

Village of Carol Stream

BOARD MEETING

AGENDA

JULY 2, 2018

7:30 P.M.

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

A. ROLL CALL AND PLEDGE OF ALLEGIANCE:

B. MINUTES:

1. Approval of Minutes of the June 18, 2018 Village Board Meeting.
2. Approval but not release of Executive Session Minutes of the June 18, 2018 Village Board Meeting.

C. LISTENING POST:

1. Proclamation Designating July 3rd as Honor Guards Day.
2. Addresses from Audience (3 Minutes).

D. PUBLIC HEARINGS:

E. SELECTION OF CONSENT AGENDA:

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

F. BOARD AND COMMISSION REPORTS:

1. Plan Commission/Zoning Board of Appeals
 - a. #18-0011 EcoLux Auto Spa - 120 S. Gary Avenue
*Special Use Permit for an Automobile Laundry
Plat of Consolidation
Zoning Map Amendment – Rezone from B-2 General Retail District
to B-3 Service District*
RECOMMENDED APPROVAL WITH CONDITIONS 5-1
Gary/North Avenue Corridor Review
APPROVED WITH CONDITIONS 5-1
 - b. #18-0012 Primrose School – 1271 County Farm Road
*Special Use Permit for a Day Care Center
Amendment to a Special Use for a PUD
Final PUD Plan Approval
Plat of Subdivision*
RECOMMENDED APPROVAL WITH CONDITIONS 6-0

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- c. #18-0015 Labadessa Residence – 800 Alison Lane
Fence Code Variation
APPROVED 6-0
NO FURTHER ACTION NECESSARY

- d. #18-0020 BKBG Enterprises, Inc. d/b/a Devanco Foods –
440 Mission Street
*Amendment to a Special Use Permit for Outdoor Activities and
Operations*
RECOMMENDED APPROVAL 6-0

- e. Com2 Recycling – 500 Kehoe Boulevard
Fence Code Variation
APPROVED WITH CONDITIONS 6-0
NO FURTHER ACTION NECESSARY

G. OLD BUSINESS:

H. STAFF REPORTS AND RECOMMENDATIONS:

1. Municipal Center Renovation Project – Advice and Consent of Project Changes and Additions. *Staff is requesting approval of project additions of \$16,897 to provide eight (8) security cameras (4 in each of the new public stairwells) to provide enhanced security to the building.*

2. 2018 Crackfilling Contract – Award of Contract. *Staff recommends awarding a contract to Denler, Inc. for an amount not to exceed \$93,450.00 for the 2018 Crackfilling Contract.*

3. Recommendation for Purchase of 2017 Ford Transit. *Staff recommends authorizing the purchase of a 2017 Ford Transit from GMotor Cars in Arlington Heights, IL, in the amount of \$28,500.00 pursuant to the provisions of Section 5-8-3(B) and subsection 5-8-14(M) of the Carol Stream Code of Ordinances.*

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I. ORDINANCES:

1. Ordinance No. 2018-07-____ Amending Chapter 11, Article 2 of the Carol Stream Code of Ordinances by Increasing the Number of Class V Licenses from 14 to 15 (CLM Cuisine Corp. d/b/a Ye's Chinese Food, 934 W. Army Trail Road). *Staff recommends the issuance of a video gaming license to Ye's Chinese Food located at 934 W. Army Trail Road.*
2. Ordinance No. 2018-07-____ Approving a Zoning Map Amendment to Rezone Property from B-2 General Retail District to B-3 Service District (Ecolux Auto Spa, 120 S. Gary Avenue). *See F-1-a.*
3. Ordinance No. 2018-07-____ Approving a Special Use Permit for an Automobile Laundry (Ecolux Auto Spa, 120 S. Gary Ave). *See F-1-a.*
4. Ordinance No. 2018-07-____ Approving an Amendment to a Special Use Permit for a Planned Unit Development, Special Use Permit and a Final PUD Plan for a Day Care Center (Primrose School, 1271 County Farm Road). *See F-1-b.*
5. Ordinance No. 2018-07-____ Approving an Amendment to a Special Use Permit for Outdoor Activities and Operations (Storage Silos) (BKBG Enterprises, Inc., DBA Devanco Foods, 440 Mission Street). *See F-1-d.*

