

Village of Carol Stream

BOARD MEETING

AGENDA

DECEMBER 5, 2011

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

A. ROLL CALL AND PLEDGE OF ALLEGIANCE:

B. MINUTES: Approval of the Minutes of the November 21, 2011 Special Meeting and Board Meeting.

C. AUDIENCE PARTICIPATION & PUBLIC HEARINGS:

1. Carol Stream Rotary Club Christmas Sharing Donation.
2. Carol Stream Rotary Club Exchange Student Introduction.

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:

F. OLD BUSINESS:

1. Electric Aggregation.
Staff Report includes municipal aggregation survey results and comments from neighboring communities as well as information on the various program options and associated community benefits to promoting deregulated electric supply for Carol Stream electric customers.

G. STAFF REPORTS & RECOMMENDATIONS:

1. Approval to waive the competitive bidding process and awarding contracts to Aqua-Aerobic Systems for purchase of filtration plates and other materials at a total cost of \$36,722.78; and, NWTS for plate removal and installation (\$29,430.50). Sand filter #4 at the WRC is scheduled for replacement in the current fiscal year.
2. Approval to Purchase Replacement Water Meters from Midwest Meter, Inc., in the amount of \$68,175.00. The Public Works Department is initiating a program to replace 1,100 water meters over 20 years old. This purchase would cover the first phase of about 300 meters.
3. Approval to Purchase Police Squad Vehicles. The Police Department requests approval to purchase 5 patrol squad vehicles under the Southwest Conference of Mayors Cooperative. We are also requesting permission to waive formal bidding procedure.

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H. ORDINANCES:

1. Ordinance No. _____, Designating the Village of Carol Stream North Avenue and Schmale Road Tax Increment Financing District Redevelopment Project Area.
2. Ordinance No. _____, Approving the Village of Carol Stream North Avenue and Schmale Road Tax Increment Financing District Redevelopment Project Area Redevelopment Plan and Project.
3. Ordinance No. _____, Adopting Tax Increment Financing for the Village of Carol Stream North Avenue and Schmale Road Tax Increment Financing District.
4. Ordinance No. _____, Amending Section 13-3-13 of the Village Code Pertaining to Water and Sewer Rates. *This ordinance increases the standard billing rate for water services from \$4.09 to \$4.78 per 1,000 gallons metered. The \$0.69 rate increase is a direct pass-through of the Village's additional cost of purchasing water through the DuPage Water Commission and is in response to rate increases recently approved by the City of Chicago. The new rates will take effect January 1, 2012.*
5. Ordinance No. _____, for the Levy and Assessment of Taxes in the Amount of \$3,431,500 for the Fiscal Year Beginning May 1, 2011 and Ending April 30, 2012, of the Village of Carol Stream, DuPage County, Illinois. *This ordinance represents the property tax levy request of the Carol Stream Public Library for 2011 which will be collected in 2012. The Village Board is required to approve the tax levy request of the Library Board based on how the Library is organized under Illinois statutes.*

I. RESOLUTIONS:

1. Resolution No. _____, Declaring Surplus Property Owned by the Village of Carol Stream. *The Police Department is requesting 5 vehicles that were awarded to the Village via seizure laws be declared surplus property, four to be sold on Ebay and one to be donated to the Fire Protection District for training.*

J. NEW BUSINESS:

1. Request from Outreach Community Ministries (OCM) for License Agreement.

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Request from OCM to enter into a license agreement with the Village of Carol Stream to allow use of Village property adjacent to the OCM building at 345 S. President Street.

2. Expiration of Intergovernmental Agreement-Development and Ownership of Hampe Park. *Requesting Village Board Action on a subsequent Intergovernmental Agreement.*

K. PAYMENT OF BILLS:

1. Regular Bills:
2. Addendum Warrants:

L. REPORT OF OFFICERS:

1. Mayor:
2. Trustees:
3. Clerk:

M. EXECUTIVE SESSION:

N. ADJOURNMENT:

LAST ORDINANCE: 2011-11-36

LAST RESOLUTION: 2562

NEXT ORDINANCE: 2011-12-37

NEXT RESOLUTION: 2563

Village of Carol Stream

Special Meeting of the Village Board

Gregory J. Bielawski Municipal Center
500 N. Gary Avenue, Carol Stream, IL 60188

November 21, 2011
6:00 p.m. – 7:17 p.m.

Meeting Notes

ATTENDANCE: Mayor Frank Saverino Sr.

Trustee Pam Fenner

Trustee Matt McCarthy

Trustee Tony Manzzullo

Trustee Don Weiss (absent)

Trustee Greg Schwarze (absent)

Trustee Mary Frusolone (absent)

Clerk Beth Melody (absent)

Joseph E. Breinig, Village Manager

Robert Mellor, Asst. Village Manager

Chris Oakley, Asst. to the Village Manager

Phil Modaff, Dir. of Public Works

James Knudsen, Dir. Engineering Services

Kevin Orr, Police Chief

Robert Glees, Dir. of Community Dev.

Jon Batek, Finance Director

Caryl Rebholz, Employee Relations Dir.

Jim Rhodes, Village Attorney

The meeting was called to order by Mayor Saverino and the roll call read. The results of the roll call vote were as follows:

Present: Mayor Saverino and Trustees Fenner, McCarthy and Manzzullo (arrives at 6:07 p.m.)

Absent: Trustees Weiss, Schwarze, Frusolone and Clerk Melody

The following is a summary of the items discussed at this meeting:

PRESENTATION OF COMMUNITY CHOICE AGGREGATION PROGRAM

Assistant Village Manager Mellor reviewed a Power Point Presentation on electricity aggregation with the Village Board. Staff answered Village Board questions regarding the aggregation process and advantages and disadvantages of aggregating electrical supply for residents and small businesses in Carol Stream.

The Village Board directed staff to find out what our municipal neighbors are doing regarding municipal electrical aggregation and see which other towns are willing to partner with Carol Stream to aggregate electricity supply and report back to the Village Board at their December 5, 2011 Board meeting.

DISCUSSION OF VILLAGE WIDE GOALS

Manager Breinig led the Village Board in a discussion of Village Goals. Mayor Saverino commented that staff should go through the large list of goals, eliminate ones already done or nearing completion and narrow the list to the top ten. Trustee Fenner commented that the goal setting session was a mish-mash of ideas with no restrictions or limits. Staff was directed to narrow the list of 58 goals to the top 10 by categorizing similar or complementary goals.

There being no further business, a motion was made by Trustee Manzzullo and seconded by Trustee McCarthy to adjourn the Special Board meeting. The meeting was adjourned unanimously at 7:23 p.m.

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

November 21, 2011

Mayor Saverino called the Regular Meeting of the Board of Trustees to order at 8:00 p.m. and directed Assistant Village Manager Bob Mellor to call the roll.

Present: Mayor Frank Saverino, Sr. and Trustees Tony Manzzullo, Matt McCarthy & Pam Fenner
 Absent: Trustees Mary Frusolone, Don Weiss & Greg Schwarze
 Village Clerk Beth Melody
 Also Present: Village Manager Joe Breinig, Assistant Village Manager Bob Mellor, Village Attorney, Jim Rhodes and Assistant Village Attorney Jason Guisinger

MINUTES:

Trustee McCarthy moved and Trustee Fenner made the second to approve the Regular Board Meeting Minutes of November 7, 2011 and to approve but not release the Executive Session Meeting Minutes of the November 7, 2011 Board Meeting.. The results of the roll call vote were as follows:

Ayes: 4 Trustees Manzzullo, McCarthy, Fenner and Mayor Saverino
 Nays : 0
 Absent: 3 Trustees Frusolone, Weiss & Schwarze

AUDIENCE PARTICIPATION AND PUBLIC HEARINGS:

Swearing In Ceremony - Jeffrey A. Degnan as Police Commander: Jeffrey Degnan sworn in as Police Commander by Mayor Saverino

Swearing In Ceremony - Glenn E. Harker as Police Sergeant: Glenn Harker sworn in as Police Sergeant by Mayor Saverino

Trustee McCarthy moved and Trustee Manzzullo made the second to open the Public Hearing for the North Avenue and Schmale Road Tax Increment Financing District. The results of the roll call vote were as follows:

Ayes: 4 Trustees Manzzullo, McCarthy, Fenner and Mayor Saverino
 Nays : 0
 Absent: 3 Trustees Frusolone, Weiss & Schwarze

Public Hearing - North Avenue and Schmale Road Tax Increment Financing District:

- A. **Opening Statement by Village Manager relative to the history (actions taken prior to the Public Hearing) of the proposed North Avenue and Schmale Road TIF District – Public hearing opened at 8:11 p.m. Opening statement read by Village Manager Breinig**

- B. Overview of the proposed North Avenue and Schmale Road TIF District and the Redevelopment Plan and Project in relation thereto [Kane, McKenna and Associates, Inc.]**
- C. Joint Review Board Meeting and Recommendation [Frank Saverino, Sr., Chairperson of the Joint Review Board]**
- D. Public Comment – Public comment made by Wheaton resident Mark Stern**
- E. Discussion by Village Board**
- F. Adjournment of Public Hearing - Public hearing closed at 8:19 p.m.**

Trustee Fenner moved and Trustee McCarthy made the second to close the Public Hearing for the North Avenue and Schmale Road Tax Increment Financing District. The results of the roll call vote were as follows:

Ayes: 4 Trustees Manzullo, McCarthy, Fenner and Mayor Saverino

Nays : 0

Absent: 3 Trustees Frusolone, Weiss & Schwarze

CONSENT AGENDA:

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

Ayes: 4 Trustees Manzullo, McCarthy, Fenner and Mayor Saverino

Nays : 0

Absent: 3 Trustees Frusolone, Weiss & Schwarze

Trustee McCarthy moved and Trustee Fenner 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:

Ayes: 4 Trustees Manzullo, McCarthy, Fenner and Mayor Saverino

Nays : 0

Absent: 3 Trustees Frusolone, Weiss & Schwarze

1. 2012 DuPage Senior Citizens Council Funding Request
2. Sodium Hypochlorite Delivery System Replacement Project
3. Snow and Ice Plan 2011-2012
4. Approval of Independent Contractor Agreements - Snowplowing Contractors
5. Resolution No. 2561, Declaring Surplus Property Owned by the Village of Carol Stream
6. Raffle Application – Carol Stream Chamber of Commerce
7. Payment of Regular & Addendum Warrant of Bills
8. Treasurer's Report: Revenue/Expenditure Statement and Balance Sheet, Month Ended October 31, 2011

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

Ayes:	4	Trustees Manzzullo, McCarthy, Fenner and Mayor Saverino
Nays :	0	
Absent:	3	Trustees Frusolone, Weiss & Schwarze

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

2012 DuPage Senior Citizens Council Funding Request:

The Village Board approved a funding request by Marilyn Krolak, Executive Director of the DuPage Senior Citizens Council for their senior citizen Meals on Wheels and Home Maintenance/Chore Days programs in the amount of \$8,410.

Sodium Hypochlorite Delivery System Replacement Project:

The Village Board approved the staff recommendation to reject all bids for construction of a Sodium Hypochlorite Delivery System at the Water Reclamation Center and directed staff to re-bid the project.

Snow and Ice Plan 2011-2012:

The Village Board received the presentation of the Department of Public Works Snow and Ice Plan for 2011-2012.

Approval of Independent Contractor Agreements - Snowplowing Contractors:

The Village Board approved agreements with eight contractors for snow removal services for the 2011-2012 winter season.

Resolution No. 2561, Declaring Surplus Property Owned by the Village of Carol Stream:

The Village Board passed and approved Resolution No. 2561, declaring various electronic equipment which is no longer useful or of value to the Village of Carol Stream as surplus property.

Raffle Application – Carol Stream Chamber of Commerce:

The Village Board approved a request by the Carol Stream Chamber of Commerce for a raffle license and waiver of fee for their Holiday Social to be held on December 1, 2011.

Regular Bills and Addendum Warrant of Bills:

The Village Board approved the payment of the Regular Bills dated November 21, 2011 in the amount of \$465,096.59.

The Village Board approved the payment of the Addendum Warrant of Bills from November 8, 2011 – November 21, 2011 in the amount of \$721,275.24.

Treasurer's Report: Revenue/Expenditure Statement and Balance Sheet, Month Ended October 31, 2011:

The Village Board received the Treasurer's Report of Revenue/Expenditure Statement and Balance Sheet for the Month Ending October 31, 2011.

Non-Consent Agenda Items:**Resolution No. 2562, Appointing New Members to the Local Youth Council:**

The Village Board approved Resolution No. 2562, appointing Ashvini Patel, Senior at Glenbard North High School, Carline Dayon, Junior at Glenbard North High School and Sammy Dayon, Sophomore at Glenbard North High School as new members to the local Youth Council. Youth Council member Alex Pejic read the resolution.

Trustee McCarthy moved and Trustee Fenner made the second to approve Resolution No. 2562, Appointing New Members to the Local Youth Council. The results of the roll call vote were:

Ayes: 4 Trustees Manzzullo, McCarthy, Fenner and Mayor Saverino

Nays : 0

Absent: 3 Trustees Frusolone, Weiss & Schwarze

Report of Officers:

Trustee Manzzullo congratulated new Police Commander Jeff Degnan and new Police Sergeant Glen Harker on their promotions. He asked everyone to remember those less fortunate during the Thanksgiving holiday. He reminded residents to remember our troops and to pray for their families.

Trustee Fenner congratulated new Police Commander Jeff Degnan and new Police Sergeant Glen Harker on their promotions and congratulated the new Youth Council members. She encouraged residents to provide any assistance they can to the Youth Council as they provide help to those in need during the holidays.

Trustee McCarthy congratulated new Police Commander Jeff Degnan and new Police Sergeant Glen Harker on their promotions. Trustee McCarthy commented that the Youth Council will be volunteering at the tree lighting ceremony on Friday at 6:15 p.m. and continue to solicit funds for their stocking stuffer program for Christmas Sharing. He wished everyone a happy Thanksgiving and expressed his sympathies to the Belgian family who recently lost their 22 year old son.

Manager Breinig stated the Village is again conducting holiday light recycling at the Village Hall. The value of the copper in the lights goes to support the Christmas Sharing program.

Mayor Saverino reminded residents about the Brittany's Trees program. He congratulated new Police Commander Jeff Degnan and new Police Sergeant Glen Harker on their promotions. He stated he is a big supporter of promoting from within versus going outside to promote employees. He reminded people of the tree lighting ceremony on Friday. He thanked Trustee Fenner for filling in for him while he was away last month and expressed his confidence in staff while he was away. Mayor Saverino thanked the new members of the Youth Council for volunteering and Trustee McCarthy for his leadership of the Council. He wished everyone a happy Thanksgiving and thanked

At 8:42 p.m. Trustee McCarthy moved and Trustee Fenner made the second to adjourn the meeting. The results of the roll call vote were as follows:

11-21-2011 VB

Ayes: 4 Trustees Manzullo, McCarthy, Fenner and Mayor
Saverino

Nays : 0

Absent: 3 Trustees Frusolone, Weiss & Schwarze

FOR THE BOARD OF TRUSTEES

Frank Saverino, Sr., Mayor

Beth Melody, Village Clerk

Village of Carol Stream
Inter-Departmental Memo

DATE: December 1, 2011
TO: Mayor Saverino Sr. & the Village Board of Trustees
FROM: Robert Mellor, Asst. Village Manager
Christopher Oakley, Asst. to the Village Manager *cmo*
RE: **Municipal Aggregation – Survey Results**

At the Nov. 21st workshop on Community Choice Aggregation (CCA) the Mayor and Board of Trustees requested staff to conduct a survey of surrounding communities asking them if they were considering a municipal aggregation effort. Below is a summary of those survey results:

Community	Yes	No	Undecided
Addison	√		
Bartlett	√		
Bloomingtondale		√	
Glendale Heights			√
Glen Ellyn		√	
Hanover Park	√		
Roselle		√	
West Chicago		√	
Wheaton			√
Winfield			√

E-Mail Survey Comments:

Addison – The Village Board approved a ballot initiative at their November 21st meeting.

Bartlett- On Nov. 15th, the Village Board approved a municipal aggregation effort and will adopt an ordinance at their Dec 6th meeting to have a referendum placed on the March 2012 General Primary election ballot.

Bloomingtondale –The Village Board has chosen not to pursue a Municipal Aggregation effort at this time. Similar to the Village of Roselle, staff will be asked to educate the public on 3rd party electric retailers as well as the Clean Air Counts Energy Saver program.

Glen Ellyn- The Village Board has chosen not to pursue a Municipal Aggregation effort and instead will actively promote the Clean Air Counts Energy Saver Program.

Roselle – The Village Board discussed this a few weeks ago and have decided against pursuing municipal aggregation. Instead, staff will work on educating our residents about their current ability to purchase electricity through an alternative 3rd party supplier.

Hanover Park – The Village Board has agreed to pursue municipal aggregation and an ordinance adopting a referendum to be placed on the March 2012 General Primary election ballot will be adopted at the Dec. 5th meeting.

West Chicago -The City Council has decided not to pursue an electric aggregation at this time.

Wheaton – The City Council has been reviewing the process and would be interested in working jointly with other communities. However, we will not be ready in time to have a referendum initiative on the March 2012 General Primary election ballot.

Winfield- The Village Board is currently promoting the Clean Air Counts Energy Saver Program and monitoring other neighboring communities efforts regarding Municipal Aggregation. However, there are no plans to have a referendum initiative on the March 2012 General Primary Election ballot.

Aggregation Efforts to Date:

The communities that have embarked on Community Choice Aggregation have highlighted the economic stimulate impact that municipal aggregation has on their communities in light of the current uncertain economic climate. In a news release from the Village of Lincolnwood announcing the results of their aggregated electric rate, they stated “**during the 2-year contract term, the combined savings to residential and small business customers within the community is projected to exceed \$6,000,000**”.

In discussions with several electric brokers, it is likely that communities who successfully aggregate in the summer/fall of 2012 will likely realize savings around 15- 17% which is 50% less than the rates secured by communities that have already aggregated. Attached is a recent article from Crain’s Chicago Business titled ‘**Suburban Chicago Races to Unplug**’ that details the increasing volatility of the retail electric market as more and more communities chose Community Choice Aggregation (attachment #1).

To date, 20 Illinois communities are registered on the ICC web site as having successfully aggregated. The range of savings to residents and small business in CCA communities is 20-30% (5.41 – 6.23 kWh) while the average savings is 24-25% (5.81 kWh). The electricity savings realized by communities that aggregated early reflect the current conditions of market supply and

demand. With the market conditions continuously changing, the savings that can be secured by communities aggregating in 2012 are speculative but will not likely be matched by early aggregators. Nonetheless, the current Com-Ed supply rate of 7.73 kWh is surely the price ceiling in the current market which has surely been the organizing influence for communities pursuing municipal aggregation to date.

Four of the communities choosing not to pursue aggregation and the three undecided communities have all confirmed their staff will undertake a public education effort to inform their residents and small business about the competitive money savings 3rd party retail electric supply market. Five of those seven communities have agreed to promote the Clean Air Counts Energy Saver Program (ESP) which has secured a retail electric rate from Integrys Energy Group through June 2013 of 6.2 kWh producing a customer savings rate of 20% off the current Com-Ed rate of 7.33 kWh. Clean Air Counts estimates that customers that enroll in the ESP will save approximately \$21/month on average through June 2013. Similar to CCA communities this program is billed as an economic stimulate effort that includes estimates on local customer savings and associated job creation using Bureau of Labor Statistics formula that calculates new employment based on increased retail sales. I have attached a program Fact Sheet and an Economic Impact Analysis of the Energy Saver Program calculated using a full market penetration assumption (**attachments #2 & 3**).

Aggregation Program Alternatives:

In considering whether or not to pursue Community Choice Aggregation (CCA) for our community, it is instructive to know the various program alternatives/approaches in helping residents and small businesses navigate the deregulated electricity market. There are 3 basic approaches to accomplishing this task that include a Request for Proposals (bid), a Request for Qualifications (sole source) or foregoing CCA altogether and promoting the Clean Air Counts Energy Saver Program and other 3rd party retail supplier program supports such as Plug in Illinois (www.pluginillinois.org). Below is a matrix that details the basic program approaches/alternatives and the advantages and drawbacks of each.

Program Factors	CCA (Bids) RFP	CCA (Sole Source) RFQ	Info. & Education
Market Penetration	High-85% Avg.	High- 85% Avg.	Low - 4%
Staff Involvement	Significant	Moderate	Minimal
Est. Savings %	15-17%	21%	20%
Est. Rate/kWh	6.41-6.57 kWh	6.0 kWh	6.2 kWh
Est. Savings \$/Yr.	\$2,600,000	\$2,760,000	\$10,517
Length of CCA Process	8-9 Months	6 Months	N/A
Process Cost Savings	< \$1.7M	\$1.7M	N/A

Staff met recently with energy consultants from Integrys Energy Group to discuss the benefits of CCA using a request for qualifications process alternative. The meeting was very informative and highlighted in detail the many benefits of using an RFQ approach to pursuing Community Choice Aggregation that included the following:

- **Improved Market Visibility (Market Timing)**
- **Flexible Deal Structuring**
- **Avoided Costs of Price Holds & Considerable Staff Involvement and Legal Fees Associated with an RFP (Bid) Process**
- **Compressed 6-Month Aggregation Process (Jan. - June) allows residents to start savings sooner on their electricity costs**
- **Substantial Community Savings from Early Adoption of Lower Electrical Rates (June 2012 vs Aug. 2012 for RFP)**
- **Substantial Pre & Post Referendum Support by the Energy Supplier**

To ensure the RFQ alternative is permissible by the vaguely worded state statute permitting municipal aggregation of electric supply, an inquiry has been made with our Legal Counsel as well as the legal staff for the Illinois Power Agency, the state agency responsible for developing electricity procurement plans and overseeing the States' deregulation effort for the Illinois Commerce Commission. A firm legal opinion regarding the permissibility of the RFQ approach will be forthcoming in the week ahead, well in advance of the Dec. 19th Village Board meeting and the deadline for passing an aggregation ordinance approving a general primary election ballot initiative.

Based on our research on municipal aggregation, we are confident that should the Village Board choose to pursue Community Choice Aggregation, the flexible and seamless RFQ approach is preferable to the RFP approach and would require substantially less involvement of staff which was identified as an obvious stumbling block for deciding on whether or not to advance CCA in our community. In addition, based on the number of electrical accounts in the Village, the Village was advised by Integrys that there was no market advantage to partnering with other communities in a cooperative CCA effort.

Please include this item on the Dec. 6th agenda for consideration by the Village Board of Trustees.

Home > This Week's Crain's > News >

From this week's In Other News

Suburban Chicago races to unplug from ComEd

By: Steve Daniels November 28, 2011

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A wave of Chicago suburbs, including many of the largest, is preparing to bargain for cheaper electricity deals next year with competitors of Commonwealth Edison Co. on behalf of their residents.

City councils from Aurora, the second-largest municipality in the state, to Elgin and Evanston will decide in coming weeks whether to ask voters in March referendums to approve plans to solicit bids from ComEd competitors. As many as 130 cities, villages and towns next year could follow the 19 suburbs that already have left the utility, consultants say.

While the suburban exodus from ComEd should generate double-digit-percentage savings on the electric bills of as many as 2 million households, it's going to lead to unpredictability and volatility for residents and small businesses continuing to buy from the subsidiary of Chicago-based Exelon Corp. That includes residents of Chicago, which has no immediate plans to test the electricity market on behalf of its inhabitants.

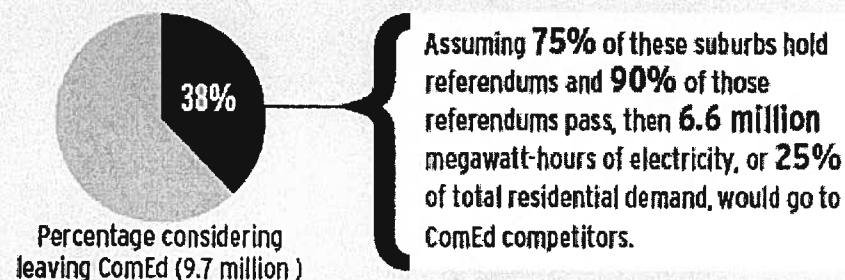
Under state law, municipalities can buy power for residents and small businesses, but only if voters back the action in a referendum.

If trends hold, enough households and small businesses could leave for alternative suppliers by the end of 2012 that ComEd could move to have state utility regulators declare the residential market officially competitive. That would mean customers still buying from ComEd could be subject to spot-market electricity prices rather than the negotiated, firm, annual price they currently get. The earliest that could happen would be 2013. The tipping point is the departure of one-third of customers in a specific class.

PULLING THE PLUG

Nineteen suburbs have signed deals to buy electricity on behalf of their residents from competing suppliers to ComEd. More than 100 others are considering whether to follow suit next year.

COMED SUBURBAN CUSTOMERS (Based on 26.0 million total suburban megawatt-hours)



Source: Former Illinois Power Agency Director Mark Pruitt

In Texas, which runs a spot-market system, "the price volatility is huge, and they've had troubles with some of the vendors going under," says Mark Pruitt, former director of the Illinois Power Agency, which buys electricity on behalf of utility customers statewide. "I don't think this is what people had in mind" when Illinois deregulated its

power market 12 years ago.

For its part, ComEd says in a statement that it interprets state law to say that it will be obligated to provide a fixed electricity price to residential and small commercial customers regardless of how many customers it loses. But the Illinois Commerce Commission, which enforces the law, disagrees, saying utilities can move to force residential customers onto the spot market once the 33% threshold is reached.

WILD CARDS

Even if ComEd doesn't move to subject its customers to spot pricing, the IPA probably won't be able to drive the same bargains with power generators that it has in recent years, given the unpredictability in the demand it's trying to fill, Mr. Pruitt says. Under the recently enacted law giving ComEd automatic yearly delivery rate hikes to finance grid modernization, the IPA is directed to solicit bids for a four-year power contract. But municipalities that leave the utility can return anytime their contracts expire, making forecasting long-term demand difficult.

One big wild card: Will Chicago opt to leave ComEd for the competitive market? Thus far, the city has made no move to follow Oak Park, its immediate neighbor to the west, which recently won a 25% reduction from ComEd's current energy price for a product made up of renewable power sources. Farther to the west, Oak Brook negotiated a 29% savings with Chicago-based supplier Integrys Energy Services Inc., a sister company of Peoples Gas.

Increasingly, suburbs aren't waiting. Take Elgin, Illinois' eighth-largest municipality, with 108,188 inhabitants. "We believe we have at least a two-year opportunity to save our community 20% to 25% in their electricity prices," says Colby Basham, public works superintendent. The Elgin City Council will vote on the issue as early as Dec. 7.

In Evanston, city officials are watching other communities that have left ComEd, says Catherine Hurley, sustainable programs coordinator. "We're definitely interested." The Evanston City Council will discuss the matter on Tuesday.

Municipalities are scrambling to meet a Jan. 3 deadline to put the issue on the March 20 primary ballot.

A spokeswoman for the city of Chicago says it currently has no plans to buy cheaper power on behalf of residents.

Experts say there's a relatively short time frame in which communities can generate the 20%-plus savings they're getting now because ComEd's power prices are expected to more closely mirror the overall market within two years, as high-priced power-supply contracts expire.

"The window of easy headroom is closing," says David Kolata, executive director of Chicago-based consumer watchdog Citizens Utility Board. "You're not going to see these kinds of deals, say, a year from now."

Pay Less for Energy through the Clean Air Counts Energy Savings Program

What can save you up to \$250 over two years and reduce pollution? The Clean Air Counts Energy Savings Program, of course. Sign up now at www.cleanaircounts.org

The Energy Savings Program (ESP) allows you to pay less for your energy guaranteed through 2013 by providing energy at a lower cost. The only differences are that your ComEd bill will state that the energy is supplied by Integrys and the amount you pay will be significantly lower.

In addition to paying less, all households will be able eligible to receive 4 CFL light bulbs. These light bulbs use a 25% of the energy than 60 watt bulbs and can last up to 10 times longer. If installed the 4 CFLs will save you \$40 this year.

To get the maximum cost benefit from these bulbs, they should be used in fixtures that are left on for hours at a time – like outdoor lanterns or security floodlights, hallways, landings, or your most lived-in rooms.

Benefits of energy-efficient lighting practices include:

- Reduced emissions of nitrogen oxide, carbon dioxide, and sulfur dioxide into the environment for better air quality
- Improve electricity system reliability
- Reduced electrical and cooling loads in buildings
- Lower electricity costs (roughly 10-15%)
- Lower maintenance costs
- More appropriate lighting levels
- Natural lighting is aesthetically pleasing

Sign up to reduce your energy costs and find out how you can make Clean Air Count by visiting www.cleanaircounts.org. Make your home and/or community a leader at making our air cleaner, our quality of life better and our home climate more inviting.

Clean Air Counts is a six-county Chicago regional initiative of the Metropolitan Mayors Caucus, the U.S. Environmental Protection Agency – Region V, City of Chicago and Illinois EPA. It seeks significant reductions in smog-forming pollutants and energy consumption.

Clean Air Counts is made possible through the support of The Chicago Community Trust, John D. and Catherine T. MacArthur Foundation, and the U. S. Environmental Protection Agency.

Put Cash Back Into Your Local Economy

Did you know that in Northern Illinois residents are spending 18% more by staying with ComEd than if they joined the Energy Savings Program of the Clean Air Counts Campaign? Over the next year and a half that could add up to \$250 per household. That is \$250 that residents are spending on inflated electricity costs that is not feeding the local economy and creating jobs.

Below is a table of how much money could potentially be saved and reinvested in the local economy through wide spread participation in the Energy Savings Program. The table below shows scenarios of widespread adoption where residents join in November 2011 or June 2012 and the jobs that could be created thanks to putting that money back in the hands of residents.

By adding money back into the local economy promotes jobs. Because of the way savings will impact households, it is likely that the money will be spent in the retail, food and entertainment sector where each million dollar spent can support 2.2 jobs in the retail, food or entertainment sector due to the correlation of retail sales and job creation.

Expected Savings and Economic Impacts				
Number of Households per Community	Savings based on signup		Jobs	
	1-Nov-11	1-Jun-12	Early engagement	Late engagement
1,000,000	\$ 250,000,000.00	\$100,000,000.00	550	220
50,000	\$ 12,500,000.00	\$ 5,000,000.00	27.5	11
30,000	\$ 7,500,000.00	\$ 3,000,000.00	16.5	6.6
25,000	\$ 6,250,000.00	\$ 2,500,000.00	13.75	5.5
20,000	\$ 5,000,000.00	\$ 2,000,000.00	11	4.4
15,000	\$ 3,750,000.00	\$ 1,500,000.00	8.25	3.3
10,000	\$ 2,500,000.00	\$ 1,000,000.00	5.5	2.2
5,000	\$ 1,250,000.00	\$ 500,000.00	2.75	1.1
1,000	\$ 250,000.00	\$ 100,000.00	0.55	0.22
500	\$ 125,000.00	\$ 50,000.00	0.275	0.11
100	\$ 25,000.00	\$ 10,000.00	0.055	0.022
Assumes that each Million creates 2.2 jobs based on additional retail spending				

*For the past 19 years, the levels of Real Retail and Food Services Sales and Total Nonfarm Payrolls have had a +0.96 correlation.

Community Choice Aggregation



Aggregating Electric Supply
In Carol Stream

Background

- **In December 1997**, the State of Illinois approved a plan to deregulate the Illinois energy industry.
- Power can now be purchased from any one of **23** Illinois Commerce Commission-approved **retail electricity suppliers**.
- Many large, industrial, commercial & institutional customers switched energy accounts to 3rd party suppliers.

Background

- **In August 2009**, IL. Legislature amended the Illinois Power Agency Act (Public Act 96-0176) to allow municipalities to aggregate electricity on behalf of its residents and small businesses.
- **In January 2010**, Community Choice Aggregation efforts began.
- **Customers receive 2 charges on their electricity bill** – one for energy supply & one for its transmission. Aggregation targets the costs to supply electricity.

Background

ComEd
All Electric Company

Page 1 of 3

Account Number
Name: Garcia, Lorilyn
Service Location: OAK PARK
Phone Number: [REDACTED]

Bill Summary

Previous Balance	\$04.07
Total Payments - Thank You	\$04.07
Amount Due on March 28, 2011	\$61.36

Issue Date: March 9, 2011

Meter Information

Read Date	Meter Number	Load Type	Reading Type	Previous	Meter Reading	Difference	Multiplier	Usage
03/09/11	General Service		Total kWh	Cost Actual	kWh Actual	300		300

Service from 2/2/2011 to 3/2/2011 - 29 Days Residential - Single

Electricity Supply Services \$58.18

Electricity Supply Charge	300 kWh	X	0.07600	\$22.80
Transmission Service Charge	300 kWh	X	0.00725	2.18
Purchased Electricity Adjustment				1.99

Delivery Services - ComEd \$20.36

Customer Charge	\$41	
Standard Metering Charge	2.27	
Distribution Facilities Charge	300 kWh X 0.00537	0.70

Your Usage Profile
12-Month Usage (Total kWh)

Current Usage

March	195
Apr-10	222
Apr-10	266
May-10	307
Jun-10	323

www.comed.com
Customer Service / Power Outage
English: 1-800-EDISON (1-800-334-7881)
Español: 1-800-66-LUCEO (1-800-665-6227)
Hearing/Speech Impaired: 1-800-672-9179 (TDD)

Aggregation: Pros & Cons

■ **Pros:**

- **Lower Energy Rates**- competition leads to more favorable energy prices.
- **Leverage**- aggregating energy demand increases buying power for residents & small businesses.
- **Sustainability** – aggregation provides an opportunity for the community to choose a cleaner energy mix (wind, solar, hydro).

Aggregation: Pros & Cons

■ **Cons:**

- **Program Exclusion** – Customers **'opting in'** to an aggregation program cannot participate in Com-Ed & other real-time energy pricing programs.
- **Unfavorable bids** – energy market prices **continuously fluctuate** & market timing is **always uncertain**. There is no obligation to accept bids.
- **Resources**- Not an identified Village goal. Effort requires considerable staff time, consultant, legal & mailing costs.

Aggregation Process

- **Dec. 5, 2011:** Adopt a local ordinance giving the Village authority to solicit competitive bids for the purchase of electricity on behalf of the community. The referendum wording is established by state statute as follows:

‘Shall the Village of Carol Stream have the authority to arrange for the supply of electricity for its residential and small commercial/retail customers who have not opted out of such program?’

Aggregation Process

- **Dec. 2011:** File aggregation ordinance with the DuPage Election Commission and request placement of referendum question on the March General Primary Election Ballot. (**Deadline**-Jan 12, 2012)
- **Dec. 2011-Mar 2012:** Effort to educate the community about aggregation that include key information/messages across multiple media (cable, web page newsletter, community/civic group meetings etc.).

Aggregation Process

Dec. 2011: Begin to identify qualified resources to assist the Village in managing the process (Energy Consultant or IL Community Choice Aggregation Cooperative).

March 2012: Village staff & consultant develop an Aggregation Plan of Operations & Governance.

March 20, 2012: General Primary Election held. Polls open 6 am – 7 pm.

Aggregation Process

- **Mar. - April 2012:** Schedule & conduct two required Public Hearings to solicit public comment on the proposed Aggregation Operations & Governance Plan.
- **April 16, 2012:** Village Board formally adopts an Aggregation Operations & Governance Plan.
- **May 7, 2012:** Village Board formally adopts Request for Proposal (RFP) Documents.

Competitive Bid Process

May 2012:

- Bids solicited from licensed Retail Electricity Suppliers.
- Bids carefully reviewed by Consultant & Staff and a thorough analysis is conducted comparing bid prices to the current charged Com-Ed supply rate.
- If favorable bid received, a recommendation is made to the Mayor & Village Board for a 3rd Party Retail Electric Supplier. Village formally notifies the winning supplier and a fixed- rate contract executed.

Competitive Bid Process

- Bid rates are compared to the current Com-Ed supply rate. A contract with 3rd party electric supplier is tendered **only if** aggregated rate is lower than Com-Ed's current supply rate.
- Upon Village Board approval, a fixed rate contract is executed with chosen 3rd Party Supplier.
- If a favorable bid is received, a notice is mailed to all residential homeowners & small business customers allowing them to **'opt out'** (**not participate**).

'Opt Out' Notice Process

- **July – August 2012-** 60-day 'Opt Out' Process is conducted giving residential & small business customers an opportunity to not participate & remain with Com-Ed.
- Village works with chosen 3rd Party Supplier to obtain customer address list for 'opt out' notice mailing. **Customers who do not reply are automatically enrolled in the program by default.**
- **August 2012-** 3rd Party Supplier sends notice to Com-Ed requesting an aggregation program start date.

Aggregated Communities

Campton Hills	Crest Hill	Elburn
Fox River Grove	Oak Park	Erie
Lincolnwood	Grayslake	Harvard
Oak Brook	Mt. Morris	Morris
North Aurora	New Lenox	Fulton
Sugar Grove	Wood Dale	Polo

Savings Range: 15% - 30%

Going Forward

- Should we pursue Community Choice Electric Aggregation?
- Should we **jointly aggregate** with other willing communities?
- Should we **hire an energy consultant** to guide aggregation program efforts?
- Are you acceptable with the **required staff time** needed for such an effort?
- **Fully understand**, if 3rd Party Supplier defaults, supplier then becomes Com-Ed who will charge current supply rate.

Village of Carol Stream
Interdepartmental Memo

TO: Joe Breinig, Village Manager

FROM: Philip J. Modaff, Director of Public Works

DATE: November 30, 2011

RE: Agenda Item – Recommendation for Waiver of Bid and Award of Contracts for Replacement of Water Reclamation Center Sand Filter #4

The sand filtration process at the WRC is one of the final phases of the treatment process prior to the treated effluent being released into the creek. There are four filter basins that contain sand and hundreds of porous ceramic plates that complete this final filtration phase. Sand filters 1, 2 and 3 were replaced over the past few years in the following order and costs:

- Filter #2: \$88,200
- Filter #1: \$78,460
- Filter #3: \$79,916

(NOTE: Filters 1 and 3 were done as a joint project, resulting in a lower unit cost.)

Replacement of filter #4 is budgeted in the current fiscal year at \$85,000. OMI has secured proposals to complete the work for a total cost of \$80,033.76 (project cost summary attached). As you may recall from the other three filter replacements, the porous plates and related materials, are a single-source purchase. In addition, removal of the old plates and installation of the new filtering plates is very labor intensive and must be performed by experienced, skilled workers. The proper placement, spacing and caulking of the plates is critical for successful filtering.

In keeping with the project planning for the three preceding filter replacement projects, it would be appropriate for the Village to waive competitive bidding and award contracts for purchase of plates and other materials and for plate removal and installation.

I am recommending that the Village Board approve a Motion waiving the competitive bidding process and award contracts to:

- Aqua-Aerobic Systems for purchase of filtration plates and other materials at a total cost of \$36,722.78; and,
- NWTS for plate removal and installation (\$29,430.50).

Attachment



10/26/2011

Phil,

Below please find the quotes you requested regarding the Sand Filter #4 rebuild.

Materials: From Manufacturer Aqua-Aerobic Systems, Inc.

	Qty	Total Price
• Porous Plates... 12 x 12	980	\$26,058.20
• Porous Plates... 12 x 6	80	\$1,471.20
• Spacer Block... 12" Cell	80	\$341.60
• Retaining Angle... 12'	163	\$4,736.78
• Skimmer Head Assembly...	1	\$315.00

Pricing Summary:

Equipment and/or Accessories: \$32,922.78

Freight: \$3,800.00

Materials: From Vendor Fastenal

• Caulk...	960	\$4,044.60
• Hardware...		\$244.60

Materials: From Anthrafilter

• Filter sand	44 tons	\$5,791.28
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Labor: From Future Environmental Sand removal \$3,800.00

Labor: From NWTS Plate removal and install \$29,430.50

TOTAL COST: Material and Labor \$80,033.76



AQUA-AEROBIC SYSTEMS, INC.
Partnership for Solutions

AFTERMARKET PROPOSAL # 26517

TO: CH2M HILL, C/O CAROL STREAM WWTP
245 KUHN ROAD
CAROL STREAM
ILLINOIS 60188
USA

PROJECT: CAROL STREAM WWTP
CAROL STREAM
IL
USA-MUN
PROPOSAL DATE: August 24, 2011

ATTN: MIKE IDZIOR

CC:

If billing and/or shipping address is different, please advise.

Qty	Description	Unit Price	Total Price
<p>We are pleased to quote, for acceptance within 30 days of this date, prices and terms on equipment listed below. Shipment of equipment will be completed 6-8 weeks after receipt of purchase order with mutually acceptable terms and conditions, subject to credit approval.</p>			
980	Porous plate, part #2604122, 12 x 12 inch, aluminum oxide.	\$26.59	\$26,058.20
80	Porous plate, part #2605156, 12 x 6 inch, aluminum oxide.	\$18.39	\$1,471.20
80	Spacer Block 12" Cell FRP, part #2608143	\$4.27	\$341.60
163	Retaining Angle, 12ft FRP, part #2602950	\$29.06	\$4,736.78
1	Skimmer Head Assembly, 14 inch. Includes Head, Collar, and setscrew.	\$315.00	\$315.00

NOTES:

1. Freight to jobsite is estimated.
2. Startup supervision is NOT included.
3. Payable net 30 days from date of shipment subject to credit review; no retainage allowed.

Pricing Summary:

Equipment and/or Accessories:	\$32,922.78
Freight:	\$3,800.00
Total Job Price:	\$36,722.78

Material and/or services not specifically listed in this proposal are not included in the quoted TOTAL JOB PRICE and are to be supplied by others.

Goods quoted above will be sold subject to the terms and conditions of sale set forth on the face hereof and the following pages entitled "Terms and Conditions of Aqua-Aerobic Systems, Inc.": Any different or additional terms are hereby objected to.

**TERMS AND CONDITIONS OF AQUA-AEROBIC SYSTEMS, INC.**

Page 1 of 2

This offer and all of the goods and sales of Aqua-Aerobic Systems, Inc. are subject only to the following terms and conditions. The acceptance of any order resulting from this proposal is based on the express condition that the Buyer agrees to all the terms and conditions herein contained. Any terms and conditions in any order, which are in addition to or inconsistent with the following, shall not be binding upon Aqua-Aerobic Systems, Inc. This proposal and any contract resulting therefrom, shall be governed by and construed in accordance with the laws of the State of Illinois, without regard to conflicts of laws principles.

PAYMENT

Unless specifically stated otherwise, quoted terms are Net 30 Days from shipping date. Past-due charges are 1.5% per month and will apply only on any past-due balance. Aqua-Aerobic Systems, Inc. does not allow retainage of any invoice amount, unless authorized in writing by an authorized representative of our Loves Park, Illinois office.

DURATION OF QUOTATION

This proposal of Aqua-Aerobic Systems, Inc. shall in no event be effective more than 30 days from date thereof, unless specifically stated otherwise, and is subject to change at any time prior to acceptance.

SHIPMENT

Shipping dates are not a guarantee of a particular day of shipment and are approximate, being based upon present production information, and are subject to change per the production schedules existing at time of receipt of purchase order. Aqua-Aerobic Systems, Inc. shall not be responsible for any delay in shipment for causes beyond its control including, but not limited to, war, riots, strikes, labor trouble causing interruption of work, fires, other casualties, transportation delays, modification of order, any act of governmental authorities or acts of God. Quoted shipment dates in this proposal are approximate dates goods will be shipped and, unless agreed to in writing by Aqua-Aerobic Systems, Inc., Buyer may not postpone or delay the dates of shipment of goods from our plant or from our supplier's plants beyond the dates set forth in this proposal.

TITLE AND RISK OF LOSS

All prices and all shipments of goods are F.O.B. Aqua-Aerobic Systems, Inc.'s plant at Loves Park, Illinois unless specifically stated otherwise. Delivery of the goods sold hereunder to the carrier shall be deemed delivery to the Buyer, and upon such delivery, title to such goods and risk of loss or damage shall be upon Buyer.

TAXES

Prices quoted do not include any taxes, customs duties, or import fees. Buyer shall pay any and all use, sales, privilege or other tax or customs duties or import fees levied by any governmental authority with respect to the sale or transportation of any goods covered hereby. If Aqua-Aerobic Systems, Inc. is required by any taxing authority to collect or to pay any such tax, duty or fee, the Buyer shall be separately billed at such time for the amounts Aqua-Aerobic Systems, Inc. is required to pay.

INSURANCE

Unless the goods are sold on a CIF basis, the Buyer shall provide marine insurance for all risks, including war and general coverage.

SECURITY

If at any time the financial responsibility of the Buyer becomes unsatisfactory to Aqua-Aerobic Systems, Inc., or Aqua-Aerobic Systems, Inc. otherwise deems itself insecure as to receipt of full payment of the purchase price from Buyer hereunder, Aqua-Aerobic Systems, Inc. reserves the right to require payment in advance or security or guarantee satisfactory to Aqua-Aerobic Systems, Inc. of payment in full of the purchase price.

LIMITATION OF ACTION

No action shall be brought against Aqua-Aerobic Systems, Inc. for any breach of its contract of sale more than two years after the accrual of the cause of action thereof, and, in no event, unless the Buyer shall first have given written notice to Aqua-Aerobic Systems, Inc., of any claim of breach of contract within 30 days after the discovery thereof.

CANCELLATION CLAUSE

No acceptance of this proposal, by purchase order or otherwise, may be modified except by written consent of Aqua-Aerobic Systems, Inc. nor may it be cancelled except by prior payment to Aqua-Aerobic Systems, Inc. the following sums as liquidated damages therefor: 1) If cancellation is prior to commencement of production and prior to the assumption of any obligations by Aqua-Aerobic Systems, Inc. for any materials or component parts, a sum equal to 15% of the total purchase price; 2) If cancellation is after the commencement of production or after the assumption of any obligations by Aqua-Aerobic Systems, Inc. for any materials or component parts, a sum equal to the total of the direct, out-of-pocket expenses incurred to the date of cancellation for labor, machine time, materials and any charges made to us by suppliers for cancellation, plus 30% of the total purchase price. All charges and expenses shall be as determined by Aqua-Aerobic Systems, Inc. In the event any items are used by Aqua-Aerobic Systems, Inc. to fill a subsequent order, then upon receipt of payment for such order, Aqua-Aerobic Systems, Inc. shall pay the Buyer a sum equal to the direct out-of-pocket expenses previously charged and received from Buyer.

PROPRIETARY INFORMATION

This proposal, including all descriptive data, drawings, material, information and know-how disclosed by Aqua-Aerobic Systems, Inc. to Buyer in relation hereto is confidential information intended solely for the confidential use of Buyer, shall remain the property of Aqua-Aerobic Systems, Inc. and shall not be disclosed or otherwise used to the disadvantage or detriment of Aqua-Aerobic Systems, Inc. in any manner.



TERMS AND CONDITIONS OF AQUA-AEROBIC SYSTEMS, INC.

Page 2 of 2

QUALIFIED ACCEPTANCE AND INDEMNIFY

In the event the acceptance of this proposal by Buyer either is contingent upon or subject to the approval by any third party such as, but not limited to, a consulting engineer, with respect to goods, parts, materials, descriptive data, drawings, calculations, or any other matter, then upon such approval by any third party, Aqua-Aerobic Systems, Inc. shall have no liability to Buyer or to any third party so long as the goods sold and delivered by Aqua-Aerobic Systems, Inc. conform to this proposal. In the event any such third party requires modifications in the proposal prior to the approval thereof, Aqua-Aerobic Systems, Inc. may at its sole option and without liability to any party elect to cancel this proposal or return the purchase order to Buyer. In the event Aqua-Aerobic Systems, Inc. elects to modify this proposal to conform to the requirements for approval by any third party, Aqua-Aerobic Systems, Inc. in such event shall have no liability to Buyer or to any third party so long as the goods sold and delivered by Aqua-Aerobic Systems, Inc. conform to this proposal as modified.

Buyer agrees to indemnify and save harmless Aqua-Aerobic Systems, Inc. from and against all costs and expenses and liability of any kind whatsoever arising out of or in connection with claims by third parties so long as the goods sold hereunder conform to the requirements of this proposal as approved by any third party.

WARRANTY; LIMITATION OF LIABILITY; AND DISCLAIMER

In return for purchase and full payment for Aqua-Aerobic Systems, Inc. goods, we warrant new goods provided by us to be free from defects in materials and workmanship under normal conditions and use for a period of one year from the date the goods are put into service, or eighteen months from date of shipment (whichever first occurs). If the goods include an "Endura Series" motor, the complete Endura Series unit shall be warranted by Aqua to be free from defects in materials and workmanship under normal conditions and use for three years from the date the product is put into service or 42 months from the date of shipment (whichever occurs first).

OUR OBLIGATION UNDER THIS WARRANTY IS EXPRESSLY AND EXCLUSIVELY LIMITED to replacing or repairing (at our factory at Loves Park, Illinois) any part or parts returned to our factory with transportation charges prepaid, and which our examination shall show to have been defective. Prior to return of any goods or its parts to our factory, Buyer shall notify Aqua-Aerobic Systems, Inc. of claimed defect, and Aqua-Aerobic Systems, Inc. shall have the privilege of examining the goods at Buyer's place of business at or where the goods have otherwise been placed in service. In the event this examination discloses no defect, Buyer shall have no authority to return the goods or parts to our factory for the further examination or repair. All goods or parts shall be returned to Buyer, P.O.B. Loves Park, Illinois. This warranty shall not apply to any goods or part which has been repaired or altered outside our factory, or applied, operated or installed contrary to our instruction, or subjected to misuse, chemical attack/degradation, negligence or accident. This warranty and any warranty and guaranty of process or performance shall no longer be applicable or valid if any product, including any software program, supplied by Aqua-Aerobic Systems, Inc., is modified or altered without the written approval of Aqua-Aerobic Systems, Inc. Our warranty on accessories and component parts not manufactured by us is expressly limited to that of the manufacturer thereof.

THE FOREGOING WARRANTY IS MADE IN LIEU OF ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, AND OF ALL OTHER LIABILITIES AND OBLIGATIONS ON OUR PART, INCLUDING ANY LIABILITY FOR NEGLIGENCE, STRICT LIABILITY, OR OTHERWISE; AND ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE IS EXPRESSLY DISCLAIMED; AND WE EXPRESSLY DENY THE RIGHT OF ANY OTHER PERSON TO INCUR OR ASSUME FOR US ANY OTHER LIABILITY IN CONNECTION WITH THE SALE OF ANY GOODS PROVIDED BY US. THERE ARE NO WARRANTIES OR GUARANTEES OF PERFORMANCE UNLESS SPECIFICALLY STATED OTHERWISE.

UNDER NO CIRCUMSTANCES, INCLUDING ANY CLAIM OF NEGLIGENCE, STRICT LIABILITY, OR OTHERWISE, SHALL AQUA-AEROBIC SYSTEMS, INC. BE LIABLE FOR ANY INCIDENTAL OR CONSEQUENTIAL DAMAGES, COSTS OF CONNECTING, DISCONNECTING, OR ANY LOSS OR DAMAGE RESULTING FROM A DEFECT IN THE GOODS. LIMIT OF LIABILITY: AQUA-AEROBIC SYSTEMS, INC.'S TOTAL LIABILITY UNDER THE ABOVE WARRANTY IS LIMITED TO THE REPAIR OR REPLACEMENT OF ANY DEFECTIVE PART. THE REMEDIES SET FORTH HEREIN ARE EXCLUSIVE, AND OUR LIABILITY WITH RESPECT TO ANY CONTRACT OR SALE, OR ANYTHING DONE IN CONNECTION THEREWITH, WHETHER IN CONTRACT, IN TORT, UNDER ANY WARRANTY, OR OTHERWISE, SHALL NOT, IN ANY CASE, EXCEED THE PRICE OF THE GOODS UPON WHICH SUCH LIABILITY IS BASED.

Final acceptance of this proposal must be given to Aqua-Aerobic Systems, Inc. at their office in Loves Park, Illinois. Please acknowledge acceptance by signing the proposal and returning it to Aqua-Aerobic Systems, Inc.

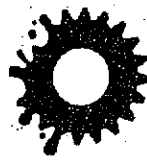
Accepted by:

Offer Respectfully Submitted,

Tim Lamont, Senior Customer Service Representative
Aqua-Aerobic Systems, Inc.

By: _____

Date: _____



NWTS

NATIONAL WATER
TREATMENT SERVICES

Mike Idzior Mechanic specialist
CH2MHill
PH 630-653-5499
Mike.idzior@ch2m.com

1 – ABW Filter
12.5' x 80' with 12" cells
Carol Stream, IL

We are pleased to offer the following quote:

NWTS will remove all ¼ -20 hardware, hold down angles, old porous plates. After removal we will inspect all cell sheets and clean ledges to be free of caulking. Once unit is completely clean NWTS will install new aluminum oxide plates, angles, and hardware. After this is completed NWTS will perform a light test to assure there are plates are installed correctly for the plant. NWTS will also do an inspection of the entire filter to make sure there are no other problems. We will inspect bearings, wear strip, pumps, etc. We perform a check list and provide it the customer in case we see any problems that might be starting.

All media will be removed and installed by the customer. A dumpster and disposal will also be provided by the plant for all the waste materials. Price does not include delays beyond our control. Electrical service 110v. 20 amp Needs to be provided. Price for non-union labor. Access to the site 7a.m. to 7p.m.

Our price for the above \$29,430.50 which includes travel and living.

If you have any questions, please do not hesitate in contacting me.

Yours truly, Bob Renner

"Providing Quality Water Solutions"

Phone: 701-204-7104 Fax: 701-204-7104 Mail: PO Box 2394 Bismarck, ND 58502

Village of Carol Stream

Interdepartmental Memo

TO: Joe Breinig, Village Manager

FROM: Philip J. Modaff, Director of Public Works

DATE: November 29, 2011

RE: Agenda Item – Recommendation for Purchase of Replacement Water Meters in the Amount of \$68,175

Superintendent of Water & Sewer Todd Hoppenstedt has recently submitted the attached report and recommendation for replacement of approximately 1,100 water meters that are twenty years old (or older). He has also developed a plan to complete replacement of the meters utilizing in-house staff over the next 18 months (primarily during winter seasons).

The first batch of meters to be purchased (approximately 300) will begin to be installed shortly after the first of the year. Staff will do most of the work during regular hours, but some late afternoon and evening hours, along with select weekend hours, will help to accommodate resident's schedules when needed.

A variety of meter sizes and setups will be purchased as shown on the last page of Todd's report. These variations account for different meter sizes (which are determined based upon service line size) as well as the piping layouts our installers will encounter. Larger, commercial meters such as the M120 are significantly more expensive the typical residential meters.

Along with the meters we will purchase and install new Automated Meter Reading (AMR) devices. The Village transitioned to AMR's many years ago to streamline data collection and contain associated costs. The new generation of AMR's that will go in with these replacement meters will work with our existing reading technology, but will also offer the flexibility to accommodate newer, improved reading technology if the Village chooses that option in the future.

The current budget contains \$150,000 for replacement meters. Purchase from Midwest Meter, the sole distributor of Badger meters in our area, will total \$68,175.00.

Staff is recommending that the Village Board approve a Motion to Purchase replacement water meters from Midwest Meter, Inc., in the amount of \$68,175.00.

Attachment

Village of Carol Stream

Memo

TO: Phil Modaff, Director of Public Works

FROM: Todd Hoppenstedt, Water & Sewer Superintendent

DATE: August 24, 2011

RE: Water Meter & AMR Purchase (PO# 467-2918)

Issue: Our inventory of water meters and ARMs is quite low. There are basic levels of inventory that need to be stocked at this time. There are also some preventative maintenance concerns and new regulatory requirements that should be considered prior to placing an order for water meter related inventories.

