

# Village of Carol Stream

## Special Meeting of the Village Board Rental Housing Licensing Program

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

September 2, 2014  
6:00 p.m. – 7:05 p.m.

### Meeting Notes

#### ATTENDANCE:

Mayor Frank Saverino, Sr.  
Trustee Matt McCarthy  
Trustee Greg Schwarze  
Trustee Mary Frusolone  
Trustee Rick Gieser  
Trustee John LaRocca  
Clerk Beth Melody

Joseph E. Breinig, Village Manager  
Robert Mellor, Asst. Village Manager  
Chris Oakley, Asst. to the Village Manager  
Ed Sailer, Acting Chief of Police  
Robert Glees, Dir. of Community Dev.  
Jon Batek, Finance Director  
Phil Modaff, Director of Public Works  
Don Bastian, Assist. Dir. of Comm. Dev.  
Caryl Rebholz, Employee Relations Dir.  
Todd Hoppenstedt, Superint. of Oper.  
Tia Messino, Management Analyst  
Tom Miller, Police Commander  
Jim Rhodes, Village Attorney

The meeting was called to order at 6:00 p.m. by Mayor Saverino and the roll call read by Village Clerk Melody. The result of the roll call vote was as follows:

Present: Mayor Saverino, Trustees LaRocca, Gieser, Frusolone, Schwarze and McCarthy  
Absent: Trustee Weiss

### Rental Housing Licensing Program

Village Attorney Rhodes reviewed the Rental Housing Licensing Ordinance (exemptions, fees, seminar, eviction standards by landlord, etc.) Acting Chief Sailer reviewed fee structure of other towns and sample fee structures for the Village of Carol Stream. Budget includes cost of a coordinator, but no inspector in year one. Emphasis of progress is to gain voluntary compliance. Acting Chief Sailer recommends a fee structure of \$75.00 per single family rental residence and \$100.00 per apartment building. Trustee McCarthy agrees with straight fee structure. Mayor Saverino feels fee structure should be simple, but subject to change in the future. Village Manager Breinig stated staff will prepare Ordinance for Village Board consideration on September 15, 2014. Staff has not received any negative feedback from rental landlords.

### Review of Salt Application Processes

Todd Hoppenstedt reviewed Salt Usage Practices.

- *Factors Warranting Review*

Salt purchase is a significant budget item (avg. \$162,000 over last four years) and industry pricing is increasingly unstable (swinging from \$50/ton to over \$100/ton over past 10 years).

The IEPA is keenly focused on reducing chlorides in waterways; the most significant contributor of chlorides in waterways is road salt.

Last year's historic winter season resulted in a serious shortage of salt throughout the region.

Salt supplies for the coming season are already being strained; availability and price are less predictable.

- *Prior Initiatives to Reduce Salt Usage*

Regular calibration of salt-spreading equipment.

Increased bring production capability.

Through training and experience we have improved strategies for applying anti-icing (pre-storm) and de-icing products (brine, pre-wet salt, beet juice extract, etc.)

Clear and specific instruction to drivers immediately before deployment regarding the timing of sale use and the spreading rate.

Improved tracking of salt usage per truck and per event for analysis by supervisory staff helps guide targeted employee training/instruction.

Diversification of salt suppliers may reduce supply problems.

Key personnel education: DuPage River/Salt Creek Work Group seminar; North American Snow Conference.

- *Winter 2013-2014*

Measurers adopted in mid-January 2014 (reduced by -30%.

No salting on courts and cul-de-sacs (unless an ice storm)

During long-duration events salt only on final pass.

Request Park District and School Districts adopt conservation.

Expand the use of salt brine and other melting agents when weather conditions allow during salting operations (in addition to the on-going pre-wetting of streets done prior to a storm)

Measures Adopted in early February 2014 (reduced -10 to 20%)

Salt only mains and collector streets.

Salt intersections of streets with mains and collectors.

Salt hills, curves and school zones.

- *Impact of Conservation Measures*

Initial measures undertaken in mid-January:

Did not produce a noticeable difference on street conditions other than snow pack on some courts and cul-de-sacs.

Staff received very few complaints or concerns from residents.

Accidents not attributed to salt conservation measures.

Stricter measures undertaken in early February:

Snow-pack on lesser traveled streets.

Staff received very few complaints or concerns from residents.

Police did not report notable increases in traffic accidents.

- *Recommendations for Winter 2014-2015*

Adopt Snow Plan with Moderate Conservation Measures:

Expanded use of anti-icing strategies and products (pre-storm)

No salting on courts and cul-de-sacs (unless conditions warrant, i.e. – ice storm)

Routinely salt only on final pass.

Work with Park District and School Districts to adopt conservation measures where appropriate.

Trustees McCarthy and Gieser stated they live in cul-de-sacs and did not experience driving problems due to the Village of Carol Stream not salting cul-de-sacs.

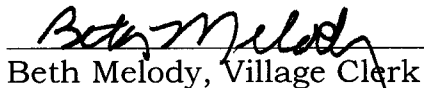
No Village Board concerns about implementing moderate salt conservation measures.

There being no further business, a motion was made by Trustee McCarthy and seconded by Trustee Frusolone to adjourn the Special Board meeting. The meeting was adjourned unanimously at 7:05 p.m.

FOR THE BOARD OF TRUSTEES



Frank Saverino, Sr., Mayor



Beth Melody, Village Clerk

Minutes approved by the President and Board of Trustees on this

15<sup>th</sup> day of September, 2014.

*Beth M. Wood*

Village Clerk