

# Village of Carol Stream

## BOARD MEETING

### AGENDA

**AUGUST 6, 2012**

*All matters on the Agenda may be discussed, amended and acted upon*

#### **A. ROLL CALL AND PLEDGE OF ALLEGIANCE:**

#### **B. MINUTES:**

1. Approval of the Minutes of the July 16, 2012 Village Board Meeting.
2. Approve, but not release, of the Minutes of the July 16, 2012 Executive Session of the Village Board Meeting.

#### **C. AUDIENCE PARTICIPATION & PUBLIC HEARINGS:**

#### **D. SELECTION OF CONSENT AGENDA:**

***If you are here for an item which is added to the consent agenda and approved, the Village Board has acted favorably on your request.***

#### **E. BOARD AND COMMISSION REPORTS:**

##### 1. PLAN COMMISSION:

- a. #12100 – Caputo’s Fresh Markets – 500-550 E. North Avenue  
*Amendment to a Special Use - Planned Unit Development  
Amendment to a Special Use - Shopping Center  
Special Use Permit - Retail Sales Ancillary to a Principal Industrial Use and Outdoor Activities  
Final PUD Plan  
Preliminary PUD Plan  
Variations – Sign Code*  
**RECOMMENDED APPROVAL SUBJECT TO CONDITIONS (6-0)**  
*North Avenue Corridor Review*  
**APPROVED SUBJECT TO CONDITIONS (6-0)**  
*Zoning approvals for a commercial planned unit development at the southwest corner of North Avenue and Schmale Road, anchored by Caputo’s Fresh Markets.*
- b. #12134 – Bucky’s Express – 870 Army Trail Road  
*Amendment to Special Use – Planned Unit Development  
Amendment to Special Use – Auto Service Station  
Special Use – Car Wash  
Final PUD Plan*  
**RECOMMENDED APPROVAL SUBJECT TO CONDITIONS (5-1)**  
*Request for zoning approvals for a redevelopment of the former Mobil station at County Farm Shopping Center.*

# Village of Carol Stream

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- c. #12153 – RMarts – 106 E. North Avenue  
*Amendment to a Special Use – Auto Service Station  
Special Use – Drive-up Window Service  
Variations – Zoning Code and Sign Code*  
**RECOMMENDED APPROVAL SUBJECT TO CONDITIONS (6-0)**  
*Gary and North Avenue Corridor Review*  
**APPROVED SUBJECT TO CONDITIONS (6-0)**  
*Request for zoning approvals for a redevelopment of the Shell station  
at the southeast corner of North Avenue and Gary Avenue.*

#### **F. OLD BUSINESS:**

#### **G. STAFF REPORTS & RECOMMENDATIONS:**

1. Award of Contract to John Neri Construction Company, Inc., in the amount of \$34,700.00 for construction of the North Garage Floor Drain Replacement project.  
*This contract provides for replacement of the failed floor drain system in the north garage at the Public Works Center.*
2. Motion Approving Final Payout to Dahme Mechanical Industries in the amount of \$14,816.30 for the WRC Sodium Hypochlorite Delivery System Replacement Project  
*Work is complete on the WRC Sodium Hypochlorite Delivery System Replacement Project and Public Works is seeking approval for final payout.*

#### **H. ORDINANCES:**

1. Ordinance No. \_\_\_\_\_, Amending the Carol Stream Code of Ordinances with Respect to the Video Gaming.  
*An Ordinance permitting video gaming in the Village and establishing an annual \$500 fee per video gaming terminal.*
2. Ordinance No. \_\_\_\_\_, Approving Amendments to Special Use Permits for Planned Unit Development and Shopping Center, Special Use Permits for Retail Sales Ancillary to a Principal Industrial Use and Outdoor Activities and Operations, a Preliminary Planned Unit Development Plan and a Final Planned Unit Development Plan (Phase One) in the I Industrial and B-3 Service Districts (Carol Stream Marketplace, 500-550 E. North Avenue). *See E1a.*

# Village of Carol Stream

## BOARD MEETING AGENDA AUGUST 6, 2012

*All matters on the Agenda may be discussed, amended and acted upon*

3. Ordinance No. \_\_\_\_\_, Approving Amendments to Special Use Permits for Planned Unit Development and Auto Service Station, a Special Use Permit for Automobile Laundry, and a Preliminary/Final Planned Unit Development Plan in the B-3 Service District (Bucky's Express, 870 W. Army Trail Road).  
*See E1b.*
4. Ordinance No. \_\_\_\_\_, Approving an Amendment to a Special Use Permit for Auto Service Station, a Special Use Permit for Drive-Up Service Window, and Variations to Allow Outdoor Merchandise Display, Reduced Setbacks for Parking Spaces and Parking Lot Payment, a Reduced Number of Drive-Through Stacking Spaces, and a Reduced Number of Landscape Points in the Landscape Setback and Landscape Screen in the B-3 Service District (RMarts, 106 E. North Avenue).  
*See E1c.*

### **I. RESOLUTIONS:**

### **J. NEW BUSINESS:**

1. Raffle License Application and Sound Amplification Permit – P.A.T.T.)  
*Parents and Teens Together, Inc. is requesting a waiver of the raffle license fee, amplification fee and the manager fidelity bond in conjunction with its JP Fun Run event on Sunday, September 2, 2012.*
2. Town Center and Amplification Permit Application-Request for Waiver of Fees.  
*The Brain Aneurysm Foundation is hosting its "Step for Hope" 5K Run/Walk event on Saturday, September 22, 2012 and is requesting a waiver of Town Center rental fees, the amplification fee and relief of amplification restrictions to allow amplification prior to 10 a.m.*

### **K. PAYMENT OF BILLS:**

1. Regular Bills: July 17, 2012 through August 6, 2012.
2. Addendum Warrants: July 17, 2012 through August 6, 2012.

### **L. REPORT OF OFFICERS:**

1. Mayor:
2. Trustees:

*Village of Carol Stream*

**BOARD MEETING**

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**AUGUST 6, 2012**

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3. Clerk:

4. Treasurer's Report: Revenue/Expenditure Statement and Balance Sheet, Month End June 30, 2012.

**M. EXECUTIVE SESSION:**

1. Termination of a Specific Employee

**N. ADJOURNMENT:**

**LAST ORDINANCE: 2012-07-27**

**LAST RESOLUTION: 2599**

**NEXT ORDINANCE: 2012-08-28**

**NEXT RESOLUTION: 2600**

**REGULAR MEETING OF THE MAYOR AND BOARD OF TRUSTEES**  
**Gregory J. Bielawski Municipal Center, Carol Stream, DuPage County, IL**

**July 16, 2012**

Mayor Frank Saverino, Sr. called the Regular Meeting of the Board of Trustees to order at 8:00 p.m. and directed Village Clerk Beth Melody to call the roll.

Present: Mayor Frank Saverino, Sr. and Trustees Mary Frusolone, Tony Manzzullo, Don Weiss, Greg Schwarze & Pam Fenner

Absent: Trustees Matt McCarthy

Also Present: Village Manager Joe Breinig, Assistant Village Manager Bob Mellor, Village Attorney Jim Rhodes, Assistant Village Attorney Jason Guisinger & Village Clerk Beth Melody

Mayor Frank Saverino, Sr. led those in attendance in the pledge of allegiance.

**MINUTES:**

*Trustee Frusolone moved and Trustee Manzzullo made the second to approve the Minutes of the June 18, 2012 Village Board Meeting. The results of the roll call vote were as follows:*

*Ayes: 3 Trustees Frusolone, Manzzullo, & Schwarze*

*Nays: 0*

*Abstain: 2 Trustees Weiss & Fenner*

*Absent 1 Trustees McCarthy*

*Trustee Manzzullo moved and Trustee Frusolone made the second to approve the Minutes of the June 18, 2012 Special Village Board Meeting. The results of the roll call vote were as follows:*

*Ayes: 3 Trustees Frusolone, Manzzullo, & Schwarze*

*Nays: 0*

*Abstain: 2 Trustees Weiss & Fenner*

*Absent 1 Trustees McCarthy*

*Trustee Schwarze moved and Trustee Frusolone made the second to approve the Minutes of the July 9, 2012 Special Village Board Meeting. The results of the roll call vote were as follows:*

*Ayes: 4 Trustees Frusolone, Manzzullo, Weiss & Schwarze*

*Nays: 0*

*Abstain: 1 Trustees Fenner*

*Absent 1 Trustees McCarthy*

**B-1 8-6-12**  
**AGENDA ITEM**

**AUDIENCE PARTICIPATION AND PUBLIC HEARINGS:****Resolution No. 2595, Honoring Mindi Thomas for her 20 Years of Service with the Village of Carol Stream:**

*Resolution No. 2595, honoring Mindi Thomas for her 20 Years of service with the Village of Carol Stream was read by Trustee Schwarze and approved as part of the consent agenda by omnibus vote.*

**Resolution No. 2596, Honoring Glen Gray for his 25 Years of Service with the Village of Carol Stream:**

*Resolution No. 2596, honoring Glen Gray for his 25 years of service with the Village of Carol Stream was read by Trustee Manzzullo and approved as part of the consent agenda by omnibus vote.*

**Resolution No. 2597, Honoring Patrick Konior for his 25 Years of Service with the Village of Carol Stream:**

*Resolution No. 2597, honoring Patrick Konior for his 25 years of service with the Village of Carol Stream was read by Mayor Saverino and approved as part of the consent agenda by omnibus vote.*

**CONSENT AGENDA:**

*Trustee Weiss moved and Trustee Fenner made the second to establish a Consent Agenda for this meeting. The results of the roll call vote were:*

<i>Ayes:</i>	<i>5</i>	<i>Trustees Frusolone, Manzzullo, Weiss, Schwarze &amp; Fenner</i>
<i>Nays:</i>	<i>0</i>	
<i>Absent</i>	<i>1</i>	<i>Trustees McCarthy</i>

*Trustee Fenner moved and Trustee Schwarze made the second to place the following items on the Consent Agenda established for this meeting. The results of the roll call vote were as follows:*

<i>Ayes:</i>	<i>5</i>	<i>Trustees Frusolone, Manzzullo, Weiss, Schwarze &amp; Fenner</i>
<i>Nays:</i>	<i>0</i>	
<i>Absent</i>	<i>1</i>	<i>Trustees McCarthy</i>

- 1.** Resolution No. 2595, Honoring Mindi Thomas for her 20 Years of Service with the Village of Carol Stream.
- 2.** Resolution No. 2596, Honoring Glen Gray for his 25 Years of Service with the Village of Carol Stream.
- 3.** Resolution No. 2597, Honoring Patrick Konior for his 25 Years of Service with the Village of Carol Stream.
- 4.** Carol Stream Park District Recreation Center – 910 N. Gary Avenue - Plat of Consolidation.
- 5.** Ballyard Academy – 445-449 Randy Road - Special Use Permit for Private Recreational Facility.
- 6.** Amendments to the Annexation Agreements for Benjamin Middle School and McCaslin Park.

7. Motion authorizing Change Order Number One to the LED Street Light Upgrade Project in the amount of \$59,876.60 for the installation of fifty-four (54) LED light heads.
8. Proposed Reschedule Date for Independence Day Concert & Fireworks
9. Ordinance No. 2012-07-22, Authorizing the Execution of a First Amendment to an Annexation Agreement (Benjamin Middle School, 28W300 St. Charles Road).
10. Ordinance No. 2012-07-23, Authorizing the Execution of a Second Amendment to an Annexation Agreement (McCaslin Park, 27W650 North Avenue).
11. Ordinance No. 2012-07-24, Approving a Special Use Permit to Allow a Private Recreational Use in the I Industrial Zoning District (Ballyard Academy, 445 Randy Road).
12. Ordinance No. 2012-07-25, Adopting the Revised DuPage County Countywide Storm Water and Flood Plain Ordinance (Storm Water Ordinance).
13. Ordinance No. 2012-07-26, Adopting the General Certifications (GCs) for Chapter 15 of the Revised DuPage County Countywide Storm Water and Flood Plain Ordinance (Storm Water Ordinance).
14. Ordinance No. 2012-07-27, Amending Chapter 6: Building Construction and Maintenance Codes, Article 9: Flood Prone Areas and Chapter 6: Building Construction and Maintenance Codes, Article 14: DuPage County Countywide Storm Water and Flood Plain Ordinance and Chapter 7: Subdivision Code, Article 5: Land Movement Regulations and Chapter 7: Subdivision Code, Article 7: Flood Prone Areas and Chapter 7: Subdivision Code, Article 9: Storm Water Detention of the Carol Stream Code of Ordinances.
15. Resolution No. 2598, Authorizing a Final Plat of Consolidation (Carol Stream Recreation Center – 910 N. Gary Avenue).
16. Resolution No. 2599, Declaring Surplus Property Owned by the Village of Carol Stream.
17. Sound Amplification Permit Fee Waiver Request – Outreach Community Center.
18. Payment of Regular & Addendum Warrant of Bills

*Trustee Weiss moved and Trustee Frusolone made the second to approve the Consent Agenda for this meeting by Omnibus Vote. The results of the roll call vote were as follows:*

<i>Ayes:</i>	<i>5</i>	<i>Trustees Frusolone, Manzzullo, Weiss, Schwarze &amp; Fenner</i>
<i>Nays:</i>	<i>0</i>	
<i>Absent</i>	<i>1</i>	<i>Trustees McCarthy</i>

*The following are brief descriptions of those items approved on the Consent Agenda for this meeting.*

**Carol Stream Park District Recreation Center – 910 N. Gary Avenue - Plat of Consolidation:**

*The Village Board concurred with the Plan Commission recommendation to approve a plat to consolidate the four parcels at the new Recreation Center into one parcel, as required by the ordinance granting zoning approvals for that project.*

**Ballyard Academy – 445-449 Randy Road:**

*The Village concurred with the Plan Commission recommendation to approve a special use permit for a private recreational facility for a baseball instructional facility in the Industrial District.*

**Amendments to the Annexation Agreements for Benjamin Middle School and McCaslin Park:**

*The Village Board approved amendments to the Annexation Agreements for Benjamin Middle School and McCaslin Park.*

**Motion authorizing Change Order Number One to the LED Street Light Upgrade Project in the amount of \$59,876.60 for the installation of fifty-four (54) LED light heads:**

*The Village Board approved a motion authorizing Change Order Number One to the LED Street Light Upgrade Project in the amount of \$59,876.60 for the installation of fifty-four (54) LED light heads in the Spring Valley Subdivision area by H & H Electric Company.*

**Proposed Reschedule Date for Independence Day Concert & Fireworks:**

*The Village Board approved Rescheduling the Independence Day Concert & Fireworks to Sunday September 2, 2012.*

**Ordinance No. 2012-07-22, Authorizing the Execution of a First Amendment to an Annexation Agreement (Benjamin Middle School, 28W300 St. Charles Road):**

*The Village Board approved Ordinance No. 2012-07-22, authorizing the execution of a first amendment to an annexation agreement (Benjamin Middle School, 28W300 St. Charles Road).*

**Ordinance No. 2012-07-23, Authorizing the Execution of a Second Amendment to an Annexation Agreement (McCaslin Park, 27W650 North Avenue):**

*The Village Board approved Ordinance No. 2012-07-23, authorizing the execution of a second amendment to an annexation agreement (McCaslin Park, 27W650 North Avenue).*

**Ordinance No. 2012-07-24, Approving a Special Use Permit to Allow a Private Recreational Use in the I Industrial Zoning District (Ballyard Academy, 445 Randy Road):**

*The Village Board approved Ordinance No. 2012-07-24, approving a special use permit to allow a private recreational use in the I Industrial Zoning District (Ballyard Academy, 445 Randy Road).*

**Ordinance No. 2012-07-25, Adopting the Revised DuPage County Countywide Storm Water and Flood Plain Ordinance (Storm Water Ordinance):**

*The Village Board approved Ordinance No. 2012-07-25, adopting the revised DuPage County Countywide Storm Water and Flood Plain Ordinance (Storm Water Ordinance). This ordinance adopts revisions to the Storm Water Ordinance as required by DuPage County and to maintain the Village's status as a full waiver community.*

**Ordinance No. 2012-07-26, Adopting the General Certifications (GCs) for Chapter 15 of the Revised DuPage County Countywide Storm Water and Flood Plain Ordinance (Storm Water Ordinance):**

*The Village Board approved Ordinance No. 2012-07-26, adopting the General Certifications (GCs) for Chapter 15 of the Revised DuPage County Countywide Storm Water and Flood Plain Ordinance (Storm Water Ordinance). This ordinance adopts GCs in the newly revised DuPage County Storm Water Ordinance which serves as the Storm*



*Water Management Certification and may provide clarification or interpretation of technical requirements and is intended to address common and generally low impact development, reducing submittal requirements, design costs and public burden to apply for Certification and review such development cases.*

**Ordinance No. 2012-07-27, Amending Chapter 6: Building Construction and Maintenance Codes, Article 9: Flood Prone Areas and Chapter 6: Building Construction and Maintenance Codes, Article 14: DuPage County Countywide Storm Water and Flood Plain Ordinance and Chapter 7: Subdivision Code, Article 5: Land Movement Regulations and Chapter 7: Subdivision Code, Article 7: Flood Prone Areas and Chapter 7: Subdivision Code, Article 9: Storm Water Detention of the Carol Stream Code of Ordinances:**

*The Village Board approved Ordinance No. 2012-07-27, amending Chapter 6: Building Construction and Maintenance Codes, Article 9: Flood Prone Areas and Chapter 6: Building Construction and Maintenance Codes, Article 14: DuPage County Countywide Storm Water and Flood Plain Ordinance and Chapter 7: Subdivision Code, Article 5: Land Movement Regulations and Chapter 7: Subdivision Code, Article 7: Flood Prone Areas and Chapter 7: Subdivision Code, Article 9: Storm Water Detention of the Carol Stream Code of Ordinances. This ordinance revises various Village Codes in order to incorporate the revised DuPage County Storm Water Ordinance.*

**Resolution No. 2598, Authorizing a Final Plat of Consolidation (Carol Stream Recreation Center – 910 N. Gary Avenue):**

*The Village Board approved Resolution No. 2598, authorizing a final plat of consolidation (Carol Stream Recreation Center – 910 N. Gary Avenue).*

**Resolution No. 2599, Declaring Surplus Property Owned by the Village of Carol Stream:**

*The Village Board approved Resolution No. 2599, declaring three vehicles awarded to the Village as surplus property for sale via Insurance Auto Auction and 12 radios, 2 visor radios and one multi-charger as surplus property to be sold to the Elburn Police Department.*

**Sound Amplification Permit Fee Waiver Request – Outreach Community Center:**

*Outreach Community Center is sponsoring their outdoor community barbeque in conjunction with the National Night Out event on Tuesday, August 7, 2012 and is requesting a waiver of the \$25 amplification permit fee. The Village Board approved the sound amplification permit fee waiver request for Outreach Community Center.*

**Regular Bills and Addendum Warrant of Bills:**

*The Village Board approved the payment of the Regular Bills dated July 2, 2012 in the amount of \$915,192.09 and dated July 16, 2012 in the amount of \$953,565.95. The Village Board approved the payment of the Addendum Warrant of Bills from June 19 – July 2, 2012 in the amount of \$463,562.33 and from July 3, 2012 – July 16, 2012 in the amount of 846,399.53.*

**Report of Officers:**

*Trustee Frusolone thanked residents for attending the concert for the troops last Thursday. Donations for troops will be accepted at the Village Hall until Friday.*

*Trustee Manzzullo asked Director of Public Works Modaff to explain the Village's water conservation efforts during the current draught including watering tips and possible enforcement action for violators of the watering restrictions. Public Works Director Modaff explained that water use in the Village is running 33% higher than the previous*

time period last year. The water holding tanks are being replenished very slowly during the draught. He recommended limiting watering with hand sprinklers to the respective odd/even days of the week and during the morning and evening hours when evaporation is lower. He also recommended letting lawns go dormant. Because the water tanks are only being refilled to 65%-70% of their capacity during recovery periods firefighting capabilities could be jeopardized. Residents are being encouraged through the Village's various media outlets (website, cable, newspapers, newsletter, etc.) to conserve water. The Village may need to restrict watering hours even further or increase enforcement action as a last resort to gain compliance and allow the water system to recover from overuse. Trustee Manzzullo thanked everyone who attended the concert for the troops and the volunteers, staff and elected officials and families who helped with the effort. Mayor Saverino stated donations were down significantly from last year. Trustee Manzzullo stated the Village Board approved the rescheduling of the Independence DAY fireworks and concert for Sunday September 2. He commented that the Village has conducted 2 workshops on Video Gaming and thanked staff for providing the Village Board the necessary information on this matter. He encouraged anyone with comments on video gaming (good, bad or indifferent) to email the Village Board so their concerns can be heard. He ended his report by asking everyone to pray for our troops.

Trustee Schwarze reminded residents to shop Carol Stream every chance they get.

Manager Breinig stated this Thursday's concert features Pirates over 40 and Hot Spot food vendor. He stated storm damage cleanup continues with approximately 75% of the Village completed and thanked the residents for their patience and indulgence during the cleanup efforts.

Mayor Saverino expressed disappointment in the level of donations for the troops at last Thursday's concert. He encouraged residents to drop off donations at the Village Hall until Friday.

At 9:00 p.m. Trustee Schwarze moved and Trustee Manzzullo made the second to adjourn the meeting to executive session to discuss Section 2.C.2 of the Open Meetings Act, Collective Negotiating Matters, where there will be no action taken thereafter. The results of the roll call vote were as follows:

Ayes:	5	Trustees Frusolone, Manzzullo, Weiss, Schwarze & Fenner
Nays:	0	
Absent	1	Trustees McCarthy

FOR THE BOARD OF TRUSTEES

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Frank Saverino, Sr., Mayor

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Beth Melody, Village Clerk

**Regular Meeting – Plan Commission/Zoning Board of Appeals  
Gregory J. Bielawski Municipal Center, DuPage County, Carol Stream, Illinois**

***All Matters on the Agenda may be Discussed, Amended and Acted Upon***

**July 23, 2012**

Chairman David Michaelsen called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:30 p.m. and directed Secretary Roberta Michalak to call the roll. The results of the roll call were:

Present: Chairman Dave Michaelsen and Commissioners Dee Spink, Frank Petella, James Joseph, Angelo Christopher and David Creighton.

Absent: Commissioner Ralph Smoot

Also Present: Don Bastian, Assistant Community Development Director, Roberta Michalak, Secretary and a representative from County Court Reporters.

**MINUTES:**

Commissioner Spink moved and Commissioner Joseph made the second to approve the minutes of the meeting of July 9, 2012.

Ayes: 6 Commissioners Spink, Petella, Creighton, Joseph, Christopher and Chairman Michaelsen  
Nays: 0  
Abstain: 0  
Absent: 1 Commissioner Smoot

**PUBLIC HEARING:**

Commissioner Spink moved and Commissioner Petella made the second to open the Public Hearing. The motion passed by unanimous voice vote.

**Case # 12100                    Robertino Presta - 500, 520 and 550 E. North Avenue  
Amendment to a Special Use - Planned Unit Development  
Amendment to a Special Use - Shopping Center  
Special Use Permit - Retail Sales Ancillary to a Principal Industrial  
Use and Outdoor Activities  
Final PUD Plan  
Preliminary PUD Plan  
Variations – Sign Code  
North Avenue Corridor Review**

Chairman Michaelsen swore in the witnesses, Mr. Scott Pritchett, ARSA Architects, and 1411 W. Peterson Avenue. Park Ridge, IL 60068, with Robertino Presta, Manager of 520 East North Avenue, LLC Carol Stream, IL 60188, Alan Schneider, ARSA Architects, 1411 W. Peterson Avenue., Park Ridge IL 60068, and Joseph Zgonina, Marchris Engineering, LTD., 100 E. State Parkway, Schaumburg IL 60193

Mr. Scott Pritchett opened with introductions of those present, including Robertino Presto from Caputo's, Joseph Zgonina, Marchris Engineering, LTD Civil engineering and traffic engineering,

Joe DeVito of Countryside Landscaping and Alan Schneider of ARSA. Mr. Pritchett started the presentation. The property on the southwest corner of North Avenue and Schmale Road currently has a vacant industrial building about 300,000 square feet on 27.7 acres. The site had been previously acquired and targeted for redevelopment; at that time the site was divided into two parcels, parcel one is a 10 ½ acre site extending along North Avenue and Schmale Road, currently zoned as B2 General Retail, parcel two is 16 and ¾ acres and includes the existing building, currently zoned I for Industrial. This property has an existing, approved PUD Shopping Center with Special Uses from the previous development.

Angelo Caputo's Fresh Market is a family owned business, it began in Elmwood Park in 1958, and Caputo's currently operates 6 stores in the west Chicago suburbs of Elmwood Park, Addison, Bloomingdale, Hanover Park, South Elgin and Naperville. Caputo's current corporate headquarters is located in Addison, this facility contains the commissary and distribution facility that serve the existing stores. The Caputo's Addison facility is being relocated into the existing building in Carol Stream. The Carol Stream building will become the corporate offices and main distribution facility. The corporate offices will be located on the existing second floor; approximately 100,000 square feet of the existing building will be developed into the commissary, processing and distribution center with coolers and freezers. Approximately another 100,000 square feet will be used for dry good storage and distribution. The receiving of products will be received through the existing 13 truck docks on the south side of building. Most receiving will be from daily deliveries made by trucks which will not remain on site. Warehousing and processing of the received goods will be within the existing building. Deliveries from this facility to other Caputo's stores will be made by Caputo's trucks. When not in use Caputo's trucks will be parked in the existing dock areas on the south side of the building. Parking for the corporate employees will be at the existing parking areas around the building, currently there are 70 parking spaces on the north, 64 spaces on the south and 27 spaces on east.

The intent of our proposed development is to provide amendments to the original PUD Shopping Center; the development team representing Caputo's has put together an extensive package of information for your review this evening. Included are the development of the existing building and the future development of the parcel along North Avenue and Schmale Road. The completion of this project will be in two phases. Phase one development would center on the proposed Caputo's grocery store in the existing building. The final intent of the proposed redevelopment of the existing building and the development of the outlot is to create a new retail shopping center with Caputo's as its main anchor. This center would be called Carol Stream Marketplace. The heart of the new development is the northeast corner of the site, at the corner of North Avenue and Schmale Road. The existing site is at a point along both North Avenue and Schmale Road where the boundaries of Carol Stream are located on both sides of each road. Traveling east along North Avenue, the Carol Stream village boundaries on the south side until you reach Schmale Road at which point you enter Carol Stream at both sides of North Avenue. Traveling south along Schmale Road the Carol Stream village boundaries to the west side until you reach North Avenue, at which point you enter Carol Stream on both sides, the new development that would be identified on this corner with a new monument sign. The face of the monument sign would be in stone and would include the lettering Carol Stream Marketplace. The sign would provide identification of the new shopping center and create a gateway to the Village of Carol Stream along both North Avenue and Schmale Road. This specialty identification sign requires a variation approval. An open plaza would be created around the new monument sign; this plaza would be open to the intersection of North Avenue and Schmale Road. This open view would be unobstructed onto the new Caputo's store entry addition.

Construction of these two buildings (B1 and B2) is part of phase two development. Each of these new buildings would be approximately 5,000 square feet; the set back of the buildings

would be 30' from the North and East. The buildings are within the North Avenue Corridor which requires a 100' foot setback for buildings. The setback of these building requires final PUD approval. At the same time these buildings define the new plaza they would also define a streetscape along both North Avenue and Schmale Road. This type of development is in contrast to a typical development of parking lots in front of retail buildings, the total parking provided for these two new retail buildings would be 51 spaces. The parking ratio would be one space per 186 square feet, basing it on a typical retail requirement of a minimum of one space per 250 square feet.

Approximately 70,000 square feet of the existing building is proposed to be transformed into Caputo's seventh retail store. The store would occupy the northeast corner of the existing building with a new entry addition at this corner. The retail store would be similar to the existing stores with produce, hot food, bakery, fish, meat, dairy, floral, wine and grocery departments. The new store would also allow customers to view the commissary, bakery and meat processing activities. The retail grocery store use within the existing industrial zoned building requires final PUD Special Use approval. An outdoor retail sales area would be along the east side of the existing building, the retail sales area would be approximately 2,500 square feet. This area would be enclosed with a 6' high decorative metal fence. A gate would be provided as access to the parking area. This area would be used seasonally to display items such as plants, flowers, pumpkins and Christmas trees. A portable cash register would be provided at peak seasons. The outdoor retail sales area requires a final PUD Special Use approval. As an extension of the interior dining area an outdoor dining area would be along the north side of the existing building. This dining area would be approximately 1,000 square feet; this area would be enclosed with a three foot high decorative metal fence. The dining area would be used as seasonally permitted. It would be for the self-serve use of Caputo's customers. The area would contain tables and umbrellas. The outdoor seating area requires a final PUD Special Use approval. The new retail store entry building addition would be constructed of high quality materials including stone, masonry, metal and glass. The placement of the addition provides exposure from North Avenue, Schmale Road and the intersection. The placement of the addition would also allow for convenient access to the two new parking lots that would serve the store. The new parking lots for the Caputo's store incorporated into the development along North Avenue and Schmale Road, the new parking lots would be accessed through new driveways off both North Avenue and Schmale Road. Approval of the new driveway would be obtained from IDOT and DuPage Department of Transportation.

Access within site and between the parking lots would be through interconnecting drives. The extension of the sidewalk along the west side of Schmale Road and the incorporation of additional walkways into the new development would allow access for pedestrians and bicyclists, making connection to the Great Western Trail. The final development would allow access onto and off of the site traveling in all directions. Carol Stream ordinance requires 280 parking spaces for the proposed Caputo's store. Caputo's would like to exceed this requirement. The reason for the request is based on the operation of the existing Caputo's stores. The existing stores have an average parking space per square feet ratio of 206 square feet per parking space. Caputo's Naperville store is most similar to the new proposed Carol Stream store. The Naperville store is 70,000 square feet with 332 parking spaces; the ratio is 212 square feet per parking space. While code required parking is efficient at times, high volume retail shopping days such as weekends and holidays demands additional parking to accommodate customers. The depth of the existing lot from both North Avenue and Schmale Road to the face of the existing building limits the ability to provide the necessary parking required for the Caputo's store in reasonable proximity to the store. The typical maximum travel distance from the remote parking to the store entry to the existing Caputo's stores is 400 feet, the maximum travel distance proposed for the Carol Stream store from the most remote parking to the store entry exceeds 400 feet. The limitation necessitates parking spaces be reduced in

width from the code requirements from 9.5 feet to 9 feet, this reduction in width would allow for additional parking spaces to provide a reasonable proximity to the Caputo's store entry. Total parking proposed to be provided for the Caputo's store would be 329 parking spaces. The parking ratio would be one space for every 213 square feet. North of the existing building along North Avenue would be one parking lot for the Caputo's store, this parking lot would contain 171 parking spaces east of the existing building along Schmale Road, and the second parking lot for the Caputo's store would contain 150 parking spaces. Both parking lots would have built in shopping cart return areas that would be accessible from each parking aisle. Parking spaces for both are proposed to be 9 feet wide. Village ordinance requires the width of parking spaces to be 9.5 feet wide. The proposed widths of the parking spaces require final PUD approval. The setback of the north parking lot would average 11' with a minimum setback of 10'. The setback of the east parking lot would average 15' with a minimum set back of 10'. Both parking lots fall within the North Avenue corridor. Village ordinance requires a minimum 30' setback to parking areas, the setback of these parking lots require final PUD approval. While the area for the parking lots and landscaping buffers is limited due to the existing conditions, extensive landscaping has been placed within the areas to buffer the parking lots from both North Avenue and Schmale Road. This limitation along with the desire to provide adequate parking within the proximity to the new store entry also affects internal landscaping. Landscaping is incorporated into the parking lots at a ratio of 6.4% of the parking lot area. North Avenue corridor requires 10% of parking lot to be landscaped. The percentage amount of parking lot area to be landscaped requires final PUD approval.

In addition to the specialty curved monument sign at the corner, Carol Stream Marketplace is proposed to have new signage along both North Avenue and Schmale Road. These signs would be constructed with materials that would match the Caputo's entry addition. Each of these signs would conform to the ordinance allowed height of 25'. The development is proposed to have three shopping center identification signs; one of these signs would be located on Schmale Road at the north entry driveway next to the Caputo's parking lot. The other two signs would be located along North Avenue. One sign would be at the new east driveway next to the new Caputo's parking lot. The second sign would be located at the existing driveway at the far west end of the development. The development extends along North Avenue for ¼ mile at the primary entry to the development, at the extreme west entry of the site a sign identifying this entry and its connection to Caputo's is essential to the success of the development. The Village ordinance allows two signs for this development with one sign on each street. The addition of the second sign along North Avenue requires a Variation approval. Placement of the North Avenue signs to meet ordinance would require them to be set back over 200' from the west bound lanes of North Avenue, the limited distance between North Avenue and Schmale Road and the existing building resulted in the request for a reduction in the ordinance setback requirement for the new Caputo's parking lots. This limitation also impacts the location of the signs; all three signs are proposed to be located 10' from the property line. The Village ordinance requires a minimum 40' setback for commercial identification signs. The set back of these signs requires a Variation approval. Each of these signs would have a total sign area of 200 square feet; all three signs would look exactly alike. The promise of the development and the high rate of travel, presents a situation that requires the size of the identification sign to be increased to insure the ability of the motorists to view the signs without slowing down and potentially creating a hazardous situation. Traveling on North Avenue at 50 miles an hour especially going west bound, we don't want them to strain to see a sign that is setback 40' from the property line. The Village ordinance allows a maximum sign area of 160 square feet the additional area would be used for the identification of Carol Stream Marketplace at the top. The signs require Variation approval. At the completion of phase one the Caputo's retail store with its associated parking, driveways, landscaping and signage would be completed and in operation. Phase one development as presented is for final PUD approval.

Included in phase two of the development would be the two buildings we spoke about earlier located on either side of the plaza signage on the corner of North Avenue and Schmale Road. Phase two development would complete the new shopping center. These areas are located on North Avenue and Schmale Road. Caputo's would serve as the anchor for the Carol Stream Marketplace for phase two development. Along Schmale Road south of the new Caputo's parking lot four buildings have been arranged to allow for a mixture of uses. Three of these buildings similar to the buildings on the northeast corner at the corner of North and Schmale have been placed along Schmale Road to continue the definition of the streetscape. With parking areas between and behind the buildings this is very common, similar to the new galleria type concept. The four buildings vary in size from 5,000 to 20,000 square feet totaling 40,000 square feet, the three buildings along Schmale would be set back 30', the B-2 zoning district requires an 80' front yard setback, and the setback of these buildings is for preliminary PUD. The parking lots for these buildings are set back an average of 15' with a minimum setback of 10'. The total parking provided for the four new buildings will be 180 spaces and the parking ratio will be one space per 219 square feet. Along North Avenue west of the Caputo's parking lot, three buildings have been arranged to allow for a mixture of uses. The three buildings vary in size from 3,000 square feet to 6,000 square feet, totaling 15,000 square feet. These buildings will be set back an average of 90' with a minimum set back of 77'. The buildings are within the North Avenue Corridor which requires a minimum 100' setback. The setback to these building is for preliminary PUD review. The parking lots for these buildings would be set back an average of 25' with a minimum setback of 10'. These parking lots are within the North Avenue Corridor which requires a minimum 30' setback to parking areas. The setback of these parking lot areas, similar to Caputo's parking lots, is for preliminary PUD review. Two of the buildings are proposed to have drive-up service windows, these drive-up windows are for preliminary PUD. The total parking provided for the three buildings would be 92 spaces; the ratio would be one space for 163 square feet. Further west along North Avenue is a one-story, 14,000 square foot building; this building is proposed to have a drive-up service window as well. This drive-up window is for preliminary PUD review. The total parking provided for this retail building will be 68 spaces and the parking ratio would be one space for every 206 square feet. The buildings on the corner with the monument sign, the four buildings along Schmale Road with their frontage off Schmale, and the three building along North Avenue plus the 14,000 square feet being in the back are the proposed phase two developments and are indicated for preliminary review only. Final PUD review and approval for phase 2 would actually occur at a future date. We'd like to thank the various Village departments and their staff for the time and efforts in the collaboration of the development for this project I would like to especially like to thank Don Bastian for his ongoing assistance and guidance for the Caputo's development team. Thank you for your time and consideration of our presentation. We are all available to answer any questions.

Chairman Michaelsen asked if there any public comments or questions.

An unidentified audience participant asked about the retention pond and drainage as well as traffic patterns. Joseph Zgonina, from Marchris Engineering, LTD, stated that Marchris Engineering is the consulting civil and traffic engineer for the project. To answer the gentleman's question the retention pond was designed and built not only for the subject property as well as the existing building on the property but the entire property. In general all of the run off calculations have to be approved by the Village, and must meet the DuPage County Storm Water Management Ordinance. We have had our plans reviewed by your consultant and by your staff. Tonight I can say that our plans have been reviewed and final approval cannot be given until final engineering plans are submitted for permit. To answer the question, there will not be any additional run off generated by this development, all of the storm water that would be generated from the new parking lots constructed will be stored not only in the existing detention basin along the south end of the property but the storm sewers would be designed to accommodate the storm water run-off and any additional storage. So even though on the plan

presented here this evening again as you and the staff know that the final approval cannot be granted, a building permit will not be issued until the storm water management has been satisfied not only by your Village but the DuPage County Storm Water Management Commission. As the engineer on the project I can assure that the retention facility will meet or exceed the requirements of the Village and the DuPage County Storm Water Management Commission. With respect to traffic we prepared a detailed traffic appraisal report, I prepared it dated 1-25-2012. Detailed manual traffic counts were conducted on two different days, one in the middle of the week and one on Saturday. Since this is going to be a retail development we also took into consideration the projected traffic volumes that may be generated by a land use of this type. The proposed overall development parcel as one, which is the land use components that are going on within the development are ones that do not agitate or aggravate the traffic system, mainly because these are land uses that have their critical peak business hours of operation different from the AM or PM peak street traffic hours. If this was an entire industrial park with adjacent land uses or office buildings or even a residential development those types of land uses are the ones that generate their outbound traffic in the morning where people are going to work, in this case, if it were an office building or industrial park people would be on the street system coming to this location and the reverse would be at night this is a retail store they are not going to be open during the 7-8 AM hour when you have your peak traffic hours on the street system. So land uses of this type, basically the commercial retail, or even restaurants have different peak business hours of operation as compared to the main traffic hours. Our plans and our report have been reviewed by the Illinois Department of Transportation and they basically have two recommendations, one is that they would like us to eliminate one driveway on the west side of the site, which would leave the main access point which is shared at the western boundary of the subject property. The land plan showed two driveways on North Avenue, the Illinois Department of Transportation wants to close off the far west driveway off North Avenue. In addition, they would like the west bound to south bound left turn lane off of North Avenue extended as far as possible. As they stated in their review letter dated June 29, 2012, letter forwarded to Jim Knudsen so he could attest to the fact what those minor review comments are from IDOT, IDOT was not specific but they would like Caputo's to extend that left turn lane as far as possible. So basically speaking, a land use of this type is one that does not cause major concerns to the critical AM or PM peak street traffic hours because of the land uses which have been selected. I hope that answers the gentleman's questions.

The audience participant stated he has doubts. Tractor trailers take up a lot more room and there's not a lot of room around there.

Mr. Zgonina, responded, for the record, that very few traffic studies I believe that this Village gets or even the Department of Transportation will contain a detailed traffic analysis or what they call a capacity analysis, our report in the appendix clearly indicates the entire traffic capacity analysis to prove that the land use of this type is going to be able to operate without affecting the through traffic volumes on the streets during critical hours. Now I think it's very obvious when you read the review comments from the Illinois Department of Transportation their comments are very minor they only have two recommendations which the petitioner has agreed to include in the final plan. Namely the closing of the far west entry drive. And when we prepare final engineering drawings after the Village would approve the request of the petitioner then those drawings would clearly indicate the other requirement that the other department has. I can say that based on that review, the Department of Transportation is comfortable with the traffic appraisal report and the geometry that has been recommended.

Chairman Michaelsen asked if there are any other comments or questions from the public.

Chairman Michaelsen asked Mr. Bastian for the staff report.



Assistant Community Development Director Don Bastian stated that in view of the detailed presentation you heard he would try to move quickly. The Plan Commission should feel free to ask any questions. There several zoning approvals being requested at this time to allow for the development of the Carol Stream Marketplace project, and as a reminder back in 2006 the Village Board approved Special Uses for PUD and shopping center and rezoned the frontage properties on North Avenue and Schmale Road from I Industrial to B-2 General Retail and they also approved a preliminary PUD Plan for this entire site. A copy of the ordinance and the 2006 plans that were approved are attached in your packet for review and comparison. That plan had about 65,000 square feet of commercial space in five buildings along the street frontages and the existing 300,000 square feet warehouse building, then occupied by McKesson Corporation, was planned to remain as an industrial use. McKesson vacated the building in 2009 and it has remained empty since then, and there has been no outlot development along the frontages. As you've heard, the plan is to redevelop the entire property as a shopping center, and the plans call for the build out of a 70,000 square foot retail grocery store as well as the new corporate headquarters, warehouse, distribution and production facilities for the current six store Caputo's grocery store chain, so all those uses would go into the 300,000 square feet existing building. At this time the request is for final approval of the Caputo's portion of the development including the new parking lots along North Avenue and Schmale Road. The rest of the project is being presented for approval as a Preliminary PUD plan and each one of the outlot buildings along North Avenue and Schmale Road would need to come back to the Plan Commission in the future for Final PUD plan approval, North Avenue Corridor Review for all the buildings along North Avenue, and any special uses for drive through for fast food types of business. As such, the Plan Commission will see many aspects of this project again in the future for final approvals. Again, the only portions of the project being requested for final approval at this time are the changes to the Caputo's building and the new parking lot to the north and east of the building.

Because the plans are proposed to change, the Plan Commission is being asked to approve the changes to the 2006 approvals; specifically, the Special Uses for PUD and Shopping Center. The overall development concept of what is being proposed this evening is similar to what was approved in 2006, the most significant difference is the existing building would be integrated into the site and would be actively part of the shopping center. Back in 2006 the existing warehouse building was going to continue to be used as a warehouse, it was going to be fenced off, the access drives leading to the building were going to be gated, so it was almost like the 2006 plan was really more about hiding the existing building and just have outlot development along the main streets. But the existing building was not going to be part of the shopping center environment. This is one feature from the staff's standpoint that we really like about the proposed plan, it really creates more of a true shopping center environment instead of a 300,000 square foot warehouse that you're trying to hide. That building is now going to feature the anchor tenant of the shopping center, is going to be dressed up architecturally and become a focal point and be the catalyst for outlot development that would follow, although it's not starting at square one from the staff's view it's a better plan. In addition it has additional commercial square footage, as the previous plan only had 66,000 square feet of space in 5 outlot buildings the proposed preliminary plan has 78,000 square feet of space in 10 outlot building plus the 70,000 square foot grocery store. The staff has no objections to the revised shopping center plan.

The applicant has talked about the traffic and access, of course approval from IDOT and DuPage County Department of Transportation is necessary, that has not been received yet but they have spoken with both agencies, they submitted plans and information to both agencies and it goes without saying that approval from IDOT and DuPage County are necessary in consultation with the Village Engineer. The applicant did a good job showing building elevations which are on exhibits C-1 through C-5 in your packet. There are a lot of nice materials proposed, a lot of stone and masonry work, and the stone matches the Village improvements in

the median and other locations in town with the stone as well as the masonry and glass on the building really convey a high quality appearance. We support the building elevations. The landscape plans are shown exhibits E-1 through E 8 and show extensive landscaping to be added to the development, we have no objection to the landscape plans. There was quite a bit of discussion in the presentation about parking. All of the buildings are provided with more parking than the general retail requirement of one to 250 so essentially being built into this plan is the ability for multiple restaurant types of uses. I expect what would happen is the property owner would come back for the final PUD plan and approvals when he has actual tenants in mind. If there is sufficient interest by restaurant uses then what you may see happen is the buildings may shrink in size to allow for additional parking. Those final details will be reviewed and approved by the Plan Commission in the future. What the Preliminary PUD plan is intended to demonstrate is that you can have a certain amount of building with a certain amount of square footage with a footprint and provide a certain amount of parking that would allow for a feasible development. There is enough parking provided for about 30 to 50 % of the tenant spaces to be for food service use. I don't think the applicant can say at this time what the final mix will be but I believe there will be sufficient flexibility in the layout so when they come back through for final approval in the future the building can shift around a bit, the size can change to make room for more parking if that's what's needed. And of course, that kind of analysis we get into when they come through with the final PUD plans. The Preliminary PUD plan, from the standpoint of parking, is feasible and the staff does not have any objections or concerns at this point.

The petitioner mentioned that there are two special use permits needed directly related to the Caputo's use. They are for the retail sales in the Industrial zone, and again, the existing building is on a piece of property that is still zoned Industrial. When talking about a retail use in the Industrial district we are primarily concerned with the extent to which the retail use is compatible with the industrial use, as you would have different types of traffic, with automobiles mixing with semi-trucks depending on industrial use you may have heavy activity, in this case the retail use is a grocery store on the northeast side of the building and the warehousing and distribution aspects are on the south end where truck docks exist to handle that sort of business. The truck traffic will be separate from the retail traffic, we feel there will be no problems with compatibility we have no issues with the special use for retail sales ancillary to the industrial use. As described, they are requesting outdoor activities and operations in the form of outdoor merchandise display and outdoor seating, we have reviewed those requests and subject to the standard conditions that pedestrian pathways be left open and the displays are maintained in a neat and orderly manner staff has no objections to either of the special use permits.