Background: While deciding what product was needed to meet basic inventory levels, I also searched out what needs may be forth coming. I have learned that it is time to consider a small meter program, focused on addressing some of the 20+ year old meters. There are 1106 residential meters that were simply retrofitted during the Village wide conversion to radio read meters between 1999 and 2005. As you know, the meter changing process can become lengthy and costly. From the lead times involved with meter orders, to the scheduling and installation of the new meters. Each individual meter appointment is expected to last between 15-45 minutes to change out the meter, check for leaks, and complete the necessary paper work for Public Works and Finance.

Linda Mehring and I have prepared a query of the residential meters currently in our system that are 20 years or older. In addition to having an inventory on hand to begin a meter program, there are some new-construction meters that we should have in stock.

Recommendation: I am requesting that we allocate \$68,175.00 of our FY12 budgeted amount of \$150,000 for meters. This allocation will allow us to obtain 301 new meters of various sizes and the corresponding AMR's. This order is anticipated to provide enough meters to run the proposed small meter program throughout the winter months and on into the spring and summer as needed. I expect to execute this program using 48 man hours per week. We should be able to schedule 48 meter appointments per week between the hours of 7:00am and 3:30pm. I anticipate that daytime appointments may be challenging for some people. I am hopeful that most appointments can be filled during the regular work day. In the event that a number of customers are unable to schedule daytime appointments, I recommend that we either fill some evening or Saturday appointment slots with the use of approved over-time or a temporary change in regular work hours for one or more men. My goal is that

we manage the 1106 "old" meter change outs along with new AMR's between now and April 2013.

Upon completion of the proposed meter program, I expect we will need to progress with simple ARM change outs on existing meters to stay on top of the dying batteries throughout our residential service accounts. Our radio read technology has reached an age where the batteries are reaching the end of their life span. The entire ARM has to be changed at that time; however the bulk of our meters will likely live through another AMR life span before needing to be replaced. The level of risk and involvement required for ARM exchanges is very minimal. The water does not need to be shut off, there is no plumbing related work, and we should easily be able to fill 3-4 appointments per hour. During this stage of work, we can likely reduce the necessary man hours to 16 hours per week.

Attached quantities and a general cost break down:

Meter Type	Quantity	Meter Cost	100W AMR Cost	Total Set Cost	Total Cost Per Size
M25	140	38.5	170	\$208.50	\$29,190
M35 short	10	58.5	170	\$228.50	\$2,285
M35 long	140	63	170	\$233.00	\$32,620
M70	10	130	170	\$300.00	\$3,000
M120	2	365	175	\$540.00	\$1,080
				Order Total	\$68,175

Village of Carol Stream
Interdepartmental Memo

TO: Joe Breinig, Village Manager

REVIEWED AND APPROVED BY: Kevin Orr, Chief of Police

FROM: Commander John Jungers *97 #63*

DATE: November 30, 2011

RE: Approval to purchase police squad vehicles

The Police Department requests approval to purchase 5 patrol squad vehicles under the Southwest Conference of Mayors Cooperative. We are also requesting permission to waive formal bidding procedure.

For the proposed 2011-2012 Fiscal Year Budget, the department has identified the need to replace five Ford Crown Victoria Police Interceptor police patrol vehicles. This is consistent with our vehicle replacement plan that systematically identifies vehicles that are reaching their optimum service life during the next fiscal year. These vehicles are either scheduled to be transferred to other village departments or units or auctioned, if they have no viable utility to the Village.

With the Ford Crown Victoria going out of production, it was necessary to find a new vehicle to fill the role as the Department's main patrol vehicle. After an exhaustive staff study, the Department has identified the Dodge Charger Pursuit as the best vehicle to replace the Crown Victoria as our main patrol vehicle. The 2011-2012 Dodge Charger has been configured to accommodate all of the necessary equipment and our officers comfortably.

I recently received the Southwest Conference of Mayors Cooperative bid for the vehicles. The cooperative vendor is Thomas Dodge, 8940 W. 192nd St. Mokena, Il 60448. The total purchase cost for the five vehicles is \$124,995 (\$24,999 per). This total does not exceed the proposed budget amount for the vehicles.



Village of Carol Stream

By acceptance of this order, the vendor agrees to comply with the regulations of the Illinois Fair Employment Practices Commission governing equal employment opportunity.

Purchase Order #: 466-2838

Date: 12/1/2011

Please mail invoices to:

Village of Carol Stream
Police Department
500 N. Gary Avenue
Carol Stream, IL 60188-1899
(630) 668-2167

This is a tax exempt transaction
Tax exempt #E9997-4509-04

To: Thomas Dodge Chrysler Jeep
9604 Indianapolis Blvd
Highland, IN 46322-

Phone: (219) 924-6100

Vendor No: 1790

Account No.:

Qty.	Description	Unit Price	Account	Total
5	Dodge Charger Pursuit squad car	24,999.00	01.466.415-027	124,995.00
			01662700 5/4/15	Order Total: 124,995.00

Comments: For the purchase of 5 replacement squad cars

Department Head: 

Approval: _____ Administration _____ Finance _____ Date: _____

(Original to Finance Department)

THOMAS DODGE CHRYSLER-JEEP

of Highland, Inc.



YOUR FAVORITE DODGE BOYS

3604 INDIANAPOLIS BLVD.
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November 16, 2011

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Carol Stream Police Dept.
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Carol Stream, IL 60188

Dear Lt. Ranie:

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- *vinyl floor in lieu of carpet
- *de-act rear door handles/windows
- *heated side mirrors
- *block heater
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- *open wheel w/ chrome center cap
- *Midnight blue

Price: \$23,450.00 each

Optional

- 1) Compact spare, deduct \$140.00
- 2) AYE Base police equipment package, add \$1549.00

Thanks for the opportunity to quote and if you have any questions, feel free to call at 708:403-8801 ext. 5.

Yours truly,

Steve Kizaric
Fleet Manager



CHRYSLER




AGENDA ITEM

H-1-H-3 12-5-2011

Village of Carol Stream INTER-DEPARTMENTAL MEMO

TO: Mayor and Trustees

FROM: Joseph E. Breinig, Village Manager 

DATE: November 28, 2011

RE: North Avenue and Schmale Road Tax Increment Financing District

Attached for your review and action are three ordinances for the North Avenue and Schmale Road Tax Increment Financing (TIF) District. The ordinances have been prepared by the Village Attorney and must be adopted in the following order:

1. An Ordinance Designating the Village of Carol Stream North Avenue and Schmale Road Tax Increment Financing District Redevelopment Project Area
2. An Ordinance Approving the Village of Carol Stream North Avenue and Schmale Road Tax Increment Financing District Redevelopment Project Area Redevelopment Plan and Project
3. An Ordinance Adopting Tax Increment Financing for the Village of Carol Stream North Avenue and Schmale Road Tax Increment Financing District

Upon approval of the ordinances copies will be filed with the DuPage County Clerk's Office.

Actions taken to date relative to creation of the North Avenue and Schmale Road TIF District include:

- Announced the availability of the Eligibility Study and the TIF Plan at a Village Board meeting September 6, 2011
- Approved Ordinance 2011-09-32 calling for a Joint Review Board meeting and a public hearing relative to the proposed approval of the Redevelopment Project Area and the TIF Plan in relation thereto September 19, 2011

- Held a Joint Review Board meeting October 11, 2011
- Held a Public Hearing in regard to establishing the proposed TIF District November 21, 2011

Actions taken have been consistent with state law and comport with the calendar presented at the onset of this project.

JEB/td
Attachments

AGENDA ITEM

H-1 12-5-2011

ORDINANCE NO. _____

**AN ORDINANCE DESIGNATING THE
VILLAGE OF CAROL STREAM NORTH AVENUE AND SCHMALE ROAD
TAX INCREMENT FINANCING DISTRICT
REDEVELOPMENT PROJECT AREA**

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (hereinafter referred to as the "TIF Act"), the Village of Carol Stream (hereinafter referred to as the "Village") authorized a study in regard to designating a redevelopment project area for the Village's North Avenue and Schmale Road Tax Increment Financing District (hereinafter referred to as the "N/S TIF District"); and

WHEREAS, on September 6, 2011, the Village announced the availability of the redevelopment plan and project for the N/S TIF District (hereinafter referred to as the "TIF Plan"), with said TIF Plan containing an eligibility study for the N/S TIF District addressing the tax increment financing eligibility of the area proposed for designation as the redevelopment project area for said N/S TIF District (hereinafter referred to as the "Redevelopment Project Area"); and

WHEREAS, the Mayor and Board of Trustees of the Village have heretofore adopted and approved the TIF Plan, with respect to which a public hearing was held on November 21, 2011, and it is now necessary and desirable to designate the area referred to therein as the Redevelopment Project Area;

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Board of Trustees of the Village of Carol Stream, DuPage County, Illinois, as follows:

SECTION 1: That the area described and depicted in EXHIBIT A-1 and EXHIBIT A-2 attached hereto, and made a part thereof, is hereby designated as the Redevelopment Project Area for the Village's N/S TIF District pursuant to Section 5/11-74.4-4 of the TIF Act (65 ILCS 5/11-74.4-4).

SECTION 2: That this Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

SECTION 3: That if any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance.

SECTION 4: That all ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

ADOPTED this 5th day of December, 2011, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this 5th day of December, 2011.

ATTEST:

Frank Saverino, Sr., Mayor

Beth Melody, Village Clerk

Published by me in pamphlet form this 6th day of December, 2011.

Beth Melody, Village Clerk

EXHIBIT A-1

Redevelopment Project Area Description

**Village of Carol Stream
North Avenue and Schmale Road TIF District**

Legal Description:

LOTS 1 AND 2 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 QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

LOTS 1 AND 2 (EXCEPT THAT PART OF SAID LOTS 1 AND 2 THAT IS LOCATED IN THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS) IN SMURFIT STONE SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTION 4, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

LOT 4 IN CONTAINER CORPORATION OF AMERICA PLAT OF LOT 4, BEING A 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 AUGUST 29, 1985 AS DOCUMENT R 85-72067, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT A POINT ON THE SOUTH LINE OF CONTAINER CORPORATION OF AMERICA PLAT OF LOT 3 WHICH IS ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE AID ROUTE 36 (SCHMALE ROAD) (SAID PLAT HAVING BEEN RECORDED ON NOVEMBER 10, 1969 AS DOCUMENT R69-48794, IN DUPAGE COUNTY, ILLINOIS) AND RUNNING THENCE SOUTH 3 DEGREES 09 MINUTES 36 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 154.85 FEET TO THE NORTHERLY LINE OF THE RIGHT-OF-WAY OF THE COMMONWEALTH EDISON COMPANY; THENCE SOUTH 87 DEGREES 26 MINUTES 52 SECONDS WEST ALONG SAID NORTHERLY LINE, 737.07 FEET TO THE NORTHWEST CORNER OF

SAID RIGHT-OF-WAY; THENCE SOUTH 3 DEGREES 31 MINUTES 04 SECONDS EAST, 117.02 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE SOUTH 87 DEGREES 26 MINUTES 52 SECONDS WEST ALONG SAID NORTHERLY LINE, 35.94 FEET TO THE EAST LINE OF MARIE I. HUSKA'S PLAT OF SURVEY; THENCE NORTH 5 DEGREES 32 MINUTES 19 SECONDS WEST ALONG SAID EAST LINE, 274.93 FEET TO THE NORTHEAST CORNER THEREOF (BEING ON THE SAID SOUTH LINE OF CONTAINER CORPORATION OF AMERICA PLAT OF LOT 3); THENCE NORTH 87 DEGREES 38 MINUTES 45 SECONDS EAST ALONG SAID SOUTH LINE, 158.04 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 302.94 FEET, A LONG CHORD BEARING OF NORTH 69 DEGREES 37 MINUTES 32 SECONDS EAST, AND A LONG CHORD LENGTH OF 119.77 FEET, FOR AN ARC DISTANCE OF 120.56 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 00 SECONDS EAST, 511.99 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF STATE AID ROUTE 36 (SCHMALE ROAD); THENCE SOUTH 03 DEGREES 09 MINUTES 36 SECONDS EAST ALONG SAID WESTERLY LINE, 16.17 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS. SITUATED IN THE COUNTY OF DUPAGE, IN THE STATE OF ILLINOIS.

ALONG WITH THAT PORTION OF SCHMALE ROAD LOCATED ADJACENT THERETO;

PINs: 05-04-100-006 and -007; 05-04-101-009, -015 and -016;

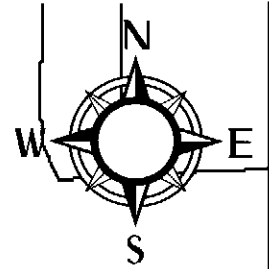
Common Addresses: 400, 450, and 500 to 550 East North Avenue;
and 200 S. Schmale Road, Carol Stream, Illinois.

EXHIBIT A-2

Street Location Map

(attached)

NORTH AVENUE



05-04-101-015

05-04-100-006

05-04-100-007

05-04-101-016

05-04-101-009

SCHMALE
ROAD

UNCLD
UTPASA

North Avenue & Schmale Road Subdivided Map

ORDINANCE NO. _____

**AN ORDINANCE APPROVING THE
VILLAGE OF CAROL STREAM NORTH AVENUE AND SCHMALE ROAD
TAX INCREMENT FINANCING DISTRICT
REDEVELOPMENT PROJECT AREA
REDEVELOPMENT PLAN AND PROJECT**

WHEREAS, the Mayor and Board of Trustees of the Village of Carol Stream (hereinafter referred to as the "Village") desire to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (hereinafter referred to as the "TIF Act") for the proposed Carol Stream North Avenue and Schmale Road Tax Increment Financing District (hereinafter referred to as the "N/S TIF District") redevelopment plan and project (hereinafter referred to as the "TIF Plan"), and designate the tax increment redevelopment project area (hereinafter referred to as the "Redevelopment Project Area") relative to the N/S TIF District; and

WHEREAS, the Village authorized a study in regard to the designation of the Redevelopment Project Area for the N/S TIF District and the preparation of the TIF Plan in relation thereto; and

WHEREAS, on September 6, 2011, the Village announced the availability of the TIF Plan, with said TIF Plan containing an eligibility study for the N/S TIF District addressing the tax increment financing eligibility of the Redevelopment Project Area (hereinafter referred to as the "Eligibility Study"); and

WHEREAS, the Mayor and Board of Trustees of the Village desire to implement tax increment financing pursuant to the TIF Act for the TIF Plan within the municipal boundaries of the Village and within the Redevelopment Project Area described and

depicted in EXHIBIT A-1 and EXHIBIT A-2, both being attached hereto and made part hereof; and

WHEREAS, the Village has complied with the specific notice, joint review board meeting and public hearing requirements provided for in the TIF Act as a prerequisite to approving the TIF Plan in relation to the N/S TIF District, in that the Village has taken the following actions:

	<u>ACTION</u>	<u>DATE TAKEN</u>
1.	Announced the availability of the Eligibility Study and the TIF Plan at a Village Board meeting	September 6, 2011
2.	Approved Ordinance No. 2011-09-32 calling for a Joint Review Board meeting and a public hearing relative to the proposed approval of the Redevelopment Project Area and the TIF Plan in relation thereto	September 19, 2011
3.	Mailed notices relative to the availability of the Eligibility Study and TIF Plan to all residential addresses within 750 feet of the boundaries of the Redevelopment Project Area and to all parties who were registered on the Village's TIF Interested Parties Registry (by First Class U.S. Mail)	September 26, 2011
4.	Mailed a copy of Ordinance No. 2011-09-32, the Eligibility Study and the TIF Plan, along with a notice of the Joint Review Board meeting and the public hearing, to all taxing districts and the Illinois Department of Commerce and Economic Opportunity (by certified mail, return receipt requested)	September 26, 2011
5.	Held the Joint Review Board meeting	October 11, 2011
6.	Published notice of the public hearing in the newspaper (<i>Daily Herald</i>) twice	November 8, 2011 and November 10, 2011
7.	Mailed notices of the public hearing to each taxpayer of record (by certified mail, return receipt requested) within the Redevelopment Project Area, and to each person on the Village's TIF Interested Parties Registry (by First Class U.S. Mail)	November 10, 2011
8.	Held a public hearing	November 21, 2011

; and

WHEREAS, on October 11, 2011, the Joint Review Board, relative to the N/S TIF District, recommended the approval of the Redevelopment Project Area and approval of the TIF Plan in relation thereto; and

WHEREAS, pursuant to the TIF Act, the Village has waited at least fourteen (14) days, but not more than ninety (90) days, from the public hearing date to take action on this Ordinance approving the TIF Plan; and

WHEREAS, the TIF Plan sets forth the conditions in the Redevelopment Project Area qualifying the Redevelopment Project Area as a "conservation area"; and the Mayor and Board of Trustees of the Village have reviewed testimony concerning said conditions presented at the public hearing and are generally informed of the conditions causing the Redevelopment Project Area to qualify as a "conservation area," as said term is defined in Section 5/11-74.4-3 of the TIF Act (65 ILCS 5/11-74.4-3); and

WHEREAS, the Mayor and Board of Trustees have reviewed the conditions pertaining to the lack of private investment in the Redevelopment Project Area to determine whether private development would take place in the Redevelopment Project Area as a whole without the adoption of the TIF Plan; and

WHEREAS, it is the intent of the Mayor and Board of Trustees to utilize the tax increment from all sources authorized by law; with such revenues to be exclusively utilized for the development of the TIF Plan within the Redevelopment Project Area; and

WHEREAS, the Redevelopment Project Area would not reasonably be redeveloped without the use of such incremental revenues; and

WHEREAS, the Mayor and Board of Trustees have reviewed the conditions pertaining to real property in the Redevelopment Project Area to determine whether

contiguous parcels of real property and improvements thereon in the Redevelopment Project Area would be substantially benefited by the TIF Plan improvements;

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Board of Trustees of the Village of Carol Stream, DuPage County, Illinois, as follows:

SECTION 1: That the Mayor and Board of Trustees hereby make the following findings:

A. The area constituting the Redevelopment Project Area is described and depicted as set forth in the attached EXHIBIT A-1 and EXHIBIT A-2;

B. There exist conditions which cause the area proposed to be designated as the Redevelopment Project Area to be classified as a "conservation area," as such term is defined in Section 5/11-74.4-3 of the TIF Act (65 ILCS 5/11-74.4-3);

C. The Redevelopment Project Area on the whole has not been subject to growth and redevelopment through investment by private enterprise and would not be reasonably anticipated to be redeveloped without the adoption of the TIF Plan;

D. The Redevelopment Project Area would not reasonably be redeveloped without the tax increment derived from real property tax incremental revenues, and the increment from such revenues will be exclusively utilized for the redevelopment as outlined in the TIF Plan within the Redevelopment Project Area;

E. The TIF Plan conforms to the Village's Comprehensive Plan for the development of the Village as a whole;

F. The parcels of real property in the Redevelopment Project Area are contiguous and only those contiguous parcels of real property and improvements

thereon which will be substantially benefited by the TIF Plan are included in the Redevelopment Project Area;

G. The estimated date for final completion of the TIF Plan is December 31, 2034, subject to the receipt of 2034 incremental real estate tax revenues during 2035; and

H. The estimated date for retirement of obligations incurred to finance TIF Plan costs is not later than December 31, 2034, subject to the receipt of 2034 incremental revenues during 2035.

SECTION 2: That the TIF Plan which was the subject matter of the public hearing held on November 21, 2011, is hereby adopted and approved. A copy of said TIF Plan is attached hereto as EXHIBIT B and made a part hereof.

SECTION 3: That this Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

SECTION 4: That if any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance.

SECTION 5: That all ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

ADOPTED this 5th day of December, 2011, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this 5th day of December, 2011.

Frank Saverino, Sr., Mayor

ATTEST:

Beth Melody, Village Clerk

Published by me in pamphlet form this 6th day of December, 2011.

Beth Melody, Village Clerk

EXHIBIT A-1

Redevelopment Project Area Description

**Village of Carol Stream
North Avenue and Schmale Road TIF District**

Legal Description:

LOTS 1 AND 2 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 QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

LOTS 1 AND 2 (EXCEPT THAT PART OF SAID LOTS 1 AND 2 THAT IS LOCATED IN THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS) IN SMURFIT STONE SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTION 4, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

LOT 4 IN CONTAINER CORPORATION OF AMERICA PLAT OF LOT 4, BEING A 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 AUGUST 29, 1985 AS DOCUMENT R 85-72067, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT A POINT ON THE SOUTH LINE OF CONTAINER CORPORATION OF AMERICA PLAT OF LOT 3 WHICH IS ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE AID ROUTE 36 (SCHMALE ROAD) (SAID PLAT HAVING BEEN RECORDED ON NOVEMBER 10, 1969 AS DOCUMENT R69-48794, IN DUPAGE COUNTY, ILLINOIS) AND RUNNING THENCE SOUTH 3 DEGREES 09 MINUTES 36 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 154.85 FEET TO THE NORTHERLY LINE OF THE RIGHT-OF-WAY OF THE COMMONWEALTH EDISON COMPANY; THENCE SOUTH 87 DEGREES 26 MINUTES 52 SECONDS WEST ALONG SAID NORTHERLY LINE, 737.07 FEET TO THE NORTHWEST CORNER OF SAID RIGHT-OF-WAY; THENCE SOUTH 3 DEGREES 31 MINUTES 04 SECONDS EAST, 117.02 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO

AND NORTHWESTERN RAILROAD; THENCE SOUTH 87 DEGREES 26 MINUTES 52 SECONDS WEST ALONG SAID NORTHERLY LINE, 35.94 FEET TO THE EAST LINE OF MARIE I. HUSKA'S PLAT OF SURVEY; THENCE NORTH 5 DEGREES 32 MINUTES 19 SECONDS WEST ALONG SAID EAST LINE, 274.93 FEET TO THE NORTHEAST CORNER THEREOF (BEING ON THE SAID SOUTH LINE OF CONTAINER CORPORATION OF AMERICA PLAT OF LOT 3); THENCE NORTH 87 DEGREES 38 MINUTES 45 SECONDS EAST ALONG SAID SOUTH LINE, 158.04 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 302.94 FEET, A LONG CHORD BEARING OF NORTH 69 DEGREES 37 MINUTES 32 SECONDS EAST, AND A LONG CHORD LENGTH OF 119.77 FEET, FOR AN ARC DISTANCE OF 120.56 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 00 SECONDS EAST, 511.99 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF STATE AID ROUTE 36 (SCHMALE ROAD); THENCE SOUTH 03 DEGREES 09 MINUTES 36 SECONDS EAST ALONG SAID WESTERLY LINE, 16.17 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS. SITUATED IN THE COUNTY OF DUPAGE, IN THE STATE OF ILLINOIS.

ALONG WITH THAT PORTION OF SCHMALE ROAD LOCATED ADJACENT THERETO;

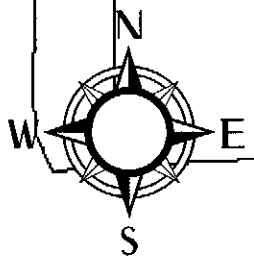
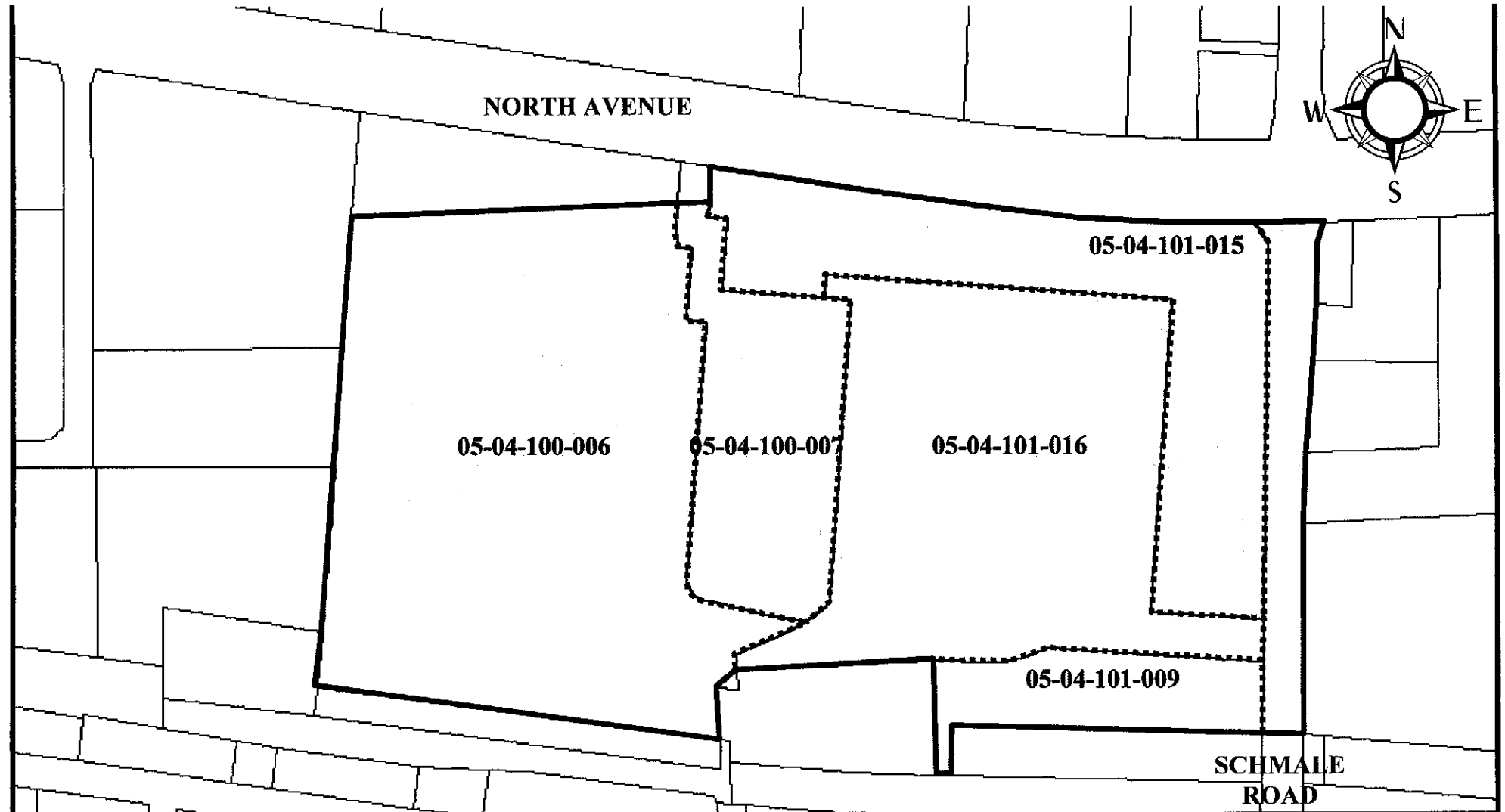
PINs: 05-04-100-006 and -007; 05-04-101-009, -015 and -016;

Common Addresses: 400, 450, and 500 to 550 East North Avenue;
and 200 S. Schmale Road, Carol Stream, Illinois.

EXHIBIT A-2

Street Location Map

(attached)



NORTH AVENUE

05-04-101-015

05-04-100-006

05-04-100-007

05-04-101-016

05-04-101-009

SCHMALE
ROAD

LEGEND

TIF Parcel



North Avenue & Schmale Road TIF District Map

Prepared by Department
of Engineering Services
August 23, 2011

EXHIBIT B

**Redevelopment Plan and Project for the
Carol Stream North Avenue and Schmale Road
Tax Increment Financing District**

(attached)

**VILLAGE OF CAROL STREAM
TIF REDEVELOPMENT PLAN
NORTH AVENUE/SCHMALE ROAD TIF
DISTRICT**

"Redevelopment plan" means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the redevelopment project area as a "blighted area" or "conservation area" or combination thereof or "industrial park conservation area," and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area as set forth in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et. seq., as amended.

Prepared by the Village of Carol Stream, Illinois

in conjunction with

Kane, McKenna and Associates, Inc.

August, 2011

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I. INTRODUCTION

The Village of Carol Stream (the "Village") is located in DuPage County, Illinois, and generally lies adjacent to the municipalities of Bloomingdale on the north, Glendale Heights to the east, Wheaton to the south, and unincorporated DuPage County to the west.

