOGRAM STICKERS	31.69
1 RYDIN DECAL	TEMPORARY PARKING HANG TAGS	510.80
INVOICES TOTAL:		542.49

570100-MACHINERY & EQUIPMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 BARCO PRODUCTS COMPANY	PARK BENCHES	7,769.93
1 SHI	MOBILE PRINTER	350.00
INVOICES TOTAL:		8,119.93

570200-BLDG & GROUNDS IMPROVEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 C E SMITH LAWN MAINTENANCE INC	LANDSCAPING SERVICES	2,510.00
1 CINTAS CORPORATION	CLEANING SERVICES	69.52
1 CINTAS CORPORATION	CLEANING SERVICES	69.52
1 MIDWEST MECHANICAL	A/C UNIT REPAIRS	406.89
INVOICES TOTAL:		3,055.93

5500-GOLF PROGRAM EXPENSES

522400-SERVICE AGREEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 CRYSTAL MGMT & MAINT SERVICES CORP	CLEANING SERVICES - AUG 2017	570.00
1 OTIS ELEVATOR CO	ELEVATOR MAINTENANCE	1,146.39
INVOICES TOTAL:		1,716.39

524100-BUILDING MAINTENANCE SERVICES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 KENNETH BURRIS	PLUMBING SERVICES	2,165.00
1 PAUL PETERSEN	EMERGENCY PLUMBING REPAIRS	418.00
INVOICES TOTAL:		2,583.00

524120-UTILITIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 NICOR GAS	GAS BILL	291.38
INVOICES TOTAL:		291.38

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
 DETAIL BOARD REPORT
 INVOICES DUE ON/BEFORE 9/19/2017**

530100-MATERIALS & SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 CARDMEMBER SERVICE	RESTROOM DOOR PARTS	149.98
1 GORDON FOOD SERVICE INC	FOOD PURCHASE/SUPPLIES	20.26
INVOICES TOTAL:		170.24

5510-GOLF MAINTENANCE EXPENSES

524120-UTILITIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 NICOR GAS	GAS BILL	32.10
1 NICOR GAS	GAS BILL	97.14
INVOICES TOTAL:		129.24

5560-GOLF RESTAURANT EXPENSES

522400-SERVICE AGREEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 COMPLETE BAR SYSTEMS INC	CLEANED BEER LINES	50.00
1 CRYSTAL MGMT & MAINT SERVICES CORP	CLEANING SERVICES - AUG 2017	75.00
INVOICES TOTAL:		125.00

524100-BUILDING MAINTENANCE SERVICES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 KENNETH BURRIS	PLUMBING SERVICES	250.00
1 PAUL PETERSEN	REFRIGERATOR PARTS	51.69
INVOICES TOTAL:		301.69

524120-UTILITIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 NICOR GAS	GAS BILL	48.57
INVOICES TOTAL:		48.57

530100-MATERIALS & SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GORDON FOOD SERVICE INC	FOOD PURCHASE/SUPPLIES	20.27
1 GORDON FOOD SERVICE INC	FOOD PURCHASE/SUPPLIES	156.10
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	33.13
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	70.00
** 1 SAM'S CLUB	FOOD PURCHASES/SUPPLIES	9.74
INVOICES TOTAL:		289.24

534320-PURCHASES - FOOD & BEVERAGE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 BREAKTHRU BEVERAGE ILLINOIS LLC	LIQUOR PURCHASE	322.50
1 ELGIN BEVERAGE CO	BEER PURCHASE	15.18

** Indicates pre-issue check.

**VILLAGE OF BARTLETT
 DETAIL BOARD REPORT
 INVOICES DUE ON/BEFORE 9/19/2017**

1 EUCLID BEVERAGE LLC	BEER PURCHASE	647.00
1 GORDON FOOD SERVICE INC	FOOD PURCHASE/SUPPLIES	594.26
1 GORDON FOOD SERVICE INC	FOOD PURCHASE/SUPPLIES	762.67
1 GORDON FOOD SERVICE INC	FOOD PURCHASE/SUPPLIES	125.17
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	349.43
1 GRECO AND SONS INC	FOOD PURCHASE	30.90
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	386.79
1 LAKESHORE BEVERAGE	BEER PURCHASE	21.20
1 PEPSI-COLA GENERAL BOTTLERS INC	SOFT DRINK PURCHASE	88.05
1 SCHAMBERGER BROTHERS INC	BEER PURCHASE	170.19
1 SCHAMBERGER BROTHERS INC	BEER PURCHASE	631.27
1 SOUTHERN GLAZER'S OF IL	LIQUOR PURCHASE	152.88
1 TURANO BAKING CO	FOOD PURCHASE	47.96
INVOICES TOTAL:		<u>4,345.45</u>

5570-GOLF BANQUET EXPENSES

522400-SERVICE AGREEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 A MAESTRANZI SONS	KNIFE SERVICES	20.00
1 CRYSTAL MGMT & MAINT SERVICES CORP	CLEANING SERVICES - AUG 2017	75.00
** 1 ELEGANT PRESENTATIONS INC	SASH RENTAL	259.00
** 1 ELEGANT PRESENTATIONS INC	SASH RENTAL	50.00
1 M & M EVENT RENTALS	CHAIR TIE RENTAL	50.00
1 MICKEY'S LINEN & TOWEL SUPPLY	LINEN SERVICES	16.00
1 MICKEY'S LINEN & TOWEL SUPPLY	LINEN SERVICES	26.50
1 MICKEY'S LINEN & TOWEL SUPPLY	LINEN SERVICES	441.54
1 MICKEY'S LINEN & TOWEL SUPPLY	LINEN SERVICES	38.75
1 MICKEY'S LINEN & TOWEL SUPPLY	LINEN SERVICES	202.92
1 MICKEY'S LINEN & TOWEL SUPPLY	LINEN SERVICES	50.60
INVOICES TOTAL:		<u>1,230.31</u>

523100-ADVERTISING

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 THE KNOT INC	ADVERTISING	1,403.19
INVOICES TOTAL:		<u>1,403.19</u>

524100-BUILDING MAINTENANCE SERVICES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 KENNETH BURRIS	PLUMBING SERVICES	250.00
1 PAUL PETERSEN	REFRIGERATOR PARTS	51.70
INVOICES TOTAL:		<u>301.70</u>

524120-UTILITIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 NICOR GAS	GAS BILL	48.57

** Indicates pre-issue check.

VILLAGE OF BARTLETT
DETAIL BOARD REPORT
 INVOICES DUE ON/BEFORE 9/19/2017

INVOICES TOTAL: 48.57

530100-MATERIALS & SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GORDON FOOD SERVICE INC	FOOD PURCHASE/SUPPLIES	145.18
1 GORDON FOOD SERVICE INC	FOOD PURCHASE/SUPPLIES	20.27
1 GORDON FOOD SERVICE INC	FOOD PURCHASE/SUPPLIES	300.00
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	52.20
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	162.02
1 MLA WHOLESALE INC	FLOWERS	113.45
1 MLA WHOLESALE INC	FLOWERS	67.10
** 1 SAM'S CLUB	FOOD PURCHASES/SUPPLIES	55.51
<u>INVOICES TOTAL:</u>		<u>915.73</u>

532200-OFFICE SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 WAREHOUSE DIRECT	DOORSTOP/SUPPLIES	77.24
1 WAREHOUSE DIRECT	CREDIT - RETURN	-31.34
<u>INVOICES TOTAL:</u>		<u>45.90</u>

534320-PURCHASES - FOOD & BEVERAGE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 THE BAKING INSTITUTE BAKERY CO	CAKE PURCHASE	105.00
1 THE BAKING INSTITUTE BAKERY CO	CAKE PURCHASE	121.25
1 THE BAKING INSTITUTE BAKERY CO	CAKE PURCHASE	193.00
1 THE BAKING INSTITUTE BAKERY CO	WEDDING CAKE/PIES	320.93
1 BREAKTHRU BEVERAGE ILLINOIS LLC	LIQUOR PURCHASE	375.68
1 ELGIN BEVERAGE CO	BEER PURCHASE	45.55
1 ELGIN BEVERAGE CO	BEER PURCHASE	149.05
1 EUCLID BEVERAGE LLC	BEER PURCHASE	707.00
1 FORTUNE FISH & GOURMET	FOOD PURCHASE	213.37
1 FORTUNE FISH & GOURMET	FOOD PURCHASE	153.95
1 FORTUNE FISH & GOURMET	FOOD PURCHASE	152.35
1 GORDON FOOD SERVICE INC	CREDIT - RETURN	-61.12
1 GORDON FOOD SERVICE INC	FOOD PURCHASE/SUPPLIES	931.29
1 GORDON FOOD SERVICE INC	FOOD PURCHASE/SUPPLIES	238.41
1 GORDON FOOD SERVICE INC	FOOD PURCHASE/SUPPLIES	500.68
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	921.23
1 GRECO AND SONS INC	FOOD PURCHASE	30.90
1 GRECO AND SONS INC	FOOD PURCHASE	58.90
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	1,160.39
1 PEPSI-COLA GENERAL BOTTLERS INC	SOFT DRINK PURCHASE	88.06
1 SOUTHERN GLAZER'S OF IL	LIQUOR PURCHASE	191.53
1 TURANO BAKING CO	FOOD PURCHASE	47.97
1 TURANO BAKING CO	FOOD PURCHASE	160.48
<u>INVOICES TOTAL:</u>		<u>6,805.85</u>

** Indicates pre-issue check.

VILLAGE OF BARTLETT
DETAIL BOARD REPORT
 INVOICES DUE ON/BEFORE 9/19/2017

5580-GOLF MIDWAY EXPENSES

530100-MATERIALS & SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	20.00
	INVOICES TOTAL:	20.00

534320-PURCHASES - FOOD & BEVERAGE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 BREAKTHRU BEVERAGE ILLINOIS LLC	LIQUOR PURCHASE	374.50
1 CIGAR WERKS INC	CIGAR PURCHASE	218.14
1 ELGIN BEVERAGE CO	BEER PURCHASE	166.46
1 ELGIN BEVERAGE CO	BEER PURCHASE	31.74
1 EUCLID BEVERAGE LLC	BEER PURCHASE	543.90
1 GORDON FOOD SERVICE INC	FOOD PURCHASE/SUPPLIES	199.16
1 GORDON FOOD SERVICE INC	FOOD PURCHASE/SUPPLIES	207.52
1 GORDON FOOD SERVICE INC	FOOD PURCHASE/SUPPLIES	351.49
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	364.60
1 GRECO AND SONS INC	FOOD PURCHASE	30.90
1 GRECO AND SONS INC	FOOD PURCHASE/SUPPLIES	432.00
1 LAKESHORE BEVERAGE	BEER PURCHASE	75.35
1 PEPSI-COLA GENERAL BOTTLERS INC	SOFT DRINK PURCHASE	188.10
** 1 SAM'S CLUB	FOOD PURCHASES/SUPPLIES	608.24
1 SCHAMBERGER BROTHERS INC	BEER PURCHASE	192.48
1 TURANO BAKING CO	FOOD PURCHASE	47.97
	INVOICES TOTAL:	4,032.55

6000-CENTRAL SERVICES EXPENSES

522400-SERVICE AGREEMENTS

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 MIDWEST MECHANICAL	MAINTENANCE AGREEMENT	2,616.00
	INVOICES TOTAL:	2,616.00

522700-COMPUTER SERVICES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 CARDMEMBER SERVICE	EXCHANGE SERVICE CERT RENEWAL	449.97
1 COMCAST	VPN SERVICE	84.90
	INVOICES TOTAL:	534.87

523001-PERSONNEL TESTING

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ALEXIAN BROTHERS CORPORATE	ANNUAL CONSORTIUM FEE	25.00
	INVOICES TOTAL:	25.00

** Indicates pre-issue check.

VILLAGE OF BARTLETT
DETAIL BOARD REPORT
 INVOICES DUE ON/BEFORE 9/19/2017

524100-BUILDING MAINTENANCE SERVICES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 C E SMITH LAWN MAINTENANCE INC	WEED ABATEMENT	725.00
1 CINTAS CORPORATION	CLEANING SERVICES	214.05
1 CINTAS CORPORATION	CLEANING SERVICES	99.78
1 CINTAS CORPORATION	CLEANING SERVICES	214.06
1 UNIFIRST CORP	MATS	41.80
INVOICES TOTAL:		1,294.69

524110-TELEPHONE

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 AT&T	TELEPHONE BILL	150.76
** 1 CARDMEMBER SERVICE	DSL LINE FOR VILLAGE HALL	65.00
1 FIRST COMMUNICATIONS LLC	P.W. TELEPHONE CIRCUIT	410.42
1 VERIZON WIRELESS	WIRELESS SERVICES	392.50
1 VERIZON WIRELESS	WIRELESS SERVICES	76.02
INVOICES TOTAL:		1,094.70

524120-UTILITIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 NICOR GAS	GAS BILL	90.61
1 NICOR GAS	GAS BILL	118.48
INVOICES TOTAL:		209.09

530100-MATERIALS & SUPPLIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
1 ACCUTECH SERVICES	PRINTER REPAIRS	30.00
1 CENTURY PRINT & GRAPHICS	LETTERHEAD	503.02
1 CENTURY PRINT & GRAPHICS	ENVELOPES	409.50
** 1 SAM'S CLUB	FOOD PURCHASES/SUPPLIES	169.56
1 WAREHOUSE DIRECT	PAPER/PAPER TOWELS/BATH TISSUE	600.32
INVOICES TOTAL:		1,712.40

541600-PROFESSIONAL DEVELOPMENT

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 CARDMEMBER SERVICE	ONLINE SUBSCRIPTION RENEWAL	199.00
INVOICES TOTAL:		199.00

546900-CONTINGENCIES

VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT
** 1 CARDMEMBER SERVICE	HD TV/LOBBY	329.99
1 TOWN & COUNTRY GARDENS	FLOWERS	144.97
INVOICES TOTAL:		474.96

570100-MACHINERY & EQUIPMENT

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

VILLAGE OF BARTLETT
DETAIL BOARD REPORT
 INVOICES DUE ON/BEFORE 9/19/2017

**	1	CARDMEMBER SERVICE	CLOUD SERVICES	268.78
				INVOICES TOTAL:
				268.78

7000-POLICE PENSION EXPENDITURES

541600-PROFESSIONAL DEVELOPMENT

	VENDOR	INVOICE DESCRIPTION	INVOICE AMOUNT	
**	1	IPPFA	PENSION TRAINING - DAVE SMITH	415.00
**	1	IPPFA	PENSION TRAINING - WILLIAM HECKER	415.00
				INVOICES TOTAL:
				830.00

GRAND TOTAL: 1,437,995.54

GENERAL FUND	75,431.69
MUNICIPAL BUILDING FUND	743,619.96
DEVELOPER DEPOSITS FUND	2,750.00
BREWSTER CREEK TIF MUN ACCT	321.85
WATER FUND	531,353.11
SEWER FUND	38,524.96
PARKING FUND	11,930.48
GOLF FUND	24,804.00
CENTRAL SERVICES FUND	8,429.49
POLICE PENSION FUND	830.00
GRAND TOTAL	1,437,995.54

** Indicates pre-issue check.

CASH & INVESTMENT REPORT
July 31, 2017

Fund	6/30/2017			Disbursements		7/31/2017				
	Receipts	Disbursements	7/31/2017	Receipts	Disbursements	7/31/2017	Detail of Ending Balance			
							Cash	Investments	Net Assets/Liab.	7/31/2017
General	13,503,991	2,540,871	1,786,638	14,258,224	4,635,459	8,689,761	933,004	14,258,224		
MFT	3,838,123	75,135	419,296	3,493,962	1,491,423	2,022,472	(19,933)	3,493,962		
Debt Service	875,565	334,859	46,838	1,163,586	372,065	788,352	3,169	1,163,586		
Capital Projects	39,148	0	0	39,148	0	0	39,148	39,148		
Municipal Building	16,965,680	22,263	130,936	16,857,007	95,627	202,620	16,558,759	16,857,007		
Developer Deposits	3,741,198	633	(1,429)	3,743,261	22,975	3,583,025	137,260	3,743,261		
Town Center TIF	195	158	0	353	87,244	184,857	(271,748)	353		
59 & Lake TIF	0	0	0	0	0	0	0	0		
BC Municipal TIF	585,786	6,658	39,648	552,796	182,370	386,416	(15,990)	552,796		
Bluff City Tif Municipal	15,013	5	0	15,019	0	0	15,019	15,019		
Water	9,853,153	785,289	610,638	10,027,805	902,835	1,912,765	7,212,205	10,027,805		
Sewer	20,405,251	394,747	363,524	20,436,474	140,325	297,116	19,999,034	20,436,474		
Parking	115,723	14,095	14,150	115,667	25,124	53,234	37,309	115,667		
Golf	1,127,788	314,160	229,802	1,212,146	0	0	1,212,146	1,212,146		
Central Services	633,212	85,425	192,618	526,019	146,157	309,685	70,178	526,019		
Vehicle Replacement	3,499,060	50,424	62,993	3,486,492	550,096	1,165,574	1,770,821	3,486,492		
TOTALS	75,198,887	4,624,722	3,895,652	75,927,958	8,651,699	19,595,878	47,680,380	75,927,958		

BC Project TIF	7,546,475	45,279	0	7,591,753	7,589,920	0	1,834	7,591,753
Bluff City Project TIF	86,393	21	0	86,414	86,414	0	0	86,414
Bluff City SSA Debt Srv.	741,702	43,870	5,154	780,418	780,418	0	0	780,418
Police Pension	38,326,371	620,037	162,717	38,783,690	1,608,356	37,049,422	125,912	38,783,690



Todd Dowden
Finance Director

VILLAGE OF BARTLETT TREASURER'S REPORT
 REVENUE & EXPENDITURE BUDGET COMPARISONS BY FUND
 FISCAL YEAR 2017/18 as of July 31, 2017

Fund	Revenues			Expenditures		
	Actual	Current Year Budget	Prior YTD %	Actual	Current Year Budget	Prior YTD %
General	7,075,760	21,852,980	32.38%	5,432,256	22,565,996	24.07%
MFT	260,192	1,105,000	23.55%	983,032	2,728,200	36.03%
Debt Service	1,236,967	3,229,588	38.30%	819,406	3,169,000	25.86%
Capital Projects	0	50	0.00%	0	0	0.00%
Municipal Building	44,694	353,400	12.65%	172,518	9,587,500	1.80%
Developer Deposits	10,585	135,850	7.79%	2,011	624,949	0.32%
Town Center TIF	353	0	100.00%	0	0	0.00%
Bluff City SSA	44,235	1,041,779	4.25%	43,686	1,110,000	3.94%
59 & Lake TIF	0	73,000	0.00%	0	73,000	0.00%
Bluff City Municipal TIF	5,519	4,525	121.97%	0	0	0.00%
Bluff City Project TIF	86,313	1,535,100	0.36%	0	1,535,000	0.00%
Brewster Creek Municipal TIF	347,706	621,500	55.95%	121,372	718,789	16.89%
Brewster Creek Project TIF	2,433,498	6,420,000	37.90%	262,081	6,836,960	3.83%
Water	2,024,084	27,324,500	7.41%	1,347,306	27,017,275	4.99%
Sewer	1,053,009	9,417,800	11.18%	831,386	9,157,694	9.08%
Parking	51,687	230,150	22.46%	39,219	245,320	15.99%
Golf	912,178	2,195,450	41.55%	579,637	2,148,755	26.98%
Central Services	256,008	1,022,563	25.04%	492,954	1,582,149	31.16%
Vehicle Replacement	207,021	647,770	31.96%	62,993	983,500	6.40%
Police Pension	1,571,334	2,190,136	71.75%	449,265	2,190,136	20.51%
Subtotal	17,621,144	79,401,141	22.19%	11,639,121	92,274,223	12.61%
Less Interfund Transfers	(1,006,732)	(3,762,419)	26.76%	(1,006,732)	(3,762,419)	26.76%
Total	16,614,412	75,638,722	21.97%	10,632,388	88,511,804	12.01%
			29.25%			18.80%

VILLAGE OF BARTLETT TREASURER'S REPORT
 MAJOR REVENUE BUDGET COMPARISONS
 FISCAL YEAR 2017/18 as of July 31, 2017

Fund	Current Year		Percent	Prior YTD %
	Actual	Budget		
Property Taxes	4,315,380	10,845,938	39.79%	36.50%
Sales Taxes (General Fund)	547,225	2,400,000	22.80%	23.66%
Income Taxes	1,466,098	4,165,000	35.20%	34.05%
Telecommunications Tax	221,196	930,000	23.78%	22.53%
Real Estate Transfer Tax	298,619	610,000	48.95%	33.70%
Building Permits	227,270	640,000	35.51%	27.02%
MFT	254,347	1,095,000	23.23%	23.02%
Water Charges	1,918,693	7,800,000	24.60%	23.31%
Sewer Charges	957,807	3,820,000	25.07%	24.35%
Interest Income	67,802	145,800	46.50%	22.71%
Gas Utility Tax	79,341	500,000	15.87%	21.49%
Electric Utility Tax	32,385	160,000	20.24%	27.68%

VILLAGE OF BARTLETT TREASURER'S REPORT
 GOLF FUND DETAIL (Excluding Capital Projects)
 FISCAL YEAR 2017/18 as of July 31, 2017

Fund	Current Year		Percent
	Actual	Budget	
Golf Program			
Revenues	534,988	1,273,450	42.01%
Expenses	289,937	1,181,300	24.54%
Net Income	<u>245,050</u>	<u>92,150</u>	265.93%
F&B - Restaurant			
Revenues	63,033	143,000	44.08%
Expenses	90,006	303,583	29.65%
Net Income	<u>(26,973)</u>	<u>(160,583)</u>	16.80%
F&B - Banquet			
Revenues	250,800	655,000	38.29%
Expenses	176,483	599,472	29.44%
Net Income	<u>74,317</u>	<u>55,528</u>	133.84%
F&B - Midway			
Revenues	63,357	124,000	51.09%
Expenses	23,210	64,400	36.04%
Net Income	<u>40,146</u>	<u>59,600</u>	67.36%
Golf Fund Total			
Revenues	912,178	2,195,450	41.55%
Expenses	579,637	2,148,755	26.98%
Net Income	<u>332,540</u>	<u>46,695</u>	712.15%

MOTOR FUEL TAX

Month	FY 2010-11	FY 2011-12	FY 2012-13	FY 2013-14	FY 2014-15	FY 2015-16	FY 2016-17	FY 2017-18
May	89,807	85,450	89,115	104,788	106,665	89,988	93,139	91,478
June	86,890	83,830	75,066	71,924	80,212	58,408	58,737	72,645
July	82,123	78,002	87,721	84,361	89,915	103,948	94,278	
August	89,014	90,041	87,924	99,063	61,056	100,154	89,533	
September	86,580	88,420	76,347	70,076	83,006	67,441	79,032	
October	99,672	79,216	83,510	90,026	89,337	87,626	91,489	
November	73,018	88,011	89,027	77,655	90,552	101,486	93,216	
December	93,136	92,981	85,014	103,117	103,771	93,002	97,757	
January	89,163	115,721	82,788	90,866	97,525	89,828	92,928	
February	96,459	83,346	70,348	83,687	74,031	90,531	88,602	
March	77,675	84,943	83,251	65,802	37,978	77,861	75,544	
April	89,807	82,622	70,866	75,969	95,841	93,782	90,224	
Subtotal	1,053,344	1,052,583	980,978	1,017,334	1,009,889	1,054,055	1,044,479	
Plus:								
High Growth	46,918	29,046	29,031	37,678	37,682	37,743	37,801	
Jobs Now	179,796	179,796	179,796	179,796	359,592			
Total	1,280,058	1,261,425	1,189,805	1,234,808	1,407,163	1,091,798	1,082,280	
Budget	1,015,000	1,250,000	1,250,000	1,175,000	1,188,990	1,025,000	1,067,287	1,095,000
Annual Inc in \$ w/o High Growth	1.50%	-0.07%	-6.80%	3.71%	-0.73%	4.37%	-3.79%	23.68%



Municipality Report

July 5, 2017

Bartlett

MOTOR FUEL TAX ALLOTMENT AND TRANSACTIONS FOR JUNE, 2017

Beginning Unobligated Balance		\$3,810,152.84
Motor Fuel Tax Allotment	\$72,645.00	
Minus Amount Paid to State	\$0.00	
Net Motor Fuel Tax Allotment		\$72,645.00
Plus Credits Processed		\$0.00
Minus Authorizations Processed		\$0.00
Current Unobligated Balance		\$3,882,797.84

PROCESSED TRANSACTIONS:

Sales Taxes

Month	FY 10/11	FY 11/12	FY 12/13	FY 13/14	FY 14/15	FY 15/16	FY 16/17	FY 17/18
May	146,546	126,506	175,701	173,657	178,983	170,734	186,214	201,320
June	137,130	164,604	195,692	193,303	201,968	200,031	224,385	
July	176,678	165,519	190,898	186,097	188,547	194,738	211,186	
August	180,229	177,919	180,797	184,425	190,872	206,213	209,930	
September	177,173	187,893	182,163	189,650	183,399	198,880	206,205	
October	168,710	177,758	165,188	170,530	188,055	212,286	212,435	
November	162,303	161,152	181,865	174,037	179,846	204,437	207,123	
December	171,232	164,341	165,852	153,005	163,529	178,413	201,075	
January	166,523	167,926	168,154	210,506	187,865	194,219	190,934	
February	171,856	157,086	147,189	151,678	141,054	149,630	167,837	
March	168,981	177,777	147,039	128,886	141,609	161,850	159,411	
April	132,397	152,124	162,595	153,553	170,308	178,006	186,494	
Total	1,959,758	1,980,605	2,063,133	2,069,327	2,116,036	2,249,438	2,363,230	
% increase	-7.33%	0.86%	4.17%	0.30%	2.26%	4.52%	4.77%	8.11%
Budget	1,950,000	1,950,000	1,975,000	2,010,000	2,075,000	2,115,000	2,205,000	2,400,000

Warrant/EFT#: EF 0007463				
Fiscal Year:	2018	Issue Date:	07/07/17	
Warrant Total:	\$201,319.85	Warrant Status:		
Agency	Contract	Invoice	Voucher	Agency Amount
492 - REVENUE		A1132826	8A1132826	\$201,319.85

IOC Accounting Line Details						
Fund	Agency	Organization	Appropriation	Object	Amount	Appropriation Name
0189	492	27	44910055	4491	\$201,319.85	DISTRIBUTE MUNI/CNTY SALES TAX

Payment Voucher Description	
Line	Text
1	IL DEPT. OF REVENUE AUTHORIZED THIS PAYMENT ON 07/06/2017
2	MUNICIPAL 1 % SHARE OF SALES TAX
3	LIAB MO: APR. 2017 COLL MO: MAY. 2017 VCHR MO: JUL. 2017
4	?S PHONE: 217 785-6518 EMAIL: REV.LOCALTAX@ILLINOIS.GOV
61	MUNICIPAL 1 % SHARE OF SALES TAX



Agenda Item Executive Summary

Item Name Pride in Ownership Awards Committee or Board Board

BUDGET IMPACT

Amount:	N/A	Budgeted	N/A
List what fund	N/A		

EXECUTIVE SUMMARY

Attached is a memo listing the 2017 winners of Bartlett's Pride in Ownership Awards. The Pride in Ownership Program started in 1996 and was started to recognize owners who do an outstanding job in maintaining their property.

ATTACHMENTS (PLEASE LIST)

Staff memo dated September 11, 2017

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion:

MOTION:

Staff: Sam Hughes, Management Analyst

Date: 09/11/2017

Memorandum

To: Scott Skrycki, Assistant Administrator
From: Sam Hughes, Management Analyst
Date: 9/12/2017
Re: Pride in Ownership

The Village of Bartlett is please to recognize the winners of the 2017 Pride in Ownership Awards.

The Pride in Ownership program was started in Bartlett in 1996 to recognize owners who do an outstanding job in maintaining their property. The Village calls out for nominees at the beginning of the summer and volunteer judges visit all of the nominated properties, evaluating them on general appearance, landscaping, curb appeal and creativity. This year we had 3 single-family winners.

Single Family

1st Place: Mr. & Mrs. M. Ficarella 169 Primrose Lane

2nd Place: Alan & Karen Schatz 316 Ford Lane

3rd place: Mark & Theresa Materna 329 W. North Ave.

The Village congratulates all of the nominated and winning property owners and thanks them for helping to keep Bartlett beautiful. The winners received a yard sign, a home depot gift card and will be listed in the Bartletter as well.

Memorandum

To: Scott Skrycki, Assistant Administrator
From: Sam Hughes, Management Analyst
Date: 9/12/2017
Re: Tri-Village Garden Club

The Tri-Village Garden Club (Bartlett, Streamwood and Hanover Park) recently conducted a Benefit Garden Walk to raise money for “We Grow Dreams.” We Grow Dreams is a job-training program providing opportunities for individuals with disabilities to learn a variety of tasks in the day-to-day operation of a wholesale and retail greenhouse business.

The Tri-Village Garden Club sought out six homeowners in Bartlett, five of which are not in the Garden Club, to be part of this event. To honor the Bartlett homeowners for allowing the club to use their garden for the walk, the Tri-Village Garden Club would like to present a plaque to each homeowner for their generosity.

Wally Groble, Tri-Village Garden Club President will present the six homeowners with a plaque at the September 19th board meeting.

APPOINTMENT
SEPTEMBER 19, 2017

Police Pension Board – 2 Year Term

Appoint Michael Poremba

Lorna Giles

From: Paula Schumacher
Sent: Friday, August 11, 2017 9:52 AM
To: Kevin Wallace
Cc: Gabrielle Infusino
Subject: FW: Village of Bartlett: Board & Commission Application

Hi,
Mr. Poremba provided more information and filled out the commission application below.
Paula

From: webmaster@village.bartlett.il.us [mailto:webmaster@village.bartlett.il.us]
Sent: Thursday, August 10, 2017 8:27 PM
To: Chris Hostetler <CHostetler@vbartlett.org>; Paula Schumacher <PSchumacher@vbartlett.org>
Subject: Village of Bartlett: Board & Commission Application

A new entry to a form/survey has been submitted.

Form Name: Village of Bartlett Board & Commission Application
Date & Time: 08/10/2017 6:26 PM
Response #: 17
Submitter ID: 1303
IP address: 71.201.82.11
Time to complete: 1 min. , 38 sec.

Survey Details

Page 1

1. Please answer all of the questions below.

Name: Michael Poremba
Address: 220 Lido Trail
Phone: (847) 848-5027
How long have you been a Bartlett resident? 24 years

2. Please check the box of the commission(s) you are interested in joining:

Police Pension Fund Board of Trustees

3. Please explain your experience and qualifications as they relate to this position:

Below I am providing my explanation and qualifications as they relate to my interest in joining the Bartlett Police Pension Fund Board of Trustees.

I'll start with a bit of personal background and how this opportunity came to my attention. My wife and I (married 27 years) have been busy raising our 3 now grown adult boys here in Bartlett for the past 24 years. Now that our boys have basically become self-sufficient, our time has opened to the extent that we can start to utilize our free time in different ways. During the past 6 or so months, my wife and I have been volunteering for the Bartlett 4th of July Committee given there was a need

for more residents to be involved. During our time at the 4th of July meetings and events, we had the opportunity to interact with several members of the Bartlett Police Department. Because of these encounters, it was brought to my attention that one of the resident board member positions may come open. After a little reflection, I thought I may be able to help serve our Village/Police Department and add value by applying for this potential vacancy.

As for my professional background, I have been working in the audit/accounting/insurance industry for the past 27 years. Currently, I am the VP, Head of Reinsurance Finance NA (a department of approximately 70 accounting professionals) for Zurich Insurance Company located in Schaumburg, Illinois. I received my BS in Accounting from DePaul University, Chicago, Illinois in 1990 and I'm a registered unlicensed CPA. I'd be happy to provide my current resume, if needed.

During my years of working in the finance field, I have had the opportunity to get involved in many sophisticated projects, situations, and/or issues. I believe this experience has made me a very well-rounded professional and has provided me with comfort in reviewing financial statements and related finance related documents. I'm well versed in the concepts of assets and related liabilities as much of my daily work centers around these topics. I'm very interested in the financial markets and I'm an avid reader of the Wall Street Journal which provides me insights into current financial events and trends. I practice vigilance in monitoring my own retirement related assets and understand the desire for returns but the importance to balance with a conservative approach toward long-term goals.

In my currently position, I sit on various project steering committees which I believe provide a similar experience to filling a board position. I believe I bring a unique outside financial industry focused perspective. In my earlier years of working, I worked as an auditor within the financial services and public entity sectors. This experience has stayed with me and allowed me to maintain a healthy level of professional skepticism to challenge and provoke positive debate when faced with areas that may require further investigation or research.

In addition to many years of youth baseball and basketball coaching, I have also spent some limited time volunteering for the Center of Economic Development completing tax returns for individuals in need within the greater Elgin area.

I'm very proud to be a Bartlett resident and the idea of serving our well-respected Police Department and Village in this capacity would be an honor. I'm happy to provide further information and/or answer questions about my background if needed.

Sincerely, Mike Poremba

Thank you,
Village of Bartlett

This is an automated message generated by the Vision Content Management System™. Please do not reply directly to this email.

3CMA Savvy Award Information

The City-County Communications & Marketing Association (3CMA) announced the 2017 winners of its national Savvy Awards Competition on Thursday, Sept. 7.

The Savvy Awards, held in conjunction with 3CMA's annual conference, recognize outstanding local government achievements in communications, public-sector marketing and citizen-government relationships. The Savvies salute skilled and effective city, county, agency or district professionals who have creatively planned and carried out successful innovations in communications and marketing. 3CMA accommodates local government organizations of all sizes and budget classes by judging entries in several different population groups.

Nearly 700 entries in 34 categories were received. 3CMA utilized volunteer judges from across the United States to review every entry and provide constructive comments on the winning entries. Sixty-three first-place Savvy Awards were presented; 62 second-place Silver Circle Awards and 61 third-place Awards of Excellence were also presented.

Most Creative Activity with Least Dollars Spent (Population 0 – 50,000)

Savvy Award - Village of Bartlett, IL

125th Anniversary Guinness World Record Attempt

Comments from the judges - The idea was very creative and well executed. We loved how the event tied into Bartlett's history and involved the community in such a great way.

Silver Circle Award - City of Issaquah, WA

April Fool's Day: Fish are Friends – Not Food

The video was hilarious and showed a great understanding of its target audience. The concept was creative and displayed outside of the box thinking.

Award of Excellence - Village of Lombard, IL

Jingle Bell Rock Carpool Karaoke

The results of this video were outstanding. It was very entertaining and showed great involvement by employees.

COMMUNITY DEVELOPMENT MEMORANDUM
17-187

DATE: September 12, 2017
TO: Paula Schumacher, Village Administrator
FROM: Jim Plonczynski, Community Development Director
RE: **(#17-05) Balance Family Chiropractic**

PETITIONER

Julie Salyers, J & B Builders, Inc. on behalf of Balance Family Chiropractic

SUBJECT SITE

362-366 S. Main Street, about 0.1 mile north of Devon Avenue on the west side of Main Street

REQUESTS

Site Plan Review, and
Variations:

- a) a 30 foot reduction from the required 50 foot front yard building setback,
- b) an 18 foot reduction from the required 50 foot front yard parking setback,
- c) a 10 foot reduction from the required 20 foot side yard (southern property line) building and parking setback,
- d) a 10 foot reduction from the required 20 foot side yard (northern property line) parking setback, and
- e) a 25 foot reduction from the required 30 foot rear yard parking setback

To facilitate the construction of the proposed building, the Petitioner requests to be forwarded directly to the Village Board for a final vote.

EXISTING AND PROPOSED CONDITIONS

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

ZONING HISTORY

1. The existing building was built around 1987, (sometimes referred to as the Bormann Building) and has had many uses over the years, including an animal hospital, advertising agency and tutoring center.

DISCUSSION

1. The Petitioner is requesting a **Site Plan Review** to demolish the existing two-story building located at 362-366 S. Main Street to construct a new 6,152 square foot building consisting of a chiropractic office (4,285 sq. feet) on the first floor and two residential apartments (1,867 sq. feet) on both the first and second floors toward the back of the building.
2. The proposed building will have a prairie style look and be constructed of materials similar to neighboring residential properties with HardiPlank siding and a stone veneer along the bottom of the building. The height of the building would be 26'-2" at the corners of the building with a median height of 23'-5", meeting the Zoning Code.
3. The Petitioner is also requesting the following **Variations:**
 - a) a 30 foot reduction from the required 50 foot front yard building setback,
 - b) an 18 foot reduction from the required 50 foot front yard parking setback,
 - c) a 10 foot reduction from the required 20 foot side yard (southern property line) building and parking setback,
 - d) a 10 foot reduction from the required 20 foot side yard (northern property line) parking setback, and
 - e) a 25 foot reduction from the required 30 foot rear yard parking setback

(Staff was unable to locate any previous variation requests for the existing site.)

4. Currently the property has a curb cut in the middle of the site along Main Street and one shared access drive along the north property line. There is a recorded cross-access easement agreement shared between this property and the property to the north. The petitioner proposes to eliminate the curb cut in the middle of the site along Main Street and utilize the shared curb cut to the north for all traffic. Eliminating curb cuts along Main Street is also a recommendation from the Downtown Transit Oriented Development (TOD) Plan.
5. The Petitioner has shown a cross-access easement on the west side (rear) of the lot to connect the parking lot to the property to the south when/if it

develops.

6. The Petitioner proposes to have 25 parking stalls including 1 handicapped parking stall. This exceeds the parking requirement of 24 parking stalls.
7. The Petitioner also proposed to install a bike rack which is a recommendation from the Downtown TOD Plan.
8. The Petitioner proposes to add a trash enclosure west of the building in the existing parking lot. The previous owners/tenants shared the trash enclosure located on the Main Street Plaza shopping center lot directly to the north of the proposed trash enclosure.
9. **The Downtown TOD Plan included planning strategies for the revitalization of older properties in the Downtown that would enhance the visual appeal along the Main Street Corridor. This project accomplishes that objective not only with the updated architecture of the building but also by bringing the building closer to the street frontage, locating a majority of the parking to the rear of the building, adding a bike rack and eliminating a curb cut.**
10. The Petitioner has been operating out of a tenant space at Westgate Commons since 2006. If approved, the Petitioner will be relocating to this new building.
11. Engineering and Landscape plans are currently being reviewed by the Staff.

RECOMMENDATION

1. The Staff recommends **approval** of the petitioner's request subject to the following conditions and Findings of Fact:
 - A. Staff approval of the Engineering Plans and Landscape Plan;
 - B. Building permits shall be required for all construction activities;
 - C. The cross access easement shall be recorded;
 - D. Signage shall be reviewed and approved separately by the Community Development Department in accordance with the Sign Ordinance;
 - E. If landscaping cannot be installed at the time of construction, a landscape estimate shall be submitted to Community Development for review and approval by the Village Arborist and a bond posted in the approved amount for its future installation;
 - F. Landscaping must be installed within one year of the issuance of a building permit;
 - G. Findings of Fact (Site Plan):
 - i. That the proposed office/apartments are a permitted use in the B-3 Zoning District;

- ii. That the proposed building, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses;
- iii. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well;
- iv. That the site plan provides for the safe movement of pedestrians within the site;
- v. That there is a sufficient mixture of grass trees and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses. Any part of the site plan area not used for buildings, structures, parking or access ways shall be landscaped with a mixture of grass, trees and shrubs; (All landscape improvements shall be in compliance with Chapter 10-11A, Landscape Requirements.)
- vi. That all outdoor storage areas are screened and are in accordance with standards specified by this Ordinance.