J. RESOLUTIONS:

1. Resolution No. ____ Authorizing the Execution of an Intergovernmental Agreement and Lease between the Village of Carol Stream and the Carol Stream Park District for the Construction, Operation and Maintenance of the Veteran's Memorial Plaza. *This is an agreement between the Village and Carol Stream Park District to lease a portion of the Ross Ferraro Town Center to the Carol Stream Park District for the construction and ongoing maintenance of a veteran's memorial plaza.*
2. Resolution No. ____ Terminating Existing Stormwater Management and Conveyance Easement and Accepting an updated Grant of Stormwater Management and Conveyance Easement (Geneva Crossing Phase II-Lot 3, 2442 N. Main Place). *Staff recommends accepting the grant of termination and updated grant of easements for stormwater management and conveyance.*

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3. Resolution No. ____ Authorizing a Final Plat of Subdivision (Vibhuti Vaghani – Primrose School, 1271 County Farm Road). *See F-1-b.*

K. NEW BUSINESS:

1. Raffle License Application-Carol Stream Chamber of Commerce. *The Carol Stream Chamber of Commerce is requesting approval of a raffle license and waiver of the fee and manager's fidelity bond for their Annual Golf Classic at Klein Creek Golf Club on July 26, 2018.*
2. Sound Amplification Permit Application-Outreach Community Center. *The Outreach Community Center is requesting approval of a Sound Amplification Permit and waiver of the permit fee for their outdoor Community Barbeque in conjunction with the National Night-Out Against Crime event on August 7, 2018.*
3. Sound Amplification Permit Application-Village Church East. *Village Church East is requesting approval of a Sound Amplification Permit and waiver of the permit fee for their outdoor church service event on July 7, 2018 at the Ross Ferraro Town Center.*

L. PAYMENT OF BILLS:

1. Regular Bills: June 19, 2018 through July 2, 2018.
2. Addendum Warrants: June 19, 2018 through July 2, 2018.

M. REPORT OF OFFICERS:

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

Village of Carol Stream

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N. EXECUTIVE SESSION:

1. Collective Negotiating Matters [5 ILCS 120/2(c)(2)]

O. ADJOURNMENT:

LAST ORDINANCE	2018-06-23	LAST RESOLUTION	3026
NEXT ORDINANCE	2018-07-24	NEXT RESOLUTION	3027

**REGULAR MEETING OF THE MAYOR AND BOARD OF TRUSTEES
Carol Stream Fire Protection District, Station No. 28, 365 Kuhn Road,
Carol Stream, DuPage County, IL**

June 18, 2018

Mayor Saverino called the Regular Meeting of the Board of Trustees to order at 7:30 p.m. and directed Village Clerk Laura Czarnecki to call the roll.

Present: Mayor Frank Saverino, Sr. and Trustees John LaRocca, Rick Gieser, Mary Frusolone and Matt McCarthy

Absent: Trustees David Hennessey and Greg Schwarze

Also Present: Village Manager Joe Breinig, Assistant Village Manager Bob Mellor, Village Clerk Laura Czarnecki, Village Attorney Jim Rhodes and Assistant Village Attorney Mallory Milluzzi

*All persons physically present at meeting unless noted otherwise

MINUTES:

Trustee McCarthy moved and Trustee Gieser made the second to approve the Minutes of the June 4, 2018 regular meeting of the Village Board. The results of the roll call vote were as follows:

Ayes: 3 Trustees LaRocca, Gieser and McCarthy

Abstain: 1 Trustee Frusolone

Absent 2 Trustees Hennessey and Schwarze

The motion passed.

Trustee LaRocca moved and Trustee McCarthy made the second to approve, but not release the Minutes of the June 4, 2018 Executive Session meeting of the Village Board. The results of the roll call vote were as follows:

Ayes: 3 Trustees LaRocca, Gieser and McCarthy

Abstain: 1 Trustee Frusolone

Absent 2 Trustees Hennessey and Schwarze

The motion passed.

LISTENING POST:

1. Resolution No. 3024 Recognizing Linda Mehring upon her Retirement from the Village of Carol Stream.

Trustee McCarthy moved and Trustee Frusolone made the second to approve Resolution No. 3024 Recognizing Linda Mehring upon her Retