

# Village of Carol Stream

## BOARD MEETING

### AGENDA

OCTOBER 17, 2005

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

**A. ROLL CALL AND PLEDGE OF ALLEGIANCE:** Presentation of Colors by Boy Scout Troop #98.

**B. MINUTES:** Approval of the Minutes of the October 3, 2005 Meeting.

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

1. Presentation By Illinois Arts Council.

2. Proclamation: Illinois Arts Week.

**D. SELECTION OF CONSENT AGENDA:**

**E. BOARD AND COMMISSION REPORTS:**

1. PLAN COMMISSION

a. #05151 – Lakewood Homes, Inc., Fisher Farm Property, North Side of North Avenue West of Gary Avenue

*Rezoning (Upon Annexation)*

*Special Use Permit – Planned Unit Development*

*Planned Unit Development Plan – Preliminary*

*Subdivision – Preliminary*

**RECOMMEND APPROVAL WITH CONDITIONS (4-3)**

*Request for zoning and subdivision approvals for a 59-acre mixed use development consisting of 276 townhomes and 11 acres of commercial development.*

***Staff recommends the Village Board authorize negotiation of an annexation agreement. No Village Board action necessary on the petitioner's requests at this time.***

b. #05172 – Duke Construction, 121-131 E. North Avenue

*Rezoning – I Industrial District to B-3 Service District*

**RECOMMEND APPROVAL (6-0)**

*Gary Avenue Master Plan Review*

*Subdivision – Final Plat*

**CONTINUED**

*Request for approval of a subdivision to create two 0.6 acre commercial lots on the east side of Gary Avenue north of North Avenue. **No Village Board action necessary.***

# *Village of Carol Stream*

## **BOARD MEETING**

### **AGENDA**

**OCTOBER 17, 2005**

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

- c. #05252 – Leopoldo Carbonara/Carbon Construction, 300 Main Place  
*Special Use – Outdoor Activities and Operations, Contractor’s Office and Shops*

**RECOMMEND APPROVAL SUBJECT TO CONDITIONS (6-0)**

*Request for approval for a concrete contractor’s office with outdoor storage of materials and equipment.*

**F. OLD BUSINESS:**

**G. STAFF REPORTS & RECOMMENDATIONS:**

1. Approval to Purchase 3 Panasonic Laptop Squad MDC’s.  
*Police Department is requesting Village Board approval for state bid purchase of 3 squad laptops for a total of \$11,796.00.*
2. Standby Pump – Rejection of Bids.  
*A public bid opening was held September 7, 2005. The Public Works Department is recommending all bids be rejected and that the project be rebid.*

**H. ORDINANCES & RESOLUTIONS:**

1. Ordinance No. \_\_\_\_\_, Granting a Special Use for a Contractor’s Office and Shop and Outdoor Activities and Operations (300 S. Main Place).  
*See E1c.*
2. Ordinance No. \_\_\_\_\_, Establishing a Stormwater Advisory Committee.  
*A group of individuals are being appointed to provide public input and education and policy advice for Stormwater Funding.*
3. Resolution No. \_\_\_\_\_, Accepting Public Improvements (Carol Stream Corporate Center Subdivision)  
*Punch list work has been completed and final paperwork has been submitted for acceptance of the roads, water and sewer systems.*

# Village of Carol Stream

## BOARD MEETING

### AGENDA

OCTOBER 17, 2005

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

4. Resolution No. \_\_\_\_\_, Renewing the Residential Solid Waste Collection Franchise Agreement With Flood Brothers Disposal Co. & Amending Associated Provisions of the Franchise Agreement With the Village

*The proposed solid waste franchise amendments includes both a proposed single and multi-family rate collection schedule for 2006 and 2007, a new provision requiring Flood Bros. to submit a timely rate proposal for collection years 2008, 2009 and 2010 and a new provision formalizing a financial commitment by the Village to support the proposed improvement in the residential recycling collection program beginning January 1, 2006.*

#### **I. NEW BUSINESS:**

1. Appointments to the Stormwater Advisory Committee.

#### **J. PAYMENT OF BILLS:**

1. Regular Bills:
2. Addendum Warrant:

#### **K. REPORT OF OFFICERS:**

1. Mayor:
2. Trustees:
3. Clerk:
4. Treasurer's Report: Revenue & Expenditure Statement and Balance Sheet, Month End, September 30, 2005.

#### **L. EXECUTIVE SESSION:**

#### **M. ADJOURNMENT:**

**LAST ORDINANCE: 2005-10-55**

**LAST RESOLUTION: 2157**

**NEXT ORDINANCE: 2005-10-56**

**NEXT RESOLUTION: 2158**

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

**October 3, 2005**

Mayor Ross Ferraro called the Regular Meeting of the Board of Trustees to order at 8:00 pm and directed Deputy Village Clerk Wynne Progar to call the roll.

Present: Mayor Ferraro, Trustees McCarthy, Gieser, Saverino & Stubbs  
Absent: Trustees Fenner & Shanahan, Clerk Koester  
Also Present: Village Manager Breinig, Assistant Village Manager Mellor,  
Attorney Greg Matthews & Deputy Clerk Progar

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

**MINUTES:**

Trustee Stubbs moved and Trustee Saverino made the second to approve the Minutes of the Meeting of September 19, 2006 as presented. The results of the roll call vote were:

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

**AUDIENCE PARTICIPATION AND PUBLIC HEARINGS:**

Trustee Gieser moved and Trustee McCarthy made the second to open the public hearing – Truth in Taxation – 2005 Tax Levy. The results of the roll call vote were:

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

Mr. Breinig verified that this public hearing was published as required by Illinois State Statutes. At the call for public hearing Robert Douglas, President of the Library Board said that he learned tonight that the levy is under the 5% cap which demonstrates that the Library Board is being fiscally conservative. There were no comments or questions from the Trustees. Trustee McCarthy moved and Trustee Gieser made the second to close the public hearing. The results of the roll call vote were:

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

Mayor Ferraro read a Proclamation designating October as the 2005 National Breast Cancer Awareness Month.

Mayor Ferraro read a Proclamation Declaring Monday, October 10<sup>th</sup> as “Put the Brakes on Fatalities Day in Carol Stream.

Trustee Gieser read a Proclamation Declaring October as National Arts and Humanities Month.

**CONSENT AGENDA:**

Trustee Stubbs moved and Trustee Saverino 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 & Stubbs  
Nays: 0  
Absent: 2 Trustees Fenner and Shanahan

Trustee McCarthy 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 & Stubbs  
Nays: 0  
Absent: 2 Trustees Fenner and Shanahan

1. Variation-Landbank Parking -400 E. North Ave.-Ord. 2005-10-53
2. Spec. Use-Outdoor Activities-281 Commonwealth-Ord. 2005-10-54
3. No Action Required: Spec. Use-Schmale Rd. Withdrawn
4. Final Subdivision-100 Mercedes Dr.- R. 2154
5. No Action Required: Gary Ave. Review-105 Stark Drive
6. Letter of Credit Reduction # 1-President Manor Townhomes-pub.imp.
7. Letter of Credit Reduction # 1-President Manor Townhomes-StormSew
8. Waive bid-Award Contract-2006/08 Pond Shoreline Maint. Contract
9. Lies Road Bikeway ROW Acquisition- authorize to approve purchase
10. Road Salt Purchase-North American Salt Company
11. Park District Deposit
12. Letter of Credit Reduction # 2-Fountains at Town Center-TC Homes
13. Received- Comprehensive Annual Financial Report-FYE 2005
14. Ordinance 2005-10-55: Tax Levy
15. R. 2155: Ratify Sister City Agreement- Rossano-Cosenza, Italy
16. R.2156: Support the Cities for Climate Protection Campaign
17. R.2157: Declare surplus property
18. Approved: Request for amplification fee waiver-Outreach Community
19. Regular Bills, Addendum Warrant of Bills

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

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

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

**Variation-Landbank Parking -400 E. North Ave.-Ord. 2005-10-53:**

At their meeting on September 26, 2005, the Combined Plan Commission/Zoning Board of Appeals recommended approval of a variance for landbanked parking subject to conditions noted the staff report and the additional condition that the Staff be notified of current employee counts every two years to determine if additional parking is required. The Board concurred with the recommendation and adopted Ordinance 2005-10-53, AN ORDINANCE GRANTING A VARIATION FOR LANDBANKED PARKING & REQUIRED OFF-STREET PARKING (400 AND 450 E. NORTH AVENUE).

**Spec. Use-Outdoor Activities-281 Commonwealth-Ord. 2005-10-54:**

At their meeting on September 26, 2005, the Combined Plan Commission/Zoning Board of Appeals recommended approval of a special use permit for outdoor activities and operations in accordance with the conditions noted in the staff report with the amending of condition # 2 to allow staff to administratively increase the number of vehicles allowed to park overnight to 6. The Board concurred with the recommendation and adopted Ordinance 2005-10-54, AN ORDINANCE GRANTING A SPECIAL USE FOR OUTDOOR ACTIVITIES & OPERATIONS – (281 COMMONWEALTH DRIVE).

**Final Subdivision-100 Mercedes Dr.- R. 2154:**

At their meeting on September 26, 2005, the Combined Plan Commission/Zoning Board of Appeals recommended approval of a final plat of subdivision for Mercedes Benz USA, LLC, 100 Mercedes Drive. The Board concurred with the recommendation and adopted Resolution 2154, A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION – 100 MERCEDES DRIVE).

**Letter of Credit Reduction # 1-President Manor Townhomes-public improvements:**

President Manor Townhomes has submitted Letter of Credit Reduction Request # 1 for Public Improvements. All the work shown on the reduction request has been completed per the approved plans and Village specifications. The Board approved a reduction in the amount of \$196,280.15 with a remaining balance of security of \$66,907.41.

**Letter of Credit Reduction # 1-President Manor Townhomes-Stormwater:**

President Manor Townhomes has submitted Letter of Credit Reduction Request # 1 for Stormwater. All the work shown on the reduction request has been completed per the approved plans and Village specifications. The Board approved a reduction in the amount of \$135,395.89 with a remaining balance of security of \$67,223.66.

**Waive bid-Award Contract-2006/08 Pond Shoreline Maintenance Contract:**

Mr. Breinig commented that the Board is not allowed to encumber or constrain future Boards and their actions. What is generally done is to get a multi-year proposal or bid but what needs to be understood is that this Board is awarding the contract for 2006 and these same prices will be used again when it comes back before the Board for the 2007 and 2008 extensions. The Board concurred with a recommendation from Engineering Services to waive formal bidding requirements and award the 2006 –2008 Pond Shoreline Maintenance Project be awarded to LaFayette Home Nursery at a guaranteed price of \$73,906.00.

**Lies Road Bikeway ROW Acquisition- authorize to approve purchase:**

The Board authorized the purchase of the right of way at 575 W. Lies Road from the Albert Hahn Trust for the amount of \$45,000, and the right of way at Lies Road and Fair Oaks Road for the Fair Oaks Partnership in the amount of \$75,000. These acquisitions will allow the Village to proceed with Phase II plan approval from IDOT and use of Federal Funds for 75% of construction cost.

**Road Salt Purchase-North American Salt Company:**

The Board approved the purchase of Road Salt under the State of Illinois Joint Purchase Program with American Salt Company of Orland Park, KS at the unit cost of \$34.66 per ton.

**Park District Deposit:**

The Board approved the release the remainder of Park improvement funds that were received from Pasquinelli for the Autumn Ridge Subdivision in the amount of the outstanding balance of \$7,567.70.

**Letter of Credit Reduction # 2-Fountains at Town Center-TC Homes:**

Town & Country Homes has submitted Reduction # 1 for Fountains at Town Center for improvements in the project. All the work as shown on the reduction request has been completed per the approved plans and Village specifications. The Board approved a reduction in the amount of \$1,478,160.03 with a remaining balance of security of \$1,264,764.97.

**Ordinance 2005-10-55: Tax Levy:**

The Board adopted Ordinance 2005-10-55, AN ORDINANCE LEVYING TAXES FOR GENERAL AND SPECIAL CORPORATE PURPOSES FOR THE CURRENT FISCAL YEAR COMMENCING ON THE FIRST DAY OF MAY, 2005 AND ENDING ON THE THIRTIETH DAY OF APRIL, 2006 FOR THE VILLAGE OF CAROL STREAM, COUNTY OF DUPAGE, ILLINOIS.

Trustee Saverino commented that he wished that they had levied the full five per cent instead of 4.6%. He commended them for their fiscal responsibility.

**R. 2155: Ratify Sister City Agreement- Rossano-Cosenza, Italy:**

The Board adopted Resolution R.2155, A RESOLUTION RATIFYING A SISTER CITY AGREEMENT BETWEEN THE VILLAGE OF CAROL STREAM AND THE CITY OF ROSSANO-COSENZA ITALY.

**R.2156: Support the Cities for Climate Protection Campaign:**

The Board adopted Resolution 2156, A RESOLUTION SUPPORTING THE CITIES FOR CLIMATE PROTECTION CAMPAIGN.

**R.2157: Declare surplus property:**

The Board adopted Resolution 2156, A RESOLUTION DECLARING SURPLUS PROPERTY OWNED BY THE VILLAGE OF CAROL STREAM. (CHECK SIGNER MACHINE-FINANCE).

**Regular Bills, Addendum Warrant of Bills:**

The Board approved the payment of the Regular Bills in the amount of \$463,012.58.

The Board approved the payment of the Addendum Warrant of Bills in the amount of \$804,556.39.

**REGULAR MEETING:**

Assistant to the Village Manager Chris Oakley presented a Power Point demonstration of views of our new Sister City, Rossano-Cosenza and Mayor Ferraro explained the layout of the city and how the government works.

**REPORT OF OFFICERS:**

Trustee McCarthy thanked the Mayor for his work in obtaining this Sister City Agreement.

Trustee Saverino thanked everyone that attended the Community Park clean up sponsored by Comcast. He said that changes are wonderful and everyone should be proud of this accomplishment.

Trustee Stubbs thanked all of those that tuned out for the October Fest and to the Staff for the financial report.

Trustee Gieser commented that the Oktoberfest was a great thing for family entertainment. He also thanked Ross for pursuing the Sister City agreement and said that this will provide everyone in the Village, the organizations in the Village a good opportunity for cultural, social and commercial exchanges.

Mr. Breinig thanked the Staff and the Board for making the 2005 events at Town Center a success. He said that this year has had a good level of programming, and the level of feed back

from the community has been excellent. Mr. Breinig noted that this Saturday will be the Open House at the Water Reclamation Center and he would encourage people to come by to visit. There will also be Open Houses at the Fired District and the Library will be having one at their property on Kuhn Road. The goal setting meetings for the Village Board will be in October 20 & 21 from 5 to 9 p.m. at the Farmhouse.

Mayor Ferraro welcomed Attorney Greg Matthews from Ancel, Glink.

At 8:40 p.m. Trustee McCarthy moved and Trustee Stubbs made the second to adjourn. The results of the roll call vote were:

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

FOR THE BOARD OF TRUSTEES



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

**October 10, 2005**

***ALL MATTERS ON THE AGENDA MAY BE DISCUSSED, AMENDED AND ACTED UPON***

Chairman John Bentz 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 Vora, Spink, Weiss, Michaelsen, Sutenbach and Bentz  
Absent: Commissioner Hundhausen  
Also Present: Community Development Director Gles and Recording Secretary Progar

**MINUTES:**

Commissioner Spink moved and Commissioner Michaelsen made the second to approve the Minutes of the Meeting of September 26, 2005 as presented. The results of the roll call vote were:

Ayes: 5 Commissioners Vora, Spink, Weiss, Michaelsen & Sutenbach  
Nays: 0  
Abstain: 1 Commissioner Bentz  
Absent: 1 Commissioner Hundhausen

**PUBLIC HEARING:**

**#05151: Lakewood Homes, Inc., Fisher Farm Property, North Side of North Avenue West of Gary Avenue  
*Rezoning (Upon Annexation)  
Special Use Permit – Planned Unit Development  
Planned Unit Development Plan – Preliminary  
Subdivision - Preliminary  
Continued from 9/12/05 meeting***

Jim Truesdell, Lakewood Homes said that several members of the design team would review the changes that have been made to the plan since the last meeting.

Joe Maschek said that in regard to the landplaning changes, the concept remains the same but the commercial area has been enlarged to 11 acres, the storm water detention area has also been enlarged to 9.7 acres to insure that the stormwater detention area is sized properly and designed in a way that is attractive as well. The density has been reduced down to 276 units which is down from the last plan by four units (280) and reduced again since the first proposal of 304 units. In regard to the connection to Surrey Drive, they feel that moving the connection 75 feet south of the original placement will allow a larger lot on the north side of the intersection. The

setbacks on both the north and east property lines have remained expanded to a minimum of 45 ft. and almost to 80 feet in some places. The density is about the same at 8.4 units and the side setbacks have been maintained at 30 ft side to side.

Mr. Truesdell commented that the request for rezoning to B-3 has been withdrawn since the inquiry from a car dealership has dissolved. Therefore the rezoning to B-2 is requested.

Scott Farris, landscape architect stated that there have been three distinct changes in regard to the landscaping and they are the bike trail, the pond/common area and the foundation landscaping and streetscape design. The overlook feature at the northeast corner remains and it is the trailhead of the bike path and will feature a pergola or overhead trellis as well as benches.

Commissioner Hundhausen entered at this point.

Mr. O'Malley said that the building appearances will be assembled by market sales. He noted that the elevation for Unit C can be changed for a different appearance from building to building. He then reviewed the different floor plans that are available.

Mr. Truesdell stated that the setbacks on the north property line are larger to compensate for the lack of a berm and with the planned landscape buffers it should provide adequate separation. He noted that they do agree to provide curbing for the private drives and parking areas and that they have agreed to an easement on North Avenue bike path as well as adding a lighted fountain in the retention pond.

At the call for public hearing Missy Roger said that she is concerned about the proposed traffic patterns and that she would like the developer to consider taking the traffic to the northwest to connect to Kuhn Road at McNees Road so that residents can have easier access to schools and parks. In answer to the question it was determined that when the commercial area develops there will be a right in/right out entrance but not a traffic signal and there has been nothing determined about cross access of the remaining parcels, although the Staff has discussed the matter with this developer as well as the owners of the other parcels. Ms. Rogers suggested that a pedestrian path should be reconsidered since this provides a venue for vandalism and as well as potential problems to the Water Reclamation Center. She noted that only 11% of the proposed units meet the Code requirements, and she would like to see the developer reduce the number of units by half to meet the intent of the Code. Ms. Rogers also asked where the air conditioning units would be placed.

Mr. Glees responded to Ms. Rogers' questions commented that there will be no additional traffic signals on Gary Avenue and in regard to the internal roadway network within the neighborhood the provision of traffic control at intersections on the local streets is subject to the meeting of traffic warrants as traffic develops. The Engineering Department will provide what traffic controls are deemed necessary.

In regard to the bike path on the west end of the property, Mr. Glees said that the determination as shown by the developer right now it is at the bridge that crosses from Arrowhead to the plant, but the bikeway at this point is conceptual in nature. It is something that the developer has indicated that he would be amenable to providing and working with the Village as far as the final design is developed. This all would be developed as a part of the negotiation process for the preparation of the final design plan. In response to the question regarding a fence at the WRC, Mr. Glees said that staff has walked the site and it is agreed that security is an issue. In looking at how the existing fencing and vehicular gate could be relocated and the Public Works director seems satisfied that this plan would be feasible with the relocation. To the question about the number of units per cluster allowed by the Code, Mr. Glees said that there are

a couple of sections of the Code that address this issue, one has to do with the number of units per acre, the number of acres, or the size of the land area for each given unit, which is a net density in terms of units per acre. For this type of development the density could range anywhere from 8.04 units per acre if the units are 4 bedroom units to 8.7 units per acre if they are 3 bedroom units. The developer has indicated that he is at 8.4 units net and most of the units appear to be three bedroom units, although unit B has the possibility of going to a 4 bedroom, the answer depends on how many units in the development wind up being 4 bedroom, if the all are, then the development would be too dense, but right now they are well under the Code's density if they are all 3 bedrooms.

In response to the question about the size of the landscaping at planting, Mr. Farris said that they will definitely meet or exceed all of the minimum size requirements set out in the Code and the North Avenue Corridor regulations. The location of the air conditioning units will not be at the rear of any of the buildings.

Mr. Glees said that the answer to not making the street connection to northwest toward Kuhn Road, that staff has had discussions with the owners of the lots along North Avenue but there is nothing planned at this time. A connection to Kuhn Road is being considered, and it might be in the form of improving McNees Drive to a public street and it might be in the form of an interconnection of the properties through the site as a private roadway. In respect to the connection to the neighborhood, the reason staff is recommending that this neighborhood be connected with the existing neighborhood comes from several sources. It is considered to be good planning practice that residential neighborhoods be connected to each other so the residents in any given neighborhood can easily travel to neighboring residential streets, schools, parks, library, churches and village services. It provides a safer neighborhood when there is more than one major point of access for emergency vehicles.

Irene Montana asked about the following issues; sidewalk connection to the adjacent neighborhoods, all way stop signs at the connection on Shawnee; whether the existing shrubs on the north side of the development would remain; if any garage doors will face the existing property; whether the lighting of the fountain will spill over into the neighborhood; and what has been done to prevent the flooding of the adjacent property that has been going on for years. It was stated that all of the publicly dedicated streets will have sidewalks on both sides. There will be sidewalks along the private streets in front of the buildings. In regard to traffic regulating signs, any changes to existing signs such as yield to stop signs, will have to be determined by traffic studies. Mr. Farris said that any shrubs on the adjacent property will not be touched and that shrubs and landscaping will be added on the developer property to enhance what is existing. He also stated that there will not be any garages facing the existing properties. Mr. Farris explained that the lighting on the pond will be decorative and will point straight up. In regard to the flooding issue, Chairman Bentz commented that in almost every other development the drainage to existing properties has improved because of additional stormwater storage capacity.

Mr. Glees stated that this report serves as an addendum to the report that was presented to the Plan Commission/Zoning Board of Appeals (PC/ZBA) at the September 12, 2005, meeting. At that meeting, representatives for Lakewood Homes made a presentation regarding the revisions that they made to the plans in response to the comments they received from the Plan Commission members and residents who attended Lakewood Homes' initial presentation at the July 11, 2005, PC/ZBA meeting. Since the September 12 PC/ZBA meeting, Lakewood representatives have had several meetings with Village

staff, and they have further revised the plans in response to the comments received at the September 12 meeting.

Lakewood Homes has submitted the revised packet of bound plans attached to this report, including a cover letter from Jim Truesdell dated October 5, 2005, for consideration by the Plan Commission. Lakewood Homes is hoping that the Plan Commission will be able to recommend approval of their requests for rezoning (upon annexation), a Special Use for Planned Unit Development, the Preliminary PUD Plan, and the Preliminary Plat of Subdivision, at the October 10, 2005, meeting. In review of Lakewood's current application and plans, this report will: 1) discuss the changes to the plans since the September 12, 2005, meeting, 2) identify the issues that staff believes have yet to be resolved, and 3) list the conditions that staff recommends be included should the Plan Commission determine to forward this matter to the Village Board for their consideration. For informational purposes, if the Plan Commission chooses to forward a recommendation regarding Lakewood's requests to the Village Board, the next step in the process would be for the Village Board to direct staff to commence negotiation of the annexation agreement with Lakewood representatives, which the Board would typically do if they are generally in support of the development plans. Once staff has negotiated the annexation agreement with the applicant to a mutually acceptable condition, all of the applicant's requests will be scheduled for review and action by the Village Board at a future Village Board meeting. If the Village Board approves the annexation, annexation agreement, and Lakewood's other development requests, the applicant would subsequently need to file applications for Final Planned Unit Development Plan approval, North Avenue Corridor Review, Final Plat of Subdivision, and a Sign Code Variation.