2. The **Zoning Board of Appeals** reviewed the Petitioner's variation requests, conducted the public hearing and recommended **approval** at their September 7, 2017 meeting based upon the following Findings of Fact:

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

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

3. The **Plan Commission** reviewed the Petitioner's requests at their meeting on September 14, 2017.
4. An Ordinance with Exhibits and additional background information is attached for your review and consideration.

alz/attachments

X:\Comdev\mem2017\187_Balance Family Chiropractic_vb.doc

ORDINANCE 2017 - _____

**AN ORDINANCE APPROVING A SITE PLAN AND GRANTING VARIATIONS FOR
BALANCE FAMILY CHIROPRACTIC LOCATED AT 362-366 SOUTH MAIN STREET**

WHEREAS, Julie Salyers, J & B Builders, on behalf of Dr. Robin's Nest, LLC d/b/a Balance Family Chiropractic (the "Owner/Petitioner") has filed a petition (the "Petition") on the property legally described attached hereto as **Exhibit A** (the "Subject Property") commonly known as 362-366 South Main Street, for (1) Site Plan approval, and (2) variations to allow a) a 30 foot reduction from the required 50 foot front yard building setback, b) an 18 foot reduction from the required 50 foot front yard parking setback, c) a 10 foot reduction from the required 20 foot side yard (southern property line) building and parking setback, d) a 10 foot reduction from the required 20 foot side yard (northern property line) parking setback, and e) a 25 foot reduction from the required 30 foot rear yard parking setback in the B-3, Neighborhood Shopping Zoning District (collectively, the "Variations"); and

WHEREAS, the Bartlett Plan Commission reviewed the Site Plan on September 14, 2017 with respect to the Petition (Case #17-05) and has recommended to the corporate authorities that the Site Plan be approved subject to the conditions and findings of fact set forth in its report; and

WHEREAS, the Bartlett Zoning Board of Appeals conducted a public hearing on September 7, 2017 pursuant to public notice as required by law, with respect to said petition (#17-05) for Variations to allow: (a) a 30 foot reduction from the required 50 foot front yard building setback, (b) an 18 foot reduction from the required 50 foot front yard parking setback, (c) a 10 foot reduction from the required 20 foot side yard (southern

property line) building and parking setback, (d) a 10 foot reduction from the required 20 foot side yard (northern property line) parking setback, and (e) a 25 foot reduction from the required 30 foot rear yard parking setback, and has recommended to the corporate authorities that the Variations requested in the Petition be granted subject to the conditions and findings of fact set forth in its report; and

WHEREAS, the corporate authorities have determined that it is in the public interest to approve the Site Plan recommended for approval by the Plan Commission based on the findings of fact set forth in its report, provided the conditions set forth in Section Five of this Ordinance are satisfied; and

WHEREAS, the corporate authorities have determined that it is in the public interest to grant the Variations to allow: (a) a 30 foot reduction from the required 50 foot front yard building setback, (b) an 18 foot reduction from the required 50 foot front yard parking setback, (c) a 10 foot reduction from the required 20 foot side yard (southern property line) building and parking setback, (d) a 10 foot reduction from the required 20 foot side yard (northern property line) parking setback, and (e) a 25 foot reduction from the required 30 foot rear yard parking setback as recommended by the Zoning Board of Appeals, based on the findings of fact set forth in this Ordinance, provided the conditions set forth in Section Five of this Ordinance are satisfied;

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

SECTION ONE: That the corporate authorities do hereby make the following findings of fact pertaining to the Site Plan (hereinafter defined):

1. That the proposed office/apartments are a permitted use in the B-3 Zoning District;

2. That the proposed building, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses;
3. That the vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well;
4. That the Site Plan provides for the safe movement of pedestrians within the site;
5. That there is a sufficient mixture of grass trees and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses. Any part of the site plan area not used for buildings, structures, parking or access ways shall be landscaped with a mixture of grass, trees and shrubs; (All landscape improvements shall be in compliance with Chapter 10-11A, Landscape Requirements.)
6. That all outdoor storage areas are proposed to be screened and are in accordance with standards specified by this Ordinance.

SECTION TWO: The site plan prepared by J & B Builders, Inc. dated January 20, 2017, last revised August 11, 2017 (the "Site Plan") attached hereto as **Exhibit B** and the Building Elevations prepared by 222 Architects dated February 7, 2017, last revised August 10, 2017 (the "Building Elevations") attached hereto as **Exhibit C**, each of which are expressly made a part of this Ordinance are hereby approved, subject to the conditions set forth in Section Five of this Ordinance.

SECTION THREE: The corporate authorities hereby make the following findings of fact:

a. That the particular physical surroundings, and shape of the Subject Property would result in a particular hardship upon the Owner/Petitioner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.

b. That conditions upon which the petition for the Variations are based are unique to the Subject Property and are not applicable, generally, to other property within the same zoning classification.

c. That the purpose of the variations is not based exclusively upon a desire to make more money out of the Subject Property.

d. That the hardship is caused by the provisions of the Bartlett Zoning Ordinance and has not been created by any person presently having an interest in the Subject Property.

e. That the granting of the Variations will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood the Subject Property is located within.

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

g. That the granting of the Variations requested will not confer on the applicant any special privilege that is denied by the provisions of the Bartlett Zoning Ordinance to other lands, structures or buildings in the same district.

SECTION FOUR: The Variations to allow to allow: (a) a 30 foot reduction from the required 50 foot front yard building setback; (b) an 18 foot reduction from the required 50 foot front yard parking setback; (c) a 10 foot reduction from the required 20 foot side yard (southern property line) building and parking setback; (d) a 10 foot reduction from the required 20 foot side yard (northern property line) parking setback; and (e) a 25 foot reduction from the required 30 foot rear yard parking setback, are hereby granted, subject to the conditions set forth in Section Five of this Ordinance.

SECTION FIVE: That the findings of fact set forth in Sections One and Three for the Site Plan approval in Section Two, and the variations granted in Section Four of this Ordinance, are subject to the following conditions:

1. Staff approval of the Engineering Plans and Landscape Plan;
2. Building permits shall be required for all construction activities;

3. A cross access easement granted by separate Plat of Easement or cross access easement agreement along the south property line shall be recorded prior to the issuance of an occupancy permit for the building that will be constructed on the Subject Property;
4. Signage shall be reviewed and approved separately by the Community Development Department in accordance with the Sign Ordinance;
5. If landscaping cannot be installed at the time of construction, a landscape estimate shall be submitted to Community Development for review and approval by the Village Arborist and a bond posted in the approved amount approved by the Community Development Director to guaranty its future installation;
6. Landscaping must be installed within one year of the issuance of a building permit;
7. The building to be constructed on the Subject Property shall be built in conformance with the Building Elevations.

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

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

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

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

PASSED: this 19th day of September, 2017

APPROVED: this 19th day of September, 2017

Kevin Wallace, Village President

ATTEST:

Lorna Giles, Village Clerk

CERTIFICATION

I, Lorna Giles, 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 2017-____, enacted on September 19, 2017, approved on September 19, 2017 as the same appears from the official records of the Village of Bartlett.

Lorna Giles, Village Clerk

EXHIBIT A

362 - 366 South Main Street, Bartlett, IL

Legal Description:

LOT 10 AND 11 IN BLOCK 20 OF H.O. STONE AND COMPANY'S TOWN ADDITION TO BARTLETT, BEING A SUBDIVISION IN THE SOUTHEAST ½ OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 23, 1929 AS DOCUMENT NUMBER 10435526 IN COOK COUNTY, IL

MAIN STREET PLAZA



LEGEND

---	BOUNDARY LINE
- - -	EASEMENT LINE
---	PARKING / BUILDING SETBACK LINE
---	EXISTING FENCE
---	PROPOSED SIGN
---	TRAFFIC FLOW ARROW

PARKING SUMMARY

24	REGULAR SPACES
1	HANDICAPPED SPACES
25	TOTAL SPACES PROVIDED
7	REQUIRED OFFICE & TREATMENT SPACES
3	REQUIRED RESIDENTIAL SPACES
5	REQUIRED WAITING AREA SPACES
5	REQUIRED EMPLOYEE SPACES
21	TOTAL SPACES REQUIRED

Residential Units: 1.5 parking spaces for every efficiency, studio or 1-bedroom dwelling unit + 1 parking space required
 (Chiropractic Office: 1 parking space for each office (3 offices), examination room or treatment room (7 rooms), plus 1 parking space for each 100 square feet of adding room (SES), plus 1 for each employee (5 employees) = 21 parking spaces required

FLOOR AREA RATIO

Floor Area Ratio = Building Floor Area / Lot Size
 Floor Area Ratio = 6152 / 20473.20 = 0.3

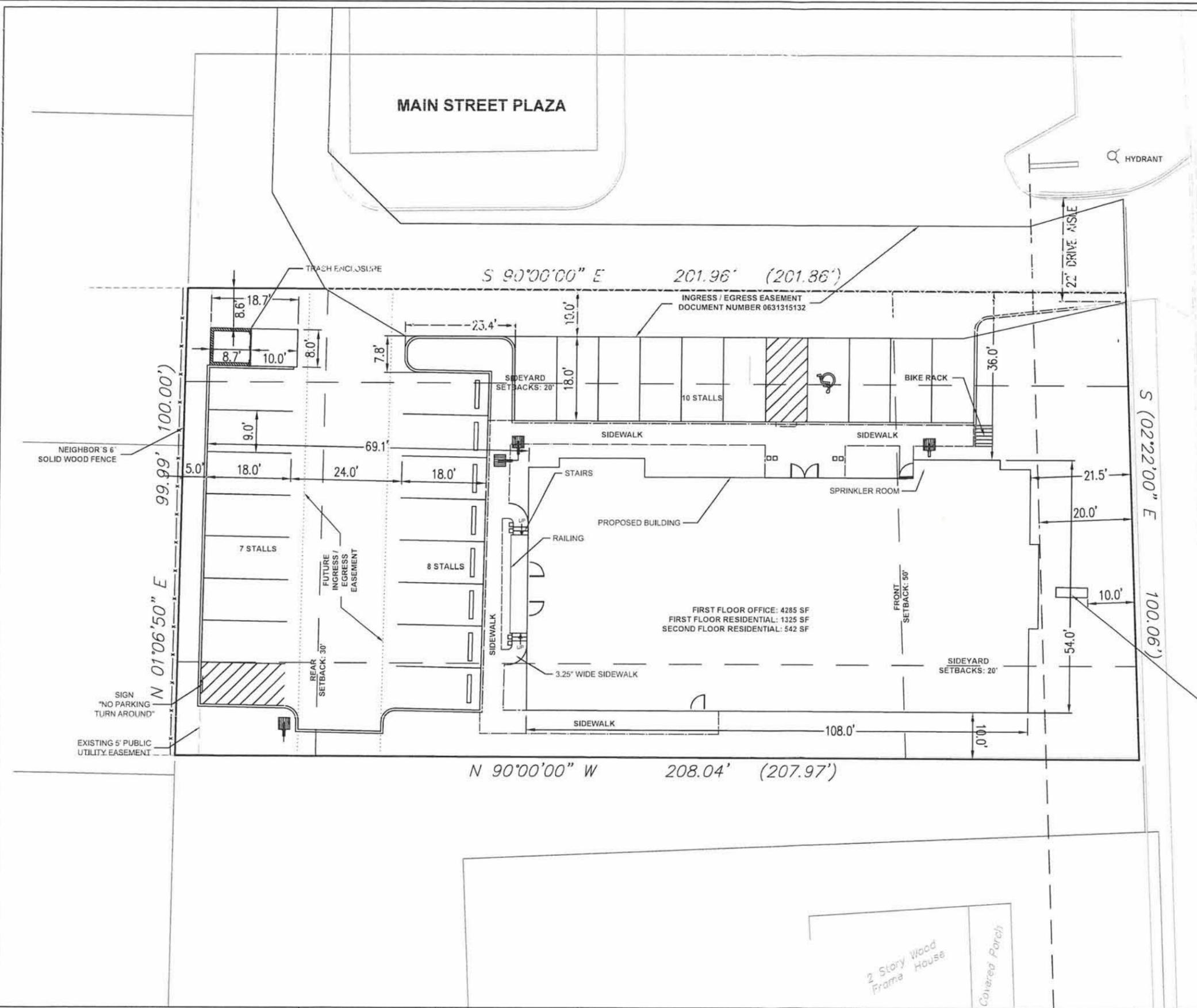
TOTAL SITE AREA: 0.47 AC.

LOCATION MAP



MONUMENT SIGN

SITE LOCATION



FIRST FLOOR OFFICE: 4285 SF
 FIRST FLOOR RESIDENTIAL: 1325 SF
 SECOND FLOOR RESIDENTIAL: 542 SF

2 Story Wood Frame House
 Covered Porch

PREPARED FOR
J & B BUILDERS, INC.
 2000 WEST MAIN STREET
 ST. CHARLES, IL 60174
 (630) 587-9000

PREPARED BY
SILVER EDGE CONSULTANTS LLC
 215 FULTON STREET
 GENEVA, ILLINOIS 60134
 (630) 800-4801
 COPYRIGHT © 2017, SILVER EDGE CONSULTANTS LLC

REVISIONS		REVISIONS	
NUMBER	DATE	NUMBER	DATE
1	07/14/2017		
2	08/11/2017		

BALANCE FAMILY CHIROPRACTIC - SITE PLAN			
366 SOUTH MAIN STREET, BARTLETT, ILLINOIS.			
FILENAME: BALANCE CHIROPRACTIC	DESIGN BY: JBS	JOB NO.: 138201	AREF:
DIRECTORY:	DRAWN BY: JRC	DATE: 01/26/2017	SCALE: 1" = 10'
			SHEET 4 OF 12

EXHIBIT B

REV 2	2017-08-10
REV 1	2017-03-23
NO. ISSUED FOR	DATE

DATA	DRAWN BY: MW	CHECKED BY: TJS
	DATE: 2017-02-07	PROJ. NO: 16041

NOTE:
 THERE WILL BE NO ROOFTOP MECHANICAL
 EQUIPMENT INSTALLED ON THE BUILDING

T/ROOF (H.P.)
 EL 26'-9 1/2"

T/ROOF (AVG.)
 EL 23'-11 3/4"

SECOND FLOOR
 EL 11'-7 1/2"

FIRST FLOOR
 EL 0'-0"

SOUTH ELEVATION
 SCALE: 3/8" = 1'-0"



- ARCHITECTURAL SHINGLES
 GAF Timberline Natural Shadow
 "Weathered Wood"
- WOOD TRIM / BRACKETS
- FIBER CEMENT SIDING
 HardPlank "Navajo Beige"
- ALUM CLAD WOOD WINDOWS
 Pella Pro-line Casement
- FIBER CEMENT SIDING
 HardPlank "Mountain Sage"
- STONE VENEER
 BORAL Southern LedgeStone
 "Bucks County"

EAST ELEVATION (FACING MAIN STREET)
 SCALE: 3/8" = 1'-0"

T/ROOF (H.P.)
 EL 26'-9 1/2"

T/ROOF (AVG.)
 EL 23'-11 3/4"

SECOND FLOOR
 EL 11'-7 1/2"

FIRST FLOOR
 EL 0'-0"

WEST ELEVATION
 SCALE: 3/8" = 1'-0"



T/ROOF (H.P.)
 EL 26'-9 1/2"

T/ROOF (AVG.)
 EL 23'-11 3/4"

SECOND FLOOR
 EL 11'-7 1/2"

FIRST FLOOR
 EL 0'-0"

NORTH ELEVATION
 SCALE: 3/8" = 1'-0"





Village of Bartlett
Plan Commission Meeting Minutes
September 14, 2017

**Case (# 17-05) Balance Chiropractic
Site Plan Review**

A. Zubko stated the existing building was built around 1987, (sometimes referred to as the Bormann Building) and has had many uses over the years, including an animal hospital, advertising agency and tutoring center.

The Petitioner is requesting a **Site Plan Review** to demolish the existing two-story brick building located at 368 S. Main Street to construct a new 6,152 square foot building consisting of a chiropractic office on the first floor and two residential apartments (1,867 sq. feet) on both the first and second floors toward the back of the building.

The proposed building will have a prairie style look and be constructed of materials similar to neighboring residential properties. The height of the building would be 26'-2" at the corners of the building with a median height of 23'-5", meeting the Zoning Code.

The Petitioner requested 5 different Variations:

- a) a 30 foot reduction from the required 50 foot front yard building setback,
- b) an 18 foot reduction from the required 50 foot front yard parking setback,
- c) a 10 foot reduction from the required 20 foot side yard (southern property line) building and parking setback,
- d) a 10 foot reduction from the required 20 foot side yard (northern property line) parking setback, and
- e) a 25 foot reduction from the required 30 foot rear yard parking setback

(The Variation requests were discussed by the Zoning Board of Appeals at their meeting on September 7, 2017 and all were recommended for approval.)

Currently, the property has a curb cut in the middle of the site along Main Street and one shared access drive aisle along the north property. There is a recorded cross-access easement agreement shared between this property and the property to the north. The petitioner proposes to eliminate the curb cut in the middle of the site along Main Street and utilize the shared curb cut to the north for all traffic. Eliminating curb cuts along Main Street is also a recommendation from the Downtown Transit Oriented Development (TOD) Plan.

The Petitioner has shown a cross-access easement on the west side (rear) of the lot to connect the parking lot to the property to the south when/if it develops.

The Petitioner proposes to have 25 parking stalls including 1 handicapped parking stall. This exceeds the parking requirement of 24 parking stalls.

The Petitioner also proposed to install a bike rack which is a recommendation from the Downtown TOD Plan along the northeast corner of the building.



Village of Bartlett
Plan Commission Meeting Minutes
September 14, 2017

The Petitioner proposes to add a trash enclosure west of the building in the existing parking lot. The previous owners/tenants shared the trash enclosure with the northern properties, creating their own.

The Downtown TOD Plan included planning strategies for the revitalization of older properties in the Downtown that would enhance the visual appeal along the Main Street Corridor. This project accomplishes that objective not only with the updated architecture of the building but also by bringing the building closer to the street frontage, locating a majority of the parking to the rear of the building, adding a bike rack and eliminating a curb cut.

The Petitioner has been operating out of a tenant space at Westgate Commons since 2006. If approved, the Petitioner will be relocating to this new building.

The Staff recommends approval of the petitioner's request subject to the following conditions and Findings of Fact. The petitioners are present if anyone has any questions.

Petitioners **Julie Salyers** 2000 W. Main Street, Unit H, St. Charles and **Dr. Robin Ackerman** 776 W. Bartlett Road were sworn in by **J. Lemberg**.

J. Lemberg asked the petitioners if there is anything they would like to add. **J. Salyers** stated she believes there was a concern about the current drainage and how it relates to the property north of this project. Currently, there is a catch basin in the east parking lot that will be demolished. Also, there are two catch basins at the rear of the building. The catch basin in the back of the property will be kept, however, it will be dropped down. The grades in the back will be adjusted so in heavy rains the water will not flow to the adjacent properties. The downspouts will be tied directly into the storm lines in the back of the building.

A. Hopkins asked if the fence at the back side of the property will be changed. **J. Salyers** stated that the fence is owned by the adjacent property owner. **Dr. Ackerman** stated the bushes in front of the fence will be replaced with landscaping. **A. Hopkins** asked if light poles will be added to the rear parking lot. **J. Salyers** stated there will be a bollard type light added so the light will not reflect onto the neighboring properties. No light will pass this property's lot line.

T. Ridenour asked what size was the original building and what if any kind of variations were done on the original building. **Dr. Ackerman** stated 6000 sq. feet, 3000 sq. feet for each floor. **A. Zubko** was unable to locate any previous variation requests for the existing site. They are not changing the current parking lot in the back.

J. Salyers stated if you look at the roof area and the sidewalk and pavement area on the existing building it is calculated at 5,275 sq. feet. The new impervious area is 15,886 sq. feet, increasing the impervious area by about 600 sq. feet. **T. Ridenour** asked where the sidewalk was located and was told just east of the property line.



Village of Bartlett
Plan Commission Meeting Minutes
September 14, 2017

J. Miaso asked what the size of the apartments will be. **Dr. Ackerman** stated the apartments will be about 900 sq. feet each, loft style with a kitchenette and laundry.

J. Lemberg asked if anyone else had any questions or comments. No one came forward.

A motion was made to recommend approval of the petitioner's request subject to the conditions and Findings of Fact.

Motioned by: J. Miaso
Seconded by: D. Negele

Roll Call

Ayes: A. Hopkins, D. Negele, T. Ridenour, T. Connor, J. Allen and J. Miaso
Nays: None

The motion carried.



Village of Bartlett
Zoning Board of Appeals Minutes
September 7, 2017

Case (# 17-05) Balance Chiropractic

Variations

- a) a 30 foot reduction from the required 50 foot front yard building setback,
- b) an 18 foot reduction from the required 50 foot front yard parking setback,
- c) a 10 foot reduction from the required 20 foot side yard (southern property line) building and parking setback,
- d) a 10 foot reduction from the required 20 foot side yard (northern property line) parking setback, and
- e) a 25 foot reduction from the required 30 foot rear yard parking setback

PUBLIC HEARING

The following Exhibits were presented:

Exhibit A - Picture of Sign

Exhibit B - Mail Affidavit

Exhibit C - Notification of Publication

Petitioners **Julie Salyers** and **Dr. Robin Ackerman** were sworn in by **M. Werden**.

J. Salyers stated they are looking for a variation for a 30 foot reduction from the required 50 foot front yard building setback, an 18 foot reduction from the required 50 foot front yard parking setback, a 10 foot reduction from the required 20 foot side yard (southern property line) building and parking setback, a 10 foot reduction from the required 20 foot side yard (northern property line) parking setback, and a 25 foot reduction from the required 30 foot rear yard parking setback.

M. Werden stated if everything goes as planned when is the moving date? **J. Salyers** stated the project includes demolishing the existing building to let **Dr. Ackerman** move her practice to a new building. There will be commercial space at the front of the building and two residential units on the back of the building. The prairie style building will be placed closer to the roadway to match the TOD Plan. Most of the finished space will be on the main floor with the second floor rear for the residential units. The bottom of the building will have a stone finish with cement board siding with decorative accents. Parking will be at the rear and side of the building. The four large existing trees along Main Street will be saved. The existing curb line will remain. The current entry and curb cut will be eliminated with only one entrance into the building. The building will have all new landscaping.

M. Werden asked if Staff was in agreement with eliminating the one curb cut. **A. Zubko** stated yes, it was a recommendation from the TOD Plan to eliminate some of the curb cuts and combine them along Main Street and South Bartlett Road. **M. Werden** asked if any Board members had any questions or comments. **G. Koziol** stated he was on the TOD Plan Committee and was excited to see that a project such as this come to the downtown area. **G. Koziol** went on to say he hopes this project becomes a seed for future projects to come to downtown Bartlett. **B. Bucaro** agreed, this is exactly what the TOD was meant to do and very refreshing to see a successful business stay and expand within the town. **M. Werden** stated the building design is very attractive. **J. Banno** asked how far this building will stick out verses the other properties along Main Street. It looks a little close to the main road. **A. Zubko** stated the building next to the proposed building will be a difference of about five feet. **Dr. Ackerman** stated CVS Pharmacy is fairly close to the street. This is part of the goal to see commercial when you enter downtown communities, like in Wheaton and Glen Ellyn. **Dr. Ackerman** stated she bought this property two years ago with the intension of renovating and



Village of Bartlett
Zoning Board of Appeals Minutes
September 7, 2017

it has been vacant since. This was her next plan. **A. Zubko** stated this project accomplishes the objective of the TOD Plan not only with the updated architecture of the building but by bringing the building closer to the street and locating the majority of the parking to the rear of the building and adding a bike rack and eliminating a curb cut. **R. Grill** stated the next chapter after the chapter being reviewed at tonight's meeting, will be all four of the commercial districts and Staff will look at what the setbacks should be in the downtown; Staff may propose changes. **J. Plonczynski** stated most of the downtown was zoned B-1 or PD. B-1 districts allow for zero lot lines and more reduced setbacks. When this building was built along with the building next to it, they were zoned B-3. This is not typical downtown zoning and has not been changed since. The zoning on this property could have been changed but the variances had the same effect. **J. Plonczynski** stated since the owner wanted to compliment the TOD Plan, this was the quickest and easiest way to do it within the existing zoning.

M. Werden stated back in 1971 when some of the zoning was changed, the B1 was the Historic District and this building was not considered downtown at that time. **R. Grill** stated the portion of the building we are sitting in, was pushed out from the original Village Hall closer to Main Street.

M. Werden then opened the meeting up to the public for further discussion or comments. No one came forward.

M. Werden then asked if there were any further discussions or motions.

A motion was made to pass a positive recommendation to the Village Board to approve.

M. Werden closed the public hearing portion of the meeting.

Motioned by: G. Koziol

Seconded by: B. Bucaro

Roll Call

Ayes: M. Werden, G. Koziol, B. Bucaro, J. Banno and J. Rasmussen

Nays: None

The motion carried.



2000 W. Main Street, Unit H
St. Charles, IL 60174
630.587.9900 630.587.8566 fax
www.jbuilders.com

March 27, 2017

TO: Mr. Kevin Wallace, Village of Bartlett President
Ms. T.L. Arends, Village of Bartlett Trustee
Mr. Michael E. Camerer, Village of Bartlett Trustee
Mr. Vince Carbonaro, Village of Bartlett Trustee
Mr. Raymond H. Deyne, Village of Bartlett Trustee
Mr. Adam J. Hopkins, Village of Bartlett Trustee
Mr. Aaron H. Reinke, Village of Bartlett Trustee

RE: 366 – 368 S. Main Street
Bartlett, IL

Dear Mr. Wallace and Village Trustees:

This letter is in reference to the proposed redevelopment of the property located at 366 – 368 S. Main Street.

The existing property is located on S. Main Street approximately 0.1 miles north of Devon Avenue. The current property is zoned B-3, Neighborhood Shopping District. An existing two story commercial brick building currently is located on the property.

We are proposing to redevelop the property including the demolition of the existing building and the construction of a new building for Balance Family Chiropractic. The new building would contain office space as well as two residential, one bedroom apartments. Balance Family Chiropractic has been in Bartlett since 2006 and will relocate to the new space.

Sincerely,
J&B BUILDERS, INC.

A handwritten signature in black ink, appearing to read 'Julie R. Salyers'.

Julie R. Salyers, P.E.
President



VILLAGE OF BARTLETT DEVELOPMENT APPLICATION

Revised (p. 1)

For Office Use Only
Case # <u>17-05</u>
RECEIVED COMMUNITY DEVELOPMENT
FEB 16 2017
VILLAGE OF BARTLETT

PROJECT NAME Balance Family Chiropractic

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Julie Salyers, J&B Builders, Inc.

Street Address: 2000 West Main Street, Unit H

City, State: St. Charles, IL

Zip Code: 60174

Email Address: julie@jbbuilders.com

Phone Number: 630-587-9900

Preferred Method to be contacted: Email

PROPERTY OWNER INFORMATION

Name: Dr. Robin Ackerman

Street Address: 776 W. Bartlett Road

City, State: Bartlett, IL

Zip Code: 60103

Phone Number: 630-837-3707

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

ACTION REQUESTED (Please check all that apply)

- Annexation
 - PUD (preliminary)
 - PUD (final)
 - Subdivision (preliminary)
 - Subdivision (final)
 - Site Plan (please describe use: commercial, industrial, square footage):
Commercial, Chiropractic Office (4285 sf) and 2 Residential Apartments (1867 sf)
 - Unified Business Center Sign Plan
 - Other (please describe) _____
- Text Amendment
 - Rezoning See Dropdown to See Dropdown
 - Special Use for: _____
 - Variation: Building & Parking Set Backs

SIGN PLAN REQUIRED? No

(Note: A Unified Business Center Sign Plan is required for four or more individual offices or businesses sharing a common building entrance or private parking lot.)

PROPERTY INFORMATION

Common Address/General Location of Property: 366-368 Main Street / S. Main St & E. Devon Ave

Property Index Number ("Tax PIN"/"Parcel ID"): 06-34-414-070-0000

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

Land Use: Existing: Commercial

Proposed: B-3

Proposed: Commercial

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

Acreage: 0.47 acres

For PUD's and Subdivisions:

No. of Lots/Units: _____

Minimum Lot: Area _____ Width _____ Depth _____

Average Lot: Area _____ Width _____ Depth _____

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

Attorney _____

Engineer Silver Edge Consultants LLC
215 Fulton Street
Geneva, IL 60134

Other 222 Architects
222 South Morgan Street, Suite 4B
Chicago, IL 60607

FINDINGS OF FACT (Standards)

The Village of Bartlett Zoning Ordinance requires that certain findings of fact, or standards, must be met before a special use permit, variation, site plan or planned unit development may be granted. Each application for a hearing before the Plan Commission or Zoning Board of Appeals for a special use, variation, site plan or planned unit development must address the required findings of fact for each particular request. The petitioner should be aware that he or she must present specific testimony at the hearing with regards to the findings. **(On the following pages are the findings of fact, or standards, to be met. Please respond to each standard, in writing, as it relates to the case.)**

****PLEASE FILL OUT THE FOLLOWING FINDINGS OF FACT AS THEY
RELATE TO YOUR PETITION****

Findings of Fact for **Site Plans**: Pages 4-5

Findings of Fact for **Planned Unit Developments**: Pages 6-9

Findings of Fact for **Special Uses**: Page 10

Findings of Fact for **Variations**: Pages 11-12

FINDINGS OF FACT FOR SITE PLANS

Both the Plan Commission and Village Board must decide if the requested Site Plan meets the standards established by the Village of Bartlett Zoning Ordinance.

The Plan Commission shall make findings based upon evidence presented on the following standards: **(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the Plan Commission and Village Board to review.)**

1. The proposed use is a permitted use in the district in which the property is located.

The proposed commercial office space and two residential apartments are a permitted use in a Commercial district.

2. The proposed arrangement of buildings, off-street parking, access, lighting, landscaping, and drainage is compatible with adjacent land uses.

The proposed building arrangement, off-street parking, access and drainage is compatible with other commercial buildings in particular the CVS Pharmacy. Lighting and landscaping will be compatible with the CVS Pharmacy.

3. The vehicular ingress and egress to and from the site and circulation within the site provides for safe, efficient and convenient movement of traffic not only within the site but on adjacent roadways as well.

The proposed access location was located based on the current Easement Agreement (Doc 061315132) with the adjacent property Owner. The location will provide efficient and convenient movement of traffic for the site.

4. The site plan provides for the safe movement of pedestrians within the site.

The site plan includes sidewalks to provide safe movement of pedestrians from the parking lot areas to the building.

5. There is sufficient mixture of grass, trees and shrubs within the interior and perimeter (including public right-of-way) of the site so that the proposed development will be in harmony with adjacent land uses and will provide a pleasing appearance to the public. Any part of the site plan area not used for buildings, structures, parking or accessways shall be landscaped with a mixture of grass, trees and shrubs. (All landscape improvements shall be in compliance with Chapter 10-11A, Landscape Requirements)

The proposed landscaping will provide a mixture of grass and various shrub varieties as well as a magnitude of perennial plants to provide an overall pleasing landscape with various colors and textures that is in compliance with the Landscape Requirements.

6. All outdoor storage areas are screened and are in accordance with standards specified by this Ordinance.

The proposed site includes a dumpster location that will be designed in accordance with the standards specified in the ordinance and will be screened with walls and enclosure gates that will utilize similar materials and colors as the proposed building.

FINDINGS OF FACT FOR VARIATIONS

Both the Zoning Board of Appeals and the Village Board must decide if the requested variation is in harmony with the general purpose and intent of the Zoning Ordinance and if there is a practical difficulty or hardship in carrying out the strict letter of the regulations of the Zoning Ordinance.

The Zoning Board of Appeals shall make findings based upon evidence presented on the following standards: **(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the ZBA and Village Board to review.)**

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

The existing building layout is not cohesive to the intended use of the Owner. The overall shape and limited size of the building envelope with the properties current setbacks, do not allow for an adequate footprint (for building and parking) that is needed to make redevelopment feasible.

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

The variations requested for this vacant downtown property would be necessary to make it feasible to develop the property. The redevelopment would be in accordance with the development strategies outlined in the recently adopted "Downtown TOD Plan".

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

Without the variation, redevelopment of the property is not possible for the Owners intended use. The redeveloped site and building would be more in line with the "Downtown TOD Plan".

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

The Owner has not created the difficulties associated with this property. The difficulties and hardships are similar to many of the other properties in the downtown area.

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

Variations will allow redevelopment, which will enhance public welfare, adjacent property Owners and the neighborhood.

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

Adjacent properties will not be negatively affected and should be allowed similar setbacks to enhance their redevelopment potential. Congestions and/or public safety will not be negatively affected.

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

The requested variances will not provide any special privileges. Adjacent properties should enjoy similar setbacks, which will encourage redevelopment and is in line with the "Downtown TOD Plan".

ACKNOWLEDGEMENT

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

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

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

SIGNATURE OF PETITIONER: 

PRINT NAME: Julie Salyers

DATE: 2/15/17

REIMBURSEMENT OF CONSULTANT FEES AGREEMENT

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

NAME OF PERSON TO BE **BILLED**: J&B Builders, Inc.

ADDRESS: 2000 W. Main Street, Unit H
St. Charles, IL 60174

PHONE NUMBER: 630-587-9900

EMAIL: julie@jbbuilders.com

SIGNATURE: 

DATE: 2/15/17

ZONING/LOCATION MAP

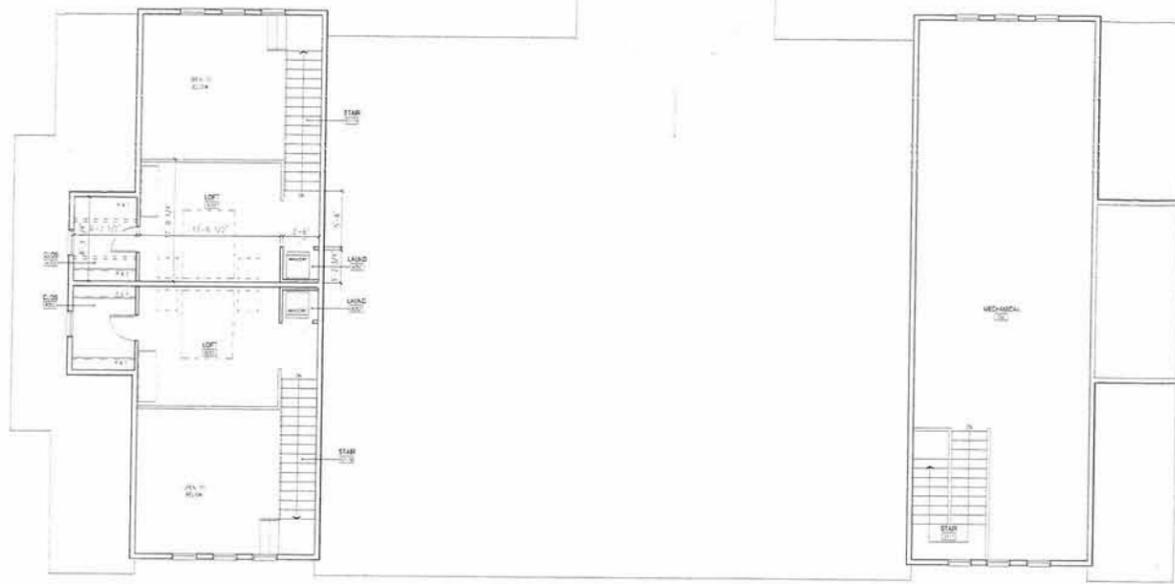
Balance Family Chiropractic

Case #17-05

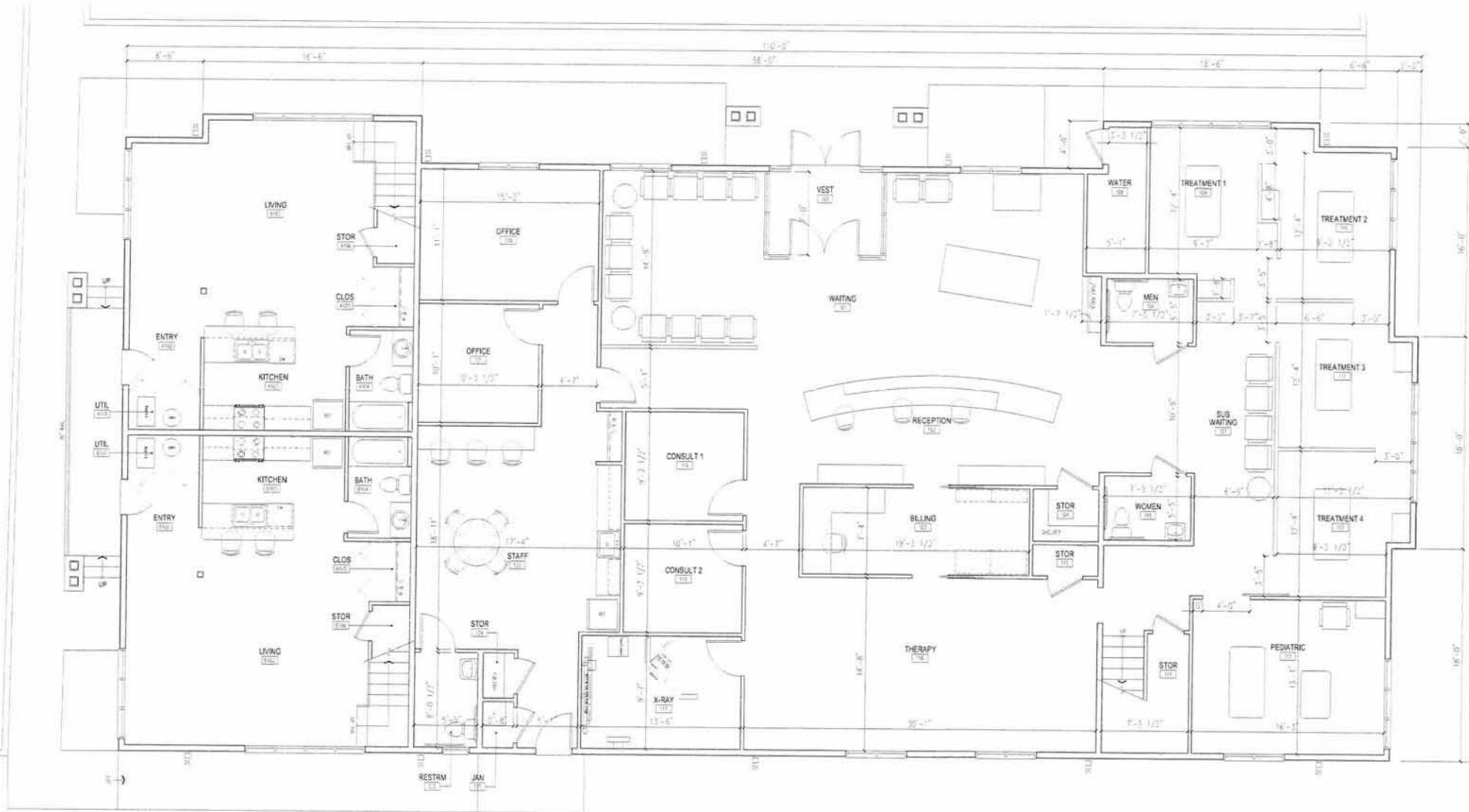
Site Plan Review & Variations



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, GIS User Community



BUILDING AREA	
FIRST FLOOR OFFICE:	4285 sf
FIRST FLOOR RESIDENTIAL:	1325 sf
LOFT LEVEL RESIDENTIAL:	542 sf
TOTAL AREA:	6152 sf



ISSUE INFORMATION

△		
△		
△		
△		
△		
△	REV 2	2017-06-10
△	REV 1	2017-03-23
NO	ISSUED FOR:	DATE:

PROFESSIONAL SEAL

SHEET TITLE
FLOOR PLANS

DATA

DRAWN BY:	MW	CHECKED BY:	TJS
DATE:	2017-02-07	PROJ. NO:	16041



Agenda Item Executive Summary

Item Name Acceptance of Public Improvements for Committee
Ridge BC1 - Lot 9L in Brewster Creek Park or Board Board

BUDGET IMPACT

Amount:	N/A	Budgeted	N/A
List what fund	N/A		

EXECUTIVE SUMMARY

Attached is an ordinance to accept the public improvements for Ridge BC1 - Lot 9L in the Brewster Creek Business Park. The developer, Triumph Development Corporation, has submitted a Bill of Sale, transferring ownership of the public improvements to the Village. A set of Record Drawings has been received and is on file.

The public improvements consist of an extension of the Village's water main system. Because this water main has been operational and functioning successfully for more than 12 months, Village staff recommends waiving the maintenance period.

ATTACHMENTS (PLEASE LIST)

Memo, PW Letter, Ordinance, Bill of Sale/Final Waiver

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion:

MOTION: I MOVE THE VILLAGE BOARD ADOPT AN ORDINANCE ACCEPTING THE PUBLIC IMPROVEMENTS FOR RIDGE BC1 - LOT 9L IN THE BREWSTER CREEK BUSINESS PARK

Staff: Dan Dinges, Director of Public Works

Date: September 19, 2017

MEMORANDUM

To: Paula Schumacher, Village Administrator
From: Dan Dinges, Director of Public Works
Subject: Acceptance of Public Improvements for Ridge BC1- Lot 9L,
Brewster Creek Business Park
Date: September 19, 2017

Attached is an ordinance to accept the public improvements for Ridge BC1 – Lot 9L, in the Brewster Creek Business Park. The developer, Triumph Development Corporation, has submitted a Bill of Sale, transferring ownership of the public improvements to the Village. A set of Record Drawings has been received and is on file.

The public improvements consist of an extension of the Village's water main system. Because this water main has been operational and functioning successfully for more than 12 months, Village staff recommends waiving the maintenance period.

Please place this ordinance on the next available agenda.

September 19, 2017

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

Attn: Dan Dinges, Director of Public Works

**RE: VILLAGE ACCEPTANCE OF PUBLIC IMPROVEMENTS
RIDGE BC1 – LOT 9L
1331-1337 SCHIFERL ROAD, BREWSTER CREEK BUSINESS PARK**

Please be advised that the public improvements have been completed for Ridge BC1 – Lot 9L, located at 1331-1337 Schiferl Road in the Brewster Creek Business Park.

All punch list work, for items covered by the Site Plan Completion Letter of Credit, have been successfully completed. The Public Works Department has conducted final reviews and inspections of the public improvements. As a result, it has been determined that the public improvements have been constructed in substantial conformance with the approved Final Engineering Plans and Specifications for the Ridge BC1 project.

The developer, Triumph Development Corporation, has submitted a Bill of Sale, transferring ownership of these public improvements to the Village. A set of reproducible Record Drawings, showing the completed public improvements, has been received. The public improvements consist of an extension of the Village's water main system. Because this water main has been in place and operating without problems for more than 12 months, I recommend that the Maintenance Period be waived.

The installation of the proposed on-site water main has required establishing a Public Utility Easement for the water main and all fire hydrants. The Plat of Easement has been submitted to the Village for their signatures.

I recommend that the Village Board adopt an Ordinance accepting the public improvements at Ridge BC1 – Lot 9L at 1331-1337 Schiferl Road in the Brewster Creek Business Park.

Sincerely,

A handwritten signature in blue ink, appearing to read "Robert Allen".

Robert Allen, P.E.
Village Engineer

Attachment

cc: Lorna Giless, Village Clerk, w/original Bill of Sale
Beth Urgo, Public Works
Brian Goralski, Building Director
Todd Dowden, Director of Finance
Bryan Mraz, Village Attorney
Jim Plonczynski, Community Development Director
Jeff Dublo, Triumph Development

ORDINANCE 2017-

**AN ORDINANCE ACCEPTING THE PUBLIC IMPROVEMENTS FOR
BREWSTER CREEK BUSINESS PARK
RIDGE BC1 – LOT 9L**

WHEREAS, the Village Engineer has reported to the corporate authorities that the water distribution system, (“the Public Improvements”) for the site known as Ridge BC1 – Lot 9L, (“the Development”) were completed substantially in accordance with the plans and specifications therefore and the requirements of the Village Subdivision Ordinance on August 21, 2016 (“the Completion Date”) and that Triumph Construction Services, the developer of the Subdivision, (“the Developer”) has presented evidence that all of the Public Improvements have been fully paid for; and

WHEREAS, the Developer has submitted a Bill of Sale transferring legal title to the Public Improvements to the Village of Bartlett; and

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

SECTION ONE: That the Village of Bartlett hereby accepts the Public Improvements for Ridge BC1 – Lot 9L of Brewster Creek Business Park.

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

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

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

ROLL CALL VOTE:

AYES:

NAYS:

PASSED

APPROVED

Kevin Wallace, 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 2017- enacted on September 19, 2017 and approved on September 19, 2017, as the same appears from the official records of the Village of Bartlett.

Lorna Giles, Village Clerk

BILL OF SALE

FOR THE WATER MAIN INSTALLED
AT THE

RIDGE BC1 INDUSTRIAL SITE
LOT NO. 9L, BREWSTER CREEK BUSINESS PARK SUBDIVISION
ADDRESS 1331, 1333, 1335, 1337 SCHIFFERL ROAD, BARTLETT, IL 60103

In consideration of the payment of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby expressly acknowledged, CREFX Bartlett Industrial LLC ClO Barings Real Estate Advisors LLC ("the Seller") do hereby sell, assign, transfer and set over unto the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, the following described property:

The water distribution system, including, but not limited to, water mains and services, valves, valve vaults, fire hydrants, and all structures appurtenant thereto;

("the Property") being the Public Improvements for the RIDGE BC1 Industrial Site developed by the Seller in the Village of Bartlett.

The Seller hereby represents and warrants to the Village of Bartlett that the Seller is the absolute owner of the Property; that the Property is free and clear of all liens, charges and encumbrances, including, without limitation, mechanic's liens, mortgages, and chattel mortgage security instruments; and that the Seller has full right, power and authority to transfer title to the Property to the Village of Bartlett, and to execute and deliver this Bill of Sale.

IN WITNESS WHEREOF the Seller has signed and sealed, or caused this Bill of Sale to be signed and sealed, at Chicago, Illinois on August 15, 2017

Signed: Elena M. Walsh
~~President~~ Director

Attest: _____
Secretary

STATE OF ILLINOIS)
) SS:
COUNTY OF Cook)

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

GIVEN under my hand and notarial seal this 15 day of August 2017

Stephanie Lapinski
Notary Public

My Commission Expires: 7/1/19



FINAL WAIVER OF LIEN

STATE OF ILLINOIS
COUNTY OF

} SS

Gty # _____

Escrow # _____

TO WHOM IT MAY CONCERN:

WHEREAS the undersigned has been employed by Triumph Construction Services Corp.
to furnish site utilities
for the premises known as Ridge BC1, LLC, 1331-1337 Schiferl Road, Bartlett, IL
of which DRI/Ridge Brewster Creek LLC is the owner.

THE undersigned, for and in consideration of Fifty Six Thousand, One Hundred Fifteen Dollars & 50/100
(\$ 56,115.50) Dollars, and other good and valuable considerations, the receipt whereof is hereby acknowledged,
do(es) hereby waive and release any and all lien or claim of, or right to, lien, under the statutes of the State of ILLINOIS,
relating to mechanics' liens, with respect to and on said above-described premises, and the improvements thereon, and on the
material, fixtures, apparatus or machinery furnished, and on the moneys, funds or other considerations due or to become due
from the owner, on account of all labor, services, material, fixtures, apparatus or machinery, heretofore furnished, or which may be
furnished at any time hereafter, by the undersigned for the above-described premises, INCLUDING EXTRAS.*

DATE December 7, 2016 COMPANY NAME C.B.M. Plumbing Inc.
ADDRESS 1532 Hecht Drive, Bartlett, IL 60103

SIGNATURE AND TITLE _____ *[Signature]*
* Extras include but are not limited to change orders, both oral and written, to the contract.

STATE OF ILLINOIS
COUNTY OF

} SS

CONTRACTOR'S AFFIDAVIT

TO WHOM IT MAY CONCERN:

The undersigned Christopher Reif being duly sworn, deposes
and says that he or she is president
of C.B.M. Plumbing, Inc. who is the
contractor furnishing site utilities work on the building
located at Ridge BC1, LLC, 1331-1337 Schiferl Road, Bartlett, IL
owned by DRI/Ridge Brewster Creek LLC

That the total amount of the contract including extras* is \$ 568,031.00 on which he has received payment of
\$ 511,915.50 prior to this payment.

That all waivers are true, correct and genuine and delivered unconditionally and that there is no claim either legal or equitable to defeat the validity of said waivers. That the following are the names and addresses of all parties who have furnished material or labor, or both, for said work and all parties having contracts or sub contracts for specific portions of said work or for material entering into the construction thereof and the amount due or to become due to each, and that the items mentioned include all labor and material required to complete said work according to plans and specifications:

NAMES AND ADDRESSES	WHAT FOR	CONTRACT PRICE INCLUDING EXTRAS*	AMOUNT PAID	THIS PAYMENT	BALANCE DUE
C.B.M. Plumbing Inc	labor & material	329,226.56	273,111.06	56,115.50	0.00
Vulcan Materials	material	43,878.71	43,878.71	0.00	0.00
Mid American Water Wauconda	material	69,286.63	69,286.63	0.00	0.00
Welch Bros	material	91,849.78	91,849.78	0.00	0.00
Welch Belvidere Inc	material	33,789.32	33,789.32	0.00	0.00

All labor, fringes and materials have been paid. Materials are from prepaid stock and delivered to site in company owned vehicles.					
Total Labor And Material Including Extras* To Complete		568,031.00	511,915.50	56,115.50	0.00

That there are no other contracts for said work outstanding, and that there is nothing due or to become due to any person for material, labor or other work of any kind done or to be done upon or in connection with said work other than above stated.

DATE December 7, 2016

Signature: _____ *[Signature]*

Subscribed and sworn before me this _____

7th OFFICIAL SEAL of
REBECCA RASMUSSEN
Notary Public - State of Illinois
My Commission Expires Oct. 14, 2017

December 2016

*EXTRAS INCLUDE BUT ARE NOT LIMITED TO CHANGE ORDERS, BOTH ORAL AND WRITTEN, TO THE CONTRACT.

[Signature] Notary

COMMUNITY DEVELOPMENT MEMORANDUM
17-186

DATE: September 11, 2017
TO: Paula Schumacher, Village Administrator
FROM: Jim Plonczynski, Community Development Director
RE: **(#17-21) 1180 Lexington Drive**

PETITIONER

Shahbaz Hashmi

SUBJECT SITE

1180 Lexington Drive, Kenroy's Apple Orchard Subdivision No. 6, Unit 1

REQUEST

Variation – 6 foot high fence where a 4 foot high fence is permitted.

DISCUSSION

1. The subject property is zoned SR-4 (Suburban Residence- Single Family). This property is considered a triple frontage lot with three property lines abutting a right-of-way: Lexington Drive to the east, Struckman Boulevard to the north and IL Route 59 to the west. Route 59 and Lexington Drive are considered front yards.
2. The Petitioner is requesting a 2' variation to allow a 6 foot high solid vinyl fence in a corner side yard (north property line- Struckman Blvd.) and rear/front yard (west property line- Route 59).
3. The fence would be located 15'-9" south of the north property line along Struckman Blvd. to avoid a 15 foot wide storm sewer easement as requested by Staff and to avoid a large tree located within the corner side yard (see attached photos).
4. The Petitioner has stated the landscaping along Struckman will remain in place.
5. Currently an IDOT sound wall is located along a majority of the right-of-way adjacent to the rear property line and the Petitioner would like to fence in the remaining portion of open area along Route 59 to block noise (see attached photos).

6. If the variation were approved, a building permit could be issued for the proposed fence.
7. Attached for reference is a map showing other existing fences along Struckman Boulevard.

RECOMMENDATION

1. The Zoning Board of Appeals reviewed the variation request and conducted the public hearing at their September 7, 2017 meeting. The Zoning Board of Appeals recommended **approval** of the variation based on the following findings of fact:
 - A. That the particular physical surroundings, shape or topographical condition of the specific property involved would result in a particular hardship upon the owner, as distinguished from a mere inconvenience, if the strict letter of the regulations were carried out.
 - B. That conditions upon which the petition for variation is based are unique to the property for which the variation is sought and are not applicable, generally, to other property within the same zoning classifications.
 - C. That the purpose of the variation is not based exclusively upon a desire to make money out of the property.
 - D. That the alleged difficulty or hardship is caused by the provision of this Title and has not been created by any person presently having an interest in the property.
 - E. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhoods in which the property is located.
 - F. That the proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the congestion in the public streets, or increase the danger of fire, or endanger the public safety, or substantially diminish or impair property values within the adjacent neighborhood.
 - G. That the granting of the variance requested will not confer on the applicant any special privilege that is denied by the provisions of this Title to other lands, structures or buildings in the same district.
2. Minutes from the Zoning Board of Appeals public hearing and background information are attached for your review and consideration.

CD Memo 17-186
September 11, 2017
Page 3 of 3

3. The Ordinance is attached for your review.

ALZ//Attachments

x:\comdev\mem2017\186_Hashmi_1180LexingtonDrive_vb.docx

ORDINANCE 2017- _____

**AN ORDINANCE GRANTING A FENCE VARIATION
FOR 1180 LEXINGTON DRIVE**

WHEREAS, a public hearing has heretofore been held by the Bartlett Zoning Board of Appeals (the "Zoning Board") on September 7, 2017 pursuant to public notice as required by law, with respect to the petition of Shahbaz and Mehreen Hashmi, (the "Owners") of the property commonly known as 1180 Lexington Drive, Bartlett, Illinois for a two (2) foot variation from the maximum fence height of four (4) feet, to allow a six (6) foot high vinyl privacy fence to be constructed in the required corner side yard setback, (fifteen feet nine inches from the north property line) and in the required front yard setback (zero feet from the west property line along Route 59), in the SR-4, Suburban Residence Zoning District; and

WHEREAS, the Zoning Board of Appeals recommended approval of the variation to the corporate authorities; and

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

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

SECTION ONE: The corporate authorities hereby make the following findings of fact:

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

b. That conditions upon which the petition for the variation are based are unique to the property and are not applicable, generally, to other property within the same zoning

classification.

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

d. That the hardship is caused by the provisions of the Bartlett Zoning Ordinance and has not been created by any person presently having an interest in the Property.

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

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

g. That the granting of the variation requested will not confer on the applicant any special privilege that is denied by the provisions of the Bartlett Zoning Ordinance to other lands, structures or buildings in the same district.

SECTION TWO: A fence variation to allow a six (6) foot high vinyl privacy fence to be constructed in the required corner side yard setback, (fifteen feet nine inches from the north property line) and in the required front yard setback (zero feet from the west property line along Route 59) is hereby granted for the property located on Lot 1 in the Kenroy's Apple Orchard Subdivision No. 6, Unit 1 Subdivision, in the SR-4, Suburban Residence Zoning District, commonly known as 1180 Lexington Drive, Bartlett, Illinois and legally described as follows:

LOT 1 IN KENROY'S APPLE ORCHARD SUBDIVISION NO. 6, UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OR SECTION 9 AND PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 19, 1977, AS DOCUMENT R77-72782, IN DUPAGE COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 01-09-407-001 (the "Property")

SECTION THREE: All structures to be built upon the Property shall be built in strict compliance with the Bartlett Building Code.

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

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

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

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

PASSED: this 19th day of September, 2017

APPROVED: this 19th day of September, 2017

Kevin Wallace, Village President

ATTEST:

Lorna Giless, Village Clerk

CERTIFICATION

I, Lorna Giless, 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 2017-_____, enacted on September 19, 2017, approved on September 19, 2017 as the same appears from the official records of the Village of Bartlett.

Lorna Giless, Village Clerk



Village of Bartlett
Zoning Board of Appeals Minutes
September 7, 2017

Case (# 17-21) 1180 Lexington Drive

Variations

To allow a six (6) foot high fence where a four (4) foot high fence is permitted in the corner side yard

PUBLIC HEARING

The following Exhibits were presented:

Exhibit A - Picture of Sign

Exhibit B - Mail Affidavit

Exhibit C - Notification of Publication

Petitioner, **Shahbaz Hashmi** of 1180 Lexington Drive was sworn in by **M. Werden**.

Shahbaz Hashmi stated his home is on the corner lot of Rt. 59 and Struckman Boulevard. He is requesting a six foot fence, a variation of two feet. The existing landscaping will stay and the fence will be 15 feet off the property line. **S. Hashmi** stated his back yard is on such a busy intersection and being the sound wall does not go to the end of his property this leaves his home exposed to traffic and noise. He has children and would like to close off his back yard to give his family some privacy and security and a four foot fence seemed too low. **S. Hashmi** stated he has been trying to follow the ordinance where a fence is located at the back of the house but there is a tree in his back yard that he would like to keep. If he did this, he would lose a majority of his backyard. He would like to go toward the storm easement and then finish it off. **M. Werden** questioned this would not be on the storm easement. **A. Zubko** stated the storm easement is 15 feet off the property line and the fence would be directly south of it. **M. Werden** stated he went out to look at the property and it is a very unique lot situation being on the corner and the sound wall ends before his property. He doesn't have the same benefit as his neighbors. **M. Werden** stated this fence would enhance his property and make it safer. **S. Hashmi** stated the fence will be white PVC. **M. Werden** stated asked the Board if they had any questions. **G. Koziol** stated he was in agreement with **M. Werden** that this is a logical request. **B. Bucaro** also agreed and stated at that location the noise must be unbearable at times. With the bushes staying there, most of the fence will not be visible and still help to buffer the noise. **S. Hashmi** stated that was their goal and to keep his children safe as well. There is a fence on the other side of the property owned by his neighbor. **M. Werden** opened the meeting to the Public and asked if anyone had any questions or comments. **S. Hashmi's** neighbor, **Paul Flauter** of 1182 Lexington Drive spoke stating the house at 1180 Lexington Drive had a five foot fence at one time but the previous owners took it down. This house has been vacant for two years and now this family is making this house a home. **P. Flauter** stated he lives next door and has the sound wall and still hears the noise and can only imagine that **S. Hashmi** hears a lot more. Anything to help them and create a safe place for the kids and privacy would be great. **M. Werden** thanked **P. Flauter** and asked if anyone else had any comments or motions.

A motion was made to pass a positive recommendation to the Village Board to approve.

Motioned by: J. Rasmussen

Seconded by: J. Banno



Village of Bartlett
Zoning Board of Appeals Minutes
September 7, 2017

M. Werden closed the public hearing portion of the meeting.

Roll Call

Ayes: M. Werden, G. Koziol, B. Bucaro, J. Banno and J. Rasmussen

Nays: None

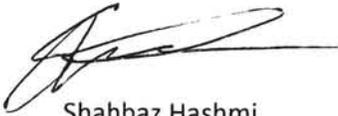
The motion carried.

August 8, 2017

Dear President Wallace and Board of Trustees,

My name is Shahbaz Hashmi and my wife Mehreen Hashmi are the owners of 1180 Lexington Drive. My family and I are requesting a variation from the Village of Bartlett in regards to **9-16-2: HEIGHT LIMITATIONS**. We are asking to be able to extend the distance off the house by 9ft to put up a 6ft privacy fence. The current regulation for corner houses would allow us to do 6ft from the end of the home straight back or 4ft all the way around the property line. We are requesting the variation because our backyard faces Route 59, and the sound wall doesn't go passed our home. We are also seeking the ability to with such a busy street behind 6ft would better secure our yard, damper street noise, and give or home privacy.

Regards,

A handwritten signature in black ink, appearing to read 'Shahbaz Hashmi', with a long horizontal flourish extending to the right.

Shahbaz Hashmi



VILLAGE OF BARTLETT VARIATION APPLICATION

For Office Use Only
Case # 17-21
RECEIVED
COMMUNITY DEVELOPMENT
AUG 08 2017

VILLAGE OF
BARTLETT

PETITIONER INFORMATION (PRIMARY CONTACT)

Name: Shahbaz Hashmi

Street Address: 1180 Lexington Drive

City, State: Bartlett, IL

Zip Code: 60103

Email Address: hashmi16@gmail.com

Phone Number: 847-630-3804

Preferred Method to be contacted See Dropdown

PROPERTY OWNER INFORMATION

Name: Shahbaz & Mehreen Hashmi

Street Address: 1180 Lexington Drive

City, State: Bartlett, IL

Zip Code: 60103

Phone Number: 847-630-3804

OWNER'S SIGNATURE:  Date: 08/07/2017

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

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

Requesting to get a variance for a 6ft fence extended 9ft from our home to the sewer easment

PROPERTY INFORMATION

Common Address/General Location of Property: 1180 Lexington Drive

Property Index Number ("Tax PIN"/"Parcel ID"): 010940701

Acreage: 0.26

Zoning: See Dropdown (Refer to Official Zoning Map)

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

Attorney _____

Surveyor _____

Other _____

FINDINGS OF FACT FOR VARIATIONS

Both the Zoning Board of Appeals and the Village Board must decide if the requested variation is in harmony with the general purpose and intent of the Zoning Ordinance and if there is a practical difficulty or hardship in carrying out the strict letter of the regulations of the Zoning Ordinance.

The Zoning Board of Appeals shall make findings based upon evidence presented on the following standards: **(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the ZBA and Village Board to review.)**

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

Our house sits at the corner of route 59 and Struckman Blvd with our back yard currently exposed. There is a sound wall, but it doesn't extend to the end of the property line. The current regulation 9-16-2 allows for us as the owners to put a 4ft fence to the edge of the property line, but being on such a busy corner it will not provide any privacy or damper sound. We are requesting to have a 6ft privacy extended 9ft off the end of the home to the sewer easement line. This will still leave about 15.5ft of side yard, but allow us to keep our privacy and keep part our yard size.

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

The variation we are requesting is unique to our home

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

This variation is to help provide us with a secure and private backyard, without losing close to 25ft of yard, and also allows us to keep as much yard fenced in as possible. Also the fence will provide the ability to help damper street noise from route 59

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

No person presently having interest in the property

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

If granted the variation this will not cause any detriment to the public or result in injurious to other properties or improvements in the neighborhood.

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

The proposed variation will not impair an adequate supply of light, or air to adjacent properties, or increase congestion in the public streets, or increase the danger of fire, or endanger the public safety, or diminish or impair property values

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

If granted this variance requested it shall not grant us any special privileges to other lands, structures, or buildings in the same district. Our home faces streets on three sides. We are just looking for privacy especially from Route 59.

ACKNOWLEDGEMENT

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

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

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

SIGNATURE OF PETITIONER:  _____

PRINT NAME: Shahbaz Hashmi _____

DATE: 08/07/2017 _____

REIMBURSEMENT OF CONSULTANT FEES AGREEMENT

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

NAME OF PERSON TO BE BILLED: _____

ADDRESS: _____

PHONE NUMBER: _____

EMAIL: _____

SIGNATURE: _____

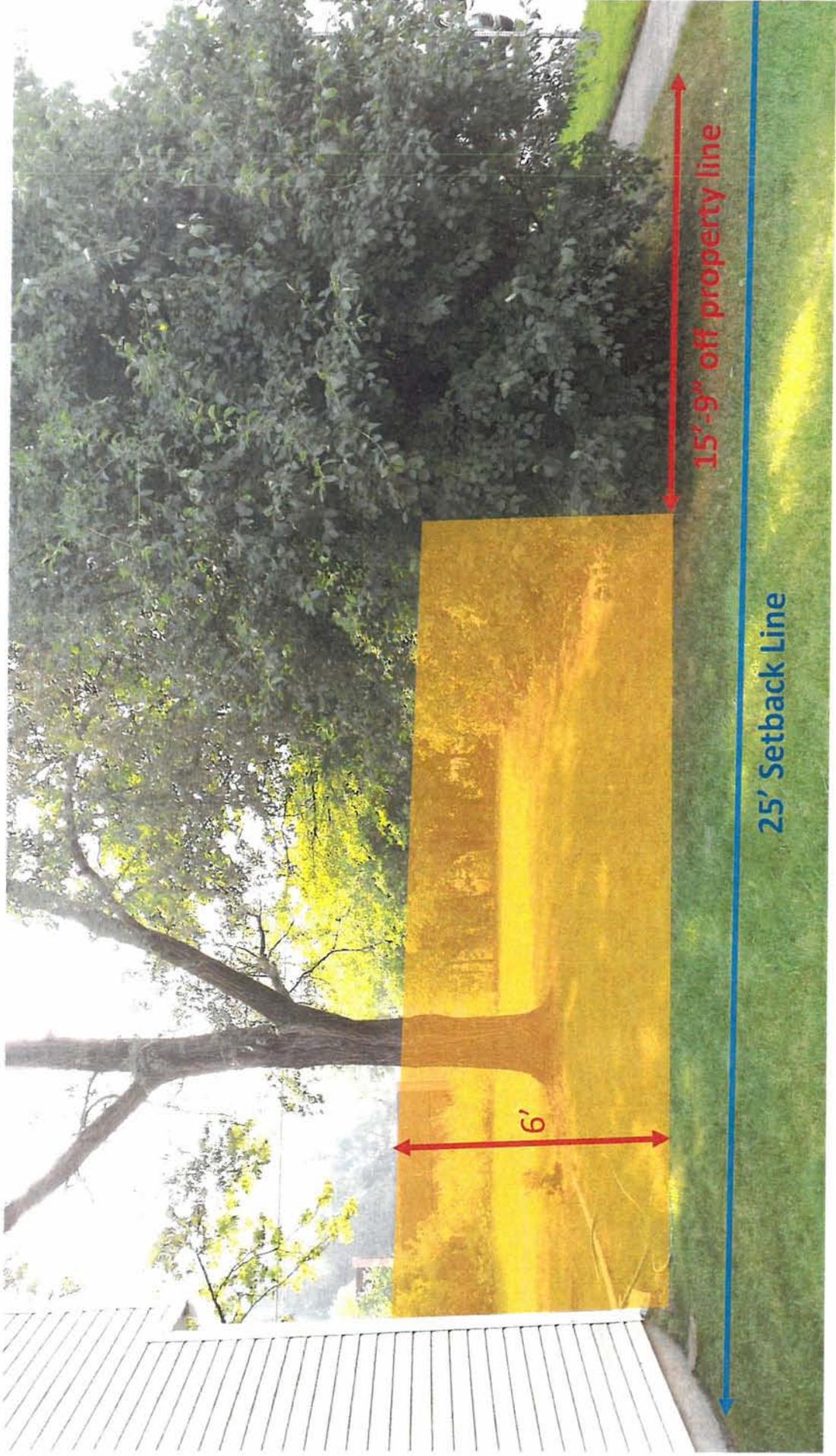
DATE: _____

ZONING/LOCATION MAP

1180 Lexington Dr.
Case #17-21
Variation for Fence



(#17-21) 1180 Lexington Drive Proposed view looking west



(#17-21) 1180 Lexington Drive

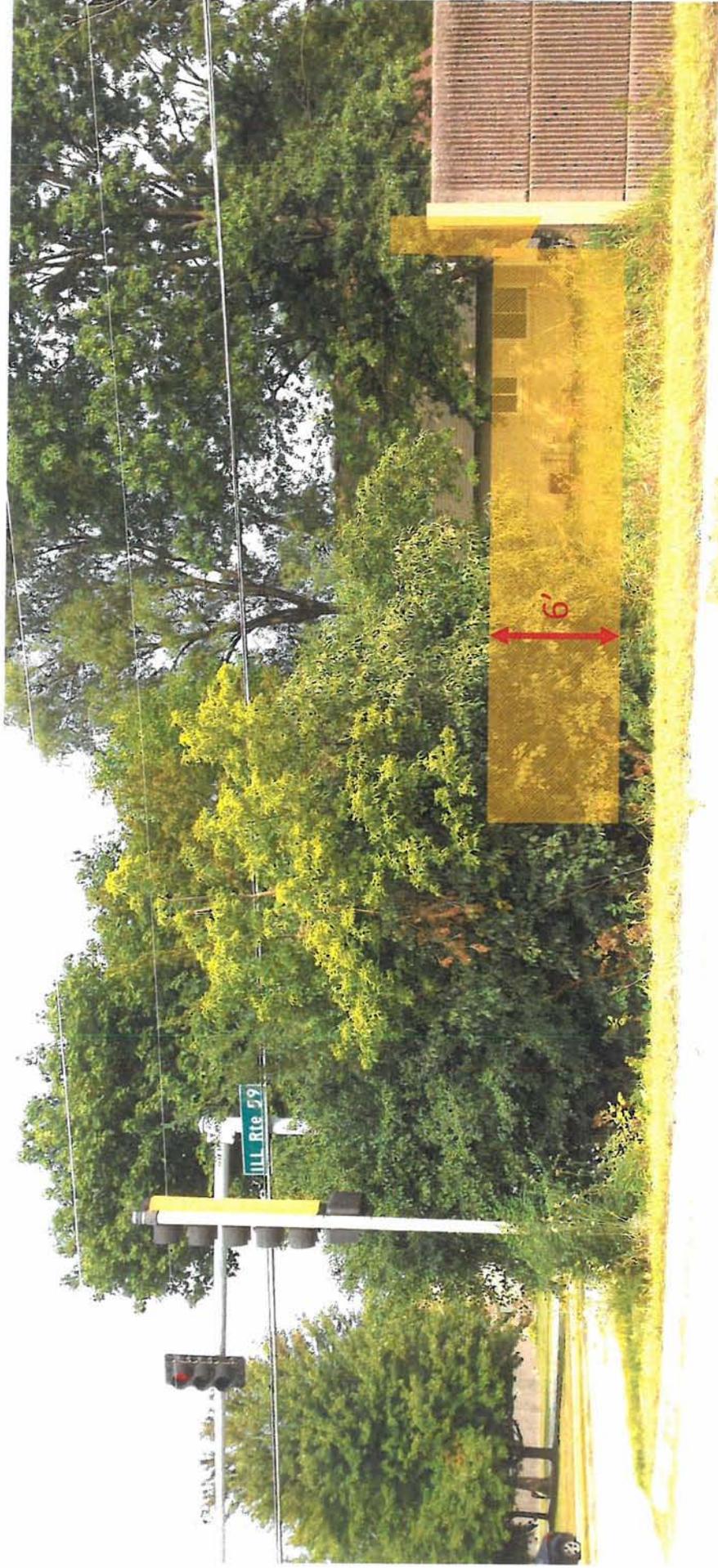
Proposed view looking east



(#17-21) 1180 Lexington Drive

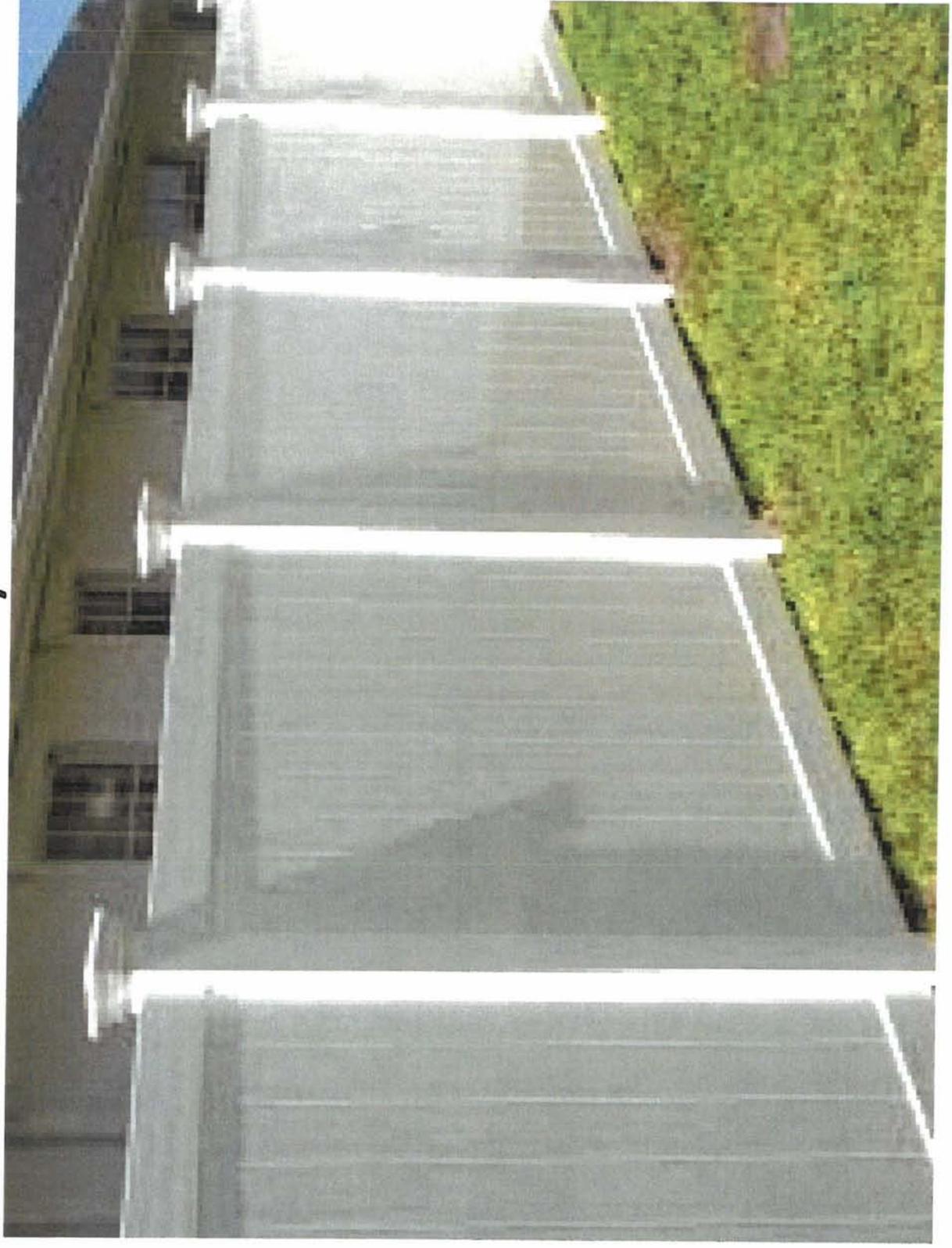


(#17-21) 1180 Lexington Drive Proposed view looking west



(#17-21) 1180 Lexington Drive

Solid Vinyl Fence





PROPERTY ADDRESS: 1180 LEXINGTON DRIVE BARTLETT, ILLINOIS 60103

SURVEY NUMBER: 1706.2082

FIELD WORK DATE: 7/8/2017

REVISION DATE(S): (REV 0 7/11/2017)

17062082
BOUNDARY SURVEY
DUPAGE COUNTY

LOT 1 IN KENROYS APPLE ORCHARD SUBDIVISION NO. 6, UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 9 AND PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 19, 1977, AS DOCUMENT R77-72782, IN DUPAGE COUNTY, ILLINOIS.

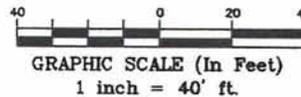


STATE OF ILLINOIS } 55
COUNTY OF DUPAGE

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY GIVEN UNDER MY HAND AND SEAL THIS 10TH DAY OF JULY, 2017 AT 312 S. MALE STREET IN WHEATON, IL 60187.

Warren D. Johnson

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 1/30/2018
EXACTA LAND SURVEYORS LB# 5763



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POINTS OF INTEREST
NONE VISIBLE

CLIENT NUMBER:	DATE: 7/11/2017
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SELLER:	
CERTIFIED TO:	

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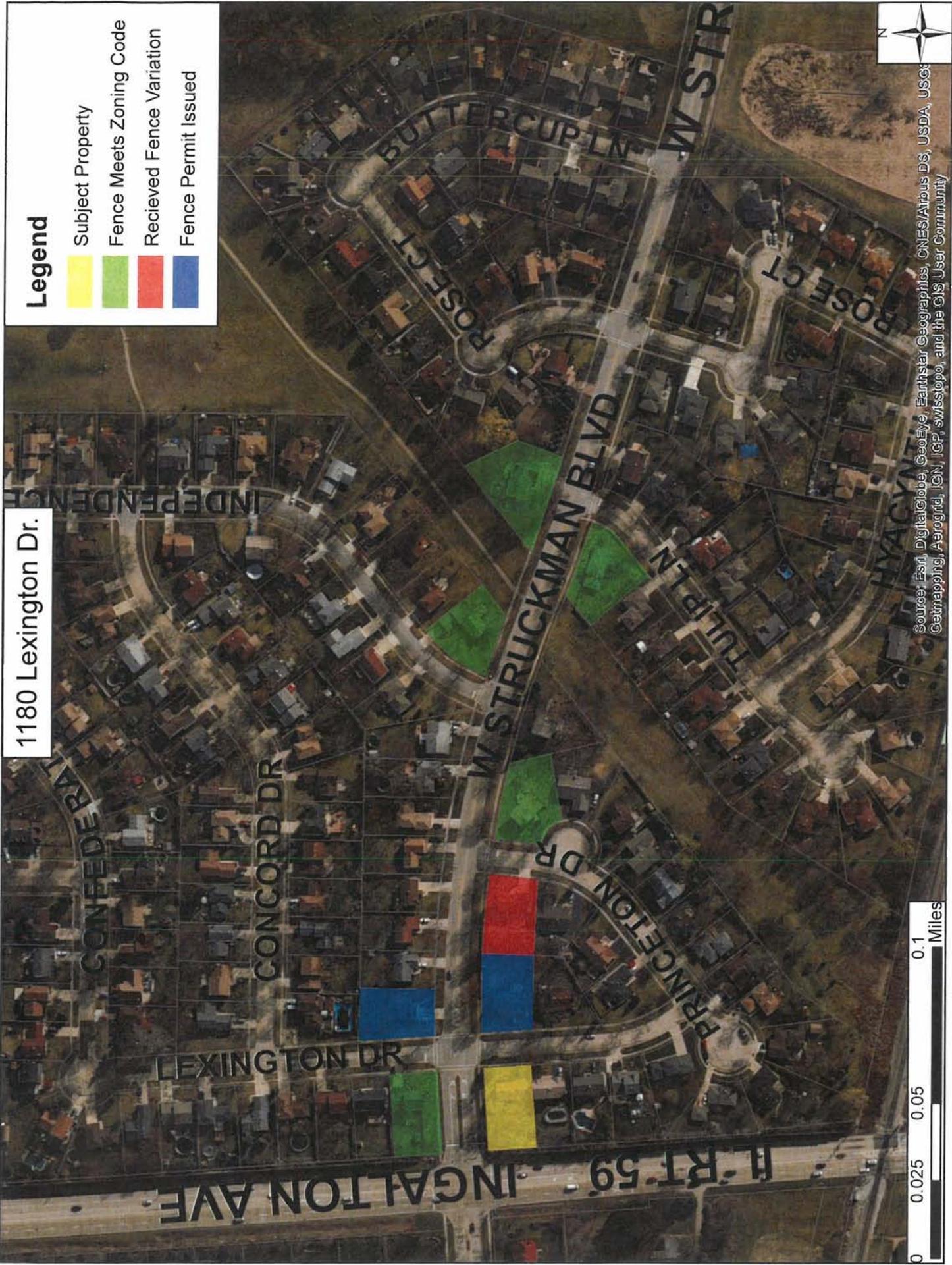
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1180 Lexington Dr.

Legend

- Subject Property
- Fence Meets Zoning Code
- Recieved Fence Variation
- Fence Permit Issued



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, IGP, swisstopo, and the GIS User Community



Agenda Item Executive Summary

Item Name Police Squad Car Computer Replacement Committee
Purchase or Board Board

BUDGET IMPACT

Amount: \$83,903.52 Budgeted \$87,000.00

List what fund Central Services Equipment Replacement

EXECUTIVE SUMMARY

Staff is seeking to purchase 24 Getac S410 laptops and docks to replace the existing Panasonic Toughbooks in the Police Department's patrol vehicles. An RFP was issued and the best proposal was provided by SHI.

ATTACHMENTS (PLEASE LIST)

Finance Department Memo

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion

MOTION: To approve the purchase of 24 Getac S410 laptop computers from SHI for an amount not to exceed \$83,903.52.

Staff: Chris Hostetler, Information Technology Coord. Date: September 7, 2017

Village of Bartlett

Finance Department Memo

17-31

DATE: September 7, 2017

TO: Paula Schumacher, Village Administrator

FROM: Chris Hostetler, Information Technology Coordinator

SUBJECT: Police Squad Car Computer Purchase

The Village budgeted \$87,000 to replace the 24 Panasonic Toughbook computers and docks that are used in the squad cars and other patrol vehicles. These are used by the officers to receive dispatches from DUCOMM, obtain information in the field, and for writing their reports.

The existing Toughbooks are more than 4 years-old and we are experiencing failures of equipment which results in a squad car being unusable while the computer is out for repair. Repairs can also be costly as the warranties have expired.

The purchase of replacement squad computers was requested last year but was deferred in part to the high cost. In an effort to reduce the cost of the replacements, IT and Police staff evaluated a number of semi-rugged solutions as an alternative to the fully rugged Panasonic Toughbook. While the Toughbook has been a dependable solution, and one used by the majority of police departments, it is also a very costly solution.

After testing alternatives, it was determined that the Getac S410 semi-rugged laptop was the best solution for our department's needs. The Village of Schaumburg also came to a similar conclusion for their organization and has replaced all of the computers in the police and fire vehicles with the Getac S410.

On August 28, the Village issued an RFP for 24 Getac S410 laptops, corresponding docks, and a 5-year manufacturer warranty. The RFP was sent to 10 resellers and posted to the Village web site.

Three proposals were received. The table below shows the results.

Vendor	Cost of Proposal
SHI	\$83,903.52
CDWG	\$85,680.00
System Solutions Inc	\$94,958.40

In addition to the RFP, we also requested pricing from Hewlett Packard (HP). HP sells the Getac S410 through a number of public contracts (HP does not make a semi-rugged

laptop of their own). The best price they can offer is \$84,950.40 through the NASPO ValuePoint Contract.

Based on the results, staff recommends the purchase of 24 Getac S410 laptop computers and docks from SHI for an amount not to exceed \$83,903.52.

The purchase will be funded out the Village's Equipment Replacement Fund.

MOTION:

To approve the purchase of Getac S410 computers from SHI for an amount not to exceed \$83,903.52.

cc. Todd Dowden, Finance Director

Memorandum

To: Paula Schumacher, Village Administrator
From: Scott Skrycki, Assistant Village Administrator
Date: 9/11/2017
Re: Liquor License Creation Class B

Attached for consideration is an Ordinance amending Section 3-3-2-3: Class B of the Bartlett Liquor Control Ordinance.

A new license in this class must be created before the license can be issued by the liquor commissioner.

CERTIFICATION

I, Lorna Giless, 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 2017- enacted on September 19, 2017 and approved on September 19, 2017, as the same appears from the official records of the Village of Bartlett.