This Village was incorporated in 1959. The Village includes a mix of uses including residential, industrial, and commercial. From a development standpoint it is important to the Village that appropriate actions are taken to protect and where possible, expand the non-residential base for the community.

TIF Plan Requirements. The Village is completing this Plan as required by the Tax Increment Allocation Redevelopment Act, (the "Act") 65 ILCS 5/11-74.4-3, et. seq., as amended. To establish a TIF district (otherwise known as the Redevelopment Project Area ("RPA")), Illinois municipalities must adopt several documents, including a TIF Redevelopment Plan and Eligibility Report.

The Act enables Illinois municipalities to establish TIF districts, either to eliminate the presence of blight or to prevent its onset. The Act finds that municipal TIF authority serves a public interest so as to: "promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas" (65 ILCS 5/11-74.4-2(b)).

By definition, a TIF "Redevelopment Plan" means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualify the redevelopment project area as a "blighted area," "conservation area" (or combination thereof), or "industrial park conservation area," and thereby to enhance the tax bases of the taxing districts which extend into the redevelopment project area as set forth in the Tax Increment Allocation Redevelopment Act.

The Proposed TIF District. The proposed RPA is generally bounded to the east by Schmale Road, Village boundaries to the south, and North Avenue to the north. The western boundary is the property line of the Bluegrass Folding Carton facility.

The proposed RPA is largely industrial and includes adjacent right of ways.

The proposed TIF District suffers from a variety of economic development impediments, as identified in the TIF Act. Section V of the *TIF Eligibility Report* (see Appendix 5) report identifies the following impediments to redevelopment:

- Inadequate Utilities
- Obsolescence
- Lack of Community Planning
- Excessive Vacancies
- Deterioration.

On balance, the combination of these factors limits the opportunities for private reinvestment within and around the RPA. Such factors potentially suppress the value of future development and weaken the potential for business growth – limiting employment and contributing to the lack of sustained investment in the area.

The RPA may be suitable for new development if there is coordination of uses and redevelopment activity by the Village. Under this TIF Redevelopment Plan and as part of its comprehensive economic development planning, the Village intends to attract and encourage industrial, institutional, and commercial uses to locate, upgrade, expand and/or modernize their facilities within the Village. Through the establishment of the RPA, the Village would implement a program to redevelop key areas within the Village and in so doing, it would stabilize the area, extend benefits to the community, and assist affected taxing districts over the long run.

Rationale for Redevelopment Plan. The Village recognizes the need for a strategy to revitalize properties and promote development within the boundaries of the RPA. The needed private investment may only be possible if a TIF district is adopted pursuant to the terms of the Act. Incremental property tax revenue generated by the development will play a decisive role in encouraging private development. Site conditions that may have precluded intensive private investment in the past will be eliminated. Ultimately, the implementation of the Plan will benefit both the Village and surrounding taxing districts, by virtue of the expected expansion of the tax base.

The Village does not anticipate that area as a whole would be developed in a coordinated manner without the adoption of the TIF Redevelopment Plan. The Village, with the assistance of KMA, has therefore commissioned this Plan to use tax increment financing in order to address local needs and to meet redevelopment goals and objectives.

The adoption of this Plan makes possible the implementation of a comprehensive program for the economic redevelopment of the area. By means of public investment, the RPA will become a more viable area that will attract private investment. The public investment will lay the foundation for the redevelopment of the area with private capital. This in turn will set the stage for future retail, commercial and retail/mixed use opportunities surrounding the area.

The designation of the area as an RPA will allow the Village to pursue the following beneficial strategies:

- Enhancing area appearance through construction and rehabilitation of structures and improvements to landscape, streetscape and signage;
- Coordinating land and/or building assembly in order to provide sites for more modern redevelopment;
- Establishing a pattern of land-use activities that will increase efficiency and economic inter-relationships, especially as such uses complement adjacent current and/or future institutional opportunities and Village redevelopment projects within the RPA and/or surrounding area;
- Providing infrastructure that supports redevelopment plans for the RPA; and
- Entering into redevelopment agreements in order to redevelop property and/or to induce new development to locate within the RPA.

Through this Plan, the Village will serve as the central influence for the coordination and assembly of the assets and investments of the private sector and establish a unified, cooperative public-private redevelopment effort. Several benefits will accrue to the area: a stabilized and expanded tax base; retention of existing businesses; entry of new businesses; new employment opportunities; and physical and aesthetic improvements related to the rehabilitation of existing structures. Ultimately, the implementation of the Plan will benefit (a) the Village, (b) the taxing districts serving the RPA, (c) residents and property owners within the RPA, and (d) existing and new businesses.

Village Findings. The Village, through legislative actions as required by the Act, finds:

- That the RPA as a whole has not been subject to growth and development through investment by private enterprise;
- That in order to promote and protect the health, safety, and welfare of the public, certain conditions that have adversely affected redevelopment within the RPA need to be addressed, and that redevelopment of such areas must be undertaken;
- To alleviate the adverse conditions, it is necessary to encourage private investment and enhance the tax base of the taxing districts in such areas by the development or redevelopment of certain areas;
- That public/private partnerships are determined to be necessary in order to achieve development goals;

- That without the development focus and resources provided for under the Act and as set forth in this Plan, growth and development would not reasonably be expected to be achieved;
- That the use of incremental tax revenues derived from the tax rates of various taxing districts in the RPA for the payment of redevelopment project costs is of benefit to the taxing districts, because the taxing districts would not derive the benefits of an increased assessment base without addressing the coordination of redevelopment; and
- That the TIF Redevelopment Plan conforms to the Village's comprehensive plan for development, and the Village's Zoning Ordinance.

It is further found, and certified by the Village, in connection to the process required for the adoption of this Plan pursuant to the Act, that the projected redevelopment of the RPA would not result in the dislocation of more than ten (10) inhabited residential units and that the RPA contains fewer than seventy-five (75) inhabited residential units. Therefore, *this Plan does not include a Housing Impact Study.*

The redevelopment activities that will take place within the RPA will produce benefits that are reasonably distributed throughout the RPA. Redevelopment of the RPA area is tenable only if a portion of the improvements and other costs are funded by TIF.

Pursuant to the Act, the RPA includes only those contiguous parcels of real property and improvements thereon substantially benefited by the redevelopment project. Also pursuant to the Act, the area in the aggregate is more than 1½ acres. A boundary map of the RPA is included in Appendix 2 of this Plan.

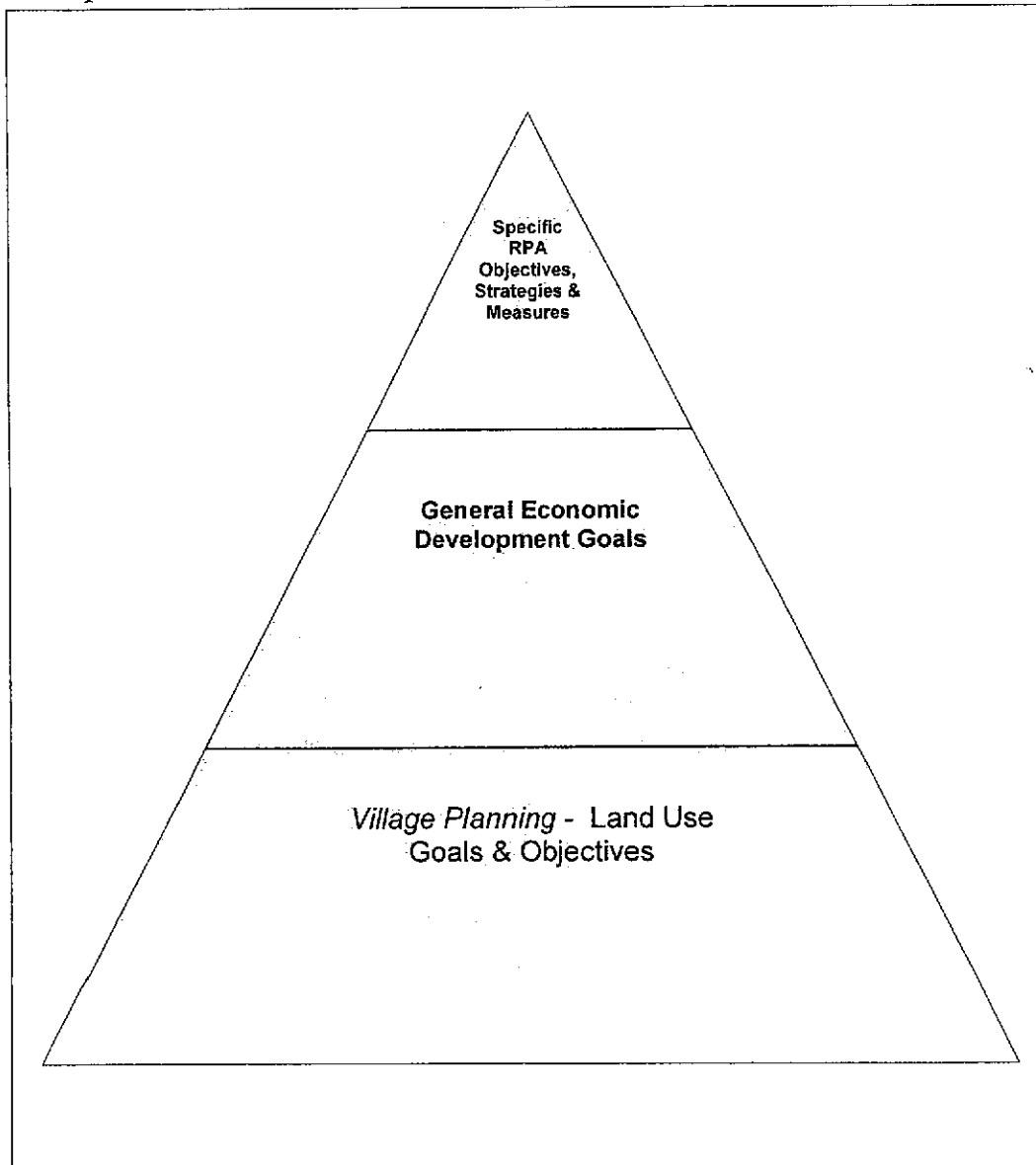
II. RPA LEGAL DESCRIPTION

The Redevelopment Project Area legal description is attached in Appendix 1.

III. RPA GOALS AND OBJECTIVES

The Village has evaluated a number of economic development goals, objectives, and strategies which would determine the kinds of activities to be undertaken within the proposed TIF District.

Exhibit 1
Relationship of Land Use and Economic Development Plans



Specific Objectives and Strategies for the RPA. The general goals for economic development cited above would be supported by specific objectives, strategies and performance measures that would “impact” the redevelopment activities undertaken within the proposed RPA. TIF designation would allow the Village to pursue the following objectives within the RPA:

- Accomplish redevelopment over a reasonable time period;
- Coordinate redevelopment activities within the RPA in order to provide a positive marketplace signal to private investors;
- Reduce or eliminate any negative factors present within the area including the reoccupancy of vacant structures; and
- Create an attractive overall appearance for the area.

Ultimately, the implementation of the Redevelopment Project would contribute to the economic development of the area and provide new employment opportunities for Village residents.

The RPA-specific objectives would be fulfilled by the execution of certain strategies, including but not limited to the following:

- Facilitating the assembly, preparation and marketing of improved and underutilized sites, while assisting private developers who would assemble suitable sites for modern development needs;
- Provision of adequate stormwater management facilities;
- Fostering the replacement, repair, and/or improvement of infrastructure, including (as needed) sidewalks, streets, curbs, gutters and underground water and sanitary systems to facilitate the construction of new development as well as the rehabilitation of existing properties within the RPA;
- Facilitating the provision of adequate on- and off-street parking within the RPA; and
- Providing assistance to existing businesses and to encourage current institutional operations or upgrades to facilities.

To track success in meeting RPA-specific objectives and strategies, the Village may wish to consider establishing certain performance measures that would help the Village monitor the projects to be undertaken within the proposed RPA. The Government Finance Officers Association recommends that municipalities adopting TIF districts evaluate actual against projected performance (e.g., using metrics such as job creation or tax revenue generation). Exhibit 3 below identifies the types of performance measures the Village may consider to track the performance of projects within the RPA. (Section VI of this report discusses the types of projects that the Village may pursue within the RPA, with the caveat that specific projects at this point are only conceptual in nature.)

Exhibit 3

Examples of TIF Performance Measures

Measure	Examples
Input	Public investment (\$) Private investment (\$) Acres of land assembled for TIF Bond proceeds
Output/Workload	Jobs created or retained Number of streetscaping fixtures installed Commercial space created (square feet)
Efficiency	Leverage ratio (private investment / public investment) Cost per square foot of commercial space Public subsidies per job created/retained
Effectiveness	% change in assessed value (AV) in TIF versus AV in rest of Village % change in AV within TIF before and after TIF creation Municipal sales taxes before and after TIF creation
Risk	Debt coverage ratio Credit ratings of anchor tenants Tenant diversification (e.g., percent of total TIF EAV attributable to top 10 tenants in commercial development)

Source: *An Elected Official's Guide to Tax Increment Financing*, Government Finance Officers Association.

IV. EVIDENCE OF THE LACK OF DEVELOPMENT AND GROWTH; FISCAL IMPACT ON TAXING DISTRICTS

Evidence of the Lack of Development and Growth within the RPA. As documented in Appendix 5 of this Plan, the RPA would qualify as a conservation area. In recent years, the area has not benefited from sustained private investment and/or development. Absent intervention by the Village, properties within the RPA would not be likely to gain in value.

The proposed RPA exhibits various conditions which, if not addressed by the Village, would eventually result in blight. For example, structures and public improvements reflect lack of community planning and obsolescence. These various conditions discourage private sector investment in business enterprises.

Assessment of Fiscal Impact on Affected Taxing Districts. It is not anticipated that the implementation of this Plan will have a negative financial impact on the affected taxing districts. Instead, action taken by the Village to stabilize and cause growth of its tax base through the implementation of this Plan will have a *positive impact* on the affected taxing districts by arresting the potential decline or lag in property values, as measured by assessed valuations (AV). In short, the establishment of a TIF district would protect other taxing districts from the potential downside risk of falling AV.

Should the Village achieve success in attracting private investment which results in the need for documented increased services from any taxing districts, the Village will consider the declaration of "surplus funds," as defined under the Act. Such funds which are neither expended nor obligated for TIF-related purposes can be used to assist affected taxing districts in paying the costs for increased services.

Any surplus Special Tax Allocation Funds (to the extent any surplus exists) will be shared in proportion to the various tax rates imposed by the taxing districts, including the Village. Any such sharing would be undertaken after all TIF-eligible costs – either expended or incurred as an obligation by the Village – have been duly accounted for through administration of the Special Tax Allocation Fund to be established by the Village as provided by the Act.

An exception to the tax-sharing provision relates to the Village's utilization of TIF funding to mitigate the impact of residential redevelopment upon school and library districts. In such cases, the Village will provide funds to offset the costs incurred by eligible school and the library district in the manner prescribed by 65 ILCS Section 5/11-74.4.3(q)(7.5) of the Act. (Refer to Section VI of this Report, which describes allowable TIF project costs). However, proposed land uses do not include residential uses, only industrial and commercial/retail uses are considered.

V. TIF QUALIFICATION FACTORS PRESENT IN THE RPA

Findings. The RPA was studied to determine its qualifications under the Tax Increment Allocation Redevelopment Act. It was determined that the area as a whole qualifies as a TIF district under the Act. Refer to the TIF Qualification Report, attached as Appendix 5 in this Plan.

Eligibility Survey. Representatives of KMA and Village staff evaluated the RPA from May, 2010 to the date of this Plan. Analysis was aided by certain reports obtained from the Village, reports from Village engineering consultants, on-site due diligence, and other sources. In KMA's evaluation, only information was recorded which would help assess the eligibility of the proposed area as a TIF District.

VI. REDEVELOPMENT PROJECT

Redevelopment Plan and Project Objectives. As indicated in Section III of this Report, the Village has established a planning process which guides economic development and land use activities throughout the Village. Consistent with the established planning process, the Village proposes to achieve economic development goals and objectives through the redevelopment of the RPA, pursuit of projects within the RPA, and the promotion of private investment via public financing techniques (including but not limited to tax increment financing).

The project-specific objectives envisioned for the RPA are as follows:

- 1) Implementing a plan that provides for the attraction of users to redevelop underutilized properties that are available within the RPA.
- 2) Constructing public improvements which may include (if necessary):
 - Street and sidewalk improvements (including new street construction and widening of current streets; any street widening would conform with Village standards for context-sensitive design);
 - Utility improvements (including, but not limited to, water, stormwater management, and sanitary sewer projects consisting of construction and rehabilitation);
 - Signalization, traffic control and lighting;
 - Off-street parking and public parking facilities; and
 - Landscaping and beautification.
- 3) Entering into Redevelopment Agreements with developers for qualified redevelopment projects, including (but not limited to) the provision of an interest rate subsidy as allowed under the Act.
- 4) Providing for site preparation, clearance, environmental remediation, and demolition, including grading and excavation and rehabilitation of structures.
- 5) Exploration and review of job training programs in coordination with any Village, federal, state, and county programs.

Redevelopment Activities. Pursuant to the project objectives cited above, the Village will implement a coordinated program of actions. These include, but are not limited to, acquisition, site preparation, clearance, demolition, rehabilitation, provision of public infrastructure and related public improvements, and rehabilitation of structures, if necessary. Such activities conform to the provision of the TIF Act that define the scope of permissible redevelopment activities.

Site Preparation, Clearance, and Demolition

Property within the RPA may be acquired and improved through the use of site clearance, excavation, environmental remediation or demolition prior to redevelopment. The land may also be graded and cleared prior to redevelopment.

Land Assembly

Certain properties in the RPA (or the entire RPA) may be acquired, assembled and reconfigured into appropriate redevelopment sites including relocation costs, if required. It is expected that the Village would facilitate private acquisition through reimbursement or write-down of related costs.

Public Improvements

The Village may, but is not required to, provide public improvements in the RPA to enhance the immediate area and support the Plan. Appropriate public improvements may include, but are not limited to:

- Improvements and/or construction of public utilities including extension of water mains as well as sanitary and storm sewer systems, stormwater management related improvements, roadways, and traffic-related improvements;
- Parking facilities (on grade and parking structures); and
- Beautification, identification markers, landscaping, lighting, and signage of public right-of-ways.

Rehabilitation

The Village may provide for the rehabilitation of certain structures within the RPA in order to provide for the redevelopment of the area and conform to Village code provisions. Improvements may include exterior and facade-related work as well as interior-related work.

Interest Rate Write-Down

The Village may enter into agreements with for-profit or non-profit owners/developers whereby a portion of the interest cost for construction, renovation or rehabilitation projects are paid for out of the Special Tax Allocation fund of the RPA, in accordance with the Act.

Job Training

The Village may assist facilities and enterprises located within the RPA in obtaining job training assistance. Job training and retraining programs currently available from or through other governments include, but are not limited to:

- Applicable local vocational educational programs, including community college sponsored programs;
- Federal programs;
- State of Illinois programs; and
- Other federal, state, county or non-profit programs that are currently available or will be developed and initiated over time.

General Land Use Plan. As noted in Section I of this report, the proposed RPA currently contains primarily industrial uses.

Existing land uses are shown in Appendix 3 attached hereto and made a part of this Plan. Appendix 4 designates intended land uses in the Redevelopment Project Area. Future land uses would conform to the Village Comprehensive Plan, as it may be amended from time to time, and include industrial and commercial/retail uses.

Additional Planning and Control Standards. The appropriate planning and control standards (including any Planned Unit Developments are subject to review by existing Village procedures and processes) and are set forth in the Village's Zoning Ordinance, and the Village's comprehensive plan.

Eligible Redevelopment Project Costs. Under the TIF statute, redevelopment project costs mean and include the sum total of all reasonable or necessary costs incurred or estimated to be incurred as well as any such costs incidental to the Plan. (Private investments, which supplement "Redevelopment Project Costs," are expected to substantially exceed such redevelopment project costs.) Eligible costs permitted by the Act and pertaining to this Plan include:

- (1) *Professional Service Costs* – Costs of studies, surveys, development of plans, and specifications, implementation and administration of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided however that no charges for professional services may be based on a percentage of the tax increment collected; except that on and after November 1, 1999 (the effective date of Public Act 91-478), no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of 3 years. After consultation with the municipality, each tax increment consultant or advisor to a municipality that plans to designate or has designated a redevelopment project area shall inform the municipality in writing of any contracts

that the consultant or advisor has entered into with entities or individuals that have received, or are receiving, payments financed by tax increment revenues produced by the redevelopment project area with respect to which the consultant or advisor has performed, or will be performing, service for the municipality. This requirement shall be satisfied by the consultant or advisor before the commencement of services for the municipality and thereafter whenever any other contracts with those individuals or entities are executed by the consultant or advisor;

- The cost of marketing sites within the redevelopment project area to prospective businesses, developers, and investors;
 - Annual administrative costs shall *not* include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a redevelopment project area or approved a redevelopment plan;
 - In addition, redevelopment project costs shall *not* include lobbying expenses;
- (2) *Property Assembly Costs* – Costs including but not limited to acquisition of land and other property (real or personal) or rights or interests therein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land;
- (3) *Improvements to Public or Private Buildings* – Costs of rehabilitation, reconstruction, repair, or remodeling of existing public or private buildings, fixtures, and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a redevelopment project the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment;
- (4) *Public Works* – Costs of the construction of public works or improvements, except that on and after November 1, 1999, redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 unless either (i) the construction of the new municipal building implements a redevelopment project that was included in a redevelopment plan that was adopted by the municipality prior to November 1, 1999 or (ii) the municipality makes a reasonable determination in the redevelopment plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the redevelopment plan;

- (5) *Job Training* – Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the redevelopment project area;
- (6) *Financing Costs* – Costs including but not limited to all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including (a) interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for a period not exceeding 36 months thereafter and (b) reasonable reserves related thereto;
- (7) *Capital Costs* – To the extent the municipality by written agreement accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the redevelopment plan and project;
- (8) *School-Related Costs* – For redevelopment project areas designated (or redevelopment project areas amended to add or increase the number of tax-increment-financing assisted housing units) on or after November 1, 1999, an elementary, secondary, or unit school district's increased costs attributable to assisted housing units located within the redevelopment project area for which the developer or redeveloper receives financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the assisted housing sites necessary for the completion of that housing as authorized by the Act, and which costs shall be paid by the municipality from the Special Tax Allocation Fund when the tax increment revenue is received as a result of the assisted housing units and shall be calculated annually.¹ Certain library district costs may also be paid as provided for in the Act.

¹ The calculation is as follows: (A) for foundation districts, excluding any school district in a municipality with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general State aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations: (i) for unit school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 25% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; (ii) for elementary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 17% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; and (iii) for secondary school districts with a district average 1995-96 Per Capita Tuition Charge of less than \$5,900, no more than 8% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act. (B) For alternate method districts, flat grant districts, and foundation districts with a district average 1995-96 Per Capita Tuition Charge equal to or more than \$5,900, excluding any school district with a population in excess of 1,000,000, by multiplying the district's increase in attendance resulting from the net increase in new students enrolled in that school district who reside in housing units within the redevelopment project area that have received financial assistance through an agreement with the municipality or because the municipality incurs the cost of necessary infrastructure improvements within the boundaries of the housing sites necessary for the completion of that housing as authorized by the Act since the designation of the redevelopment project area by the most recently available per capita tuition cost as defined in Section 10-20.12a of the School Code less any increase in general state aid as defined in Section 18-8.05 of the School Code attributable to these added new students subject to the following annual limitations: (i) for unit school districts, no more than 40% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; (ii) for elementary school districts, no more than 27% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act; and (iii) for secondary school districts, no more than 13% of the total amount of property tax increment revenue produced by those housing units that have received tax increment finance assistance under the Act. (C) For any school district in a municipality with a population in excess of 1,000,000, additional provisions apply.

- (9) *Relocation Costs* – To the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n) of the Act;
- (10) *Payment in lieu of taxes*;
- (11) *Other Job Training* – Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of The School Code;
- (12) *Developer Interest Cost* – Interest cost incurred by a redeveloper related to the construction, renovation or rehabilitation of a redevelopment project provided that:
- (A) such costs are to be paid directly from the special tax allocation fund established pursuant to the Act;
 - (B) such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
 - (C) if there are not sufficient funds available in the special tax allocation fund to make the payment then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;
 - (D) the total of such interest payments paid pursuant to the Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project plus (ii) redevelopment project costs excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to the Act;
 - (E) the cost limits set forth in subparagraphs (B) and (D) of paragraph shall be modified for the financing of rehabilitated or new housing units for low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act. The percentage of 75% shall be substituted for 30% in subparagraphs (B) and (D).

- (F) Instead of the eligible costs provided by subparagraphs (B) and (D), as modified by this subparagraph, and notwithstanding any other provisions of the Act to the contrary, the municipality may pay from tax increment revenues up to 50% of the cost of construction of new housing units to be occupied by low-income households and very low-income households as defined in Section 3 of the Illinois Affordable Housing Act. The cost of construction of those units may be derived from the proceeds of bonds issued by the municipality under the Act or other constitutional or statutory authority or from other sources of municipal revenue that may be reimbursed from tax increment revenues or the proceeds of bonds issued to finance the construction of that housing. The eligible costs provided under this subparagraph (F) shall be an eligible cost for the construction, renovation, and rehabilitation of all low and very low-income housing units, as defined in Section 3 of the Illinois Affordable Housing Act, within the redevelopment project area. If the low and very low-income units are part of a residential redevelopment project that includes units not affordable to low and very low-income households, only the low and very low-income units shall be eligible for benefits under subparagraph (F).²

The TIF Act prohibits certain costs. Unless explicitly stated herein the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost. In addition, the statute prohibits costs related to retail development that results in the closing of nearby facilities of the same retailers. Specifically, none of the redevelopment project costs enumerated in the Act shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the redevelopment project area while terminating operations at another Illinois location within 10 miles of the redevelopment project area but outside the boundaries of the redevelopment project area municipality.³

Projected Redevelopment Project Costs. Estimated project costs are shown in Exhibit 4 below. Adjustments to estimated line-item costs below are expected and may be made without amendment to the Redevelopment Plan. Each individual project cost will be reevaluated in light of the projected private development and resulting tax revenues as it is considered for public financing under the provisions of the Act.

² The standards for maintaining the occupancy by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, of those units constructed with eligible costs made available under the provisions of this subparagraph (F) of paragraph (11) shall be established by guidelines adopted by the municipality. The responsibility for annually documenting the initial occupancy of the units by low-income households and very low-income households, as defined in Section 3 of the Illinois Affordable Housing Act, shall be that of the then current owner of the property. For ownership units, the guidelines will provide, at a minimum, for a reasonable recapture of funds, or other appropriate methods designed to preserve the original affordability of the ownership units. For rental units, the guidelines will provide, at a minimum, for the affordability of rent to low and very low-income households. As units become available, they shall be rented to income-eligible tenants. The municipality may modify these guidelines from time to time; the guidelines, however, shall be in effect for as long as tax increment revenue is being used to pay for costs associated with the units or for the retirement of bonds issued to finance the units or for the life of the redevelopment project area, whichever is later.

³ Termination means a closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a redevelopment project area, but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, had become economically obsolete, or was no longer a viable location for the retailer or serviceman.

Further, the projected cost of an individual line-item as set forth below is not intended to place a limit on the described line-item expenditure. Adjustments may be made in line-items, either increasing or decreasing line-item costs for redevelopment. The specific items listed below are not intended to preclude payment of other eligible redevelopment project costs in connection with the redevelopment of the RPA, provided the *total amount* of payment for eligible redevelopment project costs (the "Total Estimated TIF Budget" in Exhibit 4) shall not exceed the amount set forth below, as adjusted pursuant to the Act.

As explained in the following sub-section, incremental property tax revenues from any contiguous RPA may be used to pay eligible costs for the RPA.

Exhibit 4 RPA Project Cost Estimates

(See notes below table for additional information regarding Redevelopment Project Costs.)

- (1) Costs of studies, surveys, development of plans and specifications, implementation and administration (annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a Redevelopment Project Area or approved a Redevelopment Plan) of the Redevelopment Plan including, but not limited to, staff and professional service costs for architectural, engineering, legal, financial, planning or other services..... \$450,000
- (2) Costs of marketing sites within the Redevelopment Project Area to prospective businesses, developers, and investors \$50,000
- (3) Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights or interests herein, demolition of buildings, site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground environmental contamination, including, but not limited to, parking lots and other concrete or asphalt barriers, and the cleaning and grading of land \$4,000,000
- (4) Costs of rehabilitation, reconstruction or repair or remodeling of existing public or private buildings, fixtures and leasehold improvements; and the cost of replacing an existing public building if pursuant to the implementation of a Redevelopment Project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment \$5,000,000
- (5) Costs of the construction of public works or improvements \$10,000,000
- (6) Costs of job training and retraining projects, including the cost of "welfare to work" programs implemented by businesses located within the Redevelopment Project Area \$50,000

- (7) Financing costs, including, but not limited to, all necessary and incidental expenses related to the issuance of obligations and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 36 months thereafter and including reasonable reserves related thereto N/A refer to footnote 4) below

- (8) To the extent the municipality, by written agreement, accepts and approves the same, all or a portion of a taxing district's capital costs resulting from the Redevelopment Project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan and Project \$50,000

- (9) Relocation costs to the extent that a municipality determines that relocation costs shall be paid or is required to make payment of relocation costs by Federal or State law or in order to satisfy subparagraph (7) of subsection (n) of Section 11-74.4-3 of the Act \$50,000

- (10) Payment in lieu of taxes \$50,000

- (11) Costs of job training, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, incurred by one or more taxing districts, provided that such costs (i) are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a Redevelopment Project Area; and (ii) when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreements describes the program to be undertaken, including, but not limited to, the number of employees to be trained, a description of the training and services to be provided, the number and type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term of agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act and by school districts of costs pursuant to Sections 10-22.20a and 10.23.3a of the School Code..... \$450,000

- (12) Interest cost incurred by a redeveloper related to the construction renovation or rehabilitation of a redevelopment project \$2,000,000

TOTAL REDEVELOPMENT PROJECT BUDGET: \$22,150,000

The Village may reimburse developers who incur Redevelopment Project Costs authorized by a redevelopment agreement.

The Village reserves the right to utilize revenues received under the Tax Increment Allocation Redevelopment Act for eligible costs from one Redevelopment Project Area in another Redevelopment Project Area that is either contiguous to, or is separated only by a public right-of-way from, the Redevelopment Project Area from which the revenues are received.

It is anticipated that the Village will carefully stage Village expenditures for Redevelopment Project Costs on a reasonable and proportional basis to coincide with Redevelopment Project expenditures by private developers and the receipt of revenues from the Redevelopment Projects.

Notes regarding Redevelopment Project Costs:

- 1) All costs shown are in 2011 dollars.
- 2) Private redevelopment costs and investments are in addition to the above.
- 3) To the extent permitted by law, the Village reserves the right to adjust and transfer budgeted amounts within the Total Redevelopment Project Budget among eligible Redevelopment Project Costs.
- 4) Total budgeted costs exclude any additional financing costs, including interest expense, capitalized interest, and any and all closing costs associated with any obligations issued.
- 5) The total estimated Redevelopment Project Costs shall not be increased by more than five percent (5%) after adjustment for inflation from the date of the approval of this Redevelopment Plan and Project, unless otherwise authorized by the Act.

Sources of Funds to Pay Redevelopment Project Costs. Funds necessary to pay for public improvements and other project costs eligible under the Act are to be derived principally from incremental property tax revenues, proceeds from municipal obligations to be retired primarily with such revenues, and interest earned on resources available but not immediately needed for the Plan. In addition, pursuant to the TIF Act and this Plan, the Village may utilize net incremental property tax revenues received from other contiguous RPAs to pay eligible redevelopment project costs or obligations issued to pay such costs in contiguous project areas. This would include contiguous TIFs that the Village may establish in the future. (Conversely, incremental revenues from the TIF may be allocated to any contiguous TIF Districts.)

Redevelopment project costs as identified in Exhibit 4 specifically authorize those eligible costs set forth in the Act and do not address the preponderance of the costs to redevelop the area. The majority of development costs will be privately financed. TIF or other public sources are to be used, subject to approval by the Village Board, only to leverage and commit private redevelopment activity.

The incremental tax revenues which will be used to pay debt service on the municipal obligations (if any) and to directly pay redevelopment project costs shall be the incremental increase in property taxes. The property tax increment would be attributable to the increase in the equalized assessed value of each taxable lot, block, tract or parcel of real property in the RPA – over and above the initial equalized assessed value of each such lot, block, tract or parcel in the RPA in the 2010 tax year for the RPA.

Among the other sources of funds which may be used to pay for redevelopment project costs and debt service on municipal obligations issued to finance project costs are the following: certain local sales or utility taxes, special service area taxes, the proceeds of property sales, certain land lease payments, certain Motor Fuel Tax revenues, certain state and federal grants or loans, certain investment income, and such other sources of funds and revenues as the Village may from time to time deem appropriate.

Nature and Term of Obligations to Be Issued. The Village may issue obligations secured by the Special Tax Allocation Fund established for the Redevelopment Project Area pursuant to the Act or such other funds as are available to the Village by virtue of its power pursuant to Illinois State Law.

Any and all obligations issued by the Village pursuant to this Plan and the Act shall be retired not more than twenty-three (23) years after the date of adoption of the ordinance approving the RPA, or as such a later time permitted pursuant to the Act and to the extent such obligations are reliant upon the collection of incremental property tax revenues from the completion of the twenty-third year of the TIF, with taxes collected in the twenty-fourth year. However, the final maturity date of any obligations issued pursuant to the Act may not be later than twenty (20) years from their respective date of issuance.

One or more series of obligations may be issued from time to time in order to implement this Plan. The total principal and interest payable in any year on all obligations shall not exceed the amount available in that year or projected to be available in that year. The total principal and interest may be payable from tax increment revenues and from bond sinking funds, capitalized interest, debt service reserve funds, and all other sources of funds as may be provided by ordinance.

Certain revenues may be declared as surplus funds if not required for: principal and interest payments, required reserves, bond sinking funds, redevelopment project costs, early retirement of outstanding securities, or facilitating the economical issuance of additional bonds necessary to accomplish the Redevelopment Plan. Such surplus funds shall then become available for distribution annually to taxing districts overlapping the RPA in the manner provided by the Act.

Securities may be issued on either a taxable or tax-exempt basis, as general obligation or revenue bonds. Further, the securities may be offered on such terms as the Village may determine, with or without the following features: capitalized interest; deferred principal retirement; interest rate limits (except as limited by law); and redemption provisions. Additionally, such securities may be issued with either fixed rate or floating interest rates.

Most Recent Equalized Assessed Valuation for the RPA. The most recent equalized assessed valuation for the RPA is based on the 2010 EAV, and is estimated to be approximately \$9,573,880.

Anticipated Equalized Assessed Valuation for the RPA. Upon completion of the anticipated private development of the RPA over a twenty-three (23) year period, it is estimated that the EAV of the property within the RPA will be approximately \$25,000,000 to \$30,000,000.

VII. DESCRIPTION AND SCHEDULING OF REDEVELOPMENT PROJECT

Redevelopment Project. The Village will implement a strategy with full consideration given to the availability of both public and private funding. It is anticipated that a phased redevelopment will be undertaken.

The Redevelopment Project will begin as soon as the private entities have obtained financing approvals for appropriate projects and such uses conform to Village zoning and planning requirements, or if the Village undertakes redevelopment activities pursuant to this Plan. Depending upon the scope of the development as well as the actual uses, the following activities may be undertaken by the Village:

- Land Assembly and Relocation: Certain properties in the RPA may be acquired and assembled into an appropriate redevelopment site, with relocation costs undertaken as provided by the Act.
- Demolition and Site Preparation: The existing improvements located within the RPA may have to be reconfigured or prepared to accommodate new uses or expansion plans. Demolition of certain parcels may be necessary for future projects. Additionally, the redevelopment plan contemplates site preparation, or other requirements including environmental remediation necessary to prepare site(s) for desired redevelopment projects.
- Rehabilitation: The Village may assist in the rehabilitation of buildings or site improvements located within the RPA.
- Landscaping/Buffering/Streetscaping: The Village may fund certain landscaping projects, which serve to beautify public properties or rights-of-way and provide buffering between land uses.
- Water, Sanitary Sewer, Storm Sewer and Other Utility Improvements: Certain utilities may be extended or re-routed to serve or accommodate new development. Upgrading of existing utilities may be undertaken. The Village may also undertake the provision of necessary detention or retention ponds.
- Roadway/Street/Parking Improvements: The Village may widen and/or vacate existing roads. Certain secondary streets/roads may be extended or constructed. Related curb, gutter, and paving improvements could also be constructed as needed. Parking facilities may be constructed that would be available to the public. Utility services may also be provided or relocated in order to accommodate redevelopment activities.
- Traffic Control/Signalization: Traffic control or signalization improvements that improve access to the RPA and enhance its redevelopment may be constructed.

- Public Safety-Related Infrastructure: Certain public safety improvements including, but not limited to, public signage, public facilities, and streetlights may be constructed or implemented.
- Interest Costs Coverage: The Village may fund certain interest costs incurred by a developer for construction, renovation or rehabilitation of a redevelopment project. Such funding would be paid for out of annual tax increment revenue generated from the RPA as allowed under the Act.
- Professional Services: The Village may fund necessary planning, legal, engineering, administrative and financing costs during project implementation. The Village may reimburse itself from annual tax increment revenue if available.

Commitment to Fair Employment Practices and Affirmative Action. As part of any Redevelopment Agreement entered into by the Village and any private developers, both parties will agree to establish and implement an honorable, progressive, and goal-oriented affirmative action program that serves appropriate sectors of the Village.

With respect to the public/private development's internal operations, both entities will pursue employment practices which provide equal opportunity to all people regardless of sex, color, race or creed. Neither party will discriminate against any employee or applicant because of sex, marital status, national origin, age, or the presence of physical handicaps. These nondiscriminatory practices will apply to all areas of employment, including: hiring, upgrading and promotions, terminations, compensation, benefit programs, and education opportunities.

All those involved with employment activities will be responsible for conformance to this policy and compliance with applicable state and federal regulations.

The Village and private developers will adopt a policy of equal employment opportunity and will include or require the inclusion of this statement in all contracts and subcontracts at any level. Additionally, any public/private entities will seek to ensure and maintain a working environment free of harassment, intimidation, and coercion at all sites, and in all facilities at which all employees are assigned to work. It shall be specifically ensured that all on-site supervisory personnel are aware of and carry out the obligation to maintain such a working environment, with specific attention to minority and/or female individuals.

Finally, the entities will utilize affirmative action to ensure that business opportunities are provided and that job applicants are employed and treated in a nondiscriminatory manner. Underlying this policy is the recognition by the entities that successful affirmative action programs are important to the continued growth and vitality of the community.

Completion of Redevelopment Project and Retirement of Obligations to Finance Redevelopment Costs. This Redevelopment Project and retirement of all obligations to finance redevelopment costs will be completed within twenty-three (23) years after the adoption of an ordinance designating the Redevelopment Project Area. The actual date for such completion and retirement of obligations shall not be later than December 31 of the year in which the payment to the municipal treasurer pursuant to the Act is to be made with respect to ad valorem taxes levied in the twenty-third year after the ordinance approving the RPA is adopted.

VIII. PROVISIONS FOR AMENDING THE TIF PLAN AND PROJECT

This Plan may be amended pursuant to the provisions of the Act.

APPENDIX 1

Legal Description of Project Area

**VILLAGE OF CAROL STREAM
NORTH AVENUE AND SCHMALE ROAD TIF DISTRICT**

LEGAL DESCRIPTION

LOTS 1 AND 2 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 QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

LOTS 1 AND 2 (EXCEPT THAT PART OF SAID LOTS 1 AND 2 THAT IS LOCATED IN THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS) IN SMURFIT STONE SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTION 4, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

LOT 4 IN CONTAINER CORPORATION OF AMERICA PLAT OF LOT 4, BEING A 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 AUGUST 29, 1985 AS DOCUMENT R 85-72067, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT A POINT ON THE SOUTH LINE OF CONTAINER CORPORATION OF AMERICA PLAT OF LOT 3 WHICH IS ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE AID ROUTE 36 (SCHMALE ROAD) (SAID PLAT HAVING BEEN RECORDED ON NOVEMBER 10, 1969 AS DOCUMENT R69-48794, IN DUPAGE COUNTY, ILLINOIS) AND RUNNING THENCE SOUTH 3 DEGREES 09 MINUTES 36 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 154.85 FEET TO THE NORTHERLY LINE OF THE RIGHT-OF-WAY OF THE COMMONWEALTH EDISON COMPANY; THENCE SOUTH 87 DEGREES 26 MINUTES 52 SECONDS WEST ALONG SAID NORTHERLY LINE, 737.07 FEET TO THE NORTHWEST CORNER OF SAID RIGHT-OF-WAY; THENCE SOUTH 3 DEGREES 31 MINUTES 04 SECONDS EAST, 117.02 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE SOUTH 87 DEGREES 26 MINUTES 52 SECONDS WEST ALONG SAID NORTHERLY LINE, 35.94 FEET TO THE EAST LINE OF MARIE I. HUSKA'S PLAT OF SURVEY; THENCE NORTH 5 DEGREES 32 MINUTES 19 SECONDS WEST ALONG SAID EAST LINE, 274.93 FEET TO THE NORTHEAST CORNER THEREOF (BEING ON THE SAID SOUTH LINE OF

CONTAINER CORPORATION OF AMERICA PLAT OF LOT 3); THENCE NORTH 87 DEGREES 38 MINUTES 45 SECONDS EAST ALONG SAID SOUTH LINE, 158.04 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 302.94 FEET, A LONG CHORD BEARING OF NORTH 69 DEGREES 37 MINUTES 32 SECONDS EAST, AND A LONG CHORD LENGTH OF 119.77 FEET, FOR AN ARC DISTANCE OF 120.56 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 00 SECONDS EAST, 511.99 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF STATE AID ROUTE 36 (SCHMALE ROAD); THENCE SOUTH 03 DEGREES 09 MINUTES 36 SECONDS EAST ALONG SAID WESTERLY LINE, 16.17 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS. SITUATED IN THE COUNTY OF DUPAGE, IN THE STATE OF ILLINOIS.

ALONG WITH THAT PORTION OF SCHMALE ROAD LOCATED ADJACENT THERETO;

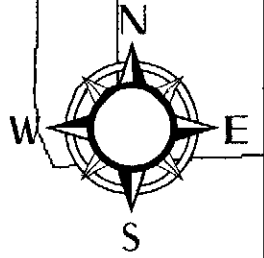
PINs: 05-04-100-006 and -007; 05-04-101-009, -015 and -016;

Common Addresses: 400, 450, and 500 to 550 East North Avenue;
and 200 S. Schmale Road, Carol Stream, Illinois.

APPENDIX 2

Boundary Map of RPA

NORTH AVENUE



05-04-101-015

05-04-100-006

05-04-100-007

05-04-101-016

05-04-101-009

SCHMALE
ROAD

LEGEND

TIF Parcel



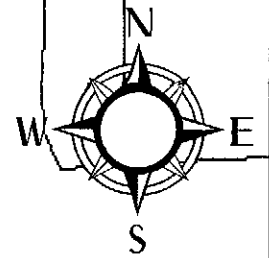
North Avenue & Schmale Road TIF District Map

Prepared by Department
of Engineering Services
August 23, 2011

APPENDIX 3

Existing Land Use Map of RPA

NORTH AVENUE



05-04-101-015

05-04-100-006

05-04-100-007

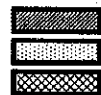
05-04-101-016

05-04-101-009

SCHMALE
ROAD

LEGEND

Vacant Commercial
Vacant Industrial
Occupied Industrial



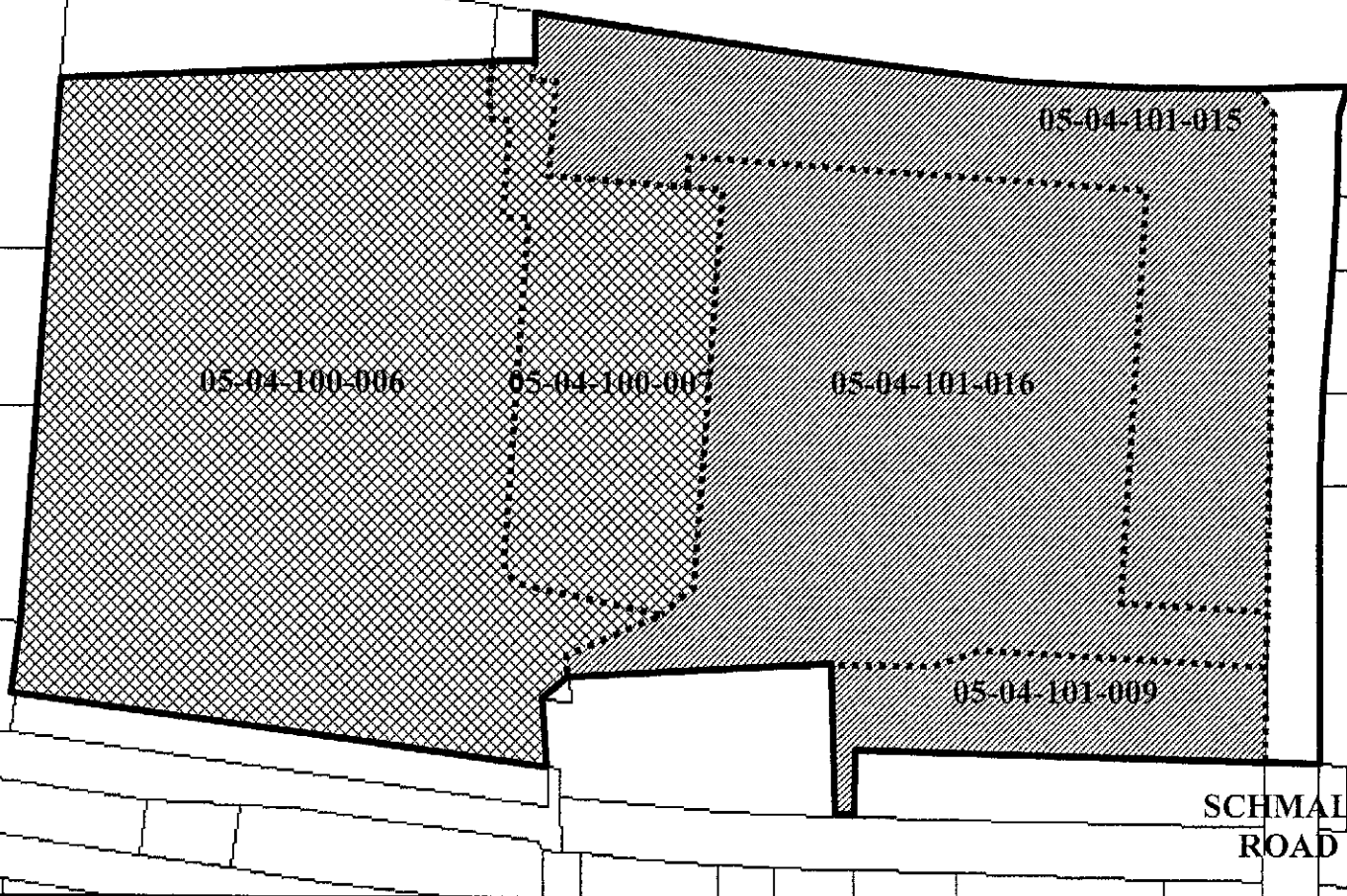
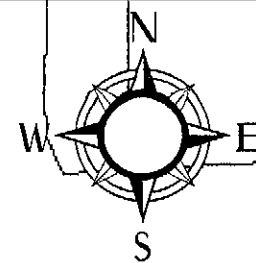
North Avenue & Schmale Road TIF District
Existing Land Use Map

Prepared by Department
of Engineering Services
August 26, 2011

APPENDIX 4

Future Land Use Map of RPA

NORTH AVENUE



05-04-100-006

05-04-100-007

05-04-101-016

05-04-101-015

05-04-101-009

SCHMALE
ROAD

LEGEND

Commercial
Industrial



North Avenue & Schmale Road TIF District
Future Land Use Map

Prepared by Department
of Engineering Services
August 26, 2011

APPENDIX 5

TIF Qualification Report

Prepared by Kane, McKenna and Associates

**VILLAGE OF CAROL STREAM
TIF ELIGIBILITY REPORT
NORTH AVENUE/SCHMALE ROAD TIF**

A study to determine whether all or a portion of an area located in the Village of Carol Stream qualifies as a Conservation Area as set forth in the definition in the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-3, et seq., as amended.

Prepared for: Village of Carol Stream, Illinois

Prepared by: Kane, McKenna and Associates, Inc.

August, 2011

**VILLAGE OF CAROL STREAM
NORTH AVENUE/SCHMALE ROAD TIF ELIGIBILITY REPORT**

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EXECUTIVE SUMMARY

Kane, McKenna and Associates, Inc. (KMA) has been retained by the Village of Carol Stream to conduct an analysis of the qualification of an area that would result in the establishment of the North Avenue/Schmale Road Tax Increment Finance (TIF) District. The Village is pursuing the creation of the proposed TIF District as part of its strategy to promote the revitalization of significant economic development related properties (the parcels studied and analyzed in this report to be included within the TIF District) located within the Village.

Based upon the analysis completed to the date of this Report, KMA has reached the following conclusions regarding the potential qualification of the TIF District:

- 1) *Conservation Area* – The proposed TIF District qualifies as a “Conservation Area” as defined under the TIF Act. Overall, because of certain factors identified in this report, the area is in danger of declining toward a blighted condition. This condition prevents, or threatens to prevent, the healthy economic and physical development of properties in a manner that the community deems essential to its overall economic health. Because the majority of structures (100% or 5 of 5 structures) are 35 years old or older, the TIF District meets the statutory criteria as a Conservation Area TIF.
- 2) *Current conditions impede redevelopment* – The existence of certain conditions found within the proposed TIF District present impediments to the area’s successful redevelopment. This is because the factors negatively impact coordinated and substantial private sector investment in the overall TIF District. Without the use of Village planning and economic development resources to mitigate such factors, potential redevelopment projects (along with other activities that require private sector investment) are not likely to be economically feasible.
- 3) *Viable redevelopment sites could produce incremental revenue* – Within the proposed TIF District, there are properties which potentially could be redeveloped and thereby produce incremental property tax and sales tax revenue. Such revenue, used in combination with other Village resources for redevelopment incentives or public improvements, would likely stimulate private investment and reinvestment in these sites and ultimately throughout the TIF District.
- 4) *TIF designation recommended* – To mitigate Conservation Area conditions, promote private sector investment, and foster the economic viability of the proposed TIF District, KMA recommends that the Village proceed with the formal TIF designation process for the entire area.

Because the Village will NOT be pursuing the redevelopment of any residential parcels, the Village is not obligated to conduct a housing impact study pursuant to the Illinois Tax Increment Allocation Act (ILCS 5/11-74.4-1 et. seq., as amended; hereinafter referred to as the “Act”).

I. INTRODUCTION AND BACKGROUND

In the context of planning for the proposed establishment of the North Avenue/Schmale Road Tax Increment Financing District (the "TIF District," "Redevelopment Project Area" or "RPA"), the Village has initiated the study of parcels within the proposed TIF District to determine whether they qualify for inclusion in the district. Kane, McKenna and Associates, Inc. has agreed to undertake the study of the area.

Objectives. The Village proposes to enhance industrial and commercial/retail opportunities within the RPA.

Given the Village's objectives as well as the conditions described in this report, the Village has made a determination that it is highly desirable to promote the redevelopment of the proposed RPA. Without an implementation plan for redevelopment, the Village believes adverse conditions could impair property valuations. The Village intends to create and implement such a plan in order to restore, stabilize, and increase the economic base associated with the TIF District, which will not only benefit the community as a whole but also generate additional tax revenues.

Because of the conditions observed in the TIF District and the required coordination for future land uses, the Village is favorably disposed toward supporting redevelopment efforts. The Village has determined that redevelopment should take place through the benefit and guidance of comprehensive economic planning by the Village. Through this coordinated effort, the TIF District is expected to improve and development barriers to be eliminated.

The Village has further determined that redevelopment currently planned for the TIF District is feasible only with public finance assistance that would serve to leverage private investment. The creation and utilization of a TIF redevelopment plan is intended by the Village to help provide the assistance required to eliminate conditions detrimental to successful redevelopment of the TIF District.

The use of TIF relies upon induced private redevelopment in the RPA to create higher real estate values and result in the redevelopment of underutilized properties, that would otherwise decline or remain underutilized without such investment. By so doing, it would result in increased property taxes compared to the previous land use (and/or lack of use). In this way, the existing tax base for all tax districts would be protected and a portion of future increased taxes pledged to attract the requisite private investment.

Current Land Use. The proposed TIF District is generally located along the south side of North Avenue and west of Schmale Road. At one point (late 1960's), this area served as the Container Corporation campus, including buildings located numerous facilities west of Schmale Road.

Container Corporation has since ceased operations in the RPA and various users and operations now occupy one time single use buildings (designed as part of the Container Corporation facility). The proposed TIF District suffers from a variety of economic development impediments, as identified in the TIF Act. For example, it suffers from inadequate utilities, deterioration, and excessive vacancies. Almost 1/3 of the building space is vacant and one former Container Corporation building was demolished. In addition, a service station use in the TIF District was demolished several years ago.

Refer to Appendix 1 of the TIF Plan which provides a detailed map of the proposed TIF.

General Scope and Methodology. KMA formally began its analysis by conducting a series of meetings and discussions with Village staff, starting in May, 2010 and continuing periodically up to the date of this report's issuance. The purpose of the meetings was to establish boundaries for the TIF District and to gather data related to the qualification criteria for properties included in the TIF District. These meetings were complemented by a series of field surveys for the entire area to evaluate the condition of the proposed TIF District on a parcel-by-parcel basis. The field surveys and data collected have been utilized to test the likelihood that various areas located within the proposed TIF District would qualify for TIF designation.

For the purpose of the study, properties within the proposed TIF District were examined in the context of the TIF Act governing improved areas. The qualification factors discussed in this report qualify the area as a Conservation Area, as the term is defined pursuant to the TIF Act.

During the course of its work, KMA reported to key Village staff its findings regarding TIF qualification and feasibility prospects for the area under study. Based on these findings the Village (a) made refinements to the TIF District boundaries and (b) directed KMA to complete this report and to move forward with the preparation of a Redevelopment Plan and Project for the TIF District.

For additional information about KMA's data collection and evaluation methods, refer to Section IV of this report.

II. QUALIFICATION CRITERIA USED

With the assistance of Village staff, Kane, McKenna and Associates, Inc. assessed the proposed TIF District to determine the presence or absence of qualifying factors listed in the TIF Act. The relevant sections of the Act are found below.

The Act sets out specific procedures which must be adhered to in designating a TIF District/Redevelopment Project Area. By definition, a Redevelopment Project Area is:

“An area designated by the municipality, which is not less in the aggregate than 1½ acres and in respect to which the municipality has made a finding that there exist conditions which cause the area to be classified as a blighted area or a conservation area, or a combination of both blighted areas and conservation areas.”

Under the Act, “Conservation Area” means any improved area within the boundaries of a Redevelopment Project Area located within the territorial limits of the municipality where certain conditions are met, as identified below.

TIF Qualification Factors for a Conservation Area. In accordance with the Illinois TIF Act, KMA performed a two-step assessment to determine if the proposed TIF District would qualify as a Conservation Area. First, KMA analyzed the threshold factor of age to determine if a majority of structures were 35 years of age or older.