This section of the report will identify and discuss the changes that Lakewood has made to the plans since their last presentation to the PC/ZBA at the 9/12/05 meeting. This section will also address any previous questions that staff can more fully answer at this time.

1. Zoning upon annexation – Lakewood initially requested that the commercial area be zoned B-2 General Retail District upon annexation to Carol Stream. During the process of attempting to market the commercial site, Lakewood was contacted by an automobile dealership that expressed possible interest in the site. Since such a use would have required a zoning classification of B-3 Service District in order for it to be a permitted use, Lakewood amended its request for the commercial site zoning to B-3. However, interest by the automobile dealer has since faded, and Lakewood representatives and Village staff agree that the B-2 General Retail District zoning classification is most appropriate for the site, given the nature of the permitted and special uses in that District. By contrast, the B-3 Service District allows some uses that staff believes would be less desirable for this site. Furthermore, the vast majority of the land on the north side of North Avenue between Lakewood's commercial site and Kuhn Road is zoned B-2 General Retail District. As a result of these factors, Lakewood Homes is once again requesting B-2 General Retail District zoning for the commercial site, and staff concurs with this zoning request. If a desirable use requiring B-3 District zoning comes forward in the future, the Plan Commission and Village Board can consider a request for rezoning based upon the merits of the proposal at that time.

2. Street network connectivity – During the course of the review of Lakewood's

requests, there has been considerable discussion regarding the number and location of street connections to the existing residential street network. Based upon several factors, including the layout of Lakewood's land plan, the location of the existing streets, and the information provided in the traffic study, staff supports the current proposed design which includes a connection to Surrey Drive through the creation of a T-intersection at Surrey Drive, about 260 feet south of Shawnee Drive. This design includes the previous staff recommendation that the street connection be moved 75 feet to the south. Final design work will determine the optimal configuration of the connection to ensure the best possible sight distance and the type of traffic control device(s) that will be installed, but staff expects that the final design will be very close to the configuration that is shown on the Preliminary PUD Plan.

3. Commercial area size – As Lakewood has made revisions to the plans during the review of this project, the size of the commercial area has continually fluctuated. As the project design continued to be refined, staff noted and objected to a gradual decrease in the size of the commercial area. With the most current plan submittal, Lakewood has restored the size of the commercial area to 11 acres, which staff finds to be acceptable. Staff recommends as a condition that the minimum size of the commercial area should be 11 acres.

4. Number of units/density – The current plan has eliminated four additional units, and the total unit count for the development now stands at 276. This is down 28 units from 304 units as shown on the applicant's initial concept plan for this site, and down from the 280 units on the plan presented at the September 12 Plan Commission meeting. The net density for the proposed development has actually increased since the last plan despite the decrease in the number of units, from 8.0 to 8.4 dwelling units per acre. This slight increase in density is attributed to Lakewood increasing the size of the commercial land area, decreasing the size of the residential land area, and further refining the design of the storm water management facility. However, staff finds the density and unit count to be acceptable, largely due to the overall building separation, setbacks, and the sizeable open space areas provided within the development.

5. Residential architecture – One of the most challenging issues with respect to this project in staff's view has been the residential architectural design. Lakewood has continued to tweak the architectural elevations for the residential units, and staff supports some of the changes made up to this point, including lowering the rooflines that face the existing residential neighborhoods. The current revision adds a side-load garage option for the Unit C plan that faces the public streets in many locations. Staff notes that this will provide some additional variety in the streetscape, especially along the north and east streets in the development, where there is a preponderance of Unit C elevations facing the street. Lakewood has revised the plans to show which units will have the side-load garage option, and an elevation plan showing some of the typical building details has also been provided.

We have noted the steps the applicant has taken to attempt to address the previous comments provided by the Plan Commission and staff with respect to architecture. However, staff believes that improvement is still needed, and Plan Commission members have previously stated that they thought that the architecture would be more upscale in appearance. Staff's concern regarding the architecture is

generally based upon our observation that there is an overall lack of a theme or discernable character with the current proposed architecture. We will elaborate on this issue in the next section of the report

6. Bike path/amenity feature – Since the last meeting, Lakewood has refined their plans with respect to the proposed bike path and amenity feature in the general vicinity of the storm water management facility. Lakewood agrees to install a 10-foot wide asphalt path from their development to the existing bridge that crosses Klein Creek connecting to Arrowhead Trail. Lakewood also agrees to relocate fencing as necessary within the Village’s Water Reclamation Center (WRC), through which a portion of the path will pass, preserve quality trees while thinning invasive species, and enhance the creek bank. Several Village staff members recently walked the area of the proposed bike path on the WRC property, and while there are areas where space is limited and there are security concerns that will need to be addressed through the installation of fencing, staff believes that the bike path is feasible. For your information, the specific details regarding Lakewood’s obligations with respect to bike path improvements will be negotiated as part of the annexation agreement. Also for your information, the pedestrian path/sidewalk network and bike path connection are required components of the Residential Planned Unit Development standards. In this area, staff believes that Lakewood is meeting the intent of the PUD standards.

With respect to the amenity feature in the area of the storm water management facility (pond), the plan presented at the September 12 Plan Commission meeting included a “pond overlook feature” in the form of a gazebo. In discussions with the developer since that meeting, staff has suggested that the amenity feature should be one that is not only attractive from a visual standpoint, but one that also serves a function. To this end, staff suggested that Lakewood consider constructing a decorative bridge over a portion of the east end of the storm water pond, as part of the bike path link. In staff’s view this would be a highly visible and functional design element, rather than a gazebo that may go largely unused. Lakewood responded by providing a second wooden pergola feature with decorative metal fencing and two decorative benches, similar to the pergola that would be constructed at the west end of the central open space area. Lakewood has stated that due to grading design issues, it is not possible to provide a bridge over the east end of the pond. While staff believes that it is actually possible to design a bridge that would work within the expected engineering constraints, we acknowledge that it could be an expensive undertaking that could necessitate changes to the land plan. One other idea that staff has for an amenity feature in this area would be for there to be a boardwalk-type structure at the far east end of the pond, that could tie into the bike path link. Again, this type of feature would not only have a significant visual impact, but it would also serve a purpose and actually be used by community and Village residents. Staff encourages the Plan Commission to comment as to whether the proposed pergola feature is acceptable, or whether a more useful design feature, such as a boardwalk or faux bridge, should be pursued.

As a note, Lakewood has agreed to provide both an aerator and a fountain in the storm water management pond, and they have further agreed that the fountain will be lighted.

7. Project details – There are a few aspects of the plans that fall under the “project details” heading which have been revised since the last submittal. One of these

aspects involves the increased use of Lannon Stone throughout the development as a decorative feature that will provide an attractive, unified design element within the development. Lakewood has agreed to provide Lannon Stone in many areas throughout the development, and staff is satisfied with Lakewood's commitments in this regard. A second item falling under the project details heading is staff's request that protective curbing be provided around the landscaped areas within and adjacent to the private driveways. Lakewood has agreed to provide curbing in the appropriate areas, and is working with the Engineering Services Department to determine those areas.

### Remaining Issues to be Resolved

This section presents the issues that, in staff's opinion, still require additional revisions or discussion. In this section, we will present each item, provide pertinent background information, and suggest the manner or timeframe in which each issue could be resolved.

1. Architecture – As discussed in the first section of this report, it is staff's position that the residential architecture still does not meet the Village's expectations. Our biggest concerns are that there is no discernable theme or character for the architecture, and that the architecture, as proposed, may have difficulty meeting the Anti-Monotony Code standards. The applicant has been receptive to making enhancements to the architecture as requested by staff, but at this point, staff's concerns with the architecture have more to do with the general architectural design as opposed to the fine details.

Lakewood has expressed a willingness to continue working on the architectural design, and staff notes that there are ample remaining opportunities for Lakewood to modify the architecture moving forward. For example, Lakewood could submit revised architecture during the review of the annexation agreement, and of course, Lakewood will be required to submit architectural elevations that the Plan Commission will review during the North Avenue Corridor Review process. As such, we do not believe that the staff concerns with respect to architecture should prevent the Plan Commission from forwarding this matter to the Village Board for their consideration, since there are opportunities for the final architectural design to be improved upon. With respect to compliance with the Anti-Monotony Code standards, the Village has the ability to be flexible in the application of these standards, and may be willing authorize some flexibility through the negotiation of the annexation agreement, provided that the applicant offers architecture that is of acceptable quality.

2. Curbing of private driveways – As indicated, Lakewood has agreed to provide protective curbing for portions of the private roadways, so as to minimize the opportunities for illegal parking as well as damage to landscaping. Lakewood is working with the Engineering Services Department to determine the type and location of curbing that will be most appropriate. Community Development staff will ultimately require a plan illustrating the locations at which protective curbing will be required. Again, this is not an issue that should prevent the Plan Commission from forwarding this matter to the Village Board for their consideration.

3. Storm water pond feature – As we have discussed, the amenity feature in the area of the storm water pond has changed from a gazebo to a pergola, with staff suggesting that a more useful feature be provided, such as a bridge or boardwalk structure at the east end of the pond. Staff requests that the Plan Commission attempt to come to a consensus with respect to the type of feature that they feel would be most appropriate and provide that direction to the applicant. When the specific type of feature that will be constructed is resolved, the Plan Commission will have an opportunity to review the fine details of that feature during the Final PUD Plan review process.

4. Berming along the north perimeter – At the September 12 meeting, a resident expressed a concern and asked a question as to why the development plans indicated that a berm was planned for installation along the east perimeter of the project but not along the north perimeter. The explanation as to why the plans do not have a berm along the north perimeter has to do with the location of an existing sanitary sewer pipe along the north property line of Lakewood's proposed development. Because of its location in close proximity to the treatment plant, this 33-inch diameter trunk sanitary sewer line is already quite deep in the ground. The Village recommends against the construction of a berm above the existing sanitary sewer, as this would only make future access to the sewer line, for purpose of repair or replacement, more difficult and expensive. According to the Village Engineer, it is highly likely this sewer main will eventually need some sort of maintenance, repair or rehabilitation, as it is old, deep and susceptible to hydrogen sulfide corrosion. It is also important to note that the landscape materials proposed for installation in the area of the north perimeter should provide very good screening between the adjacent residential uses. In response to the question as to why the previous application for warehouse buildings on this property was able to accommodate a berm, the explanation is that the R&D District Zoning Code regulations required a minimum 100-foot building setback and landscape buffer area. Further, the R&D District standards *require* an 8-foot tall berm. Because of the much larger building setback, there was adequate horizontal distance to install a berm that would not have been located on top of the existing sanitary sewer. Further, in the case of the Lakewood proposal, there is not the same need for a berm, as the Trammell Crow plan would have located an industrial use adjacent to a residential use, and with the Lakewood proposal, the adjacent uses would be similar.

Ultimately, if the Public Works Director and Village Engineer determine that it would be acceptable for a small berm to be placed on top of the existing sanitary sewer, this is a detail that can be worked out at the time of final design.

5. Unit C side-load garages – Lakewood just submitted the new plan for a side-loaded Unit C residential floor plan. While staff appreciates the increased variety that this will bring to the streetscape, a cursory review of sheet 2 of the Preliminary PUD Plan would seem to indicate that side-load garage units would not have enough room on their driveways outside of the garage door to park cars without interfering with the private drives leading to the other individual driveways. This could result in partial blockage of the private drives, and potentially causes concerns in the area of emergency vehicle access. Staff supports a design that ensures safe emergency vehicle access as well as streetscape variety, and we encourage the applicant to



present such a plan or demonstrate that the current plan will be workable.

6. Landscaping adjacent to commercial site – Staff suggests that the landscaping be enhanced in front of the two residential buildings on the east side of the public street entering off of North Avenue, since there will ultimately be a commercial development on the west side of the street, across from these two buildings. This is a plan revision that can be accommodated during the Final PUD and North Avenue Corridor Review.

7. Engineering issues – While there are still engineering design issues to be resolved, the Village Engineer is satisfied that the project is feasible and buildable as proposed. It is not expected that the Final Engineering Plans would be approved at this time; in fact, such plans are not usually approved until just prior to the commencement of project construction. As such, the Village Engineer would not be opposed to the Plan Commission voting this project forward to the Village Board.

#### Summary:

As presented in this report, there are a few specific items regarding which staff is encouraging the Plan Commission to provide direction. Those items include the Plan Commission's satisfaction with and recommendations regarding the current residential architecture, and the Plan Commission's expectations for the storm water pond amenity feature (pergola, gazebo, boardwalk, bridge, or perhaps something else). The Plan Commission's input regarding these two items will be useful to the developer and staff as this project moves forward. Of course, the Plan Commission is encouraged to provide feedback on any other aspect of the development proposal as well.

At this time, staff believes that the plans are in an acceptable form for forwarding to the Village Board. In the interest of keeping this project moving forward, and because we believe that the developer has made most of the changes to the plans that they are willing to make at this time, staff believes that the most appropriate course of action is for the Plan Commission to provide a recommendation regarding the developer's requests to the Village Board. For those items that are yet to be resolved, staff believes that there is ample opportunity for those issues to be addressed either through the negotiation of the annexation agreement, or during the Final PUD and North Avenue Corridor Review. Staff can support the applicant's requests for rezoning (upon annexation), Special Use for Planned Unit Development, the Preliminary PUD Plan, and the Preliminary Plat of Subdivision, subject to the conditions noted in the Recommendation section of this report.

#### RECOMMENDATION

Staff recommends approval of the rezoning upon annexation to R-4 General Residence District for the residential area and B-2 General Retail District for the commercial area. Staff also recommends approval of the Special Use for Planned Unit Development, the Preliminary Planned Unit Development Plan, and the Preliminary Plat of Subdivision, subject to the following conditions:

1. That the minimum size of the commercial area shall be 11 buildable acres;
2. That the developer must install traffic signals at the North Avenue intersection;

3. That the street connection to Surrey Drive must meet applicable engineering design standards;
4. That the three new infill lots that will be created on the west side of Surrey Drive must meet the standards of the R-3 One-Family Residence District, which is the zoning of the existing adjacent residential properties, as well as the prevailing Planned Unit Development standards approved for the Park Hill subdivision;
5. That no accessory structures, including but not limited to decks, sheds and patios, are permitted to be constructed by individual unit owners upon the common property within the development;
6. That the architectural design for the residential buildings shall be revised and finalized to the mutual satisfaction of the Village and the developer at the time of Final Planned Unit Development Plan and North Avenue Corridor Review;
7. That the developer shall provide some type of amenity feature in the vicinity of the storm water retention pond, the final configuration and details of which will be agreed upon at the time of Final Planned Unit Development Plan Review;
8. That all individual dwelling unit driveways, including those for the Unit C side-load garage floor plan, shall provide driveways that are a minimum of 20 feet in length. The 20-foot dimension must be independent of the through drive lane, so as to ensure that parked vehicles will not encroach into the common access drives;
9. That additional landscape materials be added to the plan on the west side of the two residential buildings on the east side of the main entry drive off of North Avenue, so as to enhance the buffering between these units and the future commercial development;
10. That the plant materials shown on the landscape plan must be installed at the size and height shown on the plan, and that the materials must be maintained in a neat and healthy condition, with dead or dying materials being replaced on an annual basis;
11. That the storm water pond must contain at least one decorative, lighted fountain in addition to an aerator;
12. That the storm water management facilities must be designed so as to be expandable and available to the properties to the west;
13. That the developer must use his best efforts to secure a viable commercial developer for the 11 acre commercial site;
14. That the developer submit an acceptable plan to the Village that demonstrates the type and location of protective curbing along the private driveways;
15. That the private drives shall be properly signed to indicate no parking;

16. That all of the private courts within the development must have unique names assigned prior to the approval of the annexation agreement, to allow for proper addressing and evaluation of emergency response considerations;
17. That the applicant agrees not to seek to alter the retention basin slopes if it is determined that additional storm water volume is required;
18. That the water main along North Avenue shall be extended to the west approximately 400 feet at which location it would connect into the Village's existing system (cost of this improvement to be negotiated through the annexation agreement);
19. That the developer will provide a security fence, of a height and design acceptable to Village staff, along the bike path through the Water Reclamation Center property, and that the developer agrees to trim, relocate or remove trees and brush to make room for the path;
20. That the developer agrees to make other modifications on the Water Reclamation Center property as deemed necessary by the Village to allow for the bike path to be constructed, and that the developer agrees to make the necessary modifications to the bridge crossing Klein Creek to make it safe for bicyclists and pedestrians;
21. That the applicant agrees to remove the current gate at the west end of the Klein Creek bridge and construct a new gate to accommodate the bike path as well as the security needs for the Water Reclamation Center property;
22. That the development must in all ways comply with the applicable codes and standards of the State, County, and Village.

Commissioner Weiss asked the petitioner if the developer is willing to cooperate with the other owners of the property along North Avenue to develop an access between this property and Kuhn Road since he believes that it would be most beneficial to all residents. Mr. Truesdell said that they would consider this. Commissioner Weiss commented that the density of the project is still bothersome even though it may meet Codes, it still has the appearance of being overly dense. He also asked what is permitted in the B-2 district and Mr. Glees said that B-2 is general retail and it includes retail stores, some service uses and it is distinguished from B-3 which provides for more intense uses that might not be the most appropriate adjacent to residential development. Commissioner Weiss said that he would like to have the commercial development be designated as sale tax generating businesses Mr. Glees said that there is no contemplation at this time to place any restrictions on the development over and above the permitted and special uses in the B-2 District. In regard to the question of the elevations it was stated that one elevation denotes the use of brick and the other stone masonry. Commissioner Weiss said that he would like to see areas for seating around the pond area. He also stated that he had hoped that this area would develop as high end single family dwellings or at the very least a combination of town homes and single family homes priced as move up home to current residents.

Commissioner Hundhausen asked if the sidewalks of the new development will tie into

the adjacent existing neighborhood. It was stated that after review it was determined to provide two areas for pedestrian connection. The first is the Surrey Drive connection where the sidewalks will be interconnected on both side of the street. The second would be the bicycle path that will begin at the bridge and will connect the neighborhood on the western side. Mr. Truesdell said that they will continue to work with staff to optimize the development of this path but there are definite engineering difficulties.

Commissioner Sutenbach asked where the bridge would be located and it was stated that if it can be developed it would be toward northeastern corner of the detention pond. It was noted that the developer says it would be better to develop the path around so that it goes around the edge of the pond and tied into the overlook features. This decision will be made during the final design stages of the PUD. Commissioner Sutenbach asked if two C units could be put in a four unit building and was told that a C unit can only be in certain limited places and all of the other units are interchangeable.

Commissioner Spink said that she had envisioned something more grand in appearance for this property. She said that these seem to be nothing more than oversized apartments that appear to be barracks, not high-end homes. She said that this is going in the right direction, but it certainly isn't there yet. The entry feature looks nice, but there is nothing to continue that feeling throughout the development. Commissioner Spink commented that while there are sidewalks within the new community they do not exist on the other side of it. She said that she is totally against the connection to Surrey and she would like to see a connection to Gary Avenue. Commissioner Spink asked if any of the units will be subsidized and was told no. She said that she would like to see the number of units that are adjacent to the existing homes lowered or at least put the buildings 24 feet further away from those homes. In regard to the traffic study, Commissioner Spink said that she thinks they should be re-done since the latest for Surrey Drive was done before school was back in session which is no way indicative of the traffic patterns for the area.

Commissioner Michaelsen said that he feels that developer has made some good strides but he feels that there is more to be done. He noted that there isn't an elevation drawing showing a 6 unit building. He added that he feels that 6 units are too much, that the building is just too big and he would like to see all of those units be a maximum of 5 units. This would look better as well as decrease the density of the development. In response to his question it was noted that no air conditioning units will be at the front of the buildings. Commissioner Michaelsen said that he would like to see the developer look into something other than vinyl siding to go along with the brick and the stone since there are many more attractive options available that would be more impressive.

Commissioner Vora asked if there was a traffic study done for Gary and North as well as North and Kuhn and was told that they have not been done to date.

Chairman Bentz asked if this plan would be subject to a North Avenue Corridor Review and was told that it will be. He said that he could go along with the staff recommendations and that he would support sending this to the Village Board for their approval and direction to proceed with negotiating an Annexation Agreement where a lot of these matters can be worked out.

Commissioner Spink said that she does not feel comfortable with going ahead is that in the past proposals have been forwarded to Board with matters not complete and things have gotten changed and by letting this go we have set a footprint that will be worked from and it will be hard to make any big changes. She said that she would like to see a more complete plan, showing parking and curbs and sidewalks and signs and more importantly a reduction in size.

Commissioner Weiss asked Mr. Glee to review the four requests for this matter and what they mean. Mr. Glee stated that the petitioner's request at this time include rezoning upon annexation to R-4 for the residential area and B-2 for the commercial area. Approval of a special use for a planned unit development, approval of the preliminary planned unit development plan and a preliminary plat of subdivision. At this time, if the Plan Commission were to make a recommendation is that the case would go forward to the Village Board and the only action the Village Board would be expected to take would be to direct staff to commence negotiation of an annexation agreement. Once the staff and the developer have a draft annexation agreement finalized the matter will come back to the Village Board for final action on the four matters that were detailed. The final PUD plan and the North Avenue Corridor, and the final plat of subdivision approval would not happen until later on. Staff has tried to indicate the things that have not quite yet been finalized and staff shares the concern that once a preliminary PUD plan is approved it is not that easy to change it, except that we are in the middle of a negotiation process. Once the preliminary PUD is approved and the annexation agreement is finalized and the property annexed and the petitioner goes through their process of preparing a final PUD plan, it will come back here and if it is essentially the same as what was approved with the preliminary then the Code says that the Village needs to approve the final. That is why what staff has attempted to do is to cover everything that is not quite firm yet in the conditions. These conditions address the architecture, providing a plan for the curbing, indicating no parking signage, there are 22 different conditions of approval for the preliminary PUD plan to meet the expectations that have been offered.

Mr. Truesdell said that they have read the staff report and are in agreement with the conditions that it contains. He said that this will be a very high end product and they will now have to decide how to address the concerns that have been expressed and they will be back. He said that they want this new product to be a success for Lakewood.

Commissioner Sutenbach asked Commissioner Spink that since she is against the outlet on Surrey Drive where she feels that it could be and Commissioner Spink said that she believes that they could put another exit onto North Avenue if they need two exits. She feels that our duty is to plan for the future and that would be to go to Kuhn Road.

Commissioner Sutenbach commented that he agreed with Commissioner Michaelsen that the larger building should be put in behind the smaller buildings. Commissioner Michaelsen also commented that he would like to see the six unit buildings that are currently along North Avenue reduced down to five units.