Lorna Giless, Village Clerk



Agenda Item Executive Summary

Item Name Award Of Certain Trade Contracts In Connection Committee
With New Police Facility - Bid Package #2 or Board Board

BUDGET IMPACT

Amount: \$10,353,663.00 - \$10,509,010 Budgeted Yes

List what fund Municipal Building Fund

EXECUTIVE SUMMARY

Attached is a resolution awarding certain trade contracts in connection with the new police facility.

ATTACHMENTS (PLEASE LIST)

Police Department Memo

FQC List of Alternates for Consideration

Option 1 - Resolution, FQC Bid Award Recommendation Memo & FQC Guaranteed Maximum Price Memo

Option 2 - Resolution, FQC Bid Award Recommendation Memo & FQC Guaranteed Maximum Price Memo

Option 3 - Resolution, FQC Bid Award Recommendation Memo & FQC Guaranteed Maximum Price Memo

FQC Bid Tabulation

Project Budget (Option 3 reflected)

ACTION REQUESTED

Resolution

Motion

MOTION: I move the passage of Resolution 2017 - _____, Option _____, A Resolution Awarding Certain Trade Contracts In Connection With New Police Facility.

Staff: Patrick Ullrich, Chief of Police

Date: September 12, 2017

Geoffrey Pretkelis, Deputy Chief of Police

POLICE DEPARTMENT MEMORANDUM

17-65

DATE: September 12, 2017
TO: Paula Schumacher, Village Administrator
FROM: Patrick Ullrich, Chief of Police *PU*
RE: Award of Trade Contracts/Bid Alternates

On August 7, 2017, the Village's Construction Manager, Frederick Quinn Corporation (FQC), announced it would be accepting sealed bids for the Village of Bartlett's new police facility work. The deadline to submit sealed bids was Thursday, August 31, 2017 at 2:00 p.m. A public bid opening was held in the Village Hall Training Room on August 31st at 2:00 p.m. FQC publicly opened and announced each qualifying bid. A total of one-hundred-fifteen (115) bids were received for the thirty-one (31) bid packages listed above.

FQC reviewed all of the bid packages, tallied the bids, completed a bid tabulation, and ensured the lowest responsive and responsible bidder for each bid package provided the 10% bid bond and acknowledged the two (2) addenda to the bid package.

FQC submitted a recommendation letter regarding the bid awards for each of the thirty-one (31) bid packages. FQC is recommending the award of trade contracts to the low responsive and responsible bidder for each trade package and is seeking the Village's authorization to award the contracts. FQC is deferring action on three (3) bid award packages at this time in order to allow additional time for review of the bid(s) received. These bids are: #2-10c – Carports, #2-11 – Shooting Range Equipment, and #2-32d – Fencing & Gates. Where FQC is deferring action on award of a bid package, they have used the low bid amount in the evaluation of the project budget. They are confident the bids for the items deferred are accurate. FQC anticipates bringing recommendations for the award of these bid packages to the Village Board for approval in October.

When we met with Williams Architects and Frederick Quinn Corporation (FQC) in early January to discuss the project budget, there was some concern bids may not come in as favorably as expected. Consequently, we decided to cut some features that had been designed for the new police department to give us more flexibility to remain within budget if bids came in high.

At the time the bid packages were put together, we wanted to retain the option to add the items we cut back into the project. These items were listed as bid alternates, which could be added back in if the overall bid packages came in under budget. A list of alternates is attached to this memo.

With the conclusion of Bid Package #2, FQC plugged the low bids into the budget and told us we are \$188,748 under budget in the overall project budget. At this point the Village Board has the option to add any of the items that were cut back into the project. If the Board opts to add

any of the alternates back into the project, here is the list the police department would recommend in order of priority:

- **Two (2) covered parking canopies in the south parking lot** **\$114,861**
- **Glass wall in the Roll Call Room** **\$14,436**
- **Glass wall in the Upper Lobby** **\$6,239**
- **Glass wall in the Administrative Conference Room** **\$19,811**

I have provided three separate Resolutions as options depending on what alternates the Village Board opts for, if any.

OPTION 1: Includes the base budget bids, but adds the alternates for the two (2) covered parking canopies in the south parking lot, and glass walls in the Roll Call Room, Upper Lobby and Administrative Conference Room. The total cost to add these four alternates would be \$155,347, which would make the total amount of recommended trade contracts \$10,509,010. This would leave us \$33,401 under budget for the total project budget.

OPTION 2: Includes the base budget bids, but adds only the alternate for the two covered parking canopies in the south parking lot. The total cost to add this alternate would be \$114,861, which would make the total amount of recommended trade contracts \$10,468,524. This would leave us \$73,887 under budget for the total project budget.

OPTION 3: Includes only the base budget bids and no alternates. The total cost for the base bid package is \$10,353,663. This would leave us \$188,748 under budget for the total project budget.

The total amount of the recommended trade contracts is \$10,353,663.00 - \$10,509,010 depending on what alternates are chosen, if any.

FQC is seeking a decision at tonight's meeting on whether to add any of the alternates back into the project so they can finalize bid recommendations and provide a Guaranteed Maximum Price (GMP) for the project. Because the costs may change based on which of the above options is accepted, FQC has provided three different GMP memos. Each memo corresponds with the options listed above.

I am requesting that the Village Board choose one of the three options listed above and pass the corresponding Resolution (Option 1, Option 2, or Option 3).

MOTION: I move the passage of Resolution 2017 - ____, Option ____, A Resolution Awarding Certain Trade Contracts In Connection With New Police Facility.

Frederick Quinn Corporation

103 South Church Street Addison, Illinois 60101
Phone (630) 628-8500 Fax (630) 628-8595

Bartlett Police Station Master Target Budget

GMP 09.12.17

Description of Expenditure	Master Target Budget	
		Div. Totals

Alternates for Consideration

- Provide two (2) covered parking Canopies at the south parking lot.	Add	\$ 114,861.00
- Provide the use of Ground Faced Block, in lieu of standard painted block walls.	Add	\$ 90,432.00
- Provide Glass Wall and Herculite Doors at Various locations in lieu of base wall construction. (total all areas \$88,084.00)		
- a. Roll Call 123	Add	\$ 14,436.00
- b. Defensive Tactics 035	Add	\$ 8,722.00
- c. Investigation Conference Room 150	Add	\$ 13,254.00
- d. Exercise Room 046	Add	\$ 17,438.00
- f. Upper Lobby 201	Add	\$ 6,239.00
- g. Conference Room 217	Add	\$ 19,811.00
- h. Patro Room 113	Add	\$ 8,184.00
- Provide Spacesaver DSM Free Style Personal Storage Lockers in lieu of a more standard type by DeBourgh or Tiffin.	Add	\$ 49,386.00
	Total Alternates	\$ 342,763.00

RESOLUTION 2017 - _____ (OPTION 1)

**A RESOLUTION AWARDING CERTAIN TRADE CONTRACTS
IN CONNECTION WITH NEW POLICE FACILITY**

WHEREAS, on or about November 15, 2016, the Village of Bartlett (the "Village") and Frederick Quinn Corporation ("FQC" or the "CMC") entered into a certain Agreement Between Owner and Construction Manager as Contractor (the "CMC Agreement") for the demolition of the existing Bartlett Police Department building (in phases) and the construction of a New Police Facility (in phases) (the "Project Work") as more fully set out in the CMC Agreement, to be built in accordance with certain plans prepared by Williams Architects (the "Architect") and its sub-consultants (the "Plans"); and

WHEREAS, the CMC recommended the Village put out for bid a portion of the Project Work, breaking the initial work into thirty-one (31) different trade packages, including:

1. Masonry & Stone;
2. Carpentry;
3. Millwork & Casework;
4. EIFS;
5. Roofing & Sheet Metal;
6. Sealants;
7. Hollow Metal Frames, Wood Doors, FRP Doors & Finish Hardware;
8. Sectional & Coiling Doors;
9. Aluminum Glass & Glazing;
10. Detention Equipment, Doors & Detention Hardware;
11. Drywall & Metal Framing;
12. Ceramic Tiling;
13. Acoustical Ceilings;
14. Resilient Flooring & Carpeting;
15. Painting & Wallcoverings;
16. Terrazzo;
17. Resinous Flooring;
18. Folding Panel Partition;
19. Lockers;
20. Carports;
21. Shooting Range Equipment;
22. Window Treatments;
23. Fire Protection Sprinklers;
24. Plumbing;
25. HVAC;
26. Electrical - Low Voltage;
27. Detention Security & CCTV Systems;
28. Asphalt Paving;

- 29. Permeable Pavers;
- 30. Landscaping; and;
- 31. Fencing & Gates

(collectively, the “Initial Trade Packages”); and

WHEREAS, on August 31, 2017, one-hundred-fifteen (115) different bids were received on that portion of the Project Work as broken down and included in the Initial Trade Packages; and

WHEREAS, FQC has issued a letter to the Village dated September 12, 2017, with a bid tab for each of the Initial Trade Packages, and has recommended the Village award the bids on the Initial Trade Packages portion of the Project Work to the lowest responsible and responsive bidders (with the exception of Industrial Door Company, one of the sectional and coiling doors bidders that made an obvious error in connection with its bid) (the “CMC 9/12/17 Bid Award Recommendation Letter”); and

WHEREAS, the CMC Agreement provides that FQC, as the Construction Manager Constructor, will take an assignment of contracts from the Owner or enter into subcontracts with each of the lowest responsible and responsive trade contractors/ subcontractors meeting the minimum prequalification standards established before the contracts are awarded;

WHEREAS, FQC and the Village staff are recommending to the Village Board that it award the bids on the Initial Trade Packages Work to the respective lowest responsible and responsive bidders as set forth in the CMC 9/12/17 Bid Award Recommendation Letter, and authorize FQC to enter a subcontract with each trade contractor/subcontractor that is awarded a bid;

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: That the Corporate Authorities hereby accept the recommendation of Frederick Quinn Corporation (“FQC”), the Construction Manager Constructor, as set forth in the CMC 9/12/17 Bid Award Recommendation Letter attached hereto as Exhibit A, and authorize and direct the Village Administrator to sign the said CMC 9/12/17 Bid Award Recommendation Letter on behalf of the Village.

SECTION TWO: That the bids for the Initial Trade Packages portion of the Project Work are hereby awarded to the following bidders/trade contractors as the lowest responsible and responsive bidders at the price set opposite said bidder/trade contractor’s name:

	<u>Bid Package Description</u>	<u>Bid Package #</u>	<u>Bidder/Trade Contractor</u>	<u>Contract Sum</u>
1	Masonry & Stone	#2-04	Iwanski Masonry Co.	\$1,286,000.00

2	Carpentry	#2-06a	Hargrave Builders, Inc.	\$262,821.00
3	Millwork & Casework	#2-06b	J.C. Harris & Sons, Inc.	\$284,159.00
4	EIFS	#2-07a	Kole Construction Company, Inc.	\$39,900.00
5	Roofing & Sheet Metal	#2-07b	Metalmaster Roofmaster, Inc.	\$337,774.00
6	Sealants	#2-07c	Saeger Sealant Corporation	\$53,750.00
7	Hollow Metal Frames, Wood Doors, FRP Doors & Finish Hardware	#2-08a	Chicago Doorways, LLC	\$162,219.00
8	Sectional & Coiling Doors	#2-08b	House of Doors, Inc.	\$33,624.00
9	Aluminum Glass & Glazing	#2-08c	McHenry County Glass & Mirror, Inc.	\$363,584.00
10	Detention Equipment, Doors & Detention Hardware	#2-08d	Valley Security Contractors	\$254,146.00
11	Drywall & Metal Framing	#2-09a	Hargrave Builders, Inc.	\$773,031.00
12	Ceramic Tiling	#2-09b	Lowery Tile	\$229,500.00
13	Acoustical Ceilings	#2-09c	Just Rite Acoustics	\$167,331.00
14	Resilient Flooring & Carpeting	#2-09d	TSI Commercial Floor Coverings	\$206,215.00
15	Painting & Wallcoverings	#2-09e	K & J Painting	\$137,079.00
16	Terrazzo	#2-09f	Rockford Central Tile & Terrazzo Co., Inc.	\$71,580.00
17	Resinous Flooring	#2-09g	CCI Flooring, Inc.	\$170,800.00
18	Folding Panel Partition	#2-10a	Modernfold Chicago	\$33,700.00
19	Lockers	#2-10b	Wisconsin Lift Truck	\$192,900.00
20	Carports	#2-10c	***Deferred***	\$0
21	Shooting Range Equipment	#2-11	***Deferred***	\$0

22	Window Treatments	#2-12	Shadeology LLC	\$30,800.00
23	Fire Protection Sprinklers	#2-21	S.J. Carlson Fire Protection, Inc.	\$160,000.00
24	Plumbing	#2-22	Jensen's Plumbing & Heating	\$764,300.00
25	HVAC	#2-23	C. Acitelli Heating & Piping Contractors, Inc	\$1,640,000.00
26	Electrical - Low Voltage	#2-26	Valley Electric, Inc.	\$1,668,400.00
27	Detention Security & CCTV Systems	#2-28	MidCo, Inc.	\$527,000.00
28	Asphalt Paving	#2-32a	Accu-Paving Company	\$39,690.00
29	Permeable Pavers	#2-32b	C.R. Schmidt, Inc.	\$76,600.00
30	Landscaping	#2-32c	Woodland Commercial Landscape	\$105,000.00
31	Fencing & Gates	#2-32d	***Deferred***	\$0
Trade Contract Bids Awarded				\$10,071,903.00
Trade Contract Bids with Deferred Bids Factored In				\$10,509,010.00

SECTION THREE: That Frederick Quinn Corporation is authorized and directed to enter into a subcontract with each of the lowest responsible and responsive bidders/trade contractors awarded the bid in Section Two of this Resolution, at the Contract Sum set forth opposite its name in said Section Two:

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: REPEAL OF PRIOR RESOLUTIONS. All prior Resolutions and Ordinances 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 its passage and approval.

ROLL CALL VOTE:

AYES:
NAYS:
ABSENT:

PASSED:
APPROVED:

Kevin Wallace, 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 2017 - _____ enacted on September 19, 2017, and approved on September 19, 2017, as the same appears from the official records of the Village of Bartlett.

Lorna Giles

EXHIBIT A

September 12, 2017

Geoff Pretkelis – Deputy Chief
 Bartlett Police Department
 228 S. Main Street
 Bartlett, IL 60103

RE: New Bartlett Police Facility
 FQC #507

Dear Deputy Chief Pretkelis:

On August 31, 2017, bids were received for thirty-one (31) trade packages for BP # 2 with a total of 115 individual bids received. The purpose of this letter is to provide a summary of the bids received and to recommend award of trade contracts to low responsive, responsible contractors for their respective bid packages. The awards to follow include the addition of two(2) car port canopies to the south parking lot, and glass partition walls to rooms 123, 201, and 217.

The budgeted value of Bid Package #2 base trade work is \$10,488,263.00. The total value of the award recommendations for Bid Package #2 base trade work is \$10,353,663.00. The difference of \$134,600.00 is a 1.3% savings versus the budgeted value of BP #2 trade work. The cost of the alternate work is excluded from this analysis. The specific variances in the trade work budgets versus the actual bids received are detailed on a breakdown attached.

The attached bid tabulations detail the bids received as read at bid opening. Subsequent to the receipt of bids, scope review meetings are held with the apparent low bidders by FQC for each bid package. FQC is recommending award of trade contracts to the low responsive and responsible bidder where indicated below. We are deferring action on several bid packages at this time in order to allow additional time for review of the bid(s) received. These bid packages are noted as such below. Where we are deferring action on award of a bid package we have used the low bid amount in the evaluation of the project budget. We are confident that bids for the items being deferred are accurate. We anticipate bringing recommendations for the award of these bid packages to the Village of Bartlett for approval in October. The summary which follows provides details of the factors determining responsiveness and responsibility. Additionally, the summary details any irregularities in the bidding process that were considered during the bid review and award recommendation process. The summary and award recommendations are as follows:

1. Bid Package #2-04 – Masonry & Stone: A total of seven (7) bids were received. One bid was not read aloud because the bidder failed to provide the required bid security. The low as read bidder is Iwanski Masonry Company of Lombard, IL. There are no irregularities with the bid presented. **We recommend that BP #2-04 be awarded to Iwanski Masonry Co. for the amount of ONE MILLION TWO HUNDRED EIGHTY-SIX THOUSAND DOLLARS AND NO/100 (\$1,286,000.00) which includes the base scope of work**
2. Bid Package #2-06a – Carpentry: A total of four (4) bids were received, Hargrave Builders, Inc. of South Elgin, IL is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-06a be awarded to Hargrave Builders, Inc., for the amount of TWO HUNDRED SIXTY-TWO THOUSAND EIGHT HUNDRED TWENTY-ONE DOLLARS AND NO/100 (\$262,821.00) which includes the base scope of work and alternates a, g, and f.**
3. Bid Package #2-06b – Millwork & Casework: A total of six (6) bids were received, J.C. Harris & Sons, Inc. of Elgin, IL, is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-06b be awarded to J.C. Harris & Sons, Inc. for the amount of TWO HUNDRED EIGHTY-FOUR THOUSAND ONE HUNDRED FIFTY-NINE DOLLARS AND NO/100(\$284,159.00) which includes the base scope of work.**

4. Bid Package #2-07a – EIFS: One bid (1) was received, Kole Construction Company Inc. of Romeoville, IL is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-07a be awarded to Kole Construction Company, Inc., for the amount of THIRTY-NINE THOUSAND NINE HUNDRED DOLLARS AND NO/100(\$39,900.00)** which includes the base scope of work.
5. Bid Package #2-07b – Roofing & Sheet Metal: A total of three (3) bids were received. One bidder failed to provide bid security and the bid was not read. Metalmaster Roofmaster Inc., of McHenry, IL, is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-07b be awarded to Metalmaster Roofmaster, Inc. for the amount of THREE HUNDRED THIRTY-SEVEN THOUSAND SEVEN HUNDRED SEVENTY-FOUR DOLLARS AND NO/100 (\$337,774.00)** which includes the base scope of work.
6. Bid Package #2-07c – Sealants: A total of One (1) bid was received, Saeger Sealant Corporation of La Grange, IL is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-07c be awarded to Saeger Sealant Corporation for the amount of FIFTY-THREE THOUSAND SEVEN HUNDRED FIFTY DOLLARS AND NO/100 (\$53,750.00)** which includes the base scope of work.
7. Bid Package #2-08a – Hollow Metal Frames, Wood Doors, FRP Doors & Finish Hardware: A total of two (2) bids were received, Chicago Doorways LLC of Elmhurst, IL is the low responsive and responsible bidder. **We recommend that BP #2-08a be awarded to Chicago Doorways, LLC for the amount of ONE HUNDRED SIXTY-TWO THOUSAND TWO HUNDRED NINETEEN DOLLARS AND NO/100 (\$162,219.00)** which includes the base scope of work and alternates a, g, and f.
8. Bid Package #2-08b – Sectional & Coiling Doors: A total of three (3) bids were received. Industrial Door Company of Chicago, of Elk Grove Village, IL, is the low as read bidder. Industrial Door has provided a letter stating that they made an error in the preparation of their bid(copy attached). As a result Industrial Door requests release from honoring their bid without penalty. The bid documents allow for a bidder to request release from honoring their bid at the discretion of the Village of Bartlett. The Village retains the right to release Industrial Door from their bid, to oblige them to perform the work, or to seek relief from the bidders bid bond. FQC has reviewed the scope of the work with Industrial Door and we agree that an error was made in the preparation of their bid. Obliging this contractor to perform the work would be detrimental to execution of the overall project. Finally, the final relief available from the contractors bid bond would likely be exceeded by the cost of recovering the relief. Therefore, we recommend that Industrial Door be released from honoring their bid without penalty. Assuming the Village concurs with the recommendation to release Industrial Door the low responsive and responsible bidder is House of Doors, Inc. of Brookfield, IL. There are no irregularities with the bid provided. **We recommend that BP #2-08b be awarded to House of Doors, Inc. for the amount of THIRTY-THREE THOUSAND SIX HUNDRED TWENTY-FOUR DOLLARS AND NO/100 (\$33,624.00)** which includes the base contract scope of work.
9. Bid Package #2-08c – Aluminum Glass & Glazing: A total of three (3) bids were received. McHenry County Glass & Mirror, Inc. of McHenry IL, is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-08c be awarded to McHenry County Glass & Mirror Inc. for the amount of THREE HUNDRED SIXTY-THREE THOUSAND FIVE HUNDRED EIGHTY-FOUR DOLLARS AND NO/ 100 (\$363,584.00)** which includes the base scope of work and alternates a, g, and f.

10. Bid Package #2-08d – Detention Equipment, Doors & Detention Hardware: A total of two (2) bids were received. Valley Security Contractors of Elgin IL, is the low responsible and responsive bidder. There are no irregularities with the bid presented. **We recommend that BP #2-08d be awarded to Valley Security Contractors for the base bid amount of TWO HUNDRED FIFTY-FOUR THOUSAND ONE HUNDRED FORTY-SIX DOLLARS AND NO/100 (\$254,146.00)** which includes the base scope of work.
11. Bid Package #2-09a – Drywall & Metal Framing: A total of two (2) bids were received. Hargrave Builders of South Elgin, IL, is the low responsible and responsive bidder. There are no irregularities with the bid presented. **We recommend that BP #2-09a be awarded to Hargrave Builders for the amount of SEVEN HUNDRED SEVENTY-THREE THOUSAND THIRTY-ONE DOLLARS AND NO/100 (\$773,031.00)** which includes the base scope of work and alternates a, g, and f.
12. Bid Package #2-09b – Ceramic Tiling: A total of five (5) bids were received. Lowery Tile Company of Alsip, IL, is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-09b be awarded to Lowery Tile Company for the amount of TWO HUNDRED TWENTY-NINE THOUSAND FIVE HUNDRED DOLLARS AND NO/100 (\$229,500.00)** which includes the base scope of work
13. Bid Package #2-09c – Acoustical Ceilings: A total of three (3) bids were received. Just – Rite Acoustics of Elk Grove Village IL, is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-09c be awarded to Just – Rite Acoustics for the amount of ONE HUNDRED SIXTY-SEVEN THOUSAND THREE HUNDRED THIRTY-ONE DOLLARS AND NO/100 (\$167,331.00)** which includes the base scope of work.
14. Bid Package #2-09d – Resilient Flooring & Carpeting: A total of three (3) bids were received. TSI Commercial Floor Covering of Champaign, IL, is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #209d be awarded to TSI Commercial Floor Coverings for the amount of TWO HUNDRED SIX THOUSAND TWO HUNDRED FIFTEEN DOLLARS AND NO/100 (\$206,215.00)** which includes the base scope of work.
15. Bid Package #2-09e – Painting & Wallcoverings: A total of five (5) bids were received. None of the contractors who submitted bids on this work attended the pre-bid conference. K & J Painting, of Geneva, IL is the low responsive and responsible bidder. There are other no irregularities with the bid presented. We recommend that failure to attend the pre-bid conference be waived as a minor irregularity. **We recommend that BP #2-09e be awarded to K & J Painting for the amount of ONE HUNDRED THIRTY-SEVEN THOUSAND SEVENTY-NINE DOLLARS AND NO/100 (\$137,079.00)** which includes the base scope of work and alternates a, g, and f.
16. Bid Package #2-09f – Terrazzo: A total of four (4) bids were received. Two bids were not read aloud because the bidders failed to provide the required bid security. Rockford Central Tile & Terrazzo Co., Inc. is the low responsive and responsible bidder. Rockford Central Tile & Terrazzo did not attend the pre-bid conference. There are no other irregularities with the bid presented. We recommend that failure to attend the pre-bid conference be waived as a minor irregularity. **We recommend that BP #2-09f be awarded to Rockford Central Tile & Terrazzo Co., Inc. for the amount of SEVENTY-ONE THOUSAND FIVE HUNDRED EIGHTY DOLLARS AND NO/100 (\$71,580.00)** which includes the base scope of work

17. Bid Package #2-09g – Resinous Flooring: A total of three (3) bids were received. One bid was not read aloud because the bidder failed to provide the required bid security. CCI Flooring, Inc. of Crest Hill, IL, is the low responsive and responsible bidder. There are no irregularities with the bid presented. CCI Flooring has offered a voluntary reduction in the base bid price of \$ 15,000.00. As the low as read bidder, this voluntary reduction in pricing is allowed by the applicable bidding statutes. **We recommend that BP #2-09g be awarded to CCI Flooring, Inc. for the amount of ONE HUNDRED SEVENTY THOUSAND EIGHT HUNDRED DOLLARS AND NO/100 (\$170,800.00) which includes the base scope of work.**
18. Bid Package #2-10a – Folding Panel Partition: One (1) bid was received. Modernfold Chicago, Inc of Carol Stream, IL, is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-10a be awarded to Modernfold Chicago for the amount of THIRTY-THREE THOUSAND SEVEN HUNDRED DOLLARS AND NO/100 (\$33,700.00) which includes the base scope of work.**
19. Bid Package #2-10b – Lockers: A total of three (3) bids were received. Wisconsin Lift Truck of Bolingbrook, IL is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP # 2 – 10b be awarded to Wisconsin Lift Truck for the amount of ONE HUNDRED NINETY TWO THOUSAND NINE HUNDRED DOLLARS AND NO/100 (\$192,900.00) which includes the base scope of work.**
20. Bid Package #2-10c – Carports: One (1) bid was received. Ross and Barr of Warren, MI is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that award of BP #2-10c deferred pending completion of scope review.**
21. Bid Package #2-11 – Shooting Range Equipment: One (1) bid was received. Meggitt Training Systems, Inc. of Suwanee, GA is the low responsive and responsible bidder. A letter of qualification was included with the bid provided. **We recommend that the award of BP #2-11 be deferred pending review of the qualifications presented by the low bidder.**
22. Bid Package #2-12 – Window Treatments: One (1) bid was received. Shadeology LLC of Mahomet, IL, is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-12 be awarded to Shadeology LLC for the amount of THIRTY THOUSAND EIGHT HUNDRED DOLLARS AND NO/100 (\$30,800.00) which includes the base scope of work and alternates a, g, and f.**
23. Bid Package #2-21 – Fire Protection Sprinklers: A total of five (5) bids were received. S. J. Carlson Fire Protection, Inc. of Rockford, IL, is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-21 be awarded to S.J. Carlson Fire Protection, Inc. for the amount of ONE HUNDRED SIXTY THOUSAND DOLLARS AND NO/100(\$160,000.00) which includes the base scope of work.**
24. Bid Package #2-22 – Plumbing: A total of six (6) bids were received. Jensen's Plumbing & Heating, Inc. of Woodstock IL, is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-22 be awarded to Jensen's Plumbing & Heating, Inc for the amount of SEVEN HUNDRED SIXTY-FOUR THOUSAND THREE HUNDRED DOLLARS AND NO/100 (\$764,300.00) which includes the base scope of work.**
25. Bid Package #2-23 – HVAC: A total of seventeen (17) bids were received. C. Acitelli Heating & Piping Contractors, Inc. of Villa Park, IL, is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-23 be awarded to C. Acitelli Heating & Piping Contractors, Inc. for the amount of ONE MILLION SIX HUNDRED FORTY THOUSAND DOLLARS AND 00/ 100. (\$1,640,000,00) which includes the base scope of work.**

26. Bid Package #2-26 – Electrical – Low Voltage: A total of seven (7) bids were received. The low as read bidder was SKC Communications. SKC Communications incorrectly bid only a portion of BP # 2 -26 directly to The Village of Bartlett. Specifically SKC provided a bid for low voltage and audio visual systems only. We recommend finding the the bid from SKC Communications to be determined non-responsive. Therefore Valley Electric of Oswego, IL is the low responsive and responsible bidder. There are no irregularities with the bid presented by Valley Electric, Inc.. **We recommend that BP #2-26 be awarded to Valley Electric, Inc. for the amount of ONE MILLION SIX HUNDRED SIXTY-EIGHT THOUSAND FOUR HUNDRED DOLLARS AND NO/100 (\$1,668,400.00)** which includes the cost of the base scope of work.
27. Bid Package #2-28 – Detention Security & CCTV Systems: A total of three (3) bids were received. MidCo Inc. of Burr Ridge, IL, is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-28 be awarded to MidCo, Inc. for the amount of FIVE HUNDRED TWENTY-SEVEN THOUSAND DOLLARS AND NO/100 (\$527,000.00)** which includes the base scope of work.
28. Bid Package #2-32a – Asphalt Paving: A total of four (4) bids were received. Accu-Paving Company of Broadview, IL, is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-32a be awarded to Accu-Paving Company for the amount of THIRTY-NINE THOUSAND SIX HUNDRED NINETY DOLLARS AND NO/100 (\$39,690.00)** which includes the base scope of work.
29. Bid Package #2-32b – Permeable Pavers: A total of three (3) bids were received. C.R. Schmidt, Inc of Warrenville, IL is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-32b be awarded to C.R. Schmidt Inc. for the amount of SEVENTY-SIX THOUSAND SIX HUNDRED DOLLARS AND NO/100 (\$76,600.00)** which includes the base scope of work.
30. Bid Package #2-32c – Landscaping: A total of five (5) bids were received. Woodland Commercial Landscape of Naperville, IL, is the low responsive and responsible bidder. Woodland Commercial Landscape failed to attend the pre-bid conference. There are no other irregularities with the bid presented. We recommend that failure to attend the pre-bid conference be waived as a minor irregularity. **We recommend that BP #2-32c be awarded to Woodland Commercial Landscape for the amount of ONE HUNDRED FIVE THOUSAND DOLLARS AND NO/100 (\$105,000.00)** which includes the base scope of work.
31. Bid Package #2-32d – Fencing & Gates: One (1) bid was received. Action Fence Contractor Inc. of Mundelein IL, is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend award of BP #2-32d be deferred. The work is 59% over the amount budgeted and only one bid was received. We recommend review of the scope of the work to identify costs savings possibilities and determine if re-bidding is merited.**

We request approval of the award recommendations as noted above. Please sign and return one copy of this correspondence indicating your acceptance. Upon receipt of your approval, Frederick Quinn Corporation will enter contracts with the approved trade contractors.

Geoff Pretkelis
Bartlett Police Department
September 12, 2017
Page 6

Sincerely,

FREDERICK QUINN CORPORATION



Frederick J. Marano
Executive Vice President / Estimating

CC: Patrick Ullrich / Bartlett Police Department
Paula Schumacher / Village of Bartlett
Bryan Mraz / Village Attorney
Jack Hayes / FQC
John Eallonardo / FQC
File / FQC

ACCEPTANCE: _____ **Date:** _____

Village of Bartlett
 New Police Facility
 Budgeted Bid Results Summary BP#2

BP#2	Building & Site	CD progress budget	Bids	Variance	Apparent Low Bidder
2-04	Masonry & Stone	\$1,327,700	\$1,286,000	\$41,700	Iwanski Masonry
2-06a	Carpentry	\$185,141	\$263,321	(\$78,180)	Hargrave Construction
2-06b	Millwork / Casework	\$267,820	\$284,159	(\$16,339)	JC Harris
2-07a	EIFS	\$29,964	\$39,900	(\$9,936)	Kole Construction
2-07b	Roofing & Sheet Metal	\$261,200	\$337,774	(\$76,574)	Metalmaster
2-07c	Sealants	\$93,000	\$53,750	\$39,250	Seager
2-08a	HM / Wd. Drs. / FRP / Hrdwr.	\$240,569	\$163,265	\$77,304	Chicago Doorways
2-08b	Sectional & Coiling Doors	\$30,000	\$33,624	(\$3,624)	House of Doors
2-08c	Aluminum Glass & Glazing	\$271,070	\$338,138	(\$67,068)	McHenry County Glass
2-08d	Detention Equip., Drs. & Hardware	\$235,425	\$254,146	(\$18,721)	Valley Detention
2-09a	Drywall & Metal Framing	\$642,949	\$766,431	(\$123,482)	Hargrave Construction
2-09b	Ceramic Tiling	\$325,000	\$229,500	\$95,500	Lowery Tile
2-09c	Acoustical Ceilings	\$235,500	\$167,331	\$68,169	Just Rite Acoustics
2-09d	Resilient Flooring & Carpet	\$220,250	\$206,215	\$14,035	TSI Commercial Flooring
2-09e	Painting & Wallcovering	\$136,650	\$138,000	(\$1,350)	K & J Painting
2-09f	Terrazzo	\$80,000	\$71,580	\$8,420	Rockford Central Tile
2-09g	Resinous Flooring	\$97,958	\$170,800	(\$72,842)	CCI
2-10a	Folding Partition	\$37,000	\$33,700	\$3,300	Modernfold
2-10b	Lockers	\$177,472	\$192,900	(\$15,428)	WLT - Ellis (Tiffin)
2-10c	Carports	\$48,216	\$46,100	\$2,116	Ross & Bar
2-11	Shooting Range Equipment	\$182,656	\$165,234	\$17,422	Meggit
2-12	Window Treatments	\$19,134	\$21,300	(\$2,166)	Shadeology
2-21	Fire Protections	\$145,000	\$160,000	(\$15,000)	SJ Carlson
2-22	Plumbing	\$753,000	\$764,300	(\$11,300)	Jensen's
2-23	HVAC	\$1,486,000	\$1,640,000	(\$154,000)	Acitelli
2-26	Electrical & Low Voltage	\$1,919,000	\$1,668,400	\$250,600	Valley Electric
2-28	Detention Security & CCTV	\$604,000	\$527,000	\$77,000	Midco

8.31.17

6.12.17

8.31.17

Frederick Quinn Corporation

2-32a	Asphalt Paving	\$51,824	\$39,690	\$12,134	Accu-Pave
2-32b	Permeable Paving	\$87,000	\$76,600	\$10,400	CR Schmidt
2-32c	Landscaping	\$116,150	\$105,000	\$11,150	Woodland
2-32d	Fencing	\$65,550	\$109,505	(\$43,955)	Action
	TRADE TOTAL	\$10,372,198	\$10,353,663	\$18,535	
Available Subcontractor Bond Allowance		\$116,065	In Above	\$116,065	
TOTAL Available Funds		\$10,488,263	\$10,353,663	\$134,600	

Savings 1.3%

The matrix above compares the CD progress budget estimate for trade work packages to the actual bids received for BP# 2. Variations in the cost of the bid packages are attributable to a number of factors. These factors relate to trade package bids being above or below the design development budget. Examples of these factors are described below. The evolution of this information is anticipated in the CD progress budget and as such a budgeted design and construction contingency accounts for the variation in cost. The results of bidding for the project notwithstanding the variations in the cost of specific bid packages, are under the total amount budgeted in the CD progress budget.

Some variations in the estimated cost of trade work at the time of CD progress budgeting versus the bid cost of trade work are a result of additional information provided in bidding documents versus budgeting documents. Bidding documents finalize what products and systems will be used in the project and detail the connections between systems and assemblies. During the budgeting process products, systems and connections are not finalized. Budgets are created making assumptions with regards to these details. A specific example of this on this project can be seen in the budget versus bid values of BP# 2-09g Resinous Flooring. The low bid amount for this bid package is 74% higher than the CD progress estimate. In this case the increase in cost is specifically because resinous floor sealer for non-epoxy areas has been upgraded from a spray applied product to a two-part fluid applied product. The upgraded two-part product is a more expensive material, requires more preparation of the concrete floor and takes more manpower to install. The benefits of this product are increased durability and lifespan.

In some instances the difference in price can be attributed to the specialty nature of a product and the effect of public bidding on the cost of work. The variance in the cost of specialty trade work is demonstrated in the bid results for 2-08a Hollow Metal Frames, Wood Doors, FRP Doors & Finish Hardware. The low bid amount for this bid package is 32% lower than the CD progress budget. In this case trade contractors are able to bid lower than the budget due to their expertise a particular area of work. This is also demonstrated by the bids received for BP # 2-09f Terrazzo Flooring where the low bid amount is 10% lower than the CD progress budget.

Industrial Door Company

1555 Landmeier Rd
(847) 258.5620
www.industrialdoor.com

Elk Grove Village, IL 60007
(847) 574.8303 fax
idc@industrialdoor.com



To: Frederick Quinn Construction
103 S Church St
Addison, IL 60101

Date: 9/11/2017

Subject: Bartlett Police Department

Fred:

Industrial Door Company would like to have their bid for Bartlett Police Department withdrawn without penalty, due to an error and omission in the low voltage control wiring.

Thank you,

Zachary Lovell
New Construction Estimator

Industrial Door Company
1555 Landmeier Rd
Elk Grove Village, IL 60007
(847) 258-5620 phone (847) 574-8303 fax (847) 772-5940 cell
zlovell@industrialdoor.com

We take care of your doors so you can take care of business.

We take care of your doors so you can take care of business.



CONSTRUCTION MANAGEMENT

September 12, 2017

Geoff Pretkelis – Deputy Chief
 Bartlett Police Department
 228 S. Main Street
 Bartlett, IL 60103

RE: New Bartlett Police Facility
 FQC #507

Dear Deputy Chief Pretkelis:

On June 7, 2017, bids were received for twelve (12) trade packages for BP #1 and on August 31, 2017, bids were received for thirty-one (31) trade packages for BP #2 for the New Bartlett Police Facility. At this time FQC is required by contract to present a Guaranteed Maximum Price (GMP) for approval by the Village of Bartlett. The purpose of this letter is to provide documentation of and request approval of the GMP which includes two car port canopies in the south parking lot and glass partition walls in rooms 123, 2021 & 217.

Attached please find a spreadsheet detailing the costs included in the GMP. Below is a summary of the cost components detailed on the attached. Breakdown as follows:

BP # 1 Trade Awards	\$4,500,779.00
BP # 2 Trade Awards	\$9,983,073.00
General Requirements	\$418,600.00
Not Let Trades	\$602,439.00
FQC – General Conditions, Fee, Insurance & Bond	\$1,161,648.00
Contingency	<u>\$700,000.00</u>
Guaranteed Maximum Price	\$17,366,539.00

If the above meets with your approval, please sign and return one copy of this correspondence indicating your acceptance. Upon receipt of your approval, Frederick Quinn Corporation will prepare a formal guaranteed price contract amendment for execution.

For information FQC has attached a project master budget which reflects the GMP amount. This project master has also been updated to reflect the current estimated costs for utility relocation, earth retention and material testing. The total project budget is \$19,996,599.00 which is \$ 33,401.00 under the project budget limit of \$ 20,000,000.00 set by the Village of Bartlett.

Sincerely,

FREDERICK QUINN CORPORATION

Frederick J. Marano
 Executive Vice President / Estimating

CC: Patrick Ullrich / Bartlett Police Department
 Paula Schumacher / Village of Bartlett
 Bryan Mraz / Village Attorney
 Jack Hayes / FQC
 John Eallonardo / FQC
 File / FQC

ACCEPTANCE: _____ **Date:** _____

RESOLUTION 2017 - _____ (OPTION 2)

**A RESOLUTION AWARDING CERTAIN TRADE CONTRACTS
IN CONNECTION WITH NEW POLICE FACILITY**

WHEREAS, on or about November 15, 2016, the Village of Bartlett (the "Village") and Frederick Quinn Corporation ("FQC" or the "CMC") entered into a certain Agreement Between Owner and Construction Manager as Contractor (the "CMC Agreement") for the demolition of the existing Bartlett Police Department building (in phases) and the construction of a New Police Facility (in phases) (the "Project Work") as more fully set out in the CMC Agreement, to be built in accordance with certain plans prepared by Williams Architects (the "Architect") and its sub-consultants (the "Plans"); and

WHEREAS, the CMC recommended the Village put out for bid a portion of the Project Work, breaking the initial work into thirty-one (31) different trade packages, including:

1. Masonry & Stone;
2. Carpentry;
3. Millwork & Casework;
4. EIFS;
5. Roofing & Sheet Metal;
6. Sealants;
7. Hollow Metal Frames, Wood Doors, FRP Doors & Finish Hardware;
8. Sectional & Coiling Doors;
9. Aluminum Glass & Glazing;
10. Detention Equipment, Doors & Detention Hardware;
11. Drywall & Metal Framing;
12. Ceramic Tiling;
13. Acoustical Ceilings;
14. Resilient Flooring & Carpeting;
15. Painting & Wallcoverings;
16. Terrazzo;
17. Resinous Flooring;
18. Folding Panel Partition;
19. Lockers;
20. Carports;
21. Shooting Range Equipment;
22. Window Treatments;
23. Fire Protection Sprinklers;
24. Plumbing;
25. HVAC;
26. Electrical - Low Voltage;
27. Detention Security & CCTV Systems;
28. Asphalt Paving;

- 29. Permeable Pavers;
- 30. Landscaping; and;
- 31. Fencing & Gates

(collectively, the “Initial Trade Packages”); and

WHEREAS, on August 31, 2017, one-hundred-fifteen (115) different bids were received on that portion of the Project Work as broken down and included in the Initial Trade Packages; and

WHEREAS, FQC has issued a letter to the Village dated September 12, 2017, with a bid tab for each of the Initial Trade Packages, and has recommended the Village award the bids on the Initial Trade Packages portion of the Project Work to the lowest responsible and responsive bidders (with the exception of Industrial Door Company, one of the sectional and coiling doors bidders that made an obvious error in connection with its bid) (the “CMC 9/12/17 Bid Award Recommendation Letter”); and

WHEREAS, the CMC Agreement provides that FQC, as the Construction Manager Constructor, will take an assignment of contracts from the Owner or enter into subcontracts with each of the lowest responsible and responsive trade contractors/subcontractors meeting the minimum prequalification standards established before the contracts are awarded;

WHEREAS, FQC and the Village staff are recommending to the Village Board that it award the bids on the Initial Trade Packages Work to the respective lowest responsible and responsive bidders as set forth in the CMC 9/12/17 Bid Award Recommendation Letter, and authorize FQC to enter a subcontract with each trade contractor/subcontractor that is awarded a bid;

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: That the Corporate Authorities hereby accept the recommendation of Frederick Quinn Corporation (“FQC”), the Construction Manager Constructor, as set forth in the CMC 9/12/17 Bid Award Recommendation Letter attached hereto as Exhibit A, and authorize and direct the Village Administrator to sign the said CMC 9/12/17 Bid Award Recommendation Letter on behalf of the Village.

SECTION TWO: That the bids for the Initial Trade Packages portion of the Project Work are hereby awarded to the following bidders/trade contractors as the lowest responsible and responsive bidders at the price set opposite said bidder/trade contractor’s name:

	<u>Bid Package Description</u>	<u>Bid Package #</u>	<u>Bidder/Trade Contractor</u>	<u>Contract Sum</u>
1	Masonry & Stone	#2-04	Iwanski Masonry Co.	\$1,286,000.00

2	Carpentry	#2-06a	Hargrave Builders, Inc.	\$263,321.00
3	Millwork & Casework	#2-06b	J.C. Harris & Sons, Inc.	\$284,159.00
4	EIFS	#2-07a	Kole Construction Company, Inc.	\$39,900.00
5	Roofing & Sheet Metal	#2-07b	Metalmaster Roofmaster, Inc.	\$337,774.00
6	Sealants	#2-07c	Saeger Sealant Corporation	\$53,750.00
7	Hollow Metal Frames, Wood Doors, FRP Doors & Finish Hardware	#2-08a	Chicago Doorways, LLC	\$163,265.00
8	Sectional & Coiling Doors	#2-08b	House of Doors, Inc.	\$33,624.00
9	Aluminum Glass & Glazing	#2-08c	McHenry County Glass & Mirror, Inc.	\$338,138.00
10	Detention Equipment, Doors & Detention Hardware	#2-08d	Valley Security Contractors	\$254,146.00
11	Drywall & Metal Framing	#2-09a	Hargrave Builders, Inc.	\$766,431.00
12	Ceramic Tiling	#2-09b	Lowery Tile	\$229,500.00
13	Acoustical Ceilings	#2-09c	Just Rite Acoustics	\$167,331.00
14	Resilient Flooring & Carpeting	#2-09d	TSI Commercial Floor Coverings	\$206,215.00
15	Painting & Wallcoverings	#2-09e	K & J Painting	\$138,000.00
16	Terrazzo	#2-09f	Rockford Central Tile & Terrazzo Co., Inc.	\$71,580.00
17	Resinous Flooring	#2-09g	CCI Flooring, Inc.	\$170,800.00
18	Folding Panel Partition	#2-10a	Modernfold Chicago	\$33,700.00
19	Lockers	#2-10b	Wisconsin Lift Truck	\$192,900.00
20	Carports	#2-10c	***Deferred***	\$0
21	Shooting Range Equipment	#2-11	***Deferred***	\$0
22	Window Treatments	#2-12	Shadeology LLC	\$21,300.00

23	Fire Protections Sprinklers	#2-21	S.J. Carlson Fire Protection, Inc.	\$160,000.00
24	Plumbing	#2-22	Jensen's Plumbing & Heating	\$764,300.00
25	HVAC	#2-23	C. Acitelli Heating & Piping Contractors, Inc	\$1,640,000.00
26	Electrical - Low Voltage	#2-26	Valley Electric, Inc.	\$1,668,400.00
27	Detention Security & CCTV Systems	#2-28	MidCo, Inc.	\$527,000.00
28	Asphalt Paving	#2-32a	Accu-Paving Company	\$39,690.00
29	Permeable Pavers	#2-32b	C.R. Schmidt, Inc.	\$76,600.00
30	Landscaping	#2-32c	Woodland Commercial Landscape	\$105,000.00
31	Fencing & Gates	#2-32d	***Deferred***	\$0
Trade Contract Bids Awarded				\$10,032,824.00
Trade Contract Bids with Deferred Bids Factored In				\$10,468,524.00

SECTION THREE: That Frederick Quinn Corporation is authorized and directed to enter into a subcontract with each of the lowest responsible and responsive bidders/trade contractors awarded the bid in Section Two of this Resolution, at the Contract Sum set forth opposite its name in said Section Two:

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: REPEAL OF PRIOR RESOLUTIONS. All prior Resolutions and Ordinances 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 its passage and approval.

ROLL CALL VOTE:

AYES:
NAYS:
ABSENT:

PASSED:
APPROVED:

Kevin Wallace, 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 Resolution 2017 - _____ enacted on September 19, 2017, and approved on September 19, 2017, as the same appears from the official records of the Village of Bartlett.

Lorna Gilles

EXHIBIT A



September 12, 2017

Geoff Pretkelis – Deputy Chief
 Bartlett Police Department
 228 S. Main Street
 Bartlett, IL 60103

RE: New Bartlett Police Facility
 FQC #507

Dear Deputy Chief Pretkelis:

On August 31, 2017, bids were received for thirty-one (31) trade packages for BP # 2 with a total of 115 individual bids received. The purpose of this letter is to provide a summary of the bids received and to recommend award of trade contracts to low responsive, responsible contractors for their respective bid packages.

The budgeted value of Bid Package #2 trade work is \$10,488,263.00. The total value of the award recommendations for Bid Package #2 trade work is \$10,353,663.00. The difference of \$134,600.00 is a 1.3% savings versus the budgeted value of BP #2 trade work. The specific variances in the trade work budgets versus the actual bids received are detailed on a breakdown attached.

The attached bid tabulations detail the bids received as read at bid opening. Subsequent to the receipt of bids, scope review meetings are held with the apparent low bidders by FQC for each bid package. FQC is recommending award of trade contracts to the low responsive and responsible bidder where indicated below. We are deferring action on several bid packages at this time in order to allow additional time for review of the bid(s) received. These bid packages are noted as such below. Where we are deferring action on award of a bid package we have used the low bid amount in the evaluation of the project budget. We are confident that bids for the items being deferred are accurate. We anticipate bringing recommendations for the award of these bid packages to the Village of Bartlett for approval in October. The summary which follows provides details of the factors determining responsiveness and responsibility. Additionally, the summary details any irregularities in the bidding process that were considered during the bid review and award recommendation process. The summary and award recommendations are as follows:

1. Bid Package #2-04 – Masonry & Stone: A total of seven (7) bids were received. One bid was not read aloud because the bidder failed to provide the required bid security. The low as read bidder is Iwanski Masonry Company of Lombard, IL. There are no irregularities with the bid presented. **We recommend that BP #2-04 be awarded to Iwanski Masonry Co. for the amount of ONE MILLION TWO HUNDRED EIGHTY-SIX THOUSAND DOLLARS AND NO/100 (\$1,286,000.00) which includes the base scope of work**
2. Bid Package #2-06a – Carpentry: A total of four (4) bids were received, Hargrave Builders, Inc, of South Elgin, IL is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-06a be awarded to Hargrave Builders, Inc., for the amount of TWO HUNDRED SIXTY-THREE THOUSAND THREE HUNDRED TWENTY-ONE DOLLARS AND NO/100 (\$263,321.00) which includes the base scope of work.**
3. Bid Package #2-06b – Millwork & Casework: A total of six (6) bids were received, J.C. Harris & Sons, Inc. of Elgin, IL, is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-06b be awarded to J.C. Harris & Sons, Inc. for the amount of TWO HUNDRED EIGHTY-FOUR THOUSAND ONE HUNDRED FIFTY-NINE DOLLARS AND NO/100(\$284,159.00) which includes the base scope of work.**

4. Bid Package #2-07a – EIFS: One bid (1) was received, Kole Construction Company Inc. of Romeoville, IL is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-07a be awarded to Kole Construction Company, Inc., for the amount of THIRTY-NINE THOUSAND NINE HUNDRED DOLLARS AND NO/100(\$39,900.00) which includes the base scope of work.**
5. Bid Package #2-07b – Roofing & Sheet Metal: A total of three (3) bids were received. One bidder failed to provide bid security and the bid was not read. Metalmaster Roofmaster Inc., of McHenry, IL, is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-07b be awarded to Metalmaster Roofmaster, Inc. for the amount of THREE HUNDRED THIRTY-SEVEN THOUSAND SEVEN HUNDRED SEVENTY-FOUR DOLLARS AND NO/100 (\$337,774.00) which includes the base scope of work.**
6. Bid Package #2-07c – Sealants: A total of One (1) bid was received, Saeger Sealant Corporation of La Grange, IL is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-07c be awarded to Saeger Sealant Corporation for the amount of FIFTY-THREE THOUSAND SEVEN HUNDRED FIFTY DOLLARS AND NO/100 (\$53,750.00) which includes the base scope of work.**
7. Bid Package #2-08a – Hollow Metal Frames, Wood Doors, FRP Doors & Finish Hardware: A total of two (2) bids were received, Chicago Doorways LLC of Elmhurst, IL is the low responsive and responsible bidder. **We recommend that BP #2-08a be awarded to Chicago Doorways, LLC for the amount of ONE HUNDRED SIXTY-THREE THOUSAND TWO HUNDRED SIXTY-FIVE DOLLARS AND NO/100 (\$163,265.00) which includes the base scope of work.**
8. Bid Package #2-08b – Sectional & Coiling Doors: A total of three (3) bids were received. Industrial Door Company of Chicago, of Elk Grove Village, IL, is the low as read bidder. Industrial Door has provided a letter stating that they made an error in the preparation of their bid(copy attached). As a result Industrial Door requests release from honoring their bid without penalty. The bid documents allow for a bidder to request release from honoring their bid at the discretion of the Village of Bartlett. The Village retains the right to release Industrial Door from their bid, to oblige them to perform the work, or to seek relief from the bidders bid bond. FQC has reviewed the scope of the work with Industrial Door and we agree that an error was made in the preparation of their bid. Obliging this contractor to perform the work would be detrimental to execution of the overall project. Finally, the final relief available from the contractors bid bond would likely be exceeded by the cost of recovering the relief. Therefore, we recommend that Industrial Door be released from honoring their bid without penalty. Assuming the Village concurs with the recommendation to release Industrial Door the low responsive and responsible bidder is House of Doors, Inc. of Brookfield, IL. There are no irregularities with the bid provided. **We recommend that BP #2-08b be awarded to House of Doors, Inc. for the amount of THIRTY-THREE THOUSAND SIX HUNDRED TWENTY-FOUR DOLLARS AND NO/100 (\$33,624.00) which includes the base contract scope of work.**
9. Bid Package #2-08c – Aluminum Glass & Glazing: A total of three (3) bids were received. McHenry County Glass & Mirror, Inc. of McHenry IL, is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-08c be awarded to McHenry County Glass & Mirror Inc. for the amount of THREE HUNDRED THIRTY-EIGHT THOUSAND ONE HUNDRED THIRTY-EIGHT DOLLARS AND NO/ 100 (\$338,138.00) which includes the base scope of work.**

10. Bid Package #2-08d – Detention Equipment, Doors & Detention Hardware: A total of two (2) bids were received. Valley Security Contractors of Elgin IL, is the low responsible and responsive bidder. There are no irregularities with the bid presented. **We recommend that BP #2-08d be awarded to Valley Security Contractors for the base bid amount of TWO HUNDRED FIFTY-FOUR THOUSAND ONE HUNDRED FORTY-SIX DOLLARS AND NO/100 (\$254,146.00)** which includes the base scope of work.
11. Bid Package #2-09a – Drywall & Metal Framing: A total of two (2) bids were received. Hargrave Builders of South Elgin, IL, is the low responsible and responsive bidder. There are no irregularities with the bid presented. **We recommend that BP #2-09a be awarded to Hargrave Builders for the amount of SEVEN HUNDRED SIXTY-SIX THOUSAND FOUR HUNDRED THIRTY-ONE DOLLARS AND NO/100 (\$766,431.00)** which includes the base scope of work.
12. Bid Package #2-09b – Ceramic Tiling: A total of five (5) bids were received. Lowery Tile Company of Alsip, IL, is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-09b be awarded to Lowery Tile Company for the amount of TWO HUNDRED TWENTY-NINE THOUSAND FIVE HUNDRED DOLLARS AND NO/100 (\$229,500.00)** which includes the base scope of work
13. Bid Package #2-09c – Acoustical Ceilings: A total of three (3) bids were received. Just – Rite Acoustics of Elk Grove Village IL, is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-09c be awarded to Just – Rite Acoustics for the amount of ONE HUNDRED SIXTY-SEVEN THOUSAND THREE HUNDRED THIRTY-ONE DOLLARS AND NO/100 (\$167,331.00)** which includes the base scope of work.
14. Bid Package #2-09d – Resilient Flooring & Carpeting: A total of three (3) bids were received. TSI Commercial Floor Covering of Champaign, IL, is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #209d be awarded to TSI Commercial Floor Coverings for the amount of TWO HUNDRED SIX THOUSAND TWO HUNDRED FIFTEEN DOLLARS AND NO/100 (\$206,215.00)** which includes the base scope of work.
15. Bid Package #2-09e – Painting & Wallcoverings: A total of five (5) bids were received. None of the contractors who submitted bids on this work attended the pre-bid conference. K & J Painting, of Geneva, IL is the low responsive and responsible bidder. There are other no irregularities with the bid presented. We recommend that failure to attend the pre-bid conference be waived as a minor irregularity. **We recommend that BP #2-09e be awarded to K & J Painting for the amount of ONE HUNDRED THIRTY-EIGHT THOUSAND DOLLARS AND NO/100 (\$138,000.00)** which includes the base scope of work.
16. Bid Package #2-09f – Terrazzo: A total of four (4) bids were received. Two bids were not read aloud because the bidders failed to provide the required bid security. Rockford Central Tile & Terrazzo Co., Inc. is the low responsive and responsible bidder. Rockford Central Tile & Terrazzo did not attend the pre-bid conference. There are no other irregularities with the bid presented. We recommend that failure to attend the pre-bid conference be waived as a minor irregularity. **We recommend that BP #2-09f be awarded to Rockford Central Tile & Terrazzo Co., Inc. for the amount of SEVENTY-ONE THOUSAND FIVE HUNDRED EIGHTY DOLLARS AND NO/100 (\$71,580.00)** which includes the base scope of work

17. Bid Package #2-09g – Resinous Flooring: A total of three (3) bids were received. One bid was not read aloud because the bidder failed to provide the required bid security. CCI Flooring, Inc. of Crest Hill, IL, is the low responsive and responsible bidder. There are no irregularities with the bid presented. CCI Flooring has offered a voluntary reduction in the base bid price of \$ 15,000.00. As the low as read bidder, this voluntary reduction in pricing is allowed by the applicable bidding statutes. **We recommend that BP #2-09g be awarded to CCI Flooring, Inc. for the amount of ONE HUNDRED SEVENTY THOUSAND EIGHT HUNDRED DOLLARS AND NO/100 (\$170,800.00) which includes the base scope of work.**
18. Bid Package #2-10a – Folding Panel Partition: One (1) bid was received. Modernfold Chicago, Inc of Carol Stream, IL, is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-10a be awarded to Modernfold Chicago for the amount of THIRTY-THREE THOUSAND SEVEN HUNDRED DOLLARS AND NO/100 (\$33,700.00) which includes the base scope of work.**
19. Bid Package #2-10b – Lockers: A total of three (3) bids were received. Wisconsin Lift Truck of Bolingbrook, IL is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP # 2 – 10b be awarded to Wisconsin Lift Truck for the amount of ONE HUNDRED NINETY TWO THOUSAND NINE HUNDRED DOLLARS AND NO/100 (\$192,900.00) which includes the base scope of work.**
20. Bid Package #2-10c – Carports: One (1) bid was received. Ross and Barr of Warren, MI is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that award of BP #2-10c deferred pending completion of scope review.**
21. Bid Package #2-11 – Shooting Range Equipment: One (1) bid was received. Meggitt Training Systems, Inc. of Suwanee, GA is the low responsive and responsible bidder. A letter of qualification was included with the bid provided. **We recommend that the award of BP #2-11 be deferred pending review of the qualifications presented by the low bidder.**
22. Bid Package #2-12 – Window Treatments: One (1) bid was received. Shadeology LLC of Mahomet, IL, is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-12 be awarded to Shadeology LLC for the amount of TWENTY-ONE THOUSAND THREE HUNDRED DOLLARS AND NO/100 (\$21,300.00) which includes the base scope of work**
23. Bid Package #2-21 – Fire Protection Sprinklers: A total of five (5) bids were received. S. J. Carlson Fire Protection, Inc. of Rockford, IL, is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-21 be awarded to S.J. Carlson Fire Protection, Inc. for the amount of ONE HUNDRED SIXTY THOUSAND DOLLARS AND NO/100(\$160,000.00) which includes the base scope of work.**
24. Bid Package #2-22 – Plumbing: A total of six (6) bids were received. Jensen's Plumbing & Heating, Inc. of Woodstock IL, is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-22 be awarded to Jensen's Plumbing & Heating, Inc for the amount of SEVEN HUNDRED SIXTY-FOUR THOUSAND THREE HUNDRED DOLLARS AND NO/100 (\$764,300.00) which includes the base scope of work.**
25. Bid Package #2-23 – HVAC: A total of seventeen (17) bids were received. C. Acitelli Heating & Piping Contractors, Inc. of Villa Park, IL. is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-23 be awarded to C. Acitelli Heating & Piping Contractors, Inc. for the amount of ONE MILLION SIX HUNDRED FORTY THOUSAND DOLLARS AND 00/ 100. (\$1,640,000,00) which includes the base scope of work.**

26. Bid Package #2-26 – Electrical – Low Voltage: A total of seven (7) bids were received. The low as read bidder was SKC Communications. SKC Communications incorrectly bid only a portion of BP # 2-26 directly to The Village of Bartlett. Specifically SKC provided a bid for low voltage and audio visual systems only. We recommend finding the the bid from SKC Communications to be determined non-responsive. Therefore Valley Electric of Oswego, IL is the low responsive and responsible bidder. There are no irregularities with the bid presented by Valley Electric, Inc.. **We recommend that BP #2-26 be awarded to Valley Electric, Inc. for the amount of ONE MILLION SIX HUNDRED SIXTY-EIGHT THOUSAND FOUR HUNDRED DOLLARS AND NO/100 (\$1,668,400.00)** which includes the cost of the base scope of work.
27. Bid Package #2-28 – Detention Security & CCTV Systems: A total of three (3) bids were received. MidCo Inc. of Burr Ridge, IL, is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-28 be awarded to MidCo, Inc. for the amount of FIVE HUNDRED TWENTY-SEVEN THOUSAND DOLLARS AND NO/100 (\$527,000.00)** which includes the base scope of work.
28. Bid Package #2-32a – Asphalt Paving: A total of four (4) bids were received. Accu-Paving Company of Broadview, IL, is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-32a be awarded to Accu-Paving Company for the amount of THIRTY-NINE THOUSAND SIX HUNDRED NINETY DOLLARS AND NO/100 (\$39,690.00)** which includes the base scope of work.
29. Bid Package #2-32b – Permeable Pavers: A total of three (3) bids were received. C.R. Schmidt, Inc of Warrenville, IL is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-32b be awarded to C.R. Schmidt Inc. for the amount of SEVENTY-SIX THOUSAND SIX HUNDRED DOLLARS AND NO/100 (\$76,600.00)** which includes the base scope of work.
30. Bid Package #2-32c – Landscaping: A total of five (5) bids were received. Woodland Commercial Landscape of Naperville, IL, is the low responsive and responsible bidder. Woodland Commercial Landscape failed to attend the pre-bid conference. There are no other irregularities with the bid presented. We recommend that failure to attend the pre-bid conference be waived as a minor irregularity. **We recommend that BP #2-32c be awarded to Woodland Commercial Landscape for the amount of ONE HUNDRED FIVE THOUSAND DOLLARS AND NO/100 (\$105,000.00)** which includes the base scope of work.
31. Bid Package #2-32d – Fencing & Gates: One (1) bid was received. Action Fence Contractor Inc. of Mundelein IL, is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend award of BP #2-32d be deferred. The work is 59% over the amount budgeted and only one bid was received. We recommend review of the scope of the work to identify costs savings possibilities and determine if re-bidding is merited.**

We request approval of the award recommendations as noted above. Please sign and return one copy of this correspondence indicating your acceptance. Upon receipt of your approval, Frederick Quinn Corporation will enter contracts with the approved trade contractors.

Geoff Pretkelis
Bartlett Police Department
September 12, 2017
Page 6

Sincerely,

FREDERICK QUINN CORPORATION



Frederick J. Marano
Executive Vice President / Estimating

CC: Patrick Ullrich / Bartlett Police Department
Paula Schumacher / Village of Bartlett
Bryan Mraz / Village Attorney
Jack Hayes / FQC
John Eallonardo / FQC
File / FQC

ACCEPTANCE: _____ **Date:** _____

Village of Bartlett
New Police Facility
Budgeted Bid Results Summary BP#2

8.31.17

6.12.17 8.31.17

BP#2	Building & Site	CD progress budget	Bids	Variance	Apparent Low Bidder
2-04	Masonry & Stone	\$1,327,700	\$1,286,000	\$41,700	Iwanski Masonry
2-06a	Carpentry	\$185,141	\$263,321	(\$78,180)	Hargrave Construction
2-06b	Millwork / Casework	\$267,820	\$284,159	(\$16,339)	JC Harris
2-07a	EIFS	\$29,964	\$39,900	(\$9,936)	Kole Construction
2-07b	Roofing & Sheet Metal	\$261,200	\$337,774	(\$76,574)	Metalmaster
2-07c	Sealants	\$93,000	\$53,750	\$39,250	Seager
2-08a	HM / Wd. Drs. / FRP / Hrdwr.	\$240,569	\$163,265	\$77,304	Chicago Doorways
2-08b	Sectional & Coiling Doors	\$30,000	\$33,624	(\$3,624)	House of Doors
2-08c	Aluminum Glass & Glazing	\$271,070	\$338,138	(\$67,068)	McHenry County Glass
2-08d	Detention Equip., Drs. & Hardware	\$235,425	\$254,146	(\$18,721)	Valley Detention
2-09a	Drywall & Metal Framing	\$642,949	\$766,431	(\$123,482)	Hargrave Construction
2-09b	Ceramic Tiling	\$325,000	\$229,500	\$95,500	Lowery Tile
2-09c	Acoustical Ceilings	\$235,500	\$167,331	\$68,169	Just Rite Acoustics
2-09d	Resilient Flooring & Carpet	\$220,250	\$206,215	\$14,035	TSI Commercial Flooring
2-09e	Painting & Wallcovering	\$136,650	\$138,000	(\$1,350)	K & J Painting
2-09f	Terrazzo	\$80,000	\$71,580	\$8,420	Rockford Central Tile
2-09g	Resinous Flooring	\$97,958	\$170,800	(\$72,842)	CCI
2-10a	Folding Partition	\$37,000	\$33,700	\$3,300	Modernfold
2-10b	Lockers	\$177,472	\$192,900	(\$15,428)	WLT - Ellis (Tiffin)
2-10c	Carports	\$48,216	\$46,100	\$2,116	Ross & Bar
2-11	Shooting Range Equipment	\$182,656	\$165,234	\$17,422	Meggit
2-12	Window Treatments	\$19,134	\$21,300	(\$2,166)	Shadeology
2-21	Fire Protections	\$145,000	\$160,000	(\$15,000)	SJ Carlson
2-22	Plumbing	\$753,000	\$764,300	(\$11,300)	Jensen's
2-23	HVAC	\$1,486,000	\$1,640,000	(\$154,000)	Acitelli
2-26	Electrical & Low Voltage	\$1,919,000	\$1,668,400	\$250,600	Valley Electric
2-28	Detention Security & CCTV	\$604,000	\$527,000	\$77,000	Midco

Frederick Quinn Corporation

2-32a	Asphalt Paving	\$51,824	\$39,690	\$12,134	Accu-Pave
2-32b	Permeable Paving	\$87,000	\$76,600	\$10,400	CR Schmidt
2-32c	Landscaping	\$116,150	\$105,000	\$11,150	Woodland
2-32d	Fencing	\$65,550	\$109,505	(\$43,955)	Action
TRADE TOTAL		\$10,372,198	\$10,353,663	\$18,535	
Available Subcontractor Bond Allowance		\$116,065	In Above	\$116,065	
TOTAL Available Funds		\$10,488,263	\$10,353,663	\$134,600	

Savings 1.3%

The matrix above compares the CD progress budget estimate for trade work packages to the actual bids received for BP# 2. Variations in the cost of the bid packages are attributable to a number of factors. These factors relate to trade package bids being above or below the design development budget. Examples of these factors are described below. The evolution of this information is anticipated in the CD progress budget and as such a budgeted design and construction contingency accounts for the variation in cost. The results of bidding for the project notwithstanding the variations in the cost of specific bid packages, are under the total amount budgeted in the CD progress budget.

Some variations in the estimated cost of trade work at the time of CD progress budgeting versus the bid cost of trade work are a result of additional information provided in bidding documents versus budgeting documents. Bidding documents finalize what products and systems will be used in the project and detail the connections between systems and assemblies. During the budgeting process products, systems and connections are not finalized. Budgets are created making assumptions with regards to these details. A specific example of this on this project can be seen in the budget versus bid values of BP# 2-09g Resinous Flooring. The low bid amount for this bid package is 74% higher than the CD progress estimate. In this case the increase in cost is specifically because resinous floor sealer for non-epoxy areas has been upgraded from a spray applied product to a two-part fluid applied product. The upgraded two-part product is a more expensive material, requires more preparation of the concrete floor and takes more manpower to install. The benefits of this product are increased durability and lifespan.

In some instances the difference in price can be attributed to the specialty nature of a product and the effect of public bidding on the cost of work. The variance in the cost of specialty trade work is demonstrated in the bid results for 2-08a Hollow Metal Frames, Wood Doors, FRP Doors & Finish Hardware. The low bid amount for this bid package is 32% lower than the CD progress budget. In this case trade contractors are able to bid lower than the budget due to their expertise a particular area of work. This is also demonstrated by the bids received for BP # 2-09f Terrazzo Flooring where the low bid amount is 10% lower than the CD progress budget.



1555 Landmeier Rd
(847) 258.5620
www.industrialdoor.com

Elk Grove Village, IL 60007
(847) 574.8303 fax
ide@industrialdoor.com



To: Frederick Quinn Construction
103 S Church St
Addison, IL 60101

Date: 9/11/2017

Subject: Bartlett Police Department

Fred:

Industrial Door Company would like to have their bid for Bartlett Police Department withdrawn without penalty, due to an error and omission in the low voltage control wiring.

Thank you,

Zachary Lovell
New Construction Estimator

Industrial Door Company
1555 Landmeier Rd
Elk Grove Village, IL 60007
(847) 258-5620 phone (847) 574-8303 fax (847) 772-5940 cell
zlovell@industrialdoor.com

We take care of your doors so you can take care of business.

We take care of your doors so you can take care of business.



September 12, 2017

Geoff Pretkelis – Deputy Chief
Bartlett Police Department
228 S. Main Street
Bartlett, IL 60103

RE: New Bartlett Police Facility
FQC #507

Dear Deputy Chief Pretkelis:

On June 7, 2017, bids were received for twelve (12) trade packages for BP #1 and on August 31, 2017, bids were received for thirty-one (31) trade packages for BP #2 for the New Bartlett Police Facility. At this time FQC is required by contract to present a Guaranteed Maximum Price (GMP) for approval by the Village of Bartlett. The purpose of this letter is to provide documentation of and request approval of the GMP which includes two car port canopies in the south parking lot.

Attached please find a spreadsheet detailing the costs included in the GMP. Below is a summary of the cost components detailed on the attached. Breakdown as follows:

BP # 1 Trade Awards	\$4,500,779.00
BP # 2 Trade Awards	\$9,943,994.00
General Requirements	\$418,600.00
Not Let Trades	\$602,439.00
FQC – General Conditions, Fee, Insurance & Bond	\$1,160,241.00
Contingency	<u>\$700,000.00</u>
Guaranteed Maximum Price	\$17,326,053.00

If the above meets with your approval, please sign and return one copy of this correspondence indicating your acceptance. Upon receipt of your approval, Frederick Quinn Corporation will prepare a formal guaranteed price contract amendment for execution.

For information FQC has attached a project master budget which reflects the GMP amount. This project master has also been updated to reflect the current estimated costs for utility relocation, earth retention and material testing. The total project budget is \$19,926,113.00 which is \$ 73,887.00 under the project budget limit of \$ 20,000,000.00 set by the Village of Bartlett.

Sincerely,

FREDERICK QUINN CORPORATION

Frederick J. Marano
Executive Vice President / Estimating

CC: Patrick Ullrich / Bartlett Police Department
Paula Schumacher / Village of Bartlett
Bryan Mraz / Village Attorney
Jack Hayes / FQC
John Eallonardo / FQC
File / FQC

ACCEPTANCE: _____ **Date:** _____

RESOLUTION 2017 - _____ (OPTION 3)

**A RESOLUTION AWARDING CERTAIN TRADE CONTRACTS
IN CONNECTION WITH NEW POLICE FACILITY**

WHEREAS, on or about November 15, 2016, the Village of Bartlett (the "Village") and Frederick Quinn Corporation ("FQC" or the "CMC") entered into a certain Agreement Between Owner and Construction Manager as Contractor (the "CMC Agreement") for the demolition of the existing Bartlett Police Department building (in phases) and the construction of a New Police Facility (in phases) (the "Project Work") as more fully set out in the CMC Agreement, to be built in accordance with certain plans prepared by Williams Architects (the "Architect") and its sub-consultants (the "Plans"); and

WHEREAS, the CMC recommended the Village put out for bid a portion of the Project Work, breaking the initial work into thirty-one (31) different trade packages, including:

1. Masonry & Stone;
2. Carpentry;
3. Millwork & Casework;
4. EIFS;
5. Roofing & Sheet Metal;
6. Sealants;
7. Hollow Metal Frames, Wood Doors, FRP Doors & Finish Hardware;
8. Sectional & Coiling Doors;
9. Aluminum Glass & Glazing;
10. Detention Equipment, Doors & Detention Hardware;
11. Drywall & Metal Framing;
12. Ceramic Tiling;
13. Acoustical Ceilings;
14. Resilient Flooring & Carpeting;
15. Painting & Wallcoverings;
16. Terrazzo;
17. Resinous Flooring;
18. Folding Panel Partition;
19. Lockers;
20. Carports;
21. Shooting Range Equipment;
22. Window Treatments;
23. Fire Protection Sprinklers;
24. Plumbing;
25. HVAC;
26. Electrical - Low Voltage;
27. Detention Security & CCTV Systems;
28. Asphalt Paving;

- 29. Permeable Pavers;
- 30. Landscaping; and;
- 31. Fencing & Gates

(collectively, the “Initial Trade Packages”); and

WHEREAS, on August 31, 2017, one-hundred-fifteen (115) different bids were received on that portion of the Project Work as broken down and included in the Initial Trade Packages; and

WHEREAS, FQC has issued a letter to the Village dated September 12, 2017, with a bid tab for each of the Initial Trade Packages, and has recommended the Village award the bids on the Initial Trade Packages portion of the Project Work to the lowest responsible and responsive bidders (with the exception of Industrial Door Company, one of the sectional and coiling doors bidders that made an obvious error in connection with its bid) (the “CMC 9/12/17 Bid Award Recommendation Letter”); and

WHEREAS, the CMC Agreement provides that FQC, as the Construction Manager Constructor, will take an assignment of contracts from the Owner or enter into subcontracts with each of the lowest responsible and responsive trade contractors/subcontractors meeting the minimum prequalification standards established before the contracts are awarded;

WHEREAS, FQC and the Village staff are recommending to the Village Board that it award the bids on the Initial Trade Packages Work to the respective lowest responsible and responsive bidders as set forth in the CMC 9/12/17 Bid Award Recommendation Letter, and authorize FQC to enter a subcontract with each trade contractor/subcontractor that is awarded a bid;

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: That the Corporate Authorities hereby accept the recommendation of Frederick Quinn Corporation (“FQC”), the Construction Manager Constructor, as set forth in the CMC 9/12/17 Bid Award Recommendation Letter attached hereto as Exhibit A, and authorize and direct the Village Administrator to sign the said CMC 9/12/17 Bid Award Recommendation Letter on behalf of the Village.

SECTION TWO: That the bids for the Initial Trade Packages portion of the Project Work are hereby awarded to the following bidders/trade contractors as the lowest responsible and responsive bidders at the price set opposite said bidder/trade contractor’s name:

	<u>Bid Package Description</u>	<u>Bid Package #</u>	<u>Bidder/Trade Contractor</u>	<u>Contract Sum</u>
1	Masonry & Stone	#2-04	Iwanski Masonry Co.	\$1,286,000.00

2	Carpentry	#2-06a	Hargrave Builders, Inc.	\$263,321.00
3	Millwork & Casework	#2-06b	J.C. Harris & Sons, Inc.	\$284,159.00
4	EIFS	#2-07a	Kole Construction Company, Inc.	\$39,900.00
5	Roofing & Sheet Metal	#2-07b	Metalmaster Roofmaster, Inc.	\$337,774.00
6	Sealants	#2-07c	Saeger Sealant Corporation	\$53,750.00
7	Hollow Metal Frames, Wood Doors, FRP Doors & Finish Hardware	#2-08a	Chicago Doorways, LLC	\$163,265.00
8	Sectional & Coiling Doors	#2-08b	House of Doors, Inc.	\$33,624.00
9	Aluminum Glass & Glazing	#2-08c	McHenry County Glass & Mirror, Inc.	\$338,138.00
10	Detention Equipment, Doors & Detention Hardware	#2-08d	Valley Security Contractors	\$254,146.00
11	Drywall & Metal Framing	#2-09a	Hargrave Builders, Inc.	\$766,431.00
12	Ceramic Tiling	#2-09b	Lowery Tile	\$229,500.00
13	Acoustical Ceilings	#2-09c	Just Rite Acoustics	\$167,331.00
14	Resilient Flooring & Carpeting	#2-09d	TSI Commercial Floor Coverings	\$206,215.00
15	Painting & Wallcoverings	#2-09e	Painting	\$138,000.00
16	Terrazzo	#2-09f	Rockford Central Tile & Terrazzo Co., Inc.	\$71,580.00
17	Resinous Flooring	#2-09g	CCI Flooring, Inc.	\$170,800.00
18	Folding Panel Partition	#2-10a	Modernfold Chicago	\$33,700.00
19	Lockers	#2-10b	Wisconsin Lift Truck	\$192,900.00
20	Carports	#2-10c	***Deferred***	\$0
21	Shooting Range Equipment	#2-11	***Deferred***	\$0
22	Window Treatments	#2-12	Shadeology LLC	\$21,300.00

23	Fire Protection Sprinklers	#2-21	S.J. Carlson Fire Protection, Inc.	\$160,000.00
24	Plumbing	#2-22	Jensen's Plumbing & Heating	\$764,300.00
25	HVAC	#2-23	C. Acitelli Heating & Piping Contractors, Inc	\$1,640,000.00
26	Electrical - Low Voltage	#2-26	Valley Electric, Inc.	\$1,668,400.00
27	Detention Security & CCTV Systems	#2-28	MidCo, Inc.	\$527,000.00
28	Asphalt Paving	#2-32a	Accu-Paving Company	\$39,690.00
29	Permeable Pavers	#2-32b	C.R. Schmidt, Inc.	\$76,600.00
30	Landscaping	#2-32c	Woodland Commercial Landscape	\$105,000.00
31	Fencing & Gates	#2-32d	***Deferred***	\$0
Trade Contract Bids Awarded				\$10,032,824.00
Trade Contract Bids With Deferred Bids Factored In				\$10,353,663.00

SECTION THREE: That Frederick Quinn Corporation is authorized and directed to enter into a subcontract with each of the lowest responsible and responsive bidders/trade contractors awarded the bid in Section Two of this Resolution, at the Contract Sum set forth opposite its name in said Section Two:

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: REPEAL OF PRIOR RESOLUTIONS. All prior Resolutions and Ordinances 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 its passage and approval.

ROLL CALL VOTE:

AYES:
NAYS:
ABSENT:

PASSED:
APPROVED:

Kevin Wallace, Village President

ATTEST:

Lorna Giless, Village Clerk

CERTIFICATION

I, the undersigned, do hereby certify that I am the Village Clerk of the Village of Bartlett, Cook, DuPage and Kane Counties, Illinois, and that the foregoing is a true, complete and exact copy of Resolution 2017 - _____ enacted on September 19, 2017, and approved on September 19, 2017, as the same appears from the official records of the Village of Bartlett.

Lorna Giless



OPMO 3

EXHIBIT A

September 12, 2017

Geoff Pretkelis – Deputy Chief
Bartlett Police Department
228 S. Main Street
Bartlett, IL 60103

RE: New Bartlett Police Facility
FQC #507

Dear Deputy Chief Pretkelis:

On August 31, 2017, bids were received for thirty-one (31) trade packages for BP # 2 with a total of 115 individual bids received. The purpose of this letter is to provide a summary of the bids received and to recommend award of trade contracts to low responsive, responsible contractors for their respective bid packages.

The budgeted value of Bid Package #2 trade work is \$10,488,263.00. The total value of the award recommendations for Bid Package #2 trade work is \$10,353,663.00. The difference of \$134,600.00 is a 1.3% savings versus the budgeted value of BP #2 trade work. The specific variances in the trade work budgets versus the actual bids received are detailed on a breakdown attached.

The attached bid tabulations detail the bids received as read at bid opening. Subsequent to the receipt of bids, scope review meetings are held with the apparent low bidders by FQC for each bid package. FQC is recommending award of trade contracts to the low responsive and responsible bidder where indicated below. We are deferring action on several bid packages at this time in order to allow additional time for review of the bid(s) received. These bid packages are noted as such below. Where we are deferring action on award of a bid package we have used the low bid amount in the evaluation of the project budget. We are confident that bids for the items being deferred are accurate. We anticipate bringing recommendations for the award of these bid packages to the Village of Bartlett for approval in October. The summary which follows provides details of the factors determining responsiveness and responsibility. Additionally, the summary details any irregularities in the bidding process that were considered during the bid review and award recommendation process. The summary and award recommendations are as follows:

1. Bid Package #2-04 – Masonry & Stone: A total of seven (7) bids were received. One bid was not read aloud because the bidder failed to provide the required bid security. The low as read bidder is Iwanski Masonry Company of Lombard, IL. There are no irregularities with the bid presented. **We recommend that BP #2-04 be awarded to Iwanski Masonry Co. for the amount of ONE MILLION TWO HUNDRED EIGHTY-SIX THOUSAND DOLLARS AND NO/100 (\$1,286,000.00) which includes the base scope of work**
2. Bid Package #2-06a – Carpentry: A total of four (4) bids were received, Hargrave Builders, Inc, of South Elgin, IL is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-06a be awarded to Hargrave Builders, Inc., for the amount of TWO HUNDRED SIXTY-THREE THOUSAND THREE HUNDRED TWENTY-ONE DOLLARS AND NO/100 (\$263,321.00) which includes the base scope of work.**
3. Bid Package #2-06b – Millwork & Casework: A total of six (6) bids were received, J.C. Harris & Sons, Inc. of Elgin, IL, is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-06b be awarded to J.C. Harris & Sons, Inc. for the amount of TWO HUNDRED EIGHTY-FOUR THOUSAND ONE HUNDRED FIFTY-NINE DOLLARS AND NO/100(\$284,159.00) which includes the base scope of work.**

4. Bid Package #2-07a – EIFS: One bid (1) was received, Kole Construction Company Inc. of Romeoville, IL is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-07a be awarded to Kole Construction Company, Inc., for the amount of THIRTY-NINE THOUSAND NINE HUNDRED DOLLARS AND NO/100(\$39,900.00)** which includes the base scope of work.
5. Bid Package #2-07b – Roofing & Sheet Metal: A total of three (3) bids were received. One bidder failed to provide bid security and the bid was not read. Metalmaster Roofmaster Inc., of McHenry, IL, is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-07b be awarded to Metalmaster Roofmaster, Inc. for the amount of THREE HUNDRED THIRTY-SEVEN THOUSAND SEVEN HUNDRED SEVENTY-FOUR DOLLARS AND NO/100 (\$337,774.00)** which includes the base scope of work.
6. Bid Package #2-07c – Sealants: A total of One (1) bid was received, Saeger Sealant Corporation of La Grange, IL is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-07c be awarded to Saeger Sealant Corporation for the amount of FIFTY-THREE THOUSAND SEVEN HUNDRED FIFTY DOLLARS AND NO/100 (\$53,750.00)** which includes the base scope of work.
7. Bid Package #2-08a – Hollow Metal Frames, Wood Doors, FRP Doors & Finish Hardware: A total of two (2) bids were received, Chicago Doorways LLC of Elmhurst, IL is the low responsive and responsible bidder. **We recommend that BP #2-08a be awarded to Chicago Doorways, LLC for the amount of ONE HUNDRED SIXTY-THREE THOUSAND TWO HUNDRED SIXTY-FIVE DOLLARS AND NO/100 (\$163,265.00)** which includes the base scope of work.
8. Bid Package #2-08b – Sectional & Coiling Doors: A total of three (3) bids were received. Industrial Door Company of Chicago, of Elk Grove Village, IL, is the low as read bidder. Industrial Door has provided a letter stating that they made an error in the preparation of their bid(copy attached). As a result Industrial Door requests release from honoring their bid without penalty. The bid documents allow for a bidder to request release from honoring their bid at the discretion of the Village of Bartlett. The Village retains the right to release Industrial Door from their bid, to oblige them to perform the work, or to seek relief from the bidders bid bond. FQC has reviewed the scope of the work with Industrial Door and we agree that an error was made in the preparation of their bid. Obliging this contractor to perform the work would be detrimental to execution of the overall project. Finally, the final relief available from the contractors bid bond would likely be exceeded by the cost of recovering the relief. Therefore, we recommend that Industrial Door be released from honoring their bid without penalty. Assuming the Village concurs with the recommendation to release Industrial Door the low responsive and responsible bidder is House of Doors, Inc. of Brookfield, IL. There are no irregularities with the bid provided. **We recommend that BP #2-08b be awarded to House of Doors, Inc. for the amount of THIRTY-THREE THOUSAND SIX HUNDRED TWENTY-FOUR DOLLARS AND NO/100 (\$33,624.00)** which includes the base contract scope of work.
9. Bid Package #2-08c – Aluminum Glass & Glazing: A total of three (3) bids were received. McHenry County Glass & Mirror, Inc. of McHenry IL, is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-08c be awarded to McHenry County Glass & Mirror Inc. for the amount of THREE HUNDRED THIRTY-EIGHT THOUSAND ONE HUNDRED THIRTY-EIGHT DOLLARS AND NO/ 100 (\$338,138.00)** which includes the base scope of work.

10. Bid Package #2-08d – Detention Equipment, Doors & Detention Hardware: A total of two (2) bids were received. Valley Security Contractors of Elgin IL, is the low responsible and responsive bidder. There are no irregularities with the bid presented. **We recommend that BP #2-08d be awarded to Valley Security Contractors for the base bid amount of TWO HUNDRED FIFTY-FOUR THOUSAND ONE HUNDRED FORTY-SIX DOLLARS AND NO/100 (\$254,146.00)** which includes the base scope of work.
11. Bid Package #2-09a – Drywall & Metal Framing: A total of two (2) bids were received. Hargrave Builders of South Elgin, IL, is the low responsible and responsive bidder. There are no irregularities with the bid presented. **We recommend that BP #2-09a be awarded to Hargrave Builders for the amount of SEVEN HUNDRED SIXTY-SIX THOUSAND FOUR HUNDRED THIRTY-ONE DOLLARS AND NO/100 (\$766,431.00)** which includes the base scope of work.
12. Bid Package #2-09b – Ceramic Tiling: A total of five (5) bids were received. Lowery Tile Company of Alsip, IL, is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-09b be awarded to Lowery Tile Company for the amount of TWO HUNDRED TWENTY-NINE THOUSAND FIVE HUNDRED DOLLARS AND NO/100 (\$229,500.00)** which includes the base scope of work
13. Bid Package #2-09c – Acoustical Ceilings: A total of three (3) bids were received. Just – Rite Acoustics of Elk Grove Village IL, is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-09c be awarded to Just – Rite Acoustics for the amount of ONE HUNDRED SIXTY-SEVEN THOUSAND THREE HUNDRED THIRTY-ONE DOLLARS AND NO/100 (\$167,331.00)** which includes the base scope of work.
14. Bid Package #2-09d – Resilient Flooring & Carpeting: A total of three (3) bids were received. TSI Commercial Floor Covering of Champaign, IL, is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #209d be awarded to TSI Commercial Floor Coverings for the amount of TWO HUNDRED SIX THOUSAND TWO HUNDRED FIFTEEN DOLLARS AND NO/100 (\$206,215.00)** which includes the base scope of work.
15. Bid Package #2-09e – Painting & Wallcoverings: A total of five (5) bids were received. None of the contractors who submitted bids on this work attended the pre-bid conference. K & J Painting, of Geneva, IL is the low responsive and responsible bidder. There are other no irregularities with the bid presented. We recommend that failure to attend the pre-bid conference be waived as a minor irregularity. **We recommend that BP #2-09e be awarded to K & J Painting for the amount of ONE HUNDRED THIRTY-EIGHT THOUSAND DOLLARS AND NO/100 (\$138,000.00)** which includes the base scope of work.
16. Bid Package #2-09f – Terrazzo: A total of four (4) bids were received. Two bids were not read aloud because the bidders failed to provide the required bid security. Rockford Central Tile & Terrazzo Co., Inc, is the low responsive and responsible bidder. Rockford Central Tile & Terrazzo did not attend the pre-bid conference. There are no other irregularities with the bid presented. We recommend that failure to attend the pre-bid conference be waived as a minor irregularity. **We recommend that BP #2-09f be awarded to Rockford Central Tile & Terrazzo Co., Inc. for the amount of SEVENTY-ONE THOUSAND FIVE HUNDRED EIGHTY DOLLARS AND NO/100 (\$71,580.00)** which includes the base scope of work

17. Bid Package #2-09g – Resinous Flooring: A total of three (3) bids were received. One bid was not read aloud because the bidder failed to provide the required bid security. CCI Flooring, Inc. of Crest Hill, IL, is the low responsive and responsible bidder. There are no irregularities with the bid presented. CCI Flooring has offered a voluntary reduction in the base bid price of \$ 15,000.00. As the low as read bidder, this voluntary reduction in pricing is allowed by the applicable bidding statutes. **We recommend that BP #2-09g be awarded to CCI Flooring, Inc. for the amount of ONE HUNDRED SEVENTY THOUSAND EIGHT HUNDRED DOLLARS AND NO/100 (\$170,800.00)** which includes the base scope of work.
18. Bid Package #2-10a – Folding Panel Partition: One (1) bid was received. Modernfold Chicago, Inc of Carol Stream, IL, is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-10a be awarded to Modernfold Chicago for the amount of THIRTY-THREE THOUSAND SEVEN HUNDRED DOLLARS AND NO/100 (\$33,700.00)** which includes the bae scope of work.
19. Bid Package #2-10b – Lockers: A total of three (3) bids were received. Wisconsin Lift Truck of Bolingbrook, IL is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP # 2 – 10b be awarded to Wisconsin Lift Truck for the amount of ONE HUNDRED NINTEY TWO THOUSAND NINE HUNDRED DOLLARS AND NO/100 (\$192,900.00)** which includes the base scope of work.
20. Bid Package #2-10c – Carports: One (1) bid was received. Ross and Barr of Warren, MI is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that award of BP #2-10c deferred pending completion of scope review.**
21. Bid Package #2-11 – Shooting Range Equipment: One (1) bid was received. Meggitt Training Systems, Inc. of Suwanee, GA is the low responsive and responsible bidder. A letter of qualification was included with the bid provided. **We recommend that the award of BP #2-11 be deferred pending review of the qualifications presented by the low bidder.**
22. Bid Package #2-12 – Window Treatments: One (1) bid was received. Shadeology LLC of Mahomet, IL, is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-12 be awarded to Shadeology LLC for the amount of TWENTY-ONE THOUSAND THREE HUNDRD DOLLARS AND NO/100 (\$21,300.00)** which includes the base scope of work
23. Bid Package #2-21 – Fire Protection Sprinklers: A total of five (5) bids were received. S. J. Carlson Fire Protection, Inc. of Rockford, IL, is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-21 be awarded to S.J. Carlson Fire Protection, Inc. for the amount of ONE HUNDRED SIXTY THOUSAND DOLLARS AND NO/100(\$160,000.00)** which includes the base scope of work.
24. Bid Package #2-22 – Plumbing: A total of six (6) bids were received. Jensen's Plumbing & Heating, Inc. of Woodstock IL, is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-22 be awarded to Jensen's Plumbing & Heating, Inc for the amount of SEVEN HUNDRED SIXTY-FOUR THOUSAND THREE HUNDRED DOLLARS AND NO/100 (\$764,300.00)** which includes the base scope of work.
25. Bid Package #2-23 – HVAC: A total of seventeen (17) bids were received. C. Acitelli Heating & Piping Contractors, Inc. of Villa Park, IL. is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-23 be awarded to C. Acitelli Heating & Piping Contractors, Inc. for the amount of ONE MILLION SIX HUNDRED FORTY THOUSAND DOLLARS AND 00/ 100. (\$1,640,000,00)** which includes the base scope of work.

26. Bid Package #2-26 – Electrical – Low Voltage: A total of seven (7) bids were received. The low as read bidder was SKC Communications. SKC Communications incorrectly bid only a portion of BP # 2-26 directly to The Village of Bartlett. Specifically SKC provided a bid for low voltage and audio visual systems only. We recommend finding the the bid from SKC Communications to be determined non-responsive. Therefore Valley Electric of Oswego, IL is the low responsive and responsible bidder. There are no irregularities with the bid presented by Valley Electric, Inc.. **We recommend that BP #2-26 be awarded to Valley Electric, Inc. for the amount of ONE MILLION SIX HUNDRED SIXTY-EIGHT THOUSAND FOUR HUNDRED DOLLARS AND NO/100 (\$1,668,400.00)** which includes the cost of the base scope of work.
27. Bid Package #2-28 – Detention Security & CCTV Systems: A total of three (3) bids were received. MidCo Inc. of Burr Ridge, IL, is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-28 be awarded to MidCo, Inc. for the amount of FIVE HUNDRED TWENTY-SEVEN THOUSAND DOLLARS AND NO/100 (\$527,000.00)** which includes the base scope of work.
28. Bid Package #2-32a – Asphalt Paving: A total of four (4) bids were received. Accu-Paving Company of Broadview, IL, is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-32a be awarded to Accu-Paving Company for the amount of THIRTY-NINE THOUSAND SIX HUNDRED NINETY DOLLARS AND NO/100 (\$39,690.00)** which includes the base scope of work.
29. Bid Package #2-32b – Permeable Pavers: A total of three (3) bids were received. C.R. Schmidt, Inc of Warrenville, IL is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend that BP #2-32b be awarded to C.R. Schmidt Inc. for the amount of SEVENTY-SIX THOUSAND SIX HUNDRED DOLLARS AND NO/100 (\$76,600.00)** which includes the base scope of work.
30. Bid Package #2-32c – Landscaping: A total of five (5) bids were received. Woodland Commercial Landscape of Naperville, IL, is the low responsive and responsible bidder. Woodland Commercial Landscape failed to attend the pre-bid conference. There are no other irregularities with the bid presented. We recommend that failure to attend the pre-bid conference be waived as a minor irregularity. **We recommend that BP #2-32c be awarded to Woodland Commercial Landscape for the amount of ONE HUNDRED FIVE THOUSAND DOLLARS AND NO/100 (\$105,000.00)** which includes the base scope of work.
31. Bid Package #2-32d – Fencing & Gates: One (1) bid was received. Action Fence Contractor Inc. of Mundelein IL, is the low responsive and responsible bidder. There are no irregularities with the bid presented. **We recommend award of BP #2-32d be deferred. The work is 59% over the amount budgeted and only one bid was received. We recommend review of the scope of the work to identify costs savings possibilities and determine if re-bidding is merited.**

We request approval of the award recommendations as noted above. Please sign and return one copy of this correspondence indicating your acceptance. Upon receipt of your approval, Frederick Quinn Corporation will enter contracts with the approved trade contractors.

Geoff Pretkelis
Bartlett Police Department
September 12, 2017
Page 6

Sincerely,

FREDERICK QUINN CORPORATION



Frederick J. Marano
Executive Vice President / Estimating

CC: Patrick Ullrich / Bartlett Police Department
Paula Schumacher / Village of Bartlett
Bryan Mraz / Village Attorney
Jack Hayes / FQC
John Eallonardo / FQC
File / FQC

ACCEPTANCE: _____ **Date:** _____

Frederick Quinn Corporation

Village of Bartlett
New Police Facility
Budgeted Bid Results Summary BP#2

BP#2	Building & Site	8.31.17		6.12.17		8.31.17		Variance	Apparent Low Bidder
		CD progress budget	Bids	CD progress budget	Bids				
2-04	Masonry & Stone	\$1,327,700	\$1,286,000	\$1,327,700	\$1,286,000	\$41,700	Iwanski Masonry		
2-06a	Carpentry	\$185,141	\$263,321	\$185,141	\$263,321	(\$78,180)	Hargrave Construction		
2-06b	Millwork / Casework	\$267,820	\$284,159	\$267,820	\$284,159	(\$16,339)	JC Harris		
2-07a	EIFS	\$29,964	\$39,900	\$29,964	\$39,900	(\$9,936)	Kole Construction		
2-07b	Roofing & Sheet Metal	\$261,200	\$337,774	\$261,200	\$337,774	(\$76,574)	Metalmaster		
2-07c	Sealants	\$93,000	\$53,750	\$93,000	\$53,750	\$39,250	Seager		
2-08a	HM / Wd. Drs. / FRP / Hrdwr.	\$240,569	\$163,265	\$240,569	\$163,265	\$77,304	Chicago Doorways		
2-08b	Sectional & Coiling Doors	\$30,000	\$33,624	\$30,000	\$33,624	(\$3,624)	House of Doors		
2-08c	Aluminum Glass & Glazing	\$271,070	\$338,138	\$271,070	\$338,138	(\$67,068)	McHenry County Glass		
2-08d	Detention Equip., Drs. & Hardware	\$235,425	\$254,146	\$235,425	\$254,146	(\$18,721)	Valley Detention		
2-09a	Drywall & Metal Framing	\$642,949	\$766,431	\$642,949	\$766,431	(\$123,482)	Hargrave Construction		
2-09b	Ceramic Tiling	\$325,000	\$229,500	\$325,000	\$229,500	\$95,500	Lowery Tile		
2-09c	Acoustical Ceilings	\$235,500	\$167,331	\$235,500	\$167,331	\$68,169	Just Rite Acoustics		
2-09d	Resilient Flooring & Carpet	\$220,250	\$206,215	\$220,250	\$206,215	\$14,035	TSI Commercial Flooring		
2-09e	Painting & Wallcovering	\$136,650	\$138,000	\$136,650	\$138,000	(\$1,350)	K & J Painting		
2-09f	Terrazzo	\$80,000	\$71,580	\$80,000	\$71,580	\$8,420	Rockford Central Tile		
2-09g	Resinous Flooring	\$97,958	\$170,800	\$97,958	\$170,800	(\$72,842)	CCI		
2-10a	Folding Partition	\$37,000	\$33,700	\$37,000	\$33,700	\$3,300	Modernfold		
2-10b	Lockers	\$177,472	\$192,900	\$177,472	\$192,900	(\$15,428)	WLT - Ellis (Tiffin)		
2-10c	Carpports	\$48,216	\$46,100	\$48,216	\$46,100	\$2,116	Ross & Bar		
2-11	Shooting Range Equipment	\$182,656	\$165,234	\$182,656	\$165,234	\$17,422	Meggit		
2-12	Window Treatments	\$19,134	\$21,300	\$19,134	\$21,300	(\$2,166)	Shadeology		
2-21	Fire Protections	\$145,000	\$160,000	\$145,000	\$160,000	(\$15,000)	SJ Carlson		
2-22	Plumbing	\$753,000	\$764,300	\$753,000	\$764,300	(\$11,300)	Jensen's		
2-23	HVAC	\$1,486,000	\$1,640,000	\$1,486,000	\$1,640,000	(\$154,000)	Acitelli		
2-26	Electrical & Low Voltage	\$1,919,000	\$1,668,400	\$1,919,000	\$1,668,400	\$250,600	Valley Electric		
2-28	Detention Security & CCTV	\$604,000	\$527,000	\$604,000	\$527,000	\$77,000	Midco		

Frederick Quinn Corporation

2-32a	Asphalt Paving	\$51,824	\$39,690	\$12,134	Accu-Pave
2-32b	Permeable Paving	\$87,000	\$76,600	\$10,400	CR Schmidt
2-32c	Landscaping	\$116,150	\$105,000	\$11,150	Woodland
2-32d	Fencing	\$65,550	\$109,505	(\$43,955)	Action
TRADE TOTAL		\$10,372,198	\$10,353,663	\$18,535	
Available Subcontractor Bond Allowance		\$116,065	In Above	\$116,065	
TOTAL Available Funds		\$10,488,263	\$10,353,663	\$134,600	

Savings 1.3%

The matrix above compares the CD progress budget estimate for trade work packages to the actual bids received for BP# 2. Variations in the cost of the bid packages are attributable to a number of factors. These factors relate to trade package bids being above or below the design development budget. Examples of these factors are described below. The evolution of this information is anticipated in the CD progress budget and as such a budgeted design and construction contingency accounts for the variation in cost. The results of bidding for the project notwithstanding the variations in the cost of specific bid packages, are under the total amount budgeted in the CD progress budget.

Some variations in the estimated cost of trade work at the time of CD progress budgeting versus the bid cost of trade work are a result of additional information provided in bidding documents versus budgeting documents. Bidding documents finalize what products and systems will be used in the project and detail the connections between systems and assemblies. During the budgeting process products, systems and connections are not finalized. Budgets are created making assumptions with regards to these details. A specific example of this on this project can be seen in the budget versus bid values of BP# 2-09g Resinous Flooring. The low bid amount for this bid package is 74% higher than the CD progress estimate. In this case the increase in cost is specifically because resinous floor sealer for non-epoxy areas has been upgraded from a spray applied product to a two-part fluid applied product. The upgraded two-part product is a more expensive material, requires more preparation of the concrete floor and takes more manpower to install. The benefits of this product are increased durability and lifespan.

In some instances the difference in price can be attributed to the specialty nature of a product and the effect of public bidding on the cost of work. The variance in the cost of specialty trade work is demonstrated in the bid results for 2-08a Hollow Metal Frames, Wood Doors, FRP Doors & Finish Hardware. The low bid amount for this bid package is 32% lower than the CD progress budget. In this case trade contractors are able to bid lower than the budget due to their expertise a particular area of work. This is also demonstrated by the bids received for BP # 2-09f Terrazzo Flooring where the low bid amount is 10% lower than the CD progress budget.

Industrial Door Company

1555 Landmeier Rd
(847) 258.5620
www.industrialdoor.com

Elk Grove Village, IL 60007
(847) 574.8303 fax
idc@industrialdoor.com



To: Frederick Quinn Construction
103 S Church St
Addison, IL 60101

Date: 9/11/2017

Subject: Bartlett Police Department

Fred:

Industrial Door Company would like to have their bid for Bartlett Police Department withdrawn without penalty, due to an error and omission in the low voltage control wiring.

Thank you,

Zachary Lovell
New Construction Estimator

Industrial Door Company
1555 Landmeier Rd
Elk Grove Village, IL 60007
(847) 258-5620 phone (847) 574-8303 fax (847) 772-5940 cell
zlovell@industrialdoor.com

We take care of your doors so you can take care of business.

We take care of your doors so you can take care of business.



September 12, 2017

Geoff Pretkelis – Deputy Chief
 Bartlett Police Department
 228 S. Main Street
 Bartlett, IL 60103

RE: New Bartlett Police Facility
 FQC #507

Dear Deputy Chief Pretkelis:

On June 7, 2017, bids were received for twelve (12) trade packages for BP #1 and on August 31, 2017, bids were received for thirty-one (31) trade packages for BP # 2 for the New Bartlett Police Facility. At this time FQC is required by contract to present a Guaranteed Maximum Price(GMP) for approval by the Village of Bartlett. The purpose of this letter is to provide documentation of and request approval of the GMP.

Attached please find a spreadsheet detailing the costs included in the GMP. Below is a summary of the cost components detailed on the attached. Breakdown as follows:

BP # 1 Trade Awards	\$4,493,979.00
BP # 2 Trade Awards	\$9,839,924.00
General Requirements	\$418,600.00
Not Let Trades	\$602,439.00
FQC – General Conditions, Fee, Insurance & Bond	\$1,156,250.00
Contingency	<u>\$700,000.00</u>
Guaranteed Maximum Price	\$17,211,192.00

If the above meets with your approval, please sign and return one copy of this correspondence indicating your acceptance. Upon receipt of your approval, Frederick Quinn Corporation will prepare a formal guaranteed price contract amendment for execution.

For information FQC has attached a project master budget which reflects the GMP amount. This project master has also been updated to reflect the current estimated costs for utility relocation, earth retention and material testing. The total project budget is \$19,811,252.00 which is \$ 188,748.00 under the project budget limit of \$ 20,000,000.00 set by the Village of Bartlett.

Sincerely,

FREDERICK QUINN CORPORATION

Frederick J. Marano
 Executive Vice President / Estimating

CC: Patrick Ullrich / Bartlett Police Department
 Paula Schumacher / Village of Bartlett
 Bryan Mraz / Village Attorney
 Jack Hayes / FQC
 John Eallonardo / FQC
 File / FQC

ACCEPTANCE: _____ Date: _____

Frederick Quinn Corporation

Bid Tally

Trade: BP#2-06b Millwork & Casework

Project: Village of Bartlett-New Police Facility

FQC #507

8.31.17

	Subcontractor	Base Bid	10% Bid Bond	Addenda #1	Addenda #2	Alternate #3: Omit all work associated with constructing exterior rooftop patio
1	Heartland	\$297,930.00	X	X	X	(\$480.00)
2	Hargrave	\$297,450.00	X	X	X	(\$900.00)
3	Efrain Carlson	\$369,500.00	X	X	X	(\$520.00)
4	American	\$400,000.00	X	X	X	N/A
5	JC Harris	\$284,159.00	X	X	X	(\$880.00)
6	Bradford Systems	\$347,578.00	X	X	X	(\$1,425.00)
7						
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Frederick Quinn Corporation

Bid Tally

Trade: BP#2-07a EIFS

Project: Village of Bartlett-New Police Facility

FQC #507

8.31.17

Subcontractor	Base Bid	10% Bid Bond	Addenda #1	Addenda #2	Addenda #3	Alternate #5: Provide Cast Stone Exterior Frieze Panels in lieu of EIFS
1 Kole Construction	\$39,900.00	X	No	X	X	(\$39,900)
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Frederick Quinn Corporation

Bid Tally

Trade: BP#2-07c Sealants

Project: Village of Bartlett-New Police Facility

FQC #507

8.31.17

Subcontractor	Base Bid	10% Bid Bond	Addenda #1	Addenda #2	Alternate #5: Provide Cast Stone Exterior Frieze Panels in lieu of EIFS	Alternate #6: Masonry Veneer stone on east elevation in lieu of brick.
1 Saeger	\$53,750.00	X	X	X	\$300.00	N/A
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Frederick Quinn Corporation

Bid Tally

Trade: BF#2-08b Sectional & Coiling Doors

Project: Village of Bartlett-New Police Facility

FQC #507

8.31.17

	Subcontractor	Base Bid	10% Bid Bond	Addenda #1	Addenda #2
1	House of Doors	\$33,624.00	X	X	X
2	Anagnos	\$34,770.00	X	X	X
3	Industrial Door Company	\$26,300.00	X	X	X
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Frederick Quinn Corporation

Bid Tally

Trade: BP#2-08d Detention Equip., Doors & Hardware

Project: Village of Bartlett-New Police Facility

FQC #507

8.31.17

	Subcontractor	Base Bid	10% Bid Bond	Addenda #1	Addenda #2
1	Valley Security	\$254,146.00	X	X	X
2	TT&J Holdings	\$279,850.00	X	X	X
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Frederick Quinn Corporation

Bid Tally

Trade: BP#2-09b Ceramic Tiling

Project: Village of Bartlett-New Police Facility

FQC #507

8.31.17

	Subcontractor	Base Bid	10% Bid Bond	Addenda #1	Addenda #2
1	Kingston	\$235,255.00	X	X	X
2	Regency Tile	\$245,150.00	X	X	X
3	Lowry	\$229,500.00	X	X	X
4	Rockford Central Tile	\$237,800.00	X	X	X
5	Commercial Floor Co.	\$238,944.00	X	X	X
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Frederick Quinn Corporation

Bid Tally

Trade: BP#2-09c Acoustical Ceilings

Project: Village of Bartlett-New Police Facility

FQC #507

8.31.17

	Subcontractor	Base Bid	10% Bid Bond	Addenda #1	Addenda #2
1	Just Rite Acoustics	\$167,331.00	X	X	X
2	Pinto Construction	\$247,867.00	X	X	X
3	Heitkotter	\$235,255.00	X	X	X
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Frederick Quinn Corporation

Bid Tally

Trade: BP#2-09d Resilient Flooring & Carpet

Project: Village of Bartlett-New Police Facility

FQC #507

8.31.17

	Subcontractor	Base Bid	10% Bid Bond	Addenda #1	Addenda #2
1	Kingston Tile Company	\$212,757.00	X	X	X
2	Commercial Floor Company	\$206,215.00	X	X	X
3	Vortex	\$211,771.00	X	X	X
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Frederick Quinn Corporation

Bid Tally

Trade: BP#2-09f Terrazzo Flooring & Base

Project: Village of Bartlett-New Police Facility

FOC #507

8.31.17

	Subcontractor	Base Bid	10% Bid Bond	Addenda #1	Addenda #2
1	Rockford Central	\$71,580.00	X	X	X
2	Menconi	\$99,000.00	X	X	X
3	Amecci	N/A	No		
4	John Caretti	N/A	No		
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Frederick Quinn Corporation

Bid Tally

Trade: BP#2-09g Resinous Flooring

Project: Village of Bartlett-New Police Facility

FQC #507

8.31.17

	Subcontractor	Base Bid	10% Bid Bond	Addenda #1	Addenda #2
1	CCI Flooring	\$185,800.00	X	X	X
2	Artlow Systems	N/A	No		
3	Menconi	\$228,000.00	X	X	X
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Frederick Quinn Corporation

Bid Tally

Trade: BP#2-10a Folding Panel Partition

Project: Village of Bartlett-New Police Facility

FQC #507

8.31.17

	Subcontractor	Base Bid	10% Bid Bond	Addenda #1	Addenda #2
1	Modernfold	\$33,700.00	X	X	X
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Frederick Quinn Corporation

Bid Tally

Trade: BP#2-10b Lockers

Project: Village of Bartlett-New Police Facility

FQC #507

8.31.17

	Subcontractor	Base Bid	10% Bid Bond	Addenda #1	Addenda #2	Alternate #7: Provide Spac saver DSM Free Style Personal Storage Lockers in lieu of the other Manufactures
1	Bradford Systems	\$240,570.00	X	X	X	\$240,570.00
2	Larson Equipment	\$245,621.00	X	X	X	N/A
3	Wisconsin Lift Truck Systems	\$192,900.00	X	X	X	N/A
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Frederick Quinn Corporation

Bid Tally

Trade: BP#2-10e Carpports

Project: Village of Bartlett-New Police Facility

FQC #507

8.31.17

Subcontractor	Base Bid	10% Bid Bond	Addenda #1	Addenda #2	Alternate #1: Furnish and Install two new Carpport Canopies at the south parking lot
1 Ross & Bar	\$46,100.00	X	X	X	\$92,970.00
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Frederick Quinn Corporation

Bid Tally

Trade: BP#2-11 Shooting Range Equipment

Project: Village of Bartlett-New Police Facility

FQC #507

8.31.17

	Subcontractor	Base Bid	10% Bid Bond	Addenda #1	Addenda #2
1	Meggitt Training Systems	\$165,234.52	X	X	X
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Frederick Quinn Corporation

Bid Tally

Trade: BP#2-12 Window Treatments

Project: Village of Bartlett-New Police Facility

FQC #507

8.31.17

	Subcontractor	Base Bid	10% Bid Bond	Addenda #1	Addenda #2	Alternate #4G: Provide Full Height Glass Partitions at Administrative / Conference 217 with Glass door
1	Shadeology	\$21,300.00	X	X	X	\$9,500.00
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Frederick Quinn Corporation

Bid Tally

Trade: BP#2-21 Fire Protection Sprinklers
 Project: Village of Bartlett-New Police Facility
 FQC #507
 8.31.17

	Subcontractor	Base Bid	10% Bid Bond	Addenda #1	Addenda #2
1	Absolute	\$180,700.00	X	X	X
2	S.J. Carlson	\$160,000.00	X	X	X
3	C.L. Doucette	\$230,000.00	X	X	X
4	Nelson Fire Protection	\$169,417.00	X	X	X
5	Automatic	\$160,203.00	X	X	X
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Frederick Quinn Corporation

Bid Tally

Trade: BP#2-22 Plumbing

Project: Village of Bartlett-New Police Facility

FGC #507

8.31.17

	Subcontractor	Base Bid	10% Bid Bond	Addenda #1	Addenda #2
1	Jensen's Plumbing	\$764,300.00	X	X	X
2	Martin Peterson	\$856,000.00	X	X	X
3	A & H	\$799,200.00	X	X	X
4	DeFranco	\$833,131.00	X	X	X
5	Cannonball Mechanical	\$787,870.00	X	X	X
6	C.F. Bruchner & Son	\$829,290.00	X	X	X
7					
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Frederick Quinn Corporation

Bid Tally

Trade: BP#2-28 Detention Security & CCTV Systems

Project: Village of Bartlett-New Police Facility

FQC #507

8.31.17

Subcontractor	Base Bid	10% Bid Bond	Addenda #1	Addenda #2	Alternate #1: Furnish and install two new Carport Canopies at the south parking lot	Alternate #3: Omit all work associated with constructing exterior rooftop patio	Alternate #8: Provide a complete End to End category 6A-Rated solution for all unshielded twisted horizontal cable, stations jacks, and patch panels from any of the solutions approved
1 Video Sound Service	\$561,602.99	X	X	X			
2 Applied Communications	\$559,000.00	X	X	X			
3 Midco	\$527,000.00	X	X	X			\$2,000.00
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Frederick Quinn Corporation

Bid Tally

Trade: BP#2-32a Asphalt Paving
 Project: Village of Bartlett-New Police Facility
 FQC #507
 8.31.17

	Subcontractor	Base Bid	10% Bid Bond	Addenda #1	Addenda #2	Alternate #13: Provide the cost to complete the asphalt patching for new curbs and utility crossings along Oak Street
1	Chadwick	\$47,000.00	X	X	X	\$5,720.00
2	Schroeder	\$51,750.00	X	X	X	\$12,500.00
3	Glander Paving	\$44,225.00	X	X	X	\$5,610.00
4	Accu Paving	\$39,690.00	X	X	X	
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Frederick Quinn Corporation

Bid Tally

Trade: BP#2-32b Permeable Pavers

Project: Village of Bartlett-New Police Facility

FQC #507

8.31.17

	Subcontractor	Base Bid	10% Bid Bond	Addenda #1	Addenda #2	Alternate #1: Furnish and Install two new Carport Canopies at the south parking lot
1	LPS Pavement	\$81,100.00	X	X	X	\$1,200.00
2	CR Schmit	\$76,600.00	X	X	X	\$1,200.00
3	Midwest	\$84,850.00	X	X	X	N/A
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Frederick Quinn Corporation

Bid Tally

Trade: BP#2-32c Landscaping

Project: Village of Bartlett-New Police Facility

FQC #507

8.31.17

	Subcontractor	Base Bid	10% Bid Bond	Addenda #1	Addenda #2
1	Sebert	\$112,540.00	X	X	X
2	Twin Oaks	\$141,886.35	X	X	X
3	Allied	\$146,195.00	X	X	X
4	Peterson	\$111,108.50	X	X	X
5	Woodland	\$105,000.00	X	X	X
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Frederick Quinn Corporation Bid Tally

Trade: BP#2-32d Fencing & Gates

Project: Village of Bartlett-New Police Facility

FQC #507

8.31.17

Subcontractor	Base Bid	10% Bid Bond	Addenda #1	Addenda #2	Alternate #14: To omit the Trash area fencing / gates in its entirety
Action Fence	\$109,505.00	X	X	X	(\$16,385.00)

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Frederick Quinn Corporation
 103 South Church Street Addison, Illinois 60101
 Phone (630) 628-8500 Fax (630) 628-8595

Project: **Bartlett Police Facility**
 Location: **Bartlett, IL.**
 Date: **GMP Budget 9.12.17**
 FQC # **507**

Construction Start: Summer 2017
 Project Completion: Fall 2018

Existing Building Renovation Lower Level	SF Data
New Addition Lower Level	1,750
New Addition Main Level	14,897
North Canopy	25,571
New Addition Upper Level	2,442
	11,950
TOTAL SF	56,610

BP#2

BP#1

Div	Description	Subcontractors	GMP Budget
01000	<u>General Requirements</u>		\$ 341,600.00
	Surveys		
	Building Permit - Allowance		
	Excess Facility Charges / Impact Fees - Allowance		
	ComEd Service Relocation and or Protection East Property Line		
	Utility usage expense for electric, gas and water		
	Soil Borings		
	Construction Material Testing		
	CCDD Testing - move to construction budget	ECS	\$ 52,000.00
	Pre-Construction		
	Builders Risk Insurance		
	Layout Engineering - Allowance	Nolan & Wedow	
	As-Built Surveys	Nolan & Wedow	
	Temporary Construction Signage	FQC	
	Temporary Construction Roads & Staging - Allowance		
	Temporary Heating Equipment		
	Construction Fencing & Gates (install & maintenance) Phase 1 - 6'high	Federal / FQC	
	Construction Fencing & Gates (relocate & maintenance) Phase 2 - 6'high	Federal / FQC	
	Construction Debris Removal & Clean-up - Allowance		
	Misc. field labor		
	Saw cutting & coring		
	Relocate Veteran's Memorial and add lighting		
	Phasing and Temporary Conditions / Winter		
	Temporary Partitions / Enclosures - Allowance		
	Final Building Cleaning - Allowance		
	Unsuitable Soils Allowance at SB1, SB2, AB4 & SB8 - Allowance		\$ 25,000.00
	<u>Misc. Unlet Trades</u>		\$ 72,250.00
	Misc. Demolition , shoring, safety, etc.		
	Dumpsters from masonry		
	Misc. Floor Prep of Slabs		
024116	<u>BP#1-02 Structural Demolition</u>	Heneghan Wrecking	\$ 177,800.00
	Phase 1 building Demo including foundations - no fill		Included
	Phase 2 building Demo including foundations - no fill		Included
	- Building Separation & exterior building demolition		Included
	- Demolition / Removal of Tower		Included

Div	Description	Subcontractors	GMP Budget
024119	- Shoring Allowance - Out Building Demolition Selective Demolition		Included Not Required Misc in BP#1-06
031000	Environmental / Abatement - Allowance Phase 1 & 2 - Existing Gun Range Lead Abatement and Clean-up BP#1-03a Concrete	By Owner By Owner DeGraf Concrete	\$ 1,191,000.00
	Existing Building Renovation Area		Included
	Temporary Egress pan filled Stair for existing that remains		metal pans
	New Basement Foundation Walls & Footings		Included
	- Basement Grade Beams		Included
	- One sided wall pours at sheathing		Included
	Upper Frost Walls & Footings & stoop foundations		Included
	Interior Pads		Included
	Interior Pads with pier		Included
	Concrete Pads at Perimeter Columns for center section E, W, & N		Included
	Reinforcing Rebar		Included
	Thicken Slabs under masonry walls		Included
	Slab on Grade 5" south portion		Included
	Slab on Grade 5" center portion		Included
	Sally Port 5" Slab on Grade		Included
	3" Topping Slab at HD Storage Racks for tracks over 5" depressed slabs		Included
	3.5" light weight concrete on 2" Composite Deck 1st & 2nd floor		Included
	Reshoring of slabs		NONE
	Vapor Retarder Moisture Mitigation		Included
	Elevator Pits		Included
	Interior Concrete Ramps		Included
	Pan Filler Stairs & Landings		Included
	Trench Drains at Sally Port		Included
	Foundation Insulation at Frost walls (3' down 2' under)		Included
	Install Pipe Bollards Misc. Areas		Included
	Install Security Type Bollard Foundations		Included
	Detention Cell concrete bunk bases add Juvenile and Padded cell		Included
	Booking poured concrete Bench west wall		Included
	House Keeping and Generator Pads 660 sf 8" thick		Included
32000	BP#1-3a Site Concrete	DeGraf Concrete	In Above
	Concrete 8" Pavement, Trash Area / Drives & Aprons		Included
	Concrete 5" Walks Private & Public		Included
	- ADA Tiles and walk ramps		Included
	New Plaza and Entry SE - Stamped Concrete		Included
	Concrete Curbs on Site includes East side		Included
	Street Curbs Straight & Radius at aprons		Included
	Foundations at Generator Pads		Included
	- Foundation for Planter Box		Included
	Carport Foundations at base Carport		Included
034100	BP#1-3b Precast	Mid-States	\$ 39,908.00
	Precast Plank over Shooting Range		Included
	- Added Area for Precast Plank over Shooting Range		Included

Div	Description	Subcontractors	GMP Budget
042200	<u>BP#1-04 CMU Masonry</u> Masonry Patching existing main level north wall & low level minor patch Interior CMU at elevator shafts & Stair Enclosures	Iwanski Masonry	\$ 169,000.00 Included Included
042200	<u>BP#2-04 Masonry & Stone</u> Face Brick, Illinois Brick - Nathan Karaway - Allow \$715 & \$631 / 1000		\$ 1,286,000.00
047200	- Cut Natural Stone Custom Product to match existing New Exterior Masonry Walls - brick, w/ stone bands - Exterior Masonry Walls (brick, block, insulation) w/ extra stone East - Provide Face Brick finish in lieu of stone at center section east - Exterior Wall Reinforcing - additional labor cost for exterior stone columns at East Passage - Exterior Masonry Walls (brick, block,, insulation) w/ extra stone & Stone Arch - Added Sprinkler Room Detention Area masonry walls grout solid and reinforcing - Glazed Tile Base New Interior CMU double wydth load barring divider walls - Provide Brick Veneer north where garage was removed Interior CMU at elevator shafts Interior standard CMU Masonry Walls - New Trash Enclosure wall west side 6' high w/ stone cap - Cast Stone coping Architectural Precast Concrete Planter Box - East Side Site		
051223	<u>BP#1-05a Structural Steel (AISC- Not Required)</u> 2" Composite Deck 1st & 2nd floor with steel beams 8' to 10' o.c. Roof Structure Beams and W10 Columns, Deck for support of lt. ga. Trusses Steel Beam for Colling door in Salleyport & Interior Grilles Roof Structure Beams and W10 Columns & Deck Phase 2 Area - Add Steel Perimeter Columns for center section use of stud wall infill E, W, & N - North Side Cantilevered Canopy & Decking (2,442 / SF) Temporary Egress Steel Stair & Railings for existing that remains	Steelfab	\$ 897,000.00 Included Included Included Included Included Included Included
055100	Misc. Iron, Pan Stairs and Railings Monument Stair in Center - Steel stringers & platform		Included Included
057313	Monument Stair in Center - Misc. Railings		Railings Included
055000	Miscellaneous & Lintels SS Rails at Booking Folding Partition Supports Area Well Grate 12 'x 2' Pipe Bollards Standard - Security Pipe Bollards Aluminum Ships Ladder (high to low roof) Roof Hatch Ladder Safety Cable		Included Included Included Included Included Included Included Included
051223	<u>BP#1-05b Cold Formed trusses & Sheathing</u>	CCL Corporation	\$ 381,940.00
054000	Light Ga. Roof Trusses 2' o.c. pitched roofs & Flats at 2nd floor Plywood Sheathing - Roof Sheathing 5/8" on slopes & 3/4 on flats (fire retardant) - Backside of Mansard - vertical face		Included Included

Div	Description	Subcontractors	GMP Budget
06000	Installation of Light Ga. Roof Trusses <u>BP#1-06 Carpentry / General Trades</u>	Efraim Carlson & Son	Included \$ 219,565.00
	Selective Demolition interior of existing get ready for Phase 1 Demo	Efraim Carlson	General Trades
	Work in existing phase 1 remodel		Included
	Carpentry / Drywall & Demo		Included
	Acoustical		Included
	Locker Labor, toilet access & partition labor		Included
	HM Doors, Frames & hardware		Included
	Existing Building Roof Renovation Main Level		Included
	Paint		Included
	Fire Protection - Disconnect & Make Safe for Demolition		Included
	Plumbing - Disconnect & Make Safe for Demolition		Included
	Plumbing - Existing Building Renovation		Included
	HVAC - Rework Existing for temporary locker / toilet room		Included
06000	<u>BP#2-06a Carpentry</u>		\$ 263,321.00
	Misc. Rough & Finish Carpentry		
	Roof Blocking and roof perimeter, fascia and soffit blocking		
	- North Side Cantilevered Canopy blocking		
	Misc. Roof Blocking		
	Misc. Interior Blocking and window blocking		
	Install Doors, Frames & Hardware		
	Install Toilet Accessories, FEC, CG, & Misc.		
	Safety Barricades and Railings		
066700	PVC Bead Board Soffits, vents and trim		
	Bulletin Marker Boards		
101416	- Cast Aluminum Plaque - 7/A7.8 at Vestibule 100		
	Toilet Compartments - Class A fire Rated		
	Toilet Accessories (9-individual & 4- group & 3-JC & 3-showers)		
	FEC		
	Wall Protection - Corner Guards		
116623	- Wall Padding at Tactics 65'x6'		
	Bollard Covers at Trash & OH Doors - SC Supply 1.800.640.1843 (5) required		
	Exterior Bike Racks see Phase 2 ASO.1 & 5/ASO.2 Madrax stainless 2" sq. tubing		
06000	<u>BP#2-06b Millwork, Casework & Tops - AWI Certification</u>		\$ 284,159.00
	Millwork, Solid Surface Material & Install		
	Plam Upper & Lower Casework & Tops		
123640	Stone Counter Tops		
	- Lower level, rooms 006, 040, 042, 027, 028, 029, 030, 031,		
	- Solid Surface Tops with Integral Bowls at Lavs Rm 128, 129, 228, 229 (9bowls)		
	- Base & Upper Cabinets & SS Tops 15/A7.7 at Records Coffee		
	- Base & Upper Cabinets & SS Tops 3&4 /A7.9 at Records "L" shape w/ mail slots		
	- Base Cabinets & Pass Thru Counter 17/A7.9 at Records to work Room 131		
	- Base Cabinets & Pass Thru Counter 19/A7.8 at Records to Lobby 101		
	- Radios Counter & shelves 23/A7.7 at Records		
	- Patrol Work / Copy Rm 131 Base, Uppers & SS Tops 16 & 17/A7.7		

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Div	Description	Subcontractors	GMP Budget
	- Patrol Work / Copy Rm 131 Base, Uppers & SS Tops at Coffee 14/A7.7 - Sub Lobby 142 Base, Uppers & SS Tops at Coffee 16/A7.8 & 50/60 mail slots - Sub Lobby 142 Base Cabinets Transaction Top & SS Top at Island w/ mail slots Plam Upper & Lower Casework w/ Stainless Steel Tops at Evidence Processing - Plam base cabinets w/ Stainless Steel Top at Property Control Rm 144 - Plam base cabinets w/ Stainless Steel Top at Work Island Rm 146 Roll Call 123 base, uppers and ss top Report Writing 122 Base & SS Top w/ 48 Upper Paper Cubbies 18/A7.7 Report Writing 122 Pass Thru Counter 19/A7.7 Patrol Eq. 119 Base Cabinets & Top 20/A7.7 First Aid Rm 230 base, uppers & top 16/A7.9 Corridor 221 Copier Stand, base, uppers & top Open Office 216 Coffee base, uppers, top 10/A7.9 Work / Copy Rm 218, base, uppers & SS top 11&12/A7.9 Admin. Conf. Rm 217, base, uppers & SS top Coffee 13/A7.9 Break RM 206, base, uppers & SS top Coffee 5/A7.9 Training Room 236 & 238 Coats 15/A7.9 Training Room 236 & 238 base, uppers, & Tops Coffee 15/A7.9 - Booking Casework Trophy Show Case at Lobby 101 - 17/A7.8 (4'T x 13'L x 2'D) - Solid Wood Window Sills Solid Surface Corian Shower Ceilings A2.0 LL 018, 019, 024Wood Window Sills Wood Ceiling in Connecting Link - Linear Plank 6" 3 Form Acrylic Panels rooms 175 & 110 (8' panels w/ SS Rope connections)		
07000	<u>BP#1-07 Waterproofing</u>	Sager Sealant Corp	\$ 106,519.00
	Foundation waterproofing, Insulation and Drainage Brd. at deep walls		Included
071413	- Waterproofing over top of Gun Range - Underslab waterproofing		Included NONE
07000	<u>BP#2-07a EIFS</u>		\$ 39,900.00
	EIFS at upper perimeter fascia		
07000	<u>BP#2-07b Roofing & Sheet Metal</u>		\$ 337,774.00
	New Roof Areas Flats w/ Insulation R-30 TPO fully adhered w/ copver board North Side Cantilevered Canopy & Decking SkyPaver at Patio Pavers at Upper Level w/ SBS Roofing Roof Areas Side Walls in mechanical well New Shingle Roof Areas - No Insulation (30yr architectural) - Added Sprinkler Room Area Gutters and Downspouts, Coping, Fascia		
07000	<u>BP#2-07c Sealants</u>		\$ 53,750.00
	Fire Safing & Fire Caulk Top of Masonry walls Caulking & Security Caulking		
08000	<u>BP#2-08a Doors Frames & Hardware</u>		\$ 163,265.00
	HM Frames & Borrowed Lights HM Doors - various sizes Type B & K		
83010	New Exterior Fiberglass / Special Lite Aluminum Entry Doors with Hardware		

Div	Description	Subcontractors	GMP Budget
	Wood Doors (PS Cherry) Type - A style & Rail #192A		
	Wd Drs - Type B, C, & D, E		
4.19.17	Omit Base Door, Frame & hardware at Break room 206		
	Wd Drs - Type G - African Mahogany		
4.19.17	Omit Wood Framing and Doors		
	Finish Hardware - Allowance		
	- Electric Strike - Allowance		
	- Sound Seals - Doors at Interview Rooms		
	- Smoke labeled doorways "S" extra gasketing		
	- Aluminum & Fiberglass Door Hardware		
08000	<u>BP#2-08b OH Sectional & Coiling Doors</u>		\$ 33,624.00
083613	OH Doors 12' high x 16' wide (2) insulated, 3" track and trolley operators (Sally)		
	- secondary photo eye across the inside of the opening		
	- Vehicle Loop Detector		
083326	Steel Rolling Grill at Sally Port & Evidence garage 22' x 12' Cookson ESG10		
	- New Security Roll Down Counter Doors at patrol work / copy 131		
	- New Security Roll Down Counter Doors at patrol Equip. 119		
08000	<u>BP#2-08c Aluminum Glass & Glazing</u>		\$ 338,138.00
	Aluminum & Glass New Misc. Storefront Framing 1-H, 1-K & 2- M		
	Windows Type A - 8'x4' (12)		
	Windows Type B - 16'x7' (2)		
	Windows Type C - 3'x6' (36)		
	Windows Type D - 2'x3' (30)		
	Glass panels at Lobby Wall (3)		
4.18.17	Add Aluminum Framing and Alluminum Doors w/ glass Type G		
	New Exterior Aluminum & Glass Entry Framing & Glass -Type G		
	New Sliding Automatic Doors at North Entry Type J		
	New Exterior Aluminum & Glass Entry Doors with Hardware Type A		
	New Interior Aluminum & Glass Entry Doors with Hardware Type A		
	New Interior Aluminum & Glass Fire Doors with Hardware Type A - E100C		
	Interior Glass Wall at 207 open area w/ door		
4.19.17	Break Room 206 - 16'x9'		
4.19.17	Break Room 206 - 8'x9' with 1 glass door		
	Misc. Interior Glass & Glazing		
057313	Monument Stair in Center - Glass Railings		
088300	Large Mirrors Room 046 & 027		
089000	Louvers & Vents		
08000	<u>BP#2-08d Detention Doors & Windows</u>		\$ 254,146.00
085653	Security & Bullet Proof Transaction Window at Lobby 101 Service Counter		
	Security & Bullet Proof Window at Booking Counter with bottom deal tray slot		
	Security & Bullet Proof Window at Bond Out w/ deal tray		
	Security One-way window at Juvenile / Holding 151 & 152		
	Security & Bullet Proof Transaction Window		
	Bullet Proof Level 5 Ballistics LL Gun Range Control Room Window		
111900	Detention Doors w/ glass and Hardware (16)		
	Detention Doors Sliders and Hardware, gun locker, tables, stools, HC Rings, etc		
	- Hand Cuff Rings for Conc. Bench in booking		

Div	Description	Subcontractors	GMP Budget
	- Steel Nitch for personal article at booking corridor from sally port - Wall mounted six (6) Handgun Lockers at Detention (12 guns total) - Wall mounted Detention Area Phone Box		
111910	Security Bullet Proof Door and Sidelight at Secure Lobby		
111950	Padded Cell at Detention Area - Floor padding - Ceiling Padding		
095753	Security Steel Ceilings at Holding Cell Area 30'x36'		
125500	- SS Stools, Tables, etc.		
09000	<u>BP#2-09a Drywall & Metal Framing</u>		\$ 766,431.00
072726	Fluid Applied membrane Air Barrier at Exterior Walls Spray foam Insulation or ridged under mansard areas - 4" - R=24.8 Batt Insulation Under Phase 2 pitched roofs Drywall Fire Stop at Roof Deck Drywall metal stud Partitions Insulated Drywall metal stud Partitions Insulated at corridors first floor Sound Rated Walls at Interview Rooms 151, 152, 178, 179, & 180 Perimeter furred walls Drywall returns at windows Drywall Shaft Walls at Mechanical Chases & Boiler Flue Chase Drywall Shaft Walls Return Mechanical Chases at Locker Room - Add Stud Back-up at exterior wall at center section E walls - Add Stud Back-up at exterior wall at center section W walls - Add Stud Back-up at exterior wall at center section N walls Provide Drywall Partition in lieu of Interior Glass Wall at LL Exercise Room Provide Drywall Partition in lieu of Interior Glass Wall at LL Defense Tactics Provide Drywall Partition in lieu of Interior Glass Walls at Main Level Provide Drywall Partition in lieu of Interior Glass Walls at Upper Level		
4.19.17	Omit Base Wall Construction - A1 Drywall Provide Drywall Partition in lieu of Translucent Panel Wall at Records Drywall Ceilings Drywall Soffits and Headers - Allowance Armor Wall Protection at Lobbies Counter		
09000	<u>BP#2-09b Ceramic Tile</u>		\$ 229,500.00
	Ceramic Tile Floors & transitions Ceramic Tile Base Epoxy Grout at Floor & Base Waterproofing under tile floor up 3" on walls at toilets showers Mud set at shower pans in lower level with waterproofing Ceramic Tile Walls 8' high Epoxy Grout at Walls		
4.19.17	omit epoxy wall grout		
09000	<u>BP#2-09c Acoustical Ceilings</u>		\$ 167,331.00
	Acoustical Ceilings - (9/16 grid-1/4" slot, and 2x2 Arm. Optima ceiling tile) - TechZone 2x2 ceiling w/ 9/16 slotted grid Fine Optima Tile w/ slotted lights		
4.19.19	Omit Techzone system provide standard 9/16 with cirrus tile - difference Axiom Classic Trim - Floating Edge Straight 8" high		

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Div	Description	Subcontractors	GMP Budget
	- Other areas Same ceilings with 2x4 fixtures		
098436	Rulon - Perforated Wood Ceiling above Center Core Monument Stair		
09000	<u>BP#2-09d Resilient & Carpet</u>		\$ 206,215.00
	Resilient Base & Accessories		
	Resilient Flooring standard 12"x12" VCT		
	Resilient Flooring Linoleum \$6/mtl allow		
	Rubber Stair Treads & Risers		
	Rubber Flooring Landings		
	Rubber Athletic Flooring 4' rolls (Tiles)		
096813	Carpet Tile 24"x24" tiles - \$25/mtl		
	Walk Off Carpet Mats		
09000	<u>BP#2-09e Painting & Wall Covering</u>		\$ 138,000.00
	Interior Painting - Walls and HM Frames		
	- Paint Drywall Ceilings		
	- Paint Exposed Metal deck Ceilings		
	- Painting Gun Range Walls - Epoxy		
	- Exterior Lintels and Bollards		
097200	Add Wall Covering WC1 & WC2 as noted in documents		
09000	<u>BP#2-09f Terrazzo</u>		\$ 71,580.00
	Terrazzo Floor Connecting Link & Lobby 3 color		
	- Terrazzo Base		
	- Terrazzo Stair 23 - Treads & 32 SF Landing (self supporting & polished all sides)		
09000	<u>BP#2-09g Resinous & Epoxy Flooring</u>		\$ 170,800.00
096723	Resinous Flooring - Sealer at Mechanical, Etc. - Colored - SW-8100 - 2 coats		
	Floor Sealer - Non-Colored - Ashford Formula		
	Floor Sealer - At Gun Range		
096724	Epoxy Double Broadcast Quartz Floors - Tnemec Deco tread Series 222		
	- Sally port, Detention Zone & Evidence Processing Areas		
	- Epoxy Quartz Base		
10000	<u>Specialties</u>		
	Trophy Show Case at Lobby 101 - 17/A7.8 (4'T x 13'L x 2'D)		
	Bulletin Marker Boards		
	Signage Building Interior		
	Signage Exterior Letters ' POLICE'		
101416	- Cast Aluminum Plaque - 7/A7.8 at Vestibule 100		
	Toilet Compartments - Class A fire Rated		
	Toilet Accessories (9-individual & 4- group & 3-JC & 3-showers)		
	FEC		
	Wall Protection - Corner Guards		
	Wire Mesh Partitions over rolling grille at Sallyport		
10000	<u>BP#2-10a Operable Partition</u>		\$ 33,700.00
	Operable Partitions upper level Training (40'L x 9' H) with pocket and pass door		
	- Add Motor Operable Partitions in lieu of manual		
	- Marker Boards and wallcovering on operable door		
10000	<u>BP#2-10b Lockers</u>		\$ 192,900.00
	Tactical Meeting 4 post Shelving - lower level 033		

Div	Description	Subcontractors	GMP Budget
	Lockers in Booking - (5 tier personal lockers) Duffle Bag Lockers 3-Tier (20-lockers 3-tier on main level) Evidence Pass-Thru Lockers Police Personnel Lockers (16-24"Wx 37"Dx72"h - 86-30"W x37"Dx72"h) - 6 lockers (24"Wx24"dx84"h)		
12000	Bicycle Storage Racks in Bicycle Storage Room 009 32' long - 48 hooks		
11000	<u>BP#2-11 Gun Range Equipment</u>		\$ 165,234.00
	Parking Control Equipment - Automatic Barrier Gates New Range Equipment w/ Solid Rubber Catch - Sound Treatment & Baffles - Combat Wall - Rifle		
11000	<u>Misc. Equipment</u>		\$ 16,450.00
	New Fume Hood - Lockable - Labconco #100400000 1 - Drying Cabinet - Labconco # 340000 3" Wrestling Matts at Tactics 15'x25' Breathalyzer Equipment at Detention Live Scan Equipment at Detention 1 - Refrigerator 51cf Flammable storage cabinet		
12000	<u>BP#2-12 Window Treatments</u>		\$ 21,300.00
	Motorized Roller Shades at training 236 & 238 (9 units) Perimeter Window Blinds at Astrisk * per elevations (16 large & 24 small) Interior Window Treatments - Manual 1" Slat Blinds		
13000	<u>BP#2-13 Vehicle Canopy</u>		\$ 46,100.00
	Free standing Vehicle Canopy along North Property Line (18'x56') - Provide Gutters and Downspouts - Installation of Car Shelters (for prevailing wage) - Car Shelter Foundations Piers and install		
14000	<u>BP#1-14 Conveying</u>	Schindler	\$ 175,000.00
	New 2 Stop Hydraulic Elevator #2 - 4000# Capacity		Included
	New 3 Stop Hydraulic Elevator #1 (double sided opening) - 4000# cap.		Included
4.19.17	Elevator reduction to Electric Traction 3500# MRL on elevator #1		Included
21000	<u>BP#2-21 Fire Protection</u>		\$ 160,000.00
	Fire Protection New Building New Wet Pipe Sprinkler System - Lower level - exposed uprights - Gun Range Area - exposed protected - Main Level - concealed heads - Upper level - concealed heads Pre-Action System for IT room 004 and Parts 006 Dry System for North Canopy attached to Building Attic Dry System - None Fire Protection for Free Standing Car Canopy Fire Pump System		
22000	<u>BP#2-22 Plumbing</u>		\$ 764,300.00
	Total Plumbing New 3" water service and backflow & booster		

Div	Description	Subcontractors	GMP Budget
	New water line for Conference 217 & breakroom 206 for Vending Interior Plumbing Fixtures - Lavs shall be solid surface integral bowls in millwork Hose Off Area with Eyewash and EM Shower at Sally port Automatic flush in public areas or double handle flush other areas Detention Cell Area Fixtures - Add Detention Cell Fixtures for Juvenile Cell - Detention Flush Floor Drains with water hose down Water Heater 120gal AO Smith gas fired system Hot water circulation pump system Roof Hose Bibbs 12 Roof Drainage & 8 Overflows Perimeter Exterior & Interior Drain Tile system at lower level w/ Sum Pumps Elevator Sump Pumps (2) Sump Pump in mechanical room Trench Drains at Sally Port Televiser existing System		
23000	BP#2-23 HVAC		\$ 1,640,000.00
	HVAC Disconnect & Make Safe for Demolition Sally Port Radiant Heat System Heated Wall Louvers at Existing Lower Level, Main & Upper areas - Perimeter Radiant Ceiling Heat Panels Plenum Return where possible Ducted Return at Interview Rooms Supply & Return Ductwork externally insulated VAV Hot Water System (43) Zones (see zone map)		
4.20.17	- Reduce number of Zones by 6		
7.18.17	- Added back (11) Zones of VAV		
	Boiler system, pumps and piping Specialty Exhaust Systems (evidence, drug storage, fume hood, detention, etc.) Detention Area constant volume - Purg exhaust system with control at Booking Desk Data area ductless split system Test & Balance of Systems - Independent Controls by - ABC Controls 224.619.6282 Michael - estimating@ab-controls.com Make-up air and ventilation for Range 12,000cfm in and 14,000cfm out - Careys - Range Ventilation Control System System Commissioning - Allowance		
26000	BP#1-26 Phase 1 Electrical BP#1-26	Public Electric	\$ 264,900.00
	Total Electrical		included
	Funds from Excass Facilities for New Service Work		From master budget utility allowance
	Temporary Power during demo and construction		included
	- Cost to re-feed services on a temporary bases from phase to existing		included
	Disconnect & Make Safe for Demolition		included
	New Services and refeed existing buildings		included

Div	Description	Subcontractors	GMP Budget
26000	Existing Building Renovation Locker and toilets <u>BP#2-26 Electrical Building & Site</u>		included \$ 1,668,400.00
	Total Electrical Temporary Power during demo and construction Disconnect & Make Safe for Demolition New 1600amp - 277/480 Service and Distribution & Transformers Connect to plumbing & mechanical equipment - Power for Fitness equipment - Service for Coffee Makers New Additions - (non garage area) Interior Lighting & Controls - Fixture Package Cost. - Revised Fixtures 33 & 43 - Interior Linear LED Lighting & Controls - Under cabinet lighting - Special Evidence Rack Lighting System over work table - Fixture F32 - 7 Required		
4.19.17	Electrical Branch Wiring & Wiring Devices Exit & Emergency Lighting Fire Alarm System Raceways for Low Voltage, data, sound, access control, intrusion detection, Area of Rescue System (4) stations Lightning Protection 350 KW Emergency Generator w/ transfer switch (two (2) Generators) - Generator Paralleling Controls and Sequencing TVSS Protection Grounding Site - Exterior Building and Parking Lot Lighting - Exterior Bond-Out Light (type - __) Colored (blue) Wall Light - Exterior Parking Lighting including Conc. Bases 30" above grade - North Canopy LED Lights (type - A) - Exterior Wall Sconce Lights (type - B) - Phillips single head fixture (type - C) relocated to South parking lot w/ 30" Base - Exterior Motion Sensor Wall Lights (type - D) - Vandal Resistant Down Lights (type - E) - Shoe Box LED Lights (type - G) at West & North Parking areas w/ 30" Bases System Commissioning - Allowance 2015 energy code requirement		
4.19.17	To Omit the two (2) Natural Gas Generator and provide a single diesel generator - Decorative Phillips single head LED Parkway Lights - (4 required) By Owner UPS System - by owner. Individual units in each rack. Fire Alarm System - Notifier / Firelight Area of Rescue System (4) stations - Pre-Action Fire Alarm Panel Communications Voice & Data Structured Cabling Intercom Systems / Paging New AV / Sound System		

Div	Description	Subcontractors	GMP Budget
32000	Asphalt Paving at SW Village Hall Parking Lot w/prime (10"+2"+1.5") New Exterior Pavement Signage & Wheel Stops Striping for new parking lots West, North and South BP#2-32b Permeable Pavers		\$ 76,600.00
32000	Permeable Paving Unilock Eco-Optiloc Pavers w/ 2' crushed gravel base South Parking and West Parking Geotextile Fabric around aggregate base BP#2-32c Landscaping & Site Furnishings		\$ 105,000.00
32000	Landscaping Allowance per David McCallum - Landscape screening at west lot - All Sod no seed, Mulch, Soil Mix New Landscape Segmented Block Retaining Wall at Detention 3'-4' Site Furnishings - Decorative Large Circular Planters - Security Precast Bollards #TF6020 - detail 25/AS0.2 - Foundations for Bollards	DeGraf Concrete	In Above
32000	BP#2-32d Fencing and Electronic Gates - New Electronic Security Parking Arm Gate at Drive Entries (W & E) Wire Mesh Partitions at General Police storage 034 - (2 rooms - A1.0 - 22/A7.8) - New Decretive Metal Fencing 6' high (North Lot) - Industrial Strength - New PVC Fencing Wood Grain 6' high NE - New PVC Gate for ComEd access - New Wood Fencing West Property at Off Site Parking 8' high Wire Mesh Partitions at Salleypert change to lower level IT area - New Aluminum Louvered Trash Gates - 9' opg. X 6'-8"h		\$ 109,505.00
33000	BP#1-33 Site Utilities Disconnect and cap existing utilities (storm, water, sanitary) Temporary Storm Piping Site Utilities - Tied to Existing - New 8" Water Service from Oak Street - Valve Vault 8" Pressure Tap Connection - Cut and Remove Oak Street for new water, sanitary and storm - Traffic Control - New Fire Hydrants New 6" Sanitary tied in at Oak Street w/ Inspection Man Holes (2 Lines) - Inspection manhole (one on site 6'd & in street 10'd) New 12" RCP Storm Sewer - Additional storm piping at DD release docs - New 15" RCP Storm Leaders - New 6" Storm Leaders to pick up roof drainage to storm lines w/ risers - Downspout Boots at grade with leader - Catch Basins - Flared End Sections w/ rip rap - Perforated 6" Storm drainage under parking lots Asphalt Paving Patching at (3) street utility crossings Utility Spoil Removal from site	S & K Excavation	\$ 177,500.00 Included

Div	Description	Subcontractors	GMP Budget
	Sub Total of Site Work	Site	\$ 1,202,142.00
	Sub Total of Building & Site Work	Building & Site	\$ 15,354,942.00
	<u>Design / Construction Contingency</u>	Contingency	\$ 700,000.00
	<u>Escalation & Sub Bonds Contingency</u>	Escal. & Sub Bonds	\$ -
	SUBTOTAL w/ contingency		\$ 16,054,942.00
	CM Fee, General Conditions, Insurance & Bond	See Below	See Below
	CONSTRUCTION BUDGET ESTIMATE		\$ 16,054,942.00

	SUBTOTAL w/ Contingencies		\$ 16,054,942.00
	General Conditions	Gen. Conditions	\$ 552,006.00
	Subtotal		\$ 16,606,948.00
	Insurance	Insurance	\$ 141,159.00
	Subtotal		\$ 16,748,107.00
	CM Fee	CM Fee	\$ 334,962.00
	Subtotal		\$ 17,083,069.00
	P & P Bond	P & P Bond	\$ 128,123.00
	CONSTRUCTION GMP BUDGET ESTIMATE		\$ 17,211,192.00

BP#1 & 2 Awards

Qualifications:

- 1 The above Budget is based upon the Proposed Design Development Documents, dated March 28, 2017, as prepared by Williams Architects,
- 2 General Conditions for this project are based upon a Phased Construction beginning July 2017 and completion of both Phases by December 2018 approximately Eighteen (18) months overall duration, which includes closeout, with
- 3 We do not include the testing for, handling of or removal of any asbestos, lead or otherwise hazardous materials. This work to be completed by others prior to
- 4 All work is based upon regular working hours. This budget excludes premium time/overtime. Additionally, this budget is based upon FQC having complete and reasonable access to all construction areas as coordinated with the Owner. Should
- 5 We do not include any utility company fees or excess facility charges (see master budget). All utility expenses including usage during construction, for electric, water and gas are to be paid for by the Owner.
- 6 Reference other notations throughout this Design Budget & Master Budget for Owner provided items.

Alternates for Review and Approval

<u>Alternate: Provide Two (2) Carport Canopies at South Lot.</u>	ADD	\$ 114,861.00
<u>Alternate: Provide the use of Ground Faced Block, in lieu of standard painted block at traffic corridors and various rooms, lower level.</u>	ADD	\$ 90,432.00
<u>Alternate: Provide Full Height Glass Partitions at Roll Call 123 with Glass doors.</u>	ADD	\$ 14,436.00
<u>Alternate: Provide Full Height Glass Partitions at Defensive Tactics 035 with Glass door.</u>	ADD	\$ 8,722.00

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Div	Description	Subcontractors	GMP Budget
	<u>Alternate: Provide Full Height Glass Partitions Investigation Conf. Rm. 150 with Glass door.</u>	ADD	\$ 13,254.00
	<u>Alternate: Provide Full Height Glass Partitions at Exercise Room 046 with Glass doors.</u>	ADD	\$ 17,438.00
	<u>Alternate: Provide Full Height Glass Partitions at Upper Lobby with Glass door.</u>	ADD	\$ 6,239.00
	<u>Alternate: Provide Full Height Glass Partitions Conference Room 217 with Glass door.</u>	ADD	\$ 19,811.00
	<u>Alternate: Provide Full Height Glass Partitions Patrol Room 113</u>	ADD	\$ 8,184.00
	<u>Alternate: Provide Spacesaver DSM Free Style Personal Storage Lockers in lieu of the mor standard type by DeBourgh or Tiffin.</u>	ADD	\$ 49,386.00

Frederick Quinn Corporation

103 South Church Street Addison, Illinois 60101
 Phone (630) 628-8500 Fax (630) 628-8595

Bartlett Police Station Master Target Budget

GMP 09.12.17

Description of Expenditure	Master Target Budget	
		Div. Totals
Construction		\$ 17,211,192.00
Building Construction Cost -	\$ 14,127,800.00	
- Work in the existing building for preparation of construction	In Above	
Site Development Cost -	\$ 1,227,142.00	
Contingency 4.5%	\$ 700,000.00	
CM - General Conditions, Insurance and CM Fee, Bond	\$ 1,156,250.00	
Temporary Facilities		\$ 25,000.00
Relocation Expenses - Allowance	\$ 25,000.00	
Hazardous Material Remediation		\$ 33,415.00
ACM Survey and Report - Deigan - NTE \$4,700	\$ 3,153.00	
ACM Clean Certification Letter - Deigan & Associates 8.9.17	\$ 6,262.00	
ACM Remediation at Existing Building (certification required)	Clean Building	
Lead Abatement existing Gun Range - Allowed by Owner - AES Environmental	\$ 24,000.00	
Permit Fees - Misc.		\$ 54,000.00
Bartlett Permit Fees - and Plan Review Fees	To Be Waived	
Fire Department Inspection Fees	\$ 3,000.00	
Excess Facility/Tap on Fees	To Be Waived	
MWRD / DuPage County Application Fees - Permits	To Be Waived	
Excess Facility Charges by ComEd	\$ 2,000.00	
Excess Facility Charges by NICOR	\$ 16,000.00	
Excess Facility Charges by Comcast	\$ -	
Excess Facility Charges by ATT	\$ 33,000.00	
Furnishings, Fixtures & Equipment		\$ 615,000.00
FFE - (Furniture, Fixtures & Equipment) - Allowance	\$ 516,770.00	
- High Density Storage Files - Bradford / Spacesaver	\$ 83,230.00	
- Exercise Equipment - Existing	Re-use Existing	
- Vending Machines (2) Existing	Re-use Existing	
- Signage - Allowance	\$ 15,000.00	
- Monument Sign	Not Required	
Technology Systems		\$ 103,620.00
- Phone System	By Owner	
- Owner Communication, Tower and Computer Equipment - Chicago Communications	\$ 100,000.00	
- Relocation of BDA Antenna	\$ 3,620.00	
Earth Retention System		\$ 133,000.00
- Earth Retention System Design and Installation - Hayward Baker	\$ 129,000.00	
- Obstruction & Monitoring - Allowance	\$ 4,000.00	
A/E & Misc. Consultant Fees		\$ 1,430,000.00
Architectural & Engineering Fees - Williams	\$ 1,430,000.00	
- Interiors Designs - Williams	In Above	
- Structural Designs - KJWW	In Above	
- Mechanical Plumbing, Electrical - Berg Engineering	In Above	
- Low Voltage - Sentinel Technologies	In Above	
- Landscaping Design - David McCullum	In Above	
- Civil Design Fees - V3	In Above	
Document Reproduction/Reimb. Expense Allowance -	In Above	

Frederick Quinn Corporation

103 South Church Street Addison, Illinois 60101
 Phone (630) 628-8500 Fax (630) 628-8595

Bartlett Police Station Master Target Budget

GMP 09.12.17

Description of Expenditure	Master Target Budget	
		Div. Totals
Construction Testing		\$ 19,648.00
- Site Exploration / Soil Borings	\$ 13,648.00	
- CCDD Testing - 2 - locations	\$ 6,000.00	
- Construction Material Testing -	In Constr. Budget	
Surveying		\$ 10,000.00
- Survey, Mapping & Tree Survey -	\$ 10,000.00	
- Survey Plats - Dedication	In Above	
- Survey - Boundary Survey & Topographic Mapping	In Above	
Owner's Other Cost	Allowance	\$ 176,377.00
Other Owner Cost	\$ 50,000.00	
N. Cook Co Soil & Water - Natural Resource Report	\$ 300.00	
Owner Construction 3rd Party Rep	Not Required	
Land Acquisition	\$ 126,077.00	
Utility Usage Cost (electric / gas)	By Owner	
Total Project Costs	\$ 19,811,252.00	\$ 19,811,252.00
Total Available Capital Improvement Funds		\$ (20,000,000.00)
	Over / (Under Budget)	\$ (188,748.00)

Alternates for Consideration

- Provide two (2) covered parking Canopies at the south parking lot.	Add	\$ 114,861.00
- Provide the use of Ground Faced Block, in lieu of standard painted block walls.	Add	\$ 90,432.00
- Provide Glass Wall and Herculite Doors at Various locations in lieu of base wall construction. (total all areas \$88,084.00)		
- a. Roll Call 123	Add	\$ 14,436.00
- b. Defensive Tactics 035	Add	\$ 8,722.00
- c. Investigation Conference Room 150	Add	\$ 13,254.00
- d. Exercise Room 046	Add	\$ 17,438.00
- f. Upper Lobby 201	Add	\$ 6,239.00
- g. Conference Room 217	Add	\$ 19,811.00
- h. Patrol Room 113	Add	\$ 8,184.00
- Provide Spacesaver DSM Free Style Personal Storage Lockers in lieu of a more standard type by DeBourgh or Tiffin.	Add	\$ 49,386.00
	Total Alternates	\$ 342,763.00



Agenda Item Executive Summary

Item Name Woodland Hills Dr. No Parking Ordinance Committee or Board Board

BUDGET IMPACT

Amount:	\$	Budgeted	N/A
List what fund	N/A		

EXECUTIVE SUMMARY

Attached is an ordinance prohibiting parking on the outer curb of Woodland Hills Dr. near the three park and soccer field areas. The Woodland Hills HOA has raised concerns about vehicles parking on both sides of the road near the parks making it difficult and dangerous to get through. They have requested that we post the "outside" portion of the road no parking. We have reviewed their request and believe prohibiting parking on the "outside" portion of Woodland Hills Dr. will make it safer to travel.

ATTACHMENTS (PLEASE LIST)

Ordinance

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion:

MOTION: I move to approve Ordinance 2017-_____, an ordinance amending Title 6, Chapter 11-1300, Section 6-11-1303.7: of the Bartlett Municipal Code to prohibit parking along Woodland Hills Rd.

Staff: Dan Dinges, Director of Public Works Date: 09/7/17

ORDINANCE 2017-_____

**AN ORDINANCE AMENDING THE BARTLETT MUNICIPAL CODE
SECTION 6-11-1303.1: SCHEDULE V, NO PARKING ZONES**

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

SECTION ONE: That Section 6-11-1303.1: Schedule V, No Parking Zones Section A. Streets Designated, of the Bartlett Municipal Code, as amended is hereby further amended by adding the following:

WOODLAND HILLS DRIVE east side from Churchill Road to Fieldstone Lane

WOODLAND HILLS DRIVE west/south side from Deerfield Lane to Old Forge Road

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

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

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

ROLL CALL VOTE:

AYES:

NAYS:

ABSENT:

PASSED:

APPROVED:

Kevin Wallace, 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 2017-_____, enacted on September 19, 2017, as the same appears from the official records on the Village of Bartlett.

Lorna Giles, Village Clerk



Agenda Item Executive Summary

Item Name Liquor License Application Committee or Board Board

BUDGET IMPACT

Amount:	N/A	Budgeted	N/A
List what fund	N/A		

EXECUTIVE SUMMARY

Attached for your consideration is a liquor license application submitted by Blackjacks Enterprise, LLC Bartlett for Olivia's Place.

The owner is requesting a Class B license. The Class B license allows for retail sale of beer and wine for use and consumption on the premises from 8:00 a.m. to 1:00 a.m. Sunday through Thursday and Friday and Saturday from 8:00 a.m. to 2:00 a.m.

ATTACHMENTS (PLEASE LIST)

Staff Memo
Liquor License Application
Police Department Memorandum

ACTION REQUESTED

- For Discussion Only
- Resolution
- Ordinance
- Motion:

Motion: I move to approve the Class B liquor license application submitted by Blackjacks Enterprise LLC

Staff: Scott Skrycki Date: September 11, 2017
Assistant Village Administrator

Memorandum

To: Paula Schumacher, Village Administrator
From: Scott Skrycki, Assistant Village Administrator
Date: 9/12/2017
Re: Liquor License Creation Class B

Attached for your consideration is the liquor license application submitted by Blackjacks Enterprise, LLC Bartlett for Olivia's Place 143-49 East Lake Street.

The owners are requesting a Class B License. The Class B allows for retail sales of beer and wine for use and consumption on the premises from 8:00 a.m. to 1:00 a.m. Sunday through Thursday and Friday and Saturday from 8:00 a.m. to 2:00 a.m.

As the attached memo from the Police Department indicates, the applicant satisfies the requirements for the license issuance.

The appropriate Surety Bond and Certificate of Insurance have been submitted by the applicant. They have been reviewed and approved by the Village Attorney.

Village of Bartlett
228 S. Main Street
Bartlett, IL 60103
630-837-0800



credit

LIQUOR LICENSE APPLICATION

Date: 5/4/2017

Class of License: B

License Fee: _____

1. Business Name: Olivia's Place
2. Business Address: 143-49 East Lake St. Bartlett
3. Telephone Number: 773-640-7717
4. Contact Name: Walter Jack
5. Email Address: walter@2ndcityhomesinc.com
6. Registered Corporate Name: Blackjack's Enterprise, LLC
Bartlett
7. Date of Incorporation: _____ State of Incorporation: IL
8. Retailer Occupational/Sales Tax Number: _____
9. State principal kind of business: IL/gaming/wine/deli
10. Description of premises or portion thereof sought to be licensed:

11. Does applicant seek a License to sell Liquor on the premises as a restaurant: yes

If so, are premises:

Maintained and held out to the public as a place where meals are actually and regularly served: yes

Provided with adequate and sanitary kitchen and dining room equipment and capacity with sufficient employees to prepare, cook and serve suitable food: yes

What is the seating capacity of the restaurant: 25

12. Will the applicant be applying for a video gaming license for the purpose of conducting video gaming at the proposed licensed premises: YES

If yes, each license application for an initial license at a premises shall be accompanied by a set of floor and site plans prepared under the seal of an architect or engineer licensed to practice in the state. The plans shall show the dimensions of the premises, its location on and the dimensions of its site; the property lines and their relationship to the building and all parking areas located on the property; and the design and layout for determination of occupancy, including, but not limited to, exiting, seating, dining rooms, bars, game and waiting areas, proposed video gaming areas, and position of equipment and fixtures therein whether or not an application for a video gaming license has or will be submitted. The plans shall show on the face thereof a written computation of proposed occupancy limits, parking requirements and areas which will be reasonably necessary for loading and unloading. The layout of a licensed premises may not be substantially changed without submission of a new set of plans and approval by the local liquor control commissioner. The requirements of this subsection shall not apply to any applicant seeking a class C, C Extended, G, H, J, K, L or M license.

13. Does applicant own premises for which this license is sought: NO

Attach evidence that applicant is the owner of record of the premises to be licensed pursuant to this application.

14. Has applicant a lease on such premise covering the full period for which license is sought: YES

If so, give:

Name and Address of Lessor:

GB Property Management Inc.
125 N. Halsted St. Suite 203 Chicago, IL 60661

Period covered by lease:

From: 5/1/2017 To: 6/30/2023

Attach copy of signed lease

15. Specify the value of goods, wares, and merchandise now on hand: Currently Under Construction Pending Approval.
16. Do you hold any other current business license issued by the Village of Bartlett: NO

If so,

Type of license: _____

Address of license: _____

17. Has any manufacturer, distributor or importing distributor directly or indirectly paid or agreed to pay for this license, advanced money or anything else of value, or any credit (other than merchandising credit in the ordinary course of business for a period not to exceed 30 days) or is such person directly or indirectly interested in the ownership, conduct or operation of the place of business? NO

18. Is the applicant engaged in the manufacture of alcoholic liquors? NO
If so, at what location: N/A

19. Is the applicant conducting the business of an importing distributor or distributor of alcoholic liquors? NO
If so, at what location: N/A

20. List any Officer, Director, Manager and any person owning directly or beneficially five (5%) percent or more of the Corporate Stock of the business.
Walter Jack / owner (tenant)

21. Has any Officer, Director, or Manager of said Corporation or any stockholder or stockholders owning in the aggregate more than five (5%) percent of the stock of such corporation, ever been convicted of any felony under any Federal or State law? NO

If so, give,
Name: _____
Date of the offense: _____
Nature of the Offense: _____
Disposition of said conviction: _____

22. Has any Officer, Director or Manager of said Corporation, or any stockholder or stockholders owning in the aggregate more than five (5%) percent of the stock of such corporation, ever been convicted of a violation of any Federal, State or Local law within the last 10 years? NO

If so, give,
Name: _____
Date of the offense: _____
Disposition of said conviction: _____

23. Has any Officer, Director or Manager of said Corporation, or any stockholder or stockholders, owning in the aggregate more than five (5%) percent of the stock of such corporation, ever been convicted of being the keeper of a house of ill fame, or of pandering or other crime or misdemeanor opposed to decency and morality? NO

If so, give,

Name: _____

Date of the offense: _____

Nature of offense: _____

Disposition of said conviction: _____

24. Has any Officer, Director or Manager of said Corporation, or any stockholder or stockholders, owning in the aggregate more than five (5%) percent of the stock of such corporation, ever permitted an appearance bond forfeiture of any of the violations mentioned questions 21, 22 and 23? NO

If so, state particulars:

25. Has the Corporation (Applicant) or any Officer, Director or Manager of said Corporation, or any stockholder or stockholders owning in the aggregate more than five (5%) percent of the stock of such corporation, made application for a similar license for this period for any premises other than those described above? NO

If so, give,

Name: _____

Location of premises: _____

Date of application: _____

Disposition of application: _____

26. Is any law enforcing Official, Mayor, Alderman, Member of the City Council or Commission, Member of the Village Board of Trustees, or member of a County Board, directly or indirectly interested in the business for which license is sought? NO

27. Has any license previously issued by Federal, State or Local Authorities to the Corporation (Applicant) or to any Officer, Manager or Director of said Corporation, or any stockholder or stockholders owning in the aggregate more than five (5%) percent of the stock of such corporation been revoked? NO

If so, give,

Name of licensee: _____

Date of revocation: _____

Reason: _____

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

Name of the Liquor Manager: Walter Jack

Residence Address: 
Authority conferred upon the Liquor Manager by the Corporation with relation to the operation or management of the business for which this license is sought?