If a proposed Conservation Area meets the age threshold, then following factors are to be examined to determine TIF qualification:

If a *Conservation Area*, industrial, commercial and residential buildings or improvements are detrimental to the public safety, health or welfare because of a combination of three (3) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent so that a municipality may reasonably find that the factor is clearly present within the intent of the Act and (ii) reasonably distributed throughout the improved part of the Redevelopment Project Area:

(A) Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of building or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.

(B) Obsolescence. The condition or process of falling into disuse. Structures become ill-suited for the original use.

(C) Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas evidence deterioration, including, but limited to, surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces.

(D) Presence of Structures Below Minimum Code Standards. All structures that do not meet the standards of zoning, subdivision, building, fire and other governmental codes applicable to property, but not including housing and property maintenance codes.

(E) Illegal Use of Individual Structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.

(F) Excessive Vacancies. The presence of buildings that are unoccupied or under-utilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.

(G) Lack of Ventilation, Light, or Sanitary Facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.

(H) Inadequate Utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the Redevelopment Project Area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the Redevelopment Project Area.

(I) Excessive Land Coverage and Overcrowding of Structures and Community Facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased

threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking or inadequate provision for loading service.

(J) Deleterious Land-Use or Layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses or uses considered to be noxious, offensive or unsuitable for the surrounding area.

(K) Environmental Clean-Up. The proposed Redevelopment Project Area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for (or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for) the clean-up of hazardous waste, hazardous substances or underground storage tanks required by State or federal law. Any such remediation costs would constitute a material impediment to the development or redevelopment of the Redevelopment Project Area.

(L) Lack of Community Planning. The proposed Redevelopment Project Area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan or that the plan was not followed at the time of the area's development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning.

(M) "Stagnant, Lagging" EAV. The total equalized assessed value (EAV) of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years, for which information is available or increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated.

III. THE PROPOSED TIF DISTRICT

The proposed TIF District contains approximately five (5) tax parcels located along the south side of North Avenue adjacent to and west of Schmale Road.

The TIF District contains improved land designated primarily for industrial and commercial purposes.

It has been determined that this TIF Eligibility Report will NOT require a Housing Impact Study, pursuant to the Act. This is because the final boundaries selected by the Village will include no known residential units that could be subject to removal or relocation during the life of the proposed TIF District.

IV. METHODOLOGY OF EVALUATION

In evaluating the TIF District's qualification as a TIF District, the following methodology was utilized:

- 1) Site surveys of the TIF District were undertaken by representatives from Kane, McKenna and Associates, Inc., supplemented with photographic analysis of the sites. Site surveys were completed for each parcel within the proposed TIF District.
- 2) KMA performed EAV trend analysis to ascertain whether EAV growth in the proposed TIF District underperformed relative to EAV growth in the remaining part of the Village.
- 3) KMA conducted evaluations of exterior structures and associated site improvements, noting such conditions as deterioration, and obsolescence. Additionally, KMA reviewed the following data: 2003-2010 tax information from DuPage County and Milton Township, parcel tax maps, site data, local history (discussions with Village staff), and an evaluation of area-wide factors that have affected the area's development (e.g., lack of community planning, inadequate utilities, etc.).
- 4) Existing structures and site conditions were initially surveyed only in the context of checking against statutory criteria detailed in the TIF Act and as applied to structures and site conditions on the parcels.
- 5) The TIF District was examined to assess the applicability of the different factors required for qualification for TIF designation under the Act. Evaluation was made by reviewing the information and determining how each measured when evaluated against the relevant factors. Land within the TIF District was examined to determine the applicability of the thirteen (13) different Conservation Area factors for qualification for TIF designation under the Act.

V. QUALIFICATION FINDINGS FOR PROPOSED TIF DISTRICT

Based upon KMA's evaluation of parcels in the proposed TIF District and analysis of each of the eligibility factors summarized in Section II, the following factors are presented to support qualification of the proposed TIF District as a Conservation Area. The factors are summarized in the table below. These factors are found to be clearly present and reasonably distributed throughout the TIF District, as required under the Act.

Exhibit 2

Summary of Conservation Area Findings

Maximum Possible Factors per Statute	Minimum Factors Needed to Qualify per Statute	Qualifying Factors Present in Proposed TIF District
13	3	5 <ul style="list-style-type: none"> • Obsolescence • Inadequate Utilities • Lack of Community Planning • Deterioration • Excessive Vacancies

Note: In addition to 5 qualifying factors above, the proposed TIF District meets the statutory age threshold of 35 years.

Finding as a Conservation Area. The TIF District is found to qualify as a Conservation Area under the statutory criteria set forth in the TIF Act. As indicated in Section II, KMA performed a two-step assessment, first finding that a majority of parcels within the Conservation Area were over 35 years of age. Based upon County Assessor and site survey data, 5 out of 5 structures (100%) were over 35 years in age.

Conservation Area Factors. As a second step, KMA determined reviewed the criteria needed to qualify an area as a Conservation Area, finding that six factors were present:

- 1) **Obsolescence.** The Act states that obsolescence is the condition or process of falling into disuse or structures that have become ill-suited for their original use. The building located at 520 East North Avenue has been vacant since September, 2009 (and was in the process of reducing occupancy prior to that time). The structure is approximately 290,000 s.f., and was part of the original Container Campus facility. This structure has fallen into disuse. Other structures in the TIF District are over 40 years old and were originally designed as part of the original Container Corporation campus, single use facility. Over the years these facilities have been utilized for separate, different uses (e.g., the former maintenance/garage facility is now a repair/garage). All of the facilities have been reused by other entities.

Newer standards for industrial buildings consistently include higher ceilings and efficiently designed loading/unloading functions as well as coordinated access/egress. The configuration of industrial uses in the RPA appear dated. In addition, industrial building layouts and rear lots have limited access and use in relation to the frontage which is primarily occupied by parking areas or open space.

Overall, these older structures have a disproportionately negative “spill-over” effect on the area given the size of the properties (both the buildings and the associated land areas). Absent private and public sector reinvestment, said conditions may deter other property owners from reinvesting in or adjacent to the RPA. Equalized Assessed Valuation (EAV) of properties has also declined in tax year 2009 and 2010. The physical characteristics of the properties and the condition of infrastructure (see below) indicate that area wide obsolescence is present.

- 2) Inadequate Utilities. The Act states that this factor is present when: “Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines and gas, telephone and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the Redevelopment Project Area; (ii) deteriorated, antiquated, obsolete or in disrepair; or (iii) lacking within the Redevelopment Project Area.”

The Village’s staff has identified the following deficiencies in the Study Area:

There are no public roadways located within the TIF District; however, because the five separate parcels were once part of a single corporate campus, there is a network of private roadways within the TIF District. The roadways are two-lane asphalt with curb-and-gutter, and the majority are in fair to good condition; however, there are some areas with no curb-and-gutter, cracking, potholes and base failures, and these are generally in fair to poor condition. One roadway is approximately 1,600 feet in length and extends from a full intersection with North Avenue south to St. Charles Road. A frontage road extends from this north-south road east along North Avenue for approximately 1,500 feet to Schmale Road. An east-west road extends from the south end of the aforementioned north-south road to Schmale Road, a distance of approximately 1,400 feet. In total, there is approximately 4,500 feet of private roadway, in addition to access drives which serve the various buildings within the TIF District. The intersections of the private roadway network with North Avenue and Schmale Road are unsignalized.

Access to the properties in the TIF District is gained by private roadway network, with a full intersection at North Avenue on the north and two full intersections at Schmale Road on the east. In addition, access can be gained from the south and west by travelling through adjacent properties. For the TIF District properties to redevelop, access will need to be improved by providing an additional (right-in-right-out) intersection at North Avenue and signalization at one or more of the intersections at North Avenue and

Schmale Road, as warrants are met. Other improvements are necessary to repair and bring to current standards some sections of pavement within the internal private roadway network.

The underground utilities in this area were constructed in the mid-1960s and are therefore over 40 years old, nearing the end of their useful service life. The sanitary sewer runs along North Avenue, and is 12-inch cast-iron pipe. There is an approximate 175-foot section of this sanitary sewer which runs through the intersection with Schmale Road that is in particularly poor condition. Video inspection conducted in 2007 revealed severe corrosion throughout the entire section. In addition, there is a significant sag in the pipe for approximately seventy-five feet. This section of pipe through the Schmale intersection is clearly past its useful life and is no longer reliable.

The City has been replacing small sections of the water main and sanitary sewers as they break or collapse. The City's Public Works Department has reported an average of 3 to 5 major water main breaks per year due to the old corroded pipe. The water main is cast iron pipe and the sanitary sewer is clay; both materials are no longer used respectively in modern construction because they are brittle materials that have a tendency to break sooner and more often than modern ductile iron and pvc materials. Due to its age, condition and layout a completely new water main and sanitary sewer system would need to be constructed to serve the redevelopment. The overall age and condition dictate the construction of completely new water and sanitary sewer systems to sever the buildings in the TIF District.

Like the water main and sanitary sewer, the existing storm sewer system was constructed over 40 years ago. Although there have been some improvements made to the storm water management system, the most recent occurring in 2006 with the McKesson expansion (parcel 05-04-101-016), almost all of the facilities are obsolete or ineffective. Aside from the McKesson expansion improvements, the existing storm water management system was primarily constructed prior to DuPage County and Village storm water management requirements. The existing detention basin located at the southwest corner of parcel 05-04-100-006 is overgrown with vegetation, poorly maintained, significantly undersized and therefore largely ineffective.

Presently there are no plans or layouts for redevelopment to delineate which storm water management facilities would require repair, rehabilitation, reconstruction or new installation. However, given that most of the existing facilities are in poor condition, obsolete, ineffective or possibly not conducive to a redevelopment plan, it is assumed that an entire new storm water management system will be required.

- 3) Lack of Community Planning. The Act states that if the Redevelopment Project Area was developed prior to or without the benefit or guidance of a community plan, this factor is present. If the area developed prior to the adoption by the municipality of a comprehensive or other community plan, or if that plan was not followed at the time of the area's development, these facts can serve as a basis for this funding. This factor must

be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards or other evidence demonstrating an absence of effective community planning

The deficiencies in terms of stormwater management, coordinated access/egress, and parking have not been corrected on an area-wide basis.

Internal traffic circulation and North Avenue connection are primary challenge to coordinating future land-use and promoting redevelopment. There is an absence of internal roads and/or frontage roads that would connect stand-alone businesses along North Avenue. North Avenue includes a median and limits access/egress options. Other issues relating to access/egress (such as the number of curb cuts on major arterials) and truck traffic routing also require coordination by the Village as part of redevelopment efforts.

When the properties in the TIF District were first developed in the 1960s, they followed a trend of campus-like corporate headquarters that established the tone for development along North Avenue in Carol Stream. The community standards established in the 1960s for the North Avenue corridor reflect the deep frontages and extensive landscaping intended to create the desired image for this gateway to the Village. Recently, the properties have become less viable to businesses, and the outdated buildings no longer serve to adequately convey the image of high-quality development, nor do they present the desirable impression as a gateway to the community. While there are minimal zoning nonconformities with respect to the current bulk standards for the TIF District, the uses of the properties have become a challenge. The properties at the northeast end of the TIF District have been vacant for over two years, with few businesses interested in taking on the substantial cost of necessary building improvements or reconstruction.

- 4) Deterioration. The Act defines deterioration as the physical decline of surface improvements, primary building components, and secondary buildings components such as doors, windows, porches or gutters. With respect to surface improvements, deterioration is determined by the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking and surface storage areas (including but not limited to surface cracking, crumbling, potholes, depressions, loose paving material and weeds protruding through paved surfaces).

Deterioration is primarily observed among the surface improvements including parking lots and internal roadways. Parking lots adjacent to buildings have widespread cracking as well as potholes and depressions. Because parking lots constitute a much larger percentage of overall land use than in other areas of the RPA, the parking lots, in combination with the lack of landscaping and screens discussed above, have a negative aesthetic impact on the properties.

Secondary evidence of deterioration was observed among certain buildings components, mainly loading areas.

- 5) Excessive Vacancies. The Act states that this factor is present if there is “the presence of buildings that are unoccupied or underutilized, and represent an adverse influence on the area because of the frequency extent, or duration of the vacancies.

The 520 E. North Avenue building consisting of approximately 290,000 s.f. represents almost 36% of building square footage in the TIF District (total of 809,000 s.f. based on township data). The extended period of vacancy – since September, 2009, and the prominent location - along both North Avenue and Schmale Road – support this finding. In addition, two other structures (an addition to the 520 E. North Avenue building and a former service station) were demolished and have not been replaced.

VI. SUMMARY OF FINDINGS / GENERAL ASSESSMENT OF QUALIFICATION

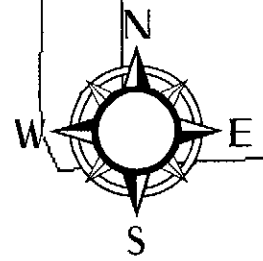
The following is a summary of relevant qualification findings as it relates to the Village's designation of the proposed TIF District.

1. The area is contiguous and is greater than 1½ acres in size;
2. The RPA will qualify as a Conservation Area. Further, the Conservation Area factors found in the RPA are present to a meaningful extent and are distributed throughout the area. A more detailed analysis of the qualification findings is outlined in Section V of this report;
3. All property in the area would substantially benefit by the proposed redevelopment project improvements;
4. The sound growth of taxing districts applicable to the area, including the Village, has been impaired by the factors found present in the area; and
5. The area would not be subject to redevelopment without the investment of public funds, including property tax increments.

In the judgment of KMA, these findings provide the Village with sufficient justification to consider designation of the TIF District for inclusion within the proposed TIF District.

EXHIBIT A
Boundary Map

NORTH AVENUE



05-04-101-015

05-04-100-006

05-04-100-007

05-04-101-016

05-04-101-009

SCHMALE
ROAD

LEGEND

TIF Parcel



North Avenue & Schmale Road TIF District Map

Prepared by Department
of Engineering Services
August 23, 2011

AGENDA ITEM

H-3 12-5-2011

ORDINANCE NO. _____

**AN ORDINANCE ADOPTING TAX INCREMENT FINANCING FOR
THE VILLAGE OF CAROL STREAM NORTH AVENUE AND SCHMALE ROAD
TAX INCREMENT FINANCING DISTRICT**

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (hereinafter referred to as the "TIF Act"), the Village of Carol Stream (hereinafter referred to as the "Village") authorized a study in regard to designating a redevelopment project area for the Village's North Avenue and Schmale Road Tax Increment Financing District (hereinafter referred to as the "N/S TIF District"); and

WHEREAS, on September 6, 2011, the Village announced the availability of the redevelopment plan and project for the N/S TIF District (hereinafter referred to as the "TIF Plan"), with said TIF Plan containing an eligibility study for the N/S TIF District, addressing the tax increment financing eligibility of the area proposed for designation as the redevelopment project area for said N/S TIF District (hereinafter referred to as the "Redevelopment Project Area"); and

WHEREAS, the Mayor and Board of Trustees of the Village desire to adopt tax increment financing pursuant to the TIF Act; and

WHEREAS, the Mayor and Board of Trustees of the Village have approved the TIF Plan and designated the Redevelopment Project Area pursuant to the provisions of the TIF Act, and have otherwise complied with all other conditions precedent required by the TIF Act;

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Board of Trustees of the Village of Carol Stream, DuPage County, Illinois, as follows:

SECTION 1: That tax increment financing is hereby adopted with respect to the N/S TIF District, the TIF Plan in relation thereto, approved and adopted pursuant to an Ordinance adopted by the Mayor and Board of Trustees of the Village on December 5, 2011, and the Redevelopment Project Area in relation thereto, described and depicted in EXHIBIT A-1 and EXHIBIT A-2 attached hereto and made a part hereof, approved, adopted and so designated pursuant to an Ordinance adopted by the Mayor and Board of Trustees on December 5, 2011, with the initial equalized assessed valuation for said N/S TIF District being the 2010 equalized assessed valuation of the Redevelopment Project Area.

SECTION 2: That the *ad valorem* taxes arising from the levies upon taxable real property in the Redevelopment Project Area by taxing districts, and tax rates determined in the manner provided in Section 5/11-74.4-9 of the TIF Act (65 ILCS 5/11-74.4-9), each year after the effective date of this Ordinance until redevelopment project costs and all municipal obligations financing redevelopment project costs have been paid, shall be divided as follows:

A. That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value (the 2010 equalized assessed valuation) of each such taxable lot, block, tract or parcel of real property in the Redevelopment Project Area shall be allocated to, and when collected shall be paid by the DuPage County

Collector to, the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing; and

B. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the initial equalized assessed valuation (the 2010 equalized assessed valuation) of each lot, block, tract or parcel of real property in the Redevelopment Project Area shall be allocated to, and when collected shall be paid by the DuPage County Collector to, the Village Treasurer who shall deposit said funds in a special fund called "The Special North Avenue and Schmale Road Tax Increment Allocation Fund" of the Village for the development of the TIF Plan.

SECTION 3: That the Village shall obtain and utilize incremental taxes from the Redevelopment Project Area for the payment of redevelopment project costs and all Village obligations financing redevelopment project costs in accordance with the provisions of the TIF Act and the TIF Plan.

SECTION 4: That this Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

SECTION 5: That if any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance.

SECTION 6: That all ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

ADOPTED this 5th day of December, 2011, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this 5th day of December, 2011.

Frank Saverino, Sr., Mayor

ATTEST:

Beth Melody, Village Clerk

Published by me in pamphlet form this 6th day of December, 2011.

Beth Melody, Village Clerk

EXHIBIT A-1

Redevelopment Project Area Description

**Village of Carol Stream
North Avenue and Schmale Road TIF District**

Legal Description:

LOTS 1 AND 2 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 QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

LOTS 1 AND 2 (EXCEPT THAT PART OF SAID LOTS 1 AND 2 THAT IS LOCATED IN THE SOUTHWEST ¼ OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS) IN SMURFIT STONE SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SECTION 4, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

LOT 4 IN CONTAINER CORPORATION OF AMERICA PLAT OF LOT 4, BEING A 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 AUGUST 29, 1985 AS DOCUMENT R 85-72067, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

OF THAT PART OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT A POINT ON THE SOUTH LINE OF CONTAINER CORPORATION OF AMERICA PLAT OF LOT 3 WHICH IS ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE AID ROUTE 36 (SCHMALE ROAD) (SAID PLAT HAVING BEEN RECORDED ON NOVEMBER 10, 1969 AS DOCUMENT R69-48794, IN DUPAGE COUNTY, ILLINOIS) AND RUNNING THENCE SOUTH 3 DEGREES 09 MINUTES 36 SECONDS EAST ALONG SAID RIGHT-OF-WAY LINE, 154.85 FEET TO THE NORTHERLY LINE OF THE RIGHT-OF-WAY OF THE COMMONWEALTH EDISON COMPANY; THENCE SOUTH 87 DEGREES 26 MINUTES 52 SECONDS WEST ALONG SAID NORTHERLY LINE, 737.07 FEET TO THE NORTHWEST CORNER OF SAID RIGHT-OF-WAY; THENCE SOUTH 3 DEGREES 31 MINUTES 04 SECONDS EAST, 117.02 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE SOUTH 87 DEGREES 26 MINUTES 52

SECONDS WEST ALONG SAID NORTHERLY LINE, 35.94 FEET TO THE EAST LINE OF MARIE I. HUSKA'S PLAT OF SURVEY; THENCE NORTH 5 DEGREES 32 MINUTES 19 SECONDS WEST ALONG SAID EAST LINE, 274.93 FEET TO THE NORTHEAST CORNER THEREOF (BEING ON THE SAID SOUTH LINE OF CONTAINER CORPORATION OF AMERICA PLAT OF LOT 3); THENCE NORTH 87 DEGREES 38 MINUTES 45 SECONDS EAST ALONG SAID SOUTH LINE, 158.04 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 302.94 FEET, A LONG CHORD BEARING OF NORTH 69 DEGREES 37 MINUTES 32 SECONDS EAST, AND A LONG CHORD LENGTH OF 119.77 FEET, FOR AN ARC DISTANCE OF 120.56 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 00 SECONDS EAST, 511.99 FEET TO SAID WESTERLY RIGHT-OF-WAY LINE OF STATE AID ROUTE 36 (SCHMALE ROAD); THENCE SOUTH 03 DEGREES 09 MINUTES 36 SECONDS EAST ALONG SAID WESTERLY LINE, 16.17 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS. SITUATED IN THE COUNTY OF DUPAGE, IN THE STATE OF ILLINOIS.

ALONG WITH THAT PORTION OF SCHMALE ROAD LOCATED ADJACENT THERETO;

PINs: 05-04-100-006 and -007; 05-04-101-009, -015 and -016;

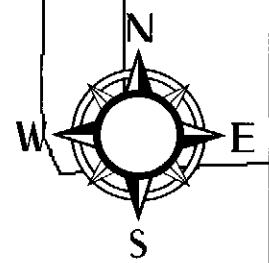
Common Addresses: 400, 450, and 500 to 550 East North Avenue;
and 200 S. Schmale Road, Carol Stream, Illinois.

EXHIBIT A-2

Street Location Map

(attached)

NORTH AVENUE



05-04-101-015

05-04-100-006

05-04-100-007

05-04-101-016

05-04-101-009

SCHMALE
ROAD

LEGEND

TIF Parcel



North Avenue & Schmale Road TIF District Map

Prepared by Department
of Engineering Services
August 23, 2011

AGENDA ITEM

H-4 12-5-2011

ORDINANCE NO. _____

AN ORDINANCE AMENDING SECTION 13-3-13 OF THE VILLAGE CODE PERTAINING TO WATER AND SEWER RATES

WHEREAS, the Village of Carol Stream owns and operates a combined water and sewer system that serves all residents and businesses in the Village of Carol Stream and some of the adjacent unincorporated areas; and

WHEREAS, all of the funds required for the operation, maintenance and improvement of the system come from the users of the system, essentially through a system of user rates and charges; and

WHEREAS, the Village of Carol Stream purchases its allocation of Lake Michigan water through its participation and membership in the DuPage Water Commission; and

WHEREAS, beginning January 1, 2012, Carol Stream's cost of purchasing Lake Michigan water through the DuPage Water Commission will increase by \$0.69 per 1,000 gallons of water purchased; and

WHEREAS, there is insufficient revenue from the current water charges paid by the customers of the system to cover the additional cost of purchasing Lake Michigan water; and

WHEREAS, an increase in the water rate of \$0.69 per 1,000 gallons billed to Carol Stream water customers is necessary to offset the Village's additional cost of purchasing water,

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: That Section 13-3-13 of the Village Code of Ordinances, Subsections (B), (C) and (D) of the Village of Carol Stream pertaining to Water and Sewer Rates is and the same is hereby amended to read as follows:

§13-3-13 RATES

- (B) For each residential single-family, commercial or industrial user of the combined waterworks and sewerage system within the corporate limits, the charge for water and sewer service shall be as follows:

The charge shall be \$7.40 per each 1,000 gallons or a fraction thereof.

- (C) For each residential single-family and multi-family, commercial, or industrial user of water service only, within the corporate limits, the charge for water service only shall be as follows:

For each 1,000 gallons, the charge shall be \$4.78 per each 1,000 gallons or fraction thereof.

- (D) For each residential single-family and multi-family, commercial or industrial user of the sewer service only, within the corporate limits, the charge for sewer service only shall be as follows:

For each 1,000 gallons, the charge shall be \$2.62 for each 1,000 gallons or fraction thereof.

SECTION 2: All other sections of the code not herein modified or changed shall remain in full force and effect.

SECTION 3: After its passage, approval and publication in pamphlet form as provided by law, this Ordinance shall be in full force and effect for usage beginning January 1, 2012.

PASSED AND APPROVED THIS 5TH DAY OF DECEMBER 2011.

AYES:

NAYS:

ABSENT:

Frank Saverino, Sr., Mayor

ATTEST:


Beth Melody, Village Clerk

Village of Carol Stream

Interdepartmental Memorandum

DATE: November 28, 2011

TO: Joe Breinig, Village Manager

FROM: Jon Batek, Finance Director 

SUBJECT: Proposed Water Rates for January 1, 2012

Following recent actions by the City of Chicago and the DuPage Water Commission which increase our cost of purchasing Lake Michigan water, attached is an ordinance which proposes an increase in Carol Stream's water rate to be effective January 1, 2012.

The proposed increase in rate is \$0.69 cents per 1,000 gallons of billed consumption. This increase only passes through our additional cost of purchasing water and does not provide any additional funds to support operations or capital replacement in the Water and Sewer Fund. There is no increase proposed in the sewer portion of the rate at this time.

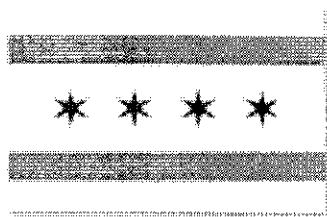
From the time these developments first became known in mid-October, staff began an accelerated preparation and analysis of the FY13 Water and Sewer budget. The budget team met last Wednesday to discuss the operational needs of the fund, and have concluded that these needs will be met for the coming fiscal year by only passing through our direct cost increase in water purchases. The Fund cannot however afford to absorb any of the proposed cost increases.

This situation will need to be monitored and reevaluated on an annual basis in conjunction with the next 3 years of scheduled rate increases for 2013 through 2015. As such, the proposed ordinance for consideration on December 5th only impacts rates to be effective January 1, 2012.

Please let me know if you have any questions.

Village of Carol Stream
 Schedule of Projected Water Rates (Tentative - For Planning Purposes Only)
 Calendar Years 2012 to 2015

Calendar Year	Chicago Charge to DWC			DWC Charges to Municipalities					Carol Stream Charges to Customers		
	Rate	\$ Inc.	% Inc.	Variable	Fixed	Total	\$ Inc.	% Inc.	Rate	\$ Inc.	% Inc.
2011	\$ 2.01			\$ 2.04	\$ 0.26	\$ 2.30			\$ 4.09		
2012	2.51	0.50	25%	2.73	0.26	2.99	0.69	30%	4.78	0.69	17%
2013	2.89	0.38	15%	3.32	0.27	3.59	0.60	20%	5.38	0.60	13%
2014	3.32	0.43	15%	3.97	0.27	4.24	0.65	18%	6.03	0.65	12%
2015	3.82	0.50	15%	4.68	0.28	4.96	0.72	17%	6.75	0.72	12%



AGENDA ITEM

H-5 12-5-2011

Ordinance No. _____

**An Ordinance for the Levy and Assessment of Taxes in the Amount of \$3,431,500
for the Fiscal Year Beginning May 1, 2011 and Ending, April 30, 2012,
of the Village of Carol Stream, DuPage County, Illinois**

Whereas, the Mayor and Board of Trustees of the Village of Carol Stream, County of DuPage and the State of Illinois did on the 4th day of April, 2011, pass the Annual Budget for the Village of Carol Stream for the fiscal year beginning May 1, 2011 and ending April 30, 2012, the amount of which is ascertained to be the aggregate of \$43,114,482, which said Budget was duly considered and heard by public hearing on the 4th day of April, 2011, in accordance with the provisions of Chapter 65, 5/8-2-9.9, Illinois Compiled Statutes; and

Whereas, the Board of Library Trustees of the Carol Stream Public Library on March 16, 2011 passed Resolution #248 adopting a working and appropriation budget and request for tax levy, such budget having been incorporated into the foregoing adopted annual Village Budget; and

Whereas, the Board of Trustees of the Village of Carol Stream at an open meeting held on November 7, 2011, adopted Resolution No. 2556 to record the determination of the amounts of money estimated to be necessary to be raised by the property tax for the fiscal year beginning May 1, 2011 and ending April 30, 2012, upon the taxable property in the Village of Carol Stream, such amount determined to be \$3,431,500 (\$0 Village, \$3,431,500 Library), which is decreased from the amount of property taxes extended upon the levy of the preceding year, exclusive of debt service levies and levies for required election costs, by \$37,190 or 1.1%,

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: That the following sums, or so much thereof as may be authorized by law, be and the same are hereby levied for general corporate purposes for the Village of Carol Stream for the objects hereinafter specified for the municipal fiscal year beginning May 1, 2011 and ending April 30, 2012 and that the sums of money hereinafter set forth are deemed necessary expenses and liabilities for said period for the purposes following:

	<u>AMOUNT BUDGETED</u>	<u>TO BE RAISED FROM TAX LEVY</u>
<u>VILLAGE OF CAROL STREAM</u>		
General Corporate Purpose	\$ 20,219,690	\$ 0
TOTAL VILLAGE LEVY	<u>\$ 20,219,690</u>	<u>\$ 0</u>

Section 2: That the following sums, or so much thereof as may be authorized by law, be and the same are hereby levied for Library purposes for the Village of Carol Stream Library for the objects hereinafter specified for the municipal fiscal year beginning May 1, 2011 and ending April 30, 2012 and that the sums of money hereinafter set forth are deemed necessary expenses and liabilities for said period for the purposes following:

	<u>AMOUNT BUDGETED</u>	<u>TO BE RAISED FROM TAX LEVY</u>
<u>CAROL STREAM PUBLIC LIBRARY FUND</u>		
<u>Salaries</u>		
Exempt Staff	\$ 1,038,184	\$ 1,038,184
Non exempt Staff	674,953	674,953
Custodial Salaries	70,340	70,340
Professional Education	11,350	11,350
Benefits	337,760	337,760
Subtotal	<u>2,132,587</u>	<u>2,132,587</u>
<u>Plant Maintenance</u>		
Supplies	11,025	11,025
Maintenance & Repair	18,000	18,000
Maintenance Contracts	46,000	46,000
Landscape Maintenance	25,500	25,500
Furniture/Equipment	6,025	6,025
Electrical	43,900	43,900
Water/Sewer	4,235	4,235
Insurance (Property)	6,067	6,067
Subtotal	<u>160,752</u>	<u>160,752</u>
<u>Business Expense</u>		
Postage	7,500	7,500
Office Equipment/Supplies	7,530	7,530
Printer Supplies	12,100	12,100
Equipment Leasing	15,400	15,400
Mileage Reimbursement	3,050	3,050
Legal Notices	650	650
Help Wanted Ads	300	300
Business Phone	7,700	7,700
Accounting Service	12,900	12,900
Material Recovery Fee	3,300	3,300
Payroll Service	5,200	5,200
Attorney Fees	4,500	4,500
Other Consultants	-	-

	<u>AMOUNT BUDGETED</u>	<u>TO BE RAISED FROM TAX LEVY</u>
Other Expenditures	3,225	3,225
Recycling	800	800
Bank Fees	500	500
Security Service	41,500	41,500
Subtotal	<u>126,155</u>	<u>126,155</u>
<u>Support Services</u>		
Automation Hardware	25,000	25,000
Automation Lease Fees	3,350	3,350
Computer Software	15,000	15,000
System Maintenance	40,700	40,700
Technical Supplies	11,547	11,547
Circulation Supplies	10,175	10,175
Rebinding	1,700	1,700
Bibliographic Service	7,434	7,434
Recip. Borrowing Expenses	1,100	1,100
MAGIC Consortium	94,190	94,190
Subtotal	<u>210,196</u>	<u>210,196</u>
<u>Public Services</u>		
Youth Services Programs	7,100	7,100
Summer Reading - Youth	7,100	7,100
Adult Programming	4,900	4,900
Library Handouts	7,250	7,250
Library Newsletter	33,880	33,880
Youth Services Publicity	3,500	3,500
Summer Reading Publicity	2,000	2,000
Adult Publicity	1,200	1,200
Library Promotion	9,000	9,000
Reference Services Expense	2,468	2,468
Subtotal	<u>78,398</u>	<u>78,398</u>
<u>Collection Development</u>		
Youth Services Books	55,000	55,000
Youth Service Graphic Novels	4,200	4,200
Youth Services Paperbacks	4,200	4,200

	<u>AMOUNT BUDGETED</u>	<u>TO BE RAISED FROM TAX LEVY</u>
Youth Services Reference	27,000	27,000
Youth Services Magazines	1,700	1,700
Youth Services Realia	600	600
Youth Services Recordings	900	900
Youth Services Kits	1,200	1,200
Youth Services Audio Books	4,300	4,300
Youth Services Videos	7,500	7,500
Youth Services Electronic media	1,400	1,400
Parent Collection/Books	3,000	3,000
Parent Collection/Non-Book	1,925	1,925
Adult Books	90,000	90,000
Adult Paperbacks	2,500	1,600
World Languages	5,000	5,000
Large Print Books	12,000	11,000
Adult Reference	184,000	184,000
Adult Magazines	13,600	13,600
Newspapers	3,800	3,800
Adult Compact Discs	5,800	5,800
Adult Audio Books	26,250	12,087
Adult Video recordings	30,000	-
Adult Electronic Media	4,000	-
Professional Collections	10,500	-
Digital Media	12,000	-
Subtotal	<u>512,375</u>	<u>439,812</u>
Total General Corporate Fund Levy	\$ <u>3,220,463</u>	\$ <u>3,147,900</u>
 <u>Capital Maintenance & Repair Expenditures</u>		
Major Repairs	100,000	-
Other Capital Expenditures	31,880	-
Total Capital Maint. & Repair	\$ <u>131,880</u>	\$ <u>-</u>
 <u>Audit Levy</u>		
Total Audit Levy	\$ <u>5,600</u>	\$ <u>5,600</u>

	<u>AMOUNT BUDGETED</u>	<u>TO BE RAISED FROM TAX LEVY</u>
<u>IMRF Fund</u>		
Social Security	136,436	130,000
IMRF	204,000	140,000
Total IMRF Fund	\$ 340,436	\$ 270,000
<u>Tort Immunity Insurance</u>		
Liability Insurance	15,056	5,000
Risk Mgmt Expense	6,700	-
Unemployment Comp	3,740	3,000
Total Tort Immunity Insurance	\$ 25,047	\$ 8,000
TOTAL LIBRARY LEVIES:	\$ 3,723,426	\$ 3,431,500

LIBRARY LEVY RECAP:

Taxes to be levied for Public Library as aforesaid, which shall be proceeds of a levy of a tax for Public Library as provided by Statute:

\$3,147,900

Of the foregoing Annual Tax Levy, the amount to be levied for **Tort Immunity Insurance**, as provided in Illinois Statutes, Chapter 745, Section 10/9-107 et seq., in addition to all other taxes is the sum of:

\$8,000

Of the foregoing Annual Tax Levy, the amount to be levied for participation in the Federal **Social Security** Insurance Program as provided by Illinois Statutes, Chapter 40, Section 5/21-110 et seq., and,

\$130,000

for participation in the **Illinois Municipal Retirement Fund** as provided by Illinois Statutes, Chapter 40, Section 5/22-403 et seq., in addition to all other taxes is the sum of:

\$140,000

Of the foregoing Annual Tax Levy, the amount to be levied for the annual **audit** as provided in Illinois Statutes, Chapter 50, Section 310/9, et seq., in addition to all other taxes is the sum of:

\$5,600

TOTAL LEVY FOR ALL LIBRARY FUNDS

\$3,431,500

Section 3: That the amounts budgeted and not expressly itemized and carried forward in this Tax Levy Ordinance will be paid out of monies from sources other than the tax levy.

Section 4: That the total amount of \$3,431,500 ascertained as aforesaid, be hereby levied and assessed on all property subject to taxation within the Village of Carol Stream according to the value of said property as the same is assessed and equalized for state and county purposes for the current year.

Section 5: That it is hereby certified to the County Clerk of DuPage County, Illinois, the total amount of \$3,431,500 which the Village of Carol Stream requires to be raised by taxation for the current fiscal year of the Village, and the Village Clerk of the Village is hereby ordered and directed to file with the County Clerk of said county on or before the time required by law a certified copy of this ordinance.

Section 6: That it is hereby certified to the County Clerk of DuPage County, Illinois, that the Mayor and Board of Trustees, acting as the corporate authorities of the Village of Carol Stream, DuPage County, Illinois, have complied and conformed with all the requirements of the Truth in Taxation Act, (Illinois Compiled Statues, Chapter 35, Sections 200/18-55 et seq.), where required, and the Mayor of said Village is hereby directed to file with the County Clerk of said

county, together with the certified copy of this ordinance as provided hereinabove, a certification that said Village complied with all requirements of the Truth in Taxation Act, if required by law or by the said County Clerk.

Section 7: That the Village Board of the Village of Carol Stream, Illinois, hereby requests that the County Clerk of DuPage County, Illinois, compute and extend the 2011 property tax for the Village of Carol Stream and the Carol Stream Public Library as if the Village were a non-home rule community.

Section 8: This ordinance shall take effect and be in full force and effect from and after its passage and approval, as provided by law.

Passed by the Mayor and Board of Trustees of the Village of Carol Stream, Illinois, this ____ day of _____, 2011.

Ayes:

Nays:

Absent:

Approved by the Mayor of the Village of Carol Stream, Illinois, this 5th day of December, 2011.

Frank Saverino, Sr., Mayor
Village of Carol Stream, Illinois

Attest:

Beth Melody, Village Clerk of the
Village of Carol Stream, Illinois
(Published in pamphlet form and posted on the _____ day of _____, 2011.)

STATE OF ILLINOIS)

COUNTY OF DU PAGE)

I, Frank Saverino Sr., do hereby certify that I am the duly qualified and acting Mayor of the Village of Carol Stream, DuPage County, Illinois.

I do further certify that the Village of Carol Stream, DuPage County, Illinois, has complied and conformed with the requirements of the Truth in Taxation Act as applicable, (Illinois Compiled Statutes, Chapter 35, Sections 200/18-55 et seq.), in connection with its 2011 Tax Levy Ordinance (Ordinance No. _____).

IN WITNESS WHEREOF, I hereunto affix my official signature at Carol Stream, Illinois, this _____ day of _____, 2011.

Frank Saverino, Sr., Mayor

(SEAL)

CERTIFICATION

I, Beth Melody, duly elected Village Clerk of the Village of Carol Stream, Illinois, do hereby certify that the attached is the true original copy of Ordinance No. _____, passed by the Board of Trustees of the Village of Carol Stream, Illinois, at the _____ Meeting of said Board held on the _____ day of _____, and that the same was signed and approved by the Mayor of said Village on the _____ day of _____.


I do further certify that the original is entrusted to me as Village Clerk of said Village for safekeeping and that I am the lawful custodian and keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Carol Stream, Illinois, this _____ day of _____.

Beth Melody, Village Clerk

CORPORATE SEAL

Village of Carol Stream
Interdepartmental Memorandum

DATE: December 1, 2011
TO: Joe Breinig, Village Manager
FROM: Jon Batek, Finance Director 
SUBJECT: 2011 Property Tax Levy - Final Action

Attached is the proposed 2011 property tax ordinance for final adoption on Monday, December 5. The Village Board must adopt the annual property tax levy of the Carol Stream Public Library based on how the library is established under Illinois law.

In advance of this action, the Library Board previously considered and formalized their tax levy request through the adoption of Resolution # 248 on March 16, 2011.

This was followed by Village Board adoption of Resolution No. 2556 on November 7, 2011 to comply with provisions of the Illinois Truth In Taxation Act (35 ILCS 200/18-60).

Following adoption Monday evening, a copy of the ordinance will be filed with the DuPage County Clerk for extension on tax bills issued on or about May 1, 2012.

AGENDA ITEM

RESOLUTION NO. _____

I-1 12-5-2011

A RESOLUTION DECLARING SURPLUS PROPERTY OWNED BY THE VILLAGE OF CAROL STREAM

WHEREAS, in the opinion of the corporate authorities of the Village of Carol Stream, Illinois, it is no longer necessary or useful, or for the best interests of the Village of Carol Stream to retain ownership of the personal property hereinafter described; and

WHEREAS, the described surplus property has been determined by the corporate authorities of the Village of Carol Stream to have negligible value to the Village; and

WHEREAS, it has been determined by the Mayor and Board of Trustees of the Village of Carol Stream to declare and dispose of the surplus property described below.

NOW, THEREFORE, BE IT RESOLVED 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: That the Mayor and Board of Trustees of the Village of Carol Stream find that the following personal property:

2003 Volvo Tractor	4V4NC9TG43N340984
1999 Chevrolet Malibu	1G1NE52M6X6244353
1995 Toyota Camry	4T1SK11E9SU491808
1992 Lincoln Town Car	1LNLM81W0NY745841
1994 Chevrolet	2G1W154T4R1108828

now owned by the Village of Carol Stream, is no longer useful and authorize its disposal per the attached memorandum dated November 28, 2011.

SECTION 2: This resolution shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED AND APPROVED THIS 5th DAY OF DECEMBER, 2011.

AYES: ()

NAYS: ()

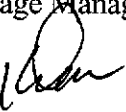
ABSENT: ()

Frank Saverino, Sr., Mayor

ATTEST:

Beth Melody, Village Clerk

Village of Carol Stream
Interdepartmental Memo

TO: Joe Breinig, Village Manager
FROM: Chief Kevin Orr 
DATE: November 28, 2011
RE: The police department requests that the Village Board declare the below vehicles surplus so they may be auctioned on EBay, or donated to the Fire Protection District for training.

The below listed vehicles have been awarded to the Village via seizure laws of the Illinois Compiled Statutes. I would like these vehicles declared surplus so they can be auctioned on EBay.

2003 Volvo Tractor	4V4NC9TG43N340984
1999 Chevrolet Malibu	1G1NE52M6X6244353
1995 Toyota Camry	4T1SK11E9SU491808
1992 Lincoln Town Car	1LNLM81W0NY745841

The below listed vehicle has also been awarded to the Village via seizure laws. It is in disrepair with broken doors, window and hood release. I would like this vehicle declared surplus so it can be donated to the Fire Protection District for training.

1994 Chevrolet	2G1W154T4R1108828
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AGENDA ITEM

J-1 12-5-2011

Village of Carol Stream **Interdepartmental Memo**

TO: Joseph E. Breinig, Village Manager

FROM: Robert J. Glees, Community Development Director *RJG*

DATE: December 1, 2011

RE: **Agenda Item for the December 5, 2011, Village Board Meeting Request from Outreach Community Ministries for License Agreement to Allow Use of Village Property (Community Park)**

PURPOSE

The purpose of this memorandum is to provide the Village Board with information regarding the referenced request, and to give a staff recommendation.

DISCUSSION

Outreach Community Ministries (OCM) wishes to improve handicapped access to their building at 345 S. President Street by constructing a new concrete sidewalk and ramp to the door at the southeast corner of the building. The adjacent property to the south of the OCM property happens to be Community Park, which is owned by the Village of Carol Stream. As there is not sufficient space between the south building wall and the south property line of the OCM property to fit the proposed concrete sidewalk and ramp, OCM approached staff to seek a solution. During the course of evaluating the problem, staff noted that a number of structures ancillary to OCM's operations at 345 S. President Street exist on the Community Park property, including landscaping, a landscape timber wall, a landscape timber stairway, an asphalt pedestrian path and a shed. There is no record of Village approval for any of these encroachments. Regarding the shed encroachment, staff notified OCM in a letter dated November 2, 2010, that the shed may remain, but if altered, repaired or reconstructed in the future, it must be brought into compliance with applicable codes.

Staff believes the best solution to enable OCM to complete their access improvement project is to enter into a license agreement to allow encroachment of the concrete sidewalk and ramp onto the Community Park property. This solution has the added benefit of permitting the existing encroachments to

Joseph E. Breinig, Village Manager

December 1, 2011

Page 2 of 2

continue to exist, but with the approval of the Village and with the proper indemnification. Staff and the Village Attorney have coordinated with OCM and their attorney to develop the attached license agreement. We would note that the requirements of the Village's November 2, 2010, letter regarding the existing shed have been incorporated into the proposed license agreement.

RECOMMENDATION

If the Village Board is willing to approve the Outreach Community Ministries request, then staff recommends the Village Board, by motion, authorize the Village Manager to execute the attached license agreement.

RJG:bg

t:\outreach community ministries\license agreement memo.doc

LICENSE AGREEMENT
BETWEEN THE VILLAGE OF CAROL STREAM
AND THE OWNER OF PROPERTY LOCATED
AT THE OUTREACH COMMUNITY CENTER
345 S. PRESIDENT STREET, CAROL STREAM

AGREEMENT made and entered into this _____ day of December, 2011, between the Village of Carol Stream, a municipal corporation in DuPage County, Illinois, ("Village") and Outreach Community Ministries ("Owner").

In consideration of the promises made within this License Agreement, the Village and the Owner do hereby agree as follows:

1. The Owner has ownership or possessory rights regarding the property commonly known as 345 S. President Street, located in the Village of Carol Stream, Illinois. The Village is willing to grant a license to the Owner to be able to use Village property which is contiguous to the Owner's property described above along the South property line of the Owner.

2. The legal description of that part of the Village property over which the license will be granted is legally described and referred to as the "Licensed Premises". The Licensed Premises is set forth in Exhibit A which is attached hereto and made a part hereof.

3. The grant of license shall be made to this Owner only and shall not run with the land, and is made subject to the terms and conditions set forth below. Owner may not transfer or assign any interest in this license agreement to any third party. Owner may not sublicense any portion of the Licensed Premises.

4. The license shall allow the use by the Owner of the Licensed Premises for the purpose of construction of a new 61-foot-long sidewalk along the south side of premises which shall extend 6 inches onto the Licensed Premises to accommodate installation of a handicap ramp for additional access to the building. The license shall also permit Owner to keep certain existing structures in place (see Exhibit "B" attached hereto and made a part hereof) that currently encroach over and onto the adjacent property owned by the Village, along with an existing 204-foot-long blacktop path, certain landscaping, timber stairs extending onto the property by 15 feet, and a shed which extends 7 feet 9 inches over and onto the Licensed Premises.

5. If, at any time in the future, the Owner wishes to repair or alter the existing shed set forth in Paragraph 4, the shed will then need to be removed from the Licensed Premises and located in compliance with all applicable codes and requirements. If, at any time in the future, the Owner wishes to remove the existing shed and construct a new shed, the new shed must comply with all applicable codes and requirements.

6. Sidewalk that will be constructed parallel along the south property line shall encroach by 6 inches over and onto Village property as shown on Exhibit C attached hereto.

7. With the exception of the structures set forth in Paragraph 4 above, no additional structures of any kind shall be placed on the Licensed Premises, but same may be used for existing landscaping and other purposes that do not presently interfere with the aforesaid uses and rights.

8. All prior understandings and agreements between the parties are merged into this license agreement, and this agreement may not be modified orally or in any manner other than by an agreement in writing signed by both parties.

9. With the exception of the structures and landscaping as set forth in Paragraphs 6 and 7 above, no accessory structures shall be permitted to be located within the property unless written authorization is provided by the Village.

10. In the event that the Owner shall be required to obtain a permit from the Village or some other governmental body in order to carry out the activity permitted to take place within the Licensed Premises of the license, it shall be the obligation of the Owner, at the Owner's expense, to procure all such permitting at the Owner's own cost.

11. The license herein granted may be terminated by the Village upon a written notice of termination, which must be delivered by mail or by personal delivery not less than three months prior to the termination date. Provided, however, that in the event that the Village needs to gain access to the Licensed Premises for a purpose which involves the life or safety of municipal residents or other parties, the license may be terminated upon such notice as shall be reasonable under the circumstance.

12. When the license is terminated, the Owner shall remove from the Licensed Premises any item, at Owner's expense, including but not limited to, object or other piece of personal property which it has placed on the property owned by the Village. All of the items and structures set forth in Paragraph 4 or otherwise authorized by the Village are agreed to be personal property and shall never be considered fixtures to the real estate. If the object of the Owner is not removed, the Village may remove it at the Owner's expense, and the Village shall not be liable for any damage done during the removal process.

13. The Owner covenants and agrees that it has had the opportunity to inspect the Leased Premises and that such Leased Premises is in good order and condition. Owner acknowledges and agrees that no representations, warranties (expressed or implied) or covenants with respect to the condition or maintenance of the Leased Premises have been made to the Owner. The Village makes no representation that the Leased Premises is suitable for the use intended by the Owner.

14. Owner, at its sole cost and expense, shall maintain the Licensed Premises in a safe and slightly condition and in good repair. In the event the Owner fails to maintain the Licensed Premises as required herein, the Village may complete any maintenance and the Owner shall reimburse the Village for such costs and expenses.

15. The Parties acknowledge that the Licensed Premises is owned by a governmental entity and has been exempted from the payment of real estate property taxes. The Parties further acknowledge that the Owner is a not-for-profit entity and as such its use of the Licensed Premises should be exempt from real estate property taxes. However, to the extent that real estate taxes are assessed against the License Premises as a result of the Owners use of the Licensed Premises, the Owner shall be responsible for the payment of any such taxes; provided that the Owner shall have the full right to contest any assessment of real estate taxes assessed against the Licensed Premises.

16. Failure of Village to insist on strict performance of any of the conditions, covenants, terms or provisions of this Agreement or to exercise any of its rights hereunder shall not waive such rights, but Village shall have the rights to enforce such rights at any time and take such action as might be lawful or authorized hereunder, either in law or equity. The receipt of any sum paid by Owner to Village, after a breach of this Agreement, shall not be deemed a waiver of such breach unless expressly set forth in writing.

17. Owner represents and warrants that its use of the Licensed Premises herein will not generate any hazardous substance, and it will not store or dispose on the Licensed Premises nor transport to or over the Licensed Premises any hazardous substance. Village represents that it has no knowledge of the existence of any hazardous substance on, in, or under the Licensed Premises. Owner further agrees to hold Village harmless from and indemnify Village against any release of any such hazardous substance caused by Owner or its employees or agents and any damage, loss, or expense or liability resulting from such release including all attorneys' fees, costs and penalties incurred as a result thereof. "Hazardous substance" shall be interpreted broadly to mean any substance or material defined or designated as hazardous or toxic waste, hazardous or toxic material, hazardous or toxic or radioactive substance, or other similar term by any Federal, State or local environmental law, regulation or rule presently in effect or promulgated in the future, as such laws, regulations or rules may be amended from time to time; and it shall be interpreted to include, but not be limited to, any substance which after release into the environment will or may reasonably be anticipated to cause sickness, death or disease.

18. During the term of the license agreement, Owner shall maintain, or cause to be maintained, in full force and effect and at its sole cost and expense, comprehensive general liability insurance with minimum limits of two million dollars (\$2,000,000.00) with a two million dollar (\$2,000,000.00) minimum umbrella as the combined single limit for each occurrence of bodily injury, personal injury and property damage. Such policy shall be written on an occurrence and not on a claims made basis. The coverage amounts set forth above may be met by a combination of underlying and umbrella policies so long as, in combination, the limits equal or exceed those stated.

All policies shall specifically name Village, and its respective officers, boards, commissions, employees, and agents, as their respective interests may appear as additional insureds (herein referred to as the "Additional Insureds"). Each policy which is to be endorsed to add Additional Insureds hereunder, shall contain cross-liability wording, as follows:

"In the event of a claim being made hereunder by one (1) insured for which another is or may be liable, then this policy shall cover such insured against whom a claim is or may be made in the same manner as if separate policies had been issued to each insured hereunder."

Certificates of insurance, with additional insured endorsements, for each insurance policy required to be obtained by Owner, in compliance with this paragraph, along with written evidence of payment of required premiums shall be filed and maintained with Village annually during the term of the license agreement. Owner shall immediately advise Village of any claim or litigation that may result in liability to Village.

All insurance policies maintained pursuant to this license agreement shall contain the

following endorsement:

"At least thirty (30) days prior written notice shall be given to Village by the insurer of any intention not to renew such policy or to cancel, replace or materially alter same, such notice to be given by registered mail to the Village of Carol Stream at 500 N. Gary Avenue, Carol Stream, Illinois 60188, Attention Village Manager." Such certificate of insurance shall contain no provision limiting carrier's liability for failure to give insured parties at least 30 days written notice of cancellation of such policy.

All insurance shall be effected under valid and enforceable policies, insured by insurers licensed to do business by the State of Illinois or surplus line carriers on the State of Illinois Insurance Commissioner's approved list of companies qualified to do business in the State of Illinois. All insurance carriers and surplus line carriers shall be rated "A-" or better by A.M. Best Company, or the highest available rating.

18. The Owner shall hold harmless, indemnify and defend the Village, its officers, agents, employees and independent contractors, against any and all loss, expenses, claims, costs, causes and damages, including, without limitation, litigation costs and attorney's fees on account of personal injuries or death or damages to property arising from, occurring, growing out of, incident to, resulting directly or indirectly from the issuance of this license or the use of the Licensed Premises or other Village-owned land by the Owner. The Village shall promptly report to the Owner any such claims, costs or causes of action of which it is aware. The Owner will furnish to the Village a defense or may, at the Village's option, approve attorneys selected by the Village.

DATED: _____, 2011

OUTREACH COMMUNITY MINISTRIES, INC.
an Illinois not-for-profit corporation

By: _____

VILLAGE OF CAROL STREAM,
a municipal corporation,

By: _____

EXHIBIT "A"

LEGAL DESCRIPTION

THAT PART LOT 16 IN MILTON TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NUMBER 6, BEING PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 1944 AS DOCUMENT 465465, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 16: THENCE SOUTH 01 DEGREES 49 MINUTES WEST, ALONG THE WEST LINE OF SAID LOT 16 61.00 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES EAST, PARALLEL WITH THE NORTH LINE OF SAID LOT, 50 FEET; THENCE NORTH 77 DEGREES 20' MINUTES 201.00 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES EAST, ALONG A LINE BEING PARALLEL TO AND 10 FEET SOUTH OF THE NORTH LINE OF SAID LOT 16, 95.34 FEET; THENCE NORTH 02 DEGREES 02 MINUTES, 10.0 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT WHICH IS 340.01 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH 89 DEGREES 40 MINUTES WEST 340.01 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

EXHIBIT "B"

STRUCTURES OCCUPYING THE LICENSED PREMISES

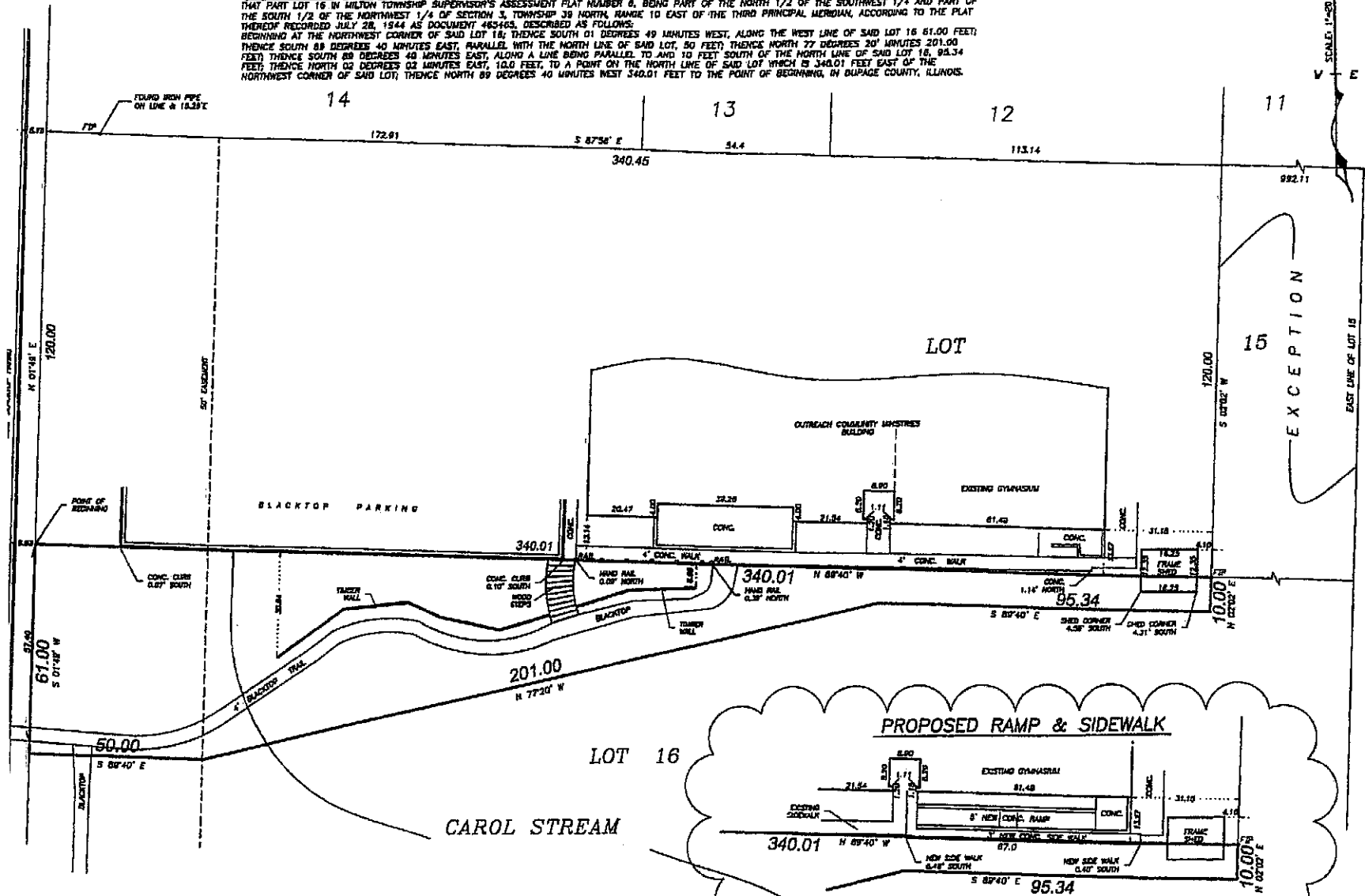
1. Landscaping items
2. Blacktop path
3. Timber stairs
4. Space for new sidewalk
5. Shed

PLAT OF OUTREACH COMMUNITY MINISTRIES PROPERTY

345 S. PRESIDENT ST., CAROL STREAM, IL

LEGAL DESCRIPTION FOR LICENSE AGREEMENT

THAT PART LOT 16 IN MILTON TOWNSHIP SUPERVISOR'S ASSESSMENT PLAT NUMBER 8, BEING PART OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 AND PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 1944 AS DOCUMENT 445463, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 18; THENCE SOUTH 01 DEGREES 49 MINUTES WEST, ALONG THE WEST LINE OF SAID LOT 18 61.00 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES EAST, PARALLEL WITH THE NORTH LINE OF SAID LOT, 50 FEET; THENCE NORTH 77 DEGREES 20' MINUTES EAST 201.00 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES EAST, ALONG A LINE BEING PARALLEL TO AND 10 FEET SOUTH OF THE NORTH LINE OF SAID LOT 18, 95.34 FEET; THENCE NORTH 02 DEGREES 02 MINUTES EAST, 10.00 FEET, TO A POINT ON THE NORTH LINE OF SAID LOT WHICH IS 340.01 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT; THENCE NORTH 89 DEGREES 40 MINUTES WEST 340.01 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.



AN ILLINOIS LAND SURVEYOR,
 AS DESCRIBED ABOVE AND THAT
 BEST REPRESENTATION OF SAID

CONFORMS TO THE CURRENT
 FOR A BOUNDARY SURVEY,
 D SEAL AT WHEATON, ILLINOIS,
 A.D. 2011.

[Signature]
 C. 1863

SEE POLICY FOR RESTRICTIONS NOT SHOWN

IN FEET AND DECIMALS THEREOF,
 BUILDING AND REPORT ANY APPARENT
 TYP.

ORDERED BY: OUTREACH COMMUNITY CENTER, ORDER NO. 11-1-028, FILE NO. 110512

LAMBERT & ASSOCIATES
 LAND SURVEYORS

355 WEST LIBERTY DR., WHEATON, IL, 60187
 PHONE: (630) 653-6331 FAX: (630) 653-6396

• • FOUND IRON STAKE
 • • SET IRON STAKE

EXHIBIT C

Village of Carol Stream
INTER-DEPARTMENTAL MEMO

TO: Mayor and Trustees
FROM: Robert Mellor, Assistant Village Manager *Rm*
DATE: December 2, 2011
RE: Expiration of Intergovernmental Agreement – Development & Ownership of Hampe Park

On December 16, 1996 the Village and Park District executed an intergovernmental agreement (IGA) regarding the development and ownership of Hampe Park. Attached is a copy of the resolution and IGA approved on that date. The term of the agreement was 15 years and the agreement expires on December 16, 2011.

The IGA was passed primarily to ensure Hampe Park was developed and continued to be used as a community park which it has been for the past 15 years. Although the IGA is set to expire on December 16, *Section VI. Future Agreements* allows the Village Board and Park District to negotiate a subsequent agreement *to deal with the relationship of the parties regarding the future needs of Hampe Park.*

VI. FUTURE AGREEMENTS

The Park District and the Village acknowledge that future intergovernmental agreements may be needed to deal with the relationship of the parties regarding the future needs of Hampe Park. Either party may call for additional negotiations, which shall be conducted in good faith. The final decision as to whether to agree to the terms of a proposed intergovernmental agreement shall, however, reside with the corporate authorities of each governmental body.

Staff is not aware of any outstanding issues regarding Hampe Park and the Park District has not requested additional negotiations regarding a subsequent agreement. If the Village Board does not have any issues with Hampe Park as it relates to the original IGA then staff recommends that the agreement be allowed to lapse on December 16, 2011.

Cc: Joseph E. Brienig, Village Manager

R.1653

**VILLAGE OF CAROL STREAM
500 N. Gary Avenue
Carol Stream, Illinois 60188**

RESOLUTION NO. 1653

**A RESOLUTION AUTHORIZING EXECUTION OF AN INTERGOVERNMENTAL
AGREEMENT BETWEEN THE VILLAGE OF CAROL STREAM AND
THE CAROL STREAM PARK DISTRICT
REGARDING THE DEVELOPMENT AND OWNERSHIP OF
HAMPE PARK**

**ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF CAROL STREAM, ILLINOIS**

THIS 16TH DAY OF DECEMBER, 1996

**Published in pamphlet form by
authority of the President and
Board of Trustees of the
Village of Carol Stream
County of DuPage, Illinois
this 26th day of December, 1996.**

RESOLUTION NO. 1653

**A RESOLUTION AUTHORIZING EXECUTION OF AN
INTERGOVERNMENTAL AGREEMENT BETWEEN
THE VILLAGE OF CAROL STREAM AND THE
CAROL STREAM PARK DISTRICT
REGARDING THE DEVELOPMENT AND OWNERSHIP OF
HAMPE PARK**

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

SECTION 1: That the Mayor is authorized to execute and the Village Clerk to attest to
an Intergovernmental Agreement between the Carol Stream Park District and the Village of
Carol Stream regarding the development and ownership of Hampe Park, such agreement being
attached to this Resolution as Exhibit "A".

SECTION 2: This Resolution shall be in full force and effect from and after its passage
and approval as provided by law.

PASSED AND APPROVED THIS 16TH DAY OF DECEMBER, 1996.

AYES: 5 Trustees Delonay, Fenner, Shanahan, Sutcliffe and Vinson

NAYS: 0

ABSENT: 0



Ross Ferraro, Mayor

ATTEST:


Ronald F. Kalck, Village Clerk

INTERGOVERNMENTAL AGREEMENT
BETWEEN THE VILLAGE OF CAROL STREAM
AND
THE CAROL STREAM PARK DISTRICT
REGARDING DEVELOPMENT AND OWNERSHIP OF HAMPE PARK

THIS AGREEMENT is made by and between the Village of Carol Stream (hereinafter "Village") and the Carol Stream Park District (hereinafter "Park District") by and for the mutual benefits and purposes as set forth below.

WHEREAS, the Village is an Illinois municipal corporation established and governed by the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*, and

WHEREAS, the Park District is an Illinois unit of local government established and governed by The Park District Code (70 ILCS 1205/1-1, *et seq.*; and

WHEREAS, the Village and the Park District are empowered to agree to cooperate and share each party's statutory powers under both the Illinois Constitution, Article VII, Section 10, and the Intergovernmental Cooperation Act (5 ILCS 220/1, *et seq.*; and

WHEREAS, the Village will acquire title to an approximate 21-acre parcel by virtue of its Developer Contribution Ordinance for the purpose of establishing a park; and

WHEREAS, said 21-acre parcel (hereinafter referred to as "Hampe Park") has a legal description as set forth in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the Village desires that Hampe Park be developed and maintained for the benefit of all citizens of the Village; and

WHEREAS, the Park District seeks ownership of Hampe Park and desires to develop Hampe Park into a well-conceived and maintained park for the benefit of all constituents of the Park District. The Village and the Park District have had discussions regarding the ownership and development of said parcel for the mutual benefit of constituents of both the Village and the Park District; and

WHEREAS, both the Village and the Park District agree that this Agreement will set forth mutual understandings and assurances satisfactory both to the Village and the Park District; and

WHEREAS, both the Village and the Park District agree that this Agreement, setting forth the course of action to be taken in regard to Hampe Park is in the best interests of both the Village and the Park District, is a prudent course of action and will serve the Village, the Park District and the constituents of both bodies.

This Agreement will address the topics of development, ownership, maintenance and miscellaneous provisions.

I. DEVELOPMENT.

The parties agree that the Park District will, subject to the conditions contained within this Agreement, become the owner of the Hampe Park property, and the property will be utilized by the Park District in accordance with the terms of this Agreement. The Village acknowledges the fact that the Park District is the lead operational entity under this Agreement.

A. The Village and the Park District have received grants under the OSLAD Program through the Illinois Department of Natural Resources. The Park District agrees to contribute all matching funds required under the OSLAD grant program.

B. The Park District shall retain a park planner, architect, or other suitable professional to create the park design. The park design and usage plan shall include both the initial and long-term structures and usages to be developed within Hampe Park. The design will show the physical and use coordination between Hampe Park, the Town Center, the Village Farm House, Mitchell Lakes and Veterans Park.

C. The Park District shall submit the park design and usage plan, a construction plan and time line to the Village for approval. The time line shall include target completion dates for Phase I (parking, seeding, landscaping, and infrastructure) and target completion date for Phase II (all other facilities).

D. After receipt of the park design and usage plan, the construction plan and the time line, the Village Board will consider such documents and will either approve them or return them to the Park District, indicating those areas of the design and construction plan which it feels should be deleted from or added to the documents submitted. In the event that the Village Board returns the design and usage plan and construction plan with requests for modification, the parties agree that they will negotiate in good faith towards resolving those issues. The Park District may begin the competitive bidding process at any time, but it shall not award contracts without the permission of the Village, until the Village shall finally have approved a design and usage plan, construction plan and the time line.

E. Without regard to any other provisions of this Agreement, the Village will reimburse the Park District up to the sum of \$5,000 per acre for seeding/turf development upon presentation of invoices paid by the Park District after the work has been completed to the Park District's and the Village's satisfaction. Utilizing a similar standard, the Village will also reimburse the Park District in the sum of \$15,000 for the creation of the sports fields.

F. "Turf development" shall also include initial seeding, over-seeding, fertilizing, weed control and turf repair, and any repair or restoration work necessitated by the Phase II construction.

G. All permit fees that do not require any out-of-pocket costs to the Village shall be waived in accordance with the prior and existing practice between the Village and the Park District.

II. MAINTENANCE AND USE.

A. The Park District agrees that it will be responsible for ongoing, quality maintenance, repair and replacement of those improvements constructed pursuant to the design and construction plan. Ongoing maintenance and repair shall include maintenance of the turf after accepting same from the contractor.

B. Hampe Park shall be used as a community park for general recreation purposes in accordance with the design and usage plan. The Park District agrees that it will maintain active programs at Hampe Park in perpetuity; that it will not sell any part of Hampe Park and that it will not grant easements without the written approval of the Village. For the term of this Agreement, the programs to be presented at Hampe Park shall implement those sports fields and other facilities which were agreed to by the Village in the park design and usage plan, and at least the location and extent of parking shown on the design and usage plan shall be maintained. The construction of any building or structure which would impede the continuation of the outdoor park programs shall not be undertaken without the written approval of the Village Board. The means and manner of implementing those programs are acknowledged to be within the reasonable discretion of the Park District.

C. The park design and continuing use shall contain adequate parking spaces to permit parking for nearby Village-owned facilities, such as the Village Farmhouse. When programs at the Village-owned facilities do not conflict with pre-established programs at Hampe Park, the Park District will permit, at the Village's request, the use of a restricted portion of the parking spaces for activities at the Village facilities. The Park District, however, shall have a priority in the use of the parking lot for Park District activities which have been pre-scheduled.

III. COMPLIANCE WITH LAWS.

In the development and use of Hampe Park, the Park District agrees to comply with all Village ordinances except where variances have been granted. The Park District agrees that it will comply with all applicable State and federal laws regarding the development and on-going maintenance and use of Hampe Park.

IV. MUTUAL INDEMNIFICATION.

A. The Park District shall indemnify and hold harmless the Village, its officers, trustees, employees, volunteers and agents against any claims, demands, costs and expenses, including reasonable attorneys' fees for the defense thereof, arising from or in connection with the Park District's activities pursuant to this Agreement, provided that said claims, demands, costs and expenses have not been caused by the sole negligence or willful and wanton conduct of the Village, its officers, trustees, employees, volunteers or agents.

The Village shall indemnify and hold harmless the Park District, its officers, commissioners, employees, volunteers and agents against any claims, demands, costs and expenses, including reasonable attorneys' fees for the defense thereof, arising from or in connection with the Village's activities in furtherance of this Agreement, provided that said claims, demands, costs and expenses have not been caused by the sole negligence or willful and wanton conduct of the Park District, its officers, trustees, employees, volunteers or agents.

B. To the extent that their insurance or self-insurance contract permits, each party agrees to name the other as an additional insured for purposes of general liability insurance

coverages. Each party shall submit to the other certificates as evidence of this coverage. Where either party is a member of a self-insurance pool, or has coverage containing a contractual indemnity provision, this Agreement is intended to cause the contractual indemnity coverage to be effectuated.

V. OWNERSHIP.

If the Village acquires an interest in the Hampe Park property, it agrees to transfer title by quitclaim deed to the property within 30 days after a motion by the Village Board that the Phase I and Phase II portions of the construction of Hampe Park have been completed. The title to the property shall contain a reverter indicating that if the design of the property is modified within 10 years after the date of the conveyance, and such modification, which would prevent the use of the sports fields, has not been approved by written resolution of the Village Board, the property shall revert to the ownership of the Village of Carol Stream.

VI. FUTURE AGREEMENTS.

The Park District and the Village acknowledge that future intergovernmental agreements may be needed to deal with the relationship of the parties regarding the future needs of Hampe Park. Either party may call for additional negotiations, which shall be conducted in good faith. The final decision as to whether to agree to the terms of a proposed intergovernmental agreement shall, however, reside with the corporate authorities of each governmental body.

VII. TERM.

The term of this Agreement shall be 15 years from the date of its execution by the last of the two governmental bodies to approve it. The ability of either party to enforce the provisions of this Agreement shall not terminate at the time that the Village transfers ownership of the property to the Park District, and all terms and conditions, including but not limited to those relating

to the maintenance and use of Hampe Park, shall survive the transfer of ownership.

DATED: December 16, 1996.

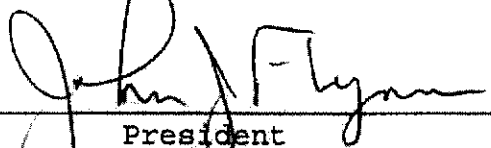
VILLAGE OF CAROL STREAM,
an Illinois municipal corporation

By 
Village President

ATTEST:


Village Clerk

CAROL STREAM PARK DISTRICT,
an Illinois Unit of Local Government

By 
President
Board of Park Commissioners

ATTEST:


Secretary
Board of Park Commissioners

THIS DOCUMENT PREPARED BY:

STEWART H. DIAMOND
ANCEL, GLINK, DIAMOND,
COPE & BUSH, P.C.
140 South Dearborn Street
Chicago, Illinois 60603
Telephone: (312) 782-7606
SHD:dar\hampe.agr3049957.000/12/4/96

**Village of Carol Stream
Schedule of Bills
For Village Board Approval on December 5 2011**

AGENDA ITEM
K-1 12-5-2011

<u>Vendor / Description</u>	<u>Amount</u>	<u>Account Number</u>	<u>Account Description</u>	<u>Invoice No.</u>	<u>Purchase Order</u>
A T & T					
SERV FRM 11/16 - 12/15 2011	415.02	01650100-52230	TELEPHONE	630257651911 11/16	
	<u>415.02</u>				
ALANIZ LAWCARE INC					
MUNICIPAL/TC MOWING OCTOBER 2011	1,554.00	01680000-52244	MAINTENANCE & REPAIR	4413	
	<u>1,554.00</u>				
AVALON PETROLEUM COMPANY					
WINTER BLEND DIESEL/FUEL	18,170.41	01696200-53356	GAS PURCHASED	010605	20120080
	<u>18,170.41</u>				
B & F TECHNICAL CODE					
BLDG PLN RVW 1057 FOUNTAIN VIEW	895.50	01643700-52253	CONSULTANT	34055	20120007
	<u>895.50</u>				
BASIC IRRIGATION SERVICES INC					
REMOVE AERATORS AT TOWN CENTER	1,000.00	01680000-52219	TC MAINTENANCE	16012	
	<u>1,000.00</u>				
C S FIRE PROTECTION DISTRICT					
PERMITS- NOVEMBER 2011	2,648.00	01-24416	DEPOSIT-FIRE DISTRICT PERMIT	NOV/2011 PERMITS	
	<u>2,648.00</u>				
CHRISTOPHER B BURKE ENGR LTD					
PROF SERV'S FRM SEPT 25- OCT 29 2011	1,891.75	01621900-52253	CONSULTANT	103522	
PROF SERV'S SEPT 25 - OCT 29 2011	4,577.00	01621900-52253	CONSULTANT	103523	
	<u>6,468.75</u>				
CIOSEK TREE SERVICE INC					
REMOVAL OF PARKWAY TREES	19,705.00	01670700-52281	EAB REMOVAL/REPLACEMENT	DEC/2011	20120053
TREE REMOVALS -2ND YEAR	10,575.00	01670700-52268	TREE MAINTENANCE	DEC 2011/1	20120030
	<u>30,280.00</u>				

**Village of Carol Stream
Schedule of Bills
For Village Board Approval on December 5 2011**

<u>Vendor / Description</u>	<u>Amount</u>	<u>Account Number</u>	<u>Account Description</u>	<u>Invoice No.</u>	<u>Purchase Order</u>
COLLEGE OF DUPAGE					
PETER CHACON LEAD HOMICIDE INVEST CLASS	495.00	01662400-52223	TRAINING	9/19-9/23 2011	
PETER SPIZZIRRI LEAD HOMICIDE INV CLASS	495.00	01664700-52223	TRAINING	9/19-9/23	
	<u>990.00</u>				
COMED					
SERV FRM 09/19- 11/17	2,309.43	06320000-52248	ELECTRICITY	5853045025DEC/11	
SERV FRM 10/10 THRU 11/09	26.16	01670600-52248	ELECTRICITY	6827721000NOV/11	
SERV FRM 10/19 - 11/16	51.48	04201600-52248	ELECTRICITY	2514004009NOV/11	
SERV FRM 10/19 - 11/16 2011	346.78	06320000-52248	ELECTRICITY	6213120002NOV/11	
SERV FRM 10/19 - 11/16 2011	470.96	04101500-52248	ELECTRICITY	2496057000NOV/11	
SERV FRM 10/19 - 11/17 2011	127.66	01670600-52248	ELECTRICITY	6337409002NOV/11	
SERV FRM 10/20 - 11/17	16.60	01670600-52248	ELECTRICITY	4483019016OCT/11	
SERV FRM 10/20 THRU 11/16	112.73	06320000-52248	ELECTRICITY	6675448009NOV/11	
SERV FRM 10/20 THRU 11/17	16.60	01670600-52248	ELECTRICITY	0803155026NOV/11	
SERV FRM 10/20 THRU 11/17	44.36	04101500-52248	ELECTRICITY	2073133107NOV/11	
SERV FRM 110/20 THRU 11/17	106.47	06320000-52248	ELECTRICITY	3153036011NOV/11	
SERV FRM 9/21 - 10/20 2011	90.89	06320000-52248	ELECTRICITY	0030086009NOV/11	
SERV FROM 10/20 - 11/17	63.53	01670600-52248	ELECTRICITY	1865134015NOV/11	
	<u>3,783.65</u>				
DESKS INCORPORATED					
LABOR FOR POLICE FILE CABINET REPAIR	160.00	01660100-53317	OPERATING SUPPLIES	11792	
	<u>160.00</u>				
DUPAGE SENIOR CITIZEN COUNCIL					
MEALS ON WHEELS FUNDING ASSIST	8,410.00	01520000-52274	COMMUNITY SERVICE PROGRAMS	2012 CONTRIBUTION	
	<u>8,410.00</u>				
ERYOPS BODYCRAFT INC					
SQUAD 607 REAR DR REPAIR	698.95	01662400-52212	AUTO MAINTENANCE & REPAIR	5211	
	<u>698.95</u>				

**Village of Carol Stream
Schedule of Bills
For Village Board Approval on December 5 2011**

<u>Vendor / Description</u>	<u>Amount</u>	<u>Account Number</u>	<u>Account Description</u>	<u>Invoice No.</u>	<u>Purchase Order</u>
EXELON ENERGY INC					
SERV FRM 10/19 - 11/15 2011	2,579.18	04201600-52248	ELECTRICITY	10559500250	
	<u>2,579.18</u>				
FEDEX					
INV SUMMERY NOV 16 2011	26.87	01650100-52229	POSTAGE	7 696 88141	
	<u>26.87</u>				
ILLINOIS STATE POLICE					
LIVESCAN CHRGS FOR OCTOBER 2011	600.00	01660100-53317	OPERATING SUPPLIES	OCTOBER LIVESCAN	
	<u>600.00</u>				
KPW TRUCKING INC					
CA6 STONE	933.75	06320000-53347	CA-6	721	
DEBRIS HAULING OUT	928.75	04201600-52265	HAULING	722	
	<u>1,862.50</u>				
LOWE'S HOME CENTERS					
SALES TAX SHARE JAN THRU AUG 2011	15,950.82	01720000-58206	LOWES SALES TAX REIMB	JAN-AUG/2011	
	<u>15,950.82</u>				
MATT MC CARTHY					
CS YOUTH COUNCIL DONATIONS 2011	125.00	01000000-47407	MISCELLANEOUS REVENUE	DONATIONS	
	<u>125.00</u>				
MORONI LAW OFFICES					
PROF SERV'S FOR OCTOBER 2011	2,150.00	01570000-52235	LEGAL FEES-PROSECUTION	OCT/11	
	<u>2,150.00</u>				

**Village of Carol Stream
Schedule of Bills
For Village Board Approval on December 5 2011**

<u>Vendor / Description</u>	<u>Amount</u>	<u>Account Number</u>	<u>Account Description</u>	<u>Invoice No.</u>	<u>Purchase Order</u>
NEXTEL COMMUNICATIONS					
SERV FRM 10/24 - 11/23 2011	27.09	01642100-52230	TELEPHONE	760300514-118	
SERV FRM 10/24 - 11/23 2011	27.09	01643700-52230	TELEPHONE	760300514-118	
SERV FRM 10/24 - 11/23 2011	27.09	01662500-52230	TELEPHONE	760300514-118	
SERV FRM 10/24 - 11/23 2011	54.18	01680000-52230	TELEPHONE	760300514-118	
SERV FRM 10/24 - 11/23 2011	60.78	01600000-52230	TELEPHONE	760300514-118	
SERV FRM 10/24 - 11/23 2011	60.78	01610100-52230	TELEPHONE	760300514-118	
SERV FRM 10/24 - 11/23 2011	60.78	04200100-52230	TELEPHONE	760300514-118	
SERV FRM 10/24 - 11/23 2011	74.79	01690100-52230	TELEPHONE	760300514-118	
SERV FRM 10/24 - 11/23 2011	79.42	01622200-52230	TELEPHONE	760300514-118	
SERV FRM 10/24 - 11/23 2011	99.99	01696200-53350	SMALL EQUIPMENT EXPENSE	760300514-118	
SERV FRM 10/24 - 11/23 2011	113.05	01664700-52230	TELEPHONE	760300514-118	
SERV FRM 10/24 - 11/23 2011	114.96	01662300-52230	TELEPHONE	760300514-118	
SERV FRM 10/24 - 11/23 2011	119.14	01620100-52230	TELEPHONE	760300514-118	
SERV FRM 10/24 - 11/23 2011	121.56	01652800-52230	TELEPHONE	760300514-118	
SERV FRM 10/24 - 11/23 2011	146.28	01662700-52230	TELEPHONE	760300514-118	
SERV FRM 10/24 - 11/23 2011	164.87	04201600-52230	TELEPHONE	760300514-118	
SERV FRM 10/24 - 11/23 2011	174.01	01662400-52230	TELEPHONE	760300514-118	
SERV FRM 10/24 - 11/23 2011	183.27	01650100-52230	TELEPHONE	760300514-118	
SERV FRM 10/24 - 11/23 2011	209.43	01670100-52230	TELEPHONE	760300514-118	
SERV FRM 10/24 - 11/23 2011	297.50	01660100-52230	TELEPHONE	760300514-118	
	2,216.06				
NICOR GAS					
SERV FRM 10/26 THRU 11/28 2011	23.63	04101500-52277	HEATING GAS	14 30 94 7020 2NOV11	
	23.63				
PAVIA MARTING & CO					
BRIDGE & CULVERT INSPECT'S	1,194.13	01622200-52253	CONSULTANT	11079	20120059
	1,194.13				

**Village of Carol Stream
Schedule of Bills
For Village Board Approval on December 5 2011**

<u>Vendor / Description</u>	<u>Amount</u>	<u>Account Number</u>	<u>Account Description</u>	<u>Invoice No.</u>	<u>Purchase Order</u>
PERSPECTIVES					
EAP SERVICES 1/2012 - 4/2012	1,149.72	01600000-52273	EMPLOYEE SERVICES	72396	20120027
	<u>1,149.72</u>				
PROSPAN MANUFACTURING CO INC					
PAVEMATIC SHARING EQUIPMENT	1,442.50	04201600-54412	OTHER EQUIPMENT	2011-207	
	<u>1,442.50</u>				
S K C CONSTRUCTION INC					
2011 FIBERIZED CRACKFILL PROJ	62,492.28	06320000-52211	CRACKFILLING	7468	20120068
	<u>62,492.28</u>				
THOMAS F HOWARD JR					
LEGAL SERV'S 10/28 -11/29	6,435.00	01570000-52312	PROSECUTION DUI	186	
	<u>6,435.00</u>				
UNI MAX MANAGEMENT CORP					
JANITORIAL SERVICES VLG HL/PWK-NOV 2011	623.75	01670100-52276	JANITORIAL SERVICES	2349	20120033
JANITORIAL SERVICES VLG HL/PWK-NOV 2011	1,871.25	01680000-52276	JANITORIAL SERVICES	2349	20120033
	<u>2,495.00</u>				
GRAND TOTAL	<u><u>\$176,216.97</u></u>				

The preceding list of bills payable totaling \$176,216.97 was reviewed and approved for payment.

Approved by:



Joseph E. Breinig – Village Manager

Date: 12/2/11

Authorized by:

Frank Saverino, Sr. – Mayor

Beth Melody, Village Clerk

Date: _____

AGENDA ITEM

K-2 12-5-2011

ADDENDUM WARRANTS November 22, 2011 thru December 5, 2011

Fund	Check #	Vendor	Description	Amount
General	A C H	Charter One Bank	Payroll Nov 14 2011 thru Nov 27 2011	444,524.17
Water & Sewer	A C H	Charter One Bank	Payroll Nov 14 2011 thru Nov 27 2011	30,174.62
General	A C H	Ill Funds	Dupage Water Commission - October 2011	<u>221,147.19</u>
				<u>695,845.98</u>

Approved this _____ day of _____, 2011

By: _____
Frank Saverino Sr - Mayor

Beth Melody - Village Clerk