Mr. Truesdell commented that these buildings are set back 100 feet as well as behind a berm. He said that the buildings along the entry might possibly be 5 unit buildings if they can find other spots in the internal development to make up for those two units.

Mr. Truesdell said that they was to maintain the density that they have, but there are probably areas that can be shifted within the plan. Commissioner Michaelsen said that he is looking for those units to be eliminated.

Mr. Truesdell said that they are running into time constraints for this development and asked that the recommendation be either for or against and not a continuation.

Commissioner Spink asked just what the constraints are and was told that there is a date by which they have to close on the property and they need to know if they have a project or not. He said that they will be back to work out all of the details if an annexation agreement can be negotiated.

Commissioner Sutenbach moved and Commissioner Hundhausen made the second to

recommend approval of the rezoning upon annexation, approval of a special use permit for a Planned Unit Development, approval of the preliminary Planned Unit Development and approval of the preliminary subdivision plat, as presented here tonight with the 22 staff recommendations in the staff report addendum for this meeting. The results of the roll call vote were:

Ayes: 4 Commissioners Weiss, Hundhausen, Sutenbach and Bentz  
 Nays: 3 Commissioners Vora, Spink and Michaelsen

The petitioner was reminded that this matter will be heard by the Village Board at their meeting on October 18, 2005 and was advised to attend that meeting.

There was a brief recess taken at this time and Commissioner Vora asked to be excused at this point.

**#05172: Duke Construction, 121-131 E. North Avenue  
 Rezoning – I Industrial District to B-3 Service District  
 Gary Avenue Master Plan Review  
 Subdivision – Final Plat**

Johana Vargas, was sworn in as a witness in this matter.

She explained that Lighting Direct is seeking approval of a Final Plat of Subdivision to create three lots from the existing single lot, to rezone two of the three proposed lots from I-Industrial to B-3 Service District and Gary Avenue Corridor Master Plan Review. The property is located on the northeast corner of North Avenue and Gary Avenue, with a warehouse under construction for Lighting Direct. As per a contract, if this subdivision is approved then Duke Realty will take back the proposed Lot 2. Proposed Lot 3, just north of the existing CarQuest building will still be owned by Lighting Direct. Currently there is a contract for Lot 2 with MidWest Development to develop a NAPA auto store. Lighting Direct does not have any plans for proposed Lot 3, but there is a concept plan that it may developed as some type of retail use. At issue with the property has been access and it was brought up during the Gary Avenue Corridor Review. At that time Duke did not want to subdivide the property because they felt that it was going to delay the major development of the warehouse. At that time, the contract for the NAPA development was not something definite. Now they are requesting subdivision and the Village still has a problem with cross access on the property. One of the alternatives is that Lot 2 can now get full access, and because of the location and the full median on Gary Avenue, DuPage County will only give a right in/right out access. They did get full access through Lighting Direct and therefore Lot 3 will have a share of that full access, however, lot 2, being next to CarQuest could only have access through the Lighting Direct parcel. The other request was whether they can ask CarQuest to give us shared access because that lot has full access. CarQuest said that they would give cross access on their property only with the provision that a competing business not be established on the property. NAPA is the only company in four years to show interest in this property in four years. Ms. Vargas said the Village Planner Don Bastian recommended that Lighting Direct swap Lot 3 for Lot 2 and the company is considering this and will have a decision in approximately two weeks. There were no comments or questions from those in attendance at the call for public hearing.

Mr. Glees said that the applicant is requesting approval of a Final Plat of Subdivision to

create three lots from the existing single lot in accordance with Section 7-2-6 of the Subdivision Code, rezoning upon subdivision for two of the three proposed lots from I Industrial District to B-3 Service District in accordance with Section 16-15-7 of the Zoning Code, and Gary Avenue Corridor Master Plan Review in accordance with Section 16-5-6(G)(2) of the Zoning Code.

### STAFF ANALYSIS

Johana Vargas of Duke Construction is requesting approval of a zoning change for two proposed lots, Gary Avenue Corridor Master Plan Review and Final Plat of Subdivision to create three lots from an existing single lot for the approximate 10.5-acre property located generally at the northeast corner of Gary and North Avenues. Earlier this year, the Plan Commission and Village Board approved the Gary and North Avenue Corridor Review, setback variations and a special use for retail sales for the 171,090 square foot office, warehouse and retail showroom building currently under construction on the property. At this time, Duke Construction has filed an application to rezone two proposed outlots along Gary Avenue from I Industrial District to B-3 Service District. As required by the Gary Avenue Corridor regulations, Duke has also filed an application and plan for Gary Avenue Corridor Master Plan Review. Finally, to create the two proposed outlots, Duke is requesting approval of the Final Plat of Lighting Direct Resubdivision.

#### Rezoning and Subdivision:

Duke Construction has filed an application to subdivide the approximate 10.5-acre property into three lots, and to rezone two of those lots from I Industrial District to B-3 Service District. Exhibits A and B show the proposed lot configuration. Lot 1, which will measure 9.25 acres, is the property that the 171,000 square foot Lighting Direct building is currently being constructed upon. Lot 1 will retain the I Industrial District zoning classification. Lots 2 and 3, proposed to measure 0.61 and 0.60 acres, respectively, will function as outlots along Gary Avenue. Duke Construction is requesting that these lots be rezoned to B-3 Service District.

With respect to the requested rezoning, we note that the Future Land Use Plan recommends a commercial land use for the entire 10.5-acre site. Since the Village has already approved the Lighting Direct development on proposed Lot 1, we do not object to Lot 1 retaining an I Industrial District zoning classification, as planned by the applicant. Regarding the requested B-3 Service District zoning classification for Lots 2 and 3, staff supports the proposed zoning change. Although the lots are small in size, at approximately 0.60 acres apiece, the commercial zoning and subdivision will create developable commercial lots along Gary Avenue. As such, staff supports the requested rezoning of proposed Lots 2 and 3 from I Industrial District to B-3 Service District.

In evaluating the proposed subdivision, the most important objective from the Village's perspective is to make certain that proposed Lots 2 and 3 will be viable commercial lots that will attract quality development in the future. The most significant issue related to the commercial property viability, which the Village has consistently noted dating back to the review of the Lighting Direct project, is the issue of vehicular access. During the review of the Lighting Direct project, the Village strongly recommended that the subdivision and rezoning requests for the entire 10.5-acre property should have been included in the initial Lighting Direct application, which was filed by Duke Construction.

In this way, the Village and Duke could have worked together at that time to properly plan for the coordinated development of the entire site, including proper vehicular access for the property for which Duke is now requesting rezoning and subdivision. In response to the Village's recommendation that the rezoning and subdivision requests be made concurrent with the other requests for the Lighting Direct building, Duke indicated that they preferred not to make those requests at that time, due to a concern that the subdivision process would slow the review and approval process for the Lighting Direct building. Regarding that issue, Duke stated that at the time that they chose to pursue subdivision, they would have had enough time to fully review the access issue and come to some resolution that all parties could agree on.

In an effort to accommodate Duke's development commitments, the Village allowed the review of the Lighting Direct building to proceed. However, staff continued to stress the importance of the access issues that would exist at the time that the two 0.6-acre properties were subdivided. The Village's position regarding the importance of the access issue was reflected in Ordinance 2005-05-23, which approved the Special Use for Lighting Direct, and which includes a condition stating that, "the applicant shall be required to explore all reasonable options for obtaining cross access through the CarQuest property for the future outlot parcel, demonstrate their efforts in this regard to the Village, and implement a cross access plan if at all possible."

As seen on Exhibits A and B, Duke is providing cross access easements across the entire width of proposed Lots 2 and 3. The cross access easements extend to the north and south property lines for both lots; note that the existing CarQuest Auto Parts store is located on the lot immediately between proposed Lots 2 and 3. As seen in the two pieces of correspondence attached to this report from Andrew James of Duke and Thomas Hines of CarQuest, CarQuest is not willing to grant cross access across their property if the neighboring development will be for a competing use. As stated in her August 30, 2005, cover letter, Johana Vargas indicates that Duke has a contract to sell Lot 2, which is immediately south of CarQuest, for development as a Napa Auto Parts store.

The reason that Village staff has consistently stressed the importance of coordinated vehicular access is because Lot 2 will only be able to have a right-in/right-out access configuration on Gary Avenue, due to the existing raised median that separates the north- and southbound traffic lanes on Gary Avenue in front of proposed Lot 2. Most retail users attempt to maximize vehicular access to their sites, and access limited to a single right-in/right out configuration, as would be the case for proposed Lot 2, is not optimal. For this reason, staff encouraged Duke to work with CarQuest to obtain a cross access easement across their property, so that the eventual user of Lot 2 would have access to the full access point onto Gary Avenue located at the entrance to CarQuest. The Village is aware that Duke negotiated with Napa some time ago for their planned purchase of proposed Lot 2. These factors all relate back to the Village's expressed preference that the cross access and subdivision issues be resolved at the time that the Lighting Direct project was under review, as there would have been more options available at that time for creating a plan that maximized vehicular access.

In an effort to leave open the possibility that cross access could be provided through the CarQuest site at some time in the future, the Village requested that cross access easements be provided through Lots 2 and 3, and Duke (owner of Lot 2) and Lighting Direct (owner of Lot 3) have agreed to provide cross access easements. Given the competitive nature of the proposed use for Lot 2, this may be the best resolution that can



be achieved regarding vehicular access at this time. However, staff believes that there are two remaining options that could still allow for the best possible vehicular access. First, note that proposed Lot 2, owned by Duke, and proposed Lot 3, owned by Lighting Direct LLC, are virtually identical in size. Lot 3 will have access to a full access point onto Gary Avenue through Lighting Direct's Gary Avenue access. Staff suggests that Duke and Lighting Direct discuss the possibility of swapping ownership of Lots 2 and 3, or that Lighting Direct consider selling their proposed Lot 3 to Napa for their planned auto parts store development. In this way, the Napa store could have access to a full access point on Gary Avenue, and proposed Lot 2 would not be developed by a competing use. Under this plan, CarQuest would likely be willing to allow cross access through their site for a future non-competing Lot 2 development. In this way, all of the businesses, both existing and proposed, along this section of Gary Avenue would have access to a full access point as opposed to only a right-in/right out. The second option would be for Duke to market proposed Lot 2 to a use that does not compete with CarQuest. Staff encourages Duke and Lighting Direct to discuss these options and for the applicant to report back to the Plan Commission and staff regarding their viability.

Based upon the review of the Community Development and Engineering Services Departments, the subdivision plat is approvable with respect to the information contained on the plat. However, whether the Village will ultimately be inclined to approve the plat depends on the resolution of the vehicular cross access issue, as discussed in more detail in the Recommendation section of this report.

#### Gary Avenue Corridor Master Plan Review:

Because the applicant is proposing to subdivide the existing 10.5-acre property and create lots of less than five acres in size, the Plan Commission must review a master plan for the overall development. Section 16-5-6(G)(2) of the Gary and North Avenue Corridor standards reads as follows:

*“Whenever a person owns or controls property and seeks to subdivide that property and create one or more new parcels of land that are less than five acres in size, the owner shall be required to present and receive approval of a master plan which shows the manner in which the parcel from which the new parcels are being created is proposed to be developed. A master site plan shall show all proposed parcel sizes, building locations, parking areas and locations, and access. Particular attention shall be given to access patterns.”* (Emphasis added.)

The plan titled “Concept Site Plan” (Exhibit B) is intended to serve as the Master Site Plan for the purposes of satisfying the requirements of Section 16-5-6(G)(2). For informational purposes, it is not expected that the Master Site Plan should be a highly detailed plan, but rather, as the Zoning Code language states, the plan should generally show how the parcels could be developed, including the building locations, parking areas, and access. The Village has already approved the site plan for proposed Lot 1, which is the Lighting Direct property, so the staff evaluation in this section will focus on proposed Lots 2 and 3.

Proposed Lots 2 and 3, at 0.61 and 0.60 acres, respectively, would be located immediately adjacent to Gary Avenue, with Lot 2 on the south side of the existing CarQuest Auto Parts store and Lot 3 on the north side of CarQuest. Exhibit A shows the

manner in which each lot could be developed, with each lot shown to have a single stand alone building with a traditional parking area in front of each building. Given the small size of each lot, staff does not object to the conventional layout of the site plans. For Lots 2 and 3 to be developed as shown, parking lot setback variations would need to be approved, as the parking areas are shown to be set back only 10 feet from the front property line as opposed to 30 feet as required. The parking lot setback as shown would match the existing parking lot setback on the CarQuest property. For there to be a chance for vehicular cross access between the four commercial outlots along Gary Avenue to work in the future, it is necessary for the drive aisles on the adjoining properties to line up. As such, staff does not object, at this time, to what would likely be a future request for a variation to reduce the front parking setback from 30 feet down to 10 feet. Locating the parking closer to Gary Avenue would also allow more room for building area. With the reduced parking setback, staff would still expect the landscape point value and greenspace requirements of the Gary Avenue Corridor standards to be met. Ultimately, the size of the buildings may need to be reduced to some degree to achieve the code standards related to required parking, greenspace, and landscape material point values.

The main issue for consideration through the Gary Avenue Corridor Master Plan Review again centers upon the issue of vehicular access. It should be noted that the access point shown on the Concept Site Plan (Exhibit A) appears to be a full access point for Lot 2 onto Gary Avenue; as discussed, because of the raised median on Gary Avenue in front of this property, DuPage County will only allow a right-in/right-out access for Lot 2. The access point shown at Gary Avenue for Lot 2 on the Master Plan should be changed to reflect a right-in/right-out configuration. Given the discussion already provided regarding vehicular cross access in the *Rezoning and Subdivision* section of this report, we will not discuss this issue once again in detail. We would suggest that the applicant discuss the feasibility of the land swap idea mentioned in this report, as it would seem to be one of the few remaining options for accomplishing proper access for all four of the commercial parcels along Gary Avenue. Another option would be for Duke to remarket the property for a use that would not be a direct competitor to CarQuest. If this were done, CarQuest has expressed receptiveness to providing cross access. The applicant should be prepared to discuss its position with respect to these two options, as related to the Village's objective of providing the best possible access to the existing and proposed commercial outlots along Gary Avenue.

If the Plan Commission finds the Gary Avenue Master Plan to be satisfactory in terms of the proposed parcel sizes, building locations, parking areas and locations, and vehicular access, they should approve the Plan subject to a condition that the access point for proposed Lot 2 be changed to a right-in/right-out. If the Plan Commission finds the Gary Avenue Master Plan to be unacceptable for one or more reasons, they should indicate those reasons to the applicant so that they can consider making changes to the plan.

#### Summary:

Staff supports the requested rezoning from I Industrial District to B-3 Service District for proposed Lots 2 and 3. Regarding the subdivision and Gary Avenue Corridor Master Plan Review, staff encourages discussion among the applicant and Plan Commission regarding the options of either swapping land parcels with Lighting Direct, or pursuing a non-competitive use for proposed Lot 2, so as to allow for an optimal vehicular access design to be accomplished.

RECOMMENDATION

Staff has no objection to the rezoning for proposed Lots 2 and 3 from I Industrial District to B-3 Service District. With respect to the requests for subdivision and Gary Avenue Corridor Master Plan Review, staff is unable to recommend approval of either request for the following reasons:

1. The applicant rejected the Village's repeated recommendation that the issue of vehicular access should have been resolved at the time of the review of the Lighting Direct project. Had Duke followed the Village's recommendation, there would have been several more options available with respect to the resolution of the access issue. Instead, with few remaining options now available, the Village is being asked to approve an inferior plan that does not provide the best possible access to the commercial properties;
2. The Gary Avenue Corridor Master Plan, as submitted, is not a plan that can be approved because the plan shows a full access to Gary Avenue for proposed Lot 2. DuPage County will not approve a full access at this location because of the raised barrier curb median in the middle of Gary Avenue. The presence of this median bolsters staff's position that cross access across the four commercial outlots along Gary Avenue is necessary.

Commissioner Spink asked if a swap is going to take place and that she would like to see this happen. It was noted that the decision will not be made for two weeks.

Commissioner Sutenbach said that he agrees with the staff, he said that can approve the rezoning but not the subdivision plat. There needs to be coordinated vehicular access to all parcels and there is more work to be done to get approval, and suggested that this matter be continued for two weeks until more answers are known.

Commissioner Hundhausen concurs with staff and the other commissioners that this should have taken care of before. She also noted that any further full access onto Gary Avenue would be dangerous.

Commissioner Weiss said that another alternative would be to have CarQuest move to Lot 2 and Ms. Vargas said that they did ask if CarQuest would be interested in selling their property and they declined at this point in time.

Chairman Bentz said that he does not have a problem with the rezoning to B-3 but there is still work to be done.

Commissioner Michaelsen moved and Commissioner Sutenbach made the second to recommend approval of the rezoning of the property from I- Industrial to B-3 Service District. The results of the roll call vote were:

Ayes:	6	Commissioners Spink, Weiss, Michaelsen, Hundhausen, Sutenbach and Bentz
Nays:	0	
Absent:	1	Commissioner Vora

Commissioner Michaelsen moved and Commissioner Hundhausen made the second to continue the Gary Avenue Corridor Master Plan Review and the Final Plat of Subdivision. The results of the roll call vote were:

Ayes:	6	Commissioners Spink, Weiss, Michaelsen, Hundhausen, Sutenbach and Bentz
Nays:	0	
Absent:	1	Commissioner Vora

**#05242: *Leopoldo Carbonara/Carbonara Construction, 300 S. Main Place Special Use – Outdoor Activities and Operations, Contractor’s Office and Shops***

Anthony Bonavolonta was sworn in as a witness in this matter. He explained that the request is for a special use for a contractor’s office and outdoor activities and operations. There were no comments or questions from those in attendance at the call for public hearing.

*Mr. Glees said that*

Leopoldo Carbonara of Carbonara Construction has filed an application for Special Use approval to allow for the operation of a concrete contractor’s office and shop and to allow for outdoor activities and operations in the form of outdoor vehicle and equipment parking and storage in the Industrial District at 300 S. Main Place. Mr. Carbonara is planning to purchase the 29,000 square foot property that is improved with a 2,975 square foot building for use in his concrete construction business. To be able to operate his contractor’s business with the proposed outdoor vehicle parking and equipment storage, Mr. Carbonara is requesting a Special Use Permit in accordance with Sections 16-10-2(B)(6) and (14) of the Carol Stream Zoning Code.

Carbonara Construction is a concrete contractor specializing in the construction of curbs, gutters, and other concrete flatwork. The business is currently located in Roselle, Illinois, and the business owner wishes to move the business to the 300 S. Main Place property in Carol Stream. Two components of the applicant’s business are listed as Special Uses in the Industrial District – the contractor’s office and shop and the outdoor vehicle and equipment parking and storage. As seen in the applicant’s cover letter dated September 7, 2005, various vehicles and materials are proposed to be stored outside on the property within the existing fenced area. Specifically, the applicant proposes to store four flat bed lumber trucks, three skid steer machines with trailers, two pickup trucks, and one enclosed storage container. Framing lumber used in the concrete construction process will also be stored on the property. The building, which previously housed Carol Stream Automotive, an automobile repair shop, would be used for the company offices, storage, and for repairs to be made on their vehicles and equipment.

**Screening and Parking:**

In review of Special Use Permit requests for contractor’s offices and shops and outdoor activities and operations in the form of vehicle parking and equipment storage, the factors that typically require the most detailed evaluation by staff are the nature of the contractor use, the screening of the vehicle and equipment parking and storage, and the adequacy of overall parking for the site. With respect to the nature of the contractor use, the Village is primarily concerned with making sure that the use will not have any negative impacts on surrounding properties. In this case, the applicant will use the building for offices, storage and vehicle and equipment repair, and the site will be used

for vehicle parking and equipment storage. Given that the nature of the use is not uncommon in this industrial area, that the applicant is proposing to make improvements to the site including paving the outdoor storage area and installing screening material in the existing fence, and also that the actual concrete work will be done off-site, staff has no concerns with the nature of the contractor use. With respect to the outdoor vehicle parking and equipment storage, the goal of the Village has typically been to block the view of the outdoor equipment storage or vehicle parking from the adjacent public streets to the greatest extent possible. In this case, the applicant will be storing all vehicles and equipment either in the building, within the fenced storage area, or within the storage container. Since the applicant has agreed to install a solid *Enviroscreen* material in the fence, as seen in the attached product specification sheet, staff believes that the typical screening standards for the outdoor parking and storage will be met. Staff does have some concerns regarding the storage container proposed to be kept on the property on a periodic basis that will be discussed later in this report.

The other primary factor that staff evaluates with outdoor business vehicle parking requests is the adequacy of parking for both the business vehicles and for employees. The Zoning Code requires 8 parking spaces based upon the office and garage/storage uses proposed for the building. The site currently has 11 parking spaces. Since the vehicles used in the business operation will be parked either in the building or within the fenced storage area, staff has no concerns with respect to the adequacy of parking on the property. Staff recommends that the parking lot be re-striped in accordance with the Village's looped striping standards when the applicant does the other site work. We also recommend that if there will be a dumpster for the business, that either a trash enclosure must be constructed, or that the dumpster should be placed within the screened fenced area at the rear of the property.

The only aspect of the applicant's request with which staff has concerns involves the storage container. In the operation of his business, the applicant uses a metal storage container to house miscellaneous tools and equipment. The storage container, which measures 8 feet in width by 8 feet in height by 35 feet in length, is hauled to and kept at job sites for larger projects. The container allows tools and equipment to be securely stored at job sites during off-work hours. However, when the storage container is not at job sites, the applicant plans to store it within the fenced area toward the rear of the property.

Staff's concern with respect to the storage container being kept outdoors on the property on a semi-permanent basis is that in the past, the Village has typically not allowed metal storage containers to be used to accommodate the ongoing storage needs for businesses in the Industrial District. In fact, Section 16-10-1(C) of the Zoning Code states, "unless permitted, all business...storage and all other activities and operations shall be conducted within completely enclosed buildings." The Village's position has usually been that if additional enclosed space for storage is needed for a business, the business should either construct a building addition or find a larger building space elsewhere to accommodate their storage needs. It is generally felt that corrugated metal storage containers are an eyesore that should not be used in place of a permanent structure. From a Building Code compliance standpoint, the storage of flammable materials in the container would cause a concern. As such, the Chief Code Enforcement Officer is recommending a condition that would require all flammable

materials to be removed from the container any time that the container is stored on the property. This will require that any motorized equipment, such as a bobcat, be removed from the container when it is brought back to the property from a jobsite. Further, the container cannot be used to store any equipment containing flammable material when it is parked on the property for extended periods. Staff requests that the applicant indicate whether he is agreeable to this operational condition.

Staff notes that the applicant's case is somewhat different from past instances in which businesses have sought to maintain storage containers on their property on a permanent basis. In this case, the container would sometimes be kept on the property, and at other times, it would be kept at the jobsite. In one sense, the storage container could be thought of as just another piece of the applicant's equipment, almost serving as a large toolbox, since it is used in the regular operation of the business to move tools and equipment from the 300 Main Place property to the jobsite. For purpose of evaluation, the applicant has provided the following additional information regarding the container:

- During the course of the year, the container may be gone from the premises anywhere from two to eight months, depending on the size of the job that the business is working on at the time.
- When the container is stored at the 300 S. Main Place property, the applicant agrees to always place the container within the fenced area, behind the building, so that the container will not be visible from the street.
- The container will be used to store and/or transport various tools and equipment, such as a bobcat and surveying equipment.