As for the Final PUD Plan, that's for the Caputo's improvements and the parking lots, the analysis for parking has been heard and Caputo's would like to provide more parking than required by Village zoning code as they feel it is necessary based on their experience operating other stores in the Chicago suburban area. They also have described their interest in reducing the width of some of the spaces which I will discuss shortly, the staff has no objections or concerns with the proposed layout for the building. We do have a late change as shown on exhibit A-3 in your packet, a slight tweak to the drive aisle configuration in front of the building. The Village Engineer worked with the engineer for this project to create a little bit more of a four way stop intersection in front of the main entrance to the building that resulted in a bit of a curve to the north-south drive aisle so that all the traffic meets up at a four way stop. That is a slight improvement of the proposed design and so I wanted to bring that to your attention.

There are some PUD plan exceptions being requested, parking lot setbacks along North Avenue and Schmale Road, parking space width for the Caputo's spaces only and the percentage of green space in the parking lots. Essentially for all these requests there are a lot of competing interests and a lot of constraints that had to be dealt with as part of this overall

plan, you have a 300,000 square foot building that will remain, you have North Avenue and Schmale Road, for the Caputo's store you have to designate a customer entrance and provide a certain number of spaces within a reasonable walking distance to the entrance. There were design constraints the applicant team had to work around to come up with a parking plan that provided the number of spaces they feel is necessary to operate their business. One of the ways they are hoping to achieve the number of spaces needed is to have a reduced setback along North Avenue and Schmale Road for parking lot. The Preliminary PUD plan approved in 2006 also had a reduced setback; this something that has been contemplated, based on the constraints that are present and the fact they are providing a substantial amount of landscaping both within the parking lot and adjacent to the perimeters, we don't have a problem with the parking lot setback reduction. As for the parking lot pace width as you know our Zoning Code requires 9'6" wide parking spaces and the applicant would like the parking spaces in the two new Caputo's parking lots only to be 9' wide. This would result in a net gain of about 20 spaces compared to if all the spaces in these lots were provided at the 9'6" width that's required. A 9' foot wide parking stall is common in most communities so our 9'6" stall width is a bit unusual but there is a reason that we have had that. It provides easier ingress and egress from vehicles and it results in less door dings on cars. We are not aware that the Village has ever approved relief to reduce this width although it should be pointed out that employee parking stalls in all zoning districts are allowed to be 9' wide so it not as though a 9' wide parking space in Carol Stream has never been striped. There has been some back and forth between the applicant and staff because it is a unique request but we do go back to the applicant's knowledge of his business operations and the number of spaces he feels are necessary as well as the constraints that are faced by this property. If this request is denied one of the things they may do in response is make the parking lots larger which could have the effect of decreasing the allowable size of some of the other buildings on the out lots and the staff is not sure that this a trade off the village would want to require. We are in a position where we do not object to the reduced parking stall width for only the two Caputo's parking lots. The greenspace did drop below the 10% required, or it is proposed to, as it is shown at 6.4%. This will be addressed in the North Avenue Corridor section, however, they do provide well beyond the number of points of plant material that the Corridor regulations require and so again considering they are fighting for every parking space that they can provide if we required a full 10% green space they would again lose parking spaces so the staff does not object to that.

As far as the North Avenue Corridor review, the Caputo's building is on a separate lot that is not on a piece of property that abuts North Avenue so the building itself is not required to go through the corridor review process. The new parking lots and the landscaping for the parking lots as well as the new corner sign and new ground signs require Corridor review. We have talked about reduction in green space that is being requested but again the amount of points of plant material is more than double the amount required so we point to that as a mitigating factor and keeping in mind as well in North Avenue Corridor regulations the Plan Commission is asked to be flexible when you talk about existing developed properties and so while the parking lots are new the building is existing. The shopping center identification sign along North Avenue that were shown on exhibit F2 and the applicant spent some time in the presentation detailing those, those require corridor review we think that the stone piers and the decorative cornice treatment at the top are consistent with the corridor regulations that ask us to strive for high quality and materials and design so the staff has no objections to those. We also recommend approval of the curved masonry wall at the corner of the development that will certainly be an attractive gateway feature.

Finally we have sign code variances being requested as you heard they would like to install two shopping center identification signs along North Avenue instead of the one that the code allows. There are several factors that support that request. You have a 200' wide North Avenue right-of-way, you have 1,300 feet of frontage along North Avenue, and you have limited access along

North Avenue so all this make a developer or retailers concerned about the ability to have the driver be aware of the businesses that will be in the center. Based on the factors mentioned, staff feels a second sign is supportable. They are also asking to reduce the setback of the sign from 40' to 10' and increase the area of those signs from 160 square feet to 200 square feet. The applicant mentioned the reasons for those requests and the staff would note that we approved similar variations for the Windfall Plaza up on north Gary Avenue not too long ago they exceeded the area for their shopping center sign and they also reduced the setback from 40' to 15' and has not presented any visibility problems. Staff does not object of any of the sign requests. The monument sign on the corner does not have commercial advertising it is another sign that would just contain the name of the development and no commercial signage staff does not have any concerns as far as it being another sign on the property. Commissioner Joseph asked for clarity on which sign he was referring to, and Mr. Bastian confirmed it was the curved masonry development identification sign on the corner.

The staff is in a position to recommend approval of all the requests being set forth this evening, subject to the conditions on pages 17 and 18, and the additional conditions, one as discussed, the accesses to North Avenue and Schmale Road are contingent upon approval from IDOT or the DuPage County Division of Transportation, and two, that a sidewalk coming in from the Schmale Road sidewalk be installed along the south side of Building B2. With that Mr. Bastian stated that he would be happy to answer any questions the Plan Commission has.

Chairman Michaelsen asked if any of his fellow Commissioners had any questions.

Commissioner Creighton asked about truck deliveries, amount of trucks in and out daily?

Robertino Presta CEO of Caputo's Fresh Market answered about 20.

Commissioner Creighton asked where they anticipate the trucks entering the property and exiting the property?

Robertino Presta CEO of Caputo's Fresh Market stated the truck would enter off of Schmale on the south side of building avoiding customers going in and out.

Commissioner Creighton asked if signaling one of the intersections would ever be contemplated in the future?

Mr. Bastian stated that the 2006 plan approval contemplated a possible new traffic signal along Schmale Road at a midpoint access off Schmale; in fact a signal there would help create breaks in traffic. The developer is aware if the signal ultimately is warranted along Schmale they are required to participate in the funding of such improvement.

Commissioner Creighton asked about bicycle access and striping of the property for a bicycle lane?

Joseph Zgonina of Marchris Engineering pointed out the sidewalks that would provide bicycle access and exits to the development in phase one and two. Several crossings will be striped for pedestrians and bicyclists.

Commissioner Creighton commented he enjoys the Carol Stream Marketplace idea and signage on the corner of North Avenue and Schmale Road ties into other improvements being made in the Village and appreciates the thought put into it.

Commissioner Christopher thanked Caputo's for the thorough presentation and comments about exhibit D4, D6 and D9, the outside eatery area and the gated area for seasonal sales as well as the face of Caputo's Fresh Market, Commissioner Christopher would like to see protection for the pedestrians within these areas and walking on those sidewalks. A six inch curb does not stop too many cars, Commissioner Christopher would rather see a decorative bollard there even a lighted one, Commissioner Christopher thinks this would glorify the front and show the stonework and identify the patron area for when cars are making the radius turn they are not coming up on the sidewalk.

Commissioner Spink asked about bike racks.

Mr. Presta pointed out the bicycle racks in the north parking lot area as well as at the Caputo's store itself that will also be incorporated into the phase two developments.

Commissioner Spink asked about hours of operations for outdoor activities.

Mr. Presta stated that the store hours are generally 7am -10pm and would be open during those hours.

Commissioner Spink asked about trucks parked in the dock area.

Mr. Presta stated that Caputo's has 8-10 truck and trailers that would be parked in the dock area overnight.

Commissioner Spink asked about cart receptacles, are they included in parking spaces or would they take away any spaces?

Mr. Presta stated that the cart receptacles are built in cart areas with concrete curbs so there will no metal racks, they are concrete curbs build right into the development. These not included in parking space count.

Commissioner Spink asked about delivery times.

Mr. Presta stated that deliveries will be in the early hours, generally trucks leave by five. Trucks are for the warehousing; this is how we service our other stores. Someone is at the commissary by 3AM to pick orders to load trucks for other stores. The retail store will operate as a separate entity it just happens to be at the same locations.

Commissioner Spink asked whether trucks are gassed up at this facility?

Mr. Presta responded that right now the Addison location has the pumps and that they haven't thought about moving them to the Carol Stream location.

Commissioner Petella asked if the outlot buildings will be built for sure? Are they all going to be built at one time or will it piecemealed? He also stated his concern about the parking spaces seeing as how we haven't done this anywhere else in the Village it seems to me before we throw the ordinance out and give you a variance for this why not use the spaces you have now which is plenty without the out buildings and come back later date?

Mr. Pritchett from ARSA stated the intention is to get through phase one, get Caputo's up and operating. The owner is working right now to get businesses interested we want to give an idea here as to how much space we could build and how much parking would be available to give something to the realtor to show people what they might be interested in. We have developed it

in a way that has some options for restaurants or pharmacies and so forth. We'll see who comes and who's interested and after they present the interest we'll modify phase 2 to accommodate and come back with a proposal at that point. More than likely you're going to see phase two become developed in a few pieces maybe Schmale gets developed before North Avenue depending upon how quickly things come around. With the economy you're never quite sure how it will develop. The intention would be Caputo's would retain the property and potentially develop for the incoming clients.

Commissioner Petella understands the concerns of the applicant and need for additional parking spaces but also expresses his liking of the additional 6 inches of parking space, some places the spots are difficult to get in and out of so he was wondering if it can be looked into you can always resurface the parking lot at a future date.

Mr. Presta stated that a lot of thought went into the parking lot. It's not a guess as to what we need or what we don't need maybe we'll need this maybe we won't. Those 20 spots are huge. This is not just another store this is going to be somewhere where the patrons are going to spend more time because of the interior events. With the additional time spent by the patrons inside the store the additional spots will be essential for patron parking.

Commissioner Petella also asked about the out building that were proposed to be further set back than what the Village requires off of North Avenue and Schmale Road, why couldn't we use this land for parking, and try to find a way to make it work?

Mr. Pritchett stated the buildings off Schmale Road were placed out about 30' for a streetscape along North Avenue the way the site is because we are very narrow between the buildings; we aren't meeting the 100' setback for the buildings along North Avenue but were close, again we are also talking about the proximity from parking to store entry exceeding 400', as Mr. Presta pointed out 300 spaces is not enough in Naperville at times and this store is expected to do more business and visits will last longer so we were concerned about not having enough parking.

Commissioner Petella asked about adequate parking in Naperville.

Mr. Pritchett stated that Naperville is fine they have enough parking but there are times that it gets crowded and this concept of this store is based on the Naperville concept that with all the other things this store has that Naperville doesn't have, as Mr. Presta pointed out people will spend a little more time in this store which means their stays will fill the parking lot longer.

Commissioner Petella asked about looped parking in the lot and stated that will help out a lot. He questioned the employee entrance; will it be in the back through the warehouse area?

Mr. Pritchett stated they will have two employee entrances, corporate headquarters with its own parking lot extending across the front of the building and we will maintain that parking lot for the corporate employees upstairs. There are also parking spaces that will be restriped with access to the back. Further, when phase two is developed it will be requested by the fire department for a fire lane along the west side of the building with the potential of land banked parking, about 70 spaces here for additional parking accessed from front entry as well for Caputo's corporate employees.

Commissioner Joseph thanked Mr. Presta for thinking of Carol Stream; everything in the packet was beautiful and fit in very well. A few questions phase one verses phase two how long do we think it will take between development between phase one and phase two or is it solely dependent on potential tenants'?

Mr. Pritchett stated right now Mr. Presta has been remodeling the second floor of his corporate office and we are in the process of going in for permit for the industrial portion. We hope that will get started and be built out during the remainder of this year. Our hope is that with a recommendation and approval of the Village council we will be able to move into the store phase and get that started so by early next year the store will be opened. At that point with the store opened it will be a lot more interesting to people who look at the outlots and see the traffic that is generated by the grocery store and they would want to be there. The intention is to start developing the outlots just as quickly as possible. Mr. Presta has shown interest in developing the two corner buildings and leasing them out which could potentially occur next year (B1 and B2). That would then help anchor that corner giving more interest to develop the additional outlots. To answer your question, as soon as possible.

Commissioner Joseph asked about the outlot building signage. The additional signage that you were looking to put on North Avenue and onto Schmale Road will there be additional signage to advertise those businesses, will these signs be on the side of the buildings, what is the anticipated plan there?

Mr. Pritchett stated that the sign board will have Carol Stream Marketplace at the top and then Caputo's highlighted and then individual signs on the reader board below that for tenants. There has been discussion in phase two to have additional smaller ground signs for a restaurant that might want to come in, a pharmacy, we may need additional signage there. The Village of Carol Stream has strict guidelines on the building signage and we show that on building elevations and notes on the elevations about building signage. There still is some talk with phase two development and coming back to approve additional smaller signage.

Mr. Bastian stated exhibit F3 and F4 show additional ground mounted signs. This would need to come back to the board for final approval.

Commissioner Joseph asked, for the outlot buildings if one or more becomes a restaurant where would the trash enclosures be located?

Mr. Pritchett stated that in the two buildings on the corner (B1 and B2) the trash enclosure is located in an enclosed trash area next to building B1. Buildings C1, C2, and C3 actually have built in areas within the buildings themselves. C4 is a long building that has access behind it that will have trash areas in enclosed masonry structures. The D buildings have trash areas built in as well.

Chairman Michaelsen stated it was an excellent presentation and it will add a lot to the Village of Carol Stream. He had one question about signage under the LED portion of the sign where the tenant signs will be, is that illuminated?

Mr. Pritchett stated yes it will be internally illuminated.

Chairman Michaelsen asked about the outlot buildings; will they have signage on the buildings?

Mr. Scott Pritchett from ARSA stated yes.

Chairman Michaelsen asked Mr. Bastian if they have done anything with lighting in the parking lot?

Mr. Bastian stated that they have submitted a photometric plan and it has received preliminary approval from the Engineering Department. It will have to comply with the footcandle measurements that are contained in the Subdivision Code.

Commissioner Joseph moved and Commissioner Christopher made the second to recommend approval of the request for the Carol Stream Marketplace, 500, 520 and 550 E. North Avenue, Amendment to a Special Use - Planned Unit Development, Amendment to a Special Use - Shopping Center, Special Use Permit - Retail Sales Ancillary to a Principal Industrial Use and Outdoor Activities, Final PUD Plan, Preliminary PUD Plan, Variations – Sign Code subject to staff recommendations.

The results of the roll call vote were:

Ayes: 6 Chairman Michaelsen and Commissioners Spink, Petella, Joseph, Christopher and Creighton  
 Nays: 0  
 Abstain: 0  
 Absent: 1 Commissioner Smoot

Commissioner Creighton moved and Commissioner Petella made the second to approval of the request for the Carol Stream Marketplace, 500, 520 and 550 E. North Avenue North Avenue Corridor Review subject to staff recommendations.

The results of the roll call vote were:

Ayes: 6 Chairman Michaelsen and Commissioners Spink, Petella, Joseph, Christopher and Creighton  
 Nays: 0  
 Abstain: 0  
 Absent: Commissioner Smoot

Chairman Michaelsen reminded the petitioner that the Plan Commission's recommendation would be forwarded to the Village Board at their next meeting on August 6, 2012, at which time the Board would take final action on the matter.

**Case # 12153 Ambrose Design Group, LLC. - 106 E. North Avenue  
 Amendment to a Special Use - Auto Service Station  
 Special Use - Drive-up Window Service  
 Variations – Zoning Code and Sign Code  
 Gary and North Avenue Corridor Review**

Chairman Michaelsen swore in the witness, Ronald Ambrose, Ambrose Design Group, LLC P.O. Box 1870, Crystal Lake IL, Robert Razowsky, owner of the facility, 1121 B Lake Cook road, Deerfield IL.

Presentation made by Ronald Ambrose.

As you know we will be building on the southeast corner of Gary Avenue and North Avenue. Rmarts is working within the existing property, we have the service station, the gas pumps and the canopy we are trying to keep in its current position and work around them, this is our challenge for refreshing this site which desperately needs updating. We are looking for a Special Use Permit to operate a drive through window and we'll be asking for several variations.



Rmarts has been trying to make everything work within the building parameters as well as the canopy and pump aisle that are already there. One of things to point out on the survey here in the red shaded area which he explains is the existing landscaping on site. The site is corner to corner pavement. The landscaped area is about 3,000 square feet. Mr. Ambrose points out the building area and pump area for 8 vehicles. Part of the main focus of this project is to add a drive through facility for a Dunkin' Donuts, and in order to do this we will be bringing cars around the back of the building with the drive through window being on the east side of the property. In order to achieve this we need to make this drive through lane work, as well as provide parking required for the site. We plan to provide parking along the side of the building, parking up at the corner of the site and behind the building primarily for employees and we have additional parking in the front to meet parking requirements. The drive through lane comes up behind the building with a bypass lane for those who might change their minds. We will have the trash enclosure behind the building and an enclosure that will house all the mechanicals. Mr. Ambrose points out the improvements to the landscaping and green space, one thing that was discussed with staff and Rmarts has agreed to do is to close the intersection closest to Gary Avenue and provide additional green space in that area. We will be providing a great deal of landscaping. Our proposal is to renovate the interior of the existing service mart and include Dunkin' Donuts, coolers, a large storage area and office with much more variety that exists now. The building exterior itself will be totally remodeled all three sides, stone and face brick along front and sides at the bottom, a new parapet wall around the top with decorative lighting, the back of building will be painted to match the colors of the materials on the front and sides. The sign over the front for Rmarts and Dunkin' Donut signs at the drive up and on side of building. One of the variances we are requesting is to allow outdoor sales and display of merchandise in front of the building. We will provide a large concrete walk in front of the building to display items and leave enough room for people to walk around and enter the building. As far as our signs, two signs exist at the corners of the property, one on North Avenue and one on Gary Avenue, Rmarts will be replacing both of these signs, as discussed before the meeting tonight we will make a change to the ID sign, we will remove the piers and eliminate the need for that sign variance. Both signs would match. The remainder of the sign will not change, the materials would not change. The shell signs on the canopies will not change.

Chairman Michaelsen asked if there are any questions or comments pertaining to this case from the audience. No response.

Chairman Michaelsen asked Mr. Bastian for the staff report.

Assistant Community Development Director Don Bastian stated that the requests in this case involve several items. This property was originally developed as a Shell Oil Station back in 1971. There was a Special Use granted in 1986 for the gas station and minimart use that was put into the building at that time. Rmarts has operated the business since 2006. You have received the presentation for the extensive renovation they are proposing. Because there are significant changes to the approved site plan, they are asking for an amendment to the existing special use permit. As discussed the plans include eliminating the four service bays in the building, converting most of space inside the store to a convenience store with an addition of a Dunkin' Donuts Coffee House and donut shop with a drive-up window. One of things that the petitioner just mentioned that we think is important to point out, are all of the constraints that are being dealt with in this redevelopment. For example, the fuel pump islands, the canopies and the building are staying as currently located. As much as the applicant was interested in making meaningful improvements and significant upgrades to the property, the building is not coming down and the fuel pump islands are not being moved, so those act as fixed points to the property that necessitated some variances that will be discussed.

As far as site layout and traffic, as mentioned the northern Gary Avenue access point will be removed, this will help improve green space and help traffic maneuvering, and make a more aesthetically pleasing site. They did wish to retain both North Avenue access points to help facilitate the movement of the fuel delivery trucks on the property; staff does not have any objections to this. We have no objections or suggested changes to the site layout or traffic with respect to parking. You see the code requires 15 spaces and they are proposing to provide 17 spaces. We also note that they are also greatly improving the pedestrian walkways to the facility to get people in and out of building, they are placing a sidewalk along the west side of the building and using wheel stops to help the vehicle bumpers from hanging over the sidewalk and adding a curbed sidewalk leading into the north side of building from the handicapped accessible space as a result the pedestrian access will be greatly improved.

The applicant is asking for a Special Use Permit for a drive-up service window in the Dunkin' Donuts operation. The Dunkin' Donuts will be small, at about 300 square feet inside the building, and they will not be doing any baking of donuts, as they will be brought in from other facilities. They will be able to make coffee and heat up certain food items but this will not be a full blown operation. The drive-through lane would, as mentioned by the petitioner, wrap around the south and east side of the building. They are requesting to reduce the stacking spaces in the drive-through from 10 to 8 but in general we have no objections to the proposed drive-through operation, the traffic flow seems to work well based on the constraints presented on the site. They are asking for Gary and North Avenue Corridor Review because this building is located in both corridors. The Plan Commission has the final say on the Corridor Review, as a reminder for properties developed prior to the adoption of the Corridor regulations, the regulations state that the Plan Commission should use flexibility in the consideration of the variances. As we've talked about the property was developed long before the corridor regulations went into effect. The right-of-way widths have changed along North Avenue and Gary Avenue so we certainly think this is a property that warrants some flexibility. We have no concerns with respect to the site design aspects of the Corridor regulations. They're doing a good job with the trash enclosure they are removing the existing oil waste container behind the building. The gates to the trash enclosure will face away from North Avenue, and they are constructing a masonry mechanical equipment enclosure behind the building. There will be no roof top mechanical units, and they are providing good pedestrian facilities on the property. Staff has no concerns about the site design. Some of the variances they are asking for in the Corridor regulation involves the reduction in parking lot and paving setback. If this were a new site, the regulations require a 30' parking lot setback but it really is not feasible with this site and site design. Staff supports the variance for parking lot setback.

As far as the architectural design they are putting up a parapet wall around the building which really gives a new appearance to the building. They are using fiber cement panels that look like stone and brick, new store front glass, and canopies with decorative lighting. We think the elevations comply with the intent of the Corridor for architectural design we have no comments. Regarding landscaping, they are providing 10% parking lot green space that is required and they are providing more than double the points of landscaping that is required in the green space. One area where they won't meet the required landscaping is for the row of four parking spaces adjacent to Gary Avenue as there simply isn't room to provide the point value of plant material in that location and Rmarts doesn't want to block new ground sign. The staff has no concerns with the variance request along Gary Avenue. The two new ground signs require Corridor review. They will be on masonry stone bases we think that combined with the low level landscaping around those signs certainly complies with the intent of the Corridor regulations for ground signs. The staff recommends approval of those. There are some variances being requested for the outdoor merchandise display of ice, propane tanks and some washer fluid up against the building. There won't be mulch piles out by the roadway. Subject to our typical conditions for outdoor display we recommend approval. They are also asking for only 8 vehicle

stacking spaces in the drive through as opposed to 10 required by code, it's true that if they actually had 10 vehicles they would start to extend into the parking area on the west side of the building but in fact there is an email in your packets from the chief operating officer for Chicago land commissary Dunkin' Donuts and they look to have 7 stacking spaces at the new facilities. The nature of the orders that Dunkin' Donuts processes is primarily coffee and certainly does not take as long to process a hot drink order as do full fast food meals that you might see at other types of restaurants. The zoning code does require 5 stacking spaces from the order point back and they are providing the 5 spaces required from that point; staff is comfortable with the 8 spaces. Staff would ask the petitioner to address if they will have cameras or ways to detect if the drive through lane is getting long; if a customer had to wait for an order where does the applicant wait? As for the sign code variations we discussed two variances in the report; it sounds like one of those may have been eliminated, the variance then requested would be the height of the ground sign along Gary Avenue. The ground sign along North Avenue is allowed to be 10' tall along Gary Avenue it's only allowed to be 6' tall but they want both signs to be 10' in height. We have recently approved multiple height variances for signs along Gary Avenue, on Schmale we have held firm to the 6' height because of the nature of the road but have approved various signs on Gary Avenue and have no objections to the 10' height of the proposed signs. The staff is in a position to recommend approval of all of the items requested this evening subject to the conditions on pages 11 and 12.

Chairman Michaelsen asked if any of his fellow Commissioners had any questions.

Commissioner Joseph asked about the stacking of cars and a customer having to wait, how does Rmarts envision the process, what method would be proposed?

Ronald Ambrose stated there is enough room going forward for a car to be parked waiting and the second being at the window.

Commissioner Petella asked about stacking, the car at the window, will it have enough room to swing around the car waiting due to the landscaping island to the east?

Mr. Ambrose stated the area is 12' so with a car being approximately 7' in width, no there would not be enough room for them to go around and get out.

Commissioner Petella stated that would be a problem but in the long run it will not be a big problem.

Mr. Ambrose stated we are talking maybe a coffee and possible a donut so we don't anticipate a long wait time at the window and agrees with Commissioner Petella but you never know but does not create that big an issue.

Commissioner Spink asked about window signage, like special of the day etc. there is a lot of window space how do you plan to use it?

Robert Razowsky stated that Rmarts is restricted by Shell to have no more than 25% of the windows have signage. It's clean it's neat and there will not be excessive signage scattered throughout the building

Commission Spink asked about an A frame sign in front of the building.

Mr. Ambrose stated that they do not anticipate any sidewalk signage.

Commissioner Spink asked if bagels, donuts and lunch sandwiches will be served?

Robert Razowsky stated yes they will have the complete Dunkin' menu. The average transaction is less than two minutes.

Commissioner Christopher had no questions.

Commissioner Creighton asked Don Bastian about the change in the monument signage dimensions. We need a 5' setback and they were proposing a 3' setback.

Mr. Bastian stated the setback was originally shown at 2'. Taking the brick columns off each side would eliminate 4' of total width so the sign could meet the 5' setback.

Commissioner Creighton asked Mr. Ambrose what they intend to do on the side of the monument sign?

Robert Razowsky stated the sign itself has a mount on the base of the sign and will have panels on the sides.

Chairman Michaelsen thanked the applicant for the proposed remodel and stated he has no issue with the 7 car stacking for the drive through. Dunkin' Donuts does not seem to have a problem with getting cars out quick. The drive aisle is fine. No questions.

Commissioner Petella moved and Commissioner Christopher made the second to approve the request for 106 E. North Avenue, Amendment to a Special Use - Auto Service Station, Special Use - Drive-up Window Service, Variations – Zoning Code and Sign Code, subject to staff's recommended conditions.

The results of the roll call vote were:

Ayes:	6 Chairman Michaelsen and Commissioners Spink, Petella, Joseph, Christopher and Creighton
Nays:	0
Abstain:	0
Absent:	1 Commissioner Smoot

Commissioner Creighton moved and Commissioner Joseph made the second to approve the request for 106 E. North Avenue, Gary Avenue and North Avenue Corridor Review subject to staff's recommended conditions.

The results of the roll call vote were:

Ayes:	6 Chairman Michaelsen and Commissioners Spink, Petella, Joseph, Christopher and Creighton
Nays:	0
Abstain:	0
Absent:	1 Commissioner Smoot

Chairman Michaelsen reminded the petitioner that the Plan Commission's recommendation would be forwarded to the Village Board at their next meeting on August 6, 2012, at which time the Board would take final action on the matter

Commissioner Joseph moved and Commissioner Spink made the second to close the Public Hearing.

Ayes: 6 Chairman Michaelson and Commissioners Spink, Christopher, Petella, Joseph and Creighton  
Nays: 0  
Absent: 1 Commissioner Smoot

**NEW BUSINESS:**

Mr. Bastian stated he would like the questionnaire regarding the upcoming PC/CZBA training session be turned in if they hadn't already done so.

Mr. Bastian stated there would be a meeting on August 13, 2012.

**ADJOURNMENT:**

At 9:35 p.m. Commissioner Petella moved and Commissioner Spink made the second to adjourn the meeting. The motion passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,

\_\_\_\_\_  
Roberta Michalak  
Community Development Secretary


Minutes approved by the Plan Commission on this August 13, 2012.


\_\_\_\_\_  
Chairman

E1a 8-6-12

*Village of Carol Stream***Interdepartmental Memo**

**TO:** Joseph E. Breinig, Village Manager

**FROM:** Donald T. Bastian, Assistant Community Development Director 

**THROUGH:** Robert J. Glees, Community Development Director 

**DATE:** August 1, 2012

**RE:** **Agenda item for the Village Board meeting of August 6, 2012**  
**PC/ZBA Case 12100, Robertino Presta – 500-550 E. North Avenue**  
**Amendment to Special Use Permits for *Planned Unit Development* and *Shopping Center*,  
Special Use Permits for *Retail Sales Ancillary to Principal Industrial Use* and *Outdoor*  
*Activities and Operations*, Preliminary PUD Plan, Final PUD Plan (phase one) and Sign  
Code Variations**

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Robertino Presta, CEO of Caputo's Fresh Markets, has filed applications for several zoning approvals that would allow for the proposed 'Carol Stream Marketplace' shopping center development on the 27.2 acre site at the southwest corner of North Avenue and Schmale Road. As the Village Board may recall, in 2006 the Village granted Special Use Permits for *Planned Unit Development* and *Shopping Center* for this property for a somewhat similar shopping center plan; however, construction as outlined on the 2006 plans never commenced. One of the key differences between the proposed revised plan and the 2006 plan is that under the previous plan, the existing 300,000 square foot building was to continue to be used as a warehouse and was to have been fenced off from the remainder of the site, whereas under the proposed revised plan, the existing building would be converted into the new corporate headquarters for Caputo's Fresh Markets, including offices, warehouse, distribution and production facilities, and the company's seventh Chicago area retail grocery store. The renovation of the existing building for full use by Caputo's, construction of two new parking lots and construction of four new ground signs would all be part of the phase one improvements, for which the applicant is seeking final approval at this time. The zoning approvals required for the phase one improvements include Amendments to the Special Use Permits for *Planned Unit Development* and *Shopping Center*, Special Use Permits for *Retail Sales Ancillary to Principal Industrial Use* and *Outdoor Activities and Operations*, combined Preliminary and Final PUD Plan for the phase one portion of the site and Sign Code Variations. The Special Use Permit for *Outdoor Activities and Operations* is to allow an outdoor dining area on the north side of the Caputo's building, and an outdoor merchandise sales and display area on the east side of the Caputo's building.

The phase two portion of the development is preliminarily proposed to have 78,000 square feet of commercial space in ten outlot buildings located along the North Avenue and Schmale Road frontages. In comparison, the Preliminary PUD Plan approved in 2006 proposed 66,000 square feet of commercial space in five outlot buildings. The proposed revised Preliminary PUD Plan shows a layout that staff generally considers to be feasible for a mixture of retail, restaurant, and other commercial uses. The specific size, location and use of the outlot buildings and properties are subject to Final PUD Plan review in the future, and for the buildings along North Avenue, North Avenue Corridor Review will be required.

The staff report presenting the requests, with supporting documentation, was transmitted to the Village Board with the Plan Commission/Zoning Board of Appeals (PC/ZBA) packet on July 20, 2012. At their July 23, 2012, meeting, by a vote of 6-0, the PC/ZBA recommended approval of the Amendment to the Special Use Permits for *Planned Unit Development* and *Shopping Center*, the Special Use Permits for *Retail Sales Ancillary to Principal Industrial Use* and *Outdoor Activities and Operations*, the revised Preliminary PUD

Plan, and the Final PUD Plan for the phase one portion of the site. As part of their recommendation regarding the Preliminary and Final PUD Plans, the PC/ZBA recommended approval of exemptions from Zoning Code standards for reduced parking lot setbacks from North Avenue and Schmale Road, reduced parking stall width (9 feet versus 9.5 feet) for the Caputo's parking lots only, and reduced parking lot greenspace (6.4% versus 10%). The PC/ZBA recommendations were subject to the conditions in the July 23, 2012, staff report.

The PC/ZBA also approved the North Avenue Corridor Review and Sign Code Variations by a 6-0 vote. The PC/ZBA vote on the North Avenue Corridor Review is final, and the PC/ZBA also has the authority to approve or deny the Sign Code Variations. However, the Sign Code grants the Village Board the opportunity to affirm or reverse the decision of the PC/ZBA within 21 days of the date that the request first appears before the Village Board. If the Village Board chooses to take action on the Sign Code Variation request, their decision is final. If the Board chooses not to take action within the 21-day period set forth in the Sign Code, the decision of the PC/ZBA is final.

If the Village Board concurs with the PC/ZBA recommendation, they should approve the Special Use Permit Amendments, Special Use Permits, Preliminary PUD Plan and Final PUD Plan (phase one), subject to the conditions contained within the Ordinance, and adopt the necessary Ordinance.

DTB:db


c:Robertino Presta, CEO of Caputo's Fresh Markets (via e-mail)


Scott Pritchett, Architect (via e-mail)

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*Village of Carol Stream***Interdepartmental Memo**

**TO:** Joseph E. Breinig, Village Manager

**FROM:** Donald T. Bastian, Assistant Community Development Director 

**THROUGH:** Robert J. Glees, Community Development Director 

**DATE:** August 1, 2012

**RE:** **Agenda item for the Village Board meeting of August 6, 2012**  
**PC/ZBA Case 12134, Walter Hainsfurther for Buchanan Energy – 870 W. Army Trail Rd.**  
**Amendment to Special Use Permits for *Planned Unit Development* and *Auto Service Station*, Special Use Permit for *Automobile Laundry* and Final PUD Plan**

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Architect Walter Hainsfurther on behalf of Buchanan Energy has filed applications for several zoning approvals that would allow for redevelopment of the property containing the closed Mobil gas station at the southwest corner of Army Trail and County Farm Roads. The existing building and fuel pump canopy would be demolished, and Buchanan Energy is proposing to build a new 4,200 square foot *Bucky's Express* convenience store and conveyor-style car wash. A new fuel pump canopy housing six fuel islands would be oriented in an east-west configuration on the site. The zoning approvals required for the proposed redevelopment include Amendments to the existing Special Use Permits for *Planned Unit Development* and *Auto Service Station*, a Special Use Permit for *Automobile Laundry*, and approval of a Final PUD Plan. Through the PUD review process, the applicant is seeking several exemptions from Zoning Code standards, including reduced building, canopy, parking space and drive aisle setbacks, reduced setbacks for the air and vacuum stations adjacent to Army Trail Road, and approval to display merchandise (windshield washer fluid, mulch and propane tanks) outdoors on the property.

One aspect of the plan that generated significant discussion between staff and the applicant involved the configuration of the area near the car wash exit. At staff's request, the applicant has agreed to maintain the vehicular cross access to the property to the south. However, due to the location of the building, the car wash tunnel length, and other site constraints, a vehicle exiting the wash will encroach into the north-south cross access drive. The applicant is not inclined to make additional revisions to further improve this aspect of the plan, and so while the proposed configuration is not optimal, staff and the Plan Commission felt it was important to maintain the cross access to the south, and that the proposed condition will be workable.

The staff report presenting the requests, with supporting documentation, was transmitted to the Village Board with the Plan Commission/Zoning Board of Appeals (PC/ZBA) packet on July 6, 2012. At their July 9, 2012, meeting, by a vote of 5-1, the PC/ZBA recommended approval of the Amendment to the Special Use Permits for *Planned Unit Development* and *Automobile Service Station*, the Special Use Permits for *Automobile Laundry*, and the Final PUD Plan, subject to the conditions in the staff report.

If the Village Board concurs with the PC/ZBA recommendation, they should approve the Special Use Permit Amendments, Special Use Permits, Preliminary PUD Plan and Final PUD Plan (phase one), subject to the conditions contained within the Ordinance, and adopt the necessary Ordinance.

DTB:db

c: Walter Hainsfurther, Architect (via e-mail)  
Richard McMahan, Buchanan Energy (via e-mail)




# AGENDA ITEM


E1c 8-6-12

## Village of Carol Stream

### Interdepartmental Memo

**TO:** Joseph E. Breinig, Village Manager

**FROM:** Donald T. Bastian, Assistant Community Development Director 

**THROUGH:** Robert J. Glees, Community Development Director 

**DATE:** August 1, 2012

**RE:** **Agenda item for the Village Board meeting of August 6, 2012**  
**PC/ZBA Case 12153, Ron Ambrose on behalf of Rmarts – 106 E. North Avenue**  
**Amendment to Special Use Permit for *Auto Service Station*, Special Use Permit for *Drive-up Service Window*, and Zoning and Sign Code Variations**

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Rmarts, which has managed the Shell auto service station at 106 E. North Avenue since 2006, has filed applications for several zoning approvals that would allow for significant renovations to the building and property, which has been in operation as a Shell gas station since 1971. Rmarts is proposing to eliminate the four interior automobile service bays and remodel the building to include an expanded convenience store and a Dunkin' Donuts coffee and donut shop. The Dunkin' Donuts would offer drive-up window service, for which the applicant is seeking approval of a Special Use Permit and a Zoning Code Variation to provide eight vehicle stacking spaces in lieu of the ten spaces required by the Code. The exterior of the property will be improved with a new parking lot layout, sidewalks leading customers into the building and generous new landscaping and greenspace areas. The proposed site plan changes require an Amendment to the existing Special Use Permit for auto service station, and Zoning Code Variations for reduced setbacks for parking spaces and parking lot pavement. The building exterior will be significantly upgraded with new masonry materials, storefront windows, canopies and decorative lighting. The applicant is also requesting a Zoning Code Variation to allow for the outdoor display and sale of windshield washer fluid, propane and ice, which would be located against the front of the building on the sidewalk. Finally, the applicant is requesting a Sign Code Variation to allow the new ground sign along Gary Avenue to measure ten feet in height as opposed to the six foot maximum height set forth in the Code.

The staff report presenting the requests, with supporting documentation, was transmitted to the Village Board with the Plan Commission/Zoning Board of Appeals (PC/ZBA) packet on July 20, 2012. At their July 23, 2012, meeting, by a vote of 6-0, the PC/ZBA recommended approval of the Amendment to the Special Use Permit for auto service station, the Special Use Permit for the drive-up window service, and the Zoning Code Variations for outdoor merchandise display, a reduction in the number of drive-through stacking spaces, and reductions in the parking lot pavement and parking space setbacks, subject to the conditions in the staff report.

The PC/ZBA also approved the Gary and North Avenue Corridor Review and Sign Code Variation by a 6-0 vote. The PC/ZBA vote on the Gary and North Avenue Corridor Review is final, and the PC/ZBA also has the authority to approve or deny the Sign Code Variation request. However, the Sign Code grants the Village Board the opportunity to affirm or reverse the decision of the PC/ZBA within 21 days of the date that the request first appears before the Village Board. If the Village Board chooses to take action on the Sign Code Variation request, their decision is final. If the Board chooses not to take action within the 21-day period set forth in the Sign Code, the decision of the PC/ZBA is final.

If the Village Board concurs with the PC/ZBA recommendation, they should approve the Special Use Permit Amendment, Special Use Permit and Zoning Code Variations, subject to the conditions contained within the Ordinance, and adopt the necessary Ordinance.

DTB:db


c: Rob Razowsky, Rmarts (via e-mail)

Ron Ambrose, Architect (via e-mail)

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## Village of Carol Stream Interdepartmental Memo

TO: Joe Breinig, Village Manager

FROM: Philip J. Modaff, Director of Public Works 

DATE: July 24, 2012

RE: Recommendation to Award a Contract for Construction Services – North Garage Floor Drain Replacement – John Neri Construction Company, Inc.

The floor drain in the north garage was identified for replacement in the current fiscal year. This project is long overdue and is eagerly anticipated by operations staff. For at least fifteen years the drain, which runs down the center of the north garage, has emptied slowly or not at all. Employees have consumed countless hours over the years trying, with little success, to clear obstructions in the drain. As a result, during any vehicle washing operation multiple sump pumps, hoses and electrical cords have to be set up to provide drainage. Many of the drain grates have become offset and most cannot be removed, creating an ever-present tripping hazard.

The condition is worst in the winter due to melting snow from plow vehicles and vehicle washing operations. It is critical throughout the winter to wash down these vehicles due to the accumulation of salt residue in and on the dump boxes, the salt-spreading equipment, chassis, plow and associated mechanical parts. If salt is left on vehicles for longer than a few days it will eat away paint and corrode the metal frame and parts. As a result, proper vehicle upkeep isn't being performed as frequently as it should and it is apparent in the condition of many of the vehicles. During washing operations employees are forced to stand and walk through several inches (or more) even with the use of sump pumps. The poor drainage leaves the floor dirty and slippery (from oil residue), presenting another safety hazard. Just trying to wash the floor causes a backup, rendering the cleanup effort useless.

Initial budget estimates for replacement was \$17,000, using a combination of in-house staff and contractor assistance. However, closer consideration of the work revealed that in-house staff is not sufficiently experienced nor equipped to perform the work. Informal discussions with experienced contractors yielded cost estimates as high as \$60,000 (assuming all work being performed by contractor).

Therefore, we employed Baxter & Woodman to aid us in developing a set of bid specifications. The engineer's work resulted in a redesign of some of the features of the existing drainage system that would lower the overall project cost.<sup>1</sup>

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<sup>1</sup> We reduced the drain pipe size from six-inch to four-inch, decreased the lineal feet of the drain as well as eliminated a parallel drain line while remaining in compliance with plumbing code.

The project was advertised for bid several weeks ago; on Monday, July 23, twelve (12) bids were received and opened with the following results:

<u>COMPANY</u>	<u>BID AMOUNT</u>
John Neri Construction Company	\$ 34,700.00 <sup>2</sup>
M/M Peters Construction	\$ 36,500.00
Continental Construction	\$ 38,900.00
D. Kersey Construction, Inc.	\$ 39,250.00
Mosele & Associates	\$ 42,950.00
Manusos General Contracting	\$ 43,900.00
Sheridan Plumbing	\$ 48,300.00
Kovilic Construction	\$ 48,570.00
Trine Construction	\$ 50,867.20
Metropolitan Construction	\$ 62,307.00
Copenhaver Construction	\$ 63,100.00
Martam Construction	\$119,970.00

I have reviewed all of the bids and found that John Neri Construction Company submitted all required documents, is qualified to perform the work and is the low responsive bidder. The total project cost, including engineering design assistance, will be \$37,650 (\$20,650 over budget). In conferring with the Finance Director he indicated that sufficient reserves are on hand in which to complete the project

Staff recommends that the Mayor and Board approve a Motion awarding a contract to John Neri Construction Company, Inc., in the amount of \$34,700.00 for construction of the North Garage Floor Drain Replacement project.

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<sup>2</sup> Neri also submitted a bid with an alternate product for the drain hardware which would yield a \$1,000 savings. However, in order to determine if the product is an approved equal we would expend approximately \$750 for engineering evaluation of product specs. Therefore, I am recommending bid award with no alternate product.

00 41 00.13

BID FORM

ONE ORIGINAL BID SHALL BE SUBMITTED

To: Mayor and Board of Trustees  
Village of Carol Stream  
500 North Gary Avenue  
Carol Stream, Illinois 60188  
(hereinafter called OWNER)

From: JOHN NERI CONSTRUCTION Co. INC  
Company

770 FACTORY ROAD  
Address

ADDISON, IL 60101  
City State Zip Code

(630) 629 8384  
Telephone

(630) 629 7001  
FAX

(hereinafter called BIDDER)

nneri@johnnericonstruction.com  
E-MAIL

1. The undersigned BIDDER proposes and agrees, if this Bid is accepted, to enter into an Agreement with OWNER in the form included in the Bidding Documents to furnish all labor, materials, tools, and services required for the construction of the Public Works Garage Improvements, Trench Drain Replacement for the Village of Carol Stream, DuPage County, Illinois (Engineers' Job No.120514.40), all in accordance with the Bidding Documents prepared by Baxter & Woodman, Inc., Consulting Engineers.
2. BIDDER accepts all of the terms and conditions of the Advertisement for Bids and Bidder Instructions, including without limitation those dealing with the disposition of Bid Security. This Bid will remain open for 60 days after the date of Bid opening or for such longer period of time that BIDDER may agree to in writing upon request of OWNER. BIDDER will sign and submit the Agreement with the Bonds and other documents required by the Bidding Documents within 15 days after the date of OWNER's Notice of Award.
3. In submitting this Bid, BIDDER represents, as set forth in the Agreement, that:
  - a. BIDDER has examined copies of all the Bidding Documents.

- b. BIDDER is familiar with the nature and extent of the Bidding Documents, Work, site, locality, and all local conditions and legal and regulatory requirements that in any manner may affect cost, progress, performance, or furnishing of the Work, and has made such independent investigations as BIDDER deems necessary.
- c. BIDDER has obtained and carefully studied (or assumes responsibility for having done so) all additional or supplementary examinations, investigations, explorations, tests, studies and data concerning conditions (surface, subsurface and Underground Facilities) at or contiguous to the Site which may affect cost, progress, or performance of the Work or which relate to any aspect of the means, methods, techniques, sequences, and procedures of construction to be employed by BIDDER, including applying the specific means, methods, techniques, sequences, and procedures of construction expressly required by the Bidding Documents to be employed by BIDDER, and safety precautions and programs incident thereto.
- d. BIDDER does not consider that any further examinations, investigations, explorations, tests, studies, or data are necessary for the determination of this Bid for performance of the Work at the price(s) bid and within the times and in accordance with the other terms and conditions of the Bidding Documents.
- e. BIDDER is aware of the general nature of work to be performed by OWNER and others at the Site that relates to the Work as indicated in the Bidding Documents.
- f. BIDDER has correlated the information known to BIDDER, information and observations obtained from visits to the Site, reports and drawings identified in the Bidding Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Bidding Documents.
- g. BIDDER has given ENGINEER written notice of all conflicts, errors, ambiguities, or discrepancies that BIDDER has discovered in the Bidding Documents, and the written resolution thereof by ENGINEER is acceptable to BIDDER.
- h. The Bidding Documents are generally sufficient to indicate and convey understanding of all terms and conditions for the Work for which this Bid is submitted.
- i. This Bid is genuine and not made in the interest or on behalf of any undisclosed person, firm or corporation, and is not submitted in conformity with any agreement or rules of any group, association, organization, or corporation; BIDDER has not directly or indirectly induced or solicited any other BIDDER to submit a false or sham Bid; BIDDER has not solicited or induced any person, firm, or a corporation to refrain from bidding; and BIDDER has not sought by collusion to obtain for itself any advantage over any other BIDDER or over OWNER.
- j. By submission of the Bid, BIDDER certifies, and in the case of a Joint Bid each party thereto certifies as to his own organization, that in connection with the Bid:
  - (1) The prices in the Bid have been arrived at independently, without consultation, communication, or agreement, for the purpose of restricting

competition, as to any matter relating to such prices with any other BIDDER or with any competitor.

- (2) Unless otherwise required by law, the prices which have been quoted in the Bid have not knowingly been disclosed by the BIDDER, prior to opening, directly, or indirectly to any other BIDDER or to any competitor.
- (3) No attempt has been made or will be made by the BIDDER to induce any other person or firm to submit or not to submit a Bid for the purpose of restricting competition.
- (4) BIDDER is not barred from contracting with the OWNER as a result of a violation 720 ILCS 5/33 et seq.

k. BIDDER agrees that no less than the prevailing rate of wages as found by OWNER or the Department of Labor or determined by the court on review, shall be paid to all laborers, workmen, and mechanics performing work under this contract.

l. BIDDER complies with the provisions of the Employment of Illinois Workers on Public Works Act (30 ILCS 570/) as they may apply to this Project.

m. BIDDER will comply with the requirements of Sections 22.51(f)(2)(B) and 22.51a(d)(2)(B) of the Illinois Environmental Protection Act ([415 ILCS5/22.51(f)(2)(B)] and [415 ILCS5/22.51a(d)(2)(B)]) for the disposal of uncontaminated soils including uncontaminated soil mixed with other clean construction or demolition debris (CCDD) materials and has included any costs associated with compliance in the Bid.

4. BIDDER will complete the Work for the following lump sum price:

THIRTY-FOUR THOUSAND SEVEN HUNDRED      \$( 34,700.00 )  
DOLLARS AND ZERO CENTS.

5. BIDDER agrees that the Work will begin as set forth in the Notice to Proceed and will be Substantially Completed within 75 calendar days after the Contract Time commences to run, and completed and ready for final payment in accordance with Paragraph 1.11 of the Supplementary Conditions within 90 calendar days after the Contract Time has begun.

a. BIDDER accepts the provisions of the Supplementary Conditions as to liquidated damages in the event of failure to complete the Work on time.

6. BIDDER submits the required Bid Security in the form of (Certified Check or Bid Bond) in the amount of \_\_\_\_\_ or 10/10 Percent of the Bid Amount.

7. BIDDER submits all items listed in Section 00 43 93 – Bid Submittal Checklist.

8. Terms used in this Bid which are defined in the Standard General Conditions of the Construction Contract included as part of the Bidding Documents have the meanings assigned to them in the General Conditions.

9. BIDDER acknowledges receipt of the following Addenda:

<u>Addendum Number</u>	<u>Date Received</u>
_____	_____
_____	_____
_____	_____
_____	_____

10. The person signing this Bid certifies that: (Check applicable box.)

He/She is the person in the BIDDER's organization responsible within that organization for the decision as to the prices being bid and that he/she has not participated, and will not participate, in any action contrary to that above; or

He/She is not the person in the BIDDER's organization responsible within that organization for the decision as to the prices being bid but that he/she has been authorized to act as agent for the persons responsible for such decision in certifying that such persons have not participated, and will not participate, in any action contrary to the above, and as their agent shall so certify; and shall also certify that he/she has not participated, and will not participate, in any action contrary to that above.

Respectfully submitted, signed, and sealed this 23<sup>rd</sup> day of July, 2012.

JOHN NERI CONSTRUCTION Co. INC  
BIDDER

(SEAL)

By Nicholas Neri

NICHOLAS NERI, PRESIDENT  
Name - Title


ATTEST:

Anthony Neri  
ANTHONY NERI, SECRETARY  
Name - Title

END OF BID FORM



*Village of Carol Stream*  
Interdepartmental Memo

TO: Joe Breinig, Village Manager  
FROM: Philip J. Modaff, Director of Public Works   
C: Jon Batek, Director of Finance  
DATE: August 1, 2012  
RE: Request for Approval of Final Payout – WRC Sodium Hypochlorite Delivery System Replacement

In December 2011 the Village Board approved a contract with Dahme Mechanical, Inc., in the amount of \$154,444.00 for construction of a replacement sodium hypochlorite delivery system at the WRC. I am pleased to report that the project is complete and the final contract amount came in \$26,000 under the original contract amount.<sup>1</sup>

Consulting engineer Baxter & Woodman has confirmed completion of the project and is recommending final payout (pending receipt of one final waiver of lien in the amount of \$412.18). The final payout request includes the following items:

<u>DESCRIPTION</u>	<u>AMOUNT</u>
Original Contract Amount	\$154,444.00
Cash Allowance Not Used	\$ (25,000.00)
<u>Credit for restoration not completed</u>	<u>\$ (1,000.00)</u>
Final contract Amount	\$128,444.00
<u>Prior payments (#1 &amp; #2)</u>	<u>(\$113,627.70)</u>
Final Payment Due	<b>\$ 14,816.30</b>

I am recommending that the Village Board consider a Motion Approving Final Payout to Dahme Mechanical Industries in the amount of \$14,816.30 for the WRC Sodium Hypochlorite Delivery System Replacement Project. Release of the final payout will be withheld pending receipt of the one remaining waiver of lien.

<sup>1</sup> A cash allowance of \$25,000 that was included due to the high number of competing underground utilities that may have required field changes was not used. In addition, one item was not completed with my approval -- a small amount of landscape restoration was deferred due to the extreme weather conditions; a \$1,000 credit was negotiated in order to close out the project. Public Works will complete the work in early Fall.



July 30, 2012

Phil Modaff  
Director of Public Works  
Village of Carol Stream  
124 Gerzevske Lane  
Carol Stream, Illinois 60188

**RECOMMENDATION FOR FINAL PAYMENT**

***Subject: Village of Carol Stream –WRC Improvements Sodium Hypochlorite  
Delivery System Replacement***

Dear Mr. Modaff:

The following documents submitted by Dahme Mechanical Industries, Inc. contractor, requesting **final** payment for work performed and material and equipment purchased for the Project are enclosed:

1. Contractor Final Invoice No. 3 (dated July 30, 2012) in the amount of \$ 14,816.30
2. Contractors, sub contractors, and material suppliers Final Waivers of Lien:

Dahme Mechanical	final	\$ 14,816.30
Gasvoda & Assoc.	partial	\$ 3,709.58
	final	\$ 412.18*
Okeh Electric	final	\$ 2,700.00
Arlington Turf	final	\$ 6,187.50
International Paving	final	\$ 1,331.00
Manusos General Contracting	final	\$ 1,678.34
P & S Painting	final	\$ 4,124.00

\*to be submitted at a later date

300 Park Boulevard

Suite 355

Itasca, IL 60143

Phone: 630.773.1870

Fax 630.773.3150

info@baxterwoodman.com



Phil Modaff  
Village of Carol Stream

July 30, 2012  
110364.60 • Page 2

- 3. Contractor 3-year materials and workmanship guarantee ending 4/30/15 (This Guarantee is for all work except that equipment separately guaranteed as called for under section 01640 general equipment requirements).
- 4. Three-year Maintenance Bond (Number 9151072) in the amount of \$10,000.00.
- 5. Baxter & Woodman, Inc. Notice of Acceptability of Work.

The following is our opinion of the final amount now due and payable to Dahme Mechanical Industries, Inc. in accordance with the terms of the Construction Contract Documents for the Project:

Original Contract amount	\$ 154,444.00
Cash Allowance not used	-25,000.00
Credit to the Village for restoration	<u>-1,000.00</u>
<b>Final Contract amount</b>	<b>\$ 128,444.00</b>
Previous payment (#1 & #2)	<u>( 113,627.70)</u>
<b>Final payment amount due for Final Est. #3</b>	<b>\$ 14,816.30</b>

**The final amount due Dahme Mechanical Industries is: \$ 14,816.30**

Very truly yours,

BAXTER & WOODMAN, INC.  
CONSULTING ENGINEERS

Mark L. Dachsteiner, P.E.

Cc:  
Derek Wold P.E. VP Baxter & Woodman Inc.  
Dahme Mechanical Industries, Inc.

300 Park Boulevard  
Suite 355  
Itasca, IL 60143  
Phone: 630.773.1870  
Fax 630.773.3150

I:\Itasca\CRSTV\110364.60-WRC Improvements\Payment Requests\Recommendation For Payment #3 (FINAL).docx

DAHME MECHANICAL INDUSTRIES

610 S. ARTHUR AVENUE  
ARLINGTON HEIGHTS, IL 60005

# Invoice

Date	Invoice #
7/30/2012	20120250

Bill To
VILLAGE OF CAROL STREAM C/O BAXTER & WOODMAN, INC ATTN: MARK DACHSTEINER 300 PARK BLVD, SUITE 355 ITASCA, IL 60143

Job Location
CAROL STREAM WWTP SODIUM HYPO PIPING SYSTEM KUHN RD, N OF RT 64

P.O. No.	Terms	Due Date	Rep	Project		
	Net 30	8/29/2012	MHT	CS200-CAROL STREAM SODIUM HYPO PIPING		
Description				Qty	Rate	Amount
PAY APPLICATION NO. 3					<del>2,191.00</del>	<del>2,191.00</del> 14,816.30
				<b>Total</b>		\$2,191.00
				<b>Balance Due</b>		\$2,191.00

+12,625.30  
14,816.30

TO OWNER: Village of Carol Stream, IL  
124 Gerzevske Lane  
Carol Stream, IL 60188

PROJECT: Village of Carol Stream  
WRC Improvements  
Sodium Hypo Delivery System

APPLICATION NO.: 3  
PERIOD TO: 7/30/12

Distribution to:  
 OWNER  
 ARCHITECT/  
ENGINEER

FROM CONTRACTOR: Dahme Mechanical Industries, Inc.  
610 S. Arthur Ave  
Arlington Heights, IL 60005

VIA ARCHITECT: Baxter & Woodman  
8678 Ridgefield Road  
Crystal Lake, IL 60012

ARCHITECT'S PROJECT NO:

CONTRACT FOR:

CONTRACT DATE: 1/12/2012

**CONTRACTOR'S APPLICATION FOR PAYMENT**

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

- 1. ORIGINAL CONTRACT SUM..... \$ 164,444.00 ✓
- 2. Net Change By Change Orders..... \$ -28,000.00 *cash Advance*
- 3. CONTRACT SUM TO DATE (Line 1 + 2)..... \$ 128,444.00 ✓
- 4. TOTAL COMPLETED & STORED TO DATE..... \$ 128,444.00 ✓  
(Column G on G703)
- 5. RETAINAGE:
  - a. 0 % of Completed Work \$ 0.00  
(Columns D + E on G703)
  - b. 10 % of Stored Material \$ 0.00  
(Column F on G703)
  - Total Retainage (Line 5a + 5b or Total in Column I of G703)..... \$ 0.00
- 6. TOTAL EARNED LESS RETAINAGE..... \$ 128,444.00 ✓  
(Line 4 less Line 5 Total)
- 7. LESS PREVIOUS CERTIFICATES FOR PAYMENT \$ 113,627.70 ✓  
(Line 6 from prior Certificate)
- 8. CURRENT PAYMENT DUE..... \$ 14,816.30 ✓
- 9. BALANCE TO FINISH, INCLUDING RETAINAGE \$ 0.00 ✓  
(Line 3 less Line 6)

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total approved this Month	\$0.00	
<b>TOTALS</b>	\$0.00	\$0.00
<b>NET CHANGES by Change Order</b>		\$0.00

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: *[Signature]*  
By: *[Signature]* Date: *7/26/12*

State of: *IL*  
County of: *Cook*

Subscribed and sworn to before me this *26<sup>th</sup>* day of *July, 2012*.

Notary Public: *Lorraine Kull*  
My Commission expires: *8-6-2013*



**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect/Engineer certify to the Owner that to the best of their knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED..... \$ \_\_\_\_\_

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that changed to conform to the amount certified.)

ARCHITECT/ENGINEER:

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

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

**CONTINUATION SHEET**

AIA DOCUMENT G703

(Instructions on reverse side)

PAGE 1 OF 1 PAGES

AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing Contractor's signed Certification, is attached.  
 In tabulations below, amounts are stated to the nearest dollar.  
 Use Column I on Contracts where variable retainage for line items may apply.


APPLICATION NO.: 3  
 APPLICATION DATE: 7/30/12  
 PERIOD TO: 7/30/12  
 ARCHITECT'S PROJECT NO.:

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D WORK COMPLETED		F MATERIALS PRESENTLY STORED (NOT IN D OR E)	G TOTAL COMPLETED AND STORED TO DATE (D+E+F)		H BALANCE TO FINISH (C - G)	I RETAINAGE (IF VARIABLE RATE)	
			FROM PREVIOUS APPLICATION (D+E)	THIS PERIOD		%	(G + C)			
1	DMI- Mobilization	\$2,500.00	\$2,500.00	✓	\$0.00	\$2,500.00	100.00%	\$0.00	\$0.00	
2	DMI- Bond & Insurance	\$4,500.00	\$4,500.00	✓	\$0.00	\$4,500.00	100.00%	\$0.00	\$0.00	
3	Welch Bros- Precast Access Vaults	\$5,900.00	\$5,900.00	✓	\$0.00	\$5,900.00	100.00%	\$0.00	\$0.00	
4	Gasvoda- Deming Pump	\$4,121.00	\$4,121.00	✓	\$0.00	\$4,121.00	100.00%	\$0.00	\$0.00	
5	Harrington Plastics- Piping Materials	\$7,000.00	\$7,000.00	✓	\$0.00	\$7,000.00	100.00%	\$0.00	\$0.00	
6	OKEH Electric- Electrical Work	\$2,700.00	\$2,700.00	✓	\$0.00	\$2,700.00	100.00%	\$0.00	\$0.00	
7	P&S Painting- Painting work	\$1,200.00	\$0.00	✓	\$1,200.00	\$1,200.00	100.00%	\$0.00	\$0.00	
8	Arlington Turf- Landscape restoration	\$6,000.00	\$6,000.00	✓	\$0.00	\$6,000.00	100.00%	\$0.00	\$0.00	
9	International Paving- Paving restoration	\$1,331.00	\$1,331.00	✓	\$0.00	\$1,331.00	100.00%	\$0.00	\$0.00	
12	Manusos GC- Sidewalk, concrete restoration	\$1,678.00	\$1,678.00	✓	\$0.00	\$1,678.00	100.00%	\$0.00	\$0.00	
13	DMI- Excavation, backfill	\$37,000.00	\$37,000.00	✓	\$0.00	\$37,000.00	100.00%	\$0.00	\$0.00	
14	DMI- Cash allowance 01 21 13	\$25,000.00	\$0.00	✓	\$25,000.00	\$25,000.00	100.00%	\$0.00	\$0.00	
15	DMI- Misc materials	\$9,813.00	\$9,813.00	✓	\$0.00	\$9,813.00	100.00%	\$0.00	\$0.00	
16	Jack Frost Iron Works- ladders	\$2,710.00	\$2,710.00	✓	\$0.00	\$2,710.00	100.00%	\$0.00	\$0.00	
17	DMI- Outside piping labor	\$32,000.00	\$32,000.00	✓	\$0.00	\$32,000.00	100.00%	\$0.00	\$0.00	
18	DMI- Inside piping labor	\$9,000.00	\$9,000.00	✓	\$0.00	\$9,000.00	100.00%	\$0.00	\$0.00	
19	DMI- Demobilization	\$1,991.00	\$0.00	✓	\$1,991.00	\$1,991.00	100.00%	\$0.00	\$0.00	
20	Cash Allowance Not Used	-\$25,000.00	\$0.00	✓	-\$25,000.00	\$0.00	100.00%	\$0.00	\$0.00	
21	Landscaping Credit	-\$1,000.00	\$0.00	✓	-\$1,000.00	\$0.00	100.00%	\$0.00	\$0.00	
22			\$0.00	✓	\$0.00	\$0.00	#VALUE!	#VALUE!	\$0.00	
23			\$0.00	✓	\$0.00	\$0.00	#VALUE!	#VALUE!	\$0.00	
24			\$0.00	✓	\$0.00	\$0.00	#VALUE!	#VALUE!	\$0.00	
25			\$0.00	✓	\$0.00	\$0.00	#VALUE!	#VALUE!	\$0.00	
26			\$0.00	✓	\$0.00	\$0.00	#VALUE!	#VALUE!	\$0.00	
27			\$0.00	✓	\$0.00	\$0.00	#VALUE!	#VALUE!	\$0.00	
28			\$0.00	✓	\$0.00	\$0.00	#VALUE!	#VALUE!	\$0.00	
29			\$0.00	✓	\$0.00	\$0.00	#VALUE!	#VALUE!	\$0.00	
30			\$0.00	✓	\$0.00	\$0.00	#VALUE!	#VALUE!	\$0.00	
	TOTALS	\$128,444.00	\$126,253.00	✓	\$2,191.00	\$0.00	\$128,444.00	100.00%	\$0.00	\$0.00

✓ ✓ ✓ ✓

*Village of Carol Stream*  
**INTERDEPARTMENTAL MEMO**

**TO:** Mayor and Trustees

**FROM:** Joseph E. Breinig, Village Manager 

**DATE:** August 1, 2012

**RE:** Video Gaming

In 2009 the State of Illinois passed the Video Gaming Act (the Act). Under the Act a community can either permit or prohibit video gaming. Owing to concerns about rulemaking for the Act the Village adopted Ordinance 2009-09-40 that effectively deferred a decision on video gaming in the Village until the State completed rulemaking for the Act. Rules for video gaming have been promulgated and can be found on the Illinois Gaming Board website. The rulemaking process is ongoing. Rules may be added, deleted or amended from time to time. As the State was undertaking its rulemaking process, the Village began to receive inquiries from both local businesses and companies interested in placing video gaming terminals in the community.

The Act limits video gaming terminals to four categories of locations: licensed establishments, licensed fraternal establishments, licensed veterans establishments and licensed truck stop establishments. If video gaming is permitted in the community, staff believes sixteen (16) potential licensed establishments and one (1) potential licensed veterans establishment exist. It is important to note that only the Illinois Gaming Board licenses video gaming establishments. The Village, through its Police Department, can provide oversight of gaming activity but it cannot revoke or suspend video gaming licenses.

Licensed establishments are licensed retail establishments where alcoholic liquor is served for consumption on premises. Licensed veterans establishments are locations where a qualified veterans organization that holds a charter from its national parent organization regularly meets. All video gaming terminals must be located in an area restricted to persons over 21 years of age. The entrance to that area must be within the view of at least one employee over 21 years of age. Video gaming terminals can only be operated at a licensed establishment during the hours when liquor is permitted to be sold at the establishment. No more than five (5) video gaming terminals are permitted at any licensed establishment. The maximum wager for one play on a video gaming terminal is \$2.00.

The Act provides for the deposit of 5% of net terminal income in a Local Government Video Gaming Distributive Fund. The Act further provides that "the amount of such funds allocable to each such municipality and county shall be in proportion to the tax revenue generated from video gaming within the eligible municipality or county compared to the tax revenue generated from video gaming statewide". Revenue received from video gaming may be used for any general corporate purpose authorized for that municipality. Net terminal income is the amount of money remaining after winnings are paid out. In addition to the 5% collected by the State, the Village is allowed to impose a fee per video gaming terminal.

Not every establishment eligible for video gaming will opt to be licensed nor will every establishment opt for five video gaming terminals. Rather than develop a revenue scenario with a myriad of assumptions on establishments and terminals, staff has calculated an estimate for maximum revenue if all eligible establishments have five terminals. The maximum revenue projected under this scenario is \$191,250 annually. This is based upon 17 (seventeen) establishments with five terminals each generating \$2,250 in municipal taxes annually. Any one establishment with five machines would generate \$11,250 in taxes per year. These estimates are rooted in a 2009 economic analysis of video gaming in other states that characterized \$45,000 per machine as a "reasonable median projection for revenues per machine in Illinois".

On June 18, 2012 a Special Meeting of the Village Board was held to discuss video gaming. Staff presented information on the Act, Ordinance 2009-09-40, and the status of video gaming elsewhere. Following extensive discussion, staff received direction to prepare an ordinance permitting video gaming for further review. Staff was also requested to develop a per terminal fee if video gaming were permitted and to invite all liquor licensed establishments believed to be eligible for video gaming to a second Special Village Board meeting to be held on July 9, 2012.

On July 9, 2012 staff presented a draft ordinance. A fee of \$2,500 per establishment was proposed. During the discussion, staff acknowledged that the fee had been set too high and needed to be recalculated. Representatives from the establishments in attendance concurred that the fee appeared to be excessive. Several establishments advised that they had been contacted by companies interested in placing video gaming terminals in their business. Several establishments also expressed interest in having video gaming in their business. A representative from the video gaming industry in attendance provided information on the Illinois Gaming Board's Inducement Policy and the possible sharing of municipal per terminal fees between establishments and



gaming companies. Staff was directed to revise the ordinance with a revised fee for consideration at the August 6, 2012 Village board meeting. Staff was also asked to consider how revenues from video gaming might be spent.

Attached for your review and consideration is an ordinance prepared by the Village Attorney permitting video gaming in the Village. The ordinance has a fee of \$500 per terminal as opposed to the \$2,500 lump sum previously proposed. Staff recommends that revenues from video gaming, exclusive of the \$500 per terminal fee that will offset administrative costs, be accounted for separately. Staff further recommends that these revenues be held for expenditure in the following year. This will allow potential expenditures to be discussed during the budget process and ensure that any commitments can be fully satisfied. Discussing how video gaming revenues will be spent without knowing the number of licensed establishments, the number of terminals and actual revenue from the 5% tax may be imprudent.

JEB/td  
Attachment

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

**AN ORDINANCE AMENDING THE CAROL STREAM CODE OF ORDINANCES  
WITH RESPECT TO THE VIDEO GAMING**

**WHEREAS**, the Village of Carol Stream is a home rule unit by virtue of the Illinois Constitution of 1970; and

**WHEREAS**, the Video Gaming Act (230 ILCS 40/1 *et seq.*, hereinafter the "Act") became law on July 13, 2009, and allows certain defined licensed establishments to conduct video gaming; and

**WHEREAS**, the Act, although effective immediately upon approval, is subject to a rulemaking process to be undertaken by the Illinois Gaming Board ("Board"); and

**WHEREAS**, the Act mandates the Board develop and adopt emergency rulemaking within sixty (60) days of July 13, 2009 for the purpose of implementing the provisions of the Acts; and

**WHEREAS**, the Board has now adopted rules with respect to the licensing and regulation of video gaming; and

**WHEREAS**, the Mayor and Board of Trustees now find it to be in the best interests of the Village to allow video gaming within the Village in accordance with the provisions of this ordinance.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF CAROL STREAM, DUPAGE COUNTY, ILLINOIS**, in the exercise of its home rule authority, as follows:

**SECTION 1:**

The foregoing recitals are hereby made a part hereof as fully restated herein.

**SECTION 2:**

The Carol Stream Code of Ordinances, Chapter 11, "Intoxicating Liquors", Section 11-2-27, Gambling is here by amended and as amended shall read as follows:

11-2-27      Gambling and Video Gaming

A.      It shall be unlawful to permit any gambling on any premises licensed to sell alcoholic liquor, except as otherwise provided herein.

B. Premises licensed to sell alcoholic liquor are authorized to operate video gaming terminals only when licensed by the Illinois Gaming Board pursuant to the provisions of the Illinois Gaming Act, 230 ILCS 40/1 et seq. and in accordance with this Section.

C. Every establishment licensed to sell alcoholic liquor by the liquor control commissioner of the village and licensed to operate a video gaming terminal by the Illinois Gaming Board pursuant to the provisions of the Illinois Video Gaming Act, 230 ILCS 40/1 et seq., shall be required to receive an annual permit from the Village and pay an annual permit fee for each video gaming terminal within the Village.

D. The annual permit fee for each video gaming terminal shall be \$500.00.

E. Annual permits shall expire on April 30 of each year. A full yearly fee shall be paid for each terminal permit issued between the period of May 1 through October 31. In the event that any new permit is sought between the period of November 1 through April 30, the fee for such new permit shall be 50% of the annual fee.

F. Upon payment of the video gaming fee the village clerk shall issue a video gaming sticker which shall be affixed to each video gaming terminal in a conspicuous place, readily identifiable upon public inspection. Video gaming stickers shall not be transferable.

G. It is unlawful to operate a video gaming terminal in the village without a valid video gaming sticker affixed thereon.

H. No more than five (5) video gaming terminals shall be located on any premises licensed to sell alcoholic liquor.

I. Video gaming shall be located in an area that is restricted to persons over twenty-one (21) years of age.

J. Video gaming terminals may not be operated or played during the hours alcoholic liquor sales are prohibited as provided in Section 11-2-24.

K. Every establishment licensed to sell alcoholic liquor shall comply with all provisions of the Illinois Video Gaming Act, 230 ILCS 40/1 et seq., and all rules, regulations and restrictions imposed by the Illinois Gaming Board.

**SECTION 3:**

The Carol Stream Code of Ordinances, Chapter 11, "Intoxicating Liquors", is hereby amended by adding Section 11-2-37, "Video gaming by persons under 21 years of age prohibited", which shall read as follows:

11-2-37 Video Gaming by Persons Under 21 Years of Age Prohibited.

A. It is unlawful for any person under the age of twenty-one years to play or operate a video gaming terminal.

B. It is unlawful for any licensee, its employees or agents, to allow any person under the age of twenty-one years to play or operate a video gaming terminal.

**SECTION 4:**

Those sections, paragraphs, and provisions of Chapter 11 of the Village of Carol Stream Code of Ordinances which are not expressly amended or repealed by this Ordinance are hereby re-enacted, and it is expressly declared to be the intention of this Ordinance not to repeal or amend any portions of the Carol Stream Code or Ordinances other than those expressly amended or repealed in Sections 2 and 3 of this Ordinance.

**SECTION 5:**

The invalidity of any section or provision of this Ordinance hereby passed and approved shall not invalidate other sections or provisions thereof.

**SECTION 6:**

The provisions of this Ordinance shall be in full force and effect upon its passage, approval and publication, in accordance with law.

**ADOPTED BY THE MAYOR AND BOARD OF TRUSTEES** of the Village of Carol Stream, Illinois at a regular meeting thereof held on the 6th day of August, 2012, pursuant to a roll call vote as follows:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**PASSED AND APPROVED** this 6<sup>th</sup> day of August, 2012.

\_\_\_\_\_  
Frank Saverino, Sr., Mayor

(SEAL)

ATTEST:

\_\_\_\_\_  
Beth Melody, Village Clerk

ORDINANCE NO. 2012-\_\_-\_\_

**AN ORDINANCE APPROVING AMENDMENTS TO SPECIAL USE PERMITS FOR PLANNED UNIT DEVELOPMENT AND SHOPPING CENTER, SPECIAL USE PERMITS FOR RETAIL SALES ANCILLARY TO A PRINCIPAL INDUSTRIAL USE AND OUTDOOR ACTIVITIES AND OPERATIONS, A PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN AND A FINAL PLANNED UNIT DEVELOPMENT PLAN (PHASE ONE) IN THE I INDUSTRIAL AND B-3 SERVICE DISTRICTS (CAROL STREAM MARKETPLACE, 500-550 E. NORTH AVENUE)**

**WHEREAS**, Robertino Presta, CEO of Caputo's Fresh Markets, hereinafter referred to as the Petitioner, has petitioned the Village of Carol Stream for Amendments to Special Use Permits for *Planned Unit Development* and *Shopping Center* in accordance with Sections 16-9-2(C)(1), 16-10-2(B)(15) and 16-9-3(C)(15) of the Carol Stream Zoning Code, Special Use Permits for *Retail Sales Ancillary to a Principal Industrial Use* and *Outdoor Activities and Operations* in accordance with Sections 16-10-2(B)(20) and 16-10-2(B)(14) of the Carol Stream Zoning Code, and approval of a Preliminary Planned Unit Development Plan and Final Planned Unit Development Plan (phase one) in accordance with Sections 16-16-3 and 16-16-4 of the Carol Stream Zoning Code, for the property legally described in Section 2 herein and commonly known as 500-550 E. North Avenue, Carol Stream, Illinois; and

**WHEREAS**, pursuant to Section 16-15-8 of the Carol Stream Code of Ordinances, the Combined Plan Commission/Zoning Board of Appeals at a regular meeting thereof, held a public hearing on the above petition on July 23, 2012, following proper legal notice of said public hearing, after which by a vote of 6-0, the Plan Commission recommended to the Mayor and Board of Trustees of the Village that the Amendments to the Special Use Permits for *Planned Unit Development* and *Shopping Center*, the Special Use Permits for *Retail Sales Ancillary to a Principal Industrial Use* and *Outdoor Activities and Operations*, and a Preliminary Planned Unit Development Plan and Final Planned Unit Development Plan (phase one) be approved; and

**WHEREAS**, the Combined Plan Commission/Zoning Board of Appeals has filed its Findings and Recommendations regarding the Amendments to the Special Use Permits, the Special Use Permits, the Preliminary Planned Unit Development Plan and the Final Planned Unit Development Plan (phase one) with the Mayor and Board of Trustees, and the Mayor and Board of Trustees have duly considered said Findings and Recommendations.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF CAROL STREAM, DUPAGE COUNTY, ILLINOIS, IN THE EXERCISE OF ITS HOME RULE POWERS, as follows:**

**SECTION 1:**

The Mayor and Board of Trustees of the Village, after examining the Petition for Amendments to the Special Use Permits for *Planned Unit Development* and *Shopping Center*, the Special Use Permits for *Retail Sales Ancillary to a Principal Industrial Use* and *Outdoor Activities and Operations*, the Preliminary Planned Unit Development Plan and the Final Planned Unit Development Plan (phase one), and the Findings and Recommendations of the Combined Plan Commission/Zoning Board of Appeals, have determined and find that the requested Amendments to the Special Use Permits, Special Use Permits, Preliminary Planned Unit Development Plan and Final Planned Unit Development Plan (phase one):

- (1) Are deemed necessary for the public convenience at the location.
- (2) Will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
- (3) Will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
- (4) Will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
- (5) Will provide adequate utilities, access roads, drainage, and other important and necessary community facilities.
- (6) Will conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Board of Trustees.

**SECTION 2:**

The Amendments to the Special Use Permits, Special Use Permits, Preliminary Planned Unit Development Plan and Final Planned Unit Development Plan (phase one) are hereby approved and granted subject to the conditions set forth in Section 3, upon

the real estate commonly known as 500-550 E. North Avenue, Carol Stream, Illinois, and legally described as follows:

**LEGAL DESCRIPTION:**

Parcel 1:

Lot 1 in Duda's First Resubdivision, being a resubdivision of part of the southwest quarter of Section 33, Township 40 North, Range 10, East of the Third Principal Meridian, and part of the northwest ¼ of Section 4, Township 39 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded July 6, 2006, as Document R2006-128930, in DuPage County, Illinois.

Parcel 1A:

Lot 2 in Duda's First Resubdivision, being a resubdivision of part of the southwest ¼ of Section 33, Township 40 North, Range 10, East of the Third Principal Meridian, and part of the northwest ¼ of Section 4, Township 39 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded July 6, 2006, as Document R2006-128930, in DuPage County, Illinois.

**SECTION 3:**

The approval of the Amendments to the Special Use Permits for *Planned Unit Development* and *Shopping Center*, the Special Use Permits for *Retail Sales Ancillary to a Principal Industrial Use* and *Outdoor Activities and Operations*, the Preliminary Planned Unit Development Plan and the Final Planned Unit Development Plan (phase one), herein, are subject to the improvements being constructed and maintained in accordance with the attached plans, including the Phase II Preliminary PUD Plan (Exhibit A-1), Phase I Final PUD Plan, (Exhibit A-2), Caputo's Floor Plan (Exhibit B), Building Elevations (Exhibits C-1 through C-5), and Project Renderings (Exhibits D-1 through D-7), prepared by ARSA Associates Architects, 1411 W. Peterson Avenue, Suite 203, Park Ridge, Illinois 60126, the Landscape Plans (Exhibits E-1 through E-7), prepared by Countryside Landscape Architects and Contractors, 29947 North Rand Road, Wauconda, Illinois 60064, and the Signage Plans (Exhibits F-1 through F-7), prepared by Olympic Signs, 1130 N. Garfield Road, Lombard, Illinois 60148, and is also subject to the following conditions:

1. That rooftop mounted mechanical equipment must be screened from view in all directions from adjacent public streets and drive aisles;



2. That all trash facilities shall be integral to buildings where possible, and where not possible, must be constructed out of masonry materials that match the masonry materials used in the building, and that trash containers must always be kept inside the trash enclosures, with the gates to the enclosures kept closed and latched at all times except for when trash containers are being accessed by employees or emptied by the trash collection service;
3. That the applicant and owner agree to install additional landscape materials in the future to screen yet-unknown ground-mounted mechanical and utility equipment;
4. That the landscape materials must be installed as shown on the attached landscape plan (except as may be amended to screen utility and mechanical equipment), and that all materials shall be maintained in a healthy condition, with dead or dying materials being replaced in accordance with the approved plan on an annual basis;
5. That Caputo's outdoor merchandise display must not block pedestrian access, must be maintained in a neat manner and must otherwise comply with all applicable codes;
6. That parking spaces must be striped in accordance with the Village's looped striping detail;
7. That the 61 "landbanked" parking spaces on the west side of the Caputo's building, and the fire lane along the west side of the Caputo's building, must be installed concurrent with the construction of the outlots;
8. That the new parking lot lighting for the new parking lot must comply with the Village Code requirements for foot-candle illumination;
9. That trash receptacles must be added within the outdoor dining area for Caputo's;
10. That the "building sign criteria" contained on Exhibits C-2 through C-5 shall apply to the wall signage for the outlot buildings and tenants, as administered by the owner;
11. That the outlot buildings will require final zoning approvals, including but not necessarily limited to Final PUD Plan review, prior to the issuance of a building permit for any outlot building;
12. That the applicant must obtain sign permits for all signs, with such permits being separate from the main building permit; and
13. That the business and property must be operated and maintained in accordance with all applicable state, county and village codes and requirements.

**SECTION 4:**

This Ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form, provided, however, that this Ordinance is executed by the owners or such other party in interest, consenting to and agreeing to be bound by the terms and conditions contained within this Ordinance. Such execution and delivery to the Village shall take place within sixty (60) days after the passage and approval of this Ordinance or within such extension of time as may be granted in the discretion of the corporate authorities, by motion.

**SECTION 5:**

The failure of the owner or other party in interest, or a subsequent owner or other party in interest, to strictly comply with the terms and conditions of this Ordinance, after execution of this Ordinance, shall subject the owner or party in interest to the penalties set forth in Section 16-17-7 A and B of the Carol Stream Code of Ordinances, and/or termination of the special use permit after notice and public hearing in accordance with the procedures required by the Carol Stream Code of Ordinances.

PASSED AND APPROVED THIS 6<sup>TH</sup> DAY OF AUGUST 2012.

AYES:

NAYS:

ABSENT:

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Frank Saverino, Sr. Mayor

ATTEST:

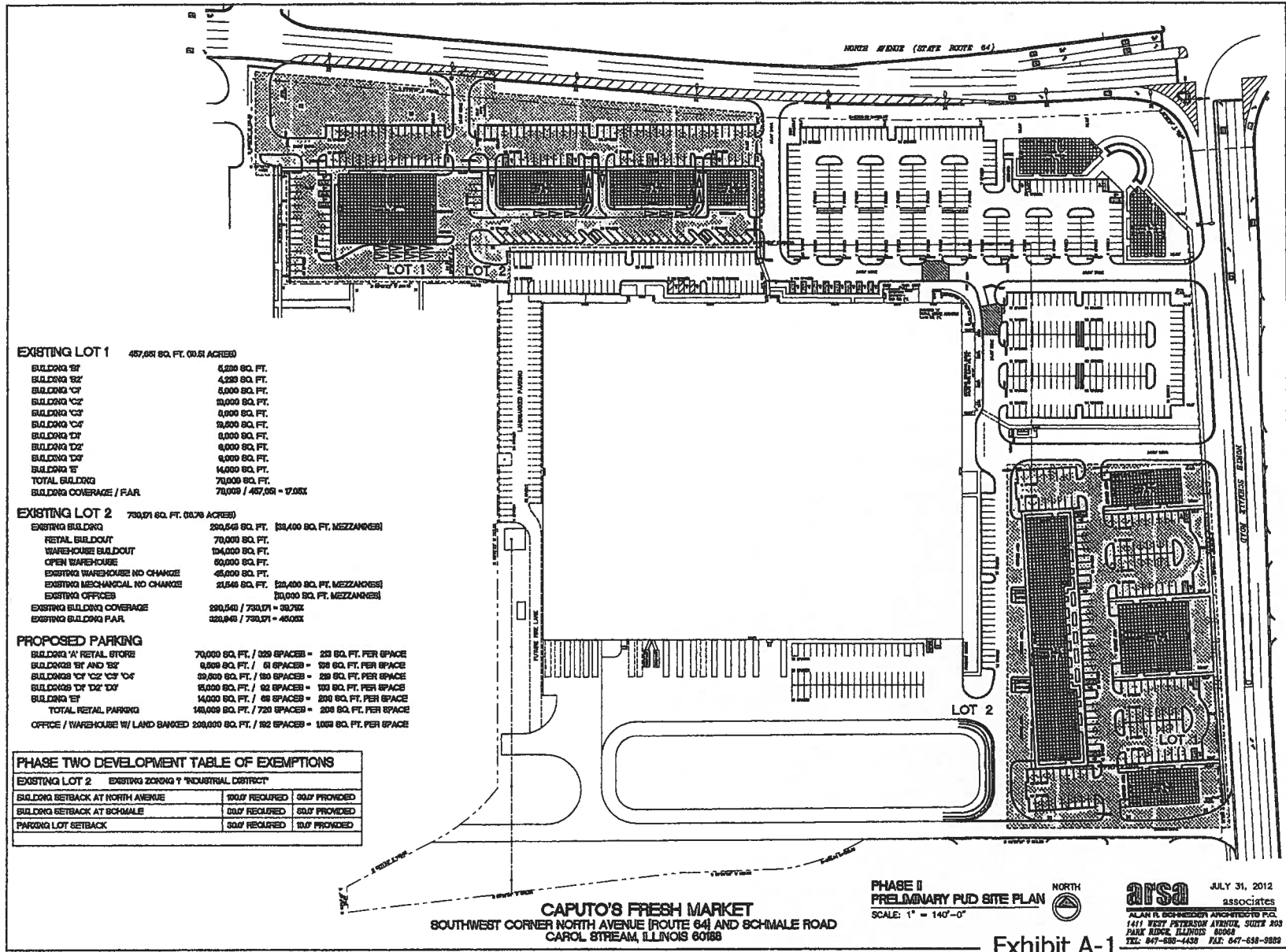
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Beth Melody, Village Clerk

I, \_\_\_\_\_, being the owner/party in interest of the property legally described in this ordinance, do hereby accept, concur, and agree to develop and use the subject property in accordance with the terms and conditions of this Ordinance, and I understand that if I do not do so, I am subject to the penalties set forth in Section 16-17-7 A and B of the Carol Stream Code of Ordinances, and/or termination of the special use permit.

