

Village of Carol Stream

BOARD MEETING

AGENDA

APRIL 2, 2007

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

A. ROLL CALL AND PLEDGE OF ALLEGIANCE:

B. MINUTES:

1. Approval of the Minutes of the March 19, 2007 Meeting. .

C. AUDIENCE PARTICIPATION & PUBLIC HEARINGS:

D. SELECTION OF CONSENT AGENDA:

E. BOARD AND COMMISSION REPORTS:

1. PLAN COMMISSION:

- A. #06117 - Levate and Kotche – Northeast Corner of Gary Avenue and Lies Road

Special Use Permits –Planned Unit Development, Shopping Plaza, Drive-up Service Windows, Bank

Preliminary/Final PUD Plan Approval

RECOMMENDED APPROVAL WITH CONDITIONS (6-1).

Zoning approvals for a new shopping plaza at the Town Center, including a 6,550 square foot bank and three separate commercial buildings totaling 18,190 square feet. Gary Avenue Corridor Review was approved by the Plan Commission 6-1.

- B. #06242 – Spina Commercial – East Side of Schmale Road South of St. Charles Road

Special Use Permits – Planned Unit Development, Shopping Plaza, DriveUp Service Window, Auto Laundry

Preliminary/Final PUD Plan Approval

Rezoning – B-3 General Retail District to B-3 Service District

CONTINUED TO 6/11/07 MEETING (7-0).

Zoning approvals for a new shopping plaza. Continued at the request of the petitioner.

For information only. No Village Board action necessary.

- C. #06362 – Village of Carol Stream – N. Gary Avenue

Text Amendments – Subdivision Code and Zoning Code

CONTINUED TO 5/14/07 MEETING (7-0).

Amendments to various sections of the codes regarding utility

structures. Continued at the request of staff in order to monitor similar

Village of Carol Stream

BOARD MEETING

AGENDA

APRIL 2, 2007

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

actions in other communities. For information only. No Village Board action necessary.

F. OLD BUSINESS:

G. STAFF REPORTS & RECOMMENDATIONS:

1. Personnel Manual Revisions.
Revisions to the Personnel Manual addressing Court attendance and Sick Leave Conversion at Retirement.
2. Award of Contract - Landscape Maintenance.
Award of Contract for 2007 Landscape Maintenance Services - Third Year of a Three Year Agreement.
3. Approval to Purchase a Mobile Digital Video System for Police Squads.
The Police Department requests that the Village Board approve the purchase of ten mobile digital video squad car cameras from Coban Research and Technologies, Inc. following a Request for Proposal (FRP) bid process.
4. Bond No. 5021694 – Reduction No 1 – Easton Park Subdivision.
This item is a request by the developer to reduce the bond from %1,383,168.00 to a remaining balance of \$256,265.59 for work completed.
5. Bond No. 08826378 – Reduction No. 1 – Easton Park Subdivision.
This item is a request by the developer to reduce the bond from \$2,777,214.90 to a remaining balance of \$977,131,49 for work completed.
6. Budget Transfers.
Various amendments to the approved FY07 Village Budget.

H. ORDINANCES:

1. Ordinance No. _____, Approving Special Uses for Planned Unit Development (PU), Shopping Plaza, Drive-Up Service Window and a Bank and Preliminary/Final PUD Plan Approval (NE Corner of Gary Avenue and Lies Road). *See E1a.*
2. Ordinance No. _____, Amending the Annual Budget for the Village of Carol Stream for the Year Commencing May 1, 2006 and Ending April 30, 2007.

Village of Carol Stream

BOARD MEETING

AGENDA

APRIL 2, 2007

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

I. RESOLUTIONS:

J. NEW BUSINESS:

K. PAYMENT OF BILLS:

1. Regular Bills:
2. Addendum Warrant:

L. REPORT OF OFFICERS:

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

M. EXECUTIVE SESSION:

1. Salary Schedules for One or More Classes of Municipal Employees.
2. Performance of a Specific Employee.

N. ADJOURNMENT:

LAST ORDINANCE: 2007-03-10

LAST RESOLUTION: 2255

NEXT ORDINANCE: 2007-04-11

NEXT RESOLUTION: 2256

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

March 19, 2007

Mayor Ross Ferraro called the Regular Meeting of the Board of Trustees to order at 8:00 PM and directed Village Clerk Janice Koester to call the roll.

Present: Mayor Ferraro, Trustees McCarthy, Gieser, Saverino and Fenner
Absent: Trustees Stubbs and Shanahan
Also Present: Village Manager Breinig, Assistant Village Manager Mellor, Attorney Diamond, Village Clerk Koester, Deputy Clerk Progar and Treasurer Manzzullo

Mayor Ferraro led those in attendance in the Pledge of Allegiance.

AUDIENCE PARTICIPATION AND PUBLIC HEARINGS:

Mayor Ferraro read Resolution 2254, A RESOLUTION CONGRATULATING INDIVIDUAL STATE GYMNASTICS CHAMP MARISSA BOSCO and presented it to her. Trustee Fenner moved and Trustee McCarthy made the second to adopt the Resolution and the results of the roll call vote were:

Ayes: 4 Trustees McCarthy, Gieser, Saverino and Fenner
Nays: 0
Absent: 2 Trustees Stubbs and Shanahan

Congratulatory Resolutions for Wrestling Champs Tony Ramos and Bryan O'Connor were to be put on the Consent Agenda.

CONSENT AGENDA:

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

Ayes: 4 Trustees McCarthy, Gieser, Saverino and Fenner
Nays: 0
Absent: 2 Trustees Stubbs and Shanahan

Trustee Fenner moved and Trustee Gieser made the second to put the following items on the Consent Agenda for this meeting. The results of the roll call vote were:

Ayes: 4 Trustees McCarthy, Gieser, Saverino and Fenner
Nays: 0
Absent: 2 Trustees Stubbs and Shanahan

1. Resolution 2252: Congratulate Tony Ramos-Individual Wrestling Champ
2. Resolution 2253: Congratulate Bryan O'Connor-Individual Wrestling Champ
3. Spec. Use –Drive-up window, Final PUD Plan – CVS- Gary/Lies-Ord. 2007-03-06
4. Spec. Use- Gov't.Use-Vary Zoning Code-Park Dist. Kuhn/North-Ord., 2007-03-07
5. Vary Zoning Code-135 N. Gary- NAPA – Ord. 2007-030-08
6. Vary Zoning Code-485 E. Lies Rd. – FIC – Ord. 2007-03-09
7. DuPage Senior Citizens Council Funding Assistance Request

8. Pre-Approval to purchase Police Squad Cars
9. Amend Code- Ch.4 – Police residency req.-& qualifications-Ord. 2007-03-10
10. Resolution 2255- Declare Surplus Property-electronic equipment
11. Raffle/fee waiver- CS Rotary – Chili Open
12. Approve Reciprocal Reporting Agreements-Police/ U-46, Dist. 25
13. Amplification Permit Variance – Summer in the Center Entertainment
14. FOP Contract Ratification
15. Regular Bills, Addendum Warrant of Bills, Treasurer’s Report 2/28/07

Trustee McCarthy moved and Trustee Saverino made the second to approve the items on the Consent Agenda for this meeting by omnibus vote. The results of the roll call vote were:

Ayes:	4	Trustees McCarthy, Gieser, Saverino and Fenner
Nays:	0	
Absent:	2	Trustees Stubbs and Shanahan

The following is a brief description of those items approved on the Consent Agenda for this meeting.

Spec. Use –Drive-up window, Final PUD Plan – CVS- Gary/Lies-Ord. 2007-03-06:

At their meeting on March 12, 2007, the Combined Plan Commission/Zoning Board of Appeals recommended approval of a Final Plan for a Planned Unit Development and approval of a Special Use Permit for Drive-up Window Service in accordance with staff recommendations including the addition of pedestrian cross walk to the dumpster and adding a bicycle rack. The Board concurred with the recommendation and adopted Ordinance 2007-03-06, AN ORDINANCE APPROVING A FINAL PLANNED UNIT DEVELOPMENT PLAN AND A SPECIAL USE FOR DRIVE-UP SERVICE WINDOW – (SE CORNER OF GARY AVENUE & LIES ROAD).

Spec. Use- Gov’t. Use-Vary Zoning Code-Park Dist. Kuhn/North-Ord., 2007-03-07:

At their meeting on March 12, 2007, the Combined Plan Commission/Zoning Board of Appeals recommended approval of a special use permit for governmental use and a variation of outdoor operations in accordance with staff recommendations. The Board concurred with the recommendation and adopted Ordinance 2007-03-07, AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A GOVERNMENTAL USE AND A VARIATION FOR OUTDOOR OPERATIONS – (CAROL STREAM PARK DISTRICT, WEST SIDE OF KUHN ROAD, NORTH OF NORTH AVENUE).

Vary Zoning Code-135 N. Gary- NAPA – Ord. 2007-030-08:

At their meeting on March 12, 2007, the Combined Plan Commission/Zoning Board of Appeals recommended approval of zoning variation setbacks in accordance with the conditions noted in the staff report. The Board concurred with the recommendation and adopted Ordinance 2007-03-08, AN ORDINANCE GRANTING A REAR YARD SETBACK VARIATION AND A PAVEMENT SETBACK VARIATION – (135 N. GARY AVENUE).

Vary Zoning Code-485 E. Lies Rd. – FIC – Ord. 2007-03-09:

At their meeting on March 12, 2007, the Combined Plan Commission/Zoning Board of Appeals motion to recommend approval of the Zoning Variations, subject to the conditions contained in the staff report failed by a vote of 3 to 3. The Board (with four voting Trustees) overturned the failed motion and adopted Ordinance 2007-03-09, AN ORDINANCE GRANTING VARIATIONS

FROM SECTION 16-13-2(G) FOR PARKING SPACE LANDBANKING – (FIC AMERICA CORPORATION – 485 E. LIES ROAD).

DuPage Senior Citizens Council Funding Assistance Request:

The Board approved a request by DuPage Senior Citizens Council for funding assistance in the amount of the Budget approved amount of \$8,410.

Pre-Approval to purchase Police Squad Cars:

The Board gave approval for the purchase of six patrol vehicles for a total cost of \$123,528.00 under the State of Illinois bid purchase plan. The vehicles will not be billed or delivered until after May 1, 2007.

Amend Code- Ch. 4 – Police residency req.-& qualifications-Ord. 2007-03-10:

The Board adopted Ordinance 2007-03-10, AN ORDINANCE AMENDING CHAPTER 4, ARTICLE 1, SECTION 5 OF THE VILLAGE CODE, POLICE DEPARTMENT QUALIFICATIONS AND RESIDENCY REQUIREMENTS.

Resolution 2255- Declare Surplus Property-electronic equipment:

The Board adopted Resolution 2255, A RESOLUTION DECLARING SURPLUS PROPERTY OWNED BY THE VILLAGE OF CAROL STREAM. – (ELECTRONIC EQUIPMENT).

Raffle/fee waiver- CS Rotary – Chili Open:

The Board approved a raffle license with a fee waiver to the Carol Stream Rotary Club for their annual Chili Golf Open to be held on May 11, 2007.

Approve Reciprocal Reporting Agreements-Police/ U-46, Dist. 25:

The Board approved Reciprocal Reporting Agreement with School District #25 and U-46. These agreements memorialize the sharing of information and cooperation between school and police officials allowed under applicable state statutes.

Amplification Permit Variance – Summer in the Center Entertainment:

The Board approved a variance to the amplification ordinance to permit music to be played at the Ross Ferraro Town Center until 11:00 PM for the Summer in the Center Schedule of Entertainment.

FOP Contract Ratification:

The Board approved the FOP Contract contingent upon the receipt of the signed contract from the union.

Regular Bills, Addendum Warrant of Bills, Treasurer’s Report 2/28/07:

The Board approved the payment of the Regular Bills in the amount of \$418,723.34.

The Board approved the payment of the Addendum Warrant of Bills in the amount of \$641,074.98.

The Board received the Treasurer’s Report for Month Ending February 28, 2007.

The Village Treasurer commented on the contents of the reports and said that he was available for questions.

REGULAR MEETING:

Text Amendments- Subdivision Code & Zoning Code –Driveways & Service walks:

At their meeting on March 12, 2007, the Combined Plan Commission/Zoning Board of Appeals recommended approval of the text amendments as presented by Staff.

Trustee Gieser asked if Community Development Director Bob Glees would explain these amendments. Mr. Glees said that in the process of preparing this year's street project, the Engineering Staff communicated some concerns with respect to some driveways in the street project area for which they were uncertain as to how to deal with the driveways and how the Code applies to those driveways. That led to staff deciding that it would be beneficial to make some clarifications to the Code, clean it up and make some simplifications. There are four categories, one is to move the requirement for driveways from the Subdivision Code into the Zoning Code so that any driveway variation which requires approval by the Plan Commission are placed with all the other Zoning regulations that require a Plan Commission hearing. Any variation to the Subdivision and Engineering items that do not require a Plan Commission hearing, are presented directly to the Board. This is a housekeeping item. Another is to make the text clearer with respect to exactly what are the allowable widths for driveways of various garage types. A third clarification was with respect to how the Code deals with non-conformities, what is required when a non-conformity driveway is encountered and under what conditions it may remain as is and under what conditions it must be brought into conformance and then finally the last amendment deals with service walks located adjacent to driveways. Right now there is a restriction that a service walk needs to be physically separated from the driveway by one foot. That has caused some problems in processing permits for those things and trying to determine what is allowable to construct. Frankly, it is simpler for people when they want to have a service walk so they can get out of the car next to their driveway, it is nice for the service walk to be right next to the driveway. Staff does see very much reason for it to have to be separated, so they have removed that restriction.

Trustee Gieser asked how this benefits the residents, Mr. Glees said that it makes it simpler for staff to do the design work for the annual street project, and how to deal with non-conforming driveways and secondly, it makes it simpler for staff to process requests for building permits to construct service walks to be placed next to driveways. It allows a little better benefit to the residents. Mr. Knudsen said that the big plus is that presently service walks are considered a part of the driveway and now they are not. Trustee Fenner commented that this is a good thing. Trustee Saverino asked if there is a non-conforming driveway will the resident have to go to the Plan Commission to resolve the matter and Mr. Glees said that staff will first look to see how the non-conformance happened, as it could be that it may have been in conformance with the Codes at one time and it now is not or it may have been constructed without a proper building permit, in which case it would have to be brought into conformance. Staff will work with residents to do what is best to eliminate non-conformities. Mr. Knudsen said that when Engineering has a road project and driveways or aprons are not automatically removed. They have to be removed if a curb has to be replaced and it would damage a driveway apron, it would have to be removed and put back into conformance. The responsibility is still on the property owner to make sure the driveway aprons are in conformance. Mr. Breinig said that this does not give carte blanche for someone to put six feet of concrete adjacent to the driveway and call it a service walk. It was noted that a service walk can be no wider than four feet wide on both sides of the driveway.

Trustee Saverino moved and Trustee Fenner made the second to adopt Ordinance 2007-03-11, AN ORDINANCE AMEND CHAPTER 7 AND CHAPTER 16 OF THE MUNICIPAL CODE OF THE VILLAGE OF CAROL STREAM - (ZONING AND SUBDIVISION CODES- DRIVEWAYS & SERVICE WALKS). The results of the roll call vote were:

Ayes:	4	Trustees McCarthy, Gieser, Saverino and Fenner
Nays:	0	
Absent:	2	Trustees Stubbs and Shanahan

REPORT OF OFFICERS:

Mayor Ferraro commented that in regard to the election, he cannot help but comment on a statement by one of the candidates regarding the accessibility of Mayor over the past 20 years. He said that if there is anyone that could be more accessible than he has been he would like to see how. He also wondered what was so bad about the last 20 years that would require a "fresh start", and just what would be different.

Mayor Ferraro said that he and Trustees McCarthy and Gieser went to a National League of Cities Conference in Washington DC.

Trustee McCarthy said that he is on the Public Safety, Crime Prevention Steering Committee and they are working on the FEMA reorganization and a number of other things. He said that with the nicer weather kids will be out on bicycles and playing with sports equipment and he urged drivers to be more careful and watchful for them.

Mayor Ferraro thanked Trustee Fenner for acting as Mayor Pro-Tem and doing a wonderful job. Trustee Fenner said that it has come to her attention that a resident of Carol Stream, teacher named Nicolette Augustin was recently honored with a Golden Apple Award. This award is given to only 100 teachers in the State and Trustee Fenner suggested that the Board should formerly congratulate Ms. Augustin at a future meeting.

Trustee Gieser said that he is on the Information Technology and Communications Committee of the NLC and they are working on having more availability of videos services in the communities.

Mr. Breinig stated that the Police Department has been working on a recognition program through the Commission of Accreditation for Law Enforcement Agencies (COLEA). This weekend, Chief Willing and Sgt. Hunter were in North Carolina undergoing testing by the panel and the Department was ultimately approved. The next step is to move to full accreditation.

At 8:35 pm, Trustee Fenner moved and Trustee McCarthy made the second to move to Executive Session to discuss Compensation for Specific Employees and Collective Negotiating Matters and to adjourn directly from that Session without taking any further action. The results of the roll call vote were:

Ayes:	4	Trustees McCarthy, Gieser, Saverino and Fenner
Nays:	0	
Absent:	2	Trustees Stubbs and Shanahan

FOR THE BOARD OF TRUSTEES

**REGULAR MEETING-PLAN COMMISSION/ZONING BOARD OF APPEALS
Gregory J. Bielawski Municipal Center, Carol Stream, DuPage County, Illinois**

March 26, 2007

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

Chairman Don Weiss called the Regular Meeting of the Combined Plan Commission / Zoning Board of Appeals to order at 7:30 PM and directed Recording Secretary Wynne Progar to call the roll.

Present: Commissioners Christopher, Smoot, Vora, Spink, Michaelson, Hundhausen and Weiss
Absent: None
Also Present: Village Planner John Svalenka and Recording Secretary Progar

MINUTES

Commissioner Smoot moved and Commissioner Spink made the second to approve the Minutes of the Meeting of March 12, 2007 as presented. The results of the roll call vote were:

Ayes: 6 Commissioners Christopher, Smoot, Vora, Spink, Michaelson & Weiss
Nays: 0
Abstain: 1 Commissioner Hundhausen

PUBLIC HEARING:

**#06117: Levato and Kotche – Northeast corner of Gary Avenue and Lies Road
Special Use Permit – Planned Unit Development
Preliminary/Final PUD Plan Approval
Special Use Permits – Shopping Plaza, Drive-up Service Window, Bank
Gary Avenue Corridor Review**

Keith Kotche, 1060 Lake Street, Hanover Park, IL, Mark Henderson, 19 S. Bothwell, Palatine, IL and Patrick Marzullo, 1020 W. Devon Ave., Elk Grove Village, IL were sworn in as witnesses in this matter.

Mr. Kotche explained this development is directly across from the Town Center and it is understood that this development requires a greater degree of building integrity and design criteria. A problem is that this proposed development is located on a corner within the Gary Avenue Corridor overlay district and requires certain setbacks as well as wet land, flood plain and detention areas all of which limits the way buildings can be built.

The staff has noted that they have no objection with regard to the business planned unit development as well as the shopping center PUD. Mr. Kotche noted that the planning of this development began with staff in January of 2006 and has been reconfigured over that time to what is being presented tonight. There are three different drive-up locations within the multi-building shopping center and the developer is in agreement with the suggested changes made by staff. In regard to the special use for the bank, this bank will be named the Carol Stream Bank & Trust and will be under the Win Trust organization. In regard to the preliminary/final PUD Plan is supported by staff with the exception that the drawing be labeled appropriately and which will be done prior to the Village Board Meeting as requested. In regard to the Gary Avenue Corridor Review, the 100-foot setback has been addressed as well as the multiple building setback requirements. Staff requests that all dumpster enclosures be of similar

materials to the buildings and the developer agrees. Internal pedestrian traffic is another concern under the GAC, and after much discussion, the developer feels that an internal walkway that goes along Gary Avenue and could be extended to meet a future walkway along the wetland area. Lastly, the landscape requirements under GAC review have all been met and exceeded as well as all of the other criteria. Mr. Kotche concluded with a request for a recommendation of approval of the five special uses in accordance with staff recommendations and approval of the Gary Avenue Corridor Review.

There were no comments or questions from those in attendance at the call for public hearing. Mr. Svalenka stated that Keith Kotche of Levato & Kotche has submitted an application for several zoning approvals to allow a multi-building commercial development at the northeast corner of Gary Avenue and Lies Road. The applicant is proposing to construct four buildings with common parking facilities as a Planned Unit Development. Three buildings are proposed as multi-tenant retail buildings, for which the petitioner has requested approval of a Special Use for a Shopping Plaza. The petitioner has requested approval of a Special Use for a bank for the fourth building. Two of the shopping plaza buildings and the bank are proposed to include drive-up service windows, for which the petitioner has requested approval of a Special Use. The petitioner has also requested Gary Avenue Corridor Review, as the site is within the Gary Avenue Corridor.

Levato and Kotche are requesting that a Special Use for Planned Unit Development be approved for the property. In consideration of the request for Planned Unit Development for this property, staff notes the following language contained in the Planned Unit Development section (Article 16) of the Zoning Code.

From the developer's perspective, obtaining approval of a Planned Unit Development will allow for four buildings to be located as a unified development, as well as the possibility for some flexibility in zoning standards, as will be discussed in detail later in this report. The petitioner intends to subdivide the lots in the future and has included proposed lot lines on the PUD plans for approval.

In review of the request for Planned Unit Development, staff notes that this property has several unique characteristics that have the potential to constrain its development. First and foremost, the property is located at Carol Stream's Town Center, and thus a high level of quality is called for in terms of architecture, landscaping, business uses and community enrichment. Second, because the property is a corner lot and is located within the Gary Avenue Corridor Overlay District, the buildings and parking areas have increased setbacks, which leave less land area available for development. Third, there are large flood plain and wetland areas along the Gary Avenue and Lies Road frontage that cause the building and parking areas to have increased setbacks. Finally, the storm water management area to the north has created an odd shape to the north end of the site, which constrains the shape of the building and parking area. Staff notes that storm water detention for the property is provided within the aforementioned facility to the north.

In view of these factors, and due to the high profile nature of this property in Carol Stream, staff does not object to the developers' request for a Special Use for Planned Unit Development for this property. The other special use requests, and specific details of the Preliminary/Final PUD Plan, will be discussed in detail in the remaining sections of this report. In addition, the developer is requesting several exemptions from the standards of the Zoning Code as part of the Planned Unit Development process. The requested exemptions will be discussed in detail later in the report.

The applicant is requesting a Special Use for a *Shopping Plaza*, which the Zoning Code defines as "a commercial development in excess of one acre of land, improved with a structure containing three or more distinct and separate retail businesses, also sharing common parking areas and access drives." The proposed shopping plaza would contain a total of 18,910 square feet of shopping plaza space in three buildings. While a bank has been identified for Building 4, no other commercial tenants have been identified at this time.

Access to the site would take place through a right-in/right-out access at Gary Avenue and a full access point at Lies Road. The full access at Lies Road would be located opposite the full access drive approved for CVS on the south side of Lies Road. Once on site, drivers would drive through parking lot drive aisles to access the various buildings and parking areas. The proposed drive aisles are situated in such a way that drivers may make a continuous loop around the development without leaving the site.

Regarding parking, the bank building requires parking at a ratio of one space per 400 square feet, which would result in a parking requirement of 16.4 spaces. The three shopping plaza buildings require parking at a ratio of one space per 250 square feet, which would result in a parking requirement of 75.6 spaces. A total of 92 parking spaces are required on site, which would allow 1,891 square feet (10%) of the shopping plaza buildings to be used for food service uses. However, the site plan includes 140 parking spaces, which would allow the petitioner to allocate greater than 10% of the shopping plaza buildings to food service use. The Zoning Code requires an additional 6 parking spaces per 1,000 square feet of food service uses above 10%. As shown in the table, the 48 extra spaces provided over the 92 required allow an additional 8,000 square feet to accommodate food services uses. Therefore, a total of 9,891 square feet may accommodate food service uses. From a practical standpoint, Building 2 is proposed as a 4,350 square foot single-tenant building with a drive-up service window, and is likely to contain a restaurant. Assuming Building 2 does accommodate a food service use, 5,541 square feet of Building 1 and Building 3 could accommodate additional food service uses. If the Plan Commission were to recommend approval of the Special Use for the Shopping Plaza, staff would advise that the recommendation include the condition that Building 1, Building 2, and Building 3 combined shall not be permitted to have more than 9,891 square feet allocated toward food service use.

Staff notes that there are a number of parking spaces behind Building 1 and Building 3 that would be of little use as customer spaces. The site plan does not indicate any employee parking areas, and staff questions whether these spaces would be dedicated as employee parking. Staff encourages Plan Commission discussion on the matter.

The applicant is requesting exemptions from the standards of the Zoning Code as part of the PUD process, and these are related to required setbacks for the shopping plaza. Based upon the Gary Avenue Corridor standards, the buildings are required to be set back no more than 100 feet from Gary Avenue. All four proposed buildings are set back more than 100 feet from Gary Avenue. The setbacks range from approximately 124 feet for Building 4 to approximately 272 feet for Building 3. The increased setbacks for Building 2 and Building 3 are simply because of the overall concept of a multi-building shopping center, where these two building are behind Building 1 and Building 4. Staff does not object to the concept of a multi-building shopping center, and therefore does not object to the increased setback for these two buildings. The increased setbacks for Building 1 and Building 4 are because of an approximately 60-foot wide flood plain and wetland area along Gary Avenue. The site plan is designed to avoid disturbing the wetlands and only minimally impact the flood plain areas. Staff notes that Building 1 and Building 4 are set back approximately 70 feet from the edge of the flood plain. If the floodplain did not exist and the site plan were shifted to the west over this area, Building 1 and Building 4 would meet the code regarding building setback. Therefore, staff does not object to the increased setbacks for Building 1 and Building 4.

The petitioner is requesting a Special Use Permit for Drive-up Window Service to accommodate drive-up windows on three of the proposed buildings. Two of the proposed drive-up windows are on retail buildings and the proposed bank also includes drive-up service. All three drive-ups are designed differently, and are described as follows.

The drive-through lane for Building 2 would wrap around the east, north and west sides of the building. Drivers would enter the drive-through lane at the southeast corner of the building, and would stop at an ordering station near the northeast corner of the building. After ordering, drivers would turn left and proceed along the north side of the building, then turn left again and head south to the pick-up window on the west side of the building. Drivers exiting the drive-through lane would have the option to turn right and drive west through the parking lot to exit northbound onto Gary Avenue, or to turn left and filter through the parking lot to the full access point at Lies Road. The plan shows more than two car-lengths between the pick-up window and the exit from the lane into the parking lot, and the plan includes landscape islands on both side of the exit from the drive-through lane, so there should be no visibility problems for drivers. A sidewalk crosses the exit from the drive-through about 10 feet west of the building, so there should be no visibility problem between pedestrians and drivers. The drive-through lane is 16 feet wide from back-of-curb to back-of-curb for most of its length, and widens out to 24 feet wide along the west side of the building adjacent to the pick-up window. The drive-through lane essentially would allow one lane of stacked cars, but would include sufficient space to allow a driver to pass a stalled vehicle or otherwise exit the lane in the rare event where this may be necessary. Staff believes that a second full lane for through traffic around the back of Building 2 is not necessary, because the development would allow full on-site circulation elsewhere. Staff notes that §16-13-3 of the Zoning Code requires restaurants with drive-up service to provide a minimum of 10 stacking spaces with a minimum of five of these stacking spaces designed for the ordering station. The stacking lane is shown on the plan to accommodate 11 cars, but the ordering station is located such that it would only accommodate three of the 11 cars. The ordering station could easily be moved two car lengths to the north, and if the Plan Commission were to recommend approval of the Special Use, staff would advise that the recommendation include the condition that the ordering station for the drive-through lane for Building 2 be relocated to accommodate five stacking spaces before the plan will be brought to the Village Board for final approval.

The drive-through lane for Building 3 would be located along the east side of the building. Drivers would reach the drive-through lane by traveling east through the parking lot in front of Building 3, and then turning left to head north through the lane. The drive-through lane is 16 feet wide from back-of-curb to back-of-curb and essentially would allow one lane of stacked cars, but would include sufficient space to allow a driver to pass a stalled vehicle or otherwise exit the lane in the rare event where this may be necessary. Staff believes that a second full lane for through traffic along the side of Building 3 is not necessary, because the development would allow full on-site circulation elsewhere. Drivers exiting the drive-through lanes would merge into the parking lot along the east property line, and could filter through the parking lots to either the northbound exit onto Gary Avenue, or to the full access point at Lies Road. The exit from the drive-through lane is over 100 feet away from any building and is not near any sidewalks, so there would be no visibility problem. The drive-through service window would be located near the center of the east wall of the building, and as such there would be stacking space for four cars. Because the proposed drive-through lane does not include 10 stacking spaces, it would not meet the stacking requirement for restaurants. However, staff notes that §16-13-3 of the Zoning Code requires four stacking spaces per teller or service window for banks or other similar drive-in facilities. Therefore, other similar facilities such as pharmacies, dry cleaning drop-off and pick-up stations, and the like would be allowed to use this drive-up window. If the Plan Commission were to recommend approval of the Special Use, staff would advise that the recommendation include the condition that the drive-up window for Building 3 shall not be used as part of any food service use.

The drive-through lane for the proposed bank in Building 4 would wrap around the east and north sides of the building. Drivers would enter the drive-through lane at the southeast corner of the building, and would choose from one of three bank teller lanes under a canopy attached to the building. The drive is 20 feet wide at the entrance, but widens out to 33 feet to

accommodate the three bank teller lanes. Each bank teller lane accommodates stacking space for four cars, in compliance with §16-13-3 of the Zoning Code. After completing their bank transactions, drivers would pull forward from underneath the canopy, and then turn left and head south to the end of the drive-through lane at the northwest corner of the building. Drivers exiting the drive-through lane would have the option to turn right and drive north through the parking lot to exit northbound onto Gary Avenue, or to turn left and drive through the parking lot to the full access point at Lies Road. At the exit from the drive-through lane, the plan shows a landscape island on the north side of the exit and there is a large sidewalk and landscape area with no parking spaces on the south side of the exit, so there would be no visibility problems for drivers. However, staff is concerned with pedestrian safety regarding a sidewalk that crosses the exit from the drive-through lane. The sidewalk is located only about four feet from the southwest corner of Building 1. The crosswalk is clearly marked on the pavement, but it is unclear from the drawings if any other signage is proposed to warn drivers. If the Plan Commission were to recommend approval of the Special Use, staff would advise that the recommendation include the condition that traffic control signage be provided at the crosswalk to the satisfaction of the Village Engineer.

The petitioner is requesting a Special Use Permit to provide a bank at the feature corner of this development. The bank would be constructed by the Bank of Wheaton and would operate as Carol Stream Bank & Trust. In the past, some members of the Village Board and Plan Commission have indicated that a bank was not desirable at this location; however, EDC review comments from 2005 indicated some softening of this position. Staff notes two major issues with locating a bank on this site. First, the Village of Carol Stream does not levy a local property tax, and is therefore more dependent on sales tax as a revenue source than surrounding communities. Banks typically do not produce any sales tax, and are less desirable than retail businesses from that standpoint. Therefore, if a developer proposed to simply construct the bank and sell the remaining land for future development, staff would not be in favor of the bank. In this case the bank is proposed as part of a larger retail development. The petitioner has indicated the intent to commence construction of Building 1 and Building 3 simultaneously with the bank. The proposed 6,550 square foot bank would only occupy ¼ of the total 25,460 square feet of proposed building space. Staff notes that the site includes large areas of flood plain and wetlands along the frontage of Gary Avenue and Lies Road, making the site more expensive to develop than other similarly sized parcels. Also due to the flood plain areas to the north, the lot is somewhat odd shaped in the northeast corner, further reducing the developability of the site. Banks typically are able to pay more than other users for prime corner locations, and thus allow the developer more financial flexibility. In this case, the bank is being proposed with an additional 18,910 square feet of commercial space for retail and food service uses. Staff notes that the additional retail space would lessen the impact of the bank.

Staff's second issue with locating a bank on this site deals with the fact that it is located at the Town Center. The Ross Ferraro Town Center Park hosts many evening and weekend events that attract many people. Therefore, staff expects surrounding developments to be pedestrian friendly and add to the growing vitality of the Town Center area. Banks typically close their lobbies at 5:00 or 6:00 in the evening. Therefore, if the petitioner were to construct only a bank, the site would be void of pedestrian activity during evening hours. However, in this case, the petitioner has proposed the bank as part of a unified development that includes other commercial space. Retail and restaurant uses would continue to generate activity at the site into the evening hours. Staff notes that the development includes unified higher-quality architecture that complements the Town Center architecture and includes sidewalks throughout the development. Staff also notes that the site includes unified adjacent parking areas, so more parking would be available to accommodate the retail and restaurant uses in the evening when the bank is closed. Therefore, staff is not opposed to the proposed Special Use Permit to allow a bank.

The applicant is requesting approval of a Preliminary/Final PUD Plan. Many aspects of the Preliminary/Final PUD Plan have already been discussed in this report, such as the building setbacks, access, parking, and the various Special Use requests. The remaining detailed review of the project will be discussed in the Gary Avenue Corridor section of this report. At this time, staff can generally support the Preliminary/Final PUD Plan, subject to any additional suggested conditions of approval related to the Plan, which will be included in the Recommendation section of this report.

Because the proposed development is located within the Gary Avenue Corridor (GAC), the Plan Commission must review and approve plans for the property to ensure that the proposal is in conformance with the corridor regulations. The Plan Commission has the authority to make the final determination of conformance with the GAC regulations, and Village Board consideration is not required. The sections of the GAC regulations that apply to this proposal include site design, architectural design and parking/landscape design.

Many aspects of the site design have already been discussed in this report; as such, the comments regarding site design in this section will only relate to specific GAC standards. The GAC site design standards require service areas to be out of sight from Gary Avenue. The petitioner proposes to provide separate trash dumpster enclosure areas for each building. The enclosure for Building 1 is proposed along the east side of the building, and is 100% screened from Gary Avenue by the building. The enclosure for Building 2 is proposed on the east side of the building, at a location that is over 250 feet away from Gary Avenue. The enclosure will not be seen from Gary Avenue. The enclosure for Building 3 is proposed along the north side of the building, and is screened from Gary Avenue by Building 1 and Building 4. Also, Building 3 screens the enclosure from Lies Road. The enclosure for Building 4 is located near the northeast corner of the building, across the drive-through lane from the building. If a driver were stopped on Gary Avenue it might be possible to see the enclosure between Building 1 and Building 4. However, the actual dumpster would not be visible because it would be screened by the enclosure, and the enclosure is proposed to be as distant from the intersection of Gary and Lies as possible while still being convenient to the bank. If the Plan Commission were to recommend approval of the Gary Avenue Corridor Review, staff would advise that the recommendation include the condition that all trash enclosures be constructed with masonry materials to match the masonry on the buildings.

Also with respect to site design, the GAC regulations require that pedestrian facilities should be considered within the site. The plan includes pedestrian walkways throughout the site. A walkway would run along the southern sides of Building 3 and Building 4 parallel to Lies Road and continue along the western sides of Building 1 and Building 4 parallel to Gary Avenue. This walkway would further continue north and run along the south side of Building 2. This walkway would provide a direct pedestrian route to the customer entrances of all four buildings. Additionally, a walkway would extend south from Building 3 to link to a public sidewalk proposed along Lies Road. The sidewalk along Lies Road would lead to the intersection of Gary Avenue and Lies Road, where eventually pedestrians will be able to cross between the subject development and the Ross Ferraro Town Center. Usually the Village requires sidewalk along the frontage of all lots. However, in this instance, the existing flood plain and wetland areas preclude locating sidewalk directly adjacent to the right-of-way. Therefore, the petitioner proposes to allow the walkway along the western side of Building 1 and Building 4 to replace the Gary Avenue sidewalk. The walkway is routed relatively parallel with Gary Avenue. It includes an extension south from the southwest corner of Building 4 to the Lies Road sidewalk to make the route to the intersection as direct as feasible. The walkway also includes an extension south towards the northwest corner of the lot that would allow future connection to any sidewalk that might be constructed in the future on the east side of Gary Avenue to the north of this site.

Staff can support the overall site design. However, we note three items that remain to be addressed:

1. Sheet C1.1 of the Architectural Environments plan set functions as the Preliminary/Final Planned Unit Development Plan, but is currently labeled as a Site Plan. The petitioner must change the title of sheet C1.1 from "Site Plan" to "Preliminary/Final Planned Unit Development Plan" before the matter will be brought to the Village Board for approval.
2. The drive-through exit from Building 3 seems awkward in that it conflicts with the intersection of two drive aisles. The drive-through exit must be revised to provide a more rectilinear design into the north-south drive aisle. The petitioner must make the necessary revision and submit a revised plan before the matter will be brought to the Village Board for approval.
3. The sidewalk crossing Lies Road should be at the stop bar and not in the traffic lanes of Lies Road. The petitioner must revise the plan to show crossing at the stop bar and submit a revised plan before the matter will be brought to the Village Board for approval.

The petitioner has provided black and white elevation drawings that show all sides of all four buildings. The elevations drawings include labels that indicate the color of the materials, and the petitioner has also provided color renderings of the buildings. The architecture of the buildings is intended to be comparable with that of other Town Center developments, while still maintaining a unique identity. Lannon Stone columns are provided on all sides of all four buildings. All of the buildings include towers with pitched roofs. The location of the towers varies on each building and the sizes of the towers vary on individual buildings. On the two multi-tenant buildings (Building 1 and Building 3), a combination of metal canopies and canvas awnings extend over all window and door areas along the street facing façades. A large canopy with a peaked roof covers the main entrance along the Gary Avenue side of Building 4. A clock is proposed on the wall above the canopy on Building 4. The petitioner proposes to construct the majority of the building façades with masonry materials, including tan brick, brown brick, and Lannon stone. Limited areas of EIFS are proposed, including some upper wall areas and for several of the decorative towers.

Section 16-5-6(K)(9) of the Gary Avenue Corridor regulations states that all utility hardware shall be screened from view from public ways with materials identical to or strongly similar to the building materials, or shall be located so as not to be visible from any public ways. All electrical transformers are proposed near the rear of the buildings in areas surrounded by landscaping. Staff has no issues with the proposed location of the transformers. However, if the Plan Commission were to recommend approval of the Gary Avenue Corridor Review, staff would advise that the recommendation include the condition that all ground mounted mechanical equipment shall be screened from view from surrounding public streets.

With respect to site landscape considerations, the Gary Avenue Corridor regulations were designed to allow flexibility in design but require a certain amount of landscape material on-site. Staff calculates the amount of landscape material required by granting a point value to the type of landscape material provided and then requiring a certain number of points for specific areas of the development. For example, shade trees are worth 225 points each and evergreen trees are worth 275 points each. It is the designer's choice as to how to combine landscape materials on the site in order to meet the criteria of the ordinance and achieve the intent or concept of the corridor. As can be seen on the Landscape Plan, landscape materials are shown within the parkways and adjacent to the parking spaces along Gary Avenue and Lies Road, within the parking lot landscape islands and other islands, and along the rear property line to the east.

The GAC regulations require a minimum of 10% of the area within all parking lot areas to be greenspace. These landscaped areas are to be in the form of landscape islands, and

landscape material is required within these landscape islands. The parking lot measures approximately 51,910 square feet. The 10% greenspace area standard requires 5,191 square feet of parking lot greenspace. The landscape islands depicted on the landscape plan within the parking lot measure about 4,367 square feet in area, which equals only 8.4% greenspace, so the standard is not met. However, the plan includes several landscape islands that are not within the parking lot according a strict application of the GAC regulations, but are surrounded by drive aisles and are adjacent to the parking areas. These include the landscape island east of the bank drive-through lanes, the triangular island north of Building 3, and a small island near the southeast corner of Building 2. The petitioner would not be required to landscape these islands to comply with code, but has chosen to do so. If these islands are included in the calculation of parking lot landscape area, the total area measures about 6,188 square feet in area, which would equal 11.9% greenspace. Based on the 10% standard for landscape area, the landscape islands are required to have 2,596 points of landscape material. As shown on the landscape plan, the 4,367 square foot of islands within the parking lot would have 7,945 points of material, which exceeds the required point value. If the points from the total 6,188 square feet of islands are included, the parking lot would have 12,775 points of material, which far exceeds the required point value. Staff believes that including these islands in this type of unified development follows the intent of the corridor regulations. Therefore, based on the fact that the petitioner has proposed to provide landscaping materials in the parking lot areas that far exceed the required point values, staff feels that counting the additional island space toward the 10% greenspace requirement is an acceptable exemption to the standards of the Zoning Code through the PUD.

The GAC landscape standards require a landscape screen within the first five feet immediately adjacent to the parking spaces along Gary Avenue and Lies Road. The landscape screen requires 6,960 points of landscape material, while the plan provides 7,350 points of material, and so the standard is met. Finally, the GAC standards require a landscape setback in the area between the landscape screen and the Gary Avenue and Lies Road right-of-way lines, with 10,140 points of material required in this area. The landscape plan depicts 5,340 points of proposed material within the landscape setback, but also lists a large area as an “emergent wetlands zone.” The applicant proposes to enhance the existing wetland in this area, which would only support wetland type plantings. Assuming that about half of this area would be planted with bedding plants and ground covers, an additional 6,474 points of material would be provided, for a total of 11,814 points of material, meeting the code requirement. However, if the Plan Commission were to recommend approval of the Gary Avenue Corridor Review, staff would advise that the recommendation include the condition that the Emergent Wetlands Zone be planted with at least 50% wetland plants and groundcover to the satisfaction of the Village Engineer.

In evaluation of this project, staff finds that the request for a Special Use Permit for Planned Unit Development is reasonable. We find that the criteria for the Special Use Permit for the shopping plaza, the drive-up service windows, and the bank are met, subject to conditions. We further find the Preliminary/Final PUD Plan and Gary Avenue Corridor Review to be acceptable subject to the conditions noted in this report and the Recommendation section. We note that several of the conditions are standard Village conditions, while others are specific to these requests.

Based on the information submitted, and subject to the conditions listed below, staff recommends:

- Approval of a Special Use Permit for Planned Unit Development in accordance with Sections 16-9-2(C)(1) and 16-9-4(C)(1) of the Carol Stream Zoning Code and approval

of the Preliminary/Final PUD Plan, with an exemption to allow buildings in the Gary Avenue Corridor to be setback greater than 100 feet from the Gary Avenue right-of-way line and an exemption to allow internal landscape islands outside the actual parking lot to apply towards the required parking lot landscape areas;

- Approval of a Special Use Permit for a Shopping Plaza in accordance with Section 16-9-4(C)(13) of the Carol Stream Zoning Code;
- Approval of a Special Use Permit for Drive-up Window Service in accordance with Section 16-9-3(C)(12) of the Carol Stream Zoning Code;
- Approval of a Special Use Permit for a bank in accordance with Sections 16-9-3(C)(3) and 16-9-4(C)(1) of the Carol Stream Zoning Code; and,
- Approval of Gary Avenue Corridor Review.

The recommendations listed above are subject to the following conditions:

1. That the stormwater management areas shall require approval from the Engineering Services Department;
2. That the title of sheet C1.1 of the Architectural Environments plan set shall be changed from "Site Plan" to "Preliminary/Final Planned Unit Development Plan" before the plan will be brought to the Village Board for final approval;
3. That the drive-through exit from Building 3 shall be revised to provide a more rectilinear design into the north-south drive aisle before the plan will be brought to the Village Board for final approval;
4. That the sidewalk crossing Lies Road shall be revised to be at the stop bar and not in the traffic lanes of Lies Road before the plan will be brought to the Village Board for final approval;
5. That Building 1, Building 2, and Building 3 combined shall not be permitted to have more than 9,891 square feet allocated toward food service use. If more than 9,891 square feet of food service use is desired, then the food service user that would bring the food service use above 9,891 square feet must submit an application for a minor PUD amendment through which process staff and the Plan Commission would re-evaluate the adequacy of site parking;
6. That the ordering station for the drive-through lane for Building 2 be relocated to accommodate five stacking spaces before the plan will be brought to the Village Board for final approval;
7. That the drive-up window for Building 3 shall not be used as part of any food service use;
8. That traffic control signage be provided at the crosswalk between Building 1 and Building 4 to the satisfaction of the Village Engineer;
9. That the Emergent Wetlands Zone along the Gary Avenue and Lies Road frontages be planted with at least 50% wetland plants and groundcover to the satisfaction of the Village Engineer;
10. That the access drive to Gary Avenue shall require approval from the DuPage County Division of Transportation;
11. That separate approval of a Plat of Subdivision matching the lot lines shown on the Preliminary/Final Planned Unit Development Plan is required;

12. That the parking lot lighting shall match the *Fountains at Town Center* project;
13. That all retaining wall material shall complement the *Fountains at Town Center* project;
14. That the landscaping along Lies Road and Gary Avenue should be a hardy, salt tolerant variety to avoid winter die-off;
15. That all landscape materials shall be maintained in a neat and healthy manner, with dead or dying materials replaced with similar size and type species on an annual basis;
16. That the parking stalls shall be striped in accordance with the Village's looped striping requirements;
17. That all rooftop equipment shall be completely screened from view in all directions;
18. That all ground mounted mechanical equipment shall be screened from view from surrounding public streets;
19. That all trash enclosures shall be constructed with masonry materials to match the masonry on the buildings;
20. That separate building permits are required for all trash enclosures and signs; and
21. That the development of the site and buildings will comply with all state, county and Village Codes and requirements.

Commissioner Vora commented that he is in agreement with the staff recommendation. Commissioner Michaelsen asked if the bank is the hub of this development and Mr. Kotche said that the bank drives the rest of it. Once they sell out the parcel for the bank, that gives them the financial ability to build the rest of the center. Commissioner Michaelsen said that he has a concern with the traffic pattern coming from the entrance on Lies Road and having to cross over traffic to get to the drive aisle. Mr. Kotche said that this was discussed with staff, and it was not raised as an issue. He noted that in similar developments there isn't the amount of traffic within the development as if it were a roadway. There is an additional entrance farther down Lies Road. There was discussion regarding shifting the building sites and traffic patterns and it was noted that staff preferred to have the drive aisle hidden from Gary Avenue. Commissioner Michaelsen asked if the building would be lit or site lighting through out the parking lot. Mr. Kotche noted that the parking lot lights will be of the same type as what is used at the Town Center. Commissioner Michaelsen asked about the EIFS system and was told that it is spread around the buildings as trim or caps at the top, equal to about 5% and the rest will be brick. Commissioner Michaelsen asked if there will be a parapet wall to screen the mechanicals and was told that it will be a minimum of a four foot parapet wall. How much higher at Gary & Lies will the building pad be and it was stated that it will be approximately 6 feet higher than the road at the front and approximately seven feet higher at the back.

Commissioner Spink asked about the signage and was told that there will individual signs on each of the buildings and that currently there will not be a monument sign. It was noted that the will be channel lettering that has back lighting and colors will vary. Commissioner Spink commented that with the bank and a proposed dry cleaners both of which are not sales tax producing units she finds the proposal not acceptable and she would not approve it. Commissioner Spink asked if there are any proposed tenants and was told no. She asked if the back of the building would be specifically dedicated employee parking or would it be optional. It was stated that if there is no food service there are more parking spaces available than required, and if it develops that there will be certain types of food services, then there will

be provisions in those agreements that employee parking is mandatory at the back of the building. Commissioner Spink asked how the name Tall Grass Town Square was chosen, stating that it seems to be too confusing with Ross Ferraro Town Center, and The Fountains. Mr. Kotche said that the name was chosen to use other nomenclature in the area and if there is a different suggestion, they will consider it.

Commissioner Hundhausen asked what the opposite corner development is called and it was stated that currently it is referred to as Parkview Plaza. She asked if the subdivided lots will be for sale and Mr. Svalenka said that it would depend upon the developer. In regard to employee parking, the developer may record covenants on any of the properties designating use. Mr. Kotche said that there will be cross access agreements between all of the lots allowing parking at any business as well as designating an employee parking area.

Commissioner Christopher questioned the traffic pattern for travel south on Gary having only the entrance on Lies Road. It was stated that the developer did approach DuPage County to get a full access entrance, but was turned down. Commissioner Christopher said that there should be a better system for the traffic. Staff has required that the entrances from Parkview and this development match up to each other.

Commissioner Smoot asked why staff wants the two driveways to line up and Mr. Svalenka said that if the driveways are off set, there would be the situation where cars stacked to turn left into one of the developments would block traffic action coming from the south, having overlapping left turns so dividing the driveways is always the best. If Tall Grass entrance is moved further to the east, cars turning into the site would overlap, if it was moved further to the west, cars exiting the site would overlap. When the driveways are aligned the turns do not overlap just like a regular street intersection. It was noted that the property to the north is declared wetland and nothing will ever be built there.

Commissioner Michaelsen asked Mr. Svalenka if there is any indication that there might be a dual turn lane there. He replied that currently there are no plans to change the Lies Road intersection.

Commissioner Smoot asked if there will be a U-turn viable at this location and was told that any changes to the Gary Avenue right-of-way would have to be according to DuPage County Standards.

Chairman Weiss asked who maintains the wetlands and Mr. Kotche said that is a part of this development. Chairman Weiss commented this is a very high profile area and it is important that the highest and best use be made of the property. There was concern about traffic congestion as the area continues to develop and if there could be any action that would avert that and Mr. Kotche said that there was little likelihood that a second traffic signal would be justified and that even if every parking space was filled for this development, it would be a total of 92 cars. He does not believe that there would be grid-lock traffic congestion regardless of the high end development.

Commissioner Spink said that she does believe it will be a problem because as a warehouse community, any food service will bring a lot of lunch time traffic. She said that any Town Center Event would bring a lot of traffic problems.

Mr. Svalenka pointed out that the site is zoned commercial and these are restrictions on the site no matter who develops it and it is zoned for this type of use so they have designed it based on what staff has requested.

In response to the question by Commissioner Hundhausen, Mr. Svalenka noted that it is a staff recommendation that drives line up to one another.

Mr. Kotche said that he can understand the Commission's concerns about potential traffic problems with that entrance but this is the safest configuration that could be designed.

Mr. Svalenka confirmed that Engineering Services has reviewed this plan.

Commissioner Hundhausen moved and Commissioner Christopher made the second to approve the Gary Avenue Corridor review in accordance with staff recommendations. The results of the roll call vote were:

Ayes: 6 Commissioners Christopher, Smoot, Vora, Michaelsen,
Hundhausen and Weiss
Nays: 1 Commissioner Spink

Commissioner Hundhausen moved and Commissioner Smoot made the second to recommend approval of a special uses for shopping plaza, drive-up service window and bank in accordance with staff recommendations. The results of the roll call vote were:

Ayes: 6 Commissioners Christopher, Smoot, Vora, Michaelsen,
Hundhausen and Weiss
Nays: 1 Commissioner Spink

Commissioner Hundhausen moved and Commissioner Christopher made the second to recommend approval of a special use for a Planned Unit Development in accordance with staff recommendations. The results of the roll call vote were:

Ayes: 6 Commissioners Christopher, Smoot, Vora, Michaelsen,
Hundhausen and Weiss
Nays: 1 Commissioner Spink

Commissioner Hundhausen moved and Commissioner Vora made the second to recommend approval of a Preliminary/Final Planned Unit Development Plan in accordance with staff recommendations. The results of the roll call vote were:

Ayes: 6 Commissioners Christopher, Smoot, Vora, Michaelsen,
Hundhausen and Weiss
Nays: 1 Commissioner Spink

The petitioner was reminded that these matters will be heard by the Village Board at their meeting on April 2, 2007 provided that the recommended changes have been made, and was advised to attend that meeting.

**#06242: Spina Commercial, east side of Schmale Road, south of St. Charles Road
Special Use Permit – Planned Unit Development
Special Use Permits – Shopping Plaza, Drive-up Service Window,
Auto Laundry
Preliminary/Final PUD Plan Approval
Rezoning – B-2 General Retail District to B-3 Service District
CONTINUED FROM 1/8/07 MEETING**

Mr. Svalenka stated that Mario Spina, Vice President of Angel Associates LP, has submitted an application requesting several zoning approvals that would allow for the development of a multi-tenant retail building and a car wash on the approximate 1.96-acre property located on the east side of Schmale Road, just south of St. Charles Road.

This matter was originally scheduled for Plan Commission review at the October 9, 2006, meeting and was continued to October 23, 2006, November 13, 2006, January 8, 2007, and March 26, 2007. The first continuance was requested by staff for administrative purposes to publish additional required public notices. The additional continuances were to accommodate the applicant, who has indicated that he is in negotiations to purchase the adjacent unincorporated property to the east. After the contract for purchase is signed, the applicant intends to redesign his site plan to incorporate the additional property. This matter has been

continued numerous times since the applicant first requested a continuance to allow purchase of the adjacent property, and over the past five months the Village has received no submittal of plans for the project.

Based on past practice as recommended by the Village Attorney with respect to a case that has been continued several times without action by the applicant, staff recommends that the Plan Commission continue this matter one more time, for a period of no less than 60 days, which corresponds with the May 28, 2007, Plan Commission agenda. Because May 28 is a holiday, staff recommends that this matter be continued to the June 11, 2007, Plan Commission agenda. The applicant will be notified that if his request is not ready for consideration by the Plan Commission at that time, the application will be considered "stale". The effect is that the Village will officially consider the application to no longer be active. In this way, the applicant will be required to file a new application with the Village, and staff will not publish a new notice for public hearing until such time as the plans are ready for consideration by the Plan Commission.

Staff recommends that this matter be continued one last time, to the June 11, 2007, agenda. Commissioner Hundhausen asked why this matter is still being continued and Mr. Svalenka said that staff requested one continuance and the petitioner has asked for the others since he is negotiating for additional property and while there will have to be additional publications for extended requests staff feels that if he cannot get this organized by June 11th then this application should be declared stale and the petitioner will have to re-apply for the entire project. Commissioner Michaelsen moved and Commissioner Spink made the second to continue this matter to the meeting of June 11, 2007 as recommended by staff. The results of the roll call vote were:

Ayes:	7	Commissioners Christopher, Smoot, Vora, Spink, Michaelsen, Hundhausen and Weiss
Nays:	0	

#06362: Village of Carol Stream, 500 N. Gary Avenue
Text Amendment – Subdivision Code Articles 2 and 3; Zoning Code Articles 12,16 and 18 – Regarding Utility Structures
CONTINUED FROM 2/26/07 MEETING

Mr. Svalenka reported that recent events have pointed to the need for an update to those sections of the Village Code that convey the community's standards with respect to utility structures. Historically, the community standard has been to require that utility structures be placed in rear yards only. However, utility companies and developers have been ignoring this standard of late – utility boxes have been placed in front and corner side yards, and the boxes themselves have grown larger.

In order to make the Village's requirements more clear in the Subdivision Code and the Zoning Code, a set of text amendments has been prepared. During the course of this work, staff learned that Wheaton and Roselle, both of whom recently placed a moratorium on new utility structures to allow time for the development of new standards, have brought proposed ordinances to their respective plan commissions. Wheaton and Roselle are still working out details regarding their proposed ordinances. Staff believes there is value in placing Carol Stream's work on pause until Wheaton and Roselle have finalized the adoption of their new standards. In this way, we will be able to achieve better consistency among neighboring communities, and also gain from the public review and comment that has taken place.

This matter was originally scheduled for Plan Commission review at their February 26, 2007, meeting, and was continued to March 26, 2007. Staff recommends that this case be continued to the May 14, 2007, Plan Commission meeting.

Commissioner Michaelsen moved and Commissioner Hundhausen made the second to continue this matter to May 14, 2007 as recommended by staff. The results of the roll call vote were:

Ayes:	7	Commissioners Christopher, Smoot, Vora, Spink, Michaelsen, Hundhausen and Weiss
Nays:	0	

Commissioner Michaelsen moved and Commissioner Spink made the second to close the public hearing. The motion passed by unanimous voice vote.

At 9:00 pm, Commissioner Smoot moved and Commissioner Vora made the second to adjourn. The motion passed by unanimous voice vote.

FOR THE COMBINED BOARD

Ela 4-2-07

Village of Carol Stream
Interdepartmental Memo

TO: Joseph E. Breinig, Village Manager

FROM: John Svalenka, Village Planner *A*

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

DATE: March 29, 2007

RE: **Agenda Item for the Village Board meeting of April 2, 2007**
PC/ZBA Case #06117, Levato & Kotche – NE Corner Gary Ave & Lies Road
Special Use Permit – Planned Unit Development
Planned Unit Development – Preliminary/Final Plan
Special Use Permits – Shopping Plaza, Drive-up Service Window, Bank
Gary Avenue Corridor Review

Keith Kotche of Levato & Kotche has submitted an application for several zoning approvals to allow a multi-building commercial development at the northeast corner of Gary Avenue and Lies Road. The applicant is proposing to construct four buildings with common parking facilities as a Planned Unit Development. Three buildings are proposed as multi-tenant retail buildings, for which the petitioner has requested approval of a Special Use for a Shopping Plaza. The petitioner has requested approval of a Special Use for a bank for the fourth building. Two of the shopping plaza buildings and the bank are proposed to include drive-up service windows, for which the petitioner has requested approval of a Special Use. The petitioner has also requested Gary Avenue Corridor Review, as the site is within the Gary Avenue Corridor.

The staff report presenting the requests, with supporting documentation, was transmitted to the Village Board with the Plan Commission/Zoning Board of Appeals (PC/ZBA) packet on March 23, 2007. At their March 26, 2007, meeting, by a vote of 6-1, the PC/ZBA recommended approval of the Special Use Permit for Planned Unit Development, subject to the conditions contained within the staff report. Also, by a vote of 6-1, the PC/ZBA recommended approval of the Preliminary/Final Planned Unit Development Plan, subject to the conditions contained within the staff report. The PC/ZBA also recommended approval of the Special Use Permits for a Shopping Plaza, Drive-up Service Windows, and a Bank, by a vote of 6-1, subject to the conditions contained within the staff report.

Four of the conditions contained within the staff report required the petitioner to make revisions to the plans before the plans would be brought to the Village Board for final approval. The four conditions read as follows:

- That the title of sheet C1.1 of the Architectural Environments plan set shall be changed from "Site Plan" to "Preliminary/Final Planned Unit Development Plan" before the plan will be brought to the Village Board for final approval;

- That the drive-through exit from Building 3 shall be revised to provide a more rectilinear design into the north-south drive aisle before the plan will be brought to the Village Board for final approval;
- That the sidewalk crossing Lies Road shall be revised to be at the stop bar and not in the traffic lanes of Lies Road before the plan will be brought to the Village Board for final approval; and,
- That the ordering station for the drive-through lane for Building 2 be relocated to accommodate five stacking spaces before the plan will be brought to the Village Board for final approval.

The petitioner has changed the title of Sheet C1.1 to Preliminary/Final Planned Unit Development Site Plan, has revised the drive-through exit from Building 3 to be more rectilinear, has revised the sidewalk crossing Lies Road to be at the stop bar, and has relocated the ordering station for Building 2 to accommodate five stacking spaces.

At their March 26, 2007, meeting, the PC/ZBA also voted 6-0 to approve the requested Gary Avenue Corridor Review. Please note that the PC/ZBA vote regarding the Gary Avenue Corridor Review serves as the final decision on this matter.


If the Village Board concurs with the PC/ZBA recommendations, they should approve the Special Use Permit for Planned Unit Development, the Preliminary/Final Planned Unit Development Plan, and the Special Use Permits for a Shopping Plaza, Drive-up Service Windows, and a Bank, subject to the conditions contained within the Ordinance, and adopt the necessary Ordinance.

JDS:js

c: Keith Kotche, via fax, (630) 736-0400

VILLAGE OF CAROL STREAM
INTER-DEPARTMENTAL MEMO

GENIA WALKER
G-1 4-2-07

TO: Joe Breinig, Village Manager
FROM: Caryl Maurer, Employee Relations Director 
DATE: March 26, 2007
RE: Personnel Manual Revisions

As previously discussed, below are the recommended language changes to the Village's Personnel Manual. As you may recall, both changes reflect agreements previously made with the Fraternal Order of Police union, with the below recommendation to apply to our non-union employees.

Additionally, it is recommended to apply Change #2 (Sick Leave) to the SEIU collective bargaining agreement. Given the relatively low cost of the change (only affecting those upon retirement), this recommendation seems appropriate so as not to have one employee group receiving different benefits.

Please let me know if you have any questions.

1. *Page 33, Chapter 4F, Section b – Court Attendance:*

Old Language: When a non-exempt, non-sworn employee is required to report to any court or administrative hearing, as a result of an exercise of their duties with the Village of Carol Stream, outside of their regularly scheduled hours of work and in excess of the standard work week, the employee shall be compensated as follows:

- Two (2) hours minimum at straight time pay for any hearing as a result of an exercise of their duties on behalf of the Village.
- or
- The employee shall be paid at time and one half for all time actually spent while attending court or hearings. No employee shall receive less than a minimum of two hours straight time pay under this provision.

New Language: When a non-exempt, non-sworn employee is required to report to any court or administrative hearing, as a result of an exercise of their duties with the Village of Carol Stream, outside of their regularly scheduled hours of work and in excess of the standard work week, the employee shall be compensated as follows:

- Two (2) hours minimum at ~~straight-time~~ time and one-half pay for any hearing as a result of an exercise of their duties on behalf of the Village.
- or
- The employee shall be paid at time and one half for all time actually spent while attending court or hearings. No employee shall receive less than a minimum of two hours ~~straight-time~~ at time and one-half pay under this provision.

2. *Page 38, Chapter 5B – Sick Leave:*

Old Language: Sick leave shall be earned, effective from the first day of employment at the rate of one (1) day for each month worked. Sick leave with pay may be accumulated up to a total of one hundred twenty (120) working days. As a retirement bonus, sick leave of more than one hundred twenty (120) days shall be converted to vacation pay at the rate of one (1) day of vacation for every two (2) days of sick leave over one hundred twenty (120) days. In the case of regular part-time employees a "day" shall consist of the customary number of hours normally worked by that employee. The employee may elect to receive said amount in form of either pay or vacation with pay. The Finance Department shall keep complete records of the total amount of sick leave accrued and used by an employee. Retirement is defined as formal retirement from the Village's service under the provisions of the appropriate pension program and being eligible for pension benefits thereof

New Language: Sick leave shall be earned, effective from the first day of employment at the rate of one (1) day for each month worked. Sick leave with pay may be accumulated up to a total of ~~one hundred twenty (120)~~ one hundred fourteen (114) working days. As a retirement bonus, sick leave of more than ~~one hundred twenty (120)~~ one hundred fourteen (114) days shall be converted to vacation pay at the rate of one (1) day of vacation for every two (2) days of sick leave over ~~one hundred twenty (120)~~ one hundred fourteen (114) days. In the case of regular part-time employees a "day" shall consist of the

customary number of hours normally worked by that employee. The employee may elect to receive said amount in form of either pay or vacation with pay. The Finance Department shall keep complete records of the total amount of sick leave accrued and used by an employee. Retirement is defined as formal retirement from the Village's service under the provisions of the appropriate pension program and being eligible for pension benefits thereof

REGISTRATION NO. 6-2 4-2-07

Village of Carol Stream

INTER-DEPARTMENTAL MEMO

TO: Joseph Breinig, Village Manager

FROM: Robert Mellor, Assistant Village Manager *RM*

DATE: March 19, 2007

RE: Award of Contract - Landscape Maintenance

Included in the proposed Fiscal-Year 2007-08 budget are funds to maintain the landscape along the Gary Avenue and North Avenue corridors. These properties include the Town Center on Lies Road, the Municipal Center, Daylily Park on St. Charles Road and the North Avenue, Schmale Road, Gary Avenue, County Farm Road and Army Trail Road median and right of ways. Carol Stream is reimbursed for the cost of maintaining County and State of Illinois right of ways by DuPage County. The specifications for maintenance of these properties is at a very high level consistent with previously established Village Board guidelines and meet or exceed maintenance levels specified by IDOT for North Avenue and by DuPage County for Gary Avenue, County Farm Road and Army Trail Road. The 2005 bid specification requested a three year cost proposal with the initial term of the agreement being from May 1, 2005 through April 30, 2006 with possible renewal for an additional two years, in one-year increments. The lowest qualified bid for the three-year period was received from Classic Landscaping, Inc. Their bid for all three years of the contract were as follows:

Landscape Maintenance ¹

Landscape Contractor:	Town Center	Mun. Center	Daylily Park	North Ave.	Gary Ave.	County Farm Rd.	Army Trail Rd.	Schmale Rd.	Total All Property
Classic Landscape, Ltd. West Chicago	\$11,020	\$4,000	\$4,340	\$33,750	\$3,400	\$4300	\$1,250	\$3,850	\$65,910.00

¹ Includes mowing, edging/trimming, Spring/Fall clean up, general clean up, fertilization and herbicide treatment of lawn areas and includes pruning/trimming and mulching of North Avenue.

Consistent with last year it is recommended that the Village Board approve the landscape maintenance contract prior to May 1st so that the selected contractor can gear-up for spring clean-up activities and have our facilities ready for events that will be scheduled for the Town Center. Landscape contractors are also preparing their schedules and priorities for the coming year and usually give preference to clients who notify them early that they will be awarded the contract.

Classic Landscaping, Inc. has proven to be a competent and knowledgeable landscape contractor and successfully met all contract obligations during the first and second years of the contract. Based on their past job performance with the Village, it is recommended that the contract for landscape maintenance services for the properties listed above be awarded to Classic Landscaping, Inc. at the unit costs specified in their proposal dated March 10, 2005 (approximately \$65,910/year), for the period May 1, 2007 through April 30, 2008. There are sufficient funds budgeted in the proposed Fiscal-Year 2007-08 budget to pay for these

expenditures. Furthermore, some of the Village's costs are offset through a reimbursement of \$10,150 by DuPage County for maintenance of County rights-of-way in Carol Stream. Final approval of this contract is subject to funds being included in the Fiscal-Year 2008 Budget.


G-3 4-2-07

Village of Carol Stream

Intradepartmental Memo

TO: Village Manager Joe Breinig

FROM: Lieutenant Jerry O'Brien

REVIEWED AND APPROVED BY: 
Chief Rick Willing

DATE: March 28, 2007

RE: Approval to Purchase a Mobile Digital Video System for Police Squads
The Police Department requests that the Village Board approve the purchase of ten mobile digital video squad car cameras from Coban Research and Technologies, Inc. following a Request for Proposal (RFP) bid process.

The current VHS in-car camera systems (which are no longer covered under warranty) have been scheduled for partial replacement in the current (2006/2007) budget cycle. The plan has been to replace ten of the VHS video cameras with digital cameras. This plan also includes wireless connection points to allow the upload of squad video to a video management system and recorder system located in the Village Hall. An additional ten video cameras have been requested in the proposed 2007/2008 budget to complete the project and switch all in squad cameras to digital video.

In November 2005 I attended a class on In Car Camera Technical Assistance Training that was co-sponsored by the International Association of Chiefs of Police and the US Department of Justice. This class identified important features of digital video systems. I also observed video of police officer confrontations, the killing of a police officer and a death caused when an intoxicated driver struck an officer performing his duties on a roadway. The investigations and trials that followed these incidents made it clear to me that high quality images are required for any forensic analysis and the convictions of offenders in these cases. Poor quality video from an inferior system would not provide the detail to forensically identify or convict these offenders.

Since that time I have reviewed many camera systems. During the past year several police officers and our Information System Staff has discussed these systems, tested several in our squad cars and observed systems in operation. After this evaluation we completed a sealed bid process with the required specifications. Five bid responses were received on March 16, 2007 at the Village Hall.

We reviewed each of these bid packages. Four of the five systems were rejected because they did not substantially meet our specifications. These included AMR Digital Corporation, CDS Office Technologies, Dell Computer and ICOP.

The only system that met the specifications that the Village advertised was Coban Research & Technologies, Inc. An on-site inspection of a complete Coban system in Gurnee was conducted and a favorable reference was given by Addison, TX. Chicago and Los Angeles police departments recently purchased several hundred Coban units.

The bid request was written so that the Village could choose to purchase certain components and arrange for installation through our own employees or contractors, if this would be cost-effective.

The server, operating system software, wireless components and installation costs will not exceed \$18,200 from various other vendors.

The total cost of this project (system purchase, network construction and installation) is estimated at \$89,740 and does not exceed the budgeted amount of \$90,000.

Recommendation:

I request that the Village Board award the bid and approve the purchase of the 2007 Mobile Digital Video System from Coban Research & Technologies, Inc. for their submitted bid of \$71,540 for 10 cameras. This would include the purchase of ten complete mobile units, software and licensing for each camera unit, software and licensing for the video management system for the server, the installation of the server system, the multi disc DVD back-up system, the connection of the server to the wireless receiving points, installation training for the squad cars, training to operate the system and shipping.

VILLAGE OF CAROL STREAM
INTER-DEPARTMENTAL MEMO

6-4 4-2-07

TO: Joseph Breinig, Village Manager
FROM: James T. Knudsen, Director of Engineering Services
DATE: 3/27/2007
RE: Reduction No.1 - Easton Park Subdivision



Cemcon Ltd. has submitted Reduction Request no. 1 for a reduction in bond no. 5021694 for improvements in the above project. The applicable amount of reduction should be \$946,488.41 as indicated below.

Total security originally provided	\$1,202,754.00
Adjusted security at 115% of estimate	\$1,383,168.00
Difference	(\$180,414.00)
Total work completed to date	\$1,126,902.41
Total additional reduction (see worksheet)	\$0.00
Total authorized reduction from original security	\$946,488.41
Amount previously authorized	\$0.00
Amount of this reduction	\$946,488.41
Remaining balance of the security	\$256,265.59

All the work as shown on the reduction request has been completed per the approved plans and Village specifications. Therefore, the letter of credit may be reduced as shown.

**VILLAGE OF CAROL STREAM
ENGINEERING SERVICES DEPARTMENT
ENGINEER'S PAY ESTIMATE**

PROJECT: **Easton Park**

ESTIMATE AMOUNT:	\$1,202,754.00	PAYABLE TO:
BOND AMOUNT:	\$1,383,168.00	XXXX
115% OF ESTIMATE:	\$1,383,167.10	
DIFFERENCE:	\$0.90	
DATE OF ESTIMATE:	5/10/2006	Bond No.
ESTIMATE NUMBER:	1	5021694

PERCENT		DESCRIPTION	100% PRICE		TOTAL
100 %		Stormwater Management	\$721,424.00		\$721,424.00
53.3 %		Erosion Control Improvements	\$40,890.00		\$21,794.37
94.8 %		Mass Earthwork Improvements	\$404,730.00		\$383,684.04
QUAN	UNIT	DESCRIPTION	COST	EXTENSION	
TOTAL AMOUNT APPROVED TO DATE:					\$1,126,902.41
ADDITIONAL AMOUNT AUTHORIZED DUE TO CHANGE IN LOC POLICY:					\$0.90
ADDITIONAL (COMMENT):					\$0.00
TOTAL REDUCTION:					\$1,126,903.31
LESS PREVIOUS REQUESTS: (ENTER AS NEGATIVE)					\$0.00
AMOUNT NOW DUE:					\$1,126,903.31

I/WE HEREBY CERTIFY THAT THE ABOVE QUANTITIES ARE CORRECT AND DESERVE PAYMENT AT THIS TIME:

VILLAGE OF CAROL STREAM

Village Manager

Date

Village Engineer

Date

DEVELOPER

Company

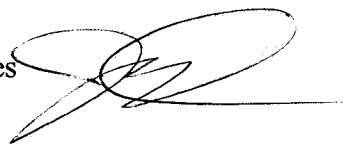
Name

Date

VILLAGE OF CAROL STREAM
INTER-DEPARTMENTAL MEMO

AGENDA ITEM
G-5 4-2-06

TO: Joseph Breinig, Village Manager
FROM: James T. Knudsen, Director of Engineering Services
DATE: 3/27/2007
RE: Reduction No. 1 - Easton Park Subdivision



Cemcon Ltd. has submitted request No. 1 for Bond No. 08826378 for improvements in the above project. The applicable amount of reduction should be \$1,437,837.99 as indicated below.

Total security originally provided	\$2,414,969.48
Adjusted security at 115% of estimate	\$2,777,214.90
Difference	(\$362,245.42)
Total work completed to date	\$1,800,083.41
Total additional reduction (see worksheet)	\$0.00
Total authorized reduction from original security	\$1,437,837.99
Amount previously authorized	\$0.00
Amount of this reduction	\$1,437,837.99
Remaining balance of the security	\$977,131.49

All the work as shown on the reduction request has been completed per the approved plans and Village specifications. Therefore, the letter of credit may be reduced as shown.

dh

**VILLAGE OF CAROL STREAM
ENGINEERING SERVICES DEPARTMENT
ENGINEER'S PAY ESTIMATE**

PROJECT: **Easton Park Subdivision**

ESTIMATE AMOUNT:	\$2,414,969.48	PAYABLE TO:
BOND AMOUNT:	\$2,777,214.90	
115% OF ESTIMATE:	\$2,777,214.90	
DIFFERENCE:	(\$362,245.42)	
DATE OF ESTIMATE:	5/10/2006	Bond No. 8826378
ESTIMATE NUMBER:	1	Reduction No. 1

PERCENT	DESCRIPTION	100% PRICE	TOTAL
100 %	Mass Earthwork Improvements	\$204,295.00	\$204,295.00
97 %	Water Main Improvements	\$662,361.00	\$642,490.17
100 %	Sanitary Sewer Improvements	\$493,882.00	\$493,882.00
100 %	Storm Sewer Improvements	\$35,962.00	\$35,962.00
88 %	Pavement Improvements	\$481,198.00	\$423,454.24
%	Street Lighting & Signage Imp.	\$120,100.00	\$0.00
%	Striping Improvements	\$20,441.80	\$0.00
%	Sidewalk Improvements	\$136,554.00	\$0.00
%	Bike Path Improvements	\$17,313.00	\$0.00
%	Erosion Control Improvements	\$23,320.00	\$0.00

TOTAL AMOUNT APPROVED TO DATE:	\$1,800,083.41
ADDITIONAL AMOUNT AUTHORIZED DUE TO CHANGE IN LOC POLICY:	(\$362,245.42)
ADDITIONAL (COMMENT):	\$0.00
TOTAL REDUCTION:	\$1,437,837.99
LESS PREVIOUS REQUESTS: (ENTER AS NEGATIVE)	\$0.00
AMOUNT NOW DUE:	\$1,437,837.99

I/WE HEREBY CERTIFY THAT THE ABOVE QUANTITIES ARE CORRECT AND DESERVE PAYMENT AT THIS TIME:

VILLAGE OF CAROL STREAM

Village Manager

Date

Village Engineer

Date

DEVELOPER

Company

Name

Date

6-6 4-2-07

Village of Carol Stream Interdepartmental Memo

TO: Joseph E. Breinig, Village Manager
FROM: Stan W. Helgerson, Finance Director *SH*
DATE: February 23, 2007
RE: Budget Transfers

The attached budget transfers require Village Board approval.

- 1) Personal Services: Since negotiations were ongoing with both unions at the time the budget was approved, it was decided not to include any increases for any of the employees and then once the contracts were settled, a budget amendment would be prepared.
- 2) Town Center Line Items: The purchase of the bricks were approved at the 2/5/07 Board meeting. We had previously amended the Summer in the Center line item but just recently received an invoice for the bleacher rental required another transfer.

Water and Sewer Fund:

- 1) WRC – Consultant – \$29,300 – contract to design the demolition of the East Side Tanks.
- 2) W/S – Consultant – \$41,515 – contract for the SW Utility extension study.
- 3) W/S – Maintenance and Repair – \$23,100 – for the cost of pulling Well #3. Repairs/replacement will be addressed later.
- 4) Personal Services/IMRF/FICA – these accounts were amended to recognize the new SEIU contract. Also, the budget did not include any salary adjustments for non-union employees; therefore this amendment makes that adjustment.

BUDGET TRANSFER REQUEST

FISCAL YEAR: FY07

DEPARTMENT/DIVISION: _____

FUND: _____

FROM ACCOUNT	AMOUNT	TO ACCOUNT	AMOUNT
#01.459.102 Employee Relations	\$3,300		
#01.459.112 IMRF	359		
#01.459.113 FICA	253		
#01.460.102 Administration	19,173		
#01.460.112 IMRF	2,084		
#01.460.113 FICA	1,209		
#01.461.102 Finance	19,827		
#01.461.112 IMRF	2,516		
#01.461.113 FICA	1,369		
#01.462.102 Engineer	18,000		
#01.462.112 IMRF	2,174		
#01.462.113 FICA	2,158		
#01.464.102 Com. Dev. - Building	9,945		
#01.464.112 IMRF	674		
#01.464.113 FICA	474		
#01.466.102 Police	155,352		
#01.466.107 Court Time	60,000		
#01.466.112 IMRF	8,591		
#01.466.113 FICA	13,181		
#01.467.102 Streets	33,799		
#01.467.112 IMRF	3,674		
#01.467.113 FICA	2,438		
#01.468.102 Building Maint.	2,786		
#01.468.112 IMRF	195		
#01.468.113 FICA	175		
		#01.472.205	\$363,706
TITLE: SALARIES & WAGES		TITLE: CIP	

DEPARTMENT HEAD: _____ DATE: _____

VILLAGE MANAGER: _____ DATE: _____

VILLAGE BOARD CONCURRENCE DATE: _____

FINANCE DIRECTOR: _____ DATE: _____

BUDGET TRANSFER REQUEST

FISCAL YEAR: 7

DEPARTMENT/DIVISION: _____

FUND: _____

FROM ACCOUNT	TO ACCOUNT	AMOUNT
#01.465.261	#01.465.263	\$ 3,555.00
TITLE: LIABILITY INSURANCE	TITLE: PROPERTY INSURANCE	

REASON:

#01.465.499	#01.475.302	\$ 1,000.00
TITLE: CONTINGENCY	TITLE: BRICKS	

REASON: Board approved 2/5/07

#01.465.499	#01.475.287	\$ 2,020.00
TITLE: CONTINGENCY	TITLE: SUMMER IN THE CENTER	

REASON: Bleacher rental - 4 day event

#	#	\$
TITLE:	TITLE:	

REASON:

DEPARTMENT HEAD: _____

DATE: _____

VILLAGE MANAGER: _____

DATE: _____

VILLAGE BOARD CONCURRENCE DATE: _____

FINANCE DIRECTOR: _____

DATE: _____

BUDGET TRANSFER REQUEST

FISCAL YEAR: 7

DEPARTMENT/DIVISION: _____

FUND: _____

FROM ACCOUNT	TO ACCOUNT	AMOUNT
#01.475.290	#01.475.291	\$ 3,395.00
TITLE: MULTI-CULTURAL EVENT	TITLE: MISC. EVENTS/ACTIVITIES	

REASON:

#01.475.290	#01.475.289	\$ 297.00
TITLE: MULTI-CULTURAL EVENT	TITLE: OCTOBERFEST	

REASON:

#	#	\$
TITLE:	TITLE:	

REASON:

#	#	\$
TITLE:	TITLE:	

REASON:

DEPARTMENT HEAD: _____

DATE: _____

VILLAGE MANAGER: _____

DATE: _____

VILLAGE BOARD CONCURRENCE DATE: _____

FINANCE DIRECTOR: _____

DATE: _____

NOTED [unclear]
H-1 4-2-07

ORDINANCE NO. _____

**APPROVING SPECIAL USES FOR A PLANNED UNIT
DEVELOPMENT (PUD), SHOPPING PLAZA,
DRIVE-UP SERVICE WINDOW AND BANK
AND PRELIMINARY/FINAL PUD PLAN APPROVAL
(NE CORNER OF GARY AVENUE & LIES ROAD)**

WHEREAS, Levato & Kotche, representing West Suburban Bank Trust #9908, has requested approvals of a Special Use for Planned Unit Development in accordance with Sections 16-9-2(C)(1) and 16-9-4(C)(1) of the Carol Stream Zoning Code, a Special Use for a shopping plaza in accordance with Section 16-9-4(C)(13) of the Carol Stream Zoning Code, a Special Use for drive-up service windows in accordance with Sections 16-9-3(C)(11) and 16-9-4(C)(1) of the Carol Stream Zoning Code, a Special Use for a bank in accordance with Sections 16-9-3(C)(3) and 16-9-4(C)(1) of the Carol Stream Zoning Code and a Preliminary/Final Planned Unit Development Plan; and

WHEREAS, pursuant to proper legal notice, on March 26, 2007, the Combined Plan Commission/Zoning Board of Appeals considered the request for these special uses and have determined that they would not pose a negative effect on property values in the area nor would they be unreasonably detrimental to the public health, safety or general welfare; and

WHEREAS, the corporate authorities find that the granting of these special uses for a Planned Unit Development, Shopping Plaza, Drive-Up Service Window and Bank would not be inconsistent with surrounding uses nor be contrary to the intent of the Zoning Code of the Village, provided certain conditions are met.

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 property legally described in Section 1 of this Ordinance, commonly known as the Northeast Corner of Gary Avenue and Lies Road, be granted approval of the Special Uses for a Planned Unit Development, a shopping plaza, Drive-Up Service Window, and a Bank, and be granted approval of a Preliminary/Final Planned Unit Development Plan, as shown on the attached Preliminary/Final PUD Plan set (Exhibit A, with most recent revisions dated 3/29/2007), Landscape Plan set (Exhibit B, dated 3/28/2007), and color rendering (Exhibit C, dated 3/29/07), subject to the following conditions:

1. That the stormwater management areas shall require approval from the Engineering Services Department.
2. That Building 1, Building 2 and Building 3 combined shall not be permitted to have more than 9,891 square feet allocated toward food service use. If more than 9,891 square feet of food service use is desired, then the food service user that would bring the food service use above 9,891 square feet must submit an application for a minor PUD amendment through which process staff and the Plan Commission would re-evaluate the adequacy of site parking.
3. That the drive-up window for Building 3 shall not be used as part of any food service use.
4. That traffic control signage be provided at the crosswalk between Building 1 and Building 4 to the satisfaction of the Village Engineer.
5. That the Emergent Wetlands Zone along the Gary Avenue and Lies Road frontages be planted with at least 50% wetland plants and groundcover to the satisfaction of the Village Engineer.
6. That the access drive to Gary Avenue shall require approval from the DuPage County Division of Transportation.
7. That separate approval of a Plat of Subdivision matching the lot lines shown on the Preliminary/Final Planned Unit Development Plan is required.
8. That the parking lot lighting shall match the *Fountains at Town Center* project.
9. That all retaining wall material shall complement the *Fountains at Town Center* project.
10. That the landscaping along Lies Road and Gary Avenue should be a hardy, salt tolerant variety to avoid winter die-off.

11. That all landscape materials shall be maintained in a neat and healthy manner, with dead or dying materials replaced with similar size and type species on an annual basis.
12. That the parking stalls shall be striped in accordance with the Village's looped striping requirements.
13. That all rooftop equipment shall be completely screened from view in all directions.
14. That all ground mounted mechanical equipment shall be screened from view from surrounding public streets.
15. That all trash enclosures shall be constructed with masonry materials to match the masonry on the buildings.
16. That separate building permits are required for all trash enclosures and signs.
17. That the development of the site and buildings will comply with all state, county and Village Codes and requirements.

LEGAL DESCRIPTION:

Lot 3 in Gary and Lies Development being a subdivision of part of the Southeast ¼ of Section 20, township 40 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded July 27, 2000 as Document No. R200-114504, in DuPage County, Illinois.

SECTION 2: This Ordinance shall be in full force and effect from and after the passage, approval and publication in pamphlet form as provided by law, provided, however, that this Ordinance is executed by the owners of the subject property or such other party in interest, consenting to and agreeing to be bound by the terms and conditions contained within this Ordinance. Such execution and delivery to the Village shall take place within sixty (60) days after the passage and approval of this Ordinance, or within such extension of time as may be granted by the corporate authorities by motion.

SECTION 3: That failure of the owner or other party in interest, or a subsequent owner or other party in interest, to comply with the terms of this Ordinance, after execution of said Ordinance, shall subject the owner or party in interest to the

penalties set forth in Section 16-17-7, A and B of the Village of Carol Stream Zoning Code, and/or termination of the special use after notice and public hearing in accordance with the procedures required by statute and the Carol Stream Zoning Code.

PASSED AND APPROVED THIS 2ND DAY OF APRIL 2007.

AYES:

NAYS:

ABSENT:

Ross Ferraro, Mayor

ATTEST:

Janice Koester, Village Clerk

I, _____, being the owner or other party of interest of the
(please print)
property legally described within this Ordinance, having read a copy of the Ordinance,
do hereby accept, concur and agree to develop and use the subject property in
accordance with the terms of this Ordinance.

(Date)

(signature)

TALL GRASS TOWNE SQUARE



GARY AVE. at LIES ROAD

CAROL STREAM, IL

EXHIBIT A
1 OF 7

RECEIVED

JAN 26 2007

COMMUNITY
DEVELOPMENT DEPT.

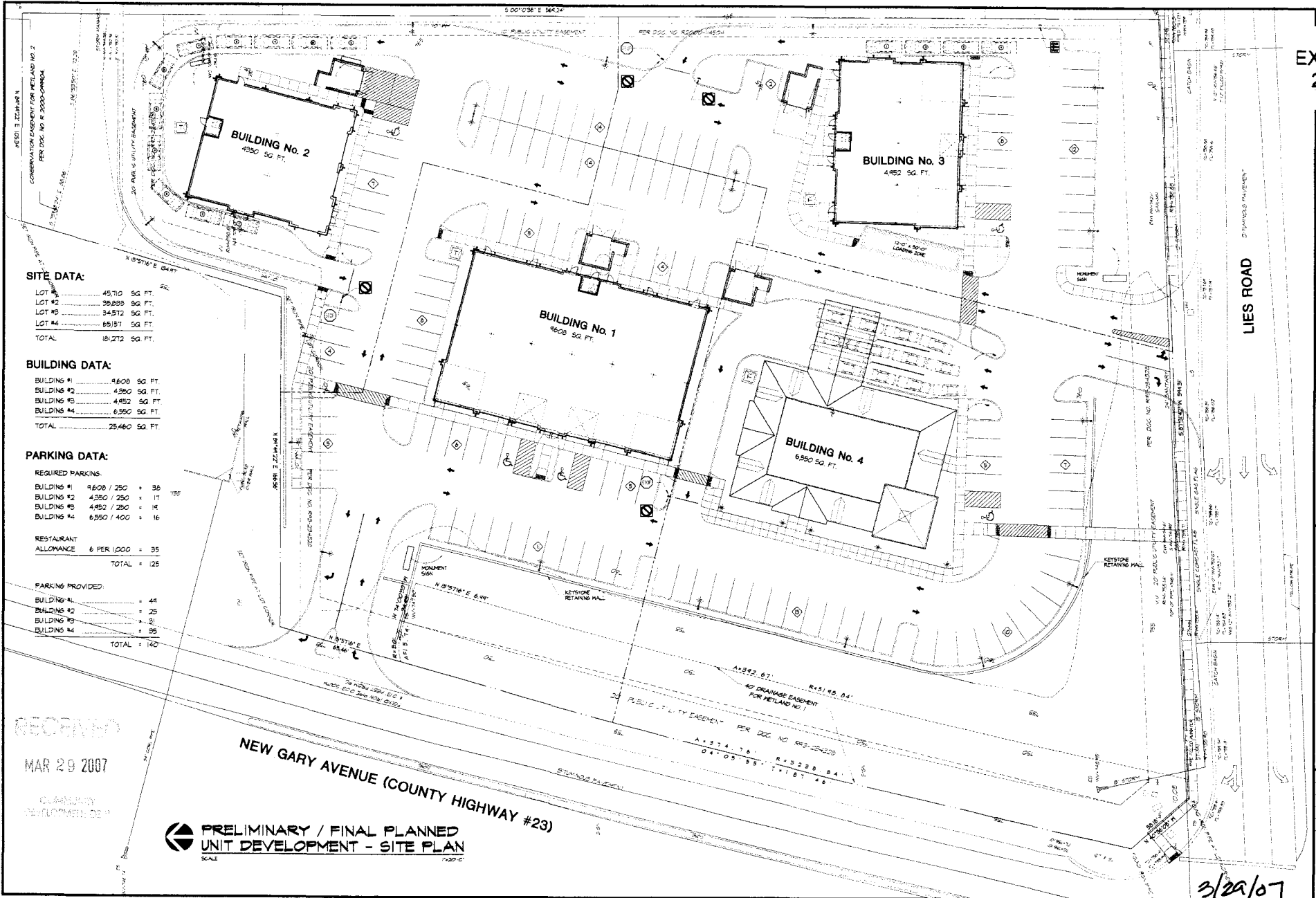
ARCHITECTURAL ENVIRONMENTS
3000 W. Forest Ave., Ste. 1000, Chicago, Illinois 60627 (312) 467-5118

Petitioner:
Levato and Kotche

Tall Grass Towne Square
GARY AVE. at LIES ROAD
CAROL STREAM, ILLINOIS

1/26/07
11:21 AM
VM2007
AS 10783
CB-026
11

T1.1



RECORDED
MAR 29 2007

PRELIMINARY / FINAL PLANNED
UNIT DEVELOPMENT - SITE PLAN
SCALE 1/32" = 1'

ARCHITECTURAL ENVIRONMENTS
1000 W. FARMERS AVE., SUITE 1000, CHICAGO, ILLINOIS 60607 (312) 987-1133

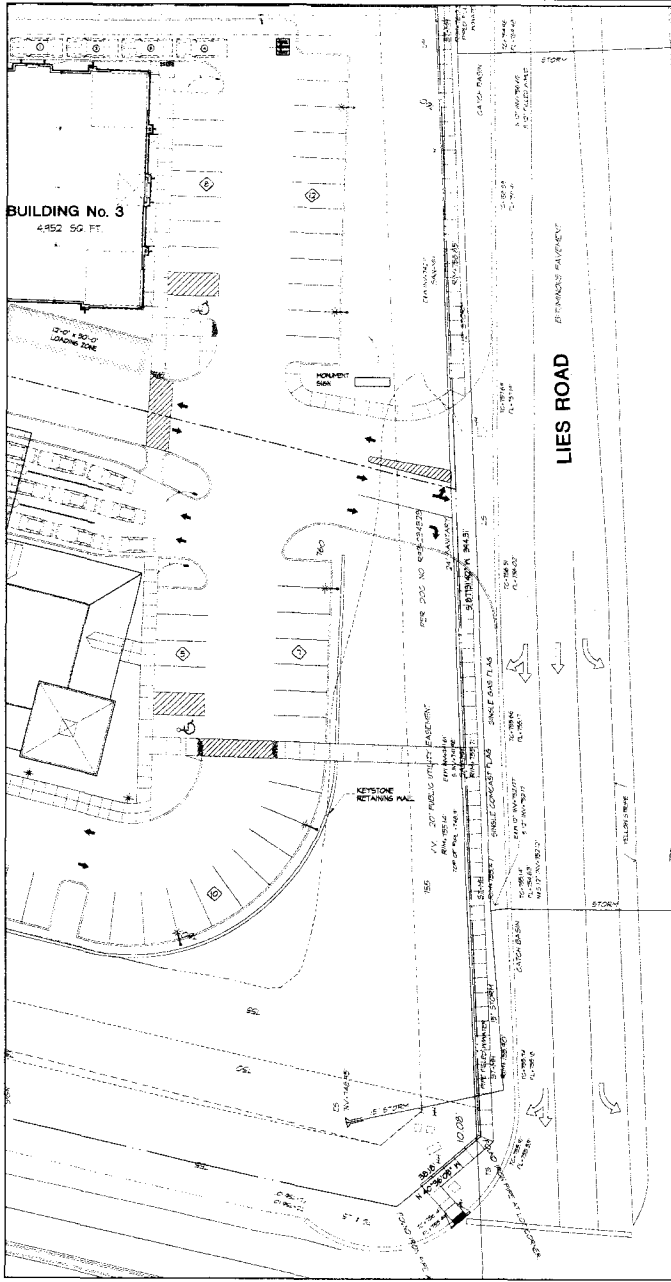
Reflector:
Levato and Kotche

Tail Grass Towne Square
GARY AVE. at LIES ROAD
CAROLSTREAM, ILLINOIS

1/8/2007
1/11/2007
1/11/2007
1/11/2007
1/11/2007
1/11/2007

C1.1

3/29/07



RECEIVED
MAR 29 2007

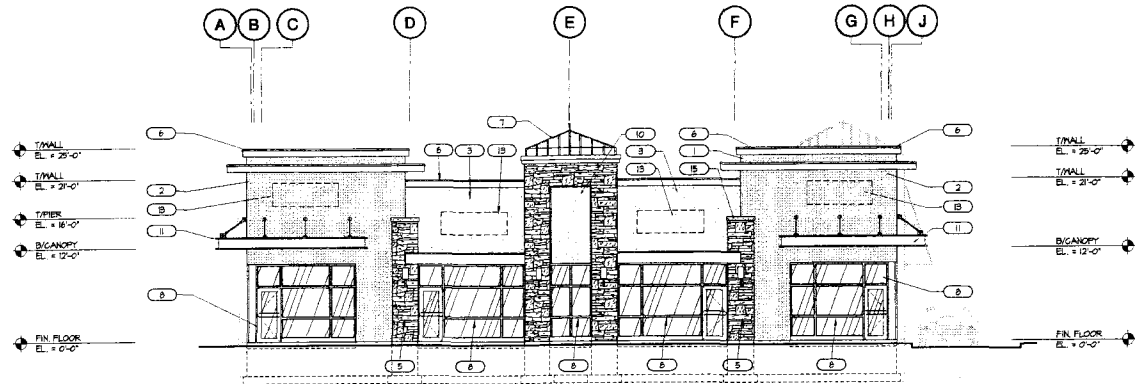
EXHIBIT A
3 OF 7

ADJACENT
SITE PLAN
SCALE

1"=20'-0"

<p>PROJECT: Tail Grass Towne Square GARY AVE. at LIES ROAD CAROL STREAM, ILLINOIS</p>	<p>REVISIONS</p> <table border="1"> <tr><td>1</td><td>1/16/2007</td><td>REVISED</td></tr> <tr><td>2</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>3</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>4</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>5</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>6</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>7</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>8</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>9</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>10</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>11</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>12</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>13</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>14</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>15</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>16</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>17</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>18</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>19</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>20</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>21</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>22</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>23</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>24</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>25</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>26</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>27</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>28</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>29</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>30</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>31</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>32</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>33</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>34</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>35</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>36</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>37</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>38</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>39</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>40</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>41</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>42</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>43</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>44</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>45</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>46</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>47</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>48</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>49</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>50</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>51</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>52</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>53</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>54</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>55</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>56</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>57</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>58</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>59</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>60</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>61</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>62</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>63</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>64</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>65</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>66</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>67</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>68</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>69</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>70</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>71</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>72</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>73</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>74</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>75</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>76</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>77</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>78</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>79</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>80</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>81</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>82</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>83</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>84</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>85</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>86</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>87</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>88</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>89</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>90</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>91</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>92</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>93</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>94</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>95</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>96</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>97</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>98</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>99</td><td>2/1/2007</td><td>REVISED</td></tr> <tr><td>100</td><td>2/1/2007</td><td>REVISED</td></tr> </table>	1	1/16/2007	REVISED	2	2/1/2007	REVISED	3	2/1/2007	REVISED	4	2/1/2007	REVISED	5	2/1/2007	REVISED	6	2/1/2007	REVISED	7	2/1/2007	REVISED	8	2/1/2007	REVISED	9	2/1/2007	REVISED	10	2/1/2007	REVISED	11	2/1/2007	REVISED	12	2/1/2007	REVISED	13	2/1/2007	REVISED	14	2/1/2007	REVISED	15	2/1/2007	REVISED	16	2/1/2007	REVISED	17	2/1/2007	REVISED	18	2/1/2007	REVISED	19	2/1/2007	REVISED	20	2/1/2007	REVISED	21	2/1/2007	REVISED	22	2/1/2007	REVISED	23	2/1/2007	REVISED	24	2/1/2007	REVISED	25	2/1/2007	REVISED	26	2/1/2007	REVISED	27	2/1/2007	REVISED	28	2/1/2007	REVISED	29	2/1/2007	REVISED	30	2/1/2007	REVISED	31	2/1/2007	REVISED	32	2/1/2007	REVISED	33	2/1/2007	REVISED	34	2/1/2007	REVISED	35	2/1/2007	REVISED	36	2/1/2007	REVISED	37	2/1/2007	REVISED	38	2/1/2007	REVISED	39	2/1/2007	REVISED	40	2/1/2007	REVISED	41	2/1/2007	REVISED	42	2/1/2007	REVISED	43	2/1/2007	REVISED	44	2/1/2007	REVISED	45	2/1/2007	REVISED	46	2/1/2007	REVISED	47	2/1/2007	REVISED	48	2/1/2007	REVISED	49	2/1/2007	REVISED	50	2/1/2007	REVISED	51	2/1/2007	REVISED	52	2/1/2007	REVISED	53	2/1/2007	REVISED	54	2/1/2007	REVISED	55	2/1/2007	REVISED	56	2/1/2007	REVISED	57	2/1/2007	REVISED	58	2/1/2007	REVISED	59	2/1/2007	REVISED	60	2/1/2007	REVISED	61	2/1/2007	REVISED	62	2/1/2007	REVISED	63	2/1/2007	REVISED	64	2/1/2007	REVISED	65	2/1/2007	REVISED	66	2/1/2007	REVISED	67	2/1/2007	REVISED	68	2/1/2007	REVISED	69	2/1/2007	REVISED	70	2/1/2007	REVISED	71	2/1/2007	REVISED	72	2/1/2007	REVISED	73	2/1/2007	REVISED	74	2/1/2007	REVISED	75	2/1/2007	REVISED	76	2/1/2007	REVISED	77	2/1/2007	REVISED	78	2/1/2007	REVISED	79	2/1/2007	REVISED	80	2/1/2007	REVISED	81	2/1/2007	REVISED	82	2/1/2007	REVISED	83	2/1/2007	REVISED	84	2/1/2007	REVISED	85	2/1/2007	REVISED	86	2/1/2007	REVISED	87	2/1/2007	REVISED	88	2/1/2007	REVISED	89	2/1/2007	REVISED	90	2/1/2007	REVISED	91	2/1/2007	REVISED	92	2/1/2007	REVISED	93	2/1/2007	REVISED	94	2/1/2007	REVISED	95	2/1/2007	REVISED	96	2/1/2007	REVISED	97	2/1/2007	REVISED	98	2/1/2007	REVISED	99	2/1/2007	REVISED	100	2/1/2007	REVISED	<p>ARCHITECTURAL - ENVIRONMENTS 1000 W. GERRARD AVE., 18E. GREEN VILLAGE, BLOOMINGDALE, ILLINOIS 60017 (847) 485-1133</p>
1	1/16/2007	REVISED																																																																																																																																																																																																																																																																																																												
2	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
3	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
4	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
5	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
6	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
7	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
8	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
9	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
10	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
11	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
12	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
13	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
14	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
15	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
16	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
17	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
18	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
19	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
20	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
21	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
22	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
23	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
24	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
25	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
26	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
27	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
28	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
29	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
30	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
31	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
32	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
33	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
34	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
35	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
36	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
37	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
38	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
39	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
40	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
41	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
42	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
43	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
44	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
45	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
46	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
47	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
48	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
49	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
50	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
51	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
52	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
53	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
54	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
55	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
56	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
57	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
58	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
59	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
60	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
61	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
62	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
63	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
64	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
65	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
66	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
67	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
68	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
69	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
70	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
71	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
72	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
73	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
74	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
75	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
76	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
77	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
78	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
79	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
80	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
81	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
82	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
83	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
84	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
85	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
86	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
87	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
88	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
89	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
90	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
91	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
92	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
93	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
94	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
95	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
96	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
97	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
98	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
99	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												
100	2/1/2007	REVISED																																																																																																																																																																																																																																																																																																												

C1.2

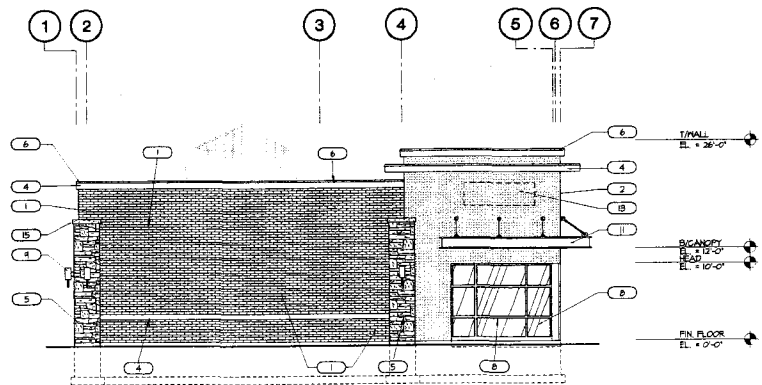


FRONT ELEVATION

SCALE: 1/8"=1'-0"

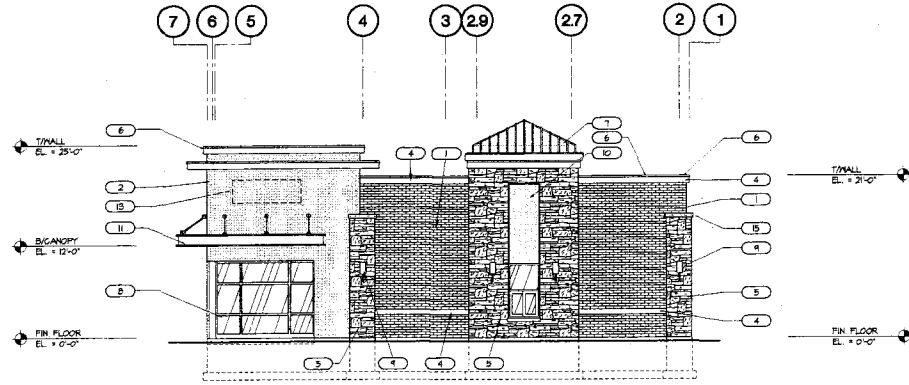
MATERIAL LEGEND

- ① INTERSTATE BRICK COLOR: TIMBERLED
 - ② INTERSTATE BRICK COLOR: SMOKEY MOUNTAIN
 - ③ EPS MALL COLOR: SENESEY P842 PARCHMENT
 - ④ EPS MALL COLOR: SENESEY P800 EGRI
 - ⑤ EPS TRIM: SENESEY P800 NOUSAT
 - ⑥ EL DORADO STONE MOUNTAIN LEDGE SHASTA
 - ⑦ ALUMINUM CAP
 - ⑧ METAL ROOF: COLOR
 - ⑨ ALUM. STOREFRONT: COLOR
 - ⑩ DECORATIVE WALL LIGHTS
 - ⑪ CANVAS CANOPY: COLOR: SUNELELA HEATHER BEIGE M46T2
 - ⑫ STEEL CANOPY: COLOR: BENJAMIN MOORE PHX10 VAN BUREN BROWN
 - ⑬ EPS SOFFIT
 - ⑭ TENANT SIGN LOCATION
 - ⑮ BENJAMIN MOORE # HC 10 VAN BUREN BROWN
 - ⑯ 6" LIMESTONE CAP
 - ⑰ INSULATED HOLLOW METAL DOOR AND FRAME (PAINT)
- NOTE: SENESEY EPS FINISHES
A TRIM: FINE FINISH- B WALLS: BELGIAN LACE



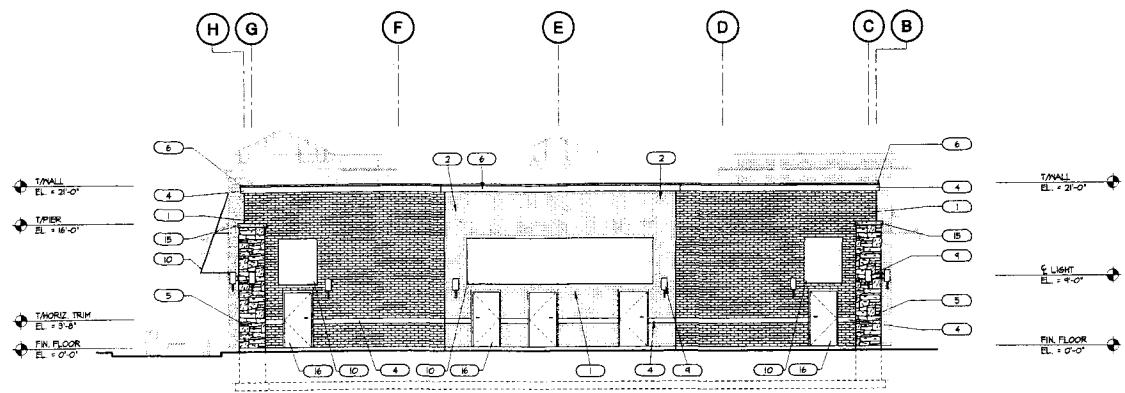
SIDE ELEVATION

SCALE: 1/8"=1'-0"



SIDE ELEVATION

SCALE: 1/8"=1'-0"



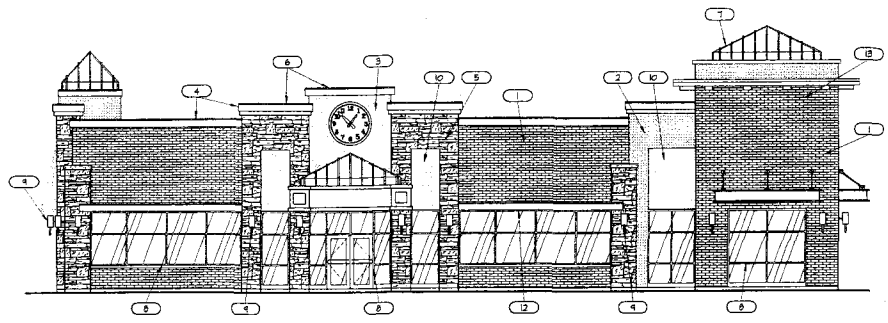
REAR ELEVATION

SCALE: 1/8"=1'-0"

EXHIBIT A
6 OF 7

BLDG.
3

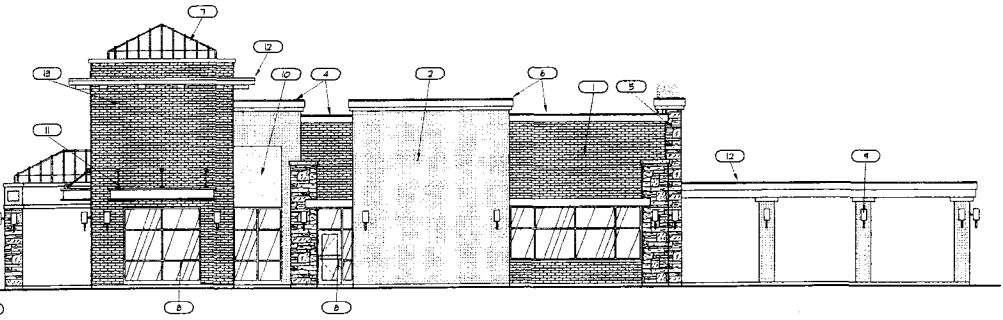
NO. 0000	01
ARCHITECTURAL - ENVIRONMENTS 1000 W. Devon Ave., Ste. Grove Village, Illinois 60007 (847) 895-1139	
Petitioner: Levato and Kothe	
Tall Grass Towne Square GARY AVE. at LIES ROAD CAROL STREAM, ILLINOIS	
DATE: 1/6/2001	SCALE: 1/8"=1'-0"
BY: [Signature]	JOB NO: 02-006
DATE: 02-06-00	SHEET: A5.1



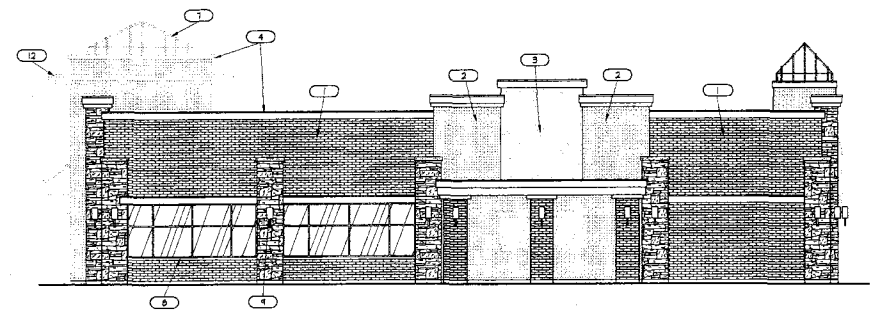
FRONT ELEVATION
SCALE: 1/8"=1'-0"

MATERIAL LEGEND

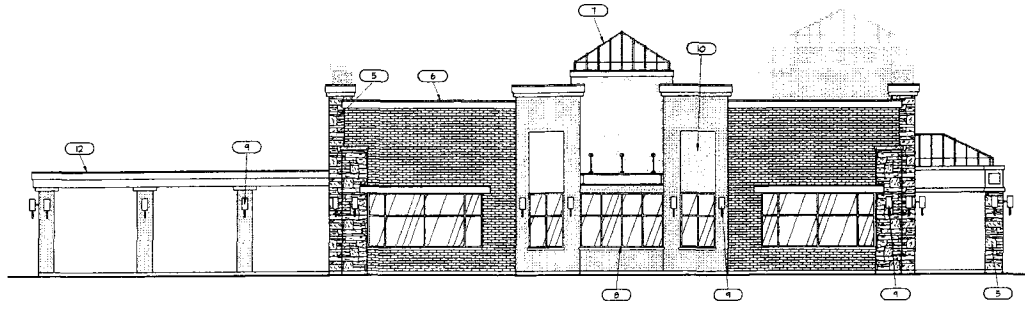
- 1 INTERSTATE BRICK COLOR: TIMELENEED
 - 2 INTERSTATE BRICK COLOR: SHOCKEY MOUNTAIN
 - 3 EPS MALL COLOR: SENERGY #542 PARQUET
 - 4 EPS MALL COLOR: SENERGY #5020 EGRU
 - 5 EPS TRIM: SENERGY #5020 NOB4T
 - 6 ELDOORADO STONE MOUNTAIN LEDGE SHASTA
 - 7 ALUMINUM GAP
 - 8 METAL ROOF: COLOR
 - 9 ALIX STOREFRONT: COLOR
 - 10 DECORATIVE MALL LIGHTS
 - 11 CANVAS CANOPY: COLOR: SUNBELLA HEATHER BEIGE #4012
 - 12 STEEL CANOPY: COLOR: BENJAMIN MOORE INC10 VAN BUREN BROWN
 - 13 EPS SOFFIT
 - 14 TENANT SIGN LOCATION
 - 15 BENJAMIN MOORE # HC 10 VAN BUREN BROWN
 - 16 6" LIMESTONE GAP
 - 17 INSULATED HOLLOW METAL DOOR AND FRAME (PAINT)
- NOTE: SENERGY EPS FINISHES
A TRIM: FINE FINISH- B MALLS: BELGIAN LACE



SIDE ELEVATION
SCALE: 1/8"=1'-0"



REAR ELEVATION
SCALE: 1/8"=1'-0"



SIDE ELEVATION
SCALE: 1/8"=1'-0"

EXHIBIT A
7 OF 7



<p>ARCHITECTURAL - ENVIRONMENTS 1020 W. Devon Ave., Elk Grove Village, Illinois 60007 (847) 585-1155</p>	<p>Petitioner: Levato and Kotche</p>
<p>Tall Grass Towne Square GARY AVE. at LEE ROAD CAROL STREAM, ILLINOIS</p>	
<p>Drawn S.P.T. Checked P.V. Date 1/6/2001 Scale 1/8"=1'-0" DWG 02-006 SHEET</p>	<p>A5.1</p>

EXHIBIT B
1 OF 2

CONSULTANT:
LEE RICHARDSON & ASSOCIATES

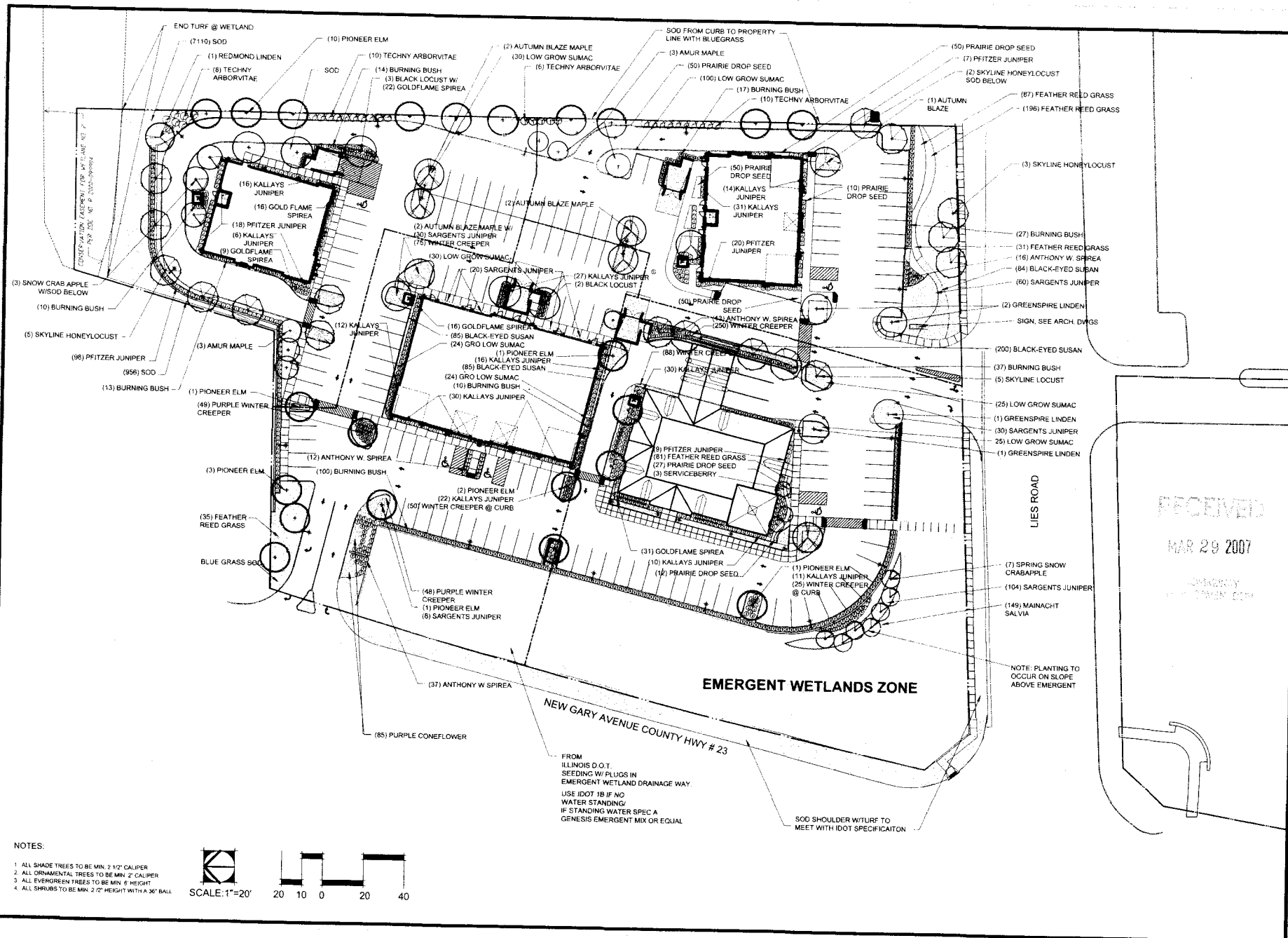
REVISIONS:

1	DATE	DESCRIPTION

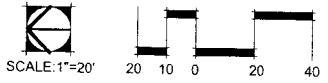
TALL GRASS TOWN SQUARE
GARY AVE AT LIES ROAD
CAROL STREAM, ILLINOIS

SHEET NAME
LANDSCAPE PLAN

DATE: 04/20/06
BY: DC



- NOTES:**
1. ALL SHADE TREES TO BE MIN 2 1/2" CALIPER
 2. ALL ORNAMENTAL TREES TO BE MIN 2" CALIPER
 3. ALL EVERGREEN TREES TO BE MIN 6' HEIGHT
 4. ALL SHRUBS TO BE MIN 2 1/2" HEIGHT WITH A 3/8" BALL



FROM ILLINOIS D.O.T. SEEDING W/ PLUGS IN EMERGENT WETLAND DRAINAGE WAY. USE IDOT 1B IF NO WATER STANDING IF STANDING WATER SPEC A GENESIS EMERGENT MIX OR EQUAL

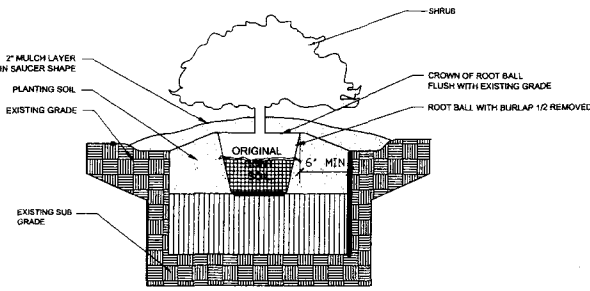
SOD SHOULDER W/TURF TO MEET WITH IDOT SPECIFICATION

NOTE: PLANTING TO OCCUR ON SLOPE ABOVE EMERGENT

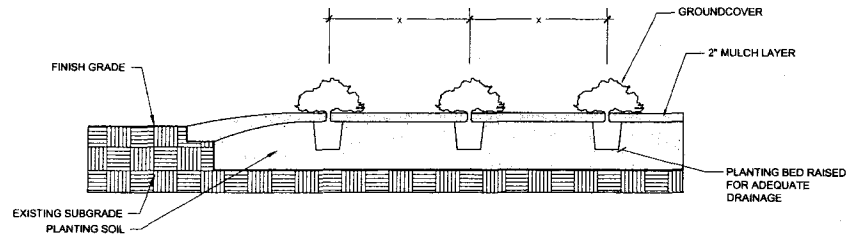
EXHIBIT B
2 OF 2

CONSULTANT:

ARCHITECTURAL - ENVIRONMENTAL



2. Shrub Planting
N.T.S.



3. Groundcover Planting
N.T.S.

GENERAL PLANTING NOTES:

- ALL PLANT MATERIAL SHALL MEET THE STANDARDS OF THE "AMERICAN STANDARD FOR NURSERY STOCK," ANSI Z60.1 - LATEST EDITION, AMERICAN ASSOCIATION OF NURSERYMEN. REFERENCE TO MINIMA AND MAXIMA WITH RESPECT TO PLANT HEIGHT AND SPREAD, AND ROOTBALL DIAMETER AND DEPTH, ETC. ARE FROM THIS PUBLICATION.
- PLANTS SHALL MEET ALL REQUIREMENTS OF FEDERAL, STATE, AND LOCAL LAW WITH RESPECT TO PLANT TYPE, LABELING, NURSERY OR PLANT INSPECTION, DISEASE, INSECT, AND OTHER PEST INFESTATION, AND ANY OTHER REQUIREMENTS. ALL MATERIAL SHALL BE GRADE A MATERIAL.
- ALL PLANT MATERIAL MUST BE NURSERY GROWN, AND NURSERY GROWER SHALL ACCURATELY CERTIFY EACH SPECIES. FIELD COLLECTED MATERIAL SHALL NOT BE ALLOWED WITHOUT WRITTEN AUTHORIZATION BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANT MATERIAL, AND ALL MULCH MATERIALS, SHALL BE FREE OF PESTS AND INSECTS, DISEASE, OR CHEMICAL OR BIOLOGICAL HAZARDOUS MATERIAL. PLANTS SHALL BE HEALTHY AND VIGOROUS, AND SHALL BE FREE OF BROKEN BRANCHES, FROST CRACKS, DEPTHSURFING WOUNDS, BROWN OR ADKRAZED BARK, REDUNDANT LEADERS OR BRANCHES, RUBBING BRANCHES, OR ABERRATIONS OF ANY KIND. ALL SCARS MUST BE COMPLETELY HEALED, WITH NO VISIBLE WOUNDS.
- PLANTS SHALL HAVE BEEN GROWN IN A CLIMATE ZONE SIMILAR TO CHICAGO'S, I.E. UNITED STATES DEPARTMENT OF AGRICULTURE (MOST RECENT USDA ZONE HARDINESS MAPS) ZONE 4 OR 5. PLANT MATERIAL FROM ZONE 8B OR MORE, I.E. WARMER CLIMATES, ARE NOT ACCEPTABLE.
- ALL PLANTS MUST BE CONTAINER GROWN, OR BALLED AND BURLAPPED AS INDICATED IN PLANT LIST. ALL BURLAP MATERIAL MUST BE BIO-DEGRADABLE AND SHALL NOT BE A SYNTHETIC MATERIAL.
- ALL TREES MUST BE STRAIGHT TRUNKED, FULL-HEADED, AND MEET ALL REQUIREMENTS SPECIFIED, UNLESS NOTED OTHERWISE IN THE PLANT LIST'S PLANT CHARACTERISTICS.
- ALL PLANTS ARE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT AND THE DEVELOPER BEFORE, DURING AND AFTER INSTALLATION.
- ALL TREES MUST BE GUYED OR STAKED AS SHOWN IN THE DETAILS.
- ALL PLANTS AND PLANTING AREAS MUST BE COMPLETELY MULCHED AS SPECIFIED.
- THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR KNOWLEDGE OF ALL EXISTING UNDERGROUND UTILITIES ON THE SITE PRIOR TO CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO HAVE ALL UTILITIES LOCATED BY PROPER AUTHORITIES, AND TO AVOID DAMAGE TO ALL SITE UTILITIES DURING CONSTRUCTION. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY AND ALL DAMAGES TO UTILITIES, STRUCTURES, OTHER CONTRACTOR'S WORK, ETC., WHICH OCCUR AS A RESULT OF THE LANDSCAPE CONSTRUCTION.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANS PRIOR TO SUBMITTAL OF THE LANDSCAPE BID.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING ALL PLANT MATERIAL, AND LAWS INCLUDING, BUT NOT LIMITED TO, WATERING, SPRAYING, FERTILIZING, PEST CONTROL, ETC. UNTIL THE WORK HAS BEEN ACCEPTED BY THE LANDSCAPE ARCHITECT AND THE DEVELOPER.
- THE LANDSCAPE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD OF ONE (1) YEAR BEGINNING AT THE DATE OF ACCEPTANCE. THE LANDSCAPE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE OR AT THE END OF THE GUARANTEE PERIOD.
- THE LANDSCAPE CONTRACTOR SHALL PROVIDE FULL LANDSCAPE MAINTENANCE FOR ONE (1) YEAR AFTER ACCEPTANCE OF THE WORK UNLESS NOTED OTHERWISE IN THE BID SPECIFICATIONS.
- ALL TREES SHALL BE ACCLIMATED FOR A PERIOD OF TWO WEEKS UNDER A MIST SYSTEM AFTER BEING DUG AT THE NURSERY SOURCE PRIOR TO DELIVERY AND INSTALLATION.
- ANY PLANT MATERIAL WHICH DIES OR TURNS BROWN, OR ANY EVERGREEN WHICH DEFOLIATES PRIOR TO TOTAL ACCEPTANCE OF THE WORK, SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, SIZE, AND MEETING ALL SPECIFICATIONS OF THE PLANT LIST.
- ALL LANDSCAPE AREAS ARE TO BE IRRIGATED BY AUTOMATIC IRRIGATION SYSTEM.

REVISIONS:

NO.	DESCRIPTION	DATE
1	DATE	1/18/07
2	DATE	
3	DATE	
4	DATE	
5	DATE	
6	DATE	
7	DATE	
8	DATE	
9	DATE	
10	DATE	

TALL GRASS
TOWN SQUARE
GARY AVE AT LIES ROAD
CAROL STREAM, ILLINOIS

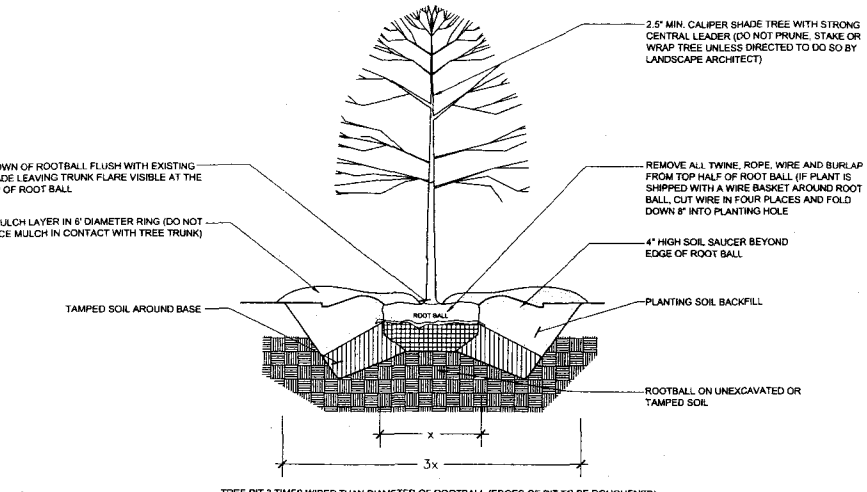
SHEET NAME:
PLANT SCHEDULE
AND PLANTING DETAILS

PROJECT NUMBER:
06-010

DRAWN BY:
CC
DATE:
04/25/06

L2

Sheet 2 of 2 Sheets



1. Tree Planting
N.T.S.

NO.	BOTANICAL NAME	COMMON NAME	CAL.	HGT.	SPD.	SPACING	ROOT	COMMENTS
LADE TREES								
9	Acer freemanii	'Autumn Blaze' Maple	3" - 3 1/2"	14' - 16'	6' - 7'	as shown	b and b	Bx @ 5', dense, well branched
4	Amelanchier arborea	Serviceberry	2" - 2 1/2"	8' - 10'	5' - 6'	as shown	b and b	Multi-trunk, full, branch at 3'
	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	2" - 2 1/2"	8' - 10'	5' - 6'	as shown	b and b	Well branched, dense, wide branch structure
17	Gleditsia tricanthos var. inermis 'Skyline'	Skyline Honey Locust	3" - 3 1/2"	14' - 16'	6' - 7'	as shown	b and b	Well branched, uniform structure, branch at 5' matched
6	Acer ginnala	Amur Maple	2" - 2 1/2"	8' - 10'	4' - 5'	as shown	b and b	Multi-trunk, full, branch at 3'
10	Malus 'Spring Snow'	Spring Snow Crabapple	2" - 2 1/2"	6' - 7'	4' - 5'	as shown	b and b	Multi-trunk, full, branch at 3'
	Robinia pseudoacacia 'State Street'	State Street Black Locust	2" - 2 1/2"	6' - 7'	4' - 5'	as shown	b and b	Multi-trunk, full, branch at 3'
5	Tilia cordata 'Greenspire'	'Greenspire' Linden	3" - 3 1/2"	14' - 16'	6' - 7'	as shown	b and b	Full, straight central leader
22	Ulmus 'Pioneer'	Pioneer Elm	3" - 3 1/2"	14' - 16'	6' - 7'	as shown	b and b	Full, straight central leader
EVERGREEN TREES								
34	Arbortvitae	'Techy' Arborvitae		6' - 7'	4' min.	as shown	b and b	Full to ground, dense, dark green
	Pseudotsuga macrocarpa	Douglas Fir		10 - 12'	6' min.	as shown	b and b	Full to ground, dense
SHRUBS								
215	Euonymus alatus	Burning Bush		24" - 36"	18" - 24"	36" O.C.	cont.	Full to ground, dense
191	Juniperus chinensis 'Kallay's Compact'	Kallay's Juniper		24" - 30"	24" - 30"	36" O.C.	cont.	Full to ground, dense
166	Juniperus chinensis 'Plicata'	Plicata Juniper		24" - 30"	24" - 30"	36" O.C.	cont.	Full to ground, dense
173	Spiraea x bumalda 'Anthony Waterer'	Anthony Waterer Spiraea		24" - 30"	24" - 30"	36" O.C.	cont.	Full to ground, dense
108	Spiraea japonica 'Goldflame'	Goldflame Spiraea		24" - 30"	24" - 30"	36" O.C.	cont.	Full to ground, dense
GROUNDCOVER								
324	Juniperus sargentii 'Viridis'	Sargent's Juniper		12" - 15"	18" - 24"	36" O.C.	cont.	Well rooted, full
285	Rhus aromatica 'Gro-low'	Gro Low Sumac		12" - 15"	18" - 24"	36" O.C.	cont.	Well rooted, full
205	Euonymus fortunei coloratus	Purple Wintercreeper		12" - 15"	12" - 15"	12" - 16"	12" - 15"	
RENIALS								
369	Echinacea purpurea	Purple Coneflower				18" O.C.	1 gallon	Well rooted, min. 7 plants per pot
370	Rudbeckia hirta	Black-Eyed Susan				18" O.C.	1 gallon	Well rooted, min. 7 plants per pot
55	Salvia nemorosa	Man-of-war Salvia				18" O.C.	1 gallon	Well rooted, min. 7 plants per pot
48	Sedum 'Autumn Joy'	Autumn Joy Sedum				18" O.C.	1 gallon	Well rooted, min. 7 plants per pot
ASSES								
349	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass				24" O.C.	1 gallon	
85	Helleborichon sempervirens	Blue Out Grass				18" O.C.	1 gallon	
	Miscanthus sinensis	Japanese Silver Grass				36" O.C.	1 gallon	
222	Sporobolus heterolepis	Prairie Dropseed				18" O.C.	1 gallon	
D								
1340 SF	Bluegrass Sod	Poa annua						

Village of Carol Stream
Interdepartmental Memo

TO: Joseph E. Breinig, Village Manager
FROM: Stan W. Helgerson, Finance Director *SWH/PO*
DATE: February 23, 2007
RE: Budget Amendments

The attached budget amendments are needed for the following reasons:

General Corporate Fund:

- 1) Transfer to CIP - \$3,113,706 – a total of \$4,000,000 will be transferred to the CIP. After adjusting the operating reserve balance to the required amount (50% of budget), the \$4,000,000 represents excess funds that were generated in FY06 that can be transferred to the CIP.
- 2) Employee Relations – Consultant - \$28,000 – this account was actually amended in FY06 but due to a delay in developing the report, the expense did not hit until FY07, therefore requiring this amendment.
- 3) Finance – Computer Equipment - \$32,313 – the contract has been signed with MUNIS and a down payment of \$29,313 was required. The additional \$3,000 is for training.
- 4) Engineering Services – Consultant - \$15,000 – additional SMA reviews were performed. The cost of these reviews were paid by developers.
- 5) Police – Vehicle Account - \$ 19,796 – (see attached memo).

Water and Sewer Fund:

- 1) WRC – Consultant - \$29,300 – contract to design the demolition of the East Side Tanks.
- 2) W/S – Consultant - \$41,515 – contract for the SW Utility Extension study.
- 3) W/S – Maintenance and Repair – \$23,100 – for the cost of pulling Well #3. Repairs/ replacement will be addressed later.
- 4) Personnel Services/IMRF/FICA – these accounts were amended to recognize the new SEIU contract. Also, the budget did not include any salary adjustments for non-union employees, therefore this amendment makes that adjustment.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE ANNUAL BUDGET FOR
THE VILLAGE OF CAROL STREAM FOR THE YEAR
COMMENCING MAY 1, 2006 AND ENDING APRIL 30, 2007**

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 Ordinance No. 2006-04-15 shall be amended in that the 2006-07 Expenditure Budget for the General Corporate Fund shall be increased from \$21,368,810 to \$24,563,919 to recognize expenses which will accrue to the Transfer to CIP Account (01.472.205) in the amount of \$3,113,706, the Employee Relations Consultant Account (01.459.253) in the amount of \$28,000, the Finance Department's Computer Equipment Account (01.461.413) in the amount of \$32,313, the Engineering Services Consultant Account (01.462.253) in the amount of \$15,000 and the Police Department's Vehicle Account (01.466.415) in the amount of \$19,796.

SECTION 2: That Ordinance No. 2006-04-15, shall be amended in that the 2006-07 Revenue Budget for the General Corporate Fund shall be increased from \$21,711,626 to \$24,906,735 to recognize new revenue in the amount of \$15,000 which will accrue to the Engineering Review Fees-SMA Account (01.340.357), new revenue in the amount of \$11,225, which will accrue to the Insurance Reimbursement Account (01.350.415) and a reappropriation of fund balance in the amount of \$3,168,884, which will accrue to the Reappropriation of Fund Balance Account (01.370.699).

SECTION 3: That Ordinance No. 2006-04-15, shall be amended in that the 2006-07 Expenditure Budget for the Water and Sewer Fund shall be increased from

\$6,608,639 to \$6,771,240 to recognize expenses which will accrue to the Water Reclamation Center (WRC) Consultant Account (04.410.253) in the amount of \$29,300, the Water and Sewer Consultant Account (04.420.253) in the amount of \$41,515, the Water and Sewer Maintenance and Repair Account (04.420.244) in the amount of \$23,100, the WRC Personal Services Account (04.410.102) in the amount of \$11,326, the WRC IMRF Account (04.410.112) in the amount of \$1,500, the WRC FICA Account (04.410.113) in the amount of \$866, the Water and Sewer Personal Services Account (04.420.102) in the amount of \$46,554, the Water and Sewer IMRF Account (04.420.112) in the amount of \$5,324, and the Water and Sewer FICA Account (04.420.113) in the amount of \$3,116.

SECTION 4: That Ordinance No. 2006-04-15 shall be amended in that the 2006-07 Revenue Budget for the Water and Sewer Fund be increased from \$8,024,150 to \$8,186,751 to recognize a reappropriation of fund balance in the amount of \$162,601, which will accrue to the Reappropriation of Fund Balance Account (04.360.699).

SECTION 5: This Ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law.


PASSED AND APPROVED THIS 2ND DAY OF APRIL 2007.

Ross Ferraro, Mayor

ATTEST:

Janice Koester, Village Clerk

Village of Carol Stream
Intradepartmental Memo

TO: Stan Helgerson, Finance Director
FROM: Lieutenant Jerry O'Brien 
DATE: December 6, 2006
RE: Emergency Replacement of Squad 635

On April 1, 2006 Squad 635 was totaled when a drunk driver crashed into the vehicle (Carol Stream Police Report #06040105240). Squad 635 was scheduled for replacement in the FY 07-08 budget year. An IRMA claim #144718-01 was generated.

On April 24, 2006 I submitted a memo to Chief Willing for the replacement of this squad. The vehicle was ordered (Purchase Order #466-2535) after approval and received at the end of July 2006. IRMA partially reimbursed the Village in the amount of \$11,225.00 on June 2, 2006.

The replacement of squad 635 has been removed from the revised FY07-08 budget request.

Village of Carol Stream
Intradepartmental Memo

TO: Joe Breinig, Village Manager
REVIEWED AND APPROVED BY: Rick Willing, Chief of Police
FROM: Lieutenant Jerry O'Brien
DATE: April 24, 2006
RE: Request for purchase of replacement squad 635

COPY

On Saturday, April 1, 2006, an officer was involved in an auto accident while driving patrol squad car #635. Subsequently, an IRMA claims adjuster has declared the squad totaled. We will have to purchase a new vehicle to replace this one. This accident is being handled under IRMA claim number #144718-01.

Landmark Ford in Springfield holds the award for the Illinois state bid for 2006 Ford Crown Victoria squad cars. Landmark advises that there is an approximate 120 day turnaround on additional orders.

I am requesting that the Village Board approve the purchase of one 2006 Ford Crown Victoria as specified below to replace our loss. It should also be noted that there would be additional costs associated with this claim in order to replace damaged equipment and the costs of preparing this squad for service. I am also requesting that the Village Board waive the bidding process for this purchase because it will be made under the State bid price.

This squad car purchase and associated preparation costs will be partially reimbursable under our IRMA claim. The amount of the reimbursement has not been determined as of today.

2006 Ford Crown Victoria Police Interceptor 1 (One)

Standard Package \$ 19,027.00

Color – Exterior Vibrant White
Color – Interior Charcoal Black

Additional Charges


Delivery	150.00
Delete rear window switches And Rear locks inoperable	50.00
Engine Block Heater	35.00
Silicone Hoses	315.00
Right Side Spot Light	160.00
Trunk Pack Kevlar	179.00

Deletions

Cruise Control	-120.00
Total	\$ 19,796.00

Total Cost for the squad only: \$19,796.00

Village of Carol Stream
Interdepartmental Memo

TO: Joe Breinig, Village Manager
FROM: John A. Turner, Director of Public Works 
CC: Stan Helgerson, Director of Finance
DATE: February 7, 2007
RE: Well #3 Repair Budget Amendment

The Public Works budget had previously anticipated the pulling and repair of Well#3 during FY08; however, Well #3 became inoperable back in October of 2006, and in November of 2006, the Village Board authorized the pulling of Well #3 to determine its mechanical condition. The well has been pulled in accordance with the labor rates for time and materials from Layne Christensen Company, and the total cost was \$23,097.75. This is \$52.75 above the original estimate.

Inasmuch as this expense was unbudgeted this year and had been anticipated for next year, a budget amendment to the Water System Maintenance & Repair Account in the amount of \$23,097.75 is recommended.

JAT:lm
att.

Schedule of Bills

VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
AG GRAPHICS INC	08 BUDGET BOOKS	862.00	PRINTED MATERIALS	01.461.315		7-1553		595 00068
AMERICAN ADMINISTRATIVE	FLEX ADM-3/1/07	200.10	EMPLOYEE SERVICES	01.459.273		11871		595 00016
ANCEL, GLINK, DIAMOND, BUSH	LEGAL SERV FOR FEB/2007	9,318.90	LEGAL FEES	01.457.238		3/15/07	001565 P	595 00063
AVTEX INC	CITY WATCH 5/07-4/08	4,097.00	PRE-PAID ITEMS	01.1301		SERV07302	002620 P	595 00075
B & F TECHNICAL CODE SER	PLUMB INSP'S 3/2-14	540.00	CONSULTANT	01.464.253		25739	000204 P	595 00025
BAXTER & WOODMAN INC	TUBEWAY LIFT STN REPLMNT	1,351.17	CONSTRUCTION	04.410.480		0121207	002360 P	595 00061
	EAST SYSTM DEMOLITION	1,927.37	CONSULTANT	04.410.253		0121208	002427 P	595 00060
		3,278.54	*VENDOR TOTAL					
BELL FUELS	DIESEL	14,787.62	GAS PURCHASED	01.469.356		30678	002359 P	595 00024
BEST QUALITY CLEANING IN	CLN SRV MARCH/VLG HALL	2,621.25	JANITORIAL SERVICES	01.468.276		25119	001546 P	595 00027
	CLN SRV MARCH/P/WKS	873.75	JANITORIAL SUPPLIES	01.467.276		25119	001546 P	595 00028
		3,495.00	*VENDOR TOTAL					
C D W GOVERNMENT INC	ANTIVIRUS-DESKTOP	3,375.00	SOFTWARE MAINTENANCE	01.465.255		DRX1631	001645 P	595 00029
C S FIRE PROTECTION DIST	PERMITS JAN & FEB/2007	7,150.00	DEPOSIT-FIRE DISTRICT PE	01.2416		JAN/FEB/07		595 00035

Schedule of Bills

VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
C S PARK DISTRICT	DONATIONS JAN-FEB/2007	33,813.54	DEPOSIT-PARK DIST DEV CO	01.2403		JAN/FEB 2007		595 00039
C S PUBLIC LIBRARY	DONATIONS JAN/FEB 07	2,664.18	DEPOSIT-LIBRARY DEVEL CO	01.2401		JAN/FEB 07		595 00041
CHRISTOPHER B BURKE ENGR	SRV 1/28-2/24-LAKEWOOD	285.34	CONSULTANT	01.462.253		66731	000273 P	595 00032
	SRV FOR JAN 28-FEB 24	1,134.00	CONSULTANT	01.462.253		66736	000273 P	595 00014
	SRV 1/28-2/24-CREM DE CR	318.00	CONSULTANT	01.462.253		66737	000273 P	595 00033
	SRV 1/28-2/24-ATM RIDGE	176.00	CONSULTANT	01.462.253		66745	000273 P	595 00034
		1,913.34	*VENDOR TOTAL					
COMBINED SCHOOL DISTRICT	DONATIONS JAN/FEB 07	12,118.68	DEPOSIT-SCHL #200 CASH/L	01.2415		DEC-FEB 2007		595 00038
COMMONWEALTH EDISON CO	SERV 2/10-3/10	41.51	ELECTRICITY	06.432.248		1083101009		587 00002
COUNTY COURT REPORTERS I	PLAN COMM MTG-MAR 12TH	160.00	COURT RECORDER FEES	01.453.241		092068		595 00065
CREATIVE FORMS & CONCEPT	CITATION FORMS	470.01	PRINTED MATERIALS	01.461.315		105899		595 00074
DU-COMM	BATTERIES-POLICE DEPT	235.50	OPERATING SUPPLIES	01.466.317		13294		595 00019
DUPAGE COUNTY ANIMAL CON	ANIMAL CONTRL-FEB/07	140.00	ANIMAL CONTROL	01.466.249		146-13041		595 00021
DUPAGE COUNTY SENIOR POL	YRLY DUES-LT O'BRIEN,ORR	60.00	DUES & SUBSCRIPTIONS	01.466.234		LT O'BRIEN,ORR		595 00069

Schedule of Bills

VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
DUPAGE SENIOR CITIZEN CO	07 SENIOR NUTRI & HOME	8,410.00	COMMUNITY SERVICE PROGRA	01.452.274		NUTR/HM PRGM	001653	P 595 00031
EARTH TECH INC	FAIR OAKS PH II	77.50	ROADWAY CAPITAL IMPROVEM	11.474.486		408222	000252	P 595 00076
ELMUND & NELSON CO	RPL ST LIGHT-BOWIE	2,795.00	STREET LIGHT MAINT KNOCK	01.467.273		1703002	002394	P 595 00009
	RPL ST LIGHT POLE-PARKVW	2,795.00	STREET LIGHT MAINT KNOCK	01.467.273		1703003	002396	P 595 00007
	RPL ST LIGHT-295 E LIES	3,059.50	STREET LIGHT MAINT KNOCK	01.467.273		1703004	002398	P 595 00006
	RPL ST LIGHT-THORNHILL	3,144.50	STREET LIGHT MAINT KNOCK	01.467.273		1703006	002429	P 595 00008
	RPL ST LIGHT-MISSON/SCHM	2,360.50	STREET LIGHT MAINT KNOCK	01.467.273		1703007	002415	P 595 00011
	RPL STR LIGHT LIES/KIMBE	3,059.00	STREET LIGHT MAINT KNOCK	01.467.273		1703009	002407	P 595 00005
	RPL ST LIGHT-INCA BLVD	3,889.00	STREET LIGHT MAINT KNOCK	01.467.273		1703010	002438	P 595 00010
		21,102.50	*VENDOR TOTAL					
ERYOPS BODYCRAFT INC	MAINT & REPR-#641	251.00	AUTO MAINTENANCE & REPAI	01.466.212		113101		595 00018
FEDEX	INV SUMMARY MAR 14	136.74	POSTAGE	01.465.229		8-741-30403	001545	P 595 00042
	INV SUMMARY MAR 21	113.34	POSTAGE	01.465.229		8-754-95835		595 00059
		250.08	*VENDOR TOTAL					
GLEN ELLYN PARK DISTRICT	DONATIONS NOVEMBER 06	5,382.52	DEPOSIT-PARK DIST DEV CO	01.2403		NOV 2006		595 00040
GLEN ELLYN SCHOOL DISTRI	DONATIONS JAN/FEB 07	10,156.63	DEPOSIT-SCHOOL #41	01.2417		JAN/FEB 07		595 00037
GLENBARD TWNSHP HIGH SCH	DONATIONS JAN/FEB 07	1,939.08	DEPOSIT-SCHOOL #87 CASH/	01.2408		JAN/FEB 07		595 00036
GREENACOPIA	MLBX RPLMNT-541 IROQUOS	139.00	PROPERTY MAINTENANCE	01.467.272		32007		595 00058

Schedule of Bills

VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
HEALY ASPHALT COMPANY LL	ASPHALT	374.30	OPERATING SUPPLIES	01.467.317		8232MB		595 00003
I R M A								
	AUTO DAMAGE	1,080.68CR	VEHICLE INSURANCE	01.466.224		6921	001585 P	595 00050
	PROPERTY DAMAGE	2,500.00CR	PROPERTY INSURANCE	01.465.263		6921	001585 P	595 00051
	PROPERTY DAMAGE	521.68	PROPERTY INSURANCE	01.465.263		6921	001585 P	595 00052
	WKMNS COMP-B CLEUVER	494.34	WORKERS COMP	01.466.114		6921	001585 P	595 00053
	PROPERTY DAMAGE	2,500.00	PROPERTY INSURANCE	01.465.263		6921	001585 P	595 00054
	WKMNS COMP-SPIZZIRRI	882.99	WORKERS COMP	01.466.114		6921	001585 P	595 00055
	PROPERTY DAMAGE	752.11	PROPERTY INSURANCE	01.465.263		6921	001585 P	595 00056
	PROPERTY DAMAGE	1,358.82CR	PROPERTY INSURANCE	01.465.263		822	001585 P	595 00047
	WRKMNS COMP-B CLUEVER	13.03	WORKERS COMP	01.466.114		822	001585 P	595 00048
	WRKMNS COMP-SPIZZIRRI	70.40	WORKERS COMP	01.466.114		822	001585 P	595 00049
		295.05	*VENDOR TOTAL					
IL SECRETARY OF STATE								
	TITLE/PLATES-#671,672	286.00	AUTO MAINTENANCE & REPAI	01.466.212		#671/672	002484 P	595 00062
	8 VEH TITLES	520.00	OPERATING SUPPLIES	01.466.317		VEH TITLES		587 00004
		806.00	*VENDOR TOTAL					
JAKE THE STRIPER								
	AUTO MAINT & REPR-#641	75.00	AUTO MAINTENANCE & REPAI	01.466.212		6994		595 00020
JUNGERS/JOHN								
	FRY, WHITE.KALINOW, COOPER	455.00	TRAINING	01.466.223		MEALS-TRNG		587 00006
KANSAS STATE BANK								
	MNTHLY CHRГ APRL/07	253.00	OFFICE EQUIPMENT MAINTEN	01.466.226		3338459	002528 P	595 00013
LEWIS UNIVERSITY								
	TUITION FEE-KEVIN ORR	1,950.00	TRAINING	01.466.223		STD #200415619	002618 P	595 00012
LUMEC INC								
	LIGHTS FOR TWN CTR	17,494.80	OTHER EQUIPMENT	01.468.412		91818	002440 P	595 00044

Schedule of Bills

VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
MICROSYSTEMS INC								
	MICROFILM STRG-BLDG	137.20	RECORDS STORAGE	01.464.232		T54655		595 00017
	MICROFILM STORAGE-ENGR	100.00	RECORDS STORAGE	01.462.232		T54656		595 00030
		237.20	*VENDOR TOTAL					
MORONI & HANDLEY PTNSHP								
	LGL SRV FOR FEB/2007	2,205.00	LEGAL FEES-PROSECUTION	01.457.235		3/19/07	001553 P	595 00001
NETRIX LLC								
	SUPPOR SCRIPTS/INV-SFTWR	2,963.75	SOFTWARE MAINTENANCE	01.465.255		96285-001	001652 P	595 00004
O M I (OPER MNTNC INTN'L								
	MGMT SRV - APRIL 2007	119,775.42	OMI CONTRACT	04.410.262		39294	002399 P	595 00066
OLIVE GROVE LANDSCAPING								
	SNOW PLOW 2/24 & 2/25	3,896.00	SNOW REMOVAL	01.467.266		9300	002435 P	595 00067
ORR/KEVIN								
	CL TXTBK FOR LEWS UNIV	68.23	TRAINING	01.466.223		TXTBK REIMB		595 00002
PECE/BRYAN								
	CLOTH ALLOW REIMB	23.55	UNIFORMS	01.466.324		CLOTH ALLOW		595 00045
POWELL MSW LCSW BCD/KATH								
	CLN CONSULT-3/14/07	170.00	TRAINING	01.466.223		3/14/07		595 00015
QUALITY CONCRETE LIFTING								
	MUD JACKING	270.00	PROPERTY MAINTENANCE	01.467.272		10/28/06	002384 P	595 00023
	MUD JACKING	2,790.00	PROPERTY MAINTENANCE	01.467.272		10/31/06	002384 P	595 00022
		3,060.00	*VENDOR TOTAL					
SPIZZIRRI / PETER								
	CLOTH ALLOW REIMB	89.97	UNIFORMS	01.466.324		CLOTH ALLOW		595 00046

Schedule of Bills

VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
STEVENS TITLE SERVICE IN	PROCESS FEES FOR 8 VEHS	40.00	OPERATING SUPPLIES	01.466.317		8 VEH PROC FEE		587 00005
TRANS UNION LLC	INVEST FUND 1/26-2/25	100.84	INVESTIGATION FUND	01.466.330		02701175		595 00073
TYLER TECHNOLOGIES INC	COA WEB EX TRNG	575.00	COMPUTER EQUIPMENT	01.461.413		105816	000461 P	595 00057
WHEATON POLICE DEPARTMEN	PLACKETT/BRADLEY2/5-16	500.00	TRAINING	01.466.223		ACCIDNT INVST		595 00072
WHEATON TROPHY & ENGRAVE	EMPLY RECOGNITION AWARDS	1,156.65	EMPLOYEE RECOGNITION	01.452.242		206742	000164 P	595 00043
WILLING/RICK	EXP REIMB CALEA CONF	62.00	TRAINING	01.466.223		MEALS 3/16		595 00071
WILSON CONSULTING	RVW BILLS 10/27 & 2/5	550.00	MAINTENANCE & REPAIR	01.468.244		13115	001495 P	595 00026
YORK/MATTHEW	TRAVEL REIMBURSEMENT	106.21	TRAINING	01.467.223		ISEN CONFR		587 00001

BRC/ISD FINANCIAL SYSTEM
03/29/2007 15:27:21

Schedule of Bills

VILLAGE OF CAROL STREAM
GL540R-V06.74 PAGE 7

VENDOR NAME							
DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
REPORT TOTALS:	303,712.20						

RECORDS PRINTED - 000079

BRC/ISD FINANCIAL SYSTEM
03/29/2007 15:27:21

Schedule of Bills

VILLAGE OF CAROL STREAM
GL060S-V06.74 RECAPPAGE
GL540R

FUND RECAP:

FUND	DESCRIPTION	DISBURSEMENTS
01	GENERAL CORPORATE FUND	180,539.23
04	WATER & SEWER O/M FUND	123,053.96
06	MOTOR FUEL TAX FUND	41.51
11	CAPITAL IMPROVEMENT FUND	77.50
TOTAL ALL FUNDS		303,712.20

BANK RECAP:

BANK	NAME	DISBURSEMENTS
OBB	OAK BROOK BANK	303,712.20
TOTAL ALL BANKS		303,712.20

THE PRECEDING LIST OF BILLS PAYABLE WAS REVIEWED AND APPROVED FOR PAYMENT.

DATE APPROVED BY

.....

.....

The preceding list of bills payable was reviewed and approved for payment.

Approved by:



Joseph E Breinig - Village Manager

Date: 3/30/07

Authorized by:

Ross Ferraro - Mayor

Janice Koester, Village Clerk

Anthony Manzzullo, Village Treasurer

Date: _____

ADDENDUM WARRANTS
March 20, 2007 thru April 2, 2007

Fund	Check #	Vendor	Description	Amount
General	A C H	Oak Brook Bank	Payroll Mar 12, 2007- Mar 25, 2007	428,812.35
Water & Sewer	A C H	Oak Brook Bank	Payroll Mar 12, 2007- Mar 25, 2007	32,726.80
Water & Sewer	A C H	Oak Brook Bank	Dupage Water Commission -February 2007	<u>148,245.55</u>
				<u><u>609,784.70</u></u>

Approved this _____ day of _____, 2007

By: _____
 Ross Ferraro - Mayor

 Janice Koester, Village Clerk

 Anthony Manzullo - Village Treasurer