Staff invites discussion by the Plan Commission specifically regarding the storage container aspect of the applicant's request. Again, the Village has not typically been willing to approve the permanent use of storage containers on industrial properties, but we note that this request is somewhat different in that the container will not always be housed on the property, and also that the container is used to transport tools and equipment to jobsites.

**Special Use:**

In review of this request, staff has considered both operational and aesthetic factors. From an operational standpoint, the site has adequate parking to serve the business use while still having room on the site for the proposed outdoor business vehicle parking and equipment storage area. The property is well suited for the proposed contractor use since there is already a fenced storage area at the rear of the property, and also because the property is located within an Industrial zone with similar surrounding uses. From an aesthetic standpoint, the applicant is proposing to pave the fenced storage and parking area and install a screening material in the existing fence. With these improvements, the re-striping of the parking lot, and the placement of the trash dumpster in a screened location, the site should meet the Village's standards from an appearance standpoint. With respect to the storage container, provided that the container is stored within the fenced area at the rear of the property behind the building, when it is not out at a jobsite, the container should not have a negative impact on the aesthetics of the area.

Based upon the information discussed, staff believes that the Special Uses to allow for a concrete contractor's business and for the outdoor parking and storage of vehicles

and equipment is reasonable, provided that the conditions in the recommendation section of this report are complied with. Again, staff does not believe that the storage container will be detrimental to surrounding properties. We also do not believe that the request to store the container on the property on a periodic basis will be precedent setting for future requests, unless a future request was similar to the applicant's intended use which includes the container being stored off site a certain percentage of the time.

### RECOMMENDATION

Staff recommends approval of the Special Use requests for a contractor's office and shop and for the outdoor parking and storage of vehicles and equipment, including the storage container, subject to the following conditions:

1. That all vehicles and equipment used in the business operation shall be parked either inside the building or within the fenced storage area, and that the gate to the storage area shall be kept closed at all times except when vehicles or equipment are being moved into or out of the fenced area;
2. That the fence screening material shall be installed in the north, south and east sides of the fence no later than November 15, 2005;
3. That when stored on the property, the storage container shall be kept within the fenced area and behind (to the west of) the existing building, so as to cause the container to not be visible from the public street;
4. That when stored on the property, the storage container must be immediately emptied of any flammable material, including any piece of equipment or machinery containing flammable material (such as gasoline);
5. That the fence gates shall be kept closed at all times except when vehicles or equipment are actively being moved into or out of the fenced area;
6. That the unpaved surface within the fenced storage area shall be paved by May 15, 2006;
7. That the entire parking lot shall be striped in accordance with the Village's looped parking stall striping requirements by May 15, 2006;
8. That if the business utilizes a trash dumpster, it shall either be kept within the screened fence area, or in the alternative, a screening enclosure shall be constructed to block the view of the dumpster from the public street;
9. That a DuPage County Storm Water Permit application, including grading and erosion control plans, is required to determine that storm water runoff will not damage adjoining properties.
10. That the operation of the facility and maintenance of the site must comply with all state, county, and village codes and requirements.

Commissioner Sutenbach asked about the size of the storage container and the

applicant provided pictures of it.

Commissioner Spink asked how tall the fence would be and how tall the container is and it was determined that the fence is 6 feet tall and the container is 7 feet tall and it will always be stored within the fenced area behind the building. There will be only one container.

Commissioner Michaelsen asked if there would be diesel or gasoline storage and was told that there will not be. It was also stated that there will not be any construction work done on the site.

Chairman Bentz said that this is similar to many other requests and the petitioner is agreeing to provide adequate screening.

Commissioner Spink moved and Commissioner Michaelsen made the second to recommend approval of a special use permit for outdoor activities and operation and a contractor's office and shop in accordance with staff recommendations. The results of the roll call vote were:

Ayes:	6	Commissioners Spink, Weiss, Michaelsen, Hundhausen, Sutenbach and Bentz
Nays:	0	
Absent:	1	Commissioner Vora

The petitioner was advised that this matter will be heard by the Village Board at their meeting on October 17, 2005 and was advised to attend that meeting.

Commissioner Michaelsen moved and Commissioner Spink made the second to close the public hearing. The results of the roll call vote were:

Ayes:	6	Commissioners Spink, Weiss, Michaelsen, Hundhausen, Sutenbach and Bentz
Nays:	0	
Absent:	1	Commissioner Vora

Commissioner Sutenbach moved and Commissioner Michaelsen made the second to adjourn at 11:00 p.m. The motion passed by unanimous voice vote.

FOR THE COMBINED BOARD



**PROCLAMATION**

**ILLINOIS ARTS WEEK  
OCTOBER 16-22, 2005**

WHEREAS, the arts are the embodiment of all things beautiful and entertaining in the world; and

WHEREAS, the arts embrace every aspect of life in Illinois, improving our economy, enriching our civic life and exerting a profound influence on the education of our children; and

WHEREAS, arts education research shows that the arts help to foster discipline, creativity, imagination, self-expression, and problem solving skills while also helping to develop a heightened appreciation of beauty and cross-cultural understanding; and

WHEREAS, the arts summon the talents and creativity of all citizens, while also serving as a catalyst for economic growth and tourism; and

WHEREAS, since 1978, the Illinois Arts Council has partnered with artists and organizations to show support and encouragement of the arts through a weeklong celebration while also heightening awareness of the intrinsic role the arts play in our lives.

NOW, THEREFORE, I, ROSS FERRARO, MAYOR OF THE VILLAGE OF CAROL STREAM, do hereby proclaim October 16-22, 2005 as

**ILLINOIS ARTS WEEK**

in the Village and urge all residents to demonstrate their appreciation for the arts and the rich cultural experience it provides for our state.

SIGNED AND SEALED THIS 17<sup>TH</sup> DAY OF OCTOBER 2005.

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Ross Ferraro, Mayor

ATTEST:

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Janice Koester, Village Clerk

*Village of Carol Stream* Elia 10-17-05  
**Interdepartmental Memo**

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

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

**DATE:** October 12, 2005

**RE:** **Agenda Item for the Village Board meeting of 10/17/05**  
**PC/ZBA Case #05151: Lakewood Homes – Fisher Farm Property**  
**Rezoning (upon annexation), Special Use for Planned Unit Development,**  
**Preliminary Planned Unit Development Plan, Preliminary Plat of Subdivision**

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At their July 11, 2005, meeting, the Plan Commission heard a presentation from Lakewood Homes and opened the public hearing regarding the preliminary development proposal for the Fisher Farm Property. After extensive discussion and a question-and-answer period, the Plan Commission by a 5-0 vote continued Lakewood's requests to the August 8 meeting. At the August 8 meeting, the Plan Commission continued the matter to the September 12 meeting with no discussion, to allow Lakewood more time for plan revisions to be made. At the September 12 Plan Commission meeting, Lakewood Homes representatives made a presentation regarding the revisions they had made in response to the concerns previously raised by the Plan Commission, residents and staff. The Plan Commission also accepted input from five residents who chose to provide comments at the meeting. While the revised plans exhibited improvement in many areas as compared with the July submittal, the Plan Commission, residents and staff raised issues that required further attention by the developer. Therefore, the Plan Commission continued the matter to the October 10, 2005, meeting.

At the October 10 meeting, Lakewood Homes representatives made a presentation regarding the additional revisions they had made in response to the concerns previously raised by the Plan Commission, residents and staff. The Plan Commission also accepted input from two residents who gave comments at the meeting. A summary of the significant issues is as follows:

1. **Architecture** – It is staff's position that the residential architecture still does not meet the Village's expectations. This view was supported by a number of Plan Commissioners. The fundamental concerns are that there is no discernable theme or character for the architecture, that the buildings do not convey a sense of a high-end product, and that the architecture may have difficulty meeting the Anti-Monotony Code standards. The applicant has been receptive to making enhancements to the architecture, and stated at the October 10 meeting that the homes will indeed be "a high-end product."

Staff's concerns with the architecture have more to do with the general architectural design as opposed to the fine details. Lakewood has expressed a willingness to continue working on the architectural design, and staff notes that there are ample remaining opportunities for Lakewood to modify the architecture moving forward. Lakewood has indicated that they hope to resolve the architecture during the negotiation process for the annexation agreement. With respect to

compliance with the Anti-Monotony Code standards, the Village has the ability to be flexible in the application of these standards through the negotiation of the annexation agreement, provided that the applicant offers architecture that is of acceptable quality.

2. **Unit C architecture** – In response to staff’s concern that there is only one type of end unit, Unit C, facing extended stretches of public street, Lakewood submitted additional elevations for Unit C, including a side-loaded garage floor plan. A cursory review would seem to indicate that the side-load garage units would not have enough room on their driveways outside of the garage door to park cars without interfering with the private drives leading to the other individual driveways. Staff has encouraged the applicant to present a plan that would provide adequate driveway space and address the concern regarding the monotony of the end units.
3. **Storm water management pond feature** – The amenity feature in the area of the storm water pond has changed from a gazebo to a pergola, with staff suggesting that a more useful feature be provided, such as a bridge or boardwalk structure at the east end of the pond. A suggestion was made at the Plan Commission meeting to provide a number of amenities, such as a bridge, gazebo and pergola, rather than just one amenity. As a note, Lakewood has agreed to provide both an aerator and a fountain in the storm water pond, and they have further agreed that the fountain will be lighted. Staff recommends that the type and design of a storm water management pond feature be explored and resolved as part of the annexation agreement negotiation.
4. **Berming and landscape screening** – Lakewood’s proposed plan would provide a tall, landscaped berm along North Avenue to screen the residences from the highway, as well as lower berms and landscaping along the east and north perimeters, adjacent to the existing residences. The height of the north berm is constrained by the need to maintain easy access to the sanitary trunk sewer at that location. Concerns were expressed at the Plan Commission meeting regarding the visual effect of the tall townhome structures near the lower existing residences. Lakewood has attempted to address this issue by means of increased setbacks and landscape screening.
5. **Street network connectivity** – Staff supports the connection of the proposed development to the existing neighborhood street network for several reasons, including easy access to neighborhood facilities (schools, churches, parks, library) and the social integration of neighborhoods. During the course of the review of Lakewood’s requests, there has been considerable discussion regarding the number and location of street connections to the existing street network. Based upon several factors, including the layout of Lakewood’s land plan, the location of the existing streets, and the information provided in the traffic study, staff supports the current proposed design, which includes a connection to Surrey Drive. Comments were heard from residents and one of the Plan Commissioners in opposition to any street connection to the existing neighborhood.
6. **Commercial area size** – As Lakewood made revisions to the plans during the review of this project, the size of the commercial area fluctuated. As the project design continued to be refined, staff noted and objected to a gradual decrease in the size of the commercial area. With the most current plan submittal, Lakewood has restored the size of the commercial area to 11 acres and

has agreed to set this as the minimum allowable size for the commercial area.. Staff finds this to be acceptable.

7. **Number of units/density** – The number of units per the current plan now stands at 276, down 28 units from the 304 units shown on the applicant's initial concept plan submittal. The net density stands at 8.4 dwelling units per acre, which is less than the maximum 9.7 units per acre specified by the Zoning Code for 3-bedroom multiple single-family units (townhomes). Staff notes that while none of the floor plans shows four bedrooms, it is possible for Unit B to have four bedrooms if the lower-level den were to be converted to a bedroom; if all of the units in the development were 4-bedroom, the maximum density allowed by the Zoning Code would be 8.1 units per acre. Staff finds the proposed density and unit count to be acceptable, largely due to the overall building separation, setbacks, and the sizeable open space areas provided within the development.
8. **Bike path** – Lakewood has agreed to install a 10-foot wide asphalt path from their development to the existing bridge that crosses Klein Creek, connecting to Arrowhead Trail. Lakewood also agrees to relocate fencing as necessary within the Village's Water Reclamation Center (WRC) property, through which a portion of the path will pass, to preserve quality trees while thinning invasive species, and to enhance the creek bank. Several Village staff members recently walked the area of the proposed bike path on the WRC property, and while there are areas where space is limited and there are security concerns that will need to be addressed through the installation of fencing, staff believes that the bike path is feasible. The pedestrian path/sidewalk network and bike path connection are being provided in order to meet the pedestrian access and greenbelt circulation requirements of the Residential Planned Unit Development standards. In this area, staff believes that Lakewood is meeting the intent of the PUD standards.

The staff report with supporting documentation was transmitted to the Village Board with the Plan Commission/Zoning Board of Appeals packet on 10/7/05. At their 10/10/05 meeting, the PC/ZBA voted 4-3 to recommend approval of the requests for Rezoning (Upon Annexation) Special Use Permit for Planned Unit Development, Preliminary PUD Plan and Preliminary Plat of Subdivision, subject to the conditions contained in the Ordinance.

If the Village Board concurs with the PC/ZBA recommendation, they should direct the staff to commence negotiations with Lakewood Homes to prepare a draft annexation agreement for review by the Village Board. At such time as a draft agreement is prepared, a public hearing will be scheduled before the Village Board to hear Lakewood's Petition for Annexation. Also on that evening, the Village Board will be asked to act upon Lakewood's requests for Rezoning (Upon Annexation) Special Use Permit for Planned Unit Development, Preliminary PUD Plan and Preliminary Plat of Subdivision.


RJG:bg

cc: Jim Truesdell, Lakewood Homes, via fax, (847) 884-8986

EIC 10-17-05

## Village of Carol Stream Interdepartmental Memo

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

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

**DATE:** October 12, 2005

**RE:** **Agenda Item for the Village Board meeting of 10/17/05: PC/ZBA Case # 05242**  
**Leopoldo Carbonara/Carbonara Construction, 300 S. Main Place – Special Use for Outdoor Activities and Operations, Contractor’s Office and Shops**

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Leopoldo Carbonara of Carbonara Construction, dba Carbo Construction, is requesting approval of a Special Use Permit for a concrete contractor’s office and shop and for outdoor activities and operations for the property at 300 S. Main Place. Mr. Carbonara is planning to purchase the property for use in his concrete construction business. Mr. Carbonara proposes to store four flat-bed lumber trucks, three skid-steer machines with trailers, two pickup trucks, and one enclosed storage container. Framing lumber used in the concrete construction process would also be stored on the property. The building, which previously housed Carol Stream Automotive, an automobile repair shop, would be used for the company offices, storage, and for repairs to be made on the company’s vehicles and equipment. Mr. Carbonara would pave the outdoor storage area and install screening material in the existing fence.

The metal storage container is used to house miscellaneous tools and equipment, and is hauled to and kept at job sites for larger projects. The container allows tools and equipment to be securely stored at job sites during off-work hours. When not at job sites, the storage container would be stored within the fenced area toward the rear of the property. Staff notes that the applicant’s case is somewhat different from past instances in which businesses have sought to maintain storage containers on their property on a permanent basis. In this case, the container would sometimes be kept on the property, and at other times, it would be kept at the jobsite. In one sense, the storage container could be thought of as just another piece of the applicant’s equipment, almost serving as a large toolbox, since it is used in the regular operation of the business to move tools and equipment from the company offices to the jobsite. Staff has no objection to the use of the storage container subject to the conditions contained in the Ordinance.

The staff report with supporting documentation was transmitted to the Village Board with the Plan Commission/Zoning Board of Appeals packet on 10/7/05. At their 10/10/05 meeting, the PC/ZBA voted 6-0 to recommend approval of Special Use Permit request, subject to the conditions contained in the Ordinance.

If the Village Board concurs with the PC/ZBA recommendation, they should approve the Special Use Permit for *Outdoor Activities and Operations* and *Contractor’s Office and Shops*, and adopt the necessary Ordinance, subject to the conditions contained therein.

RJG:bg

c: Leopoldo Carbonara, via fax, 630.774.4765

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# AGENDA ITEM


G-1 10-17-05

## Village of Carol Stream

### Interdepartmental Memo

**TO:** Joe Breinig, Village Manager

**REVIEWED AND APPROVED BY:**  Rick Willing, Chief of Police

**FROM:** Lieutenant Jerry O'Brien 

**DATE:** October 10, 2005

**RE: Approval to purchase 3 Panasonic Laptop squad MDC's**

I am requesting approval to purchase 3 Mobile Data Computers (MDC's) for 3 new police squads. These MDC's will replace units that are no longer capable of operating on our system properly. These items were budgeted at \$5000 each and will actually cost us \$3942.00 each, for a total price of \$11,796.00. I am requesting purchase of 3 Panasonic Toughbook laptop computers Model #CF-29 through CDS Office Technologies. These purchases are through state bid.

I am requesting that the Village Board waive the bid process and approve the order of three Panasonic laptop computers under the state contract price.

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

**TO:** Joe Breinig, Village Manager  
**FROM:** John A. Turner, Director of Public Works  
**DATE:** October 13, 2005  
**RE:** Standby Pump – Rejection of Bids



On September 7, 2005, the Public Works Department opened bids for a standby emergency sanitary sewage pump to be utilized at its sanitary lift stations. The following bids were received:

Baker Pumps	\$48,405
Patten Industries	\$44,656
Godwin Pumps of America	\$35,705

In reviewing the bids, I determined that the large spread between the highest and the lowest bidder was due to a discrepancy in our bid specifications, which resulted in confusion on the size of pump to be bid by the low bidder.

Due to this discrepancy, we have reviewed the specifications of the pump that would be needed to service our sanitary lift stations and feel that the best course of action is to revise our specifications and rebid this project. It is therefore recommended that all three of the pump bids be rejected and that staff be directed to rebid this project.

JAT:lm  
att.

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

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A  
CONTRACTOR'S OFFICE AND SHOP, OUTDOOR ACTIVITIES AND OPERATIONS  
(300 S. MAIN PLACE)**

WHEREAS, Leopoldo Carbonara has requested special use permits in accordance with Sections 16-10-2(B) (6) and (14) of the Carol Stream Zoning Code to allow a contractor's office and shop and outdoor activities and operations in the I Industrial District; and

WHEREAS, the Combined Plan Commission and Zoning Board of Appeals, pursuant to proper notice, held a public hearing on October 10, 2005, concerning this request, and has recommended the special uses be granted; and

WHEREAS, the Corporate Authorities find that granting of these special uses would not be inconsistent with surrounding uses, nor would they be contrary to the intent of the Zoning Code of the Village of Carol Stream.

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 300 S. Main Place, be granted special uses for a contractor's office and shop and the outdoor parking and storage of vehicles and equipment, including the storage container, subject to the following conditions:

1. That all vehicles and equipment used in the business operation shall be parked either inside the building or within the fenced storage area, and that the gate to the storage area shall be kept closed at all times except when vehicles or equipment are being moved into or out of the fenced area.
2. That the fence screening material shall be installed in the north, south and east sides of the fence no later than November 15, 2005.
3. That when stored on the property, the storage container shall be kept within the fenced area and behind (to the west of) the existing building, so as to cause the container to not be visible from the public street.



4. That when stored on the property, the storage container must be immediately emptied of any flammable material, including any piece of equipment or machinery containing flammable material (such as gasoline).
5. That the fence gates shall be kept closed at all times except when vehicles or equipment are actively being moved into or out of the fenced area.
6. That the unpaved surface within the fenced storage area shall be paved by May 15, 2006.
7. That the entire parking lot shall be striped in accordance with the Village's looped parking stall striping requirements by May 15, 2006.
8. That if the business utilizes a trash dumpster, it shall either be kept within the screened fence area, or in the alternative, a screening enclosure shall be constructed to block the view of the dumpster from the public street.
9. That a DuPage County Storm Water Permit application, including grading and erosion control plans, is required to determine that storm water runoff will not damage adjoining properties.
10. That the operation of the facility and maintenance of the site must comply with all state, county, and village codes and requirements.

**LEGAL DESCRIPTION**

Lot 3 in Main Place Subdivision in northwest ¼ of Section 4, Township 39 North, Range 10, East of the Third Principal Meridian, 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 for an amendment to the Zoning Code.

PASSED AND APPROVED THIS 17<sup>TH</sup> DAY OF OCTOBER

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)

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

**AN ORDINANCE ESTABLISHING A  
STORMWATER ADVISORY COMMITTEE**

WHEREAS, the Village of Carol Stream has engaged AMEC/Clark Dietz as consulting engineers to perform a Stormwater Management Program Development and Funding Study (the Study) to among other things explore creation of a stormwater utility to fund stormwater improvements in the Village; and

WHEREAS, the scope of services in the Study includes creation of a Stormwater Advisory Committee (SWAC) comprised of a cross-section of the Village including residents, small and large businesses, public and private institutions, developers, churches and neighborhood associations; and

WHEREAS, the SWAC will meet six to seven times over the next five to six months to begin public education, generate public input and provide policy advice on findings and recommendations of the Study; and

WHEREAS, the Corporate Authorities of the Village of Carol Stream desire to provide a method whereby members of the Committee shall be chosen and commence meeting.

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 there is hereby established a Stormwater Advisory Committee (SWAC). The SWAC shall consist of no more than fifteen (15) members who shall be chosen by the Mayor with the advice and consent of the Board of Trustees. The members of the SWAC shall receive no compensation for their participation. The Mayor may select, as members of the SWAC individuals representing a cross-section of

the Village. Such individuals may work in but not reside in the Village, and the Mayor may choose SWAC members who are not Village residents. The SWAC shall remain in existence through conclusion of the Study and until the Village Board determines it is no longer needed.

SECTION 2: The SWAC shall have no budget nor have any authority to authorize the expenditure of funds. The SWAC shall make periodic reports to the Corporate Authorities on the status of the Study, its findings and recommendations. The SWAC shall be advisory to the Corporate Authorities and is not empowered to render final decisions on the Study, its findings or recommendations.

SECTION 3: Since this Ordinance creates a committee organized for a very specific purpose and whose work will be concluded in a relatively short period of time, this Ordinance need not be printed in the Carol Stream Code of Ordinances. This Ordinance shall be in full force and effect upon its passage, approval and publication in pamphlet form as provided by law.

PASSED AND APPROVED THIS 17<sup>TH</sup> DAY OF OCTOBER 2005.

AYES:

NAYS:

ABSENT:

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Ross Ferraro, Mayor

ATTEST:

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Janice Koester, Village Clerk

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS  
(CAROL STREAM CORPORATE CENTER SUBDIVISION)**

WHEREAS, the developer has satisfactorily completed all public improvements for the Carol Stream Corporate Center Subdivision in accordance with the approved engineering plans and specifications; and

WHEREAS, a memorandum from the Assistant Village Engineer to the Village Manager dated October 12, 2005 indicates that the final waivers of lien, as-builts, inventories, bill of sale and maintenance security have been provided.

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

SECTION 1: That the Village of Carol Stream does hereby accept public improvements for the Carol Stream Corporate Center Subdivision.

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

PASSED AND APPROVED THIS 17<sup>TH</sup> DAY OF OCTOBER 2005.

AYES:

NAYS:


ABSENT:

\_\_\_\_\_  
Ross Ferraro, Mayor

ATTEST:

\_\_\_\_\_  
Janice Koester, Village Clerk

*Village of Carol Stream*  
Interdepartmental Memo

TO: Joseph Breinig, Village Manager  
FROM: William N. Cleveland, Assistant Village Engineer   
DATE: October 12, 2005  
RE: Carol Stream Corporate Center Subdivision – Final Acceptance

All the subdivision improvements have been completed for the above referenced subdivision located between Tower Boulevard and Mission Street on Center Avenue. This subdivision was originally created for Webvan and now includes the UPS Regional Distribution Facility.