\_\_\_\_\_  
Date

\_\_\_\_\_  
owner/party in interest



**EXISTING LOT 1** 457,651 SQ. FT. (10.51 ACRES)

BUILDING 'E'	6,228 SQ. FT.
BUILDING 'B'	4,283 SQ. FT.
BUILDING 'C'	2,000 SQ. FT.
BUILDING 'C2'	10,000 SQ. FT.
BUILDING 'C3'	6,000 SQ. FT.
BUILDING 'C4'	19,800 SQ. FT.
BUILDING 'D1'	8,000 SQ. FT.
BUILDING 'D2'	8,000 SQ. FT.
BUILDING 'D3'	8,000 SQ. FT.
BUILDING 'E'	14,000 SQ. FT.
TOTAL BUILDING	70,000 SQ. FT.
BUILDING COVERAGE / FAR	70,000 / 457,651 = 17.05%

**EXISTING LOT 2** 730,071 SQ. FT. (16.78 ACRES)

EXISTING BUILDING	220,548 SQ. FT.	(20,400 SQ. FT. MEZZANINES)
RETAIL BUILDOUT	70,000 SQ. FT.	
WAREHOUSE BUILDOUT	104,000 SQ. FT.	
OPEN WAREHOUSE	80,000 SQ. FT.	
EXISTING WAREHOUSE NO CHANGE	45,000 SQ. FT.	
EXISTING MECHANICAL NO CHANGE	21,548 SQ. FT.	(20,400 SQ. FT. MEZZANINES)
EXISTING OFFICES		(20,000 SQ. FT. MEZZANINES)
EXISTING BUILDING COVERAGE	220,548 / 730,071 = 30.21%	
EXISTING BUILDING FAR	220,548 / 730,071 = 45.00%	

**PROPOSED PARKING**

BUILDING 'A' RETAIL STORE	70,000 SQ. FT. / 320 SPACES = 218 SQ. FT. PER SPACE
BUILDINGS 'B' AND 'B2'	9,000 SQ. FT. / 51 SPACES = 176 SQ. FT. PER SPACE
BUILDINGS 'C1' 'C2' 'C3' 'C4'	33,800 SQ. FT. / 130 SPACES = 259 SQ. FT. PER SPACE
BUILDINGS 'D1' 'D2' 'D3'	24,000 SQ. FT. / 92 SPACES = 260 SQ. FT. PER SPACE
BUILDING 'E'	14,000 SQ. FT. / 68 SPACES = 204 SQ. FT. PER SPACE
TOTAL RETAIL PARKING	140,000 SQ. FT. / 720 SPACES = 200 SQ. FT. PER SPACE
OFFICE / WAREHOUSE W/ LAND BANKED	220,000 SQ. FT. / 192 SPACES = 1145 SQ. FT. PER SPACE

**PHASE TWO DEVELOPMENT TABLE OF EXEMPTIONS**

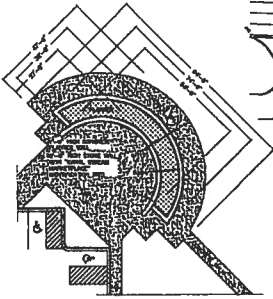
EXISTING LOT 2	EXISTING ZONING	'INDUSTRIAL DISTRICT'
BUILDING SETBACK AT NORTH AVENUE	100.0' REQUIRED	50.0' PROVIDED
BUILDING SETBACK AT SCHMALE	50.0' REQUIRED	50.0' PROVIDED
PARKING LOT SETBACK	30.0' REQUIRED	10.0' PROVIDED

**CAPUTO'S FRESH MARKET**  
 SOUTHWEST CORNER NORTH AVENUE (ROUTE 64) AND SCHMALE ROAD  
 CAROL STREAM, ILLINOIS 60188

**PHASE II PRELIMINARY PUD SITE PLAN**  
 SCALE: 1" = 140'-0"

**arsa** JULY 31, 2012  
 associates  
 ALAN R. BOGARDSON ARCHITECTS P.C.  
 1411 WEST PATTERSON AVENUE, SUITE 203  
 PARK RIDGE, ILLINOIS 60069  
 TEL: 847-688-4430 FAX: 847-688-9889

Exhibit A-1



**PHASE 1  
FINAL PUD PARTIAL PLAN**  
SCALE: 1/16" = 1'-0"

**EXISTING LOT 1** 457,000 SQ. FT. (10.41 ACRES)

**EXISTING LOT 2** 730,071 SQ. FT. (16.78 ACRES)

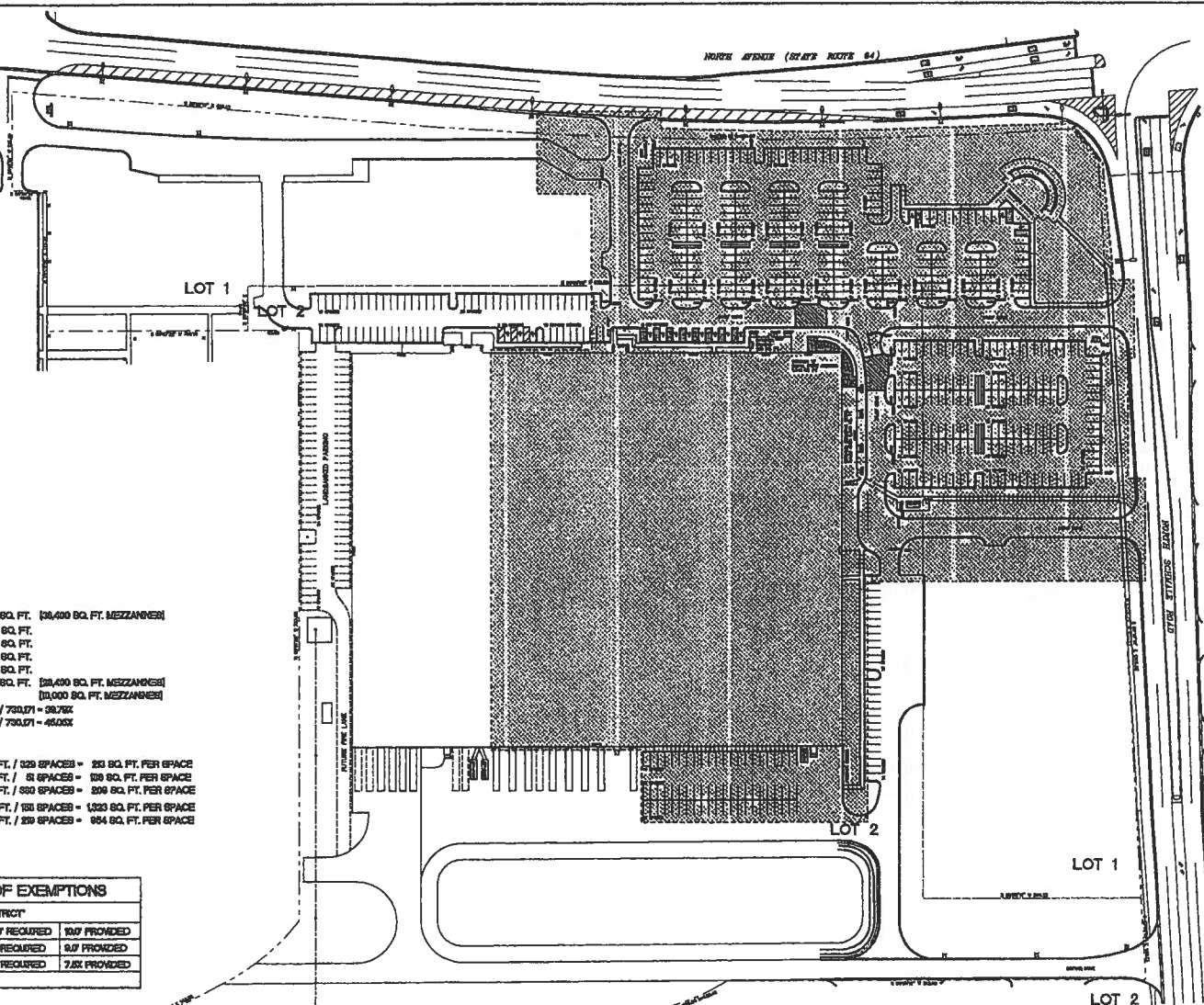
EXISTING BUILDING 280,548 SQ. FT. (28,400 SQ. FT. MEZZANINES)  
 RETAIL BUILDOUT 70,000 SQ. FT.  
 WAREHOUSE BUILDOUT 104,000 SQ. FT.  
 OPEN WAREHOUSE 50,000 SQ. FT.  
 EXISTING WAREHOUSE NO CHANGE 45,000 SQ. FT.  
 EXISTING MECHANICAL NO CHANGE 21,540 SQ. FT. (28,400 SQ. FT. MEZZANINES)  
 EXISTING OFFICES 10,000 SQ. FT. MEZZANINES  
 EXISTING BUILDING COVERAGE 280,548 / 730,071 = 38.70%  
 EXISTING BUILDING F.A.R. 320,848 / 730,071 = 43.93%

**PROPOSED PARKING**

BUILDING #1 RETAIL STORE 70,000 SQ. FT. / 320 SPACES = 218 SQ. FT. PER SPACE  
 FUTURE BUILDINGS #2 AND #3 6,800 SQ. FT. / 31 SPACES = 219 SQ. FT. PER SPACE  
 TOTAL RETAIL PARKING 76,800 SQ. FT. / 351 SPACES = 218 SQ. FT. PER SPACE  
 OFFICE AND WAREHOUSE 236,000 SQ. FT. / 185 SPACES = 1,249 SQ. FT. PER SPACE  
 W/ LAND BANKED 236,000 SQ. FT. / 210 SPACES = 1,124 SQ. FT. PER SPACE

**PHASE ONE DEVELOPMENT TABLE OF EXEMPTIONS**

EXISTING LOT 1 ZONING 'B2' GENERAL RETAIL DISTRICT		
PARKING LOT SETBACK	50.0' REQUIRED	10.0' PROVIDED
CAPUTO'S PARKING SPACE WIDTH	0.8' REQUIRED	5.0' PROVIDED
CAPUTO'S PARKING LANDSCAPE	10% REQUIRED	7.5% PROVIDED



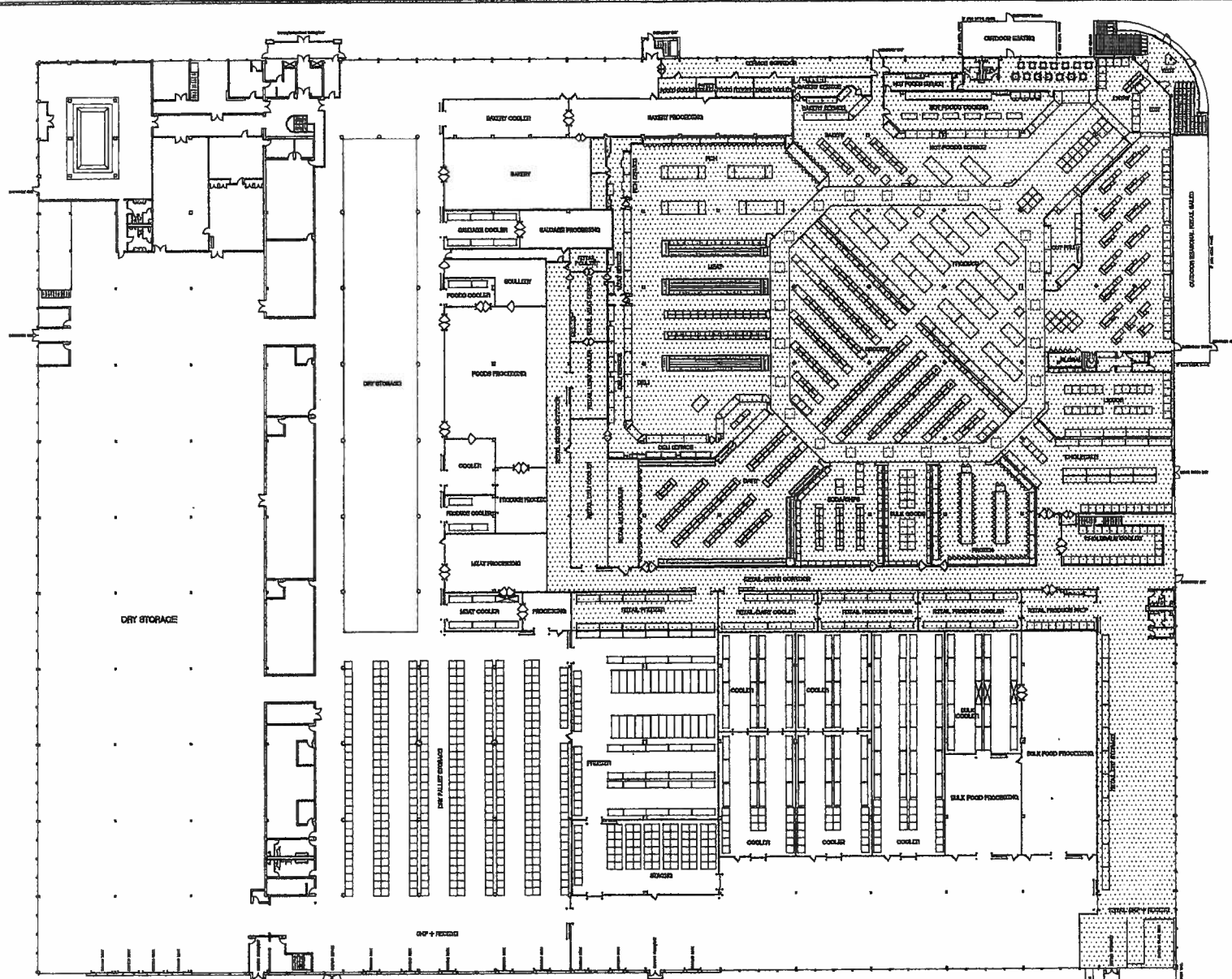
**CAPUTO'S FRESH MARKET**  
 SOUTHWEST CORNER NORTH AVENUE (ROUTE 64) AND SCHMALE ROAD  
 CAROL STREAM, ILLINOIS 60188

**PHASE 1  
FINAL PUD SITE PLAN**  
 SCALE: 1" = 140'-0"



JULY 31, 2012  
 associates  
 ALAN R. SCHAEFER ARCHITECTS P.C.  
 1411 EAST PETERSON AVENUE, SUITE 203  
 PARK RIDGE, ILLINOIS 60069  
 TEL: 847-630-4430 FAX: 847-630-5889

Exhibit A-2



JUNE 07, 2012  
**BUILDING FLOOR PLAN**  
 SCALE: 1/16" = 1'-0"



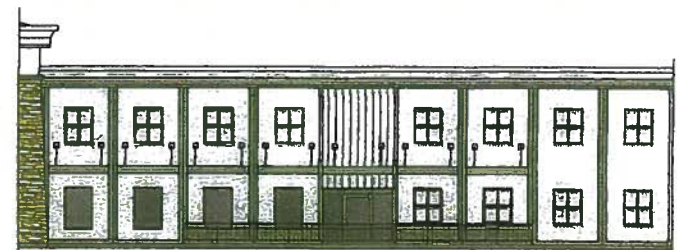
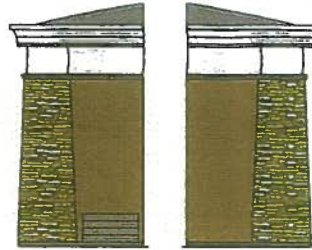
**CAPUTO'S FRESH MARKET**  
 SOUTHWEST CORNER NORTH AVENUE (ROUTE 64) AND SCHMALE ROAD  
 CAROL STREAM, ILLINOIS 60188

Exhibit B

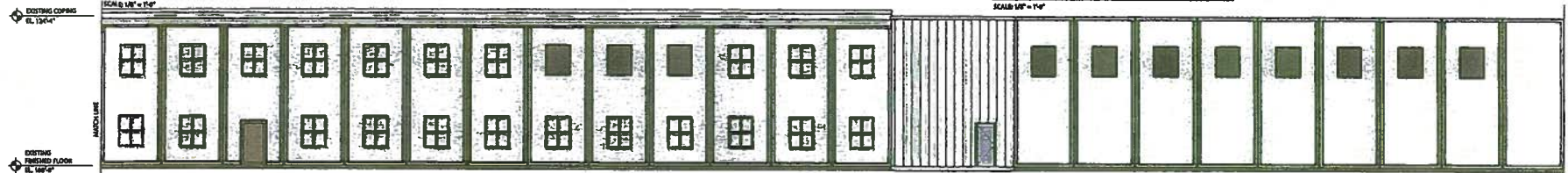
**arsa** associates  
 ALAN R. SCHNEIDER ARCHITECTS P.C.  
 1411 WEST PETERSON AVENUE, SUITE 401  
 PEARL RIVER, ILLINOIS 60188  
 TEL: 847-336-4433 FAX: 847-336-3849



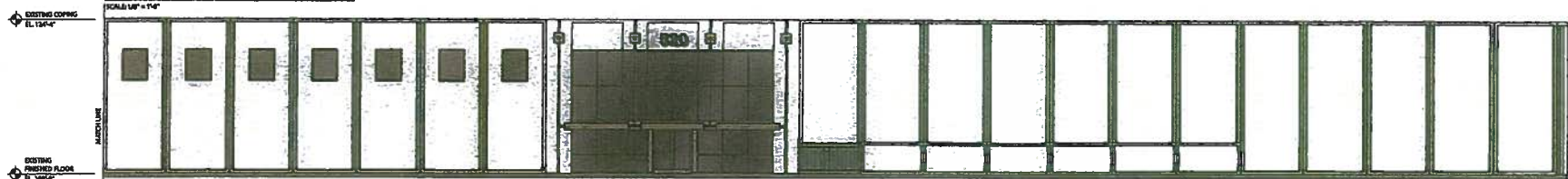
FINAL PUD CAPUTOS NORTHEAST ELEVATION



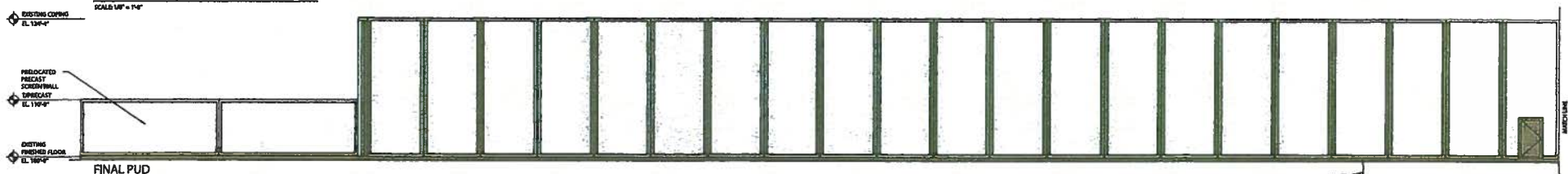
FINAL PUD CAPUTOS PARTIAL NORTH ELEVATION



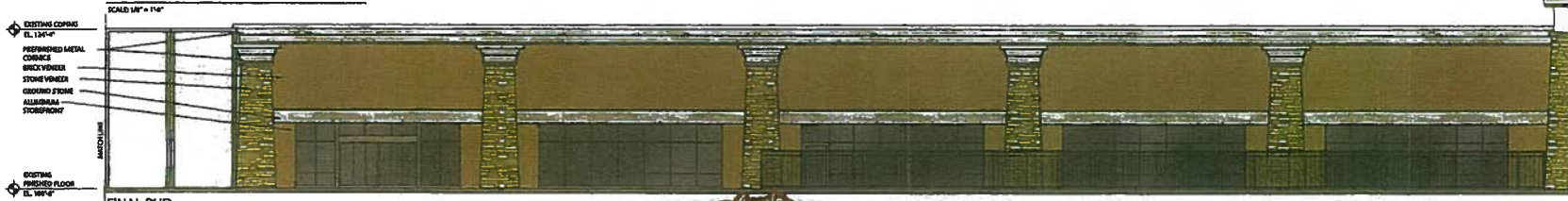
FINAL PUD CAPUTOS PARTIAL NORTH ELEVATION



FINAL PUD CAPUTOS PARTIAL NORTH ELEVATION



FINAL PUD CAPUTOS PARTIAL EAST ELEVATION



FINAL PUD CAPUTOS PARTIAL EAST ELEVATION



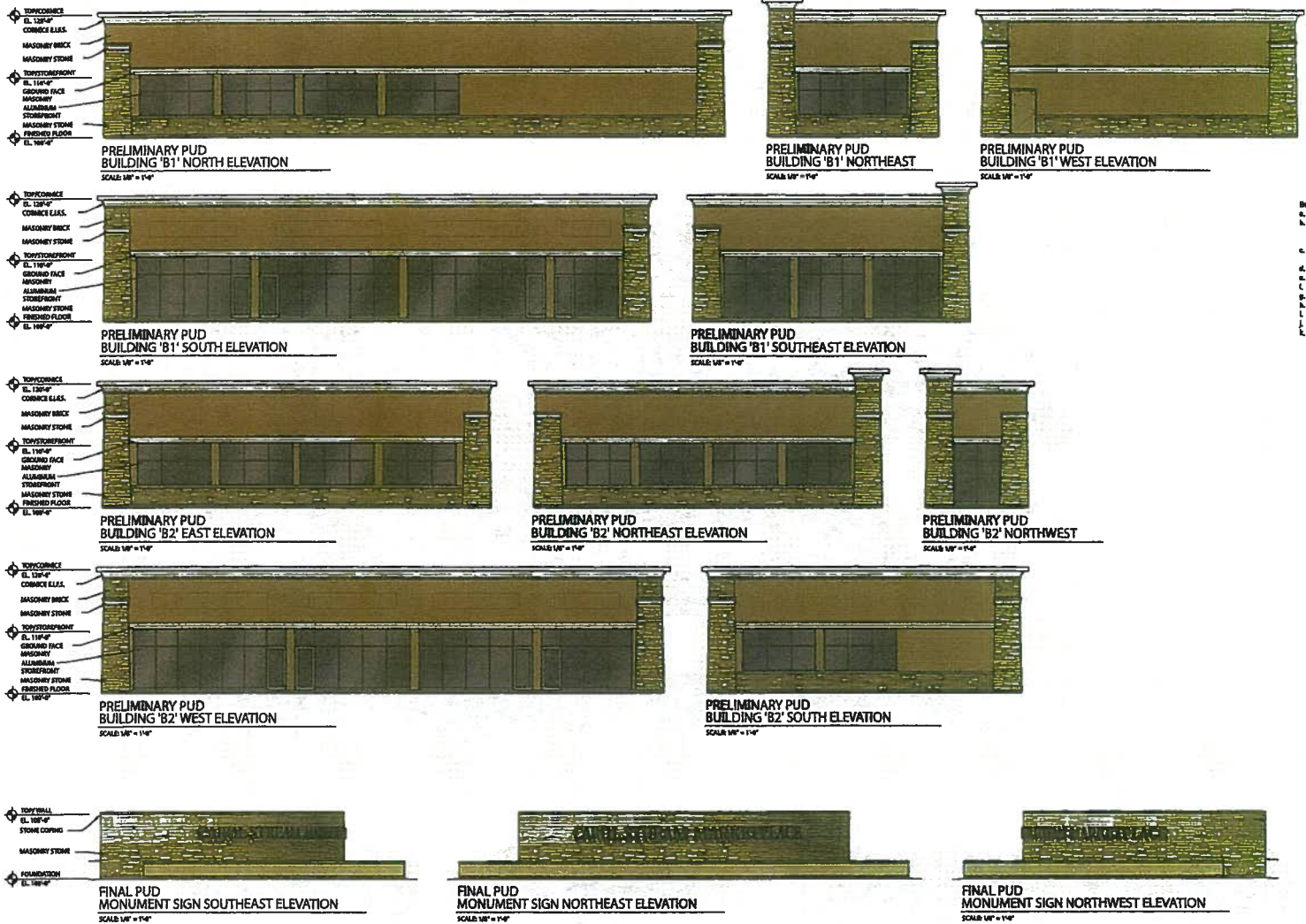
**Caputo's Fresh Markets**  
 SW corner of North Ave & Bohmle Rd, Carol Stream, Illinois

June 1, 2012

1411 N. Riverside Avenue, Suite 201  
 Peoria, Illinois 61611 | Tel: (317) 992-4234 | Fax: (317) 992-4800

**RECEIVED**  
 JUN 18 2012  
 COMMUNITY DEVELOPMENT  
 DEPT

**arsa**  
 associates  
**schneider architects**



- Building sign criteria:
- Signage shall only be mounted above storefront.
  - The vertical mounting height of the horizontal centerline of the signage shall match the horizontal centerline of the storefront header and below the bottom of the cornice.
  - The maximum width of the allowable signage area shall be 75% of the width of the corresponding storefront below.
  - The signage shall be centered on the signage area and storefront below.
  - The maximum height of the signage shall be (6') 6 1/2 inches.
  - Sign letters shall not be allowed.
  - Signage shall be of aluminum construction.
  - Signage shall be surface mounted, aluminum channel, individual channel lettering. Signage shall project from face of wall a maximum of (8") eight inches.
  - Signage shall be illuminated by interior LED lamps.
  - Sign shall conform with all Village of Carol Stream ordinance requirements.



**Caputo's Fresh Markets**

SW corner of North Ave & Schmale Rd, Carol Stream, Illinois

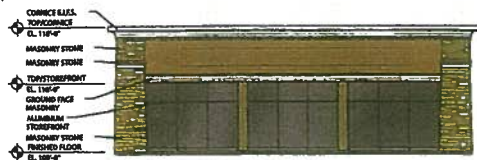
June 11, 2013

1411 N. Rosemead (Avenue) Suite 201  
 Carol Stream, IL 60131 | Tel: 630-400-4400 | Fax: 630-400-3889

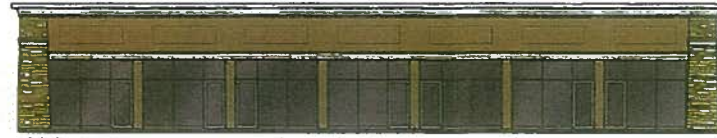


Exhibit C-2

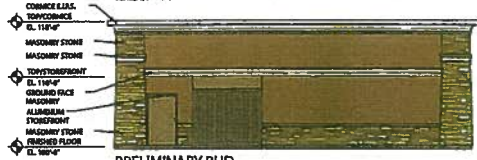




PRELIMINARY PUD  
BUILDING 'C1' EAST ELEVATION  
SCALE 1/8" = 1'-0"



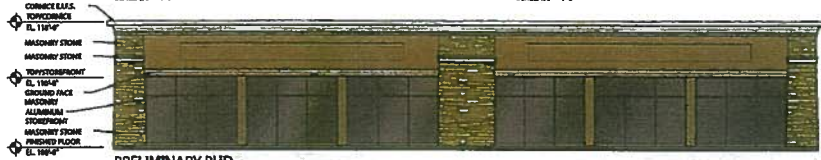
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BUILDING 'C1' SOUTH ELEVATION  
SCALE 1/8" = 1'-0"



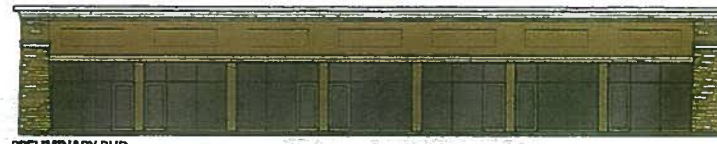
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SCALE 1/8" = 1'-0"



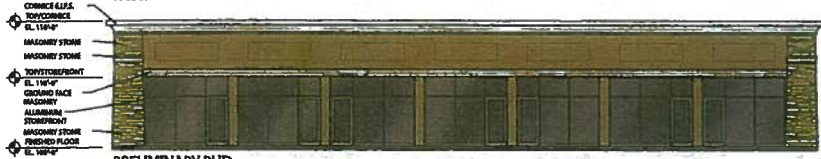
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SCALE 1/8" = 1'-0"



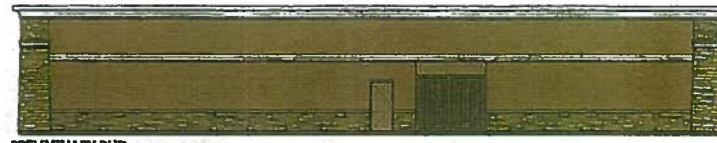
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BUILDING 'C2' EAST ELEVATION  
SCALE 1/8" = 1'-0"



PRELIMINARY PUD  
BUILDING 'C2' NORTH ELEVATION  
SCALE 1/8" = 1'-0"



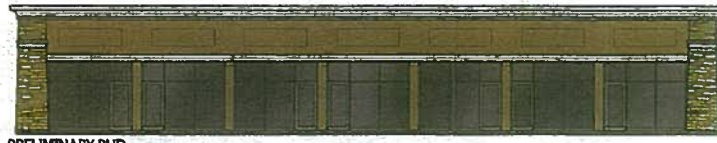
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SCALE 1/8" = 1'-0"



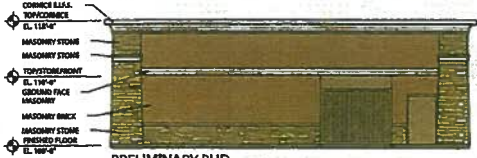
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SCALE 1/8" = 1'-0"



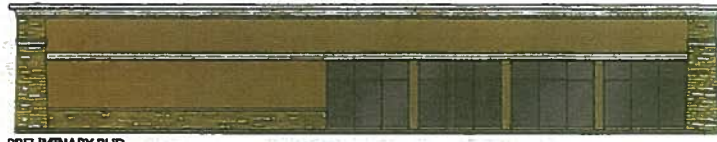
PRELIMINARY PUD  
BUILDING 'C3' EAST ELEVATION  
SCALE 1/8" = 1'-0"



PRELIMINARY PUD  
BUILDING 'C3' NORTH ELEVATION  
SCALE 1/8" = 1'-0"



PRELIMINARY PUD  
BUILDING 'C3' WEST ELEVATION  
SCALE 1/8" = 1'-0"



PRELIMINARY PUD  
BUILDING 'C3' SOUTH ELEVATION  
SCALE 1/8" = 1'-0"

- Building sign details:**
- Signage shall only be permitted above storefronts.
  - The vertical mounting height of the horizontal cantilever of the signage shall reach the horizontal centerline of the signage area above the storefront header and below the bottom of the cornice.
  - The maximum width of the allowable signage area shall be 75% of the width of the corresponding storefront below.
  - The signage shall be centered on the signage area and storefront below.
  - The minimum height of the signage shall be [D] thirty inches.
  - Sign letters shall not be illuminated.
  - Signage shall be of aluminum construction.
  - Signage shall be surface mounted, aluminum fluted/flat, individual charred lettering.
  - Signage shall project from face of wall a maximum of [D] eight inches.
  - Signage shall be illuminated by interior LED lamps.
  - Signs shall conform with all Village of Carol Stream ordinance requirements.



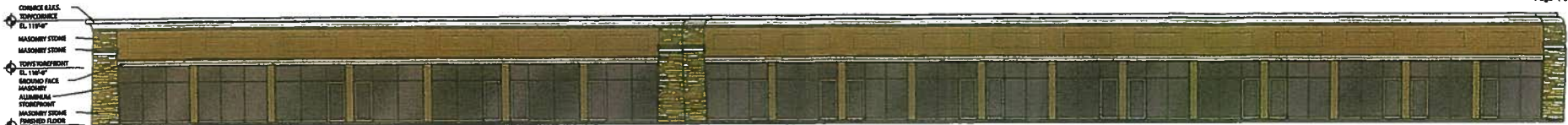
**Caputo's Fresh Markets**  
SW corner of North Ave & Schmale Rd, Carol Stream, Illinois

June 1, 2011

1411 N. Parkland Avenue, Suite 202  
Tulsa, Oklahoma 74104-1111 | Tel: (918) 242-4200 | Fax: (918) 242-4200

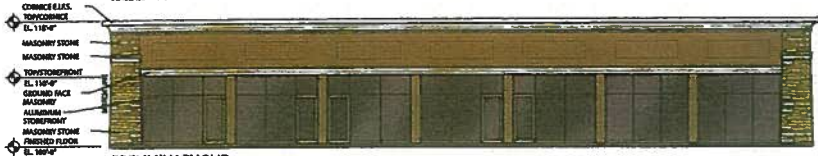


Exhibit C-3



PRELIMINARY PUD  
BUILDING 'C4' PARTIAL EAST ELEVATION

SCALE 1/8" = 1'-0"



PRELIMINARY PUD  
BUILDING 'C4' PARTIAL EAST ELEVATION

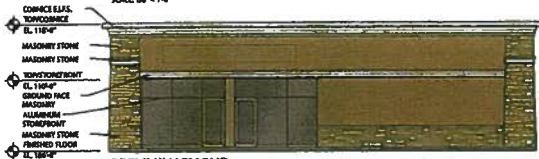
SCALE 1/8" = 1'-0"



PRELIMINARY PUD  
BUILDING 'C4' PARTIAL ELEVATIONS

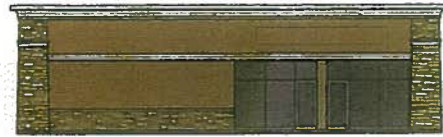
SCALE 1/8" = 1'-0"

- Building sign criteria:**
- a. Signs shall only be mounted above storefronts.
  - b. The vertical mounting height of the horizontal centerline of the signage shall match the horizontal centerline of the signage area above the storefront/rear and below the bottom of the canopy.
  - c. The maximum width of the allowable signage area shall be 75% of the width of the corresponding storefront below.
  - d. The signage shall be centered on the signage area and storefront below.
  - e. The maximum height of the signage shall be 30" fifty inches.
  - f. Sign letters shall not be mirrored.
  - g. Signage shall be of aluminum construction.
  - h. Signage shall be surface mounted, otherwise illuminated, individual channel lettering.
  - i. Signage shall project from face of wall a maximum of 6" six inches.
  - j. Signage shall be illuminated by interior LED lamps.
  - k. Signs shall conform with all Village of Carol Stream ordinance requirements.



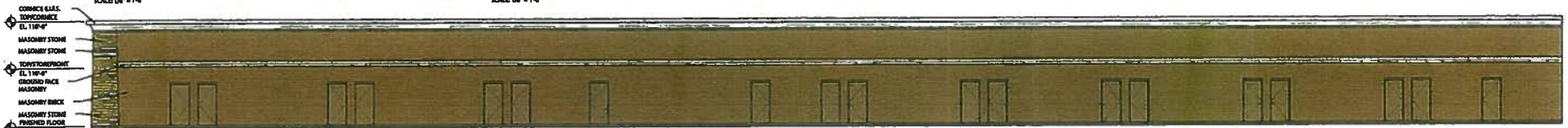
PRELIMINARY PUD  
BUILDING 'C4' NORTH ELEVATION

SCALE 1/8" = 1'-0"



PRELIMINARY PUD  
BUILDING 'C4' SOUTH ELEVATION

SCALE 1/8" = 1'-0"



PRELIMINARY PUD  
BUILDING 'C4' PARTIAL WEST ELEVATION

SCALE 1/8" = 1'-0"



PRELIMINARY PUD  
BUILDING 'C4' PARTIAL WEST ELEVATION

SCALE 1/8" = 1'-0"



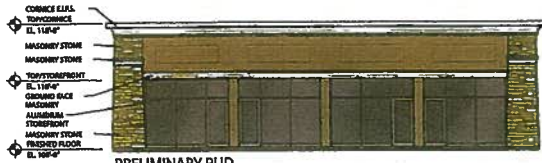
**Caputo's Fresh Markets**  
SW corner of North Ave & Bohmle Rd, Carol Stream, Illinois

June 11, 2012

1411 W. Roosevelt Avenue, Suite 201  
P.O. Box 10, 60121-0010 | Tel: (631) 459-4420 | Fax: (631) 459-4420

**arsa**  
associates  
**schneider architects**

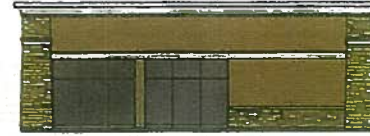
Exhibit C-4



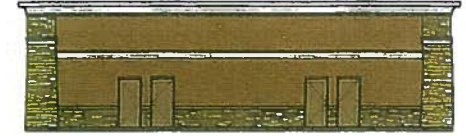
PRELIMINARY PUD BUILDING 'D1' NORTH ELEVATION  
SCALE 1/8" = 1'-0"



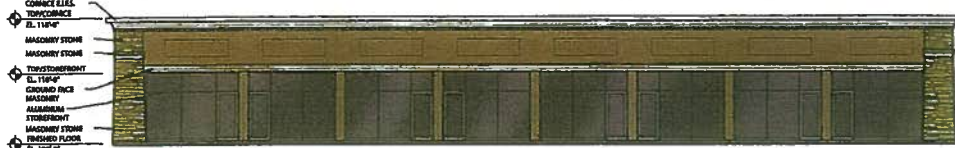
PRELIMINARY PUD BUILDING 'D1' EAST ELEVATION  
SCALE 1/8" = 1'-0"



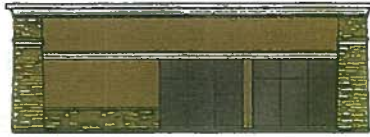
PRELIMINARY PUD BUILDING 'D1' WEST ELEVATION  
SCALE 1/8" = 1'-0"



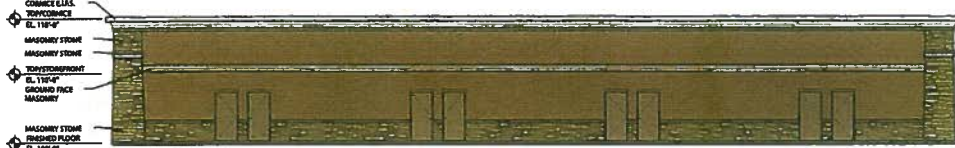
PRELIMINARY PUD BUILDING 'D1' SOUTH ELEVATION  
SCALE 1/8" = 1'-0"



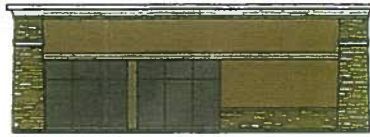
PRELIMINARY PUD BUILDING 'D2' AND 'D3' NORTH ELEVATION  
SCALE 1/8" = 1'-0"



PRELIMINARY PUD BUILDING 'D2' AND 'D3' EAST ELEVATION  
SCALE 1/8" = 1'-0"

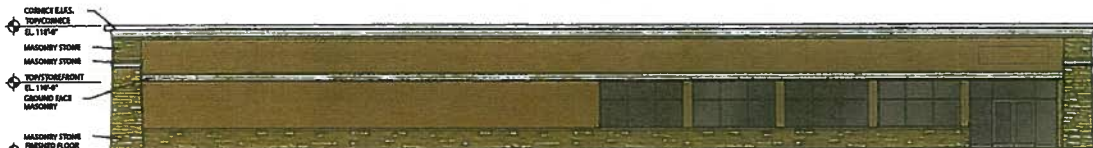


PRELIMINARY PUD BUILDING 'D2' AND 'D3' SOUTH ELEVATION  
SCALE 1/8" = 1'-0"



PRELIMINARY PUD BUILDING 'D2' AND 'D3' WEST ELEVATION  
SCALE 1/8" = 1'-0"

- Building sign criteria:
- Signage shall only be mounted above store fronts.
  - The vertical mounting height of the horizontal centerline of the signage shall match the horizontal centerline of the signage area above the storefront header and below the bottom of the cornice.
  - The maximum width of the allowable signage area shall be 75% of the width of the corresponding storefront below.
  - The signage shall be centered on the signage area and extend below.
  - The maximum height of the signage shall be 307 thirty inches.
  - Sign letters shall not be illuminated.
  - Signage shall be of aluminum construction.
  - Signage shall be surface mounted, aluminum fabricated, individual channel lettering.
  - Signage shall project from face of wall a maximum of 87 eight inches.
  - Signage shall be illuminated by interior LED lamps.
  - Signs shall conform with all Village of Carol Stream ordinance requirements.



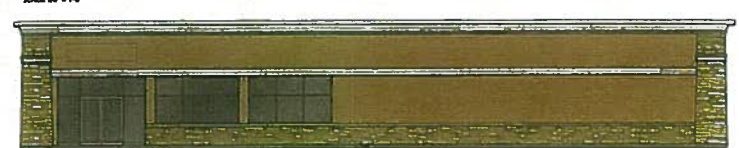
PRELIMINARY PUD BUILDING 'E' NORTH ELEVATION  
SCALE 1/8" = 1'-0"



PRELIMINARY PUD BUILDING 'E' EAST ELEVATION  
SCALE 1/8" = 1'-0"



PRELIMINARY PUD BUILDING 'E' SOUTH ELEVATION  
SCALE 1/8" = 1'-0"



PRELIMINARY PUD BUILDING 'E' WEST ELEVATION  
SCALE 1/8" = 1'-0"



Caputo's Fresh Markets

SW corner of North Ave & Schmale Pk., Carol Stream, Illinois

June 13, 2017

1413 N. Rosemead Avenue, Suite 203  
P.O. Box 1000, Carol Stream, IL 60148-1000

**arsa**  
associates  
**schneider architects**

Exhibit C-5



# Caputo's Fresh Markets

Plate 1

April 4, 2012



Exhibit D-1

SW corner of North Ave & Schmale Rd, Carol Stream, Ill. 60138





# Caputo's Fresh Markets

Plate 3

April 4, 2012



Exhibit D-2

SW corner of North Ave & Schmale Rd, Carol Stream, Illinois





# Caputo's Fresh Markets

Plate 4

April 4, 2012



Exhibit D-3

SW corner of North Ave & Schmale Rd. Carol Stream, Illinois

**arsa**  
associates



# Caputo's Fresh Markets

Plate 6

April 4 2012



Exhibit D-4

SW corner of North Ave & Schmale Rd. Carol Stream, Illinois



1411 W. Peterson Avenue, Suite 203 • Park Ridge, IL 60146 • tel 847.698.1138 / fax 847.698.0900



# Caputo's Fresh Markets

Plate 8

April 4 2012



SW corner of North Ave & Schmale Rd, Carol Stream, Illinois

**arsa**  
associates





# Caputo's Fresh Markets

Plate 9

April 4, 2012



Exhibit D-6

SW corner of North Ave & Schmale Rd. Park Ridge, Illinois

1411 W. Peterson Avenue, Suite 203 • Park Ridge, IL 60126 • tel 847.608.1138 / fax 847.608.0800





# Caputo's Fresh Markets

Plate 11

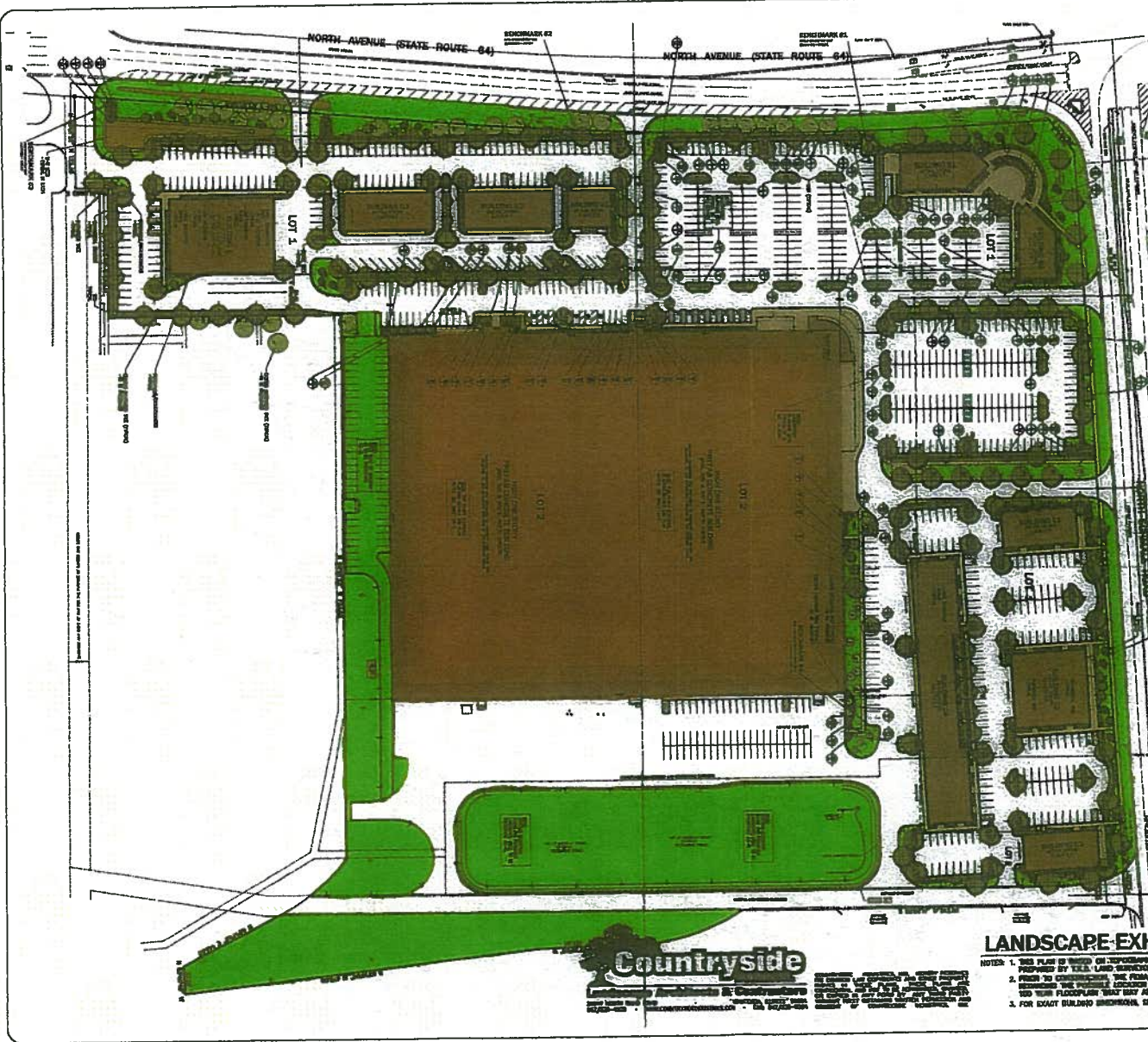
April 4, 2012



Exhibit D-7

SW corner of North Ave & Schmale Rd, Carol Stream, Illinois





THIS PLAN SHOULD BE REVIEWED BY THE LOCAL PLANNING BOARD BEFORE THE PLANNING BOARD CONSIDERS THE LANDSCAPE EXHIBIT TO BE APPROVED AT THE TIME OF THE PUBLIC DEVELOPMENT PERMIT.

**PLANT SCHEDULE**

NO.	SYMBOLOGY	PLANT SPECIES	QUANTITY	DATE
1	[Symbol]	Small Tree	100	11/11/11
2	[Symbol]	Medium Tree	50	11/11/11
3	[Symbol]	Large Tree	20	11/11/11
4	[Symbol]	Shrub	200	11/11/11
5	[Symbol]	Flowering Shrub	100	11/11/11
6	[Symbol]	Groundcover	1000	11/11/11
7	[Symbol]	Grass	5000	11/11/11
8	[Symbol]	Water Feature	1	11/11/11
9	[Symbol]	Lighting	100	11/11/11
10	[Symbol]	Signage	10	11/11/11

**RECEIVED**  
**JUN 18 2012**  
**COMMUNITY DEVELOPMENT DEPT.**

**Countryside**  
 Landscaping Architecture & Construction  
 2005 W. 12th Street, Suite 100  
 Lincoln, NE 68502  
 Phone: 402.441.3333  
 Fax: 402.441.3334  
 www.countryside-ls.com

**LANDSCAPE EXHIBIT**

- NOTES: 1. THIS PLAN IS BASED ON TOPOGRAPHIC AND GEOTECHNICAL SURVEY PREPARED BY T.S.A. LAND SURVEYORS, INC. PHONE NO. 402-782-1845  
 2. PRIOR TO CONSTRUCTION, THE FINAL/AS-BUILT DOCUMENTS SHALL BE REVIEWED REGARDING THE POSSIBLE OCCURRENCE AND EXTENT OF ANY REVISIONS TO THE FLOORPLAN THAT MAY AFFECT THIS DEVELOPMENT.  
 3. FOR EXACT BUILDING DIMENSIONS, SEE ARCHITECTURAL PLANS.

Exhibit E-1

NO.	DATE	REVISIONS

**SITE IMPROVEMENTS**  
**CAPUTO'S DEVELOPMENT**  
 SOUTHWEST CORNER OF NORTH AVENUE AND SCHOMBERG ROAD  
 CAROL STREAM, ILLINOIS

**MARCHCHRIS ENGINEERING, L.T.D.**  
 CONSULTING ENGINEERS  
 500 East Main Parkway, Suite 200  
 Lincoln, NE 68502  
 Phone: 402.441.3333 Fax: 402.441.3334  
 www.marchchris.com

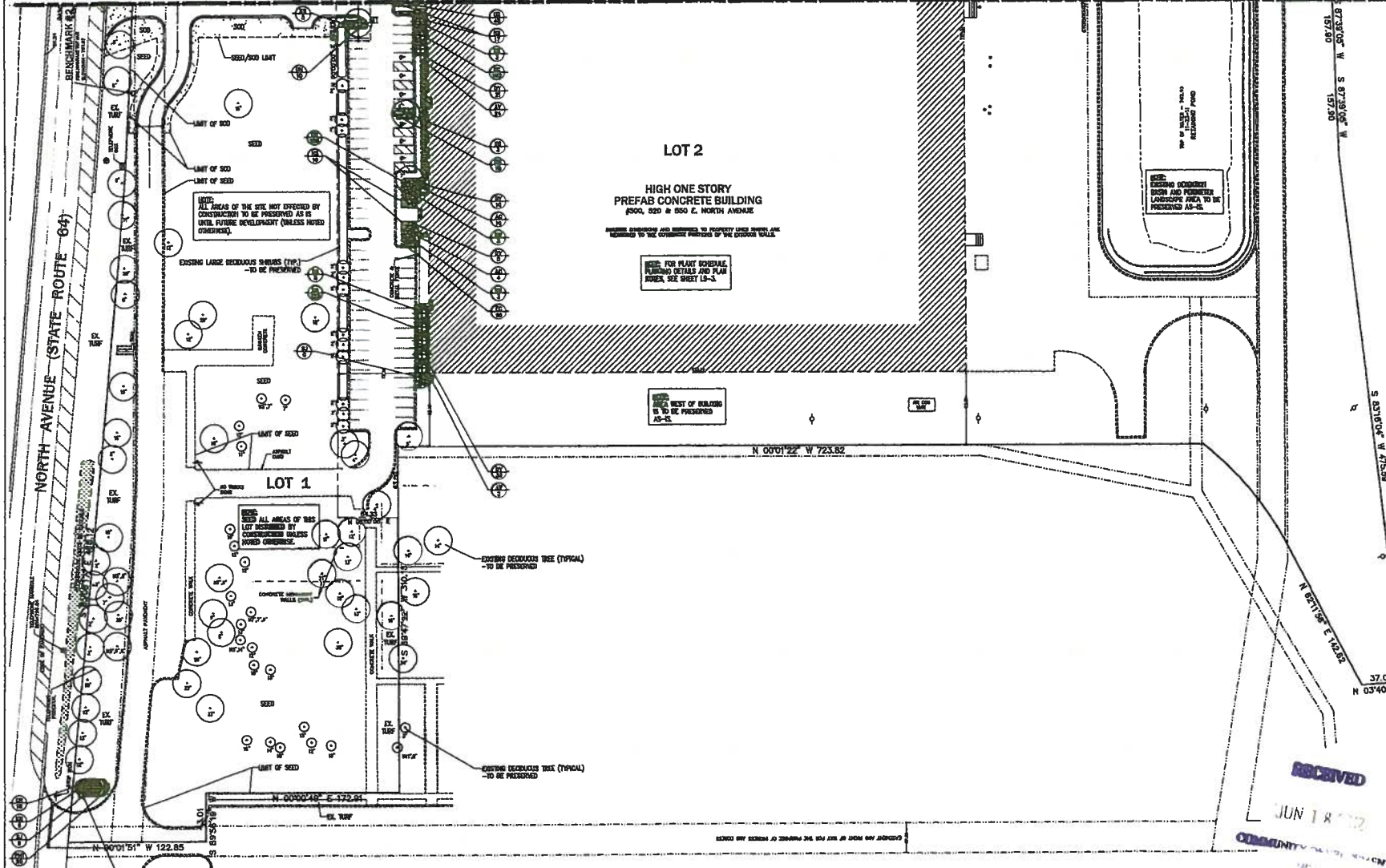
DESIGNER: JIM WITKOZIANI  
 DRAFTSMAN: JDO  
 DATE: APRIL 05, 2013  
 SCALE: 1"=60'

**LANDSCAPE EXHIBIT**



JOB NO. 11-051  
**LS-0**

MATCH LINE (SEE SHEET LS-2)



NO.	DATE	DESCRIPTION

**SITE IMPROVEMENTS**  
**CAPUTO'S**  
**PHASE 1**  
 SOUTHWEST CORNER OF NORTH AVENUE AND SCHMIDT ROAD  
 CAROL STREAM, ILLINOIS

**MARCHERIS ENGINEERING, LTD.**  
 500 East State Parkway • Schaumburg, IL 60196 • TEL: 815-352-8287 FAX: 815-352-2222  
 www.marcheris.com

**LANDSCAPE PLAN (WEST)**  
 DESIGN: JUVINTO/C/LAB  
 DRAFTING: JDO  
 SCALE: 1"=40'  
 DATE: APRIL 05, 2012



JOB NO. 11-051  
**LS-1**

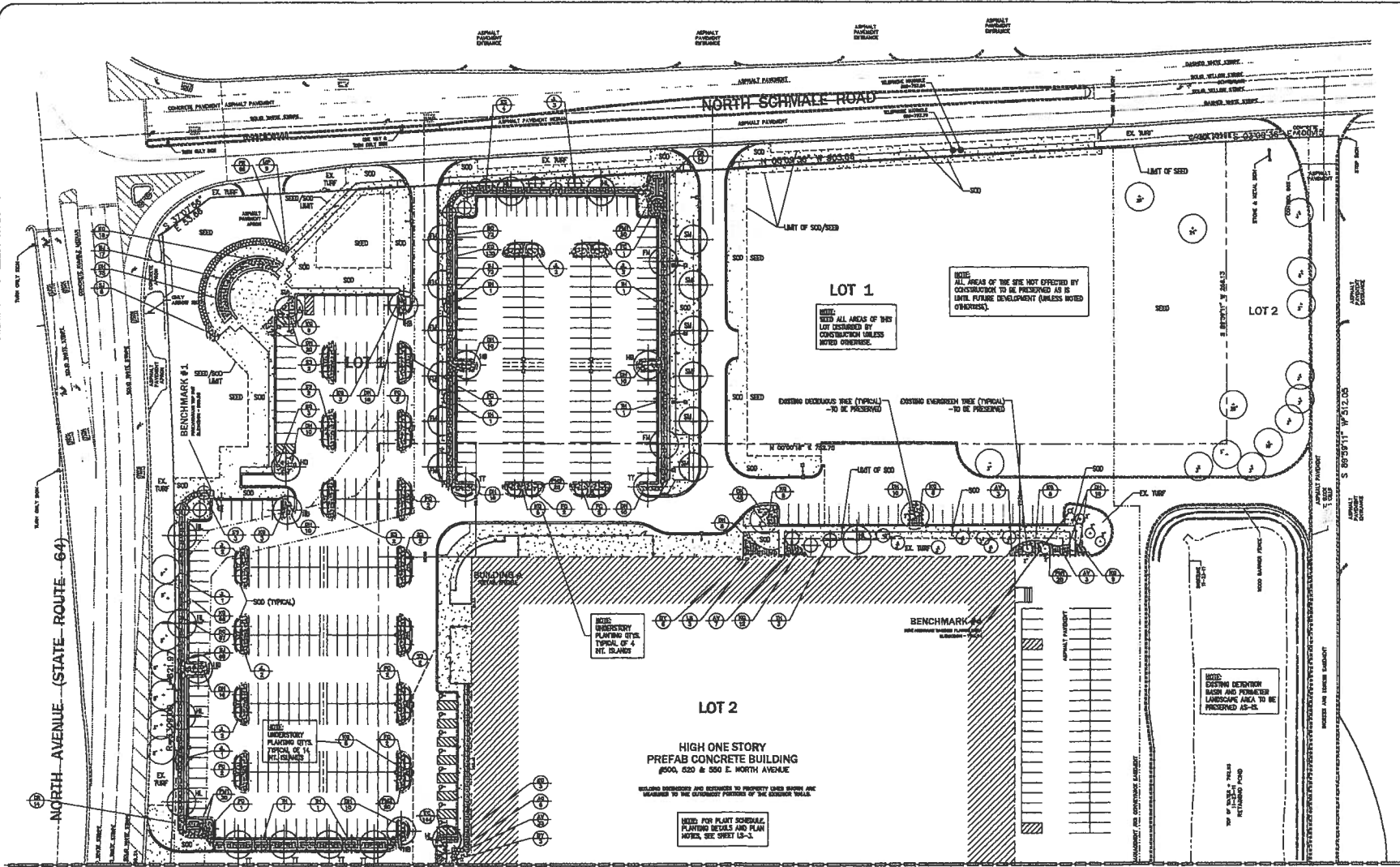


**LANDSCAPE PLAN (WEST)**

NOTES: 1. THIS PLAN IS BASED ON TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY T&L LAND SURVEYORS, INC. PHONE NO. 637-702-1848  
 2. PRIOR TO CONSTRUCTION, THE FEMA/FIRM DOCUMENTS SHALL BE REVIEWED REGARDING THE POSSIBLE LOCATION AND ELEVATION OF ANY REGULATORY 100 YEAR FLOODPLAIN THAT MAY AFFECT THIS DEVELOPMENT.

RECEIVED  
 JUN 18 2012  
 COMMUNITY DEVELOPMENT

Exhibit E-2



MATCH LINE (SEE SHEET LS-1)

**Countryside**  
 Landscape Architects & Contractors  
 2800 NORTH 84th ROAD SUITE 100 WINDSOR, ILLINOIS 60092  
 815/702-1800 WWW.COUNTRYSIDELANDSCAPE.COM FAX 815/702-8084

**LANDSCAPE PLAN (EAST)**

NOTES: 1. THIS PLAN IS BASED ON TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY L.C.A.D. LAND SURVEYORS, INC. PHONE NO. 847-702-1845  
 2. PRIOR TO CONSTRUCTION, THE FEMA/FIRM DOCUMENTS SHALL BE REVIEWED REGARDING THE POSSIBLE LOCATION AND ELEVATION OF ANY REGULATORY 100 YEAR FLOODPLAIN THAT MAY AFFECT THIS DEVELOPMENT.



NO.	DATE	DESCRIPTION

**SITE IMPROVEMENTS  
 CAPUTO'S  
 PHASE 1**  
 SOUTHWEST CORNER OF NORTH AVENUE AND SCHMALE ROAD  
 CAROL STREAM, ILLINOIS

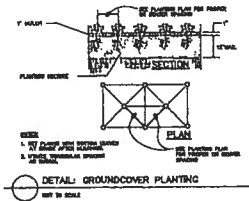
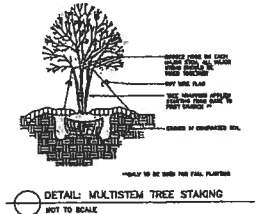
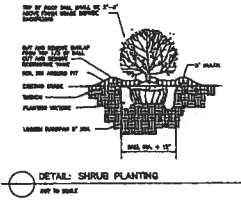
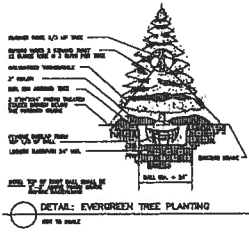
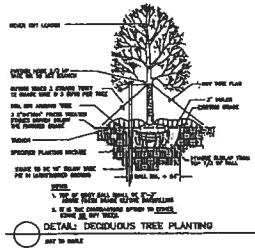
**MARCHIS ENGINEERING, LTD.**  
 CONSULTING ENGINEERS AND PLANNERS  
 300 East River Parkway - Schaumburg, IL 60196-4837 / Tel: 815-486-0252  
 www.marchis.com

**LANDSCAPE PLAN (EAST)**  
 DESIGN: JAVITO CLARIS DRAFTING: JDO  
 SCALE: 1"=40' DATE: APRIL 05, 2012



JOB NO. 11-051  
**LS-2**

Exhibit E-3



**PLANT SCHEDULE:**

NO.	SYMBOL	DESCRIPTION	QTY	PLANT SPECIES	SIZE	DATE
1	101	DECIDUOUS TREE	1	FRAXINUS AMERICANA	12" DBH.	10/15/2013
2	102	EVERGREEN TREE	1	ABIES MILLENAE	12" DBH.	10/15/2013
3	103	SHRUB	1	FRAXINUS AMERICANA	12" DBH.	10/15/2013
4	104	GROUND COVER	1	FRAXINUS AMERICANA	12" DBH.	10/15/2013
5	105	STAKE	1	FRAXINUS AMERICANA	12" DBH.	10/15/2013
6	106	STAKE	1	FRAXINUS AMERICANA	12" DBH.	10/15/2013
7	107	STAKE	1	FRAXINUS AMERICANA	12" DBH.	10/15/2013
8	108	STAKE	1	FRAXINUS AMERICANA	12" DBH.	10/15/2013
9	109	STAKE	1	FRAXINUS AMERICANA	12" DBH.	10/15/2013
10	110	STAKE	1	FRAXINUS AMERICANA	12" DBH.	10/15/2013
11	111	STAKE	1	FRAXINUS AMERICANA	12" DBH.	10/15/2013
12	112	STAKE	1	FRAXINUS AMERICANA	12" DBH.	10/15/2013
13	113	STAKE	1	FRAXINUS AMERICANA	12" DBH.	10/15/2013
14	114	STAKE	1	FRAXINUS AMERICANA	12" DBH.	10/15/2013
15	115	STAKE	1	FRAXINUS AMERICANA	12" DBH.	10/15/2013
16	116	STAKE	1	FRAXINUS AMERICANA	12" DBH.	10/15/2013
17	117	STAKE	1	FRAXINUS AMERICANA	12" DBH.	10/15/2013
18	118	STAKE	1	FRAXINUS AMERICANA	12" DBH.	10/15/2013
19	119	STAKE	1	FRAXINUS AMERICANA	12" DBH.	10/15/2013
20	120	STAKE	1	FRAXINUS AMERICANA	12" DBH.	10/15/2013
21	121	STAKE	1	FRAXINUS AMERICANA	12" DBH.	10/15/2013
22	122	STAKE	1	FRAXINUS AMERICANA	12" DBH.	10/15/2013
23	123	STAKE	1	FRAXINUS AMERICANA	12" DBH.	10/15/2013
24	124	STAKE	1	FRAXINUS AMERICANA	12" DBH.	10/15/2013
25	125	STAKE	1	FRAXINUS AMERICANA	12" DBH.	10/15/2013
26	126	STAKE	1	FRAXINUS AMERICANA	12" DBH.	10/15/2013
27	127	STAKE	1	FRAXINUS AMERICANA	12" DBH.	10/15/2013
28	128	STAKE	1	FRAXINUS AMERICANA	12" DBH.	10/15/2013
29	129	STAKE	1	FRAXINUS AMERICANA	12" DBH.	10/15/2013
30	130	STAKE	1	FRAXINUS AMERICANA	12" DBH.	10/15/2013

**PLAN NOTES:**

1. ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING SPECIFICATIONS.
2. ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING SPECIFICATIONS.
3. ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING SPECIFICATIONS.
4. ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING SPECIFICATIONS.
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12. ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING SPECIFICATIONS.
13. ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING SPECIFICATIONS.
14. ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING SPECIFICATIONS.
15. ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING SPECIFICATIONS.
16. ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING SPECIFICATIONS.
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18. ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING SPECIFICATIONS.
19. ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING SPECIFICATIONS.
20. ALL PLANTINGS SHALL BE IN ACCORDANCE WITH THE CITY OF CHICAGO PLANTING SPECIFICATIONS.



**LANDSCAPE DETAILS**

Exhibit E-4

NO.	DATE	DESCRIPTION
1	10/15/2013	ISSUED FOR PERMIT
2	10/15/2013	ISSUED FOR PERMIT
3	10/15/2013	ISSUED FOR PERMIT
4	10/15/2013	ISSUED FOR PERMIT
5	10/15/2013	ISSUED FOR PERMIT
6	10/15/2013	ISSUED FOR PERMIT
7	10/15/2013	ISSUED FOR PERMIT
8	10/15/2013	ISSUED FOR PERMIT
9	10/15/2013	ISSUED FOR PERMIT
10	10/15/2013	ISSUED FOR PERMIT
11	10/15/2013	ISSUED FOR PERMIT
12	10/15/2013	ISSUED FOR PERMIT
13	10/15/2013	ISSUED FOR PERMIT
14	10/15/2013	ISSUED FOR PERMIT
15	10/15/2013	ISSUED FOR PERMIT
16	10/15/2013	ISSUED FOR PERMIT
17	10/15/2013	ISSUED FOR PERMIT
18	10/15/2013	ISSUED FOR PERMIT
19	10/15/2013	ISSUED FOR PERMIT
20	10/15/2013	ISSUED FOR PERMIT
21	10/15/2013	ISSUED FOR PERMIT
22	10/15/2013	ISSUED FOR PERMIT
23	10/15/2013	ISSUED FOR PERMIT
24	10/15/2013	ISSUED FOR PERMIT
25	10/15/2013	ISSUED FOR PERMIT
26	10/15/2013	ISSUED FOR PERMIT
27	10/15/2013	ISSUED FOR PERMIT
28	10/15/2013	ISSUED FOR PERMIT
29	10/15/2013	ISSUED FOR PERMIT
30	10/15/2013	ISSUED FOR PERMIT

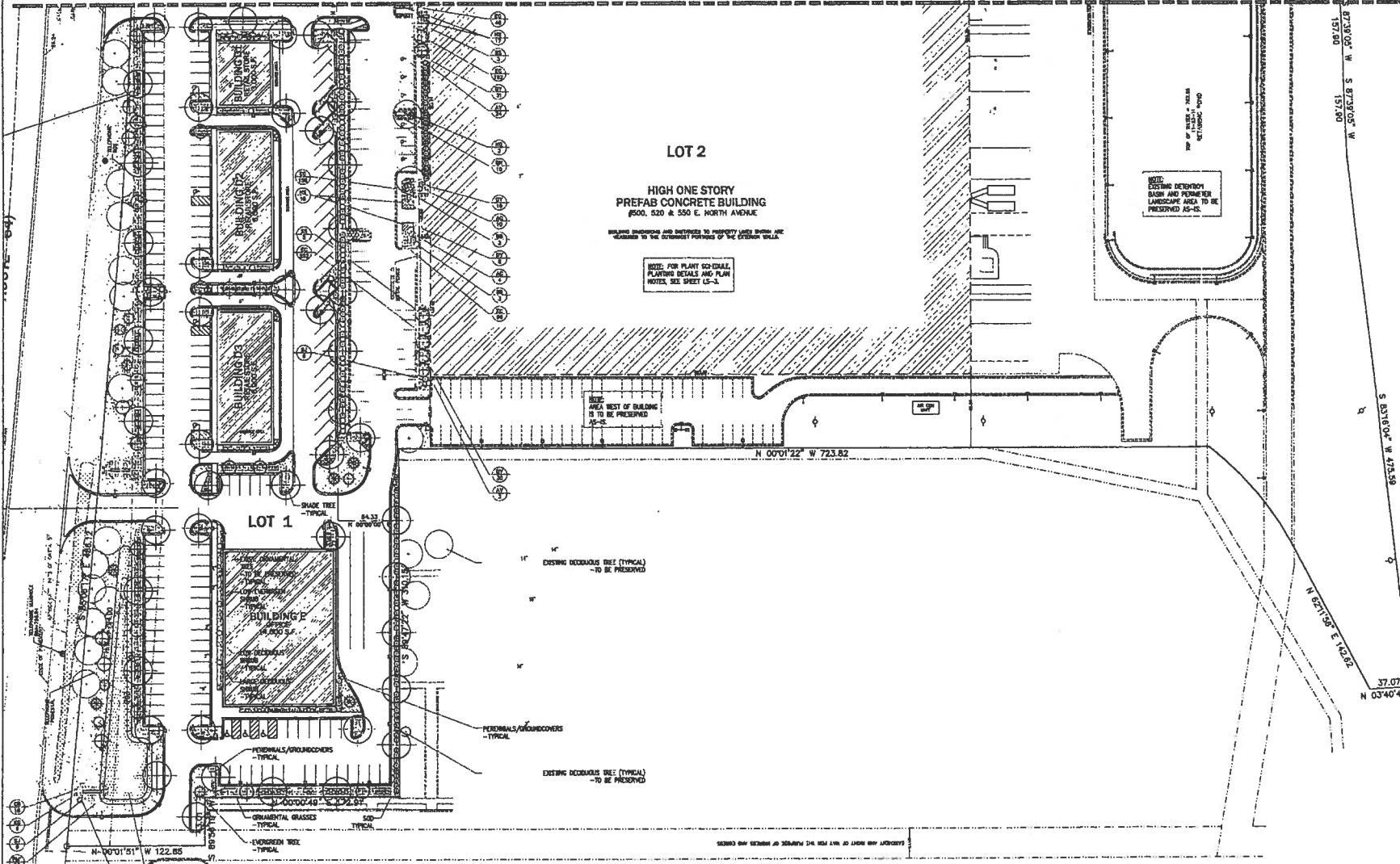
**SITE IMPROVEMENTS**  
**CAPUTO'S**  
**PHASE 1**  
 SOUTHWEST CORNER CAROL STREET AND SCHMALE ROAD  
 CHICAGO, ILLINOIS

**MARCHCRIS ENGINEERING, L.T.D.**  
 300 East State Parkway, Schaumburg, IL 60196 • TEL: 630-484-8207 FAX: 630-484-2232  
 www.marchcris.com  
 DESIGNER: JAWIT/CALABR  
 DRAFTING: JOO  
 DATE: APRIL 05, 2012  
 SCALE: NONE



JOB NO. 11-051  
**LS-3**

MATCH LINE (SEE SHEET LS-2)



LOT 2  
 HIGH ONE STORY  
 PREFAB CONCRETE BUILDING  
 (500, 520 & 550 E. NORTH AVENUE)

BEARING DIMENSIONS AND DISTANCES TO PROPERTY LINES SHOWN ARE RELATED TO THE EXISTING PORTIONS OF THE EXISTING WALLS.

NOTE: FOR PLANT SCHEDULE, PLANTING DETAILS AND PLAN NOTES, SEE SHEET LS-3.

NOTE: AREA WEST OF BUILDING B TO BE PRESERVED AS-IS.

NOTE: EXISTING DETENTION BASIN AND PERMEABLE LANDSCAPE AREA TO BE PRESERVED AS-IS.

BENCHMARK #3  
 SEE EXISTING TOP SURFACE OF CONCRETE CURB

**Countryside**  
 Landscaping  
 Landscape Architects & Contractors  
 2847 NORTH HARC ROAD  
 817.522.7800  
 WILCOXVILLE, MISSOURI 64591  
 817.522.7800

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**LANDSCAPE PLAN (WEST)**

- NOTES: 1. THIS PLAN IS BASED ON TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY T.L.C. LAND SURVEYORS, INC. PHONE NO. 847-705-1845  
 2. PRIOR TO CONSTRUCTION, THE FEMA/FIRM DOCUMENTS SHALL BE REVIEW REGARDING THE POSSIBLE LOCATION AND ELEVATION OF ANY REGULATORY 100 YEAR FLOODPLAIN THAT MAY AFFECT THIS DEVELOPMENT.  
 3. FOR EXACT BUILDING DIMENSIONS, SEE ARCHITECTURAL PLANS.



NO.	DATE	BY	REVISIONS

**SITE IMPROVEMENTS**  
**CAPUTO'S**  
 DEVELOPMENT  
 DEVELOPMENT  
 SOUTHWEST CORNER OF NORTH AVENUE AND SCHWALE ROAD  
 CARROLL STREAM, ILLINOIS

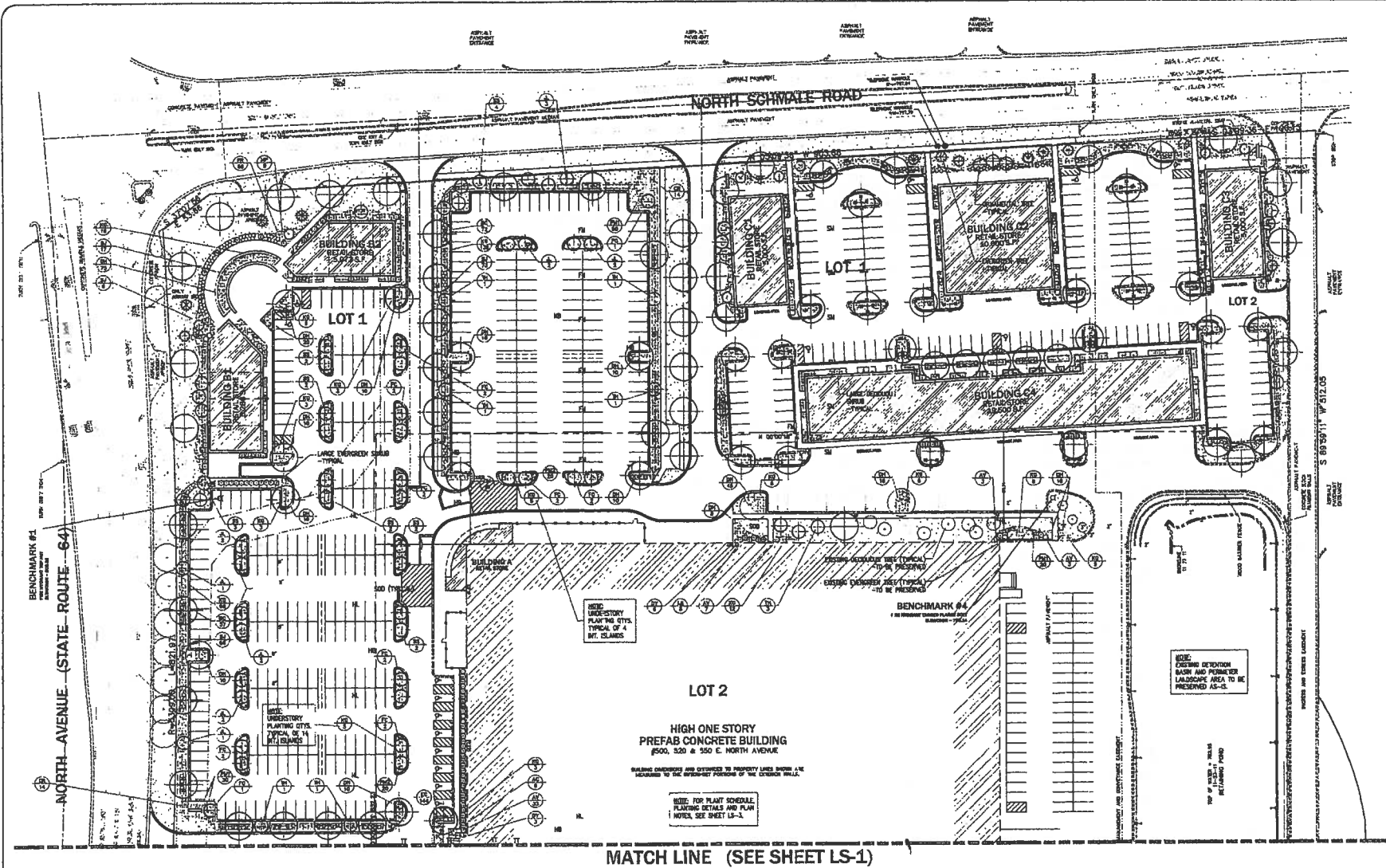
**MARCHIS ENGINEERING, LTD.**  
 CONSULTING ENGINEERS AND PLANNERS  
 1202 Oak Dale Parkway - Schaumburg, IL 60196  
 (815) 399-8800  
 www.marchis.com

DESIGNER: JAWADTO, CLARI  
 DRAFTING: VOR  
 SCALE: 1"=40'  
 DATE: APRIL 05, 2012



JOB NO. 11-051  
**LS-1**

Exhibit E-5



NO.	DATE	REVISIONS

**SITE IMPROVEMENTS**  
**CAPUTO'S**  
**DEVELOPMENT**  
 SOUTHWEST CORNER OF NORTH AVENUE AND SCHMALE ROAD  
 CAROL STREAM, ILLINOIS

**MARCHIS ENGINEERING, LTD.**  
 CONSULTING ENGINEERS AND PLANNERS  
 1300 East State Parkway • Schaumburg, IL 60193 • Tel: 847-888-8887 Fax: 847-888-2282  
 www.marchis.com

**LANDSCAPE PLAN (EAST)**  
 DESIGN: JAVANTO/CLAB | DRAFTING: IDR  
 SCALE: 1"=40' | DATE: APRIL 05, 2012



JOB NO. 11-051  
**LS-2**

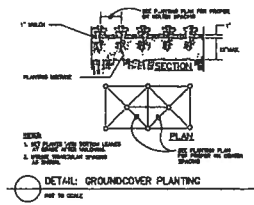
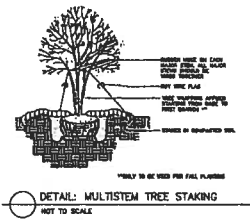
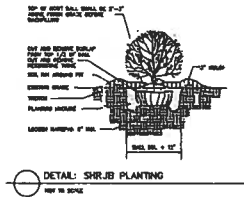
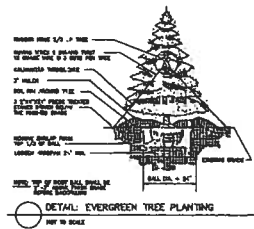
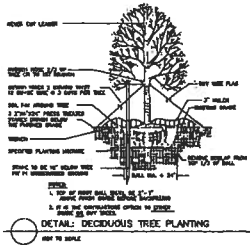
**Countryside**  
 Landscaping  
 Landscaping Architects & Contractors  
 2267 NORTH ROAD  
 MICHIGAN, ILLINOIS 60064  
 847-228-1200 • WWW.COUNTRYSIDELANDSCAPING.COM • FAX: 847-228-2264

**LANDSCAPE PLAN (EAST)**

NOTES: 1. THIS PLAN IS BASED ON TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY T.A.S. LAND SURVEYORS, INC. PHONE NO. 847-702-1845  
 2. PRIOR TO CONSTRUCTION, THE FEMA/FIRM DOCUMENTS SHALL BE REVIEWED REGARDING THE POSSIBLE LOCATION AND ELEVATION OF ANY REGULATORY 100 YEAR FLOODPLAIN THAT MAY AFFECT THIS DEVELOPMENT.  
 3. FOR EXACT BUILDING DIMENSIONS, SEE ARCHITECTURAL PLANS.

Exhibit E-6





**NOTE: PLANT SCHEDULE QUANTITIES REFLECT PHASE ONE PLANTING ONLY. FINAL SITE LANDSCAPE QUANTITIES TO BE DETERMINED AT TIME OF FUTURE DEVELOPMENT SUBMITTAL.**

**PLANT SCHEDULE:**

NO.	SYMBOL	DESCRIPTION	QTY	UNIT	PHASE	REMARKS
1		DECIDUOUS TREE PLANTING				
2		EVERGREEN TREE PLANTING				
3		SHRUB PLANTING				
4		MULTISTEM TREE STAKING				
5		GROUND COVER PLANTING				

**SEED SCHEDULE**

NO.	SYMBOL	DESCRIPTION	QTY	UNIT	PHASE	REMARKS
1		GRASS SEED				
2		FLORIST SEED				

**PLAN NOTES:**

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS PLANTING STANDARDS.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS PLANTING STANDARDS.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS PLANTING STANDARDS.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS PLANTING STANDARDS.
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6. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS PLANTING STANDARDS.
7. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS PLANTING STANDARDS.
8. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS PLANTING STANDARDS.
9. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS PLANTING STANDARDS.
10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE ILLINOIS PLANTING STANDARDS.

NO.	DATE	DESCRIPTION	BY	CHKD.

**SITE IMPROVEMENTS**  
**CAPUTO'S DEVELOPMENT**  
 SOUTHWEST CORNER OF NORTH AVENUE AND SCRIBBLE ROAD  
 CAROL STREAM, ILLINOIS

**MARCHRIS ENGINEERING, LTD.**  
 CONSULTING ENGINEERS AND PLANNERS  
 1100 East 83rd Street, Chicago, IL 60619  
 TEL: 773-442-2222 FAX: 773-442-2223  
 WWW.MARCHRIS.COM

DESIGNER: JAWAYTO-CL-619 DRAFTER: JDO  
 SCALE: NONE DATE: APRIL 05, 2012

**LANDSCAPE DETAILS**



JOB NO. 11-051  
**LS-3**

**Countryside**  
 Landscaping  
 Landscape Architects & Contractors  
 2907 NORTH RAND ROAD  
 817/338-1100 WWW.COUNTRYSIDECONTRACTORS.COM 817/338-5084

**LANDSCAPE DETAILS**

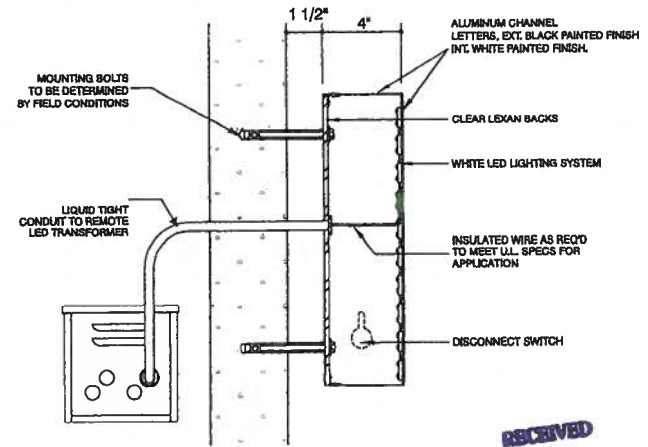
Exhibit E-7

42'-3"

# CAROL STREAM MARKETPLACE

24"

**INDIVIDUAL LED SILHOUETTE ILLUMINATED LETTER DISPLAY 1/4" = 1'-0"**



**SILHOUETTE ILLUM. CHANNEL LTR. DETAIL**

RECEIVED

JUN 18 2012

COMMUNITY DEVELOPMENT DEPT

Customer's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Comments: \_\_\_\_\_

account representative / client  
R WHITEHEAD

CAROL STREAM MARKETPLACE  
NORTH AV. & SCHMALE RD. CAROL STREAM, IL

drawn by  
JOHN W

job#: 12-4824  
3-27-12  
rev.#

**OLYMPIC SIGNS**

1130 N. Garfield  
Lombard, IL 60148

Ph: 630.424.6100 Ex: 630.424.6120

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page 1 of 7

Exhibit F-1



**D/F INT. H.O. F.L.O. ILLUMINATED DISPLAY 3/16" = 1'-0"**  
2 REQUIRED

ALUMINUM CAP, PMS #400 LT GREY PAINTED FINISH.

ALUMINUM I.D. CABINET & FACES, STUCCO TEX FINISH TO MATCH BUILDING.

REVERSE CHANNEL ALUMINUM LETTERS, BLACK PAINTED FINISH & SILHOETTE ILLUMINATED W/ WHITE LED LIGHTING. 1" PROJECTION MOUNTED.

ALUMINUM SILL, PMS #400 LT GREY PAINTED FINISH.

STONE PYLONS ON CONCRETE PADS, TO MATCH BLDG.

ALUMINUM TENANT PANEL CABINET, RETAINERS & H-BARS, PAINTED FINISH TO MATCH I.D. CABINET.

WHITE LEXAN TENANT PANEL FACES W/ VINYL APPLIED GRAPHICS TO BE ADVISED.

19MM FULL COLOR EMC UNIT W/ .3WATT LED LAMPS IN A 64 X 176 MATRIX. ALUMINUM CABINET PAINTED TO MATCH I.D. CABINET.

Customer's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Comments: \_\_\_\_\_

**OLYMPIC  
SIGNS**

account representative / client  
R WHITEHEAD

**CAROL STREAM  
MARKETPLACE**

NORTH AV. & SCHMALE RD. CAROL STREAM, IL

drawn by  
JOHN W

• job#: 12-4824  
• 3-27-12  
• rev.#

1130 N. Garfield  
Lombard, IL 60148

Ph: 630.424.6100

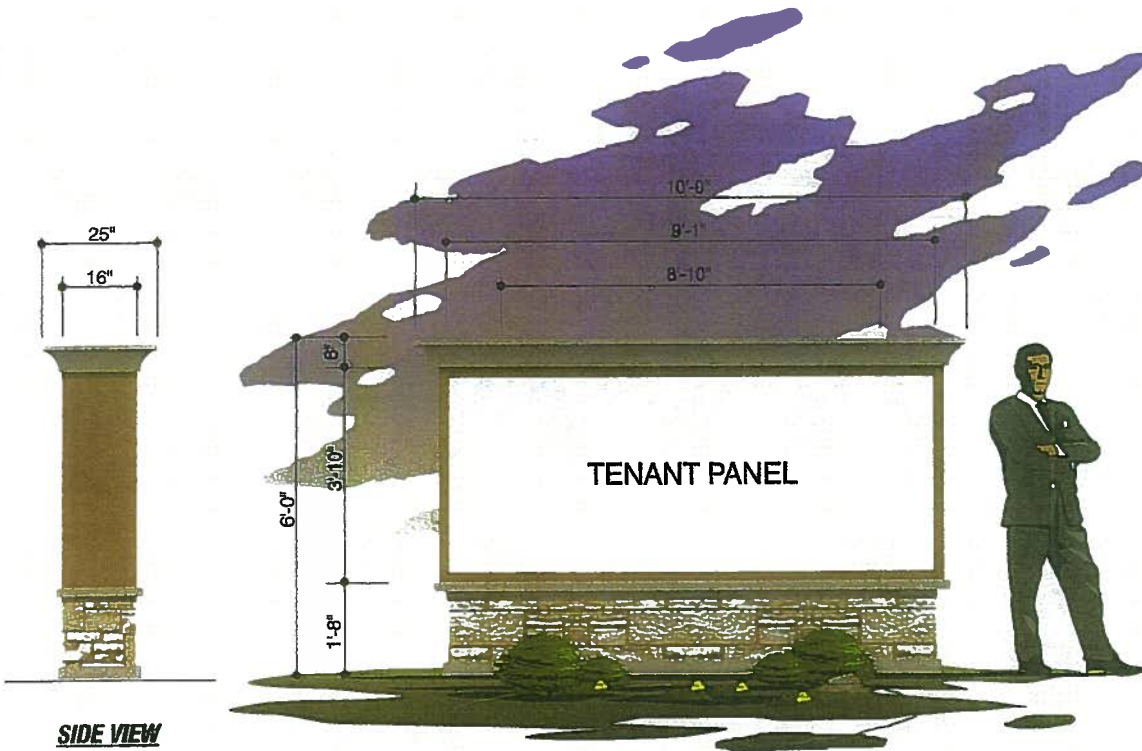
Fax: 630.424.6120

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page 2 of 7

Exhibit F-2



**D/F INT. H.O. F.L.O. ILLUMINATED DISPLAY 3/8" = 1'-0"**

TYPICAL SCHMALE ROAD OUTLOT DISPLAYS

ALUMINUM CAP, PMS #400 LT GREY PAINTED FINISH.

ALUMINUM I.D. CABINET & RETAINERS, PAINTED FINISH TO MATCH BUILDING.  
WHITE LEXAN FACES W/ VINYL APPLIED GRAPHICS TO BE ADVISED.

ALUMINUM SILL, PMS #400 LT GREY PAINTED FINISH.

STONE BASE ON CONCRETE PADS, TO MATCH BLDG.

**SIDE VIEW**

Customer's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Comments: \_\_\_\_\_

account representative / client  
R WHITEHEAD

**CAROL STREAM MARKETPLACE**  
NORTH AV. & SCHMALE RD. CAROL STREAM, IL

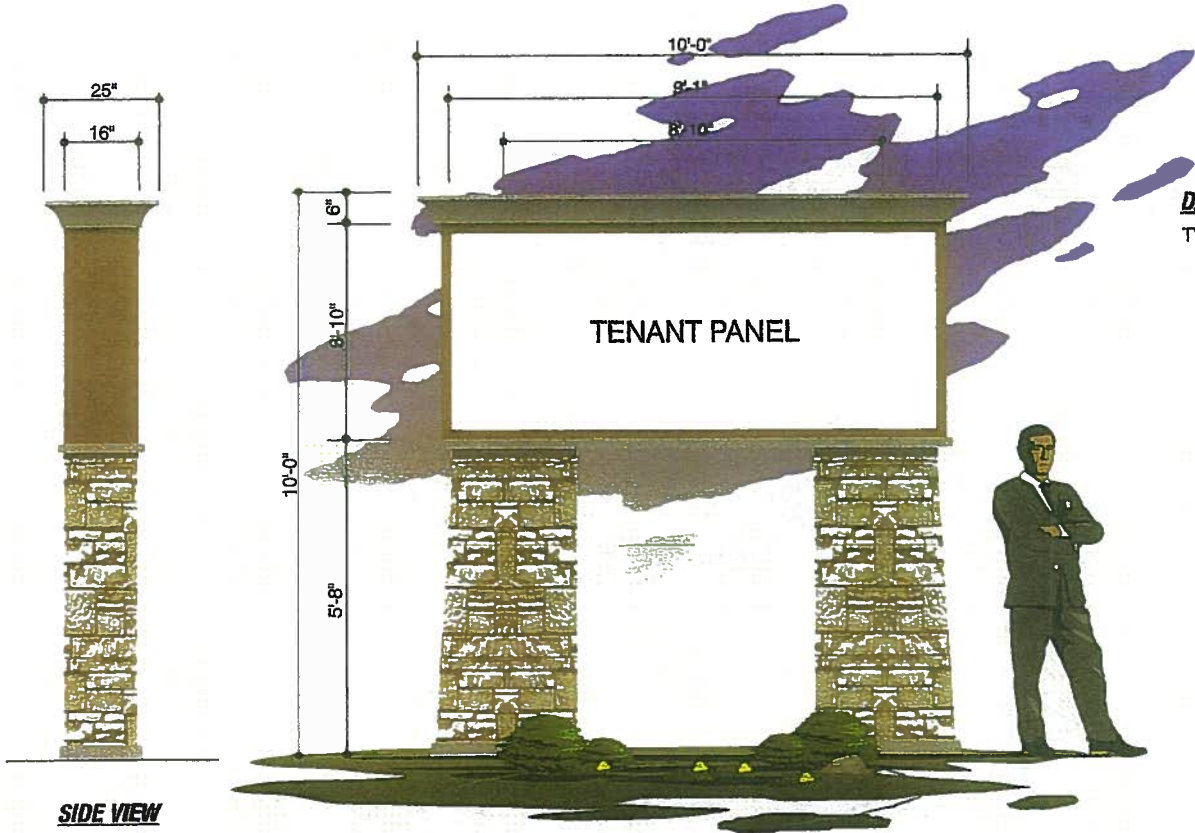
drawn by  
JOHN W

• job#: 12-4824  
• 3-27-12  
• rev.#

**OLYMPIC SIGNS**

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**D/F INT. H.O. FLO. ILLUMINATED DISPLAY 3/8" = 1'-0"**  
 TYPICAL NORTH AV. OUTLOT DISPLAYS

- ALUMINUM CAP, PMS #400 LT GREY PAINTED FINISH.
- ALUMINUM I.D. CABINET & RETAINERS, PAINTED FINISH TO MATCH BUILDING.
- WHITE LEXAN FACES W/ VINYL APPLIED GRAPHICS TO BE ADVISED.
- ALUMINUM SILL, PMS #400 LT GREY PAINTED FINISH.
- STONE PIERS ON CONCRETE PADS, TO MATCH BLDG.

***SIDE VIEW***

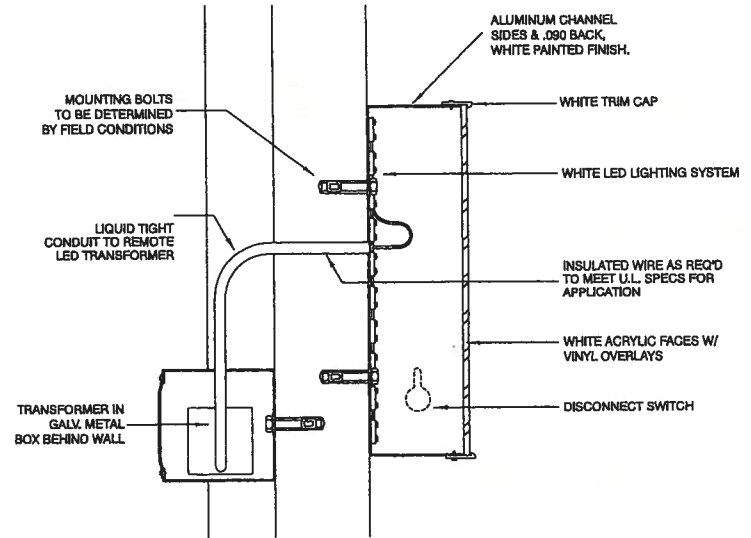
	account representative / client R WHITEHEAD / CAROL STREAM MARKETPLACE	drawn by / job#: 12-4824 JOHN W / 3-27-12 rev.#	Customer's Signature: _____ Date: _____ Comments: _____
1130 N. GARFIELD Lombard, IL 60148 PH: 630.424.6100 FX: 630.424.6120 <a href="http://WWW.OLYSIGNS.COM">WWW.OLYSIGNS.COM</a>			
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**INDIVIDUAL INT. LED ILLUMINATED LETTER DISPLAY 1/8" = 1'-0"**



**STORE FRONT ELEVATION / SIGN LOCATION 1/16" = 1'-0"**



**FLUSH MOUNT INTERNALLY ILLUM. CHANNEL LTR.**

**OLYMPIC  
SIGNS**

account representative / client  
R WHITEHEAD / CAROL STREAM MARKETPLACE  
1130 N. Garfield / NORTH AV. & SCHMALE RD. CAROL STREAM, IL  
Lombard, IL 60148 Ph.# 630.424.6100 Ex.# 630.424.6120

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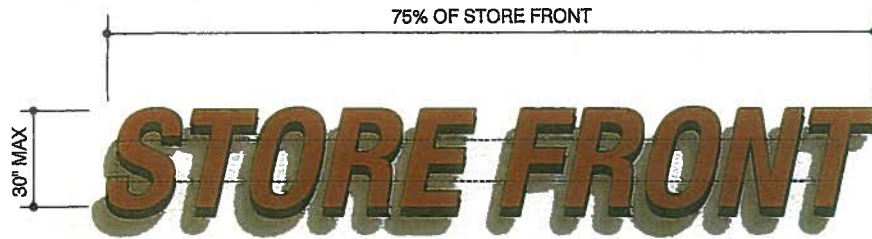
drawn by  
JOHN W

• job#: 12-4824  
• 3-27-12  
• rev.#

Customer's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Comments: \_\_\_\_\_

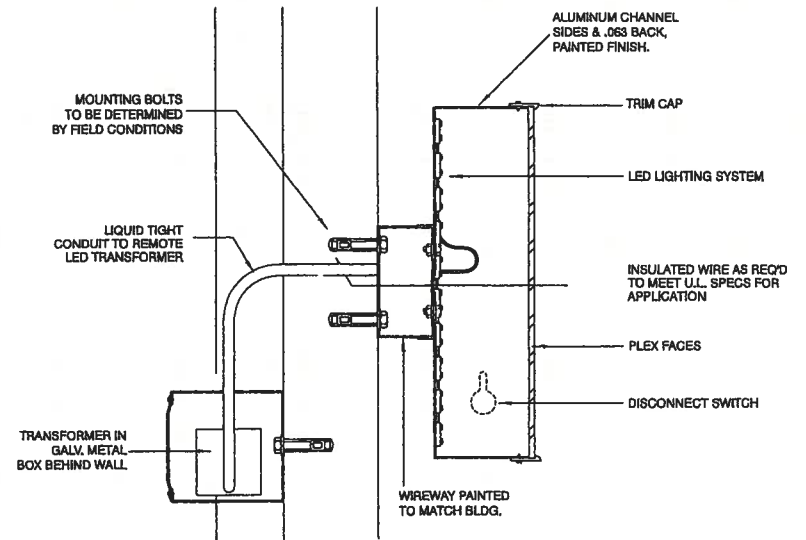
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**TYPICAL INDIVIDUAL INT. LED ILLUMINATED LETTER DISPLAY 1/4" = 1'-0"**



**TYPICAL STORE FRONT / SIGN LOCATION 1/8" = 1'-0"**



**WIREWAY MOUNT INTERNALLY ILLUM. CHANNEL LTR.**

**OLYMPIC  
SIGNS**

1730 N. Garfield  
Lombard, IL 60118

account representative / client  
R WHITEHEAD

**CAROL STREAM  
MARKETPLACE**  
NORTH AV. & SCHMALE RD. CAROL STREAM, IL

drawn by  
JOHN W

• job#: 12-4824  
• 3-27-12  
• rev.#

Ph: 630.424.6100 Fax: 630.424.6120 [WWW.OLYSIGNS.COM](http://WWW.OLYSIGNS.COM)

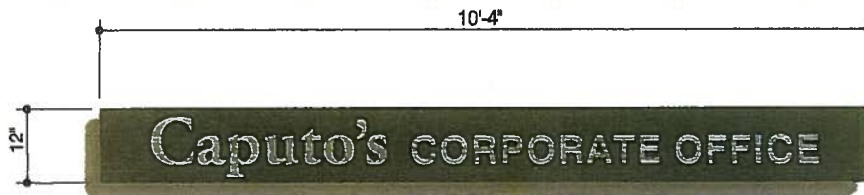
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page 6 of 7

Customer's Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Comments:

Exhibit F-6



***S/F INT. H.O. FLO. ILLUMINATED DISPLAY 1/2" = 1'-0"***

ALUMINUM CABINET & FACE W/ ROUTED COPY, BLACK PAINTED FINISH.  
 1" THICK CLEAR PUSH THRU PLEX COPY W/ WHITE PLEX BACK UP & SF100-840-S BRUSHED CHROME VINYL OVERLAY.



**OLYMPIC  
SIGNS**

account representative / client  
 R WHITEHEAD / CAROL STREAM MARKETPLACE  
 NORTH AV. & SCHMALE RD. CAROL STREAM, IL

drawn by / job#: 12-4824  
 JOHN W / 3-27-12  
 rev.#

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page 7 of 7

Customer's Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 Comments: \_\_\_\_\_

Exhibit F-7



ORDINANCE NO. 2012-\_\_-\_\_

**AN ORDINANCE APPROVING AMENDMENTS TO SPECIAL USE PERMITS FOR PLANNED UNIT DEVELOPMENT AND AUTO SERVICE STATION, A SPECIAL USE PERMIT FOR AUTOMOBILE LAUNDRY, AND A PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT PLAN IN THE B-3 SERVICE DISTRICT (BUCKY'S EXPRESS, 870 W. ARMY TRAIL ROAD)**

**WHEREAS**, Architect Walter Hainsfurther, on behalf of Buchanan Energy, hereinafter referred to as the Petitioner, has petitioned the Village of Carol Stream for Amendments to Special Use Permits for *Planned Unit Development* and *Auto Service Station* in accordance with Sections 16-9-2(C)(1), 16-9-4(C)(1) and 16-9-4(C)(3) of the Carol Stream Zoning Code, a Special Use Permit for *Automobile Laundry* in accordance with Section 16-9-4(C)(2) of the Carol Stream Zoning Code, and approval of a combined Preliminary/Final Planned Unit Development Plan in accordance with Sections 16-16-3 and 16-16-4 of the Carol Stream Zoning Code for the property legally described in Section 2 herein and commonly known as 870 W. Army Trail Road, Carol Stream, Illinois; and

**WHEREAS**, pursuant to Section 16-15-8 of the Carol Stream Code of Ordinances, the Combined Plan Commission/Zoning Board of Appeals at a regular meeting thereof, held a public hearing on the above petition on July 9, 2012, following proper legal notice of said public hearing, after which by a vote of 5-1, the Plan Commission recommended to the Mayor and Board of Trustees of the Village that the Amendments to the Special Use Permits for *Planned Unit Development* and *Auto Service Station*, the Special Use Permit for *Automobile Laundry*, and the combined Preliminary/Final Planned Unit Development Plan be approved; and

**WHEREAS**, the Combined Plan Commission/Zoning Board of Appeals has filed its Findings and Recommendations regarding the Amendments to the Special Use Permits, the Special Use Permit and the combined Preliminary/Final Planned Unit Development Plan with the Mayor and Board of Trustees, and the Mayor and Board of Trustees have duly considered said Findings and Recommendations.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF CAROL STREAM, DU PAGE COUNTY, ILLINOIS, IN THE EXERCISE OF ITS HOME RULE POWERS, as follows:**

## **SECTION 1:**

The Mayor and Board of Trustees of the Village, after examining the Petition for Amendments to the Special Use Permits for *Planned Unit Development* and *Auto Service Station*, the Special Use Permit for *Automobile Laundry*, and the combined Preliminary/Final Planned Unit Development Plan, and the Findings and Recommendations of the Combined Plan Commission/Zoning Board of Appeals, have determined and find that the requested Amendments to the Special Use Permits, Special Use Permit and combined Preliminary/Final Planned Unit Development Plan:

- (1) Is deemed necessary for the public convenience at the location.
- (2) Will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
- (3) Will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
- (4) Will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
- (5) Will provide adequate utilities, access roads, drainage, and other important and necessary community facilities.
- (6) Will conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Board of Trustees.

## **SECTION 2:**

The Amendments to the Special Use Permits, Special Use Permit and combined Preliminary/Final Planned Unit Development Plan are hereby approved and granted subject to the conditions set forth in Section 3, upon the real estate commonly known as 870 W. Army Trail Road, Carol Stream, Illinois, and legally described as follows:

### **LEGAL DESCRIPTION:**

That part of the northeast ¼ of Section 24, Township 40 North, Range 9, East of the Third Principal Meridian, bounded and described as follows:

Beginning at the intersection of the center line of County Farm Road, according to the highway dedication recorded as Document R79-93602, with the center line of Army Trail Road, according to the highway dedication recorded as Document 453492; thence westerly on the center

of said Army Trail Road, 248.60 feet; thence southerly perpendicular to the center line of said Army Trail Road 237.62 feet; thence easterly parallel with the center line of said Army Trail Road, 277.45 feet to a point of intersection with the center line of said County Farm Road; thence northerly on the center line of said County Farm Road; 239.37 feet to the point of beginning (excepting therefrom all that part taken for highway purposes according to documents R79-93602 and 453492) all in DuPage County, Illinois.

### **SECTION 3:**

The approval of the Amendments to the Special Use Permits for *Planned Unit Development* and *Auto Service Station*, the Special Use Permit for *Automobile Laundry*, and the combined Preliminary/Final Planned Unit Development Plan, herein, are subject to the improvements being constructed and maintained in accordance with the attached plans, including the Preliminary/Final Planned Unit Development Plan (Exhibit A) and Landscape Plan (Exhibit B), prepared by Arc Design Resources, 5291 Zenith Parkway, Loves Park, Illinois 61111, the Floor Plan (Exhibit C), Building Elevations (Exhibit D), and Trash Enclosure Plan (Exhibit E), prepared by Kurtz Associates Architects, 701 Lee Street, Suite 900, Des Plaines, Illinois 60016-4551, and the Sign Plan (Exhibit F) prepared by Omaha Neon Sign Co. Inc., 1120 N 18<sup>th</sup> Street, Omaha, Nebraska 68102, and are also subject to the following conditions:

1. That all rooftop mounted mechanical equipment must be screened from view in all directions from adjacent public streets and drive aisles;
2. That all trash dumpsters and containers must be kept inside the trash enclosure, and that the gates to the enclosure must be closed and latched at all times, except for when trash containers are being accessed by employees or emptied by the trash collection service,
3. That the landscape materials must be installed as shown on the attached landscape plan (except as may be amended as the result of continued collaboration with staff), and that all materials shall be maintained in a healthy condition, with dead or dying materials being replaced in accordance with the approved plan on an annual basis;
4. That the outdoor merchandise display must be must not extend further east than the east wall of the building, the displays must not block pedestrian access, and the displays must be maintained in a neat manner and must otherwise comply with all applicable codes;
5. That parking spaces must be striped in accordance with the Village's looped striping detail;

6. That the new parking lot lighting for the new parking lot must comply with the Village Code requirements for foot-candle illumination;
7. That the base of the new ground sign must match the base of the existing sign which is proposed to be refurbished with brick;
8. That building wall signs must not be "box" type signs;
9. That the applicant must obtain sign permits for all signs, with such permits being separate from the main building permit; and
10. That the business and property must be operated and maintained in accordance with all applicable state, county and village codes and requirements.

**SECTION 4:**

This Ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form, provided, however, that this Ordinance is executed by the owners or such other party in interest, consenting to and agreeing to be bound by the terms and conditions contained within this Ordinance. Such execution and delivery to the Village shall take place within sixty (60) days after the passage and approval of this Ordinance or within such extension of time as may be granted in the discretion of the corporate authorities, by motion.

**SECTION 5:**

The failure of the owner or other party in interest, or a subsequent owner or other party in interest, to strictly comply with the terms and conditions of this Ordinance, after execution of this Ordinance, shall subject the owner or party in interest to the penalties set forth in Section 16-17-7 A and B of the Carol Stream Code of Ordinances, and/or termination of the special use permit after notice and public hearing in accordance with the procedures required by the Carol Stream Code of Ordinances.

PASSED AND APPROVED THIS 6<sup>TH</sup> DAY OF AUGUST 2012.

AYES:

NAYS:

ABSENT:

\_\_\_\_\_  
Frank Saverino, Sr. Mayor

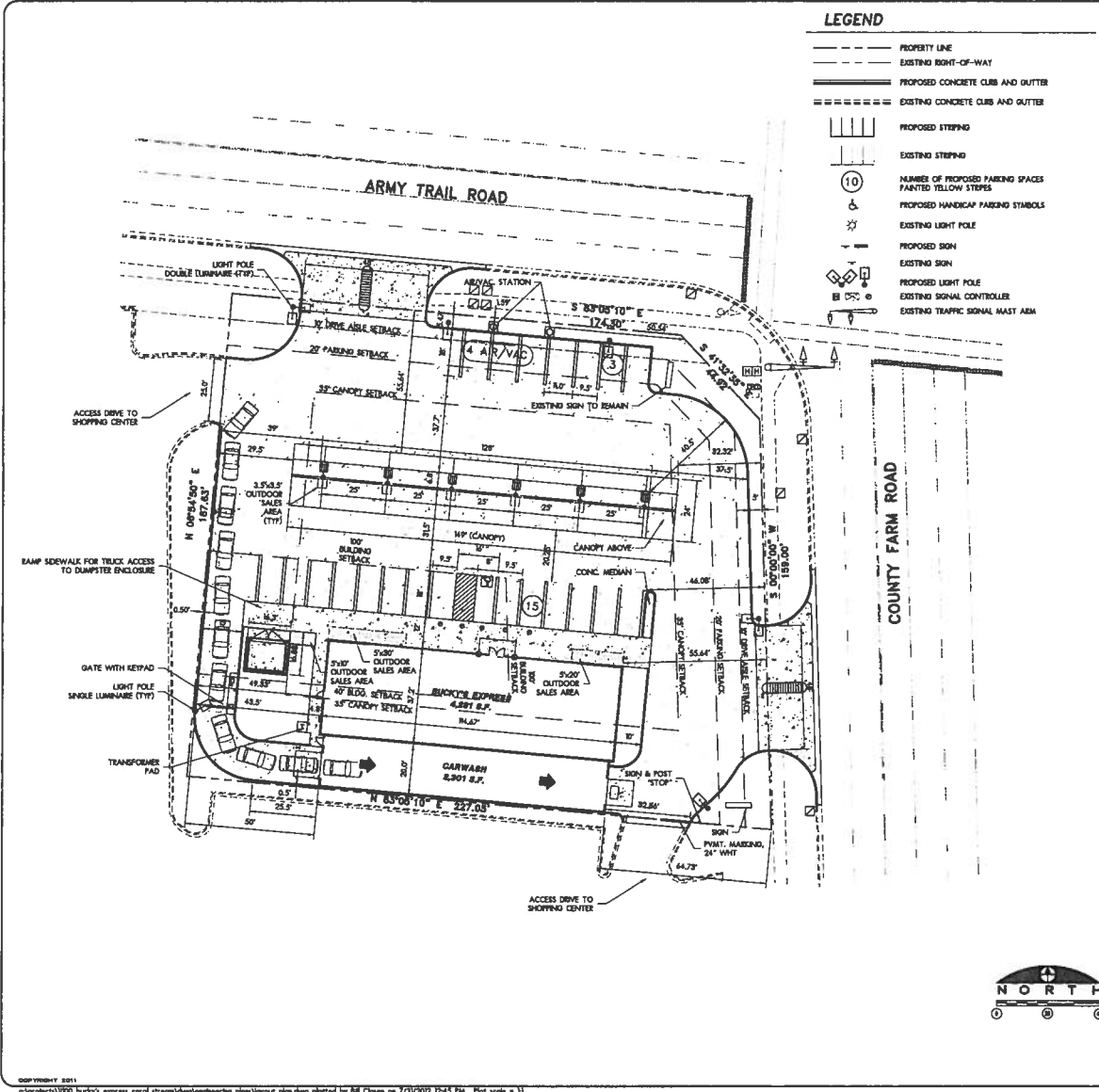
ATTEST:

\_\_\_\_\_  
Beth Melody, Village Clerk

I, \_\_\_\_\_, being the owner/party in interest of the property legally described in this ordinance, do hereby accept, concur, and agree to develop and use the subject property in accordance with the terms and conditions of this Ordinance, and I understand that if I do not do so, I am subject to the penalties set forth in Section 16-17-7 A and B of the Carol Stream Code of Ordinances, and/or termination of the special use permit.

\_\_\_\_\_  
Date

\_\_\_\_\_  
owner/party in interest



**LAYOUT NOTES**

- THE INTENT OF THIS PLAN IS TO RE-USE THE EXISTING DRIVEWAY GEOMETRY. NEW INBA WILL EXTEND TO THE EXISTING BACK OF CURB. THE CENTER ISLAND LOCATED IN THE EXISTING DRIVEWAYS WILL BE CONVERTED TO SOLID CONCRETE MOUNTABLE MEDIANS.
- LANDSCAPING ON THE ADJACENT PROPERTIES WILL BE PROTECTED DURING CONSTRUCTION.
- THE DESIGN VEHICLE FOR THE FUEL DELIVERY IS A WB-50.

**ZONING AND SITE DATA TABLE**

Subcategory	From Yard (Army Trail)	Side Yard (County Farm)	Side Yard	Front Yard
Building	100'	100'	0'	40'
Accomplished	Provided 128.77'	58.84'	49.37'	6.89'
Canopy	30'	30'	35'	30'
Accomplished	Provided 35.84'	23.23'	28.9'	107.89'
Parking	30'	30'	-	-
Accomplished	Provided 8.47'	44.16'	-	-
Air and Vacuum Station	30'	30'	30'	30'
Accomplished	Provided 1.83'	28.84'	127.65'	187.43'
Drive Aisle	10'	10'	-	-
Accomplished	Provided 22.47'	8.09'	-	-

**TABLE OF EXEMPTIONS (SUMMARY)**

Building Setback Required - Side Yard (County Farm)	Provided	100'	36.84'
Building Setback Required	Provided	40'	6.89'
Canopy Setback Required - Side Yard (County Farm)	Provided	30'	33.23'
Canopy Setback Required - Side Yard	Provided	30'	29.8'
Parking - Front Yard (Army Trail)	Provided	30'	6.47'
Air and Vacuum Station Setback Required - Front Yard (Army Trail)	Provided	30'	1.83'
Drive Aisle Setback Required - Side Yard (County Farm)	Provided	10'	8.09'
Lot Landscaping Required (8,000 S.F.)	Provided (4,501 S.F.)	15%	11.25%
Outdoor Sales Area (Allowed)	Provided	0 S.F.	375.8 S.F.

**ARC DESIGN**  
RESOURCES INC.

831 SOUTH PARKWAY  
LOWES PARK, IL 61111  
VOICE: (815) 464-4309  
FAX: (815) 464-4302  
www.arcdesign.com  
Design: Peta Unwin 16, 54-09324

PROJECT NAME  
OWNER'S NAME

**BUCKY'S EXPRESS**  
CAROL STREAM, IL  
ARMY TRAIL ROAD

RICHARD McMAHON  
3412 REDBIRD PARK ROAD  
ROCKFORD, IL 61107  
PHONE: (402) 718-6724

CONSULTANTS

ISSUED FOR

OWNER REVIEW	DATE
VLAR SUBMITAL	2-2-2
VLAR SUBMITAL	2-20-2
VLAR SUBMITAL	2-20-2
VLAR SUBMITAL	2-2-2
VLAR SUBMITAL	2-20-2
VLAR SUBMITAL	2-20-2
VLAR SUBMITAL	2-8-2

REVISIONS

NO.	ITEM	DATE
1		
2		
3		
4		
5		
6		
7		

SHEET TITLE

**FINAL PLANNED UNIT DEVELOPMENT PLAN**

DRAWN: MS  
CHECKED: RA  
PM: RA

PROJECT NUMBER  
SHEET NUMBER

11100  
C3



Exhibit A  
Not For Construction

DDP 1/20/21 001  
g:\projects\11100 Bucky's express carol stream\building\engineering\plans\layout\planning\plotted by Bill Chase on 7/27/2022 12:43 PM. Plot scale = 1/8"

ISSUED FOR	DATE
OWNER APPROVAL	10-24
VILLAGE RESUBMITTAL	10-24
VILLAGE RESUBMITTAL	10-29
VILLAGE RESUBMITTAL	11-02
VILLAGE RESUBMITTAL	11-02
VILLAGE RESUBMITTAL	11-02
VILLAGE RESUBMITTAL	11-02
VILLAGE RESUBMITTAL	11-02

REVISIONS	DATE
1	---
2	---
3	---
4	---
5	---
6	---
7	---

PLANT LIST

KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE/TYPE	SPACING
<b>ORNAMENTAL SHRUBS/TREES</b>					
PCC	2	<i>Physalis o. Charivier</i>	Charivier Calary Pear	2 1/2' BB	As Shown As Shown
TOT	4	<i>Taxus o. Tedyi</i>	Fraser Arborvitae	6' BB	4' O.C.
<b>ORNAMENTAL ANNUALS / PERENNIALS</b>					
APT1	10	<i>Arenaria s. Florian</i>	Frederick's Beauty Black Chokeberry	5 Gal.	3' O.C.
CAP	4	<i>Cotoneaster acuminata</i>	Painting Cotoneaster	18" BB	4' O.C.
REL	8	<i>Rhus a. serotina</i>	Green Leaf Nutgum Bush	5 Gal.	4' O.C.
BST	8	<i>Spiraea betulifolia Tor</i>	Birchleaf Spiraea	5 Gal.	3' O.C.
SPH	11	<i>Spiraea sp. 'Spectabilis'</i>	Goldmound Spiraea	5 Gal.	3' O.C.
SGF	50	<i>Spiraea sp. 'Spectabilis'</i>	Gold Flame Spiraea	5 Gal.	3' O.C.
RPW	8	<i>Wagelia f. 'Red Prince'</i>	Red Prince Wagelia	5 Gal/24"	3' O.C.
VDC	16	<i>Viburnum s. 'Christina'</i>	Blue Mitten Anemwood Viburnum	4" BB	23" O.C.
SHALL BE HEDED FORWARDS AND PLANTED ACCORDINGLY.					
<b>PERENNIALS</b>					
JCC	4	<i>Juniperus o. 'Katy's Compact'</i>	Katy's Compact Juniper	24" BB	4' O.C.
<b>PERENNIALS / ORNAMENTAL GRASSES</b>					
ERC	20	<i>Eragrostis f. 'Colorata'</i>	Purple Leaf Bluestemgrass	3" Pot	8" O.C.
HBR	31	<i>Hemerocallis 'Happy Returns'</i>	Happy Returns Daylily	1 Gal.	18" O.C.
HBR	22	<i>Hemerocallis 'Young Returns'</i>	Young Returns Daylily	1 Gal.	18" O.C.
NBL	8	<i>Nepeta f. 'Walker's Low'</i>	Blue Bander Catnip	1 Gal.	24" O.C.
NBL	8	<i>Nepeta f. 'Walker's Low'</i>	Walker's Low Catnip	1 Gal.	24" O.C.

PLANT LIST SUB-TOTAL

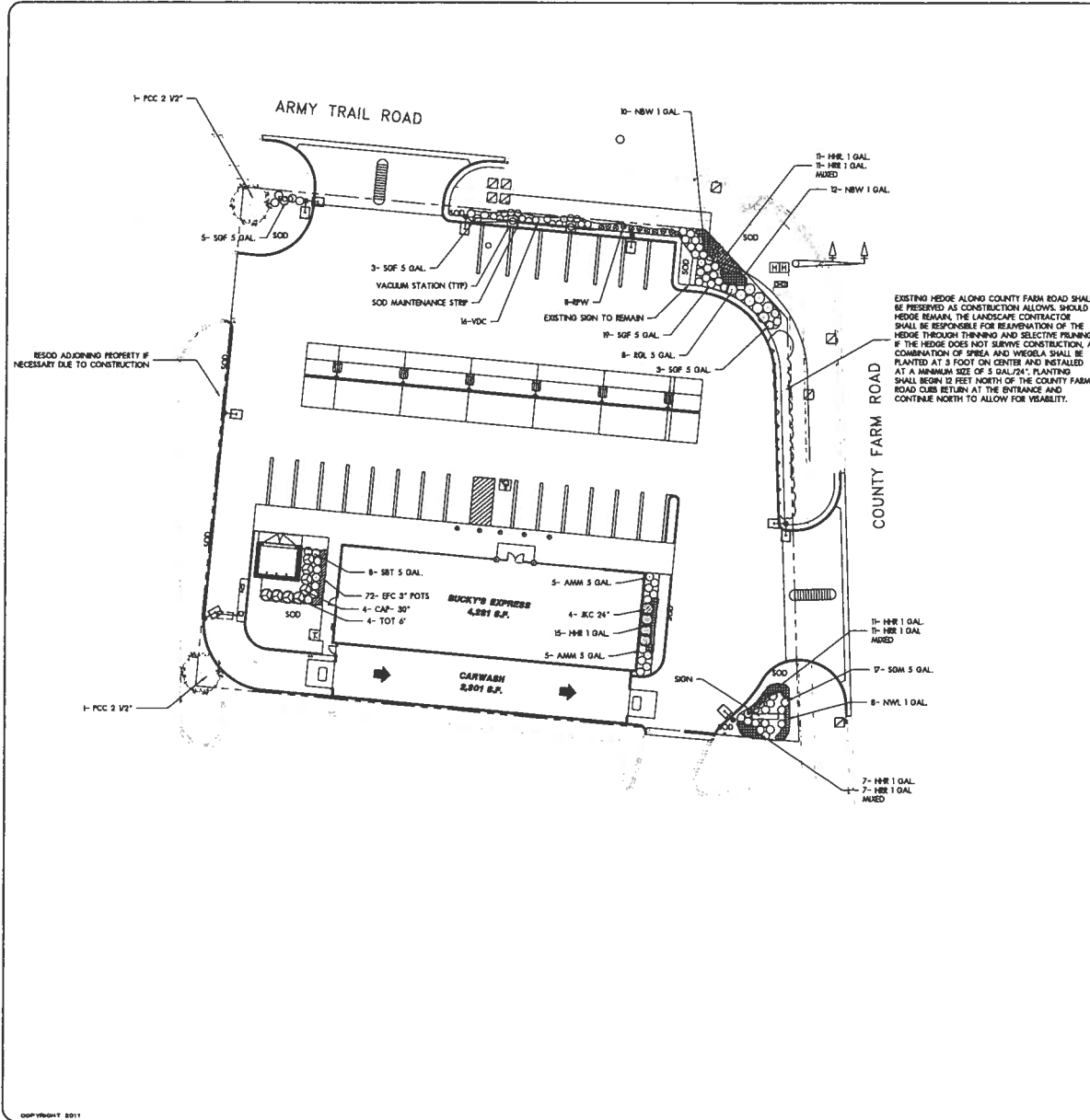
LABOR LIST

QTY	UNIT	DESCRIPTION
BY	Sqft	Kentucky Bluegrass Blend (General Base)
CY	Yard	Broadleaf Mulch
CY	Yard	Compost (Yard Waste or Peat-based)

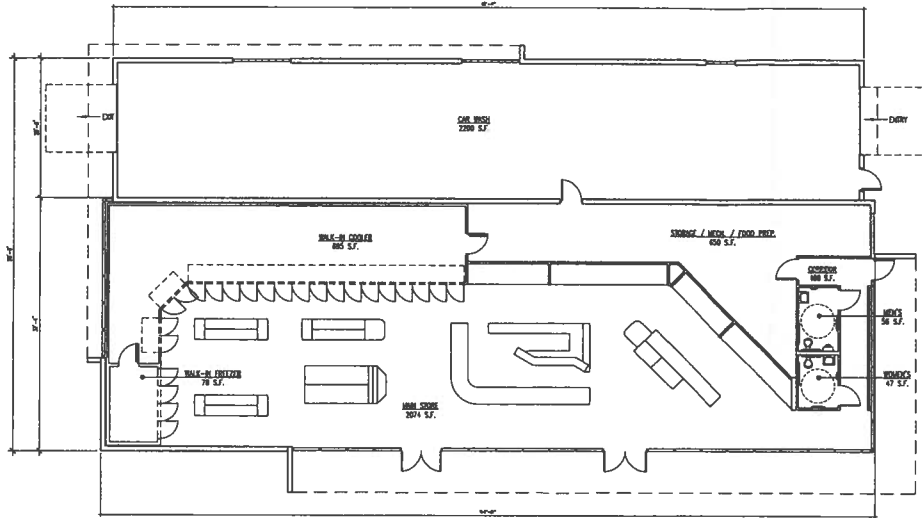
NOTES:

1.) For details pertaining to Utilities, Easements, Grading, Retaining Walls, Layout, Geometry, Wetland/Flood Plain Delineations, Etc., see plans prepared by Arc Design Resources, Inc.

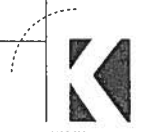
2.) Plantings may need to be adjusted in the field to accommodate utilities, easements, drainage ways, downspouts, etc.; However, quantities and sizes shall remain consistent with these plans.



g:\projects\1000 bucky's express carol stream\dwg\engineering plans\landscaping plan.dwg plotted by Ryan Swanson on 7/3/2012 10:13 PM. Plot scale = 1/2"=1'-0"



FLOOR PLAN



**KURTZ ASSOCIATES ARCHITECTS**

701 Lee Street  
 Suite 900  
 Des Plaines, Illinois  
 60016-4551  
 V 847 824 0132  
 F 847 824 7906  
 www.kurtzarch.com

PROFESSIONAL ARCHITECTS REGISTERED IN THE STATE OF ILLINOIS

13	04.25.12	RE-FURNITURE TO VILLAGE	SAI
14	04.26.12	RE-FURNITURE TO VILLAGE	SAI
15	04.27.12	DESIGN TO VILLAGE	SAI
16	04.28.12	CONTRACT / REVISIONS ACCORDING TO	SAI

**BUCKY'S EXPRESS**

4474 TRAIL DR. & CHERRY FAIR DR.  
 CHICAGO, ILLINOIS

FLOOR PLAN

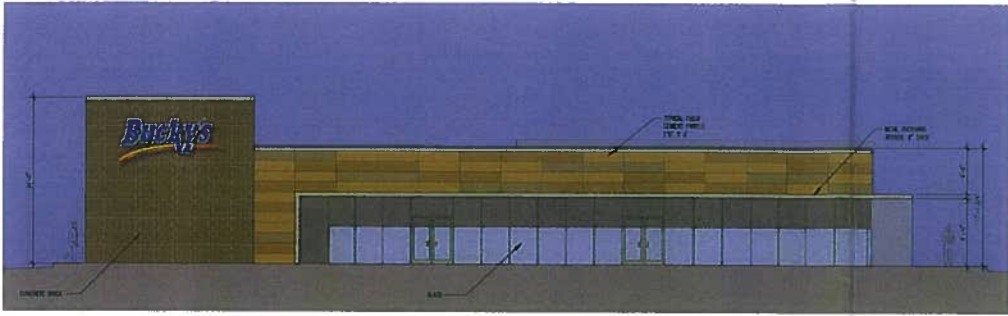
DESIGNED BY:	SAI	PROJECT NO.:	11814
CHECKED BY:	SAI	PLC JUNE	
APPROVED BY:	SAI	REV. 11/14-14/1	

**A101**

©COPYRIGHT 2012 KURTZ ASSOCIATES ARCHITECTS

Exhibit C

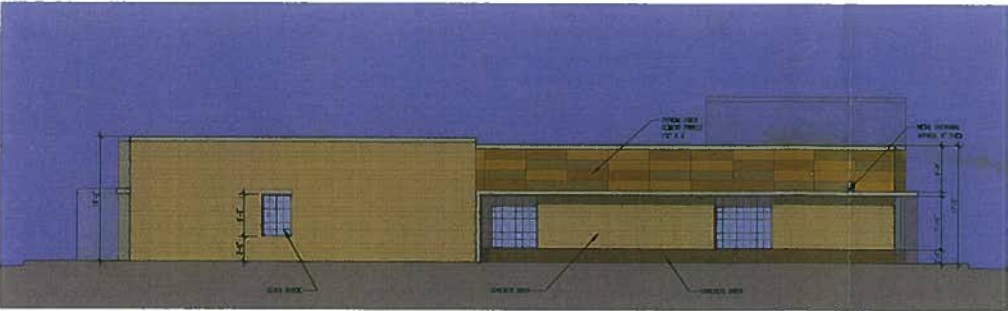




1 FRONT ELEVATION (FACING NORTH)



2 SIDE ELEVATION (FACING WEST)



3 REAR ELEVATION (FACING SOUTH)



4 SIDE ELEVATION (FACING EAST)



**KURTZ ASSOCIATES ARCHITECTS**  
 701 Lee Street  
 Suite 900  
 Des Plaines, Illinois  
 60016-4501  
 V 847 824 0132  
 F 847 824 7800  
 www.kurtzarch.com

13	04.25.12	DE-SUBMITTAL TO VILLAGE	SA
12	04.06.12	DE-SUBMITTAL TO VILLAGE	SA
11	04.05.12	CORRECT TO VILLAGE	SA
10	04.02	ISSUE / REVISION DESCRIPTION	WF

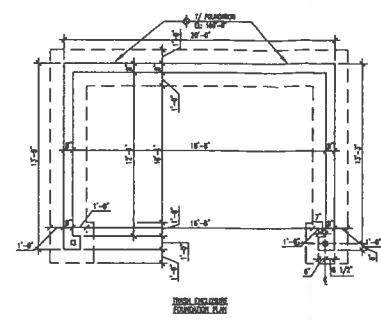
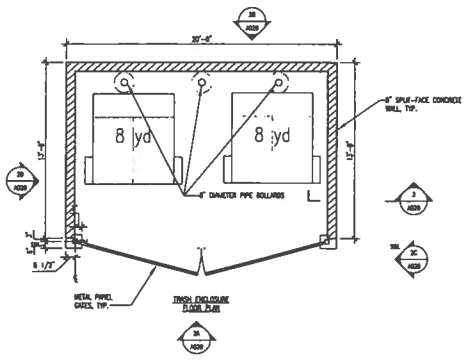
**BUCKY'S EXPRESS**  
 4871 TRAIL DR. & COUNTRY FARM RD.  
 CAROL SPRING, IL

EXTERIOR ELEVATIONS

DATE	SA	PROJECT NO.	11814
CHECKED BY	SA	FILE NAME	
APPROVED BY	SA	DATE	10/14/14

**A201**  
© COPYRIGHT 2014 KURTZ ASSOCIATES ARCHITECTS

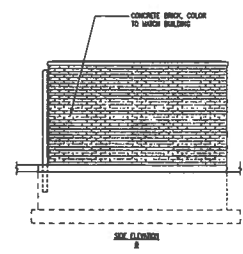
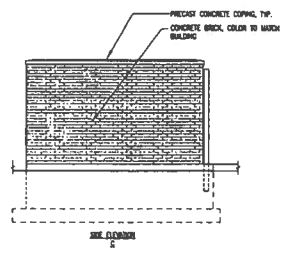
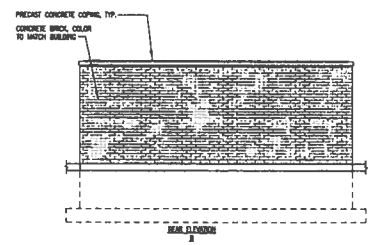
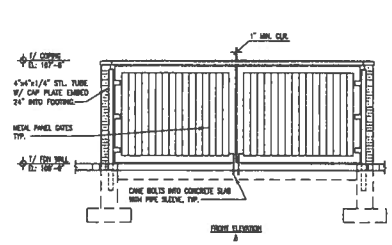
Exhibit D



NOTE:  
GENERAL CONTRACTOR TO COORDINATE TOP OF FOUNDATION BOLLARD WITH CIVIL DRAWINGS PRIOR TO CONSTRUCTION. REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.

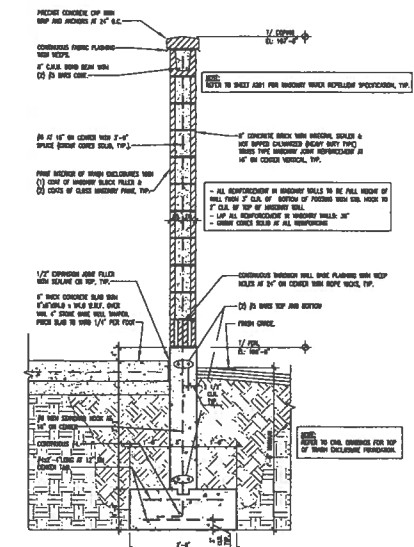
1 TRASH ENCLOSURE PLANS

1/4" = 1'-0"



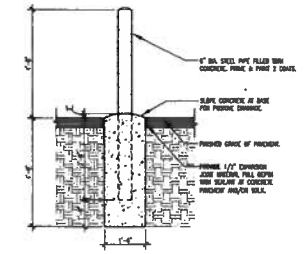
2 TRASH ELEVATION ELEVATIONS

1/4" = 1'-0"



3 WALL SECTION

1/4" = 1'-0"



4 BOLLARD DETAIL

1/4" = 1'-0"

Exhibit E

KURTZ ASSOCIATES ARCHITECTS  
701 Lee Street  
Suite 500  
Chesapeake, Virginia  
20841-4551  
V 847 824 0132  
F 847 824 7800  
www.kurtzarch.com

13	04.25.23	06-SUBMITTAL TO RELEASE	04A
12	04.01.23	06-SUBMITTAL TO RELEASE	04A
11	04.01.23	06-SUBMITTAL TO RELEASE	04A
10	04.01.23	06-SUBMITTAL TO RELEASE	04A
09	04.01.23	06-SUBMITTAL TO RELEASE	04A

PROJECT INFO

**BUCKY'S EXPRESS**

ADDY TRAIL RD. & COUNTY FAIRY RD.  
CHESAPEAKE, VA

DATE: 04/25/23

TRASH ENCLOSURE DETAILS

DRAWN BY:	04A	PROJECT NO.:	11814
CHECKED BY:	04A	DATE:	04/25/23
APPROVED BY:	04A	DATE:	04/25/23

DATE: 04/25/23

**A020**

- INTERIOR       EXTERIOR
- NEON DISPLAYS       CHANNEL LETTERS
- NON-ILLUM SIGNAGE       REV. CHANNEL LETTERS
- DUAL POLE SIGN       SINGLE POLE SIGN
- MONUMENT SIGN       DIRECTIONAL
- CHANGEABLE READER BOARD/ E.L.E. DISPLAYS

**PROJECT TYPE**

NEW CONSTRUCTION

REMODELING

TENANT CHANGES

LANDLORD IMPROVEMENTS

CORPORATE CHANGES

AMENDMENTS TO EXISTING SIGNAGE

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electric Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.

**NOTICE:**

ALL GRAPHIC REPRODUCTIONS ARE SUBJECT TO APPROVAL BY AUTHORIZED CLIENT, AS OF APPROVAL BY THE UNDERSIGNED AND DATED PRIOR TO ANY FABRICATION OF PRODUCT. OMAHA NEON SIGN COMPANY, INC. HOLDS ALL AGREEMENTS FINAL AND TO CLIENT APPROVAL.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

Sales Rep: \_\_\_\_\_ Date: \_\_\_\_\_

**Omaha Neon Sign Co., Inc.**  
 1120 N 18th Street - Omaha 68102 - 402.341.8077 - 402.341.7654 fax  
 This design and all material appearing hereon constitute the original unpublished work of Omaha Neon Sign Co., Inc. and may not be duplicated, used or distributed without written consent.



**Carol Stream, IL**

DRAWING #: 73864  
 PROJECT I.D.:

SALES DEPT: Troy Panagiotis

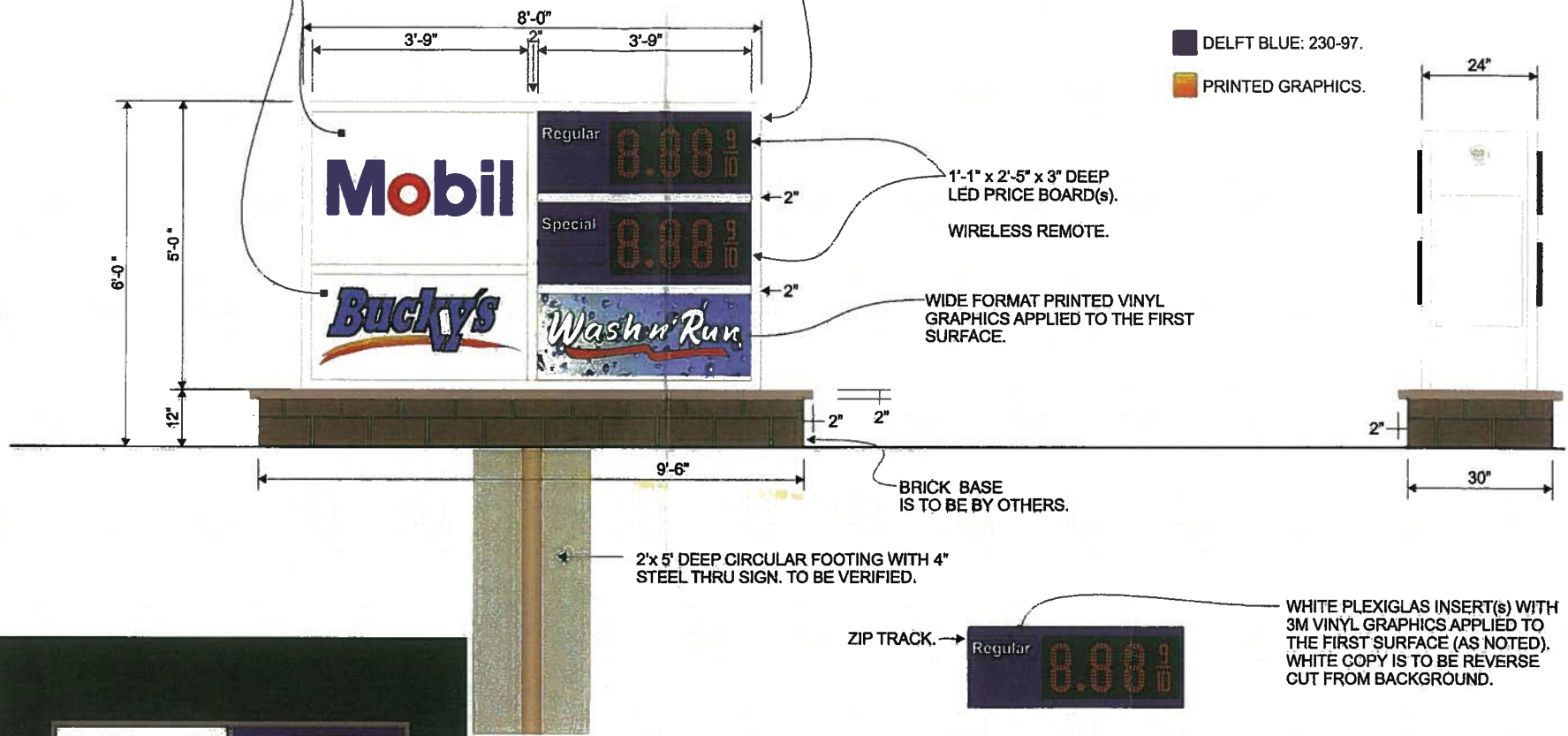
DRAWN BY: Sean Cornett

Date: 06.15.12      INSPECTED BY:

Revised:

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

WHITE PLEXIGLAS FACES WITH 3M VINYL GRAPHICS APPLIED TO THE FIRST SURFACE (AS NOTED).



**D/F MONUMENT SIGN DISPLAY:**  
 CABINET FABRICATED FROM WHITE PRE-FINISHED ALUMINUM OVER AN INTERNAL ANGLE IRON FRAME. FACES ARE AS NOTED. INTERNAL ILLUM. WITH CW/HO FLUORESCENT LAMPS. SIGN IS TO BE INSTALLED BY OTHERS.



Exhibit F



Various Locations.

**ORDINANCE NO. 2012-\_\_-\_\_**

**AN ORDINANCE APPROVING AN AMENDMENT TO A SPECIAL USE PERMIT FOR AUTO SERVICE STATION, A SPECIAL USE PERMIT FOR DRIVE-UP SERVICE WINDOW, AND VARIATIONS TO ALLOW OUTDOOR MERCHANDISE DISPLAY, REDUCED SETBACKS FOR PARKING SPACES AND PARKING LOT PAVEMENT, A REDUCED NUMBER OF DRIVE-THROUGH STACKING SPACES, AND A REDUCED NUMBER OF LANDSCAPE POINTS IN THE LANDSCAPE SETBACK AND LANDSCAPE SCREEN IN THE B-3 SERVICE DISTRICT (RMARTS, 106 E. NORTH AVENUE)**

**WHEREAS**, Architect Ron Ambrose, on behalf of Rmarts, Inc., hereinafter referred to as the Petitioner, has petitioned the Village of Carol Stream for an Amendment to a Special Use Permit for *auto service station* in accordance with Section 16-9-4(C)(3) of the Carol Stream Zoning Code, a Special Use Permit for *drive-up service window* in accordance with Section 16-9-3(C)(11) of the Carol Stream Zoning Code, a Variation to allow outdoor merchandise display in accordance with Section 16-9-1(C) of the Carol Stream Zoning Code, Variations to allow reduced setbacks for parking spaces and parking lot pavement in accordance with Sections 16-13-2(F)(2)(b) and 16-5-6(J)(4) of the Carol Stream Zoning Code, a Variation to reduce the required number of drive-up window service stacking spaces from ten to eight in accordance with Section 16-13-3(E) of the Carol Stream Zoning Code, and Variations to reduce the number of points of landscape material in the landscape screen and landscape setback in accordance with Sections 16-5-6(M)(3)(b)(2) and (4) of the Carol Stream Zoning Code, on the property legally described in Section 3 herein and commonly known as 106 E. North Avenue, Carol Stream, Illinois; and

**WHEREAS**, pursuant to Sections 16-15-6 and 16-15-8 of the Carol Stream Code of Ordinances, the Combined Plan Commission/Zoning Board of Appeals at a regular meeting thereof, held a public hearing on the above petition on July 23, 2012, following proper legal notice of said public hearing, after which by a vote of 6-0, the Plan Commission recommended to the Mayor and Board of Trustees of the Village that the Amendment to the Special Use Permit for *auto service station*, the Special Use for *drive-up service window*, and the Variations regarding outdoor merchandise display, parking space and parking lot pavement setbacks, drive-up window stacking spaces and points of landscape materials be approved; and

**WHEREAS**, the Combined Plan Commission/Zoning Board of Appeals has filed its Findings and Recommendations regarding the Amendment to the Special Use Permit, the Special Use Permit and the Variations with the Mayor and Board of Trustees, and the Mayor and Board of Trustees have duly considered said Findings and Recommendations.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF CAROL STREAM, DU PAGE COUNTY, ILLINOIS, IN THE EXERCISE OF ITS HOME RULE POWERS, as follows:**

**SECTION 1:**

The Mayor and Board of Trustees of the Village, after examining the Petition for an Amendment to a Special Use Permit for *auto service station*, and a Special Use Permit for *drive-up service window*, and the Findings and Recommendations of the Combined Plan Commission/Zoning Board of Appeals, have determined and find that the requested Amendment to the Special Use Permit and Special Use Permit:

- (1) Is deemed necessary for the public convenience at the location.
- (2) Will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort, or general welfare.
- (3) Will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.
- (4) Will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.
- (5) Will provide adequate utilities, access roads, drainage, and other important and necessary community facilities.
- (6) Will conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Board of Trustees.

**SECTION 2:**

The Mayor and Board of Trustees of the Village, after examining the Petition for Variations regarding outdoor merchandise display, parking space and parking lot pavement setbacks, drive-up window stacking spaces and points of landscape

materials, and the Findings and Recommendations of the Combined Plan Commission/Zoning Board of Appeals, have determined and find that, with respect to the requested Variations:

- (1) That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.
- (2) That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same district.
- (3) 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.
- (4) That the plight of the owner is due to unique circumstances.
- (5) That the variation, if granted, will not alter the essential character of the locality.

**SECTION 3:**

The Amendment to a Special Use Permit, Special Use Permit and Variations are hereby approved and granted subject to the conditions set forth in Section 4, upon the real estate commonly known as 106 E. North Avenue, Carol Stream, Illinois, and legally described as follows:

**LEGAL DESCRIPTION:**

That part of the south  $\frac{1}{2}$  of the southeast  $\frac{1}{4}$  of Section 32, Township 40 North, Range 10, East of the Third Principal Meridian, described as follows:

Beginning at the point of intersection of the center line of North Avenue with the center line of Gary Avenue and running thence easterly along said center line of North Avenue, 266.59 feet; thence southerly on a line which forms a right angle with the center line of said North Avenue 270.62 feet; thence westerly 220.62 feet to a point in the center line of Gary Avenue that is 309.24 feet south of the place of beginning; thence north along said center line of Gary Avenue to the place of beginning, (except that part thereof taken in 93D-68), in DuPage County, Illinois.

**SECTION 4:**

The approval of the Amendment to the Special Use Permit for *auto service station* and Special Use Permit for *drive-up service window* granted in Section 1, and the

Variations regarding outdoor merchandise display, parking space and parking lot pavement setbacks, drive-up window stacking spaces and points of landscape materials in Section 2, herein, are subject to the improvements being constructed and maintained in accordance with the attached plans, including the Site Plan (Exhibit A), Landscape Plans (Exhibits B-1 and B-2), Floor Plan (Exhibit C), Building Elevations (Exhibit D), Sign Plan (Exhibit E) and Trash Enclosure Plan (Exhibit F), prepared by Ambrose Design Group, P.O. Box 1870, Crystal Lake, Illinois 60039-1870, and are also subject to the following conditions:

1. That all ground mounted mechanical and utility equipment must be screened from view in all directions from adjacent public streets and drive aisles, and that no rooftop mounted equipment will be visible from any adjacent public street;
2. That the rear of any portion of the parapet wall, where visible from Gary Avenue, must have a finished appearance;
3. That all trash dumpsters and containers must be kept inside the trash enclosure, and that the gates to the enclosure must be closed and latched at all times, except for when trash containers are being accessed by employees or emptied by the trash collection service,
4. That the landscape materials must be installed as shown on the attached landscape plan and that all materials must be maintained in a healthy condition, with dead or dying materials being replaced in accordance with the approved plan on an annual basis;
5. That the outdoor merchandise displays must be limited to the sidewalk area adjacent to the northwest corner of the building, must not block pedestrian access, must be maintained in a neat manner and must otherwise comply with all applicable codes;
6. That parking spaces must be striped in accordance with the Village's looped striping detail;
7. That the parking lot lighting must comply with the Village Code requirements for foot-candle illumination;
8. That the fiber cement materials used on the ground signs must match the materials used on the building;
9. That building wall signs must not be "box" type signs;
10. That the applicant must obtain sign permits for all signs, with such permits being separate from the main building permit; and

11. That the business and property must be operated and maintained in accordance with all applicable state, county and village codes and requirements.

**SECTION 5:**

This Ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form, provided, however, that this Ordinance is executed by the owners or such other party in interest, consenting to and agreeing to be bound by the terms and conditions contained within this Ordinance. Such execution and delivery to the Village shall take place within sixty (60) days after the passage and approval of this Ordinance or within such extension of time as may be granted in the discretion of the corporate authorities, by motion.

**SECTION 6:**

The failure of the owner or other party in interest, or a subsequent owner or other party in interest, to strictly comply with the terms and conditions of this Ordinance, after execution of this Ordinance, shall subject the owner or party in interest to the penalties set forth in Section 16-17-7 A and B of the Carol Stream Code of Ordinances, and/or termination of the special use permit after notice and public hearing in accordance with the procedures required by the Carol Stream Code of Ordinances.

PASSED AND APPROVED THIS 6<sup>TH</sup> DAY OF AUGUST 2012.

AYES:

NAYS:

ABSENT:

---

Frank Saverino, Sr. Mayor

ATTEST:

---

Beth Melody, Village Clerk

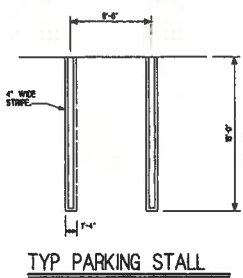
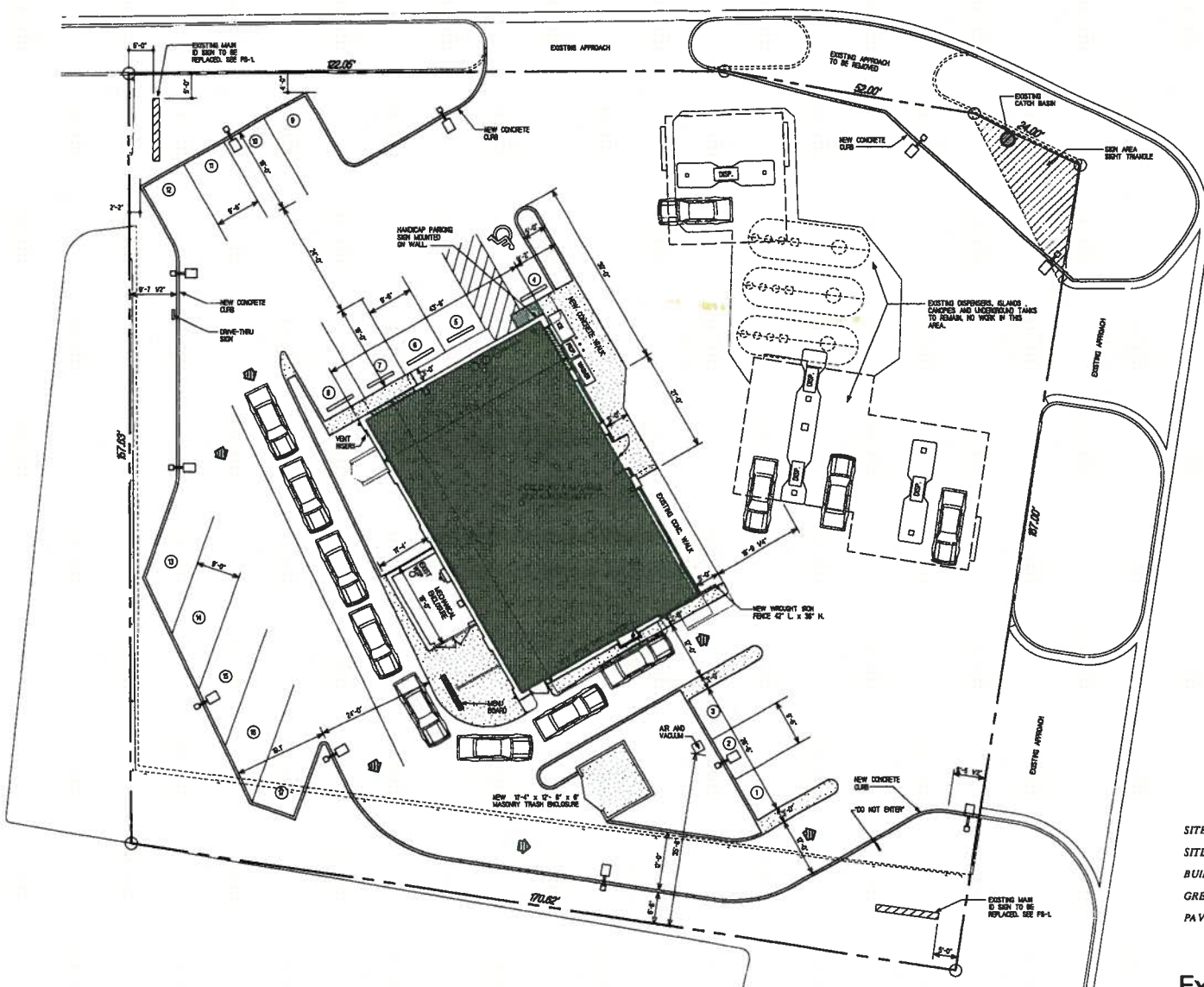


I, \_\_\_\_\_, being the owner/party in interest of the property legally described in this ordinance, do hereby accept, concur, and agree to develop and use the subject property in accordance with the terms and conditions of this Ordinance, and I understand that if I do not do so, I am subject to the penalties set forth in Section 16-17-7 A and B of the Carol Stream Code of Ordinances, and/or termination of the special use permit.

\_\_\_\_\_  
Date

\_\_\_\_\_  
owner/party in interest

GARY AVENUE



**Ambrose**  
 A Design Group  
 PO BOX 8970  
 CRYSTAL LAKE, ILLINOIS  
 80038-8710  
 (847) 347-3721

NO	DESCRIPTION	DATE	REVISIONS

NORTH AVENUE  
**RECEIVED**  
 AUG 01 2012  
 COMMUNITY DEVELOPMENT  
 DEPT

SITE ZONING = B-3 SERVICE DISTRICT  
 SITE AREA = 30,970 SQ. FT. OR 0.7110 ACRES  
 BUILDING AREA = 2855 SQ. FT.  
 GREENSPACE = 5896 SQ. FT.  
 PAVED AREA = 22,219 SQ. FT.

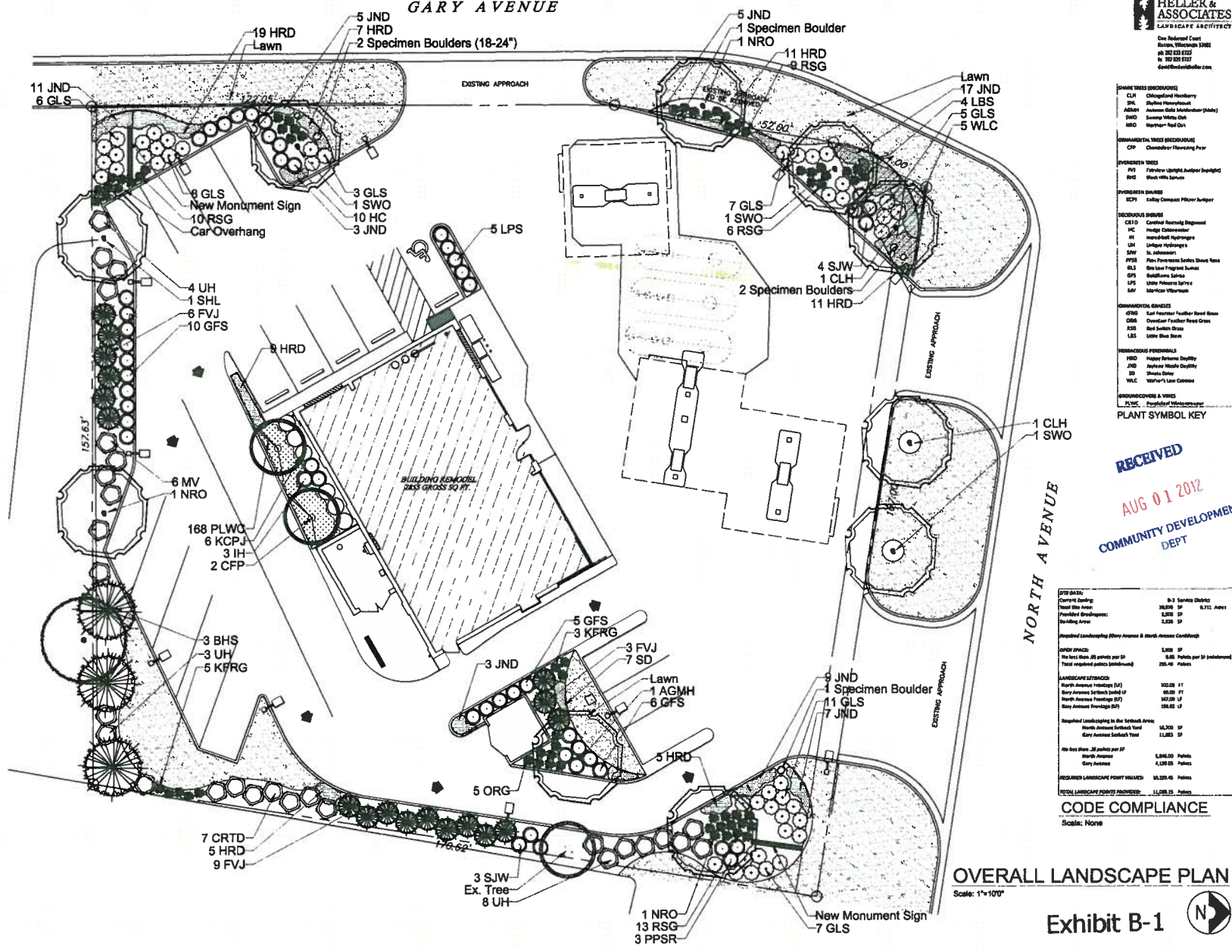
PROJECT NAME AND LOCATION:  
 BUILDING AND SITE REMODEL SHELL SERVICE STATION  
 106 E. NORTH AVENUE AND GARY AVENUE (SEC)  
 CAROL STREAM, ILLINOIS  
 CLIENT: F1 MARTS  
 SHEET TITLE: SITE PLAN - 2

DATE: 11-1-11  
 SCALE: 1" = 30'-0"  
 DRAWN BY: RJA  
 PROJECT NO.: 111005  
 SHEET: SP-1  
 OF ONE

Exhibit A



GARY AVENUE



**HELLER & ASSOCIATES LLC**  
LANDSCAPE ARCHITECTURE  
One Federal Court  
Bureau, Wisconsin 53081  
tel: 262 633 8322  
fax: 262 633 8322  
heller@heller.com

**Ambrose Group**  
Design Group  
PO BOX 1870,  
CRYSTAL LAKE, ILLINOIS  
60039-1870  
(847) 347-3721

- SOIL TREE SPECIFICATIONS**
- CLH Chicago Hybrid
  - DAL Dakota Hybrid
  - ADSL Autumn Gold (Male/Female)
  - PAO Palmetto
  - NRD Northern Red Oak
- COMMERCIAL TREE SPECIFICATIONS**
- CHP Chameleon Weeping Pear
- EVERGREEN TREES**
- FRS Foliage Plant (American Holly)
  - WGS Winter Green Spruce
- FOUNTAINE SPECIES**
- ECFS Holiday Compact Foliage Juniper
- MICROSPERM SPECIES**
- CRTD Compact Redwing Dogwood
  - HC Hedge Columnar
  - IM Inland-Leaf Hydrangea
  - UM Umbrella Magnolia
  - SM Silver Dawn
  - PFSS Fine-Foliage Seaside Dogwood
  - GLS Green Leafy Fragrant Gum
  - GRS Ginkgo Biloba
  - LPS Little Leafed Satsuma
  - MLV Mountain Viburnum
- COMMERCIAL SPECIES**
- GRS Green River (Foliage Plant)
  - GRB Green River (Foliage Plant)
  - GRS Green River (Foliage Plant)
  - LSL Little Leafed Satsuma
- FRUITFUL SPECIES**
- NRD Northern Red Oak
  - JND Japanese Maple
  - SD Shady Dwarf
  - WAL Walter's Low Column
- SHRUBS & VINES**
- PLWC Purple Wreath
- PLANT SYMBOL KEY**

**RECEIVED**  
AUG 01 2012  
COMMUNITY DEVELOPMENT  
DEPT

NO.	DESCRIPTION	DATE	REVISIONS

**SITE DATA**

Current Building	0-3 Service District
Total Site Area	28,800 SF 0.713 Acres
Proposed Building	5,200 SF
Building Area	2,200 SF

**REQUIRED LANDSCAPE (Bldg. Area & North Avenue Corridor)**

SPER 50%	5,000 SF
Per 1000 sq. ft. building	0.40 Plants per SF
Total required outdoor landscaping	20,000 Plants

**LANDSCAPE MATERIALS**

North Avenue (10')	50,000 SF
Gary Avenue (5' each side of 10')	40,000 SF
North Avenue (10' x 5') (10')	50,000 SF
Gary Avenue (10' x 5') (10')	50,000 SF

**REQUIRED LANDSCAPING IN THE SOUTH AREA:**

North Avenue (5' each side of 10')	10,000 SF
Gary Avenue (5' each side of 10')	10,000 SF
Total	20,000 SF

**PER 1000 sq. ft. building**

North Avenue	5,000 Plants
Gary Avenue	4,000 Plants

**REQUIRED LANDSCAPE FINISH MATERIALS**

PER 1000 sq. ft. building	11,000 SF
---------------------------	-----------

**SCALE: None**

**CODE COMPLIANCE**

**OVERALL LANDSCAPE PLAN**  
Scale: 1"=100'

**Exhibit B-1**

**PROJECT NAME AND LOCATION:**  
BUILDING AND SITE REMODEL SHELL SERVICE STATION  
106 E. NORTH AVENUE AND GARY AVENUE (SEC.)  
CAROL STREAM, ILLINOIS

**CLIENT:**  
R MARTS

**SHEET TITLE:**  
LANDSCAPE PLAN - 2

**DATE:**  
7-30-12

**SCALE:**  
1" = 10'-0"

**DRAWN BY:**  
WDH

**PROJECT NO.:**  
111005

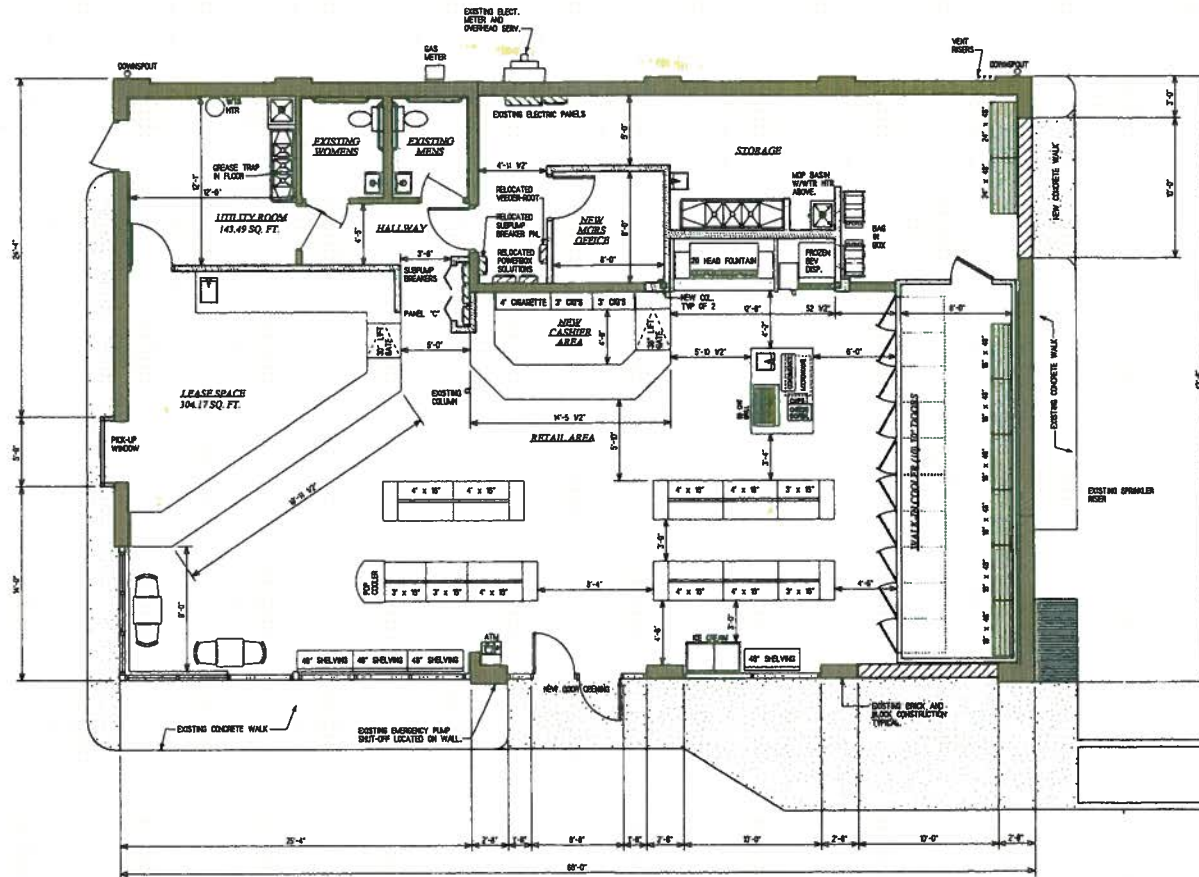
**SHEET**

**L1-0**

ONE OF TWO







NEW FLOOR PLAN LAYOUT - 3  
 SCALE: 1/4" = 1'-0"



RECEIVED  
 JUL 13 2012  
 COMMUNITY DEVELOPMENT  
 DEPT.

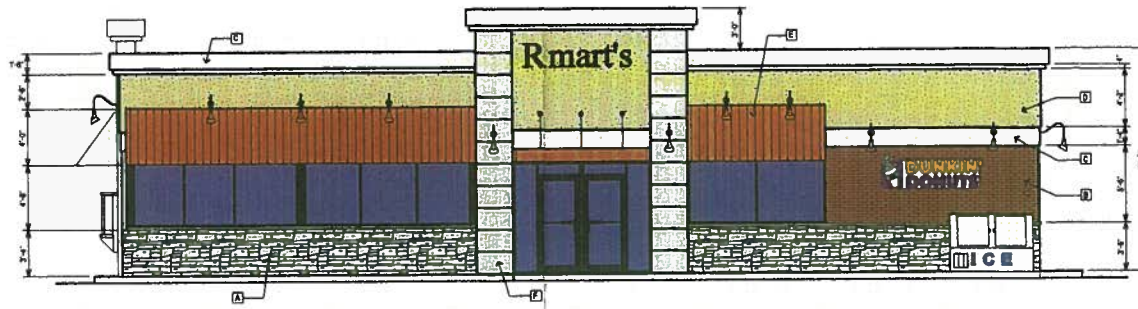
Exhibit C

**Ambrose**  
 Design Group  
 20 BOY RD.  
 CRYSTAL LAKE, ILLINOIS  
 80038-8700  
 (815) 341-3721

NO.	DESCRIPTION	DATE	REVISIONS
1	ISSUE FOR PERMITS	6-28-12	
2	ISSUE FOR PERMITS	6-28-12	
3	ISSUE FOR PERMITS	6-28-12	
4	ISSUE FOR PERMITS	6-28-12	
5	ISSUE FOR PERMITS	6-28-12	
6	ISSUE FOR PERMITS	6-28-12	
7	ISSUE FOR PERMITS	6-28-12	
8	ISSUE FOR PERMITS	6-28-12	
9	ISSUE FOR PERMITS	6-28-12	
10	ISSUE FOR PERMITS	6-28-12	

PROJECT NAME AND LOCATION:  
 INTERIOR BUILDING REMODEL  
 105 E. WASHINGTON AND GARY AVENUE (SEC)  
 CAROL STREAM, ILLINOIS  
 PRE: 02-22-01-009  
 CLIENT:  
 R MARTS  
 SHEET TITLE:  
 NEW FLOOR PLAN LAYOUT - 3

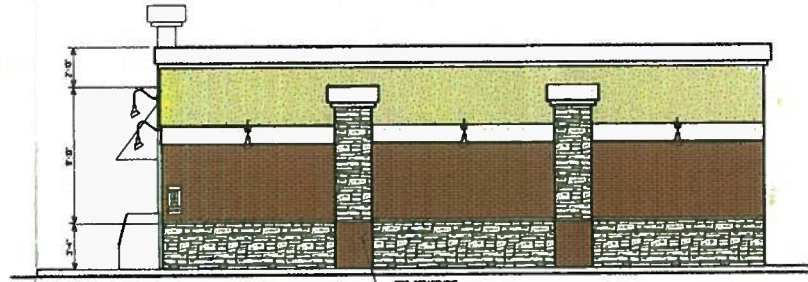
DATE: 4-30-12	1/4" = 1'-0"	DRAWN BY: RJA	SHEET <b>A-3</b>
SCALE:		PROJECT NO.:	OF FOUR
		11005	



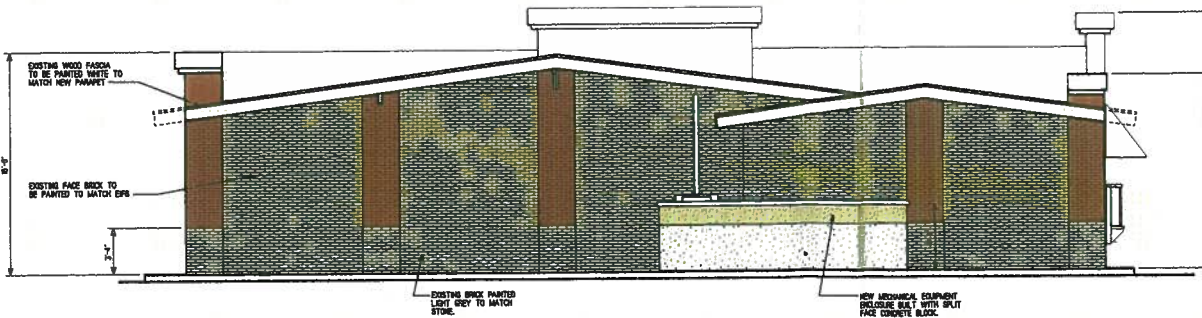
**NEW FRONT (NORTH) ELEVATION**  
SCALE: 1/4" = 1'-0"



**NEW LEFT SIDE (EAST) ELEVATION**  
SCALE: 1/4" = 1'-0"



**NEW RIGHT SIDE (WEST) ELEVATION**  
SCALE: 1/4" = 1'-0"



**NEW REAR (SOUTH) ELEVATION**  
SCALE: 1/4" = 1'-0"

☐ EXTERIOR ELEVATION KEY NOTES

TAB	MANUFACTURER	COLOR	COMMENTS
A	MOHNA - ALPASTONE	DESERT	
B	MOHNA - BLOCK	ROSE-RED	
C	ACM PANEL	WHITE	
D	EPS	CREAM	
E	STANDING SEAM	SHELL RED	
F	MOHNA - BLOCK	GREY	
G			
H			

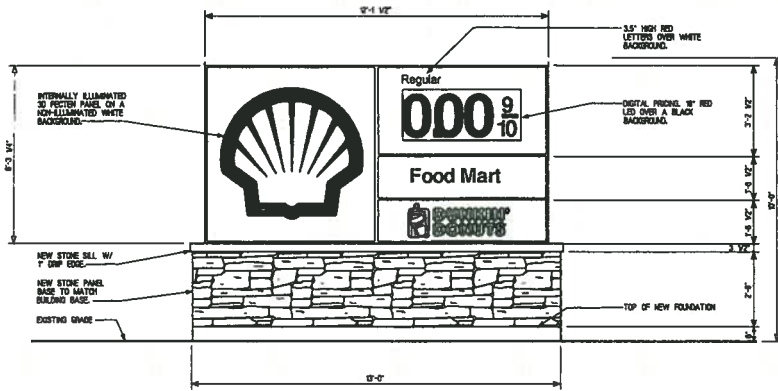
**Ambrose**  
Design Group  
PO BOX 870  
CRYSTAL LAKE, ILLINOIS  
80039-870  
(815) 347-3121

NO.	REVISIONS	DATE	BY	DESCRIPTION

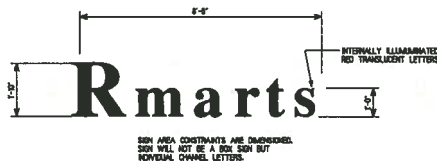
PROJECT NAME AND LOCATION:  
INTERIOR BUILDING REMODEL  
101E NORTH AVENUE AND GARY AVENUE (SEC)  
CAROL STREAM, ILLINOIS  
CLIENT: R MARTS  
SHEET TITLE:  
EXTERIOR ELEVATIONS

DATE:  
4-30-12  
SCALE:  
1/4" = 1'-0"  
DRAWN BY:  
RJA  
PROJECT NO.:  
11005  
SHEET  
**A-5**  
OF FOUR

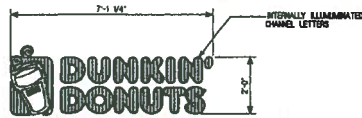
**Exhibit D**



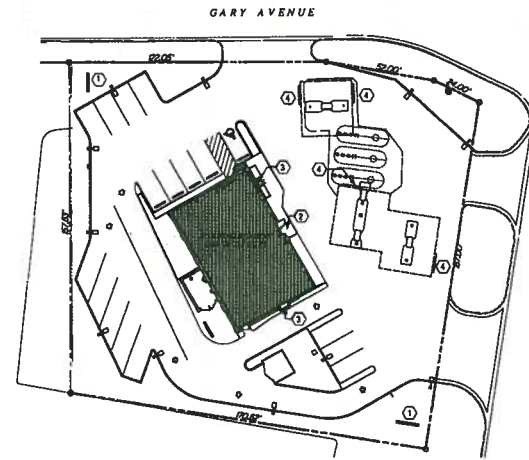
PROPOSED NEW MAIN I.D. SIGN (TYPICAL OF 1)  
SCALE: 1/4" = 1'-0"



PROPOSED BUILDING SIGNAGE (2)  
SCALE: 1/2" = 1'-0"

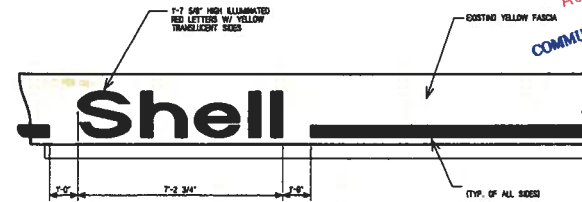


PROPOSED BUILDING SIGNAGE (3)  
SCALE: 1/2" = 1'-0"



SIGN KEY PLAN  
1/8" SCALE

SIGN LEGEND					
SIGN	Size	Sq. Ft. Area	Quantity	Total Area	
1 Main I.D. Sign	12'-1 1/2" x 8'-3 1/4"	76.00	2	152.00	
2 Building - Blks.	8'-6" x 1'-10"	15.58	1	15.58	
3 Building - Blks.	7'-1" x 2'-0"	14.17	2	28.34	
4 Canopy - Shell - Blks.	7'-2 3/4" x 1'-7 5/8"	11.82	4	47.28	
TOTALS				9	243.20



EXISTING CANOPY SIGNAGE (4)  
SCALE: 1/2" = 1'-0" EXISTING TO REMAIN

**Ambrose**  
A Design Group  
PO BOX 9170  
CRYSTAL LAKE, ILLINOIS  
60039-9170  
(847) 341-5121

ID	DESCRIPTION	DATE	REVISIONS
	REMOVE PERMITS ON MAIN I.D. SIGN	7-31-12	
	NEW I.D. SIGNS AND CANOPY SIGN ADDED	8-3-12	

PROJECT NAME AND LOCATION:  
BUILDING AND SITE REMODEL SHELL SERVICE STATION  
106 E. NORTH AVENUE AND GARY AVENUE (SEC)  
CAROL STREAM, ILLINOIS  
CLIENT:  
F7 MARTS

SHEET TITLE:  
SIGN PLAN

DATE:  
4-30-12

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

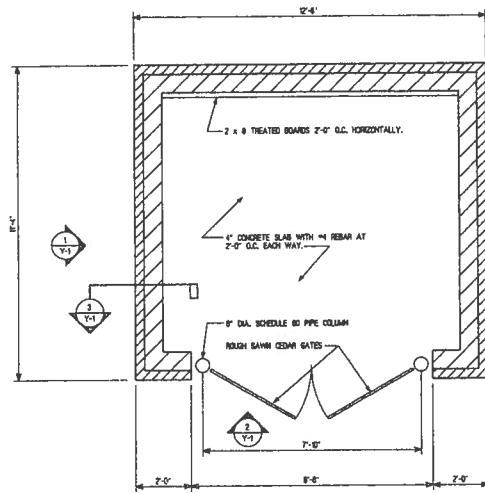
DRAWN BY:  
EJA

PROJECT NO.:  
11005

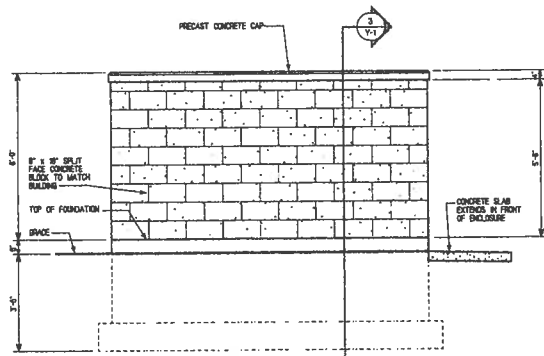
SHEET  
**FS-1**  
OF ONE

RECEIVED  
AUG 01 2012  
COMMUNITY DEVELOPMENT  
DEPT.

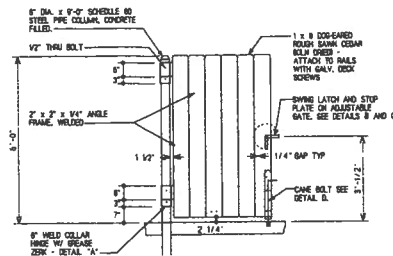
Exhibit E



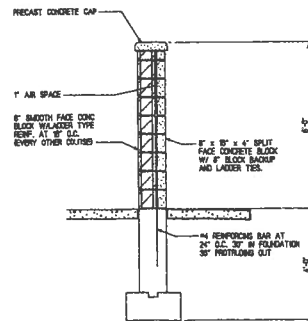
MASONRY TRASH ENCLOSURE PLAN  
SCALE: 1/2" = 1'-0"



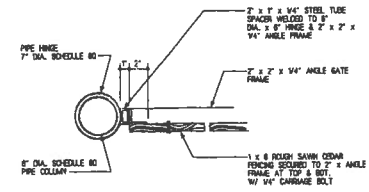
MASONRY TRASH ENCLOSURE PLAN  
SCALE: 1/2" = 1'-0"



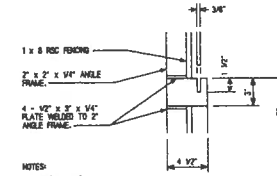
ELEVATION  
SCALE: 1/2" = 1'-0"



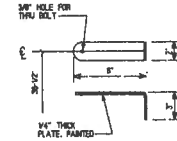
WALL SECTION  
SCALE: 1/2" = 1'-0"



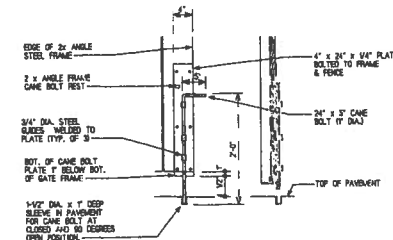
GATE HINGE DETAIL  
NO SCALE



STOP PLATE SECTION  
NO SCALE



SWING LATCH  
NO SCALE



CANE BOLT (1 PER GATE)  
SCALE: 1" = 1'-0"

Paul R. Green Architects Inc.  
468 Hickory Rd. Newark, IL 62433  
P: 618-263-1313 F: 618-263-1314  
p.r.green@prgreen.com 618-646-4657  
pgreen@prgreen.com

Design Group, LLC  
PO BOX 870  
CRYSTAL LAKE, ILLINOIS  
(815) 341-3721

NO.	DESCRIPTION	DATE

COMMUNITY DEVELOPMENT

JUL 13 2012

RECEIVED

PROJECT NAME AND LOCATION:  
BUILDING AND SITE RENOVATION SHELL SERVICE STATION  
CRAIG STEPHAN AND GARY AVENUE (SEC)  
CRAIG STEPHAN, ILLINOIS  
PR 03-24-008

CLIENT:  
R. HARTS

SHEET TITLE:  
TRASH ENCLOSURE PLAN, ELEVATION, DETAILS

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

DATE:  
5-10-12

DRAWN BY:  
RJA

SHEET  
PROJECT NO.  
11005

Y-1  
OF 1

Exhibit F



*Village of Carol Stream*  
**Interdepartmental Memo**

**TO:** Joseph E. Breinig, Village Manager  
**FROM:** Jamie Grant, Secretary *JG*  
**DATE:** July 12, 2012  
**RE:** Parents and Teens Together, Inc.  
Fee Waiver Request  
Raffle License Application and Sound Amplification Permit

Yvonne and Doug Petit in conjunction with Parents and Teens Together, Inc. ("P.A.T.T.") are hosting their 8<sup>th</sup> Annual JP Fun Run on Sunday, September 2, 2012 at Armstrong Park-North Pavilion. P.A.T.T. is a 501c (3) not-for-profit charitable organization which addresses underage drinking in the Carol Stream community. During this event, applicant would like to hold a raffle and also play amplified music.

A Raffle License Application and a Sound Amplification Permit Application have been submitted and are available in the clerk's office for the Board's review.

Applicant is requesting a waiver of the raffle license fee, waiver of the manager fidelity bond and waiver of the sound amplification permit fee as indicated in the attached letters.

Staff has also confirmed that applicant has made arrangements with the Carol Stream Park District to hold their event at Armstrong Park.

Please place this item on the agenda for the August 6, 2012 board meeting for the Board's review and consideration. Thank you.

jg  
Attachments

cc: Carol Stream Park District

# PARENTS AND TEENS TOGETHER

Phone: (630) 251-1809

Fax: (630) 990-5597

E-Mail: [Yvonne.Petit@advocatehealth.com](mailto:Yvonne.Petit@advocatehealth.com)



June 26, 2012

Dear Board Members,

On behalf of P.A.T.T. (Parents and Teens Together), we would like to ask that you waive the Raffle License Application fee and the Manager's Fidelity Bond. P.A.T.T. is a legal 501c(3) non for profit charitable organization.

**Our mission** is to address underage drinking in the Carol Stream community. We will work with our village partners to spearhead preventive community wide functions designed to promote the positives within our community. We will enable our young people to live long and healthy lives.

**Our vision** is to establish PATT as a long-term community asset. PATT will focus on the preventive aspect of underage drinking. PATT will be a source of information, a leader in the local community, and a participant for positive change.

On September 2nd we are hosting our 8<sup>th</sup> Annual JP Fun Run. This fundraiser not only helps us to continue to support our local youth organizations but offers awareness to our community on the continuing problem of underage drinking.

We would like to thank you for your generosity and support and we hope that you join us on September 2nd for lots of fun in the park.

Best Wishes,

Yvonne & Doug Petit  
**Parent and Teens Together, INC.**

# PARENTS AND TEENS TOGETHER

Phone: (630) 251-1809

Fax: (630) 990-5597

E-Mail: Yvonne.Petit@advocatehealth.com



June 26, 2012

Dear Mr. Mayor and Trustees,

On behalf of P.A.T.T. (Parents and Teens Together), we would like to ask that you waive the Sound Amplifier Permit Application fee of \$25. P.A.T.T. is a legal 501c(3) non for profit charitable organization.

**Our mission** is to address underage drinking in the Carol Stream community. We will work with our village partners to spearhead preventive community wide functions designed to promote the positives within our community. We will enable our young people to live long and healthy lives.

**Our vision** is to establish PATT as a long-term community asset. PATT will focus on the preventive aspect of underage drinking. PATT will be a source of information, a leader in the local community, and a participant for positive change.

On September 2nd we are hosting our 8<sup>th</sup> Annual JP Fun Run. This fundraiser not only helps us to continue to support our local youth organizations but offers awareness to our community on the continuing problem of underage drinking.


We would like to thank you for your generosity and support and we hope that you join us on September 2nd for lots of fun in the park.

Best Wishes,

Yvonne & Doug Petit  
**Parent and Teens Together, INC.**

*Village of Carol Stream*

**Interdepartmental Memo**

To: Joseph E. Breinig, Village Manager  
From: Ann Delort – Secretary   
Date: August 1, 2012  
Re: Brain Aneurysm Foundation  
Walk for Hope 5K Run/Walk Event  
Town Center and Amplification Permit Request

The Brain Aneurysm Foundation is hosting their “Step For Hope” 5K Run/Walk event on Saturday, September 22, 2012 at the Ross Ferrero Town Center. This 5K Run/Walk will be the same course as last year with registration starting at 8:00 am at the gazebo and the race to start at 9:00 am. Due to the start times, relief is being requested from the limitations on hours for use of an amplified device. Normally the use of amplified devices is prohibited before 10:00 am.

In addition to the request to relief the limitations on the hours of amplification, they are also requesting a waiver of all rental fees including the deposit and the amplification fee. A copy of that request is attached. The applications are available in the Clerk’s office.

Please include this on the agenda for the August 6, 2012 Board meeting.

Thank you.

Enclosure

## Ann Delort

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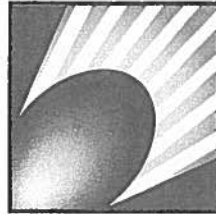
**From:** Roopa Desai <roopaluvdesai@gmail.com>  
**Sent:** Sunday, July 15, 2012 10:44 PM  
**To:** Ann Delort  
**Cc:** Lauren Melnick  
**Subject:** Sound Request

Hi Ann,

I am writing to kindly request permission to use sound prior to 10am on Saturday, September 22, 2012 at the Ross Ferraro Town Center for the Step for Hope 5k Run/Walk. The race begins at 9am with registration starting at 8am. We would like to utilize sound amplification starting at 8am. Thank you in advance for your assistance and understanding. Please let me know if you have any questions.

Kind regards,  
Roopa Desai  
[www.stepforhope.com](http://www.stepforhope.com)

THE BRAIN ANEURYSM



FOUNDATION

June 5, 2012

Mr. Joseph E. Breinig  
Village Manager  
Village of Carol Stream  
500 N. Cary Ave  
Carol Stream, IL 60188

Dear Mr. Breinig:

The Brain Aneurysm Foundation would like to apply for a waiver of the rental fee and the amplification fee for the Step for Hope Race to be held on September 22, 2012 at the Ross Ferraro Town Center since The Brain Aneurysm Foundation is a registered health non-profit in the state of Illinois. The Brain Aneurysm Foundation has a tax exempt status as a public charity under section 501(c)(3) of the Internal Revenue Code. The tax ID # is 04-32-43864.

Enclosed please find a Certificate of Liability Insurance naming the Village of Carol Stream as the certificate holder.

Thanks for your help with this matter.

Sincerely,

A handwritten signature in cursive script that reads "Ginny".

Ginny Tocci  
Director of Development and Administration



Village of Carol Stream  
 Schedule of Bills  
 For Village Board Approval on August 6 2012

**AGENDA ITEM**  
K-1 8-6-12

<u>Vendor / Description</u>	<u>Amount</u>	<u>Account Number</u>	<u>Account Description</u>	<u>Invoice No.</u>	<u>Purchase Order</u>
<b>A T &amp; T</b>					
SERV FOR JUL 16 THRU AUG 15 2012	438.06	01652800-52230	TELEPHONE	630257651907 JUL 16	
	<u>438.06</u>				
<b>AAA CONCRETE RAISING COMPANY</b>					
MUDJACKING SERVICES- THRU OUT VLG	1,998.00	01670500-52272	PROPERTY MAINTENANCE	1733	20130043
	<u>1,998.00</u>				
<b>AMERICAN PUBLIC WORKS ASSOCIATION</b>					
SCHOLARSHIP DIFF-REGIS OF CLASS	96.00	04200100-52223	TRAINING	T HOPPENSTEDT	
	<u>96.00</u>				
<b>B &amp; F TECHNICAL CODE</b>					
PERMIT PLAN REV'S 125 MERCEDES	601.34	01643700-52253	CONSULTANT	35317	20130004
PERMIT PLAN REV'S 450 ST PAUL	179.76	01643700-52253	CONSULTANT	35316	20130004
PERMIT PLN REV'S 315 E FULLERTON AVE	2,533.28	01643700-52253	CONSULTANT	35353	20130004
PERMIT PLN RV 125 MERCEDES	15,004.60	01643700-52253	CONSULTANT	35308	20130004
PERMIT PLN RV 185 ALEXANDRA WAY	1,369.37	01643700-52253	CONSULTANT	35345	20130004
PERMIT PLN RV 690 E NORTH AVE	149.80	01643700-52253	CONSULTANT	35327	20130004
PERMIT PLN RV'S 720 CENTER AVE	187.50	01643700-52253	CONSULTANT	35351	20130004
	<u>20,025.65</u>				
<b>BAXTER &amp; WOODMAN INC</b>					
AERATION SYSTM ENERGY EFF IMP PH I	41,855.20	04101100-54412	OTHER EQUIPMENT	0163921-FINAL	
	<u>41,855.20</u>				
<b>C S FIRE PROTECTION DISTRICT</b>					
PERMITS JUNE & JULY 2012	3,240.00	01-24416	DEPOSIT-FIRE DISTRICT PERMIT	PERMITS JUN/JUL 2012	
	<u>3,240.00</u>				
<b>C S PARK DISTRICT</b>					
BARK PARK PASSES SOLD JULY 2012	57.00	01-24236	BARK PARK MEMBERSHIP	JULY PASSES	
	<u>57.00</u>				
<b>C S PUBLIC LIBRARY</b>					
DEVELOPER DONATION JUNE 2012	247.46	01-24401	DEPOSIT-LIBRARY DEVEL CONTRB	DEV DONATION JUN/12	
	<u>247.46</u>				
<b>CALL ONE</b>					
SERV FRM 6/15 - 7/14 2012	501.60	04101500-52230	TELEPHONE	1010-6641 7/15/12	

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SERV FRM 6/15 - 7/14 2012	2,909.90	04201600-52230	TELEPHONE	1010-6641 7/15/12	
SERV FRM 6/15 - 7/14 2012	3,073.24	01650100-52230	TELEPHONE	1010-6641 7/15/12	
	<b>6,484.74</b>				
<b>CAR REFLECTIONS</b>					
LETTERING FOR NEW CHARGERS PD	2,100.00	01662700-53350	SMALL EQUIPMENT EXPENSE	012817	
	<b>2,100.00</b>				
<b>CHILDREN'S ADVOCACY CENTERS OF ILL</b>					
REGIS OCT 22-26 2012 K LALLY PD	350.00	01662400-52223	TRAINING	KELLY LALLY	
REGIS OCT 22-26 2012 P CHACON PD	350.00	01662400-52223	TRAINING	PETE CHACON	
	<b>700.00</b>				
<b>CHRISTOPHER B BURKE ENGR LTD</b>					
WEED CONTRL & SITE MAY 27- JUN 30 2012	2,122.00	01621300-52253	CONSULTANT	106703	20130011
	<b>2,122.00</b>				
<b>CIOSEK TREE SERVICE INC</b>					
REMOVAL OF PARKWAY TREES	8,110.00	01670700-52268	TREE MAINTENANCE	07/16/12	20130047
REMOVAL OF PARKWAY TREES	10,265.00	01670700-52281	EAB REMOVAL/REPLACEMENT	07/16/12	20130047
	<b>18,375.00</b>				
<b>CLARK BAIRD SMITH LLP</b>					
COUNSEL JUNE 2012	4,016.25	01570000-52238	LEGAL FEES	2124	
	<b>4,016.25</b>				
<b>COMCAST CABLE</b>					
SERV FR AUGUST 2012	76.90	01652800-52234	DUES & SUBSCRIPTIONS	8771201800010112AUG	
	<b>76.90</b>				
<b>COMED</b>					
SERV FRM 06/26- 07/26 2012	184.56	06320000-52248	ELECTRICITY	0815164035JUL/12	
SERV FRM 06/26-07/26 2012	128.72	01670600-52248	ELECTRICITY	2127117053JUL/12	
SERV FRM 5/21 - 7/19 2012	764.60	06320000-52248	ELECTRICITY	5853045025JUL/12	
SERV FRM 6/12 - 7/12 2012	36.79	01670600-52248	ELECTRICITY	6827721000JUL/12	
SERV FRM 6/20 - 7/19 2012	31.95	04201600-52248	ELECTRICITY	2514004009JUL/12	
SERV FRM 6/20 - 7/19 2012	213.60	06320000-52248	ELECTRICITY	63213120002JUL/12	
SERV FRM 6/20 - 7/19 2012	412.24	04101500-52248	ELECTRICITY	2496057000JUL/12	
SERV FRM 6/20 - 7/19 2012	584.99	04201600-52248	ELECTRICITY	0300009027JUL/12	
SERV FRM 6/20 - 7/20 2012	41.29	01670600-52248	ELECTRICITY	6337409002JUL/12	



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SERV FRM 6/20 -7/20 2012	121.26	06320000-52248	ELECTRICITY	6675448009JUL/12	
SERV FRM 6/21 -7/23 2012	16.62	06320000-52248	ELECTRICITY	1603109101JUL/12	
SERV FRM 6/21 - 7/20 2012	29.40	06320000-52248	ELECTRICITY	1043062112JUL/12	
SERV FRM 6/21 - 7/23 2012	40.08	04101500-52248	ELECTRICITY	2073133107JUL/12	
SERV FRM 6/21 - 7/23 2012	68.25	06320000-52248	ELECTRICITY	0030086009JUL/12	
SERV FRM 6/21 - 7/23 2012	76.30	06320000-52248	ELECTRICITY	3153036011JUL/12	
SERV FRM 6/21 - 7/23 2012	134.83	01670600-52248	ELECTRICITY	1865134015JUL/12	
SERV FRM 6/21 - 7/23 2012	136.30	01670600-52248	ELECTRICITY	0803155026JUL/12	
SERV FRM 6/21 - 7/23 2012	15.34	01670600-52248	ELECTRICITY	4483019016JUL/12	
SERV FRM 6/21 - 7/23 2012	32.44	01662300-52298	ATLE SERVICE FEE	4202129060JUL/12	
SERV FRM 6/22 - 7/23 2012	72.54	04101500-52248	ELECTRICITY	0291093117JUL/12	
SERV FRM 6/25 - 7/25 2012	202.16	01670600-52248	ELECTRICITY	5838596003JUL/12	
	<b>3,344.26</b>				
<b>COUNTY COURT REPORTERS INC</b>					
CASE #'S 12137#12134 COURT REPORTING	150.00	01530000-52241	COURT REPORTER FEES	107415 7/9/12	
	<b>150.00</b>				
<b>DAHME MECHANICAL INDUSTRIES</b>					
	12,625.30	04-21243	RETAINAGE DAHME	20120250	20130012
WRC CHLORINE SYSTEM RPLMNT PRO	2,191.00	04101100-54480	CONSTRUCTION	20120250	20130012
	<b>14,816.30</b>				
<b>DAILY HERALD</b>					
BID ADVERTIS GARAGE FLOOR	96.60	01670100-53315	PRINTED MATERIALS	T4307478	
	<b>96.60</b>				
<b>DAVID G BAKER</b>					
VLG BOARD MTG TELECAST 7/16/12	105.00	01650100-52253	CONSULTANT	071612	
	<b>105.00</b>				
<b>DISCOVERY BENEFITS</b>					
FLEX ADMIN- JULY 2012	215.00	01600000-52273	EMPLOYEE SERVICES	321352	
	<b>215.00</b>				

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<b>DU PAGE WATER COMMISSION</b>					
JUNE 2012 WATER PAYMENT	397,844.71	04201600-52283	DUPAGE CTY WATER COMMISSION	09647	
	<u>397,844.71</u>				
<b>DUPAGE COUNTY</b>					
DATA PROCESSING POLICE JUNE 2012	250.00	01662600-52247	DATA PROCESSING	1014	
	<u>250.00</u>				
<b>DUPAGE MAYORS AND MANAGERS CONFERENCE</b>					
BUSINESS MTG/FLAGPOLE 3/21/12	113.00	01590000-52222	MEETINGS	6931	
	<u>113.00</u>				
<b>EARTH INC</b>					
HAULING DEBRIS	50.00	01670500-52265	HAULING	103968	
	<u>50.00</u>				
<b>EXELON ENERGY INC</b>					
SERV FRM 6/12 - 7/11 2012	113.23	04101500-52248	ELECTRICITY	100431100330	
SERV FRM 6/20 7/19 2012	1,375.14	06320000-52248	ELECTRICITY	200214600250JUL	
SERV FRM 6/20-7/18 2012	1,021.39	04201600-52248	ELECTRICITY	10559500330JUL/12	
SERV FRM 6/21 - 7/22 2012	1,993.60	04201600-52248	ELECTRICITY	100431200330 JUL	
	<u>4,503.36</u>				
<b>FEDEX</b>					
INV SUMMARY JUL 11 2012	17.25	01643600-52246	ECONOMIC DEVELOPMENT	7-949-01274	
	<u>17.25</u>				
<b>FULTON TECHNOLOGIES</b>					
SIREN FAILURE/ASSESSMENT	43.00	01660100-52244	MAINTENANCE & REPAIR	U-20120643	
	<u>43.00</u>				
<b>GLEN ELLYN DISTRICT #41</b>					
DONATIONS JUNE 2012	3,677.00	01-24417	DEPOSIT-SCHOOL #41	DONATIONS JUNE/12	
	<u>3,677.00</u>				
<b>GLEN ELLYN PARK DISTRICT</b>					
DONATIONS JUNE 2012	5,382.52	01-24403	DEPOSIT-PARK DIST DEV CONTRB	DONATIONS JUN/12	
	<u>5,382.52</u>				

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<b>GLENBARD NORTH HIGH #87</b>					
DONATIONS JUNE /2012	1,050.00	01-24408	DEPOSIT SCHOOL 87 CASH	DONATIONS JUN/12	
	<u>1,050.00</u>				
<b>GOVTEMPSUSA LLC</b>					
LEASING AGR FOR CONST INSPECTR 07/08/12	934.56	01621900-52253	CONSULTANT	1185952	20130013
LEASING AGR FOR CONST INSPECTR-7/1/12	1,038.40	01621900-52253	CONSULTANT	1185951 ENGR	20130013
TEMPORARY EMPLOYEE-BLDG 7/1/12	540.00	01642100-52253	CONSULTANT	1185951 BLDG	20130022
TEMPORARY EMPLOYEE-BLDG 7/8/12	540.00	01642100-52253	CONSULTANT	1185952 BLDG	20130022
	<u>3,052.96</u>				
<b>HALLORAN &amp; YAUCH INC</b>					
ELEVATOR SERV REPL VALVE & CK SYSTEM	328.02	01680000-52244	MAINTENANCE & REPAIR	47404	
	<u>328.02</u>				
<b>HOVING CLEAN SWEEP LLC</b>					
EMERGENCY SWEEP JULY 2012	8,085.00	01670600-52272	PROPERTY MAINTENANCE	6002	20130014
JUNE EMERGENCY SWEEP	8,085.00	01670600-52272	PROPERTY MAINTENANCE	5972	20130014
	<u>16,170.00</u>				
<b>I D E S (IL DEPT OF EMPLOYMENT SECURITY</b>					
APRIL- JUNE 2012	6,060.00	01600000-51115	UNEMPLOYMENT COMP	800931 2/2012	
	<u>6,060.00</u>				
<b>I R M A</b>					
JUNE MONTHLY DEDUCTIBLE	4,937.14	01650100-52215	INSURANCE DEDUCTIBLES	11652	
JUNE OPTIONAL DEDUCTIBLE	17,173.63	01650100-52215	INSURANCE DEDUCTIBLES	11634	
PAGLIA, SCHAFFER SMR LANDSCP TRNG 6/19	40.00	01670100-52223	TRAINING	8370	
	<u>22,150.77</u>				
<b>IEPA</b>					
ANNUAL NPDES PERMIT ILR400308	1,000.00	01620100-52272	PROPERTY MAINTENANCE	7/1/12- 6/30/13NPDES	
	<u>1,000.00</u>				
<b>ILLINOIS SECRETARY OF STATE</b>					
03 CHEVY, 97 FORD, 99 NISSAN TITLES	285.00	01664700-53317	OPERATING SUPPLIES	3 TITLES	
	<u>285.00</u>				

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<b>ILLINOIS STATE POLICE</b>					
INCREASE LIVESCAN BALANCE JULY/2012	500.00	01660100-53317	OPERATING SUPPLIES	LIVESCAN JULY/12	
	<u>500.00</u>				
<b>JULIE INC</b>					
LOCATES	347.19	01670300-52272	PROPERTY MAINTENANCE	2012-0358 AUG-JUL	
LOCATES	347.20	04201600-52272	PROPERTY MAINTENANCE	2012-0358 AUG-JUL	
LOCATES	347.20	04101500-52272	PROPERTY MAINTENANCE	2012-0358 AUG-JUL	
	<u>1,041.59</u>				
<b>JACOBS &amp; SONS INC</b>					
CRACKFILL AND STRIPE	1,270.00	01670400-52244	MAINTENANCE & REPAIR	12554	
	<u>1,270.00</u>				
<b>JAMES MARTIN PRIPUSICH</b>					
SUMMER CONCERT 8/9/12	1,400.00	01750000-52288	CONCERT SERIES	AUG 9 CONCERT	
	<u>1,400.00</u>				
<b>JAMES SNIDER</b>					
CONCERT FOR SAT 8/11/12 SOUND SYSTEM	350.00	01750000-52288	CONCERT SERIES	AUG 11 CONCERT	
	<u>350.00</u>				
<b>JAMESON LANDSCAPING SERVICES INC</b>					
LANDSCAPE MTC SERV'S JULY 2012	13,925.00	01670400-52272	PROPERTY MAINTENANCE	4106	20130021
	<u>13,925.00</u>				
<b>JOHN L FIOTI</b>					
LEGL SERV FOR ATLE & TOW 7/11/12	187.50	01662300-52310	ATLE LEGAL ADJUDICATION	C S 42	
LEGL SERV FOR ATLE & TOW 7/11/12	187.50	01570000-52238	LEGAL FEES	C S 42	
	<u>375.00</u>				
<b>KANE, MCKENNA AND ASSOCIATES INC</b>					
NORTH SCHMALE TIF DIST JUNE SERV'S	1,450.00	22490000-52253	CONSULTANT	11162	
	<u>1,450.00</u>				
<b>KLEIN, THORPE &amp; JENKINS, LTD</b>					
LEGAL SERV'S JUNE 2012	136.50	11740000-52238	LEGAL FEES	7/19/12	
LEGAL SERV'S JUNE 2012	175.50	04200100-52238	LEGAL FEES	7/19/12	

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LEGAL SERV'S JUNE 2012	3,139.50	22490000-52238	LEGAL FEES	7/19/12	
LEGAL SERV'S JUNE 2012	4,504.52	01570000-52238	LEGAL FEES	7/19/12	
	<b>7,956.02</b>				
<b>KONICA MINOLTA BUSINESS SOLUTIONS</b>					
COPIER CHRGS 6/19-7/17 2012 POLICE	117.32	01662400-52226	OFFICE EQUIPMENT MAINTENANC	221703387	
	<b>117.32</b>				
<b>METROPOLITAN MAYORS CAUCUS</b>					
2011/12 DUES	1,389.89	01520000-52240	PUBLIC NOTICES/INFORMATION	2012-047	
	<b>1,389.89</b>				
<b>MIDCO</b>					
PHONE RPR ON 6/19/12	482.50	01680000-52244	MAINTENANCE & REPAIR	259586	
	<b>482.50</b>				
<b>MORROW BROTHERS FORD INC</b>					
2012 FORD TRUCK STREET DIV	30,154.00	01670400-54415	VEHICLES	4831	
2012 FORD TRUCK STREETS DEPT	30,154.00	01670300-54415	VEHICLES	4832	
2012 FORD TRUCK WTR DIV	30,154.00	04201600-54415	VEHICLES	4830	
	<b>90,462.00</b>				
<b>MR SITCO</b>					
WATER METER READINGS-JULY 2012	1,636.65	04103100-52221	UTILITY BILL PROCESSING	201278	20130016
WATER METER READINGS-JULY 2012	1,636.65	04203100-52221	UTILITY BILL PROCESSING	201278	20130016
	<b>3,273.30</b>				
<b>NEXTEL COMMUNICATIONS</b>					
SERV FRM 06/24 - 07/23 2012	27.12	01642100-52230	TELEPHONE	760300514-126	
SERV FRM 06/24 - 07/23 2012	27.12	01643700-52230	TELEPHONE	760300514-126	
SERV FRM 06/24 - 07/23 2012	27.12	01662500-52230	TELEPHONE	760300514-126	
SERV FRM 06/24 - 07/23 2012	54.24	01680000-52230	TELEPHONE	760300514-126	
SERV FRM 06/24 - 07/23 2012	60.80	01600000-52230	TELEPHONE	760300514-126	
SERV FRM 06/24 - 07/23 2012	60.80	01610100-52230	TELEPHONE	760300514-126	
SERV FRM 06/24 - 07/23 2012	60.80	04200100-52230	TELEPHONE	760300514-126	
SERV FRM 06/24 - 07/23 2012	60.80	01690100-52230	TELEPHONE	760300514-126	
SERV FRM 06/24 - 07/23 2012	80.43	01622200-52230	TELEPHONE	760300514-126	
SERV FRM 06/24 - 07/23 2012	114.08	01664700-52230	TELEPHONE	760300514-126	

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SERV FRM 06/24 - 07/23 2012	115.04	01662300-52230	TELEPHONE	760300514-126	
SERV FRM 06/24 - 07/23 2012	120.64	01620100-52230	TELEPHONE	760300514-126	
SERV FRM 06/24 - 07/23 2012	121.60	01652800-52230	TELEPHONE	760300514-126	
SERV FRM 06/24 - 07/23 2012	153.24	01662700-52230	TELEPHONE	760300514-126	
SERV FRM 06/24 - 07/23 2012	162.72	04201600-52230	TELEPHONE	760300514-126	
SERV FRM 06/24 - 07/23 2012	163.40	01662400-52230	TELEPHONE	760300514-126	
SERV FRM 06/24 - 07/23 2012	209.52	01650100-52230	TELEPHONE	760300514-126	
SERV FRM 06/24 - 07/23 2012	298.44	01660100-52230	TELEPHONE	760300514-126	
SERV FRM 06/24 - 07/23 2012	312.94	01670100-52230	TELEPHONE	760300514-126	
	<b>2,230.85</b>				
<b>NICK KRENGLEL</b>					
SUMMER CONCERT 8/16/12	1,500.00	01750000-52288	CONCERT SERIES	AUG 16 SMR CONCERT	
	<b>1,500.00</b>				
<b>NICOR</b>					
SERV FRM 6/27 - 7/26 2012	23.89	04101500-52277	HEATING GAS	14 30 94 7020 2JUL	
USAGE FRM 6/7 TO 7/9 2012	23.89	04201600-52277	HEATING GAS	13 81 12 10007JUL/12	
USAGE FOR 6/11 - 7/10 2012	78.62	04101500-52277	HEATING GAS	86 60 1117 8JUN/12	
	<b>126.40</b>				
<b>NORTH AMERICAN SALT COMPANY</b>					
SALT	35,206.16	06320000-53335	SALT	70855349	
	<b>35,206.16</b>				
<b>PLOTE CONSTRUCTION INC</b>					
2012 FLEX RD RPR SCHMALE EMERG SEWER RPR	577.15	04101500-52244	MAINTENANCE & REPAIR	003	
PAVEMENT PATCH BEECH CT 2012 FLEX PAV PRJ	2,678.63	01670500-52286	PAVEMENT RESTORATION	001	
SCHMALE ROAD RPR 2012 FLEX PAV PROJ	8,652.47	04101500-52244	MAINTENANCE & REPAIR	002	
	<b>11,908.25</b>				
<b>R A DORAN &amp; ASSOCIATES</b>					
FOIA CLASS 9/25-26/12 C LEUZE PD	305.00	01662600-52223	TRAINING	194046	
	<b>305.00</b>				
<b>SERENDIPITY</b>					
NAT'L NIGHT OUT 8/7/12 CONCERT	500.00	01664700-53325	COMMUNITY RELATIONS	AUG 7TH CONCERT	
	<b>500.00</b>				

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<b>SIKICH LLP</b>					
AUDIT SERVICES THRU JUN 30 2012	555.00	04103100-52237	AUDIT FEES	146294	
AUDIT SERVICES THRU JUN 30 2012	555.00	04203100-52237	AUDIT FEES	146294	
AUDIT SERVICES THRU JUN 30 2012	2,590.00	01520000-52237	AUDIT FEES	146294	
	<b>3,700.00</b>				
<b>STELLMACH ELECTRIC INC</b>					
PUMP STN #1 REPAIR & INSPECT	120.00	04201600-52244	MAINTENANCE & REPAIR	120136	
	<b>120.00</b>				
<b>STRAND &amp; ASSOCIATES</b>					
PROF SERV'S MAY 1- JUNE 30 2012	820.00	04101500-54480	CONSTRUCTION	0092883	
	<b>820.00</b>				
<b>TESTING SERVICE CORP</b>					
FLEX PAVEMENT PROJ QA TESTING	2,162.35	11740000-55486	ROADWAY CAPITAL IMPROVEMEN	87909	20130032
	<b>2,162.35</b>				
<b>THEODORE POLYGRAPH SERVICE</b>					
POLYGRAPHS FOR POLICE OFFCR CANDIDATES	405.00	01510000-52228	PERSONNEL HIRING	3340	
	<b>405.00</b>				
<b>THOMAS DODGE CHRYSLER JEEP</b>					
5 DODGE CHARGERS- POLICE DEPT	124,295.00	01662700-54415	VEHICLES	5 DODGE CHRGR'S	20130046
	<b>124,295.00</b>				
<b>THOMAS F HOWARD JR</b>					
LEGAL SERV FOR 6/30 - 7/30 2012	6,982.50	01570000-52312	PROSECUTION DUI	194	
	<b>6,982.50</b>				
<b>TRAFFIC CONTROL &amp; PROTECTION</b>					
STOP SIGNS	780.00	01670300-53344	STREET SIGNS	74212	20130042
	<b>780.00</b>				
<b>TRANSYSTEMS CORPORATION</b>					
CONSTRUCTION, ADM OF KUHN RD B	25,135.42	11740000-55486	ROADWAY CAPITAL IMPROVEMEN	2307386-6	20130003
FAIR OAKS RD LAPP PH III CONST	2,376.30	11740000-55486	ROADWAY CAPITAL IMPROVEMEN	2307359-4	20130002
	<b>27,511.72</b>				

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<u>Vendor / Description</u>	<u>Amount</u>	<u>Account Number</u>	<u>Account Description</u>	<u>Invoice No.</u>	<u>Purchase Order</u>
<b>VERMEER ILLINOIS</b>					
TREE RENTAL EQUIPMENT	1,500.00	01670700-52264	EQUIPMENT RENTAL	R05617	
	<u>1,500.00</u>				
<b>VILLAGE OF CAROL STREAM</b>					
SERV FM 06/05 - 07/10 2012	465.02	01680000-53220	WATER	578360/20876	
SERV FRM 06/05 - 7/13 2012	136.82	01680000-53220	WATER	578362/20878	
SERV FRM 6/13 - 7/10 2012	1,496.14	01680000-53220	WATER	578361/20877	
USAGE FRM 6/5 - 7/10 2012 WTR	41.21	01670100-53220	WATER	578359/20875	
USAGE FRM 7/8 - 7/16	0.15	04101500-53220	WATER	578357/20872	
	<u>2,139.34</u>				
<b>WHEATON TREE SERVICE</b>					
3 TREES RMV'D AND STRM CLN UP KUHN/NIAGAR	1,350.00	01670700-52268	TREE MAINTENANCE	3 TREES KUHN RD	
	<u>1,350.00</u>				
<b>WORLD FUEL SERVICES</b>					
GAS	24,149.05	01696200-53356	GAS PURCHASED	508674	
	<u>24,149.05</u>				
<b>GRAND TOTAL</b>	<u><u><b>\$954,221.25</b></u></u>				



The preceding list of bills payable totaling \$954,221.25 was reviewed and approved for payment.

**Approved by:**

  
\_\_\_\_\_  
Joseph Breinig – Village Manager

**Date:** 8/3/12

**Authorized by:**

\_\_\_\_\_  
Frank Saverino Sr – Mayor

\_\_\_\_\_  
Beth Melody, Village Clerk

**Date:** \_\_\_\_\_

# AGENDA ITEM

K-2 8-6-12

## ADDENDUM WARRANTS July 17, 2012 thru Aug 6, 2012

Fund	Check #	Vendor	Description	Amount
General	A C H	Charter One Bank	Payroll July 9, 2012 thru July 22, 2012	439,962.41
Water & Sewer	A C H	Charter One Bank	Payroll July 9, 2012 thru July 22, 2012	<u>28,806.88</u>
				<u><u>468,769.29</u></u>

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2012

By: \_\_\_\_\_  
Frank Saverino Sr - Mayor

\_\_\_\_\_  
Beth Melody - Village Clerk

Village of Carol Stream  
**General Fund Budget Summary**  
 For the Month Ended June 30, 2012

**AGENDA ITEM**  
L-4 8-6-12

**MONTH**

**YTD**

**BUDGET**

**REVENUES**

	Last Year	Current Year	Monthly Variance	
	Jun	Jun	\$	%
Sales Tax	\$ 414,599	\$ 440,756	26,157	6%
Home Rule Sales Tax	237,744	253,331	15,587	7%
State Income Tax	237,051	262,340	25,289	11%
Utility Tax - Electricity	138,653	132,858	(5,795)	-4%
Telecommunications Tax	138,771	246,913	108,142	78%
Fines (Court, Ord., ATLE, Towing)	112,693	109,964	(2,728)	-2%
Natural Gas Use Tax	43,147	28,611	(14,536)	-34%
Other Taxes (Use, Hotel, PPRT Real Estate, Road & Bridge)	213,055	248,796	35,741	17%
Licenses (Vehicle, Liquor, etc.)	217,406	194,522	(22,884)	-11%
Cable Franchise Fees	-	-	-	0%
Building Permits	59,325	75,868	16,544	28%
Fees for Services	82,202	92,538	10,335	13%
Interest Income	2,956	2,505	(451)	-15%
All Other / Miscellaneous	44,316	34,744	(9,572)	-22%
<b>Revenue Totals</b>	<b>1,941,916</b>	<b>2,123,747</b>	<b>181,830</b>	<b>9%</b>

	Last Year	Current Year	YTD Variance	
	YTD	YTD	\$	%
Sales Tax	\$ 781,981	\$ 720,809	(61,172)	-8%
Home Rule Sales Tax	436,972	411,784	(25,188)	-6%
State Income Tax	616,039	761,318	145,280	24%
Utility Tax - Electricity	267,710	267,030	(680)	0%
Telecommunications Tax	268,224	370,431	102,207	38%
Fines (Court, Ord., ATLE, Towing)	257,870	221,602	(36,268)	-14%
Natural Gas Use Tax	96,897	61,415	(35,482)	-37%
Other Taxes (Use, Hotel, PPRT Real Estate, Road & Bridge)	476,585	381,006	(95,579)	-20%
Licenses (Vehicle, Liquor, etc.)	349,396	338,176	(11,220)	-3%
Cable Franchise Fees	38,368	39,257	889	2%
Building Permits	113,734	118,584	4,850	4%
Fees for Services	100,009	145,319	45,310	45%
Interest Income	6,182	4,850	(1,332)	-22%
All Other / Miscellaneous	110,111	71,871	(38,240)	-35%
<b>Revenue Totals</b>	<b>3,920,078</b>	<b>3,913,453</b>	<b>(6,625)</b>	<b>0%</b>

	Annual	YTD	YTD	Variance	
	Budget	Budget	Actual	\$	%
Sales Tax	\$ 4,931,000	\$ 789,657	\$ 720,809	(68,848)	-9%
Home Rule Sales Tax	2,860,000	413,500	411,784	(1,716)	0%
State Income Tax	3,145,000	649,568	761,318	111,750	17%
Utility Tax - Electricity	1,800,000	261,249	267,030	5,781	2%
Telecommunications Tax	1,562,000	266,166	370,431	104,265	39%
Fines (Court, Ord., ATLE, Towing)	1,545,000	261,117	221,602	(39,515)	-15%
Natural Gas Use Tax	575,000	89,966	61,415	(28,551)	-32%
Other Taxes (Use, Hotel, PPRT Real Estate, Road & Bridge)	1,534,700	346,789	381,006	34,217	10%
Licenses (Vehicle, Liquor, etc.)	607,000	346,777	338,176	(8,601)	-2%
Cable Franchise Fees	550,000	91,667	39,257	(52,409)	-57%
Building Permits	500,600	110,100	118,584	8,484	8%
Fees for Services	570,200	116,000	145,319	29,319	25%
Interest Income	25,000	4,167	4,850	683	16%
All Other / Miscellaneous	579,500	102,000	71,871	(30,129)	-30%
<b>Revenue Totals</b>	<b>20,785,000</b>	<b>3,848,722</b>	<b>3,913,453</b>	<b>64,731</b>	<b>2%</b>

**EXPENDITURES**

	Last Year	Current Year	Monthly Variance	
	Jun	Jun	\$	%
Fire & Police Commission	-	687	687	100%
Legislative Board	48,973	3,623	(45,350)	-93%
Plan Commission & ZBA	670	450	(220)	-33%
Legal Services	10,119	31,316	21,196	209%
Village Clerk	2,110	2,955	845	40%
Administration	42,369	52,379	10,009	24%
Employee Relations	16,114	24,592	8,478	53%
Financial Management	55,964	83,692	27,728	50%
Engineering Services	53,544	88,471	34,927	65%
Community Development	53,849	83,901	30,052	56%
Management Services	37,142	73,075	35,933	97%
Police	902,356	1,171,702	269,346	30%
Public Works	344,812	287,817	(56,994)	-17%
Municipal Building	22,970	28,579	5,610	24%
Municipal Garage	(8,686)	15,038	23,724	-273%
Transfers and Agreements	-	-	-	0%
Town Center	5,688	4,100	(1,588)	-28%
<b>Expenditure Totals</b>	<b>1,587,994</b>	<b>1,952,375</b>	<b>364,381</b>	<b>23%</b>

	Last Year	Current Year	YTD Variance	
	YTD	YTD	\$	%
Fire & Police Commission	-	13,541	13,541	100%
Legislative Board	51,291	7,965	(43,326)	-84%
Plan Commission & ZBA	897	930	32	4%
Legal Services	10,119	49,852	39,732	393%
Village Clerk	7,364	4,904	(2,460)	-33%
Administration	90,762	94,153	3,391	4%
Employee Relations	32,979	54,412	21,433	65%
Financial Management	120,765	166,481	45,716	38%
Engineering Services	104,711	169,368	64,656	62%
Community Development	104,465	147,247	42,783	41%
Management Services	69,594	155,007	85,413	123%
Police	1,867,350	2,205,810	338,460	18%
Public Works	495,239	512,655	17,417	4%
Municipal Building	38,438	51,779	13,341	35%
Municipal Garage	(36,664)	16,576	53,240	-145%
Transfers and Agreements	-	-	-	0%
Town Center	5,688	6,039	351	6%
<b>Expenditure Totals</b>	<b>2,962,999</b>	<b>3,656,719</b>	<b>693,720</b>	<b>23%</b>

	Annual	YTD	YTD	Variance	
	Budget	Budget	Actual	\$	%
Fire & Police Commission	5,448	908	13,541	12,633	1391%
Legislative Board	104,790	58,607	7,965	(50,643)	-86%
Plan Commission & ZBA	7,474	1,246	930	(316)	-25%
Legal Services	315,000	52,500	49,852	(2,648)	-5%
Village Clerk	46,360	8,345	4,904	(3,440)	-41%
Administration	455,550	87,413	94,153	6,739	8%
Employee Relations	248,586	40,600	54,412	13,811	34%
Financial Management	842,272	154,838	166,481	11,643	8%
Engineering Services	843,483	157,833	169,368	11,535	7%
Community Development	814,240	152,117	147,247	(4,869)	-3%
Management Services	803,407	143,631	155,007	11,376	8%
Police	12,278,685	2,360,999	2,205,810	(155,189)	-7%
Public Works	3,145,670	618,795	512,655	(106,140)	-17%
Municipal Building	386,785	69,834	51,779	(18,055)	-26%
Municipal Garage	-	-	16,576	16,576	100%
Transfers and Agreements	446,000	7,000	-	(7,000)	-100%
Town Center	41,250	26,000	6,039	(19,961)	-77%
<b>Expenditure Totals</b>	<b>20,785,000</b>	<b>3,940,666</b>	<b>3,656,719</b>	<b>(283,948)</b>	<b>-7%</b>

**Net Increase / (Decrease)**

<b>353,923</b>	<b>171,371</b>	<b>(182,551)</b>
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<b>957,080</b>	<b>256,734</b>	<b>(700,345)</b>
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<b>-</b>	<b>(91,945)</b>	<b>256,734</b>	<b>348,679</b>
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**Village of Carol Stream**  
**Water and Sewer Fund Budget Summary**  
For the Month Ended June 30, 2012

	MONTH				YTD				BUDGET					
	Last Year Jun	Current Year Jun	Monthly Variance \$ %		Last Year YTD	Current Year YTD	YTD Variance \$ %		Annual Budget	YTD Budget	YTD Actual	Variance \$ %		
<b>REVENUES</b>														
Water Billings	\$ 407,855	\$ 482,075	74,221	18%	\$ 736,385	\$ 890,264	153,879	21%	\$ 5,240,000	\$ 830,934	\$ 890,264	59,330	7%	
Sewer Billings	214,704	220,125	5,421	3%	392,003	402,990	10,987	3%	2,310,000	380,377	402,990	22,613	6%	
Penalties/Admin Fees	12,075	13,008	933	8%	21,688	24,620	2,932	14%	144,000	24,000	24,620	620	3%	
Connection/Expansion Fees	4,587	4,347	(240)	-5%	19,562	4,347	(15,215)	-78%	130,000	21,667	4,347	(17,320)	-80%	
Interest Income	3,631	2,883	(748)	-21%	7,672	6,005	(1,667)	-22%	38,000	6,333	6,005	(328)	-5%	
Rental Income	9,098	13,719	4,621	51%	26,708	23,070	(3,639)	-14%	159,000	26,500	23,070	(3,430)	-13%	
All Other / Miscellaneous	2,357	1,398	(959)	-41%	4,437	2,507	(1,930)	-44%	96,751	3,667	2,507	(1,160)	-32%	
<b>Revenue Totals</b>	<b>654,307</b>	<b>737,556</b>	<b>83,248</b>	<b>13%</b>	<b>1,208,456</b>	<b>1,353,802</b>	<b>145,347</b>	<b>12%</b>	<b>8,117,751</b>	<b>1,293,478</b>	<b>1,353,802</b>	<b>60,324</b>	<b>5%</b>	
<b>EXPENDITURES</b>														
Salaries & Benefits	74,693	117,475	42,782	57%	148,293	204,543	56,250	38%	1,208,214	232,349	204,543	(27,805)	-12%	
Purchase of Water	194,421	277,672	83,251	43%	393,656	553,993	160,338	41%	3,718,000	514,679	553,993	39,315	8%	
WRC Operating Contract	-	380,486	380,486	100%	134,928	380,486	245,558	182%	1,701,105	283,518	380,486	96,968	34%	
Maintenance & Operating	47,590	393,042	345,451	726%	77,704	636,167	558,463	719%	1,843,937	307,323	636,167	328,844	107%	
IEPA Loan P&I	-	-	-	0%	-	-	-	0%	428,650	-	-	-	0%	
DWC Loan P&I	-	-	-	0%	-	-	-	0%	12,751	-	-	-	0%	
Capital Outlay	583	96,455	95,873	16459%	1,183	940,934	939,751	79472%	2,856,000	1,300,000	940,934	(359,066)	-28%	
<b>Expenditure Totals</b>	<b>317,287</b>	<b>1,265,129</b>	<b>947,843</b>	<b>299%</b>	<b>755,763</b>	<b>2,716,123</b>	<b>1,960,360</b>	<b>259%</b>	<b>11,768,657</b>	<b>2,637,868</b>	<b>2,716,123</b>	<b>78,254</b>	<b>3%</b>	
<b>Net Increase / (Decrease)</b>	<b>337,020</b>	<b>(527,574)</b>	<b>(864,594)</b>		<b>452,693</b>	<b>(1,362,320)</b>	<b>(1,815,013)</b>		<b>(3,650,906)</b>	<b>(1,344,390)</b>	<b>(1,362,320)</b>	<b>(17,930)</b>		

**Village of Carol Stream**  
**Capital Budget Summary**  
For the Month Ended June 30, 2012

CAPITAL PROJECTS FUND	MONTH				YTD				BUDGET*		
	Last Year	Current Year	Monthly Variance		Last Year	Current Year	YTD Variance		Annual	YTD	% of
	Jun	Jun	\$	%	YTD	YTD	\$	%	Budget	Actual	Total
<b>REVENUES</b>											
Capital Grants	\$ -	\$ -	-	0%	\$ 3,289	\$ 34,950	31,661	963%	\$ 762,500	\$ 34,950	5%
Interest Income	2,211	(3,860)	(6,071)	-275%	33,782	(417)	(34,200)	-101%	36,000	(417)	-1%
All Other / Miscellaneous	3,266	2,713	(553)	-17%	3,266	4,931	1,665	51%	275,000	4,931	0%
<b>Revenue Totals</b>	<b>5,477</b>	<b>(1,147)</b>	<b>(6,624)</b>	<b>-121%</b>	<b>40,337</b>	<b>39,464</b>	<b>(873)</b>	<b>-2%</b>	<b>1,073,500</b>	<b>39,464</b>	<b>4%</b>
<b>EXPENDITURES</b>											
Roadway Improvements	9,909	1,285,816	1,275,907	12876%	9,909	2,000,401	1,990,492	20088%	4,121,000	2,000,401	49%
Facility Improvements	-	-	-	0%	-	-	-	0%	-	-	0%
Stormwater Improvements	4,949	-	(4,949)	-100%	4,949	-	(4,949)	-100%	310,000	-	0%
Miscellaneous	-	-	-	0%	-	485	485	100%	20,000	485	0%
<b>Expenditure Totals</b>	<b>14,858</b>	<b>1,285,816</b>	<b>1,270,957</b>	<b>8554%</b>	<b>14,858</b>	<b>2,000,886</b>	<b>1,986,028</b>	<b>13367%</b>	<b>4,451,000</b>	<b>2,000,886</b>	<b>45%</b>
<b>Net Increase / (Decrease)</b>	<b>(9,381)</b>	<b>(1,286,963)</b>	<b>(1,277,581)</b>	<b>13618%</b>	<b>25,479</b>	<b>(1,961,422)</b>	<b>(1,986,901)</b>	<b>-7798%</b>	<b>(3,377,500)</b>	<b>(1,961,422)</b>	<b>58%</b>

**MFT FUND**

<b>REVENUES</b>											
Motor Fuel Tax Allotments	\$ 82,486	\$ 85,878	3,392	4%	\$ 166,566	\$ 162,972	(3,593)	-2%	\$ 1,001,000	\$ 162,972	16%
Interest Income	360	404	44	12%	756	819	63	8%	5,000	819	16%
<b>Revenue Totals</b>	<b>82,845</b>	<b>86,282</b>	<b>3,436</b>	<b>4%</b>	<b>167,321</b>	<b>163,791</b>	<b>(3,530)</b>	<b>-2%</b>	<b>1,006,000</b>	<b>\$ 163,791</b>	<b>16%</b>
<b>EXPENDITURES</b>											
Street Resurfacing - Capital	-	-	-	0%	-	-	-	0%	-	-	0%
Crack Filling	-	-	-	0%	-	20,827	20,827	100%	117,000	20,827	18%
Salt	-	-	-	0%	-	70,960	70,960	100%	255,000	70,960	28%
Electricity	2,737	3,292	556	20%	2,737	6,863	4,126	151%	60,000	6,863	11%
Materials and Supplies	2,165	3,667	1,502	69%	2,165	5,683	3,518	162%	50,000	5,683	11%
<b>Expenditure Totals</b>	<b>4,901</b>	<b>6,959</b>	<b>2,058</b>	<b>42%</b>	<b>4,901</b>	<b>104,332</b>	<b>99,431</b>	<b>2029%</b>	<b>482,000</b>	<b>104,332</b>	<b>22%</b>
<b>Net Increase / (Decrease)</b>	<b>77,944</b>	<b>79,323</b>	<b>1,379</b>	<b>2%</b>	<b>162,420</b>	<b>59,459</b>	<b>(102,961)</b>	<b>-63%</b>	<b>524,000</b>	<b>59,459</b>	<b>11%</b>

\* Due to the uncertainty of timing of various capital improvement projects, no YTD budget estimates are shown.

Village of Carol Stream  
**Other Funds Budget Summary**  
 For the Month Ended June 30, 2012

	MONTH				YTD				BUDGET				
	Last Year	Current Year	Monthly Variance		Last Year	Current Year	YTD Variance		Annual	YTD	YTD	Variance	
	Jun	Jun	\$	%	YTD	YTD	\$	%	Budget	Budget	Actual	\$	%
<b>GENEVA CROSSING TIF</b>													
<b>REVENUES</b>													
TIF Property Taxes	\$ 183,000	\$ 136,940	(46,060)	-25%	\$ 183,000	\$ 136,940	(46,060)	-25%	\$ 380,000	\$ 190,000	\$ 136,940	(53,060)	-28%
Interest Income	13	14	1	8%	25	27	2	8%	100	17	27	10	62%
Village Contribution	-	-	-	0%	-	-	-	0%	120,000	-	-	-	0%
<b>Revenue Totals</b>	<b>183,013</b>	<b>136,954</b>	<b>(46,059)</b>	<b>-25%</b>	<b>183,025</b>	<b>136,967</b>	<b>(46,058)</b>	<b>-25%</b>	<b>500,100</b>	<b>190,017</b>	<b>136,967</b>	<b>(53,049)</b>	<b>-28%</b>
<b>EXPENDITURES</b>													
Principal Retirement	-	-	-	0%	-	-	-	0%	230,000	-	-	-	0%
Interest Expense	73,868	-	(73,868)	-100%	73,868	-	(73,868)	-100%	138,110	69,055	-	(69,055)	-100%
Paying Agent Fees	-	-	-	0%	-	-	-	0%	3,500	-	-	-	0%
<b>Expenditure Totals</b>	<b>73,868</b>	<b>-</b>	<b>(73,868)</b>	<b>-100%</b>	<b>73,868</b>	<b>-</b>	<b>(73,868)</b>	<b>-100%</b>	<b>371,610</b>	<b>69,055</b>	<b>-</b>	<b>(69,055)</b>	<b>-100%</b>
<b>Net Increase / (Decrease)</b>	<b>109,145</b>	<b>136,954</b>	<b>27,809</b>	<b>25%</b>	<b>109,158</b>	<b>136,967</b>	<b>27,810</b>	<b>25%</b>	<b>128,490</b>	<b>120,962</b>	<b>136,967</b>	<b>16,006</b>	<b>13%</b>

**NORTH/SCHMALE TIF\***

<b>REVENUES</b>													
TIF Property Taxes	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	\$ -	0%
Interest Income	-	-	-	0%	-	-	-	0%	-	-	-	-	0%
<b>Revenue Totals</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0%</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0%</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0%</b>
<b>EXPENDITURES</b>													
Legal Fees	-	1,112	1,112	100%	-	3,042	3,042	100%	10,000	2,000	3,042	1,042	52%
Consulting Fees	-	2,113	2,113	100%	-	3,888	3,888	100%	10,000	2,000	3,888	1,888	94%
<b>Expenditure Totals</b>	<b>-</b>	<b>3,224</b>	<b>3,224</b>	<b>100%</b>	<b>-</b>	<b>6,930</b>	<b>6,930</b>	<b>100%</b>	<b>20,000</b>	<b>4,000</b>	<b>6,930</b>	<b>2,930</b>	<b>73%</b>
<b>Net Increase / (Decrease)</b>	<b>-</b>	<b>(3,224)</b>	<b>(3,224)</b>		<b>-</b>	<b>(6,930)</b>	<b>(6,930)</b>		<b>(20,000)</b>	<b>(4,000)</b>	<b>(6,930)</b>	<b>(2,930)</b>	

\* Created 12/5/2011.

Village of Carol Stream  
**Police Pension Fund Budget Summary**  
For the Month Ended June 30, 2012

POLICE PENSION FUND	MONTH				YTD				BUDGET					
	Last Year	Current Year	Monthly Variance		Last Year	Current Year	YTD Variance		Annual	YTD	YTD	Variance		
	Jun	Jun	\$	%	YTD	YTD	\$	%	Budget	Budget	Actual	\$	%	
<b>REVENUES</b>														
Investment Income	\$ 30	\$ (96,864)	(96,894)	-321585%	\$ 265,477	\$ (96,790)	(362,267)	-136%	\$ 2,200,750	\$ 366,792	\$ (96,790)	(463,581)	-126%	
Employee Contributions	38,541	56,949	18,408	48%	76,814	94,835	18,020	23%	508,000	97,692	94,835	(2,858)	-3%	
Village Contribution	119,548	122,866	3,318	3%	239,096	245,732	6,636	3%	1,474,398	245,733	245,732	(1)	0%	
Other Revenues	1,267	1,693	426	34%	41,713	2,822	(38,891)	-93%	-	-	2,822	2,822	100%	
<b>Revenue Totals</b>	<b>159,386</b>	<b>84,645</b>	<b>(74,741)</b>	<b>-47%</b>	<b>623,100</b>	<b>246,599</b>	<b>(376,501)</b>	<b>-60%</b>	<b>4,183,148</b>	<b>710,217</b>	<b>246,599</b>	<b>(463,618)</b>	<b>-65%</b>	
<b>EXPENDITURES</b>														
Investment and Admin Fees	802	11,474	10,672	1330%	10,821	29,883	19,062	176%	90,900	15,150	29,883	14,733	97%	
Participant Benefit Payments	104,445	122,355	17,909	17%	208,890	269,873	60,983	29%	1,500,000	250,000	269,873	19,873	8%	
<b>Expenditure Totals</b>	<b>105,247</b>	<b>133,829</b>	<b>28,581</b>	<b>27%</b>	<b>219,712</b>	<b>299,756</b>	<b>80,045</b>	<b>36%</b>	<b>1,590,900</b>	<b>265,150</b>	<b>299,756</b>	<b>34,606</b>	<b>13%</b>	
<b>Net Increase / (Decrease)</b>	<b>54,138</b>	<b>(49,184)</b>	<b>(103,323)</b>		<b>403,389</b>	<b>(53,158)</b>	<b>(456,546)</b>		<b>2,592,248</b>	<b>445,067</b>	<b>(53,158)</b>	<b>(498,225)</b>		

**Village of Carol Stream**  
**Schedule of Cash and Investment Balances**  
 June 30, 2012

FUND	CASH	INVESTMENTS	TOTAL CASH & INVESTMENTS	LAST YEAR 6/30/2011
GENERAL FUND	\$ 2,489,968.68	\$ 11,925,212.78	\$ 14,415,181.46	\$ 17,189,942.17
WATER & SEWER FUND	2,628,585.42	12,966,999.34	15,595,584.76	17,607,819.17
CAPITAL PROJECTS FUND	-	20,844,651.10	20,844,651.10	19,243,748.90
MFT FUND	-	2,695,416.90	2,695,416.90	1,937,653.58
GENEVA CROSSING TIF FUND	1,753,682.53	-	1,753,682.53	1,612,584.00
NORTH/SCHMALE TIF FUND	-	-	-	N/A
POLICE PENSION FUND	<u>316,377.45</u>	<u>32,903,868.50</u>	<u>33,220,245.95</u>	<u>30,031,383.58</u>
<b>TOTAL</b>	<u>\$ 7,188,614.08</u>	<u>\$ 81,336,148.62</u>	<u>\$ 88,524,762.70</u>	<u>\$ 87,623,131.40</u>