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

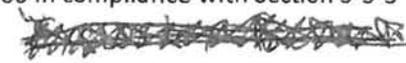
If so, Where: Berwyn & Elk Grove Village

When: June 2016 & Dec 2016

Please have the Liquor Manager(s) complete STATEMENT OF LIQUOR MANAGER CONDUCTING BUSINESS FOR CORPORATE APPLICANT, and attach as part of the application.

The following **MUST** be included with the application:

Certificate of Insurance in compliance with Section 3-3-6 of the Bartlett Liquor Control Ordinance.

Liquor License Surety Bond in the amount of \$2,000.00 in compliance with Section 3-3-5 of the Bartlett Liquor Control Ordinance. 

Certificates of Completion of a State of Illinois Certified Alcohol Awareness Program for the manager, bartenders and servers for licensed premise.

Copy of the Lease or proof of ownership.

A \$250.00 non-refundable application fee for first time applicants only.

No person shall knowingly furnish false or misleading information or withhold any relevant information on any application for any license required by this chapter nor knowingly cause or suffer another to furnish or withhold such information on his behalf. No person shall knowingly furnish any false or misleading information in the investigation of any application for a license required by this chapter. No person shall willfully withhold any information that is relevant to any such investigation when called upon by any Village officials to furnish such information. The furnishing of false or misleading information or withholding any relevant information on any application for any license required by this chapter shall be grounds for denial of any such application, or if discovered after the granting of the license, shall be grounds for a fine and/or the suspension or revocation of the license.

A Licensee shall conduct the business at a licensed premises in a manner consistent with the statements and representations made on the Licensee's application before the local liquor control commissioner.

AFFIDAVIT

Village of Bartlett
Cook, DuPage, and Kane Counties, Illinois

The undersigned swears (or affirms) that the Corporation in whose name this application is made will not violate any of the Ordinances of the Village of Bartlett, including but not limited to the Bartlett Liquor Control Ordinance, or the laws of the State of Illinois or the United States of America, in the conduct of the place of business described herein and that the statements contained in this application are true and correct to the best of our knowledge and belief.

X Walter Jack President*
Signature
X Walter Jack Secretary
Signature

Subscribed and sworn to by Walter Jack
before me this 7th day of Aug 2017

[Signature]
Notary Public



*If the signatory is someone other than the President, said signatory shall attach a copy of the Corporate resolution authorizing said signatory to sign on behalf of the Corporation.

STATEMENT OF LIQUOR MANAGER
CONDUCTING BUSINESS FOR CORPORATE APPLICANT

1. Business Name: Olivia's Place
Business Address: 143-49 E. Lake St. Bartlett IL
2. Name of Liquor Manager: Walter T. Jack
Residence Address: [REDACTED]
How long have you resided at this residence: 17
(If less than one year, list previous residence address)
Date of Birth: [REDACTED] Place of Birth: Chicago
Social Security Number: [REDACTED]
Driver's License Number: [REDACTED] State: IL
Telephone Numbers:
Home: [REDACTED]
Business: _____
Email Address: blackjacksenterprise@gmail.com
3. Have you been fingerprinted for the purpose of this application: yes
If so,
Where: Berwyn, # Elk Grove Village
When: 10/2014 & 12/2014
4. Have you ever been convicted of any felony under any Federal or State law in the last 10 years: NO
If so, give,
Date: _____
Nature of offense: _____
Disposition of said conviction: _____

5. Have you been convicted of being the keeper of a house of ill fame, or of pandering or other Crimes or misdemeanors opposed to decency and morality: NO

If so, give,

Nature of offense: _____

Disposition of said conviction: _____

6. Have you ever been convicted of a violation of any Federal, State or Local Liquor law: NO

If so, give,

Date: _____

Disposition of said conviction: _____

7. Have you ever permitted an Appearance Bond Forfeiture for any of the violations mentioned in questions, 4, 5, and 6: _____

If so,

State particulars: _____

8. Has any license previously issued to you by Federal, State or Local authorities been revoked: NO

If so, give,

Date: _____

Reason for revocation: _____

9. In what capacity are you employed by the applicant: _____

10. Give name of person who appointed you in your present capacity:

Name: _____

Date of appointment: _____

11. List employer for past five year:

Name: _____

Address: _____

Manager's name: _____

Employment type: _____

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

Currently own Olivia's Place at 2823 S. Harlem Berwyn

13. List any other experience and education that you have which you believe qualifies you to act as a Liquor Manager:

14. How many hours per week will you be physically present at the premises to be licensed: 40

15. Will the applicant be applying for a video gaming license for the purpose of conducting video gaming at the proposed licensed premises: yes

If yes, each license application for an initial license at a premises shall be accompanied by a set of floor and site plans prepared under the seal of an architect or engineer licensed to practice in the state. The plans shall show the dimensions of the premises, its location on and the dimensions of its site; the property lines and their relationship to the building and all parking areas located on the property; and the design and layout for determination of occupancy, including, but not limited to, exiting, seating, dining rooms, bars, game and waiting areas, proposed video gaming areas, and position of equipment and fixtures therein whether or not an application for a video gaming license has or will be submitted. The plans shall show on the face thereof a written computation of proposed occupancy limits, parking requirements and areas which will be reasonably necessary for loading and unloading. The layout of a licensed premises may not be substantially changed without submission of a new set of plans and approval by the local liquor control commissioner. The requirements of this subsection shall not apply to any applicant seeking a class C, C Extended, G, H, J, K, L or M license.

AFFIDAVIT

Village of Bartlett
Counties of Cook, DuPage and Kane, Illinois

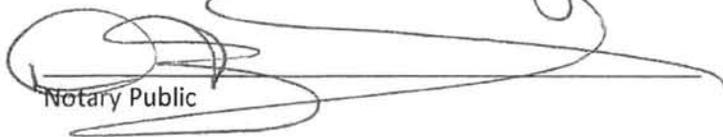
The undersigned swears (or affirms) that he/she will not violate any of the Ordinances of the Village of Bartlett, including but not limited to the Bartlett Liquor Control Ordinance, or the Laws of the State of Illinois or the Laws of the State of Illinois or the Laws of the United States of America, in the conduct of the place of business described herein.

The undersigned further swears (of affirms) that he/she shall conduct the business in a manner consistent with all representations made on this application and consistent with any representations made before the Local Liquor Commissioner.

X 

Signature of Manager or Agent

Subscribed and sworn to by _____
before me this 7 day of Aug, 2017



Notary Public



CORPORATION INVESTIGATION AUTHORIZATION/RELEASE

Each applicant, Officer, Director, Manager proposed Liquor Manager, proposed manager of the premises, and Shareholder or Stockholder owning in the aggregate more than five (5%) percent of the stock of such corporation shall complete and sign the following investigation authorization. For a corporation whose stock is publicly traded and is listed on a recognized exchange, shareholders owning in the aggregate less than 25% of the stock of such corporation, and Directors and Officer who do not have any management responsibilities of such corporation need complete this investigation authorization.

INVESTIGATION AUTHORIZATION

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

X *Walter T. Jack*
Signature of Applicant

Subscribed and sworn to by Walter Jack
before me this 7 day of Aug, 2017

[Signature]
Notary Public





RLI Insurance Company
 P.O. Box 3967 Peoria IL 61612-3967
 Phone: (309)692-1000 Fax: (309)683-1610

LICENSE AND PERMIT BOND

Bond No. LSM1049630

KNOW ALL MEN BY THESE PRESENTS:

That we, BLACKJACKS ENTERPRISE,LLC/BARTLETT DBA OLIVIA'S PLACE
143-49 E LAKE ST
Bartlett, IL 60103

as Principal, and the RLI Insurance Company, a corporation duly licensed to do business in the state of Illinois, as Surety, are held and firmly bound unto the Village of Bartlett, State of Illinois, Obligee, in the penal sum of Two Thousand and 00/100 (\$ 2,000.00) DOLLARS, lawful money of the United States, to be paid to the said Obligee, for which payment well and truly to be made, we bind ourselves and our legal representatives, jointly and severally by these presents.

THE CONDITION OF THE ABOVE OBLIGATION IS SUCH, That whereas, the said Principal has been licensed as a(n) TAVERN - LIQUOR by the Obligee.

NOW, THEREFORE, if the said Principal shall faithfully perform the duties and in all things comply with the laws and ordinances, including all Amendments thereto, pertaining to the license or permit applied for, then this obligation to be void, otherwise to remain in full force and effect for a period commencing on the 21st day of July, 2017, and ending on the 21st day of July, 2018.

This bond may be terminated at any time by the Surety upon sending written notice to the clerk of the Political Subdivision with whom this bond is filed and to the Principal, addressed to them at their first known address, and at the expiration of thirty (30) days from the mailing of said notice, or as soon thereafter as permitted by applicable law, whichever is later, this bond shall terminate and the Surety shall thereupon be relieved from any liability for any acts or omissions of the Principal subsequent to said date.

Dated this 21st day of July, 2017.

 Principal
 (Individual, Partner or Corporate Officer)



RLI Insurance Company

By B.W.D.
 Barton W. Davis Vice President



RLI Insurance Company
 P.O. Box 3967 Peoria IL 61612-3967
 Phone: (309)692-1000 Fax: (309)683-1610

POWER OF ATTORNEY
RLI Insurance Company

Bond No. LSM1049630

Know All Men by These Presents:

That the RLI Insurance Company, a corporation organized and existing under the laws of the State of Illinois, and authorized and licensed to do business in all states and the District of Columbia does hereby make, constitute and appoint: Barton W. Davis in the City of Peoria, State of Illinois, as Vice President, with full power and authority hereby conferred upon him/her to sign, execute, acknowledge and deliver for and on its behalf as Surety, in general, any and all bonds, undertakings, and recognizances in an amount not to exceed One Million and 00/100 Dollars (\$ 1,000,000.00) for any single obligation, and specifically for the following described bond.

Principal: BLACKJACKS ENTERPRISE,LLC/BARTLETT DBA OLIVIA'S PLACE
 Obligee: Village of Bartlett
 Type Bond: TAVERN - LIQUOR
 Bond Amount: \$ 2,000.00
 Effective Date: July 21, 2017

The RLI Insurance Company further certifies that the following is a true and exact copy of a Resolution adopted by the Board of Directors of RLI Insurance Company, and now in force to-wit:

"All bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, any Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or Agents who shall have authority to issue bonds, policies or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile."

IN WITNESS WHEREOF, the RLI Insurance Company has caused these presents to be executed by its Vice President with its corporate seal affixed this 21st day of July, 2017.

ATTEST:

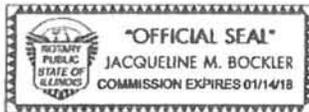
Cherie L. Montgomery
 Cherie L. Montgomery Assistant Secretary



Barton W. Davis
 Barton W. Davis Vice President

On this 21st day of July, 2017 before me, a Notary Public, personally appeared Barton W. Davis and Cherie L. Montgomery, who being by me duly sworn, acknowledged that they signed the above Power of Attorney as Vice President and Assistant Secretary, respectively, of the said RLI Insurance Company, and acknowledged said instrument to be the voluntary act and deed of said corporation.

Jacqueline M. Bockler
 Jacqueline M. Bockler Notary Public





P.O. Box 3967
Peoria, IL 61612-3967
Phone: (309)692-1000 Fax: (309)683-1610

Illinois Disclosure Notice

Bond No. LSM1049630

KEEP THIS NOTICE WITH YOUR INSURANCE PAPERS

If you are having problems with your insurance company or agent, do not hesitate to contact the insurance company or agent to resolve your problem.

RLI Insurance Company
9025 N. Lindbergh Drive
Peoria, IL 61615
TOLL-FREE (800)645-2402
(309)692-1000

In the unlikely event you are unable to resolve any complaints with the company, you may contact the

Illinois Department of Insurance
Consumer Division
320 W. Washington Street
Springfield, IL 62767
(866)445-5364 Toll-Free

This Notice is for information only and does not become a part of or a condition of your policy.



Illinois Responsible Serving of Alcohol

This certificate confirms that

WALTER JACK

has successfully passed the Professional Server Certification Corporation (PSCC) course of study, an approved BASSET Program by the IL Liquor Control Commission-License # 5A-0092892, and has demonstrated the skill level and knowledge necessary to act as a responsible alcohol server / seller.



Certificate #: PSCC10000250647
Award Date: 09-06-2016
Expiration Date: 09-05-2019

To verify this certificate, go to Rserveing.com/verify.

Robert V Graham
Robert Graham, PSCC Director

LEASE

THIS LEASE, hereinafter called the "Lease" is dated April 12, 2017 is by and between GB Property Management, Inc., hereinafter called the "Landlord" and Blackjack's Enterprise, LLC, hereinafter called the "Tenant".

Landlord hereby leases to Tenant, and Tenant hereby leases from Landlord the premises known as 143-49 E. Lake St., Bartlett, IL, hereinafter called the "Premises", located in the building known as 105-213 E. Lake St., Bartlett, IL, together with the land, parking areas, walkways and other improvements appurtenant thereto and known for real estate taxation purposes as 06-26-302-012-0000 & 06-26-302-013-0000, hereinafter called the "Center". Landlord and Tenant covenant and agree as follows:

1. TERM.

A. May 1, 2017, hereinafter called the "Commencement Date" through June 30, 2023, unless extended or sooner terminated as provided herein.

B. "Lease Year" shall mean a period of 12 consecutive full calendar months.

C. Tenant shall have the option to extend the term of this Lease for two (2) additional five (5) year periods namely from July 1, 2023 through June 30, 2028 and July 1, 2028 through June 30, 2033 respectively. All terms and conditions of the Lease shall remain the same except that the Annual Base Rent shall increase by 3% per annum on July 1, 2023 and every July 1st of the extended terms thereafter. In the event that Tenant elects to exercise either of these options to extend the term Tenant shall be required to notify Landlord in writing in compliance with the terms of Section 21 herein no later than 120 days prior to the expiration of the then current term. Tenant must not be in default under any of the terms and conditions of the Lease at the time Tenant elects to exercise either option to extend the term. In the event Tenant does not exercise the first option to extend the term the second option to extend the term shall immediately terminate and be of no further force or effect.

D. This Lease is contingent on Tenant receiving all licenses and permits, hereinafter called "L&P", required for Tenant to operate and build out the Premises for the intended use as defined in Section 2B. Tenant shall have until June 30, 2017 to obtain L&P. If Tenant has not received L&P by June 30, 2017 and Tenant has made a diligent effort to obtain L&P and can provide reasonable proof to Landlord that L&P can't be obtained at the Premises Tenant shall have the right to terminate the Lease by issuing written notice thereof to Landlord accompanied by the proof as defined in earlier in this sentence. In this event Tenant shall receive a refund of their security deposit and first month's rental payment and this Lease and Tenant's right to occupy the Premises shall terminate. If Landlord does not receive timely notice of termination from Tenant it shall be deemed that Tenant has waived the right to terminate the Lease and it shall remain in full force and effect.

C. In addition to paying the Annual Base Rent hereinbefore specified, any other sum which Tenant is by any provision of this lease obligated to pay to Landlord shall be additional rent due hereunder (sometimes referred to herein as "Additional Rent"). The Annual Base Rent and the Additional Rent are collectively referred to as the "Rent". Tenant's obligation to pay the Rent under this Lease is a covenant independent of all other covenants and obligations of Landlord and Tenant under this Lease. All amounts of Additional Rent as provided in this Lease shall be payable for the same periods and in the same manner, time and place as the Annual Base Rent. Without limitation on other obligations of Tenant which shall survive the expiration of the Term, the obligations of Tenant to pay the Additional Rent provided in this Lease shall survive the expiration of the Term or any extensions thereof.

D. If any installment of Annual Base Rent or any other payment of Additional Rent due from Tenant to Landlord is not received by Landlord within 10 days after such payment is due, the Tenant shall be obligated to and shall pay to Landlord, in addition to such Rent and as Additional Rent, the sum of \$25.00 for each day from and including the date on which such payment was due through and including the day when such payment is paid in full.

4. TAXES.

A. Taxes. "Taxes" shall mean, for a calendar year, all real estate taxes and assessments, special or otherwise, that accrue during such year with respect to the Premises, and ad valorem taxes for any personal property used in connections therewith. Should the State of Illinois, or any political subdivisions thereof, or any other governmental authority having jurisdiction over the Premises impose a tax, assessment, charge, or fee, which Landlord shall be required to pay, by way of substitution for such real estate taxes and ad valorem personal property taxes, or impose an income or franchise tax or a tax on rents in substitution for or as a supplement to a tax levied against the Premises and the personal property used in connections therewith, or any one or more of them, then all such taxes, assessments, fees, or charges (hereinafter referred to as "charges in lieu of taxes") shall be deemed to constitute Taxes hereunder; provided that such "charges in lieu of Taxes" shall be calculated as if the Premises were the sole asset of Landlord. Except as hereinabove provided with regard to charges in lieu of taxes, Taxes shall not include any inheritance, estate, succession, transfer, gift, franchise, net income, or capital stock tax. Without limiting the generality of the foregoing, all references to "Taxes" for a particular year shall be deemed to refer to Taxes that accrue during such year without regard to when such Taxes are due and payable. Tenant and Landlord are aware that as of the inception of this Lease, real estate taxes for the Premises are due and payable the year following the year they accrue.

B. Tenant to Pay Taxes. Tenant shall pay Tenant's proportionate share (9%) of the Taxes that accrue against the Center as Additional Rent. Tenant's obligation is for Taxes that accrue in each Lease Year of the Term or any extensions thereof of this Lease, except that if the first Lease Year begins after January 1 or the last Lease Year ends

Landlord shall be pro-rated, based on a 365 day year. Upon expiration or termination of this Lease, Tenant shall pay such pro-rated amount within thirty (30) days of billing and after the actual bill becomes available for which estimates of Additional Rent were made during the Term or any extensions thereof, actual Additional Rent due for such year shall be calculated and paid by Tenant to Landlord within 30 days of such billing. This covenant shall survive the expiration or termination of this Lease. Delay in computation of any actual Additional Rent shall not be deemed a default hereunder or a waiver of Landlord's right to collect and Tenant's obligation to pay the actual amount due. At the inception of this Lease Tenant's Additional Rent shall consist of Real Estate Taxes and CAM for the Building. Notwithstanding anything contained herein, in the event that Tenant defaults under any obligation under this Lease and Landlord expends any funds in relation to any Tenant default or if any default provides for a late fee or interest to be paid by Tenant, all shall be due as Additional Rent.

5. UTILITIES AND SERVICES.

All utilities and other services of every kind and nature whatsoever required by Tenant, and all services and maintenance of every kind and nature whatsoever required to keep the Premises in a safe and sanitary condition including but not limited to sanitary control, removal of snow and ice from the exterior in front of the Premises, trash, rubbish, garbage and other refuse and modification for Tenant's intended use to comply with all requirements of all county, municipal, state, federal or other applicable governmental authorities, now in force or which may hereinafter be in force, shall be provided and paid for by Tenant. Landlord shall not be liable in damages, by abatement of Rent or otherwise for any failure in the availability or furnishing of any services or for any diminution in the quality or quantity thereof, regardless of cause, Tenant assuming all such risks.

6. REPAIRS AND REPLACEMENTS.

Tenant shall be responsible for all maintenance, repairs and replacement to the Premises of every kind or nature, including but not limited to electrical, plumbing, HVAC, doors, windows, floors, ceilings or any other area or item required to keep the Premises in good condition and repair and to keep the Premises in compliance with all applicable legal, governmental and quasi-governmental statutes, requirements, ordinances and rules, including but not limited to the Board or Fire underwriters and ADA, as such may be amended or replaced from time to time. Tenant shall take good care of the Premises and fixtures, and keep them in good repair and free from filth, overloading, danger of fire or any pest or nuisance, and repair any damage or breakage done by Tenant or Tenant's agents, employees or invitees, including damage done by Tenant's equipment or installations. At the end of the Term of this Lease or any renewal hereof, Tenant shall quit and surrender the Premises broom clean and well maintained condition, normal wear and tear excepted. In the event Tenant fails to maintain the Premises as provided for herein Landlord shall have the right, but not the obligation, to perform such maintenance as is required of Tenant in which event Tenant shall promptly reimburse Landlord for its costs in providing such maintenance or repairs together with a ten percent (10%) charge

Premises be in any way subject to any claim by way of lien or encumbrance, whether by operation of law or by virtue of any express or implied contract by Tenant, and any claim to or lien upon the premises arising from any act or omission of Tenant shall accrue only against the Tenant individually and shall in all respects be subject and subordinate to the paramount title and rights of Landlord in and to the Premises. Tenant will not permit the Premises to become subject to any mechanics', laborers' or materialmen's lien on account of labor or material furnished to Tenant or claimed to have been furnished to Tenant in connection with work of any character performed or claimed to have been performed on the premises by or at the direction of sufferance of Tenant; provided, however that Tenant shall have the right to contest in good faith and with reasonable diligence, the validity of any such lien or claimed lien if Tenant shall deposit into escrow with Landlord funds in an amount equal to 125% of the amount of said lien plus an estimate of Landlord's reasonable costs and fees, including legal fees, related to said lien, for the purpose of insuring payment of said lien to prevent any sale, foreclosure or forfeiture of the premises by reason of non-payment thereof. On any final determination of the lien or claim for lien, Tenant will, from the funds deposited in said escrow, immediately pay any judgment rendered, with all proper costs and charges, and will, at its own expense, have the lien released and any judgment satisfied. If the escrowee funds are insufficient to pay any judgment, Tenant shall pay the remaining amount due. If Tenant shall fail to contest the validity of any lien or claimed lien or fail to give security to Landlord to insure payment thereof, or shall fail to prosecute such contest with diligence, or shall fail to have the same released and satisfy any judgment rendered thereon, then Landlord may, at its election (but shall not be so required) remove or discharge such lien or claim for lien with the right in its discretion, to settle or compromise the same, and any amounts advanced by Landlord, including reasonable attorneys' fees, for such purposes shall be so much additional rent due from Tenant to Landlord at the next rent date after any such payment, with interest at 18% per annum.

8. INSURANCE.

A. Tenant's Insurance. Throughout the Term of this Lease Tenant shall carry not less than:

1. A general liability insurance policy or policies affording coverage for personal injury or property damage liability arising from or occurring in the Premises or adjacent areas, such as sidewalks, driveways or other similar areas, including broad from contractual liability insurance, in case of personal injury to or death of any person or persons with a combined single limit of not less than 1,000,000.00.

2. Dram Shop Insurance. In the event that liquor is sold on the Premises, Tenant shall secure a dram shop insurance policy (liquor liability) in statutory limits but in no event less than \$1,000,000.00 per occurrence with an aggregate of no less than \$2,000,000.00 naming the Landlord, the owners of the Property and their agents and beneficiaries as additionally insured. Tenant shall supply Landlord with a copy of the policy during any and all times that

restore same, Landlord may, by written notice to the Tenant given within sixty (60) days after such damage, terminate this Lease as of the date of the damage. If this Lease is not terminated as above provided and if the Premises are made partially or wholly untenantable as aforesaid, Landlord, at its expense shall restore the same with reasonable promptness to the condition in which Landlord furnished the Premises to Tenant at the commencement of the term of this Lease as to those items that were provided at Landlord's expense without any reimbursement, by Tenant. Landlord shall be under no obligation to restore any alterations, improvements or additions to the Premises made by Tenant or paid for by Tenant, including, but not limited to, any of the initial tenant finish done or paid for by Tenant or any subsequent changes, alterations or additions made by Tenant. Landlord shall not be obligated to expend any more funds than the proceeds of the casualty insurance policy, if any, carried by Landlord.

If, as a result of fire or other casualty, cause or condition whatsoever the Premises are made partially or wholly untenantable and, if Landlord has not given the sixty (60) day notice above provided for and fails within one hundred eighty (180) days after such damage occurs to eliminate substantial interference with Tenant's use of the Premises or substantially to restore same, Tenant may terminate this Lease as of the end of said one hundred eighty (180) days by notice to Landlord given not later than thirty (30) days after expiration of said one hundred eighty (180) day period. If the Premises are rendered totally untenantable but this Lease is not terminated, all rent shall abate from the date of the fire or other relevant cause or condition until the Premises are ready for occupancy and reasonably accessible to Tenant. In all cases, due allowance shall be made for reasonable delay caused by adjustment of insurance loss, strikes, labor difficulties or any cause beyond Landlord's reasonable control. For the purposes of this Lease, the Premises shall be considered tenantable so long as and to the extent that the Premises can be occupied. In any event, Tenant shall be responsible for the removal, or restoration, when applicable, of all its damaged property and debris from the Premises, upon request by Landlord or reimburse Landlord for the cost of removal.

10. WAIVER OF CLAIMS – INDEMNIFICATION.

A. To the extent not prohibited by law, Landlord and (as applicable) Landlord's shareholders, directors, partners, officers, agents, beneficiaries, servants, and employees (collectively "Landlord's Parties") shall not be liable to Tenant or Tenant's shareholders, directors, partners, officers, agents, beneficiaries, servants, employees, or invitees (collectively, "Tenant Parties") or to any third party for any damage either to person or property resulting from the loss of use thereof sustained by Tenant or by Tenant Parties or by other persons due in whole or in part to the Premises or any part thereof or any appurtenances thereof becoming out of repair, or due to the occurrence of any act, neglect, accident or event in or about the Premises other than negligent or willful acts or omissions of Landlord Parties. This provision shall apply particularly, but not exclusively, to damage caused by gas, electricity, snow, ice, frost, steam, sewage, sewer gas or odors, fire, water, roof leaks or by the bursting or leaking of pipes, faucets, sprinklers, plumbing fixtures, and windows, and shall apply without distinction as to the person whose act or neglect was responsible for the damage and whether the damage was due to any of the causes specifically enumerated above or to some other cause of a entirely different kind. Tenant further agrees that all personal property upon the Premises, receiving and holding areas of the Premises shall be at the risk of Tenant and Tenant Parties only, and that Landlord and Landlord Parties shall not be liable for any loss or damage thereto or theft thereof other than as a result of negligent or willful acts or

13. SURRENDER OF POSSESSION.

Upon the expiration of the Term or upon the termination of Tenant's tenancy or right of possession, whether by lapse of time or at the option of Landlord as herein provided, or as otherwise provided at law, Tenant will forthwith surrender the Premises to Landlord in good order, repair, and condition, ordinary wear and tear accepted, together with all fixtures and appurtenances thereto. Any interest of Tenant in the Improvements to the Premises made or paid for by Tenant or any assignee of Tenant shall, without compensation to Tenant, become Landlord's property. If Tenant shall fail to remove any of its property from the Premises pursuant to the terms of this Paragraph 13, Tenant shall be conclusively presumed to have abandoned the same, and if Landlord so elects title thereto shall thereupon pass to Landlord without any cost either by set-off, credit, allowance, or otherwise.

14. HOLDING OVER.

If Tenant continues to occupy the Premises after the expiration of the Term, the Tenant shall pay to Landlord, for each month that Tenant so holds over, an amount equal to 200% of 1/12th of the Annual Base Rent and 110% of 1/12th of the annual Additional Rent most recently due to Landlord by Tenant on the first day of each month or portion thereof for which Tenant shall retain possession of the Premises or any part thereof after the expiration or termination of the Term or of Tenant's right of possession, whether by lapse of time or otherwise, and also shall pay all attorneys' fees and costs of Landlord attributable to removing Tenant from the Premises. The provisions of this Paragraph shall not be deemed to limit or constitute a waiver of any other rights or remedies of Landlord provided herein or at law or equity. No holding over shall constitute an extension of the term or create a month to month tenancy.

15. ESTOPPLE CERTIFICATE.

Tenant covenants and agrees promptly to execute and deliver to Landlord upon demand estoppel letters setting forth (i) the date of this Lease and any amendments thereto, (ii) the date through which rents have been paid hereunder, (iii) the amount of any security deposit held by Landlord, (iv) that Tenant is in occupancy of the Premises, (v) that the Lease is in full force and effect, (vi) if applicable, that Landlord is not in default under the Lease and that there are no defenses or offsets against the enforcement thereof, or setting forth such defaults, defenses or offsets claimed by Tenant, and (vii) any other information which Landlord or its mortgagee may reasonably require.

It is intended that any such statement may be relied upon by any party to whom or which Landlord intends the same to be given including, but not limited to, mortgagees or prospective mortgagees or any prospective or subsequent purchaser or transferee of all or a part of Landlord's interest in the Premises. If Tenant fails to execute such certificate within 10 days of Landlord's written request Landlord is hereby appointed Tenant's attorney-in-fact to supply such certificates in the name of Tenant and all obligations of Landlord to be attested to hereunder shall be deemed to have been satisfied.

Tenant remaining liable for and hereby agreeing to pay Landlord any deficiency;
or

(ii) To cancel and terminate the remaining term of this Lease, re-enter and take possession of the Premises free of this Lease and thereafter this Lease shall be null and void and the rents in such case shall be apportioned and paid on and up to the date of such entry. Tenant shall be liable for all loss and damage resulting from such breach or default; or

(iii) Enforce the provisions of this Lease and enforce and protect the right of Landlord by a suit or suits in equity or law for specific performance of any covenant or agreement contained under this Lease, or for the enforcement of any other appropriate legal or equitable remedy, including recovery of all monies due or to become due from Tenant under this Lease.

19. EXPENSES OF ENFORCEMENT.

The prevailing party in any lawsuit arising from or under this Lease shall be entitled to recover from the non-prevailing party all of the prevailing party's attorney's fees and expenses incurred in enforcing the terms of this Lease or rights of the prevailing party.

20. QUIET ENJOYMENT.

Landlord covenants that Tenant, on paying the Rents herein provided and keeping, performing and observing the covenants, agreements and conditions herein required of Tenant, shall peaceably and quietly hold and enjoy the Premises for the Term, subject, however, to the terms of this Lease.

21. NOTICES.

All notices to be given under this Lease shall be in writing and delivered personally, or by United States mail (postage prepaid, certified or registered, with return receipt requested), or by a recognized same-day or overnight delivery service. Notices to Landlord shall be addressed to:

GB Property Management, Inc.
125 N. Halsted St.
Suite 203
Chicago, IL 60661
Attention: Greg Berkowitz

Notices to Tenant shall be addressed to:

Blackjack's Enterprise, LLC
2640 Boxwood Dr.
Elgin, IL 60124

H. Captions. The headings and captions used throughout this Lease are for convenience and reference only and shall in no way be held to explain, modify, amplify, or aid in the interpretation, construction or meaning of any provisions in this Lease.

I. Scope of Benefits Inuring to Landlord. All indemnities, covenants and agreements of Tenant contained herein which inure to the benefit of Landlord shall be construed to also inure to the benefit of Landlord's partners, officers, agents and employees.

J. Time is of the Essence. Time is of the essence of this Lease and each of its provisions.

K. Governing Law. Interpretation of this Lease shall be governed by the laws of the State of Illinois.

L. Partial Invalidity. If any of the terms, provisions or conditions contained in this Lease shall, to any extent, be invalid or unenforceable, the remainder of this Lease (or the application of such term, provision, or condition to persons or circumstances other than those in respect of which it is invalid or unenforceable) shall not be affected thereby, and each and every other term, provision and condition of this Lease shall be valid and enforceable to the fullest extent permitted by law.

23. SECURITY DEPOSIT.

Tenant herewith deposits with Landlord the sum of \$3,146.00 as security for the performance by Tenant of every covenant and condition of this Lease. Said deposit may be commingled with other funds of Landlord and shall bear no interest. If Tenant shall default with respect to any covenant or condition of this Lease, Landlord may apply the whole or any part of such security deposit to the payment of any sum in default or any sum which Landlord may be required to spend by reason of Tenant's default. This includes, but is not limited to, applying the security deposit first to any restoration and/or cleanup costs necessary over and above normal wear and tear of the vacated space. In this event, Tenant shall be required to replenish the balance of the security deposit to the original amount provided Landlord allows Tenant to retain occupancy of the Premises. It is understood that the security deposit is not to be considered as the last month's rent under the Lease. Should Tenant comply with all of the covenants and conditions of this Lease, the security deposit or any balance thereof shall be returned to Tenant at the expiration of the Term or any property exercised extensions thereof.

24. BANKRUPTCY.

It is understood and agreed that the following shall apply in the event of the bankruptcy or insolvency of Tenant:

(A) If a petition is filed by, or an order for relief is entered against Tenant under

(b) It shall also deposit with Landlord, as security for the timely payment of Rent, an amount equal to three months' Base Rent and other monetary obligations payable under this Lease;

(c) If not otherwise required by the terms of this Lease, it shall also pay in advance, on each day that any installment of Base Rent is payable, one-twelfth of Tenant's annual tax, escalation and other obligations under this Lease; and

(d) The obligations imposed upon the trustee or the debtor-in-possession will continue for Tenant after the completion of bankruptcy proceedings.

(4) For purposes of this subparagraph (B), "adequate assurance" means that:

(a) Landlord determines that the Tenant, trustee or the debtor-in-possession has, and will continue to have, sufficient unencumbered assets, after the payment of all secured obligations and administrative expenses, to assure Landlord that the trustee or the debtor-in-possession will have sufficient funds timely to fulfill Tenant's obligations under this Lease and to keep the Premises properly staffed with sufficient employees to conduct a fully operational, actively promoted business in the Premises; and

(b) An order shall have been entered segregating sufficient cash payable to Landlord and/or valid and perfected first lien and security interest shall have been granted in property of Tenant, trustee, or debtor-in-possession which is acceptable in value and kind to Landlord, to secure to Landlord the obligations of Tenant as trustee or debtor-in-possession to cure all monetary and nonmonetary defaults under this Lease within the time periods set forth above.

(C) In the event this Lease is assumed by a trustee appointed for Tenant or by Tenant as debtor-in-possession under the provisions of subparagraph (B) above and, thereafter, Tenant is either adjudicated a bankrupt or files a subsequent petition for arrangement under Chapter 11 of the Bankruptcy Code, then Landlord may, at its option, terminate this Lease and all the Tenant's rights under it, by giving written notice of Landlord's election so to terminate.

(D) If the trustee or the debtor-in-possession has assumed this Lease, pursuant to subparagraph (A) or (B) above, to assign or to elect to assign Tenant's interest under this Lease or the estate created by that interest to any other person, such interest or estate may be assigned only if the intended assignee has provided adequate assurance of future performance, as defined in this subparagraph (iv), of all of the terms, covenants, and conditions of this Lease. For the purposes of this subparagraph (iv), "adequate assurance of future performance" means that Landlord has ascertained that each of the following conditions has been satisfied:

(1) The assignee has submitted a current financial statement, audited by a

vicinity of the Premises. Tenant shall reimburse Landlord for : (i) losses in or reductions to rental income resulting from Tenant's use, storage and disposal of Hazardous Materials; (ii) all costs of refitting or other alterations to the Leased Premises necessitated by Tenant's use, storage, or disposal of Hazardous Materials including, without limitation, alterations required to accommodate an alternate use of the Premises; and (iii) any diminution in the fair market value of the Premises caused by Tenant's use, storage or disposal of Hazardous Materials. Tenant agrees to defend all such Claims on behalf of Landlord with counsel acceptable to Landlord, and to pay all fees, costs, damages or expenses relating to or arising out of any such Claim including attorney's fees and costs. Tenant shall further agree to be solely responsible for and shall indemnify, defend and hold Landlord and its Agents harmless from and against all Claims, including reasonable attorney's fees and costs, arising out of or in connection with any removal, clean-up or restoration work which is required by any government agency having jurisdiction and which arises from Tenant's storage, use or disposal of Hazardous Materials on the Premises during its occupancy of the Premises. From time to time during the Term of the Lease or any extension thereof and not more than ninety (90) days after the expiration or earlier termination of this Lease, including any extension thereto, Landlord may, in its sole discretion conduct tests of the Premises to determine the presence of Hazardous Materials. Results of said tests will be provided to Tenant at Tenant's request. In the event such tests indicate the presence of Hazardous Materials due to the activities of Tenant, and Tenant's confirming tests reach the same conclusion, Tenant shall, in addition to its other obligations hereunder, reimburse Landlord for the cost of such test or tests and shall immediately commence procedures to, remove such Hazardous Materials from the Premises. Tenant's reimbursement to Landlord of its tests shall not constitute a final acceptance of the tests by Tenant or a waiver by Tenant to contest the results of the tests.

26. WAIVER OF JURY TRIAL.

Landlord and Tenant agree that, to the extent permitted by law, each shall and hereby does waive trial by jury in any action, proceeding or counterclaim brought by either against the other on any matter whatsoever arising out of or in any way connected with this Lease.

27. ASSIGNMENT OF LEASE.

Tenant shall not assign or hypothecate this Lease nor sublet or otherwise transfer its interest in all or any part of the Premises, all hereinafter referred to as "Assign" or "Assignment" without the prior written consent of Landlord, which consent shall not be unreasonably withheld, based on the requirements defined below. If Tenant wishes to Assign it shall give notice in writing (by certified mail return receipt requested or by personal delivery) of such intention to Landlord, furnishing Landlord with a copy of all relevant documentation and full information as to the identity and financial status of the proposed assignee or subtenant and in the event that the proposed assignee or subtenant is not an individual, then additionally the full identity and financial status of the proposed guarantor for assignee or subtenant of the performance of the terms and conditions of the Lease. Under no circumstance shall there be an Assignment of this Lease without a person, entity or guarantor of the terms and conditions of this Lease acceptable to

EXHIBIT A
GUARANTY

Lease Agreement dated: April 12, 2017

Landlord: GB Property Management, Inc.

Tenant: Blackjack's Enterprise, LLC

GUARANTY OF LEASE

APRIL 26, 2017

FOR TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, Walter Jack (collectively, "Guarantor"), in connection with that certain Lease Agreement dated April 12, 2017 (the "Lease") for that certain premises known as 143-149 E. Lake St., Bartlett, IL, by and between Landlord and Tenant, the undersigned guarantor hereby duly executes and delivers this Guaranty of Lease (the "Guaranty"), and covenants and agrees to guaranty, for and on behalf of Landlord and Landlord's transferees, successors and assigns, the full and complete performance and payment (as applicable) of all of the obligations, liabilities and duties of any nature and kind of Tenant under the Lease (collectively the "Liabilities").

Guarantor represents and acknowledges that the making of the Lease will be of direct interest, benefit and advantage to Guarantor, and that, without the execution and delivery of this Guaranty, Landlord would not have agreed to enter into said Lease.

The obligations of Guarantor hereunder are independent of the obligations of Tenant, and separate actions for payment, damages or performance may be brought and prosecuted against Guarantor whether or not an action is brought against Tenant or the security for Tenant's obligations, and whether or not Tenant is joined in any such actions, and whether or not notice is given or demand is made upon Tenant.

Landlord may, from time to time, without notice to Guarantor and without affecting, diminishing or releasing the liability of Guarantor (a) retain or obtain a security interest in any property to secure any of the Liabilities or any obligation hereunder, (b) retain or obtain the primary or secondary liability of any party or parties, in addition to Guarantor, with respect to any of the Liabilities, (c) release or compromise any liability of any of the parties primarily or secondarily liable on any of the Liabilities, (d) release its security interest, if any, in all or any property securing any of the Liabilities or any obligation hereunder and permit any substitution or exchange for any such property, and (e) resort to Guarantor for payment of any of the Liabilities, or any portion thereof, whether or not Landlord shall have resorted to any property securing any of the Liabilities or any obligation hereunder or shall have proceeded against any party

Any notice, demand or request by Landlord, its successors or assigns, to Guarantor shall be in writing, and shall be deemed to have been duly given or made if either delivered personally to Guarantor or mailed by certified or registered mail, addressed to Guarantor, at the following address:

Guarantor's Address:

Walter Jack

2640 Boxwood Dr.
Elgin, IL 60124

and to Landlord at the address provided in the lease

Landlord shall be entitled to assign this Guaranty and all of its rights, privileges, interests, and remedies hereunder to any other person, firm, entity, bank or corporation whatsoever without notice to or consent by Guarantor, and such assignee shall be entitled to the benefits of this Guaranty and to exercise all such rights, interests and remedies as fully as Landlord. This Guaranty shall inure to the benefit of Landlord, its successors and assigns, and shall bind Guarantor jointly and severally, together with its heirs, representatives, successors and assigns. If more than one party shall execute this Guaranty, the term "Guarantor" shall mean all parties executing this Guaranty, and all such parties shall be jointly and severally obligated hereunder.

This Guaranty shall be construed in accordance with the laws of the state of Illinois, and such laws shall govern the interpretation, construction and enforcement hereof. Wherever possible each provision of this Guaranty shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Guaranty shall be prohibited by or invalid under such law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Guaranty.

SIGNED, SEALED AND DELIVERED as of the 26 day of
APRIL, 2017.

GUARANTOR: WALTER JACK

Walter Jack

**POLICE DEPARTMENT MEMORANDUM
17-62**

DATE: August 31, 2017
TO: Paula Schumacher, Village Administrator
FROM: Patrick B. Ullrich, Chief of Police 
RE: Liquor License Applicant

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

Walter Jack

Business: Olivia's Place

The applicant's criminal records were checked through the Bureau of Identification and Federal Bureau of Identification and were returned showing no criminal record.

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

PBU/hma

cc: Diane Czerwinski
File