The final waivers of lien, as-builts, inventories, bill of sale and maintenance security have been provided. Therefore staff recommends acceptance of the Carol Stream Corporate Center public improvements.


Cc: James T. Knudsen, Director of Engineering Services  
Stan Helgerson, Finance Director  
Al Turner, Director of Public Works  
Matt Streicher, Civil Engineer  
Fred Ceranek, Engineering Inspector

# Village of Carol Stream

## Interdepartmental Memo

**DATE:** October 14, 2005

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

**FROM:** Christopher Oakley, Asst. to the Village Manager 

**RE:** Residential Solid Waste Collection Franchise Amendments

At the October 3rd Village Board meeting, the Trustees asked staff, legal counsel and Flood Brothers to draft an amendment to the residential solid waste collection contract that will detail a process whereby service rates for collection years 3, 4 and 5 can be presented, considered and hopefully agreed to in a timely fashion. The resolution to amend the residential solid waste collection franchise is included along with various attachments as well as the amended franchise provisions themselves labeled as Appendix 4A and 4D.

As you know the attached amendments were carefully worded to balance the interests of both the residents serviced under the collection franchise and the business interests of Flood Brothers Disposal Co. The language presented for the Board's consideration was a product of input from Village Legal Counsel, Flood Brother officers as well as their legal counsel. Various drafts were reviewed between the parties and changes and concessions made where needed that lead to the proposed amendments.

Flood Brothers is for the most part satisfied with appendix 4A except for the sentence that details a protocol for how to proceed in the event rates cannot be agreed to in collection years 3, 4 or 5. Flood Brothers basic concern with this sentence is that it does not guarantee the franchise for 5 years as they prepare to invest over a million dollars in capital improvements that include the financing of both 65-gallon toters and current model automated recycling collection trucks. Flood Brothers instead would like to eliminate that sentence in its entirety and revise that sentence to be reworded as follows:

Flood Brothers Disposal Co. expects to limit its proposal for collection years 3, 4 and 5 to not more than a 6% increase <b>nor less than the Chicago CPI-U percentage increase</b> from the current collection year.
---

It is Flood Brother's hope that by establishing both a floor and a ceiling for the likely rate increase in collection years 3, 4 and 5, there will be no need to include a sentence that contemplates contract termination in the event rate discussions come to an impasse.

With respect to franchise amendment 4D, Flood Brothers is comfortable with the wording and has no objections agreeing to it. While it is customary to present to you proposed franchise amendments already signed by the hauler, we are unable to do so at this juncture until the above referenced sentence change proposed by Flood Brothers Disposal Co. can be considered. Should Flood Brothers be unwilling to accept the language as proposed for rate increases in years 3, 4 and 5, staff recommends entering into a 2 year renewal with options for years 3, 4 and 5. In response to Flood Brother's concerns about capital investment, staff suggests that the toter program for recyclables be deferred if this alternative is implemented.

# AGENDA ITEM

H-4 10-17-05

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION RENEWING THE RESIDENTIAL SOLID WASTE  
FRANCHISE AGREEMENT WITH FLOOD BROTHERS DISPOSAL CO. &  
AMENDING ASSOCIATED PROVISIONS OF THE FRANCHISE AGREEMENT  
WITH THE VILLAGE**

**WHEREAS**, Flood Brothers Disposal Co. of Oak Brook Terrace has been the contractual residential solid waste hauler since January 1, 1996; and

**WHEREAS**, since awarding the initial 3-year solid waste franchise to Flood Brothers Disposal Co, the Village Board has formally approved contract extensions on November 2, 1998, December 4, 2000 and November 3, 2003; and

**WHEREAS**, the franchise agreement between the Village of Carol Stream and its residential franchise solid waste hauler, Flood Brother's Disposal Company of Oak Brook Terrace, Illinois, will expire on Saturday, December 31, 2005; and

**WHEREAS**, at their September 6, 2005 meeting, the Village Board of Trustees agreed by consensus to a 5-year renewal of the residential solid waste collection franchise with Flood Brothers Disposal Co. through December 31, 2010; and

**WHEREAS**, in agreeing by consensus to a 5-year residential solid waste contract with Flood Brothers Disposal Co., the Village Board agreed with a Single and Multi-Family rate schedule that details the prices for collection years 2006 and 2007 for the various services governed by the contract; and.

**WHEREAS**, as part of the proposed 5-year residential solid waste franchise agreement with Flood Brothers Disposal Co, the Village Board seeks to amend the contract to govern the manner with which the 2008, 2009 and 2010 collection rates increases will be determined; and



**WHEREAS**, in an effort to improve the residential solid waste collection program, the Village Board of Trustees has approved a recycling totter program which will be financed over the 60-months of the recently approved 5-year agreement to which the Village will contribute \$40,000 annually beginning January 2006 through December 2010; and

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

SECTION 1: The Village hereby agrees to approve a 5-year Residential Solid Waste Franchise agreement and accompanying rate schedule with Flood Brother's Disposal Company through December 31, 2010.

SECTION 2: The Village hereby agrees to amend in whole

**Section D 6 (a)** (Prices for Flat Rate Collection – Jan. 1, 2006- Dec. 31, 2010),

**Section D 6 (b1)** (Flat Rate Collection Services & Price Adjustments),

**Section G3** (Prices for Multi-Family Collection- Jan. 1, 2006 – Dec. 31, 2010)

of the Residential Solid Waste Franchise Collection agreement with Flood Brother's Disposal Company to incorporate the attached revised contract provisions agreed upon by the Village and Flood Brothers Disposal Co.

SECTION 3: The Village agrees to amend in part

**Section D 10** (Flat Rate Program – Recyclable Materials)

of the Residential Solid Waste Franchise Collection agreement with Flood Brother's Disposal Company to incorporate the attached revised contract provisions agreed upon by the Village and Flood Brothers Disposal Co.

SECTION 4: The remaining general terms and conditions of the 2001 Solid Waste Collection contract between the Village and Flood Brother's Disposal Company shall remain unchanged.

SECTION 5: This resolution shall be in full force and effect after its passage and approval as provided by law.

PASSED AND APPROVED THIS 17<sup>TH</sup> DAY OF OCTOBER 2005.

AYES:

NAYS:

ABSENT:

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Ross Ferraro, Mayor

ATTEST:

---

Janice Koester, Village Clerk

# **Attachment #1**

## **Proposal to Revise D6 (b1) of the Franchise Agreement**

### **Section D: Flat Rate Refuse Collection Specifications**

**6 b (1): Prices for Flat Rate Collection Service – Price Adjustments for Refuse Service** – Work under this contract shall begin as of the 1<sup>st</sup> day of January 2006 and end on the 31<sup>st</sup> day of December 2010 unless otherwise previously terminated under provision C, Section 15: Non-Performance Default. Nonetheless, in part because of certain unpredictable costs, which Flood Bros. may be obligated to pay and because of the unwillingness of the Village to agree to an uncertain cost structure in the later years of the contract, the parties have agreed to the following formula to be used to establish the rates for the 3<sup>rd</sup>, 4<sup>th</sup> and 5<sup>th</sup> years of the contract. This formula shall apply without regard to any other terms of the agreement. No later than one-hundred eighty (180) days before the end of the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> years of the contract, Flood Bros. will present in writing to the Village its financial proposal to continue the contract into another year or years. Flood Bros., will present a proposal for one or more remaining years of the contract. In conjunction with such proposal, Flood Bros. shall consider and provide documentation to support the increases in costs which are reasonably beyond the control of Flood Bros., and which were reached in arms-length transactions not involving other entities in which Flood Bros. or companies associated with shareholders, officers or directors of Flood Bros. possess a 25% or greater ownership. In making its proposal, Flood Bros. shall consider not only costs increases, but also increases or decreases in the productivity of its employees utilizing new equipment along with the costs of that equipment, the contractors performance history as well as rates charged in comparable communities. Flood Brothers Disposal Co. expects to limit its proposal for collection years 3, 4 and 5 to not more than a 6% increase from the current collection year. No later than 60-days prior to the expiration of the current contract year, the Village Board shall determine whether to accept or reject the offer proposed by Flood Bros. or to present an alternative proposal. If the Village Board tenders an alternate proposal, it shall be in writing to Flood Bros., who will then have 30 days to accept or reject the counter offer. The parties recognize that they may not reach agreement beyond the first two years that have firm price structures (**Appendix 4A & 4D**). In the event the Village and Flood Brothers Disposal

Co. in the 3<sup>rd</sup>, 4<sup>th</sup> or final year of the 5-year agreement are unable to agree to terms for a contract renewal, Flood Bros. will nonetheless continue providing service to the Village, at the expiration of the then-annual term for an additional period at the request of the Village Board for not less than three (3) months nor more than six (6) months at an increased rate of six percent (6%) over the prior year's rates. At the end of the requested extension, unless Flood Bros. is awarded a new contract, Flood Bros. shall have no obligation to continue providing services to the Village. At the conclusion of the contract, whenever that should occur, Flood Bros. will turn over to the Village a list of its then-current customers within the Village covered by the terms of the contract, along with the status of delinquencies, if any, in payments from such customers.

Should this contract renewal go to term, the Village Board may exercise an option to extend the franchise agreement for 3 consecutive years through December 31, 2013. In this 3-year renewal option, Flood Bros. shall make an honest effort to provide reasonable price and conditions contract to the Village. The Village shall act upon the proposal within its absolute discretion, within 45 days after receiving the proposal that must be submitted no more than 90 days prior to the expiration.

# **Attachment #2**

## **Proposal to Revise D10 of the Franchise Agreement**

### **Section D: Flat Rate Refuse Collection Specifications**

**10: Recyclable Materials** – To improve the overall residential solid waste collection program, Flood Bros. has, as part of this contract, entered into a 5-year agreement for the purchase approximately 65-gallon vinyl collection containers in an amount adequate to service the residential customers of the Village. The Village is committed to contributing annually exactly Forty Thousand Dollars (\$40,000.00), payable on January 15<sup>th</sup> of each year of the 5-year contract renewal to Flood Brothers Disposal Co. to assist in the purchase of the containers. In the event that the this contract does not continue for sixty (60) months, except as a result of a Non-Performance Default, the Village shall fully assume the unpaid proportional amounts in such a loan, and shall promptly pay the holder of the debt in accordance with the attached schedule **(Exhibit A)**. The Village shall receive ownership by a bill of sale or otherwise at the conclusion of the payment schedule.

## APPENDIX 4D

### General Price Quotation Sheet Multiple-Family Collection Services

Please provide all per cubic yard costs associated with one a week, same day refuse, recycling and yard waste collection services for each year in accordance with the following schedule:

	<u>Contract Year</u>				
	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>
			<b>To Be Determined</b>		
Monthly Refuse Costs (per cubic yard) Collection, Administration & Profit	<u>\$ 5.03</u>	<u>\$ 5.18</u>			
Disposal/Tipping Cost	<u>\$ 2.59</u>	<u>\$ 2.67</u>			
Monthly Recycling Costs (per cubic yard)	<u>INC.</u>	<u>INC.</u>			
<b>Total Cost for Refuse/Recycling Collection per cubic yard</b>	<u>\$ 7.62</u>	<u>\$ 7.85</u>	↓	↓	↓

Please describe standards for developing landscape collection and disposal fees for multiple family complexes. Provide estimates if possible.

APPENDIX 4A

**General Price Quotation Sheet  
Flat Rate Collection Services**

Please provide all costs associated with once a week, same day refuse, recycling and yard waste collection services for each year in accordance with the following schedule:

	<b>Contract Year</b>				
	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>
<b>Refuse Costs Per Household Per Month</b>			<b>To Be Determined</b>		
Collection, Administration & Profit:	\$ 10.83	\$ 10.99			
Disposal/Tipping Costs:	\$ 5.44	\$ 5.60			
<b>Total Refuse Collection</b>	<u>\$ 16.27</u>	<u>\$ 16.59</u>			
(Includes 65 gallon recycling toter collection).					
<b>Yard Waste Disposal Stickers</b>					
Collection, Administration & Profit:	\$ 1.12	\$ 1.15			
Disposal/Composting Costs:	\$ .58	\$ 0.60			
<b>Total Cost of Yard Waste Stickers:</b>	<u>\$ 1.70</u>	<u>\$ 1.75</u>			
<b>Fall Leaf Stickers</b>	\$ .70	\$ .75			
<b>Bulk Items Exceeding 50 pounds:</b>	\$ 1.68	\$ 1.73			
<b>Special Collections:</b>					
Minimum Cubic Yards:	2	2			
Collection Charge:	\$ 15.70	\$ 16.16			
<b>Total Charge Per Cubic Yard:</b>	<u>\$ 7.85</u>	<u>\$ 8.08</u>			
<b>White Goods:</b>					
Containing Hazardous Components:	No Charge	No Charge			
Containing Non-Hazardous Components:	No Charge	No Charge			
<b>90 Gallon Refuse Toter Option</b>					
Monthly Toter Rental Fee:	\$ 1.92	\$ 1.96			
Collection, Administration & Profit:	\$ 10.83	\$ 10.99			
Disposal/Tipping Costs:	\$ 6.15	\$ 6.33			
<b>Total Monthly Cost:</b>	<u>\$ 18.90</u>	<u>\$ 19.28</u>			
<b>90 Gallon Yard Waste Toter Option</b>					
Monthly Total Rental Fee:	\$ 1.92	\$ 1.96			
Collection, Administration & Profit:	\$ 5.44	\$ 5.50			
Disposal/Composting Costs:	\$ 11.54	\$ 11.82			
<b>Total Monthly Cost: *</b>	<u>\$ 18.90</u>	<u>\$ 19.28</u>			

\*Note: The total cost for yard waste collection, administration and profit plus the disposal/composting cost shall not exceed the cost of three (3) refuse disposal stickers per toter.

## AMORTIZATION SCHEDULE

Principal	Loan Date	Maturity	Loan No	Call/Call	Account	Officer Initials
\$993,680.00	12-01-2005	02-15-2010	42001			
References in the shaded area are for Lender's use only and do not limit the applicability of this document to any particular loan or account. Any item above containing "****" has been omitted due to text length limitations.						

Borrower: Exhibit 1

Lender: CORNERSTONE NATIONAL BANK & TRUST  
 COMPANY  
 ONE WEST NORTHWEST HIGHWAY  
 PALATINE, IL 60067  
 (847) 654-3000

Disbursement Date: December 1, 2005  
 Interest Rate: 7.500

Repayment Schedule: Irregular  
 Calculation Method: 365/360 U.S. Rule

Payment Number	Payment Date	Payment Amount	Interest Paid	Principal Paid	Remaining Balance
1	01-15-2006	5,225.00	3,690.75	1,534.25	392,145.75
2	01-15-2006	40,000.00	0.00	40,000.00	352,145.75
3	02-15-2006	5,225.00	2,274.27	2,950.73	349,195.02
4	03-15-2006	5,225.00	2,036.97	3,188.03	346,006.99
5	04-15-2006	5,225.00	2,234.63	2,990.37	343,016.62
6	05-15-2006	5,225.00	2,143.85	3,081.15	339,935.47
7	06-15-2006	5,225.00	2,195.42	3,029.58	336,905.89
8	07-15-2006	5,225.00	2,105.66	3,119.34	333,786.55
9	08-15-2006	5,225.00	2,155.71	3,069.29	330,717.26
10	09-15-2006	5,225.00	2,135.88	3,089.12	327,628.14
11	10-15-2006	5,225.00	2,047.67	3,177.33	324,450.81
12	11-15-2006	5,225.00	2,095.42	3,129.58	321,321.23
13	12-15-2006	5,225.00	2,008.25	3,216.75	318,104.48
<b>2006 TOTALS:</b>		<b>102,700.00</b>	<b>27,124.48</b>	<b>75,575.52</b>	
14	01-15-2007	5,225.00	2,054.43	3,170.57	314,933.91
15	01-15-2007	40,000.00	0.00	40,000.00	274,933.91
16	02-15-2007	5,225.00	1,775.61	3,449.39	271,484.52
17	03-15-2007	5,225.00	1,583.66	3,641.34	267,843.18
18	04-15-2007	5,225.00	1,729.82	3,495.18	264,348.00
19	05-15-2007	5,225.00	1,652.18	3,572.82	260,775.18
20	06-15-2007	5,225.00	1,684.17	3,540.83	257,234.35
21	07-15-2007	5,225.00	1,607.72	3,617.28	253,617.07
22	08-15-2007	5,225.00	1,637.94	3,587.06	250,030.01
23	09-15-2007	5,225.00	1,614.78	3,610.22	246,419.79
24	10-15-2007	5,225.00	1,540.12	3,684.88	242,734.91
25	11-15-2007	5,225.00	1,567.66	3,657.34	239,077.57
26	12-15-2007	5,225.00	1,494.24	3,730.76	235,346.81
<b>2007 TOTALS:</b>		<b>102,700.00</b>	<b>19,942.33</b>	<b>82,757.67</b>	
27	01-15-2008	5,225.00	1,519.95	3,705.05	231,641.76
28	01-15-2008	40,000.00	0.00	40,000.00	191,641.76
29	02-15-2008	5,225.00	1,237.68	3,987.32	187,654.44
30	03-15-2008	5,225.00	1,133.75	4,091.25	183,563.19
31	04-15-2008	5,225.00	1,185.51	4,039.49	179,523.70
32	05-15-2008	5,225.00	1,122.02	4,102.98	175,420.72
33	06-15-2008	5,225.00	1,132.93	4,092.07	171,328.65
34	07-15-2008	5,225.00	1,070.80	4,154.20	167,174.45
35	08-15-2008	5,225.00	1,079.67	4,145.33	163,029.12
36	09-15-2008	5,225.00	1,052.90	4,172.10	158,857.02
37	10-15-2008	5,225.00	992.85	4,232.15	154,624.87
38	11-15-2008	5,225.00	998.62	4,226.38	150,398.49
39	12-15-2008	5,225.00	939.99	4,285.01	146,113.48
<b>2008 TOTALS:</b>		<b>102,700.00</b>	<b>13,466.67</b>	<b>89,233.33</b>	
40	01-15-2009	5,225.00	943.65	4,281.35	141,832.13
41	01-15-2009	40,000.00	0.00	40,000.00	101,832.13
42	02-15-2009	5,225.00	657.67	4,567.33	97,264.80
43	03-15-2009	5,225.00	567.38	4,657.62	92,607.18
44	04-15-2009	5,225.00	598.09	4,626.91	87,980.27
45	05-15-2009	5,225.00	549.87	4,675.13	83,305.14
46	06-15-2009	5,225.00	538.01	4,686.99	78,618.15
47	07-15-2009	5,225.00	491.37	4,733.63	73,884.52
48	08-15-2009	5,225.00	477.17	4,747.83	69,136.69
49	09-15-2009	5,225.00	446.51	4,778.49	64,358.20
50	10-15-2009	5,225.00	402.24	4,822.76	59,535.44
51	11-15-2009	5,225.00	384.49	4,840.51	54,694.93
52	12-15-2009	5,225.00	341.85	4,883.15	49,811.78



**AMORTIZATION SCHEDULE  
(Continued)**

Loan No: 42001

Page 2

<b>2009 TOTALS:</b>		<b>102,700.00</b>	<b>6,398.30</b>	<b>96,301.70</b>	
53	01-15-2010	5,225.00	321.70	4,903.30	44,908.48
54	01-15-2010	40,000.00	0.00	40,000.00	4,908.48
55	02-15-2010	4,940.18	31.70	4,908.48	0.00
<b>2010 TOTALS:</b>		<b>50,165.18</b>	<b>353.40</b>	<b>49,811.78</b>	
<b>TOTALS:</b>		<b>460,965.18</b>	<b>67,285.18</b>	<b>393,680.00</b>	

**NOTICE:** This is an estimated loan amortization schedule. Actual amounts may vary if payments are made on different dates or in different amounts.

**Amendments to the Residential Solid Waste Franchise  
Agreement with Flood Brother's Disposal Company**

At their October 17, 2005 meeting, the Mayor and Carol Stream Board of Trustees will consider the following acceptable amendments to the Residential Solid Waste Collection Franchise agreement with your company:

- 1) The Village hereby agrees to amend the License Franchise agreement with Flood Brother's Disposal Co. by extending the contract in **Section C4: General Specifications- Agreement Term: 5 years through December 31, 2010 with a 3-year renewal option.**
- 2) The Village also hereby agrees to amend **Section D: Flat Rate Refuse Collection Specifications, 6: Prices for Flat Rate Solid Waste Collection Services** according to Appendix 4A (attached) governing Solid Waste Collection Service Prices for 2006-2007 for Single-Family residents serviced under the franchise.
- 3) The Village hereby agrees to amend in whole **Section G3: Flat Rate Refuse Collection Specifications - Prices for Multi-Family Solid Waste Collection Services** according to Appendix 4D (attached) governing Solid Waste Collection Service Prices for 2006 & 2007 for Multi-Family residents serviced under the franchise.
- 4) The Village hereby agrees to amend in whole **Section D 6 (b1) Flat Rate Collection Services & Price Adjustments** to incorporate the attached (attachment #1) revised contract provisions that governs the manner with which the 2008, 2009 and 2010 collection rates increases will be determined.
- 5) The Village hereby agrees to amend in part **Section D 10 Flat Rate Program - Recyclable Materials of the Residential Solid Waste Franchise Collection** agreement with Flood Brother's Disposal Company to incorporate the attached (attachment #2) revised contract governing the Village's 5-year financial commitment to assist in the purchase of the 65-gallon recycling totes.

The remaining general terms and conditions of the 2001 Solid Waste Collection agreement between the Village and Flood Brother's Disposal Co. shall remain unchanged.

**Approved by:**

\_\_\_\_\_  
**Ross Ferraro, Mayor**

\_\_\_\_\_  
**William Flood, Company Officer**

**Attested:**

**Date Signed:**

\_\_\_\_\_  
**Janice Koester, Village Clerk**

CASHFLOW85.123

REHIS PACIFIC

FLOOD BROTHERS DISPOSAL CO.  
 CAROL STREAM TOTER PROGRAM  
 FIVE YEAR CASH FLOW (CONSTANT DOLLARS)  
 65 GALLON TOTER  
 MAY 19 2005

		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTAL
CONTAINER COST	\$370,500.00						
6.25 % SALES TAX	\$23,156.25						
<b>TOTAL CONTAINER COST</b>	<b>\$393,656.25</b>						
# OF REVENUE TOTERS	8,788						
MONTHLY TOTER CHARGE	\$0.90						
REVENUE		\$94,910.40	\$94,910.40	\$94,910.40	\$94,910.40	\$94,910.40	\$474,552.00
LESS:							
CONTAINER DEPRECIATION	9,600	\$78,731.25	\$78,731.25	\$78,731.25	\$78,731.25	\$78,731.25	\$393,656.25
INTEREST 7.5 % FIVE YRS		\$27,237.97	\$22,004.09	\$16,363.87	\$10,285.79	\$3,735.63	\$79,627.35
PRE-TAX INCOME		(\$11,058.82)	(\$5,824.94)	(\$184.72)	\$5,893.36	\$12,443.62	\$1,268.40
MARGINAL INCOME TAX 41.5%		(\$4,589.41)	(\$2,417.35)	(\$76.66)	\$2,445.74	\$5,164.06	\$526.39
AFTER TAX INCOME		(\$6,469.41)	(\$3,407.59)	(\$108.06)	\$3,447.62	\$7,279.46	\$742.01
ADD BACK DEPRECIATION		\$78,731.25	\$78,731.25	\$78,731.25	\$78,731.25	\$78,731.25	\$393,656.25
LOAN REPAYMENT 5 YEARS		\$67,418.75	\$72,652.63	\$78,292.85	\$84,370.93	\$90,921.09	\$393,656.25
NET CASH FLOW		\$4,843.09	\$2,671.03	\$330.34	(\$2,192.06)	(\$4,910.36)	\$742.01

AGENDA ITEM

I-1 10-17-05

*Village of Carol Stream*  
INTERDEPARTMENTAL MEMO

**TO:** Board of Trustees  
**FROM:** Ross Ferraro, Mayor  
**DATE:** October 13, 2005  
**RE:** Stormwater Advisory Committee Appointments

I have reviewed the names provided on the accompanying memorandum and recommend them for your consideration for appointment to the Stormwater Advisory Committee. In making these recommendations for appointments it is understood that some of the institutional and business representatives may send a designee to attend on their behalf.

# Village of Carol Stream

## Interdepartmental Memo

TO: Joseph Breinig, Village Manager

FROM: William N. Cleveland, Assistant Village Engineer *WB*

DATE: October 12, 2005

RE: Storm Water Advisory Committee (SWAC) – Recommendation to Appoint Members

In August of this year, the Village Board awarded the Stormwater Management Program Development and Funding Study to AMEC/Clark Dietz. As part of the proposal, it was recommended that a citizen's stakeholder group be formed to assist with development of policy statements on program issues and funding alternatives.

Staff has produced a list of individuals who represent a cross section of the Village: residents, small and large businesses, public and private institutions, developers, churches and neighborhood associations. These individuals will meet 6 or 7 times over the course of the next 5 to 6 months for a few hours a night. The role of the group is to begin education efforts, generate public input, and provide policy advice.

It is therefore recommended that the following individuals be appointed to the Storm Water Advisory Committee:

Mike Holmgren	-	Accounting Network, Inc.
Allen DuBose	-	Testing Service Corporation
Mike Mayes	-	US Postal Service
Milli Jones	-	College of DuPage
Hank Gmitro	-	School District 93
Paul Arthurs	-	Wheaton Christian Center
Pat Brushaber	-	The Patrick Group Inc.
Tim Wilson	-	Ten Talents, Inc.
Arnie Biondo	-	Carol Stream Park District
Mary Anselmo	-	Colony Park
Jim Farmer	-	432 Hiawatha Drive
Mark Kirland	-	577 Bluff Street
Dave Jedlicka	-	1069 Buckskin Lane
Darrell Malcolm	-	536 Indianwood Drive

Some of these individuals have indicated acceptance to their appointment, but need approval from their governing bodies. Others may send organization staff if there are scheduling conflicts.

Cc: James T. Knudsen, Director of Engineering Services  
Al Turner, Director of Public Works  
Stan Helgerson, Finance Director

Schedule of Bills

VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
A & A CASH REGISTER	SAMSUNG RIBBON-REGISTER	8.95	OFFICE SUPPLIES	01.466.314		05325		455 00025
ACCURATE OFFICE SUPPLY	Presentation Folders	24.73	OFFICE SUPPLIES	01.465.314		860876		460 00089
ACTEVA.COM ONLINE EVEN	IPP Conf-M York	45.00	TRAINING	04.410.223		1344119		460 00250
ALBERT HAHN TRUST DATED7	FAIR OAKS TO GARY RD	45,000.00	ROADWAY CAPITAL IMPROVEM	11.474.486		PARCEL# 0002	461425 P	438 00001
ALLIED MOULDED PROD. I	latch,mount panel	393.40	STREET SIGNS	06.432.344		102411		460 00121
AMER FIRST AID SERVICES	credit-double charged	64.10CR	OPERATING SUPPLIES	01.465.317		540469		460 00063
	First aid suppl-Sept	53.45	OPERATING SUPPLIES	01.465.317		550515		460 00072
		10.65CR	*VENDOR TOTAL					
AMERICAN 00121103929254	APWA Conf-Tickets	191.50	TRAINING	01.467.223		001211039292		460 00123
AMERICAN PUBLIC WORKS	CEU Documentation	20.00	TRAINING	01.462.223		APWA Confr		460 00337
AMOCO OIL 05857354	gas-Confr	33.07	AUTO GAS & OIL	01.467.313		13622008		460 00064
AMOCO OIL 07678022	Gas/Katrina	25.77	AUTO GAS & OIL	01.466.313		None		460 00351
AMOCO OIL 08207714	Gas/Katrina	34.04	AUTO GAS & OIL	01.466.313		062994		460 00364

Schedule of Bills

VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
AMOCO OIL	08613432 Gas/Katrina	36.95	AUTO GAS & OIL	01.466.313		035243		460 00352
AMOCO OIL	09632571 Gas/Katrina	39.11	AUTO GAS & OIL	01.466.313		9632571		460 00367
AMOCO OIL	09649443 Gas/Katrina	14.87	AUTO GAS & OIL	01.466.313		9649443		460 00353
APA ON-LINE MEMBERSHIP	Zoning Practice subs	16.25	DUES & SUBSCRIPTIONS	01.463.234		97774		460 00228
ARAMARK UNIFORM #701								
	uniforms clean-p/wks	9.84	UNIFORM CLEANING	01.467.267		7014919001		460 00048
	uniforms clean-Maint	6.54	UNIFORM CLEANING	01.468.267		7014919001		460 00049
	uniforms clean-Garage	270.58	UNIFORM CLEANING	01.469.267		7014919001		460 00050
	uniforms clean-W&S	20.15	UNIFORM CLEANING	04.420.267		7014919001		460 00052
	uniforms clean-P/wks	9.84	UNIFORM CLEANING	01.467.267		7014927741		460 00053
	uniforms clean-W&S	20.15	UNIFORM CLEANING	04.420.267		7014927741		460 00055
	uniforms clean-Garage	46.32	UNIFORM CLEANING	01.469.267		7014927741		460 00056
	uniforms clean-Maint	6.54	UNIFORM CLEANING	01.468.267		7014927741		460 00057
	uniforms clean-P/wks	10.35	UNIFORM CLEANING	01.467.267		7014935484		460 00058
	uniforms clean-Maint	21.19	UNIFORM CLEANING	01.468.267		7014935484		460 00060
	uniforms clean-Garage	52.13	UNIFORM CLEANING	01.469.267		7014935484		460 00061
	uniforms clean-W&S	6.88	UNIFORM CLEANING	04.420.267		7014935484		460 00062
	uniforms clean-p/wks	10.35	UNIFORM CLEANING	01.467.267		7014943448		460 00067
	uniforms clean-Maint	21.19	UNIFORM CLEANING	01.468.267		7014943448		460 00069
	uniforms clean-garage	52.13	UNIFORM CLEANING	01.469.267		7014943448		460 00070
	uniforms clean-W&S	6.88	UNIFORM CLEANING	04.420.267		7014943448		460 00071
		571.06	*VENDOR TOTAL					
ARAMARK UNIFORM SERVICES								
	uniforms clean-p/wks	36.76	OPERATING SUPPLIES	01.467.317		7014919001		460 00051
	uniforms clean-P/wks	36.76	OPERATING SUPPLIES	01.467.317		7014927741		460 00054

Schedule of Bills

VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
ARAMARK UNIFORM SERVICES								
	uniforms clean-P/wks	43.29	OPERATING SUPPLIES	01.467.317		7014935484		460 00059
	uniforms clean-p/wks	43.29	OPERATING SUPPLIES	01.467.317		7014943448		460 00068
		160.10	*VENDOR TOTAL					
ART'S RV SERVICE								
	hose & reel for pump	41.50	OPERATING SUPPLIES	01.467.317		4040711		460 00295
ATCO MANUFACTURING CO								
	diposable towels	304.75	OPERATING SUPPLIES	04.420.317		10103083		460 00246
AUTO KOOL SYSTEMS								
	#23-radiator repaired	50.00	OUTSOURCING SERVICES	01.469.353		RJ57045		460 00305
B & F TECHNICAL CODE SER								
	PLUMB INSP'S-SEPT 16-30	1,280.00	CONSULTANT	01.464.253		22386	463194 P	455 00022
B&C BALOON PRINTING LT								
	Oktoberfest Balloons	56.90	MUNICIPAL PROMOTION	07.433.286		3100		460 00329
BARTEL AUTO CLINIC								
	#303-brake repairs	399.28	OUTSOURCING SERVICES	01.469.353		30674		460 00306
BATTERY SERVICE CORP								
	1 - battery	113.85	PARTS PURCHASED	01.469.354		143972		460 00316
BEST WESTERN UNIV PLAZ								
	white NUTI 9/11-16	539.15	TRAINING	01.466.223		282396		460 00033
BOSTON UNIVERSITY+								
	Tuition Reimbursement	1,830.00	TRAINING	01.466.223		Spizzirri	466473	460 00036
BRACING SYSTEMS								
	tools	23.95	TOOLS	04.420.316		37064		460 00243



Schedule of Bills

VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
<b>BRACING SYSTEMS</b>								
	expansion joint,nails	54.95	OPERATING SUPPLIES	01.467.317		37432		460 00341
		78.90	*VENDOR TOTAL					
<b>BUCK BROS INC</b>								
	returned parts	99.00CR	PARTS PURCHASED	01.469.354		01240309		460 00314
	arm,pin,ring	169.29	AUTO MAINTENANCE & REPAI	01.467.212		01242028		460 00265
		70.29	*VENDOR TOTAL					
<b>BUDDS &amp; BLOOMS INC</b>								
	FLOWERS-FAJARDO	83.00	EMPLOYEE RECOGNITION	01.452.242		9/1/05		455 00036
	FLOWERS-GARZA	57.00	EMPLOYEE RECOGNITION	01.452.242		9/20/05		455 00037
		140.00	*VENDOR TOTAL					
<b>BUICKEMA'S ACE HARDWARE</b>								
	spade, rake	38.68	TOOLS	04.420.316		X90487		460 00374
<b>C S FIRE PROTECTION DIST</b>								
	DONATIONS-SEPT 2005	6,584.00	DEPOSIT-FIRE DISTRICT PE	01.2416		DONATIONS-SEPT		455 00028
<b>C S PARK DISTRICT</b>								
	DONATIONS-SEPT 2005	39,451.02	DEPOSIT-PARK DIST DEV CO	01.2403		DONATIONS-SEPT		455 00032
<b>C S PUBLIC LIBRARY</b>								
	DONATIONS-SEPT 2005	3,108.21	DEPOSIT-LIBRARY DEVEL CO	01.2401		DONATIONS-SEPT		455 00029
<b>CALE AGENCIES INC</b>								
	comm conf nashville	465.00	TRAINING	01.466.223		CALEA		460 00035
<b>CAROL STREAM LAWN P</b>								
	wheel lock-mower	160.00	AUTO MAINTENANCE & REPAI	01.467.212		159672 & 673		460 00111
	switch,tap head	37.30	AUTO MAINTENANCE & REPAI	01.467.212		160122		460 00115
		197.30	*VENDOR TOTAL					

VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
CARQUEST #2765								
	oil filters	25.80	PARTS PURCHASED	01.469.354		C497362		460 00300
	oil filters	103.20	PARTS PURCHASED	01.469.354		C497399		460 00302
	trans filter kit	18.08	PARTS PURCHASED	01.469.354		C498124		460 00315
	brake pads & rotors	139.31	PARTS PURCHASED	01.469.354		C498332		460 00317
	brake pads & rotors	92.49	PARTS PURCHASED	01.469.354		C498489		460 00318
	cabin air filter	30.20	PARTS PURCHASED	01.469.354		C498822		460 00319
	husky liner	83.99	PARTS PURCHASED	01.469.354		C499100		460 00320
	water pumps	74.49	PARTS PURCHASED	01.469.354		C499556		460 00323
		567.56	*VENDOR TOTAL					
CDBH PAHCS II								
	POST OFFCR PHYSICAL	237.50	EMPLOYMENT PHYSICALS	01.459.225		61174		455 00044
CDS OFFICE TECHNOLOGIE								
	Laptop - 630	3,932.00	RADIOS	01.466.417		0205430	466460	460 00135
CDW*GOVERNMENT INC								
	Computer Software	422.00	SOFTWARE MAINTENANCE	01.466.255		K314749		460 00279
	HP Hard Drive	513.99	OTHER EQUIPMENT	01.465.412		YA52883		460 00371
	Hard Drive	511.99	OTHER EQUIPMENT	01.465.412		YB03107		460 00372
	Cartridge Tapes	229.74	OPERATING SUPPLIES	01.461.317		YB63400		460 00030
	Return Hard Drive	499.00CR	OTHER EQUIPMENT	01.465.412		004035770		460 00373
		1,178.72	*VENDOR TOTAL					
CENRAL SOD FARMS, INC.								
	sod	170.00	OPERATING SUPPLIES	01.467.317		76848		460 00125
CENTER FOR PROBLEM-ORI								
	CPOP Confr-J O'Brien	425.00	TRAINING	01.466.223		5ENUPJD5GFT		460 00274
	CPOP Confr-B Pece	425.00	TRAINING	01.466.223		69N8BEETR2H		460 00275
		850.00	*VENDOR TOTAL					
CERON-PEREZ/MARINA								
	SERV FOR 9/3 - 9/20	315.00	CONSULTANT	01.466.253		MONTH-SEPT	466478 P	455 00073

Schedule of Bills

VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
CHEVRON 0046048	Gas/Katrina	36.70	AUTO GAS & OIL	01.466.313		4830610		460 00363
CHIEF SUPPLY CORP	Batteries	663.35	OPERATING SUPPLIES	01.466.317		392588		460 00213
CLASSIC LANDSCAPE, LTD	WEED MOW-THUNDERBIRD	150.00	WEED MOWING	01.464.260		20305		455 00067
	WEED MOWING-CARRIAGE	150.00	WEED MOWING	01.464.260		20702		455 00066
	LAWN MOWING-OCT/05	1,540.00	MAINTENANCE & REPAIR	01.468.244		21192	460430 P	455 00020
	LAWN MOWING-OCT/05	3,750.00	PROPERTY MAINTENANCE	01.467.272		21193	460430 P	455 00021
		5,590.00	*VENDOR TOTAL					
COLLEGE OF DUPAGE CASH	Adobe Photo-Rodenkirc	150.00	TRAINING	01.466.223		5142-5029-00		460 00285
COLUMN OFFICE EQUIPMEN	Sgt copier-7/9-8/9	24.14	OFFICE EQUIPMENT MAINTEN	01.466.226		588745	466418	460 00037
COMM CONSOLIDATED SCHOOL	DONATIONS-SEPT 2005	14,490.00	DEPOSIT-SCHOOL #93 CASH/	01.2411		DONATIONS-SEPT		455 00030
COMMONWEALTH EDISON CO	CHRGs FOR 8/20-9/23	318.85	ELECTRICITY	01.467.248		5838596003		455 00061
	CHRGs FOR 8/25 - 9/26	145.77	ELECTRICITY	06.432.248		7139030002		455 00057
		464.62	*VENDOR TOTAL					
COMPLETE FENCE INC	fence at pump station	17.00	OPERATING SUPPLIES	01.467.317		1489		460 00344
CORRPRO - MEDINA	inspect tower #2	405.00	MAINTENANCE & REPAIR	04.420.244		SS073857		460 00238
COUNTY COURT REPORTERS I	PLN COMM MTG-SEPT 26	125.00	COURT RECORDER FEES	01.453.241		086755		455 00002

Schedule of Bills

VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
CROWNE PLAZA	TIP Hotel/Springfield/Kat	39.05	TRAINING	01.466.223		2522		460 00368
D P A	Toner Cartridges	326.80	OFFICE SUPPLIES	01.466.314		3367		460 00044
	Toner Cartridges	244.80	OFFICE SUPPLIES	01.466.314		3474		460 00045
		571.60	*VENDOR TOTAL					
DAILY HERALD	TRUTH IN TAX-FINANCE	359.20	PUBLIC NOTICES/INFORMATI	01.458.240		T3609321		455 00052
	DUKE CONSTR-PUBL NOTIC	180.18	PUBLIC NOTICES/INFORMATI	01.453.240		T3610150		455 00053
	LEOPOLDO-PUBLIC NOTICE	58.24	PUBLIC NOTICES/INFORMATI	01.453.240		T3610156		455 00054
	PUBLIC NOTICE	62.79	PUBLIC NOTICES/INFORMATI	01.453.240		T3615675		455 00038
	FOUNTAIN VIEW-PUB NOT	58.24	PUBLIC NOTICES/INFORMATI	01.453.240		T3617140		455 00086
		718.65	*VENDOR TOTAL					
DAILY HERALD CLASS	public notice	234.78	PUBLIC NOTICES/INFORMATI	01.453.240		t3589302		460 00230
	trash pump ads	33.67	PUBLIC NOTICES/INFORMATI	01.458.240		T3588154		460 00065
	Public Notice	63.70	PUBLIC NOTICES/INFORMATI	01.453.240		T3597445		460 00233
	Public Notice	63.70	PUBLIC NOTICES/INFORMATI	01.453.240		T3597449		460 00234
	Public Notice	85.54	PUBLIC NOTICES/INFORMATI	01.453.240		T3597459		460 00235
		481.39	*VENDOR TOTAL					
DECATUR ELECTRONICS	Radar Unit	1,699.00	RADIOS	01.466.417		00136868	466468	460 00134
DELL MARKETING LP #83	OptiPlex	151.20	COMPUTER EQUIPMENT	01.466.413		H18289584		460 00369
	Power Supply	29.95	COMPUTER EQUIPMENT	01.466.413		H25833707		460 00370
		181.15	*VENDOR TOTAL					
DEPARTMENT OF FINANCIAL	RWNL KNUDSEN,CLEVELAND	120.00	DUES & SUBSCRIPTIONS	01.462.234		2005/06		455 00072

Schedule of Bills

VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
DICK'S CLOTHING&SPORTI	cloth allow-Lally	183.80	UNIFORMS	01.466.324		00162159		460 00276
DIGITEL INC	CD-ROM Presen-Knudsen	135.00	TRAINING	01.462.223		APWA Confr		460 00338
DIN	Meteorlogix	612.00	TELEPHONE	01.456.230		1263952		460 00109
DU PAGE HONDA	air cleaner element	13.87	PARTS PURCHASED	01.469.354		303915		460 00321
DU-COMM	QTRLY SHRS NOV05-JAN06	124,528.00	GENERAL COMMUNICATIONS	01.466.245		12936	466436 P	455 00064
	SUPPLIES -POLICE	188.40	OPERATING SUPPLIES	01.466.317		12963		455 00080
		124,716.40	*VENDOR TOTAL					
DU-KANE ASHPALT CO	ASPHALT-P/WKS	195.75	STREET SUPPLIES	06.432.345		16287		455 00035
	ASPHALT EMULSION	156.00	STREET SUPPLIES	06.432.345		16314		455 00034
	ASPHALT-P/WKS	438.21	STREET SUPPLIES	06.432.345		16344		455 00033
		789.96	*VENDOR TOTAL					
DUNKIN DONUTS	IRS investigation	19.99	COMMUNITY RELATIONS	01.466.325		246046		460 00047
DUPAGE AUTO BATH	Engr-Car washes	5.25	AUTO MAINTENANCE & REPAI	01.462.212		4986811		460 00193
	Police-car washes	274.45	AUTO MAINTENANCE & REPAI	01.466.212		4986811		460 00194
		279.70	*VENDOR TOTAL					
DUPAGE COUNTY	DATA PROCESS-SEPT,POLICE	250.00	DATA PROCESSING	01.466.247		1068		455 00042

Schedule of Bills

VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM INVOICE	PO#	F/P ID LINE
DUPAGE COUNTY ANIMAL CON	ANIMAL CARE-AUG/2005	175.00	ANIMAL CONTROL	01.466.249	86-11483		455 00079
DUPAGE COUNTY POLICE CHI	MEMB FOR 2006-RODENKIRCH	20.00	DUES & SUBSCRIPTIONS	01.466.234	2006 MEMB		455 00082
DUPAGE MAYORS-MANAGERS C	MTG-SEPT 21-BREINIG	30.00	MEETINGS	01.460.222	4142		455 00058
DUPAGE TOPSOIL INC	DIRT FOR RESTORATION	25.00	OPERATING SUPPLIES	01.467.317	020670		455 00059
ERNIES TOWING INC	Seized auto tow	125.00	OPERATING SUPPLIES	01.466.317	65135		460 00280
ERYOPS BODYCRAFT INC	AUTO REPAIR-#698	157.50	AUTO MAINTENANCE & REPAIR	01.466.212	4718		455 00063
ESPEDIDO/RUDOLFO	REIMB FOR SIDEWALK SQUAR	80.00	PROPERTY MAINTENANCE	01.467.272	4372	467299 P	455 00060
EXPEDIA*SERVICE FEES	IPP Conf-M York	5.00	TRAINING	04.410.223	113949994296		460 00249
FAIR OAKS PARTNERSHIP	FAIR OAKS TO GARY RD	75,000.00	ROADWAY CAPITAL IMPROVEM	11.474.486	PARCEL#0001&TE	461424 P	438 00002
FCC*FRANKLIN COVEY CLG	Daily Planner	66.44	OFFICE SUPPLIES	01.466.314	42681691		460 00291
FECHHEIMER BROS CO	Passalacqua	59.80	UNIFORMS	01.466.324	377147	466464	460 00161
	Gilmore	465.70	UNIFORMS	01.466.324	377228	466464	460 00178
	Oakland	151.95	UNIFORMS	01.466.324	377229	466464	460 00148

Schedule of Bills

VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
FECHHEIMER BROS CO								
	Baughman	363.95	UNIFORMS	01.466.324		377230	466464	460 00163
	Estrada	224.00	UNIFORMS	01.466.324		377231	466464	460 00175
	Hoffman	334.40	UNIFORMS	01.466.324		377232	466464	460 00184
	Jungers	351.70	UNIFORMS	01.466.324		377233	466464	460 00186
	Glos	299.65	UNIFORMS	01.466.324		377234	466464	460 00179
	Sailer	136.00	UNIFORMS	01.466.324		377235	466464	460 00156
	Pece	156.50	UNIFORMS	01.466.324		377236	466464	460 00152
	Zochert	260.45	UNIFORMS	01.466.324		377237	466464	460 00160
	Ranweiler	260.80	UNIFORMS	01.466.324		377238	466464	460 00155
	Cadle	392.70	UNIFORMS	01.466.324		377239	466464	460 00168
	Nickles	170.40	UNIFORMS	01.466.324		377240	466464	460 00147
	Johnson	354.20	UNIFORMS	01.466.324		377241	466464	460 00214
	White	92.95	UNIFORMS	01.466.324		377260	466464	460 00158
	Mendoza	76.50	UNIFORMS	01.466.324		377261	466464	460 00142
	Quinn	283.91	UNIFORMS	01.466.324		377262	466464	460 00153
	Panos	204.00	UNIFORMS	01.466.324		377263	466464	460 00149
	Bhamani	97.50	UNIFORMS	01.466.324		377264	466464	460 00165
	Lake	97.50	UNIFORMS	01.466.324		377265	466464	460 00137
	Konior	178.00	UNIFORMS	01.466.324		377266	466464	460 00188
	LaPorte	274.95	UNIFORMS	01.466.324		377267	466464	460 00139
	Rainey	352.00	UNIFORMS	01.466.324		377268	466464	460 00154
	DuMoulin	360.50	UNIFORMS	01.466.324		377269	466464	460 00173
	Degnam	274.95	UNIFORMS	01.466.324		377270	466464	460 00172
	Beckley	441.75	UNIFORMS	01.466.324		377271	466464	460 00164
	Eby	202.40	UNIFORMS	01.466.324		377272	466464	460 00174
	Marcinak	125.45	UNIFORMS	01.466.324		377273	466464	460 00141
	Moravek	471.40	UNIFORMS	01.466.324		377274	466464	460 00146
	Harrison	390.80	UNIFORMS	01.466.324		377275	466464	460 00183
	Harker	379.25	UNIFORMS	01.466.324		377276	466464	460 00182
	George	270.80	UNIFORMS	01.466.324		377277	466464	460 00177
	Bucholz	371.30	UNIFORMS	01.466.324		377278	466464	460 00167
	Lally	278.35	UNIFORMS	01.466.324		377279	466464	460 00138
	Moore	310.30	UNIFORMS	01.466.324		377280	466464	460 00145

Schedule of Bills

VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
FECHHEIMER BROS CO								
	Cooper	289.35	UNIFORMS	01.466.324		377281	466464	460 00170
	Cummings	441.75	UNIFORMS	01.466.324		377282	466464	460 00171
	Zalak	371.30	UNIFORMS	01.466.324		377283	466464	460 00159
	Incrocci	341.25	UNIFORMS	01.466.324		377284	466464	460 00185
	Konior	404.19	UNIFORMS	01.466.324		377285	466464	460 00189
	Bradley	473.70	UNIFORMS	01.466.324		377286	466464	460 00166
	Grays	519.91	UNIFORMS	01.466.324		377287	466464	460 00181
	Paskevicz	278.35	UNIFORMS	01.466.324		377288	464464	460 00150
	Moffett	377.70	UNIFORMS	01.466.324		377290	466464	460 00144
	Chacon	371.30	UNIFORMS	01.466.324		377291	466464	460 00169
	Schneider	278.35	UNIFORMS	01.466.324		377292	466464	460 00157
	Gray	410.42	UNIFORMS	01.466.324		377293	466464	460 00180
	Fry	441.75	UNIFORMS	01.466.324		377294	466464	460 00176
	Kalinowicz	491.41	UNIFORMS	01.466.324		377295	466464	460 00187
	Larsen	282.85	UNIFORMS	01.466.324		377296	466464	460 00140
	Passalaqua	173.45	UNIFORMS	01.466.324		377297	466464	460 00151
	Michalek	614.23	UNIFORMS	01.466.324		377298	466464	460 00143
	Chacon	82.39	UNIFORMS	01.466.324		377606	466464	460 00162
	Passalaqua	144.00	UNIFORMS	01.466.324		377755	466464	460 00195
	Schwartz	221.85	UNIFORMS	01.466.324		378217	466464	460 00212
	Oakland	4.00	UNIFORMS	01.466.324		378287	466464	460 00204
	Hoffman	14.70	UNIFORMS	01.466.324		378288	466464	460 00206
	Jungers	8.00	UNIFORMS	01.466.324		378289	466464	460 00203
	Glos	4.00	UNIFORMS	01.466.324		378290	466464	460 00207
	Marcinak	4.00	UNIFORMS	01.466.324		378291	466464	460 00205
	Sailer	80.35	UNIFORMS	01.466.324		378474	466464	460 00211
	Gilmore	29.63	UNIFORMS	01.466.324		378884	466464	460 00215
	Baughman	31.95	UNIFORMS	01.466.324		378885	466464	460 00216
	Zochert	31.95	UNIFORMS	01.466.324		378886	466464	460 00217
	Badge reconditioned	58.00	UNIFORMS	01.466.324		378964	466464	460 00218
	Estrada	58.40	UNIFORMS	01.466.324		379108	466464	460 00219
	Moravek	50.40	UNIFORMS	01.466.324		379110	466464	460 00220
		16,901.64	*VENDOR TOTAL					



Schedule of Bills

VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
FEDEX	INV SUMMARY SEPT 28	54.92	POSTAGE	01.465.229		3-105-47996	460436	P 455 00049
FIRST ADVANTAGE CORPORAT	RANDOM DOT DRUG TEST	55.90	EMPLOYMENT PHYSICALS	01.459.225		5096793		455 00078
FIRST AYD CORPORATION	carb,air intake clean	336.96	OPERATING SUPPLIES	01.469.317		220236		460 00296
	red instant gasket	23.94	OPERATING SUPPLIES	01.469.317		220236		460 00297
	paint, sealant, safety	154.14	PARTS PURCHASED	01.469.354		220236		460 00298
		515.04	*VENDOR TOTAL					
FIRST ENVIROENTAL	testing samples	2,038.50	LAB SERVICES	04.410.279		59548	467295	460 00114
	Yearly Samp	117.00	LAB SERVICES	04.410.279		59966		460 00253
	Yearly Sampling IPP	54.00	LAB SERVICES	04.410.279		60113		460 00252
		2,209.50	*VENDOR TOTAL					
GAS DEPOT	gas-Confr	19.50	AUTO GAS & OIL	01.467.313		no invoice		460 00073
GERMAN CORNER	Oktoberfest/Flag	210.00	MUNICIPAL PROMOTION	07.433.286		263842		460 00326
	Oktoberfest/streamers	34.50	MUNICIPAL PROMOTION	07.433.286		263852		460 00327
		244.50	*VENDOR TOTAL					
GERMANMART LTD	Beer Steins/Oct Fest	129.71	MUNICIPAL PROMOTION	07.433.286		14627195		460 00328
GLENBARD HI SCHOOL #87	DONATIONS-SEPT 2005	3,693.06	DEPOSIT-SCHOOL #87 CASH/	01.2408		DONATIONS-SEPT		455 00031
GLENVIEW UTILITY BILL AU	WTR PUMP SRV 5/19-8/18	479.58	ELECTRICITY	04.410.248		0793651000		455 00045
	WTR PUMP SRV 5/19-8/18	479.59	ELECTRICITY	04.420.248		0793651000		455 00046
		959.17	*VENDOR TOTAL					

Schedule of Bills

VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
<b>GORDON FLESCH COMPANY</b>								
	\$ Srv Copr-7/16-8/16	29.33	OFFICE EQUIPMENT MAINTEN	01.466.226		406035		460 00039
	Copier 8/05-8/06	230.29	OFFICE EQUIPMENT MAINTEN	01.466.226		412779		460 00042
		259.62	*VENDOR TOTAL					
<b>GRAPHIC III PAPER</b>								
	Carbonless Paper	407.20	OFFICE SUPPLIES	01.466.314		72874		460 00288
<b>HARRINGTON IND PLAST #</b>								
	pvc piping & fittings	184.39	OPERATING SUPPLIES	01.467.317		02346652		460 00260
	valve ball bolted	65.34	OPERATING SUPPLIES	01.467.317		02346730		460 00262
	bushings	5.94	OPERATING SUPPLIES	01.467.317		02346731		460 00261
		255.67	*VENDOR TOTAL					
<b>HELGERSON/STAN</b>								
	MTG-DOI SPRINGFIELD	25.00	MEETINGS	01.461.222		PER DIEM		455 00003
	MTG-DOI SPRINGFIELD,IL	240.19	AUTO GAS & OIL	01.461.313		PRK,TOLL,MLG		455 00004
		265.19	*VENDOR TOTAL					
<b>HELIX</b>								
	Camera Equip.	54.00	SMALL EQUIPMENT EXPENSE	01.466.350		48133		460 00277
	Camera Equip.	5.95	SMALL EQUIPMENT EXPENSE	01.466.350		48140		460 00278
		59.95	*VENDOR TOTAL					
<b>HILTON CHARLOTTE CTR C</b>								
	NLC/Charlotte/Ferraro	153.23	MEETINGS	01.452.222		3210161953		460 00223
	NLC/Charlotte/Gieser	153.23	MEETINGS	01.452.222		500068		460 00224
		306.46	*VENDOR TOTAL					
<b>HILTON HOTELS SPRING</b>								
	lodging BW conference	195.80	TRAINING	01.461.223		606q2 IGFOA		460 00227
	lodging DD conference	200.81	TRAINING	01.461.223		607q2 IGFOA		460 00226
		396.61	*VENDOR TOTAL					

VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM INVOICE	PO#	F/P ID LINE
<b>HOTELS MASTERCARD</b>							
	Hotel KNUDSEN	1,281.48	TRAINING	01.462.223	APWA Confr		460 00339
	IGFOA STAN 9/14-15/05	195.80	TRAINING	01.461.223	317/q2		460 00026
		1,477.28	*VENDOR TOTAL				
<b>HOWARD JR/THOMAS F</b>							
	LEGAL SERV'S FOR SEPT/05	5,317.50	LEGAL FEES	01.457.238	112	466386 P	455 00015
<b>HUNDRED CLUB OF DUPAGE C</b>							
	AWARDS /MTC-KONIOR	50.00	MEETINGS	01.466.222	10/26/05		455 00039
	AWARDS /MTG-WILL,O'BRIEN	100.00	MEETINGS	01.466.222	10/26/05		455 00040
		150.00	*VENDOR TOTAL				
<b>I R M A</b>							
	TRAINING-C MAURER	45.00	MEETINGS	01.459.222	4965		455 00005
	TRAINING-H GILMORE	70.00	TRAINING	01.466.223	5016		455 00006
	TRAINING-R GUENTHER	185.00	TRAINING	01.467.223	5028		455 00007
	WORKMANS COMP-WELLS	35.27	WORKERS COMP	01.466.114	5758	460455 P	455 00008
	WORKMANS COMP-L SMITH	457.25	WORKERS COMP	01.467.114	5758	460455 P	455 00009
	WORKMANS COMP-D BENNETT	1,908.37	WORKERS COMP	01.467.114	5758	460455 P	455 00010
		2,700.89	*VENDOR TOTAL				
<b>IL FIRE &amp; POLICE COMMISS</b>							
	3 IFPCA MEMBERSHIP-2006	375.00	DUES & SUBSCRIPTIONS	01.451.234	2006 RENWL		455 00023
<b>ILLINI POWER PRODUCTS</b>							
	generator repairs	125.55	OUTSOURCING SERVICES	01.469.353	92016		460 00312
<b>ILLINOIS PAPER COMPANY</b>							
	PRINTER PAPER-FINANCE	130.75	OPERATING SUPPLIES	01.461.317	274184-000		455 00055
<b>IMAGISTICS</b>							
	Maint 9/05 usage-8/05	45.78	OFFICE EQUIPMENT MAINTEN	01.467.226	402480171		460 00066

Schedule of Bills

VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
IN THE LINE OF DUTY, INC	Reference DVDs-TRNG	500.10	REFERENCE MATERIALS	01.466.318		C00939-K		460 00271
INDUSTRIAL TOOL BOX	jersey gloves	110.73	OPERATING SUPPLIES	01.467.317		25487		460 00119
INDUSTRIAL TOOL BOX INC	ORANGE & RED TAPE	398.40	OPERATING SUPPLIES	01.467.317		24888		460 00113
INTELLIGENT SOLUTIO	Consult Fee 8/8/05	742.50	CONSULTANT	01.465.253		05-1709		460 00031
	Server Backup Sply	8,463.00	OTHER EQUIPMENT	01.465.412		05-1834	460490	460 00006
		9,205.50	*VENDOR TOTAL					
INTELLIGENT SOLUTIONS IN	CONSULT-9/16,19,22,23	1,462.50	CONSULTANT	01.465.253		05-1974		455 00043
J U L I E INC	JULIE LOCATES-SEPT/2005	112.65	PROPERTY MAINTENANCE	01.467.272		09-05-0345		455 00075
	JULIE LOCATES-SEPT/2005	111.00	PROPERTY MAINTENANCE/NPD	04.420.272		09-05-0345		455 00076
	JULIE LOCATES-SEPT/2005	111.00	NPDES PERMIT FEE	04.410.272		09-05-0345		455 00077
		334.65	*VENDOR TOTAL					
JCPENNEY STORE 2070	Cargo pants/Katrina	89.95	UNIFORMS	01.466.324		6461		460 00349
JDM INFRASTRUCTURE	BackUps	2,614.86	OTHER EQUIPMENT	01.465.412		256931	460491	460 00092
JEWEL FOOD STORE	employee barbeque	94.09	EMPLOYEE RECOGNITION	01.452.242		92005		460 00077
JEWEL-OSCO 3246 S31	ACE food/pop	78.20	COMMUNITY RELATIONS	01.466.325		0038130		460 00284

Schedule of Bills

VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
JOE COTTON FORD	motor	90.13	PARTS PURCHASED	01.469.354		252768		460 00308
	sensor asy-#615	24.06	PARTS PURCHASED	01.469.354		253550		460 00307
		114.19	*VENDOR TOTAL					
JOHN E REID & ASSOC IN	Intervw & interrogatn	500.00	TRAINING	01.466.223		20789		460 00273
KAMMES AUTO&TRUCK	state testing-pw tks	137.00	AUTO MAINTENANCE & REPAI	01.467.212		103571		460 00116
KANSAS STATE BANK	LOGGER MAINT-NOV/05	253.00	OFFICE EQUIPMENT MAINTEN	01.466.226		3338459		455 00016
LANDMARK FORD INC	3-2005 CRWN VICTORIAS	62,232.00	VEHICLES	01.466.415		3-2005 FORD	466431	P 438 00003
	1 SRV MANUAL-FORD CRWN V	185.00	REFERENCE MATERIALS	01.466.318		3-2005 FORD	466431	P 438 00004
		62,417.00	*VENDOR TOTAL					
LAW ADVISORY GROUP INC	petragallo training	279.00	TRAINING	01.466.223		10/20/05		460 00034
LEXIS-NEXIS0507186493	Database srv 7/05	165.00	INVESTIGATION FUND	01.466.330		0507186493	466427	460 00040
LOWE'S #1821	lamps vh	44.98	MAINTENANCE SUPPLIES	01.468.319		s1821gs2		460 00079
	lamps vh	70.95	MAINTENANCE SUPPLIES	01.468.319		s1821km2		460 00085
	outlets server room	29.59	MAINTENANCE SUPPLIES	01.468.319		s1821lr1		460 00080
	electrical parts srvr	3.60	MAINTENANCE SUPPLIES	01.468.319		s1821spl		460 00081
		149.12	*VENDOR TOTAL					
MAPCO-EXPRESS #3268	Gas/Katrina	23.66	AUTO GAS & OIL	01.466.313		None		460 00355

Schedule of Bills

VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
MARQUEE PROMOTIONS INC	Mugs	711.71	ECONOMIC DEVELOPMENT	01.463.246		9238		460 00221
MEYER MATERIAL CO.	concrete	690.25	CONCRETE	06.432.338		311603		460 00117
	concrete	762.00	CONCRETE	06.432.338		312551		460 00118
		1,452.25	*VENDOR TOTAL					
MIDWEST TAR SEALER CO	2005 REJUVENATION PROJ	81,990.00	STREET MAINTENANCE	01.467.286		M13209	462241 P	455 00074
MINUTEMAN PRESS	Appreciation Luncheon	232.17	ECONOMIC DEVELOPMENT	01.463.246		11055		460 00029
	CAFR Covrs/inserts	352.77	PRINTED MATERIALS	01.461.315		11171		460 00028
	C I P covers	84.05	PRINTED MATERIALS	01.461.315		11323		460 00027
	ENG BROCHURES-S SERV UNI	507.54	PRINTED MATERIALS	01.466.315		11626		455 00081
		1,176.53	*VENDOR TOTAL					
MOBILE VISION	VLP & Battery	172.00	RADIO MAINTENANCE	01.466.227		0069378IN		460 00129
MPD MPH CMI	Warranty 651 Radar	150.00	RADIO MAINTENANCE	01.466.227		606827		460 00209
MR SITCO	Meter Reads July 05	1,632.77	UTILITY BILL PROCESSING	04.410.221		50056	461394 P	460 00008
	Meter Reads July 05	1,632.77	UTILITY BILL PROCESSING	04.420.221		50056	461394 P	460 00009
		3,265.54	*VENDOR TOTAL					
NATE'S LEATHER	Bradley	250.00	UNIFORMS	01.466.324		2171		460 00201
NATE'S LEATHER & POLIC	Grays	296.00	UNIFORMS	01.466.324		2171		460 00202

Schedule of Bills

VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
NATIONAL WATERWORKS 22	storm sewer repair	240.00	CONCRETE	06.432.338		2722586		460 00257
NEOPOST	Lease 10/04-11/03	291.95	OFFICE EQUIPMENT MAINTEN	01.465.226		3944189	461414	460 00025
NORTHERN IL GAS CO	SERV FOR SEPT 7-OCT 7	8.12	HEATING GAS	04.420.277		3-25-13-4460 6		455 00085
NORTHERN ILLINOIS UNIVER	2005-06 GIS IMPLEMENTATI	9,974.50	CONSULTANT	01.462.253		G5B69459	462235 P	455 00026
O'BRIEN/JERRY	TNG IN CHARLOTTE,NC	220.00	TRAINING	01.466.223		10/20-23		455 00011
OFFICE DEPOT #1105	Photo Paper	20.46	OPERATING SUPPLIES	01.462.317		303784553001		460 00333
	Photo Paper	27.82	OPERATING SUPPLIES	01.462.317		303785259001		460 00331
	Office Supplies	46.06	OFFICE SUPPLIES	01.465.314		303846414001		460 00091
	Dividers & Tape	17.75	OFFICE SUPPLIES	01.462.314		304323950001		460 00332
	office supplies	73.63	OFFICE SUPPLIES	01.463.314		304333159001		460 00229
	Boxes & Shelving	294.86	OPERATING SUPPLIES	01.462.317		304368721001		460 00335
	Office Supplies	116.31	OFFICE SUPPLIES	01.461.314		304866020		460 00005
	Office Supplies	310.02	OFFICE SUPPLIES	01.466.314		305543043		460 00046
	office supplies	365.77	OFFICE SUPPLIES	01.463.314		305898699001		460 00236
	Glue,marker,ruler,pad	9.55	OFFICE SUPPLIES	01.462.314		305947735001		460 00336
	ACE Program Supplies	232.79	COMMUNITY RELATIONS	01.466.325		305996627001		460 00289
	Copy Paper	365.20	COPY EXPENSE	01.465.231		306085325001		460 00107
	Labels	6.29	OFFICE SUPPLIES	01.460.314		306086532001		460 00108
	office supplies	69.34	OFFICE SUPPLIES	04.420.314		306517587001		460 00074
	office supplies	30.72	OFFICE SUPPLIES	01.467.314		306517587001		460 00075
	Highlighters	5.94	OFFICE SUPPLIES	01.462.314		306676354001		460 00340
	returned tape recordr	249.99CR	SMALL EQUIPMENT EXPENSE	01.464.350		306842006001		460 00237
		1,742.52	*VENDOR TOTAL					

Schedule of Bills

VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
OFFICE MAX	Reimbursement	88.00CR	OPERATING SUPPLIES	01.462.317		304368721001		460 00334
OFFICE MAX 00000596	Erasable calendar	16.99	OPERATING SUPPLIES	01.466.317		03449556		460 00281
	Calendar return	15.99CR	OPERATING SUPPLIES	01.466.317		41443556		460 00282
	Office Supplies-Pece	4.49	OFFICE SUPPLIES	01.466.314		71446556		460 00286
	Erasable calendar	15.99	OPERATING SUPPLIES	01.466.317		92441556		460 00283
		21.48	*VENDOR TOTAL					
ORIENTAL TRADING CO	Mardi Gras Beads-Twn	102.70	MUNICIPAL PROMOTION	07.433.286		601927294		460 00324
	Oktoberfest Prizes	110.54	MUNICIPAL PROMOTION	07.433.286		602120560		460 00254
		213.24	*VENDOR TOTAL					
ORION SAFETY PRODUCTS	Flares	956.08	OPERATING SUPPLIES	01.466.317		00159653		460 00200
PANERA BREAD #647 Q53	PCIRT MEETING	10.99	MEETINGS	01.466.222		08312005		460 00290
PAPA SAVERIO'S PIZZQ62	Pizza for Concert	138.00	MUNICIPAL PROMOTION	07.433.286		9/19/05		460 00330
PAULING BROS	HAYRIDE TRAIL-TWN CENTER	25.00	MUNICIPAL PROMOTION	07.433.286		1081		455 00056
PAYPAL *WOMENSRESOU	WomensResour-Thomas	50.00	TRAINING	01.466.223		15K823412T18		460 00292
PECE/BRYAN	TNG IN CHARLOTTE,NC	120.00	TRAINING	01.466.223		10/20-23		455 00012
PIECZYNSKI, ATTY/LINDA	PYMT FOR ACE PRQGM INSTR	1,000.00	COMMUNITY RELATIONS	01.466.325		3214	466474 P	455 00047



Schedule of Bills

VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
<b>PILOT</b>								
	Gas/Katrina	10.82	AUTO GAS & OIL	01.466.313		123152		460 00356
	Gas/Katrina	32.00	AUTO GAS & OIL	01.466.313		51067		460 00365
		42.82	*VENDOR TOTAL					
<b>POMPS TIRE SERVICE</b>								
	tires,user fees	963.00	PARTS PURCHASED	01.469.354		885534		460 00301
	tires, user fees	156.18	PARTS PURCHASED	01.469.354		892483		460 00304
		1,119.18	*VENDOR TOTAL					
<b>POOLCARE AQUATECH LTD</b>								
	Chemicals fountain	42.40	MAINTENANCE & REPAIR	01.468.244		86906		460 00088
<b>POWELL MSW LCSW BCD/KATH</b>								
	CLINICAL TRNG-M THOMAS	170.00	TRAINING	01.466.223		10/06/05		455 00062
<b>PRAIRIE PATH CYCLES</b>								
	Supp. for Bikes	409.82	OPERATING SUPPLIES	01.466.317		100392		460 00270
<b>PROFILE GRAPHICS INC</b>								
	FALL 2005 CS CORRESPOND	3,015.59	PUBLIC NOTICES/INFORMATI	01.452.240		7003	460486 P	455 00050
<b>PUBLIC SAFETY CENTER I</b>								
	Cross guards-vests	283.69	OPERATING SUPPLIES	01.466.317		81600-0		460 00196
<b>RADCO COMMUNICATIONS I</b>								
	Squad repairs	379.70	AUTO MAINTENANCE & REPAI	01.466.212		67903		460 00130
	Install Laptop	150.00	AUTO MAINTENANCE & REPAI	01.466.212		67926		460 00131
	Docking Station	820.42	OTHER EQUIPMENT	01.466.412		67926		460 00132
	Squad 616	30.00	AUTO MAINTENANCE & REPAI	01.466.212		67938		460 00136
	install radio-#313	276.10	OUTSOURCING SERVICES	01.469.353		67939		460 00299
	Repair squads	140.40	AUTO MAINTENANCE & REPAI	01.466.212		67972		460 00191
	Strip out 607	221.20	AUTO MAINTENANCE & REPAI	01.466.212		68012		460 00192
	Repair 623	48.60	AUTO MAINTENANCE & REPAI	01.466.212		68045		460 00210
		2,066.42	*VENDOR TOTAL					

Schedule of Bills

VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
RADISSON HOTELS MINN P								
	Hotel-APWA conf	525.45	TRAINING	01.467.223		423804		460 00127
	hotel room-conference	821.67	TRAINING	01.467.223		423886		460 00076
		1,347.12	*VENDOR TOTAL					
RED WING SHOE STORE #2								
	safety shoes-mas	100.00	UNIFORMS	01.469.324		00225004670		460 00294
	Safety Footwr-Milroy	100.00	UNIFORMS	01.464.324		225004756/9		460 00231
	safety footwr-Milroy	100.00CR	UNIFORMS	01.464.324		225004758		460 00232
		100.00	*VENDOR TOTAL					
RESTAURANTS MASTERCARD								
	LUNCH TRNG-GARZA	22.40	TRAINING	01.466.223		036757		460 00269
RHINO LININGS OF DUPAG								
	truck lining-#313	399.00	OUTSOURCING SERVICES	01.469.353		11024		460 00303
ROBBIES								
	lunch Wydra & Damolar	20.39	TRAINING	01.461.223		6867 IGFOA		460 00225
SAFE RIDE NEWS PUBLICA								
	Safe ride newlester	65.00	DUES & SUBSCRIPTIONS	01.466.234		5177		460 00043
SAGE PUBLICATIONS INC								
	Credit for tax refund	3.48CR	REFERENCE MATERIALS	01.466.318		cm 367718		460 00272
SAUBER MFG COMPANY								
	repairs to #89	367.11	AUTO MAINTENANCE & REPAI	01.467.212		1119781		460 00110
	truck 3 modifications	971.78	AUTO MAINTENANCE & REPAI	04.420.212		1119865		460 00241
	boom tk repairs	982.00	AUTO MAINTENANCE & REPAI	01.467.212		1119906		460 00126
		2,320.89	*VENDOR TOTAL					
SBC								
	SRV FOR SEPT 5-OCT4	3,002.98	TELEPHONE	01.465.230		630665705010		455 00065

Schedule of Bills

VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
SBC	SERV FOR SEPT 5-OCT 4	373.42	TELEPHONE	01.467.230		630665755310		455 00083
		3,376.40	*VENDOR TOTAL					
SBC BUSINESS PH	PMT-MW							
	July 8-Aug 7/05	34.00	TELEPHONE	01.468.230		630221073208		460 00004
	July 5-Aug 4/05	4,448.59	TELEPHONE	01.465.230		630665705008		460 00001
	July 5-Aug 4/05	368.03	TELEPHONE	01.471.230		630665755308		460 00002
	July 11-Aug 10/05	239.42	TELEPHONE	01.465.230		630668216708		460 00003
		5,090.04	*VENDOR TOTAL					
SCIFERT/KYLE	FOOD/GAS-KATRINA TRVL	82.83	TRAINING	01.466.223		REIMBURSEMNT		455 00001
SE-ME PROFESSIONAL PHO	Video Tapes	298.00	OPERATING SUPPLIES	01.466.317		60856		460 00199
SEALMASTER CHICAGO	paint strainers & asp	132.57	OPERATING SUPPLIES	01.467.317		39129		460 00112
SEAWAY SUPPLY CO	o-ring for hyd., rags	138.77	OPERATING SUPPLIES	04.420.317		39691		460 00239
SHELL OIL 22637327107	Gas/Katrina	15.91	AUTO GAS & OIL	01.466.313		049098		460 00357
SHELL OIL 51274160046	Gas/Katrina	13.64	AUTO GAS & OIL	01.466.313		96875		460 00354
SMITH AND WESSON IDENT	IdentiKit update	408.00	INVESTIGATION FUND	01.466.330		92028		460 00038
SOI*SNAP-ON INDUSTRIAL	tools	73.30	TOOLS	01.469.316		21/V15056231		460 00309

Schedule of Bills

VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
SPRINT *DOWNLOAD&SVCS	downloads	3.99	RADIO MAINTENANCE	01.467.227		no invoice		460 00124
SPRINT *WIRELESS SVCS	srv 7/18-8/17	50.88	TELEPHONE	04.410.230		760300514-42		460 00093
	srv 7/18-8/17	50.88	TELEPHONE	04.420.230		760300514-42		460 00094
	srv 7/18-8/17	329.12	TELEPHONE	01.456.230		760300514-42		460 00095
	srv 7/18-8/17	308.23	TELEPHONE	01.466.230		760300514-42		460 00096
	srv 7/18-8/17	108.78	TELEPHONE	01.466.230		760300514-42		460 00097
	srv 7/18-8/17	54.89	TELEPHONE	01.466.230		760300514-42		460 00098
	srv 7/18-8/17	162.15	TELEPHONE	01.466.230		760300514-42		460 00099
	srv 7/18-8/17	168.12	TELEPHONE	01.466.230		760300514-42		460 00100
	srv 7/18-8/17	107.78	TELEPHONE	01.462.230		760300514-42		460 00101
	srv 7/18-8/17	57.91	TELEPHONE	01.464.230		760300514-42		460 00102
	srv 7/18-8/17	175.18	TELEPHONE	01.464.230		760300514-42		460 00103
	srv 7/18-8/17	56.63	TELEPHONE	01.468.230		760300514-42		460 00104
	srv 7/18-8/17	95.61	TELEPHONE	04.420.230		760300514-42		460 00105
	srv 7/18-8/17	108.76	TELEPHONE	01.467.230		760300514-42		460 00106
		1,834.92	*VENDOR TOTAL					
STEPHEN A LASER ASSOCIAT	POLICE OFFCR ASSESSMNT	1,050.00	PERSONNEL HIRING	01.451.228		9290511	459134	P 455 00051
SUBURBAN METAL DOOR INC	NW DOORS -KUHN RD	1,045.00	MAINTENANCE & REPAIR	04.420.244		8205	467294	P 455 00068
SYX*TIGERDIRECTINC	DVD	49.43	OPERATING SUPPLIES	01.466.317		P63470900010		460 00197
	ET Computer supplies	119.98	COMPUTER EQUIPMENT	01.466.413		P6545657		460 00190
	ET Computer	630.67	COMPUTER EQUIPMENT	01.466.413		P6545657		460 00198
		800.08	*VENDOR TOTAL					
T P I	BUILDING INSPECTIONS	4,450.00	TOWN & COUNTRY HOMES ESC	01.2230		1226	463201	P 455 00084

Schedule of Bills

VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
TARGET 00008342	Cooler/Katrina	19.99	UNIFORMS	01.466.324		5245		460 00350
TARGET 00008367	Supplies for Scifert	139.88	OPERATING SUPPLIES	01.466.317		2-5245-0836		460 00287
TAUTGES / JOHN	HAUL GARBAGE	700.00	HAULING	01.467.265		102		455 00069
	STONE	203.50	CA-6	06.432.347		102		455 00070
		903.50	*VENDOR TOTAL					
TEES PLUS	Child Fingerprint kit	127.20	COMMUNITY RELATIONS	01.466.325		192487		460 00032
TERRACE SUPPLY COMPANY	gas cyc rntl7/15-8/15	60.14	EQUIPMENT RENTAL	01.469.264		279833Z		460 00293
	rentals-8/15-9/15	60.14	EQUIPMENT RENTAL	01.469.264		286371Z		460 00322
		120.28	*VENDOR TOTAL					
TEXACO INC 91002285093	Gas/Katrina	21.82	AUTO GAS & OIL	01.466.313		None		460 00362
	Gas/Katrina	11.89	AUTO GAS & OIL	01.466.313		31450		460 00358
	Gas/Katrina	19.57	AUTO GAS & OIL	01.466.313		44909		460 00359
	Gas/Katrina	15.22	AUTO GAS & OIL	01.466.313		46110		460 00360
	Gas/Katrina	20.65	AUTO GAS & OIL	01.466.313		48470		460 00361
		89.15	*VENDOR TOTAL					
THE FLOLO CORPORATIO	Maint Motors 8/05	300.00	MAINTENANCE & REPAIR	04.420.244		074370		460 00245
THE HOME DEPOT #1943	fittings for well #2	2.00	OPERATING SUPPLIES	04.420.317		0110791		460 00242
	5 sheets plywood	104.40	OPERATING SUPPLIES	01.467.317		0150268		460 00256
	keys for town center	4.05	OPERATING SUPPLIES	01.467.317		0153676		460 00255

Schedule of Bills

VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
<b>THE HOME DEPOT #1943</b>								
	Brushes	5.82	MAINTENANCE SUPPLIES	01.468.319		0189936		460 00087
	storm sewer repair	364.14	CONCRETE	06.432.338		0215392		460 00258
	storm sewer repair	12.00	CONCRETE	06.432.338		0215400		460 00259
	wood	39.40	OPERATING SUPPLIES	01.467.317		0279711		460 00120
	Wrench,safety glasses	12.83	TOOLS	04.420.316		0402859		460 00375
	Wrench,safety glasses	19.92	OPERATING SUPPLIES	04.420.317		0402859		460 00376
	batteries	12.87	OPERATING SUPPLIES	04.420.317		0649624		460 00248
	bushing,vinyl,pvc,fit	9.85	AUTO MAINTENANCE & REPAI	01.467.212		0666412		460 00266
	drill bits	17.29	TOOLS	01.467.316		2094381		460 00346
	water tank-compacto	9.97	AUTO MAINTENANCE & REPAI	01.467.212		2182988		460 00343
	gazebo storm swr repr	19.97	OPERATING SUPPLIES	01.467.317		2183044		460 00342
	fence at pump station	36.39	OPERATING SUPPLIES	01.467.317		2183150		460 00345
	bolts - calcium box	7.68	OPERATING SUPPLIES	01.467.317		2183986		460 00347
	pipe fittings	21.58	OPERATING SUPPLIES	04.420.317		2807675		460 00247
	bushing,vinyl,pvc,fit	9.18	AUTO MAINTENANCE & REPAI	01.467.212		2815584		460 00267
	gloves	27.35	OPERATING SUPPLIES	04.420.317		2968667		460 00240
	returned parts	9.85CR	AUTO MAINTENANCE & REPAI	01.467.212		4282770		460 00268
	Community Pride/Gifts	700.00	COMMUNITY APPEARANCE PRO	01.452.258		61991		460 00090
	returned drill bits	17.29CR	TOOLS	01.467.316		9292301		460 00348
		1,409.55	<b>*VENDOR TOTAL</b>					
<b>THE TRAFFIC SAFETY STO</b>								
	barricades,photocells	2,807.96	STREET SIGNS	01.467.344		9070	467282	460 00122
<b>THIRD MILLENIUM ASSOC IN</b>								
	WATER NOTICES 9/05	1,295.65	UTILITY BILL PROCESSING	04.410.221		5910	461412 P	455 00013
	WATER NOTICES 9/05	1,295.65	UTILITY BILL PROCESSING	04.420.221		5910	461412 P	455 00014
	E-PAY FOR SEPT/05	225.00	UTILITY BILL PROCESSING	04.410.221		5911	461411 P	455 00018
	E-PAY FOR SEPT/05	225.00	UTILITY BILL PROCESSING	04.420.221		5911	461411 P	455 00019
		3,041.30	<b>*VENDOR TOTAL</b>					
<b>TITAN SUPPLY INC</b>								
	janitorial supplies	215.40	JANITORIAL SUPPLIES	01.468.320		2814		460 00078

Schedule of Bills

VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
TL BRISCOE SIGNS	signs vh	25.00	MAINTENANCE SUPPLIES	01.468.319		50431		460 00086
TRAFFIC CONTROL & PROT	red lens, mesh	63.80	STREET SIGNS	06.432.344		29339		460 00263
	stop ahead signs	54.60	STREET SIGNS	06.432.344		29340		460 00264
		118.40	*VENDOR TOTAL					
TRANS UNION LLC	INVESTIGATIVE FUND-POLIC	100.84	INVESTIGATION FUND	01.466.330		09516439		455 00024
TRANSYSTEMS CORP	PHASE II LIES RD BIKE PA	5,857.85	ROADWAY CAPITAL IMPROVEM	11.474.486		9(747151)	462220 P	455 00017
TRI-R SYSTEMS INC	KUHN SCALA REPAIR	860.00	MAINTENANCE & REPAIR	04.420.244		002041		455 00071
TROXLER ELECTRONICS LAB	BADGES-ENGR DEPT	336.00	OPERATING SUPPLIES	01.462.317		32215		455 00027
TRUGREEN CHEMLAWN 0000	weed control daylily	150.00	MAINTENANCE & REPAIR	01.468.244		635600	460433	460 00084
	weed control vh	109.00	MAINTENANCE & REPAIR	01.468.244		635603	460433	460 00082
	weed control tc	519.00	MAINTENANCE & REPAIR	01.468.244		637914	460433	460 00083
	weed control north av	1,398.00	PROPERTY MAINTENANCE	01.467.272		665335	460433	460 00128
		2,176.00	*VENDOR TOTAL					
UNITED 0161275692924	IPP Conf. -M York	188.40	TRAINING	04.410.223		113949994296		460 00251
UNITED 0162129925375	NLC/PSCF/Ferraro	146.40	MEETINGS	01.452.222		VHDN5K		460 00222
UNITED LABORATORIES	cleaner, de-greaser	194.37	OPERATING SUPPLIES	04.420.317		32108		460 00244

Schedule of Bills

VENDOR NAME	DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
UPS*1Z203FT30392766260	624 vault to Mobile V	33.00	AUTO MAINTENANCE & REPAI	01.466.212		1Z203FT30392		460 00208
VERIZON WRLS OT I2KW	Squad 630 Wireless	80.04	RADIO MAINTENANCE	01.466.227		3625713220		460 00133
VIDEO MASTER INC	Repair station video	220.00	OFFICE EQUIPMENT MAINTEN	01.466.226		46811		460 00041
VILLAGE OF CAROL STREAM-	WTR FOR 8/02-9/01	710.96	HEATING GAS	01.468.277		900-0040		455 00048
VZW MESSAGING	Service Sept 05	18.05	PAGING	01.466.243		U1113407F1		460 00011
	Service Sept 05	3.61	PAGING	01.464.243		U1113407F1		460 00010
	Service Sept 05	25.27	PAGING	01.466.243		U1113407F1		460 00012
	Service Sept 05	21.66	PAGING	01.466.243		U1113407F1		460 00013
	Service Sept 05	10.83	PAGING	01.466.243		U1113407F1		460 00014
	Service Sept 05	7.22	PAGING	01.466.243		U1113407F1		460 00015
	Service Sept 05	21.66	PAGING	01.466.243		U1113407F1		460 00016
	Service Sept 05	45.41	PAGING	01.466.243		U1113407F1		460 00017
	Service Sept 05	3.61	PAGING	01.467.243		U1113407F1		460 00018
	Service Sept 05	23.54	PAGING	01.467.243		U1113407F1		460 00019
	Service Sept 05	10.83	PAGING	01.467.243		U1113407F1		460 00020
	Service Sept 05	7.22	PAGING	01.468.243		U1113407F1		460 00021
	Service Sept 05	7.22	TELEPHONE	01.465.230		U1113407F1		460 00022
	Service Sept 05	3.61	EQUIPMENT MAINTENANCE	01.469.284		U1113407F1		460 00023
	Service Sept 05	9.10	PAGING	04.420.243		U1113407F1		460 00024
		218.84	*VENDOR TOTAL					
WEBB DODGE	latch for #607	67.57	PARTS PURCHASED	01.469.354		141566		460 00313
WEST TRUCK STOP	Gas/Katrina	15.33	AUTO GAS & OIL	01.466.313		28446553-001		460 00366



Schedule of Bills

VENDOR NAME	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
WHEATON 1 HOUR PHOTO							
FILM PROCESS-POLICE/SEPT	242.99	OPERATING SUPPLIES	01.466.317		SEPT,2005		455 00041
XEROX CAC1							
Mtnce Lease Aug 05	1,429.84	COPY EXPENSE	01.465.231		012036371	460129	460 00007
Z-TECH-NAPERVILLE							
rust proof-#313	236.85	OUTSOURCING SERVICES	01.469.353		053626		460 00310
rust proof -#34	236.85	OUTSOURCING SERVICES	01.469.353		053642		460 00311
	473.70	*VENDOR TOTAL					
1 PARTY SUPPLIES							
Oktoberfest	94.02	MUNICIPAL PROMOTION	07.433.286		Green Hats		460 00325

BRC/ISD FINANCIAL SYSTEM  
10/13/2005 15:17:52

Schedule of Bills

VILLAGE OF CAROL STREAM  
GL540R-V06.70 PAGE 29

VENDOR NAME							
DESCRIPTION	AMOUNT	ACCOUNT NAME	FUND & ACCOUNT	CLAIM	INVOICE	PO#	F/P ID LINE
REPORT TOTALS:	610,434.77						

RECORDS PRINTED - 000466

BRC/ISD FINANCIAL SYSTEM  
10/13/2005 15:17:54

Schedule of Bills

VILLAGE OF CAROL STREAM  
GL060S-V06.70 RECAPPAGE  
GL540R

FUND RECAP:

FUND	DESCRIPTION	DISBURSEMENTS
01	GENERAL CORPORATE FUND	465,303.38
04	WATER & SEWER O/M FUND	14,652.75
06	MOTOR FUEL TAX FUND	3,719.42
07	CIVIC ENHANCEMENT FUND	901.37
11	CAPITAL IMPROVEMENT FUND	125,857.85
TOTAL ALL FUNDS		610,434.77

BANK RECAP:

BANK	NAME	DISBURSEMENTS
OBB	OAK BROOK BANK	610,434.77
TOTAL ALL BANKS		610,434.77

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

DATE ..... APPROVED BY .....

.....

.....

**ADDENDUM WARRANTS**  
**October 4, 2005 - October 17, 2005**

<b>Fund</b>	<b>Check #</b>	<b>Vendor</b>	<b>Description</b>	<b>Amount</b>
General	A C H	Oak Brook Bank	Payroll Sept 12,2005- Sept 25, 2005	406,547.57
Water & Sewer	A C H	Oak Brook Bank	Payroll Sept 12,2005- Sept 25, 2005	<u>35,778.79</u>
				<u>442,326.36</u>

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2005

By: \_\_\_\_\_  
Ross Ferrero - Mayor

\_\_\_\_\_  
Janice Koester, Village Clerk

**VILLAGE OF CAROL STREAM  
BALANCE SHEET**

**September 30, 2005**

FUND	CASH	INVESTMENTS	OTHER ASSETS	TOTAL ASSETS	LIABILITIES	ADJ.FUND BAL.	LIAB. & EQUITY
GENERAL CORPORATE	1,471,113.37	14,703,945.33	1,897,057.42	18,072,116.12	3,201,134.34	14,870,981.78	18,072,116.12
WATER & SEWER	873,019.51	9,556,556.30	48,874,473.37	59,304,049.18	6,389,887.12	52,914,162.06	59,304,049.18
MOTOR FUEL TAX	34,499.26	2,244,015.18	18,861.33	2,297,375.77	11,690.10	2,285,685.67	2,297,375.77
CIVIC ENHANCEMENT FUND	123,703.92	331.83	500.00	124,535.75	12,670.00	111,865.75	124,535.75
GENERAL CORPORATE - CIP		13,998,646.66		13,998,646.66	1,088.26	13,997,558.40	13,998,646.66
GENEVA CROSSING - TIF*	861,056.22	0.00	0.00	861,056.22	0.00	861,056.22	861,056.22
<b>TOTAL</b>	<b>3,363,392.28</b>	<b>40,503,495.30</b>	<b>50,790,892.12</b>	<b>94,657,779.70</b>	<b>9,616,469.82</b>	<b>85,041,309.88</b>	<b>94,657,779.70</b>

\* Funds invested in American National Bank money market fund.

**VILLAGE OF CAROL STREAM**  
**REVENUE / EXPENDITURE STATEMENT**  
**FOR 5 MONTHS ENDED SEPTEMBER 30, 2005**

FUND	REVENUE			EXPENDITURES			NET MONTHLY REV.- EXPEND.
	BUDGET	MONTH	Y.T.D.	BUDGET	MONTH	Y.T.D.	
GENERAL CORPORATE	33,553,552	1,774,760.55	6,889,663.07	33,239,366	1,810,647.37	21,370,268.92	(35,886.82)
WATER & SEWER O/M	9,043,280	802,802.58	3,692,135.53	7,880,450	627,769.32	2,448,181.75	175,033.26
MOTOR FUEL TAX	2,030,890	129,256.53	456,841.85	1,274,890	17,218.07	961,563.36	112,038.46
CIVIC ENHANCEMENT FUND	300,917	19,913.96	171,574.29	300,917	33,800.07	181,069.32	(13,886.11)
GENERAL CORPORATE - CIP	855,097	16,950.83	14,103,078.30	855,097	86,243.40	105,519.90	(69,292.57)
GENEVA CROSSING - TIF	4,791,086	192,408.84	4,623,820.71	4,937,962	(3,814.16)	4,777,875.72	196,223.00
<b>TOTAL</b>	<b>50,574,822.00</b>	<b>2,936,093.29</b>	<b>29,937,113.75</b>	<b>48,488,682.00</b>	<b>2,571,864.07</b>	<b>29,844,478.97</b>	<b>364,229.22</b>

**FISCAL BASIS**

EARNED/MONTH		EARNED/YEAR-TO-DATE		
2004-05	2005-06	2004-05	2005-06	COLLECTIONS

SALES TAX	536,768.95	560,965.27	997,384.87	1,013,654.23	JUN 2005
HOME RULE SALES TAX	160,849.96	209,702.01	325,739.82	369,113.64	JUN 2005
UTILITY TAX - COM ED	158,965.79	202,121.24	630,911.37	709,645.55	AUG 2005
UTILITY TAX - TELECOM.	178,571.51	169,737.81	328,849.80	340,407.31	JUN 2005
USE TAX -NATURAL GAS	20,543.23	17,010.60	93,791.01	87,923.08	AUG 2005
INCOME TAX	160,733.70	178,078.45	402,106.41	463,729.79	JUN 2005

BILLINGS/MONTH		BILLINGS/YEAR-TO-DATE	
2004-05	2005-06	2004-05	2005-06

WATER	446,965.38	411,086.35	1,871,705.18	2,017,784.98
SEWER	254,962.34	271,917.94	1,043,204.91	1,319,713.36

CASH RECEIPTS/MONTH		CASH RECEIPTS/YEAR-TO-DATE	
2004-05	2005-06	2004-05	2005-06

WATER & SEWER	696,352.59	718,076.76	2,827,645.34	3,127,953.25
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The Village is on an accrual basis of accounting and financial reporting. This report is for ease of understanding, on a cash basis, which recognizes revenues when collected and expenditures when made.

\* Not a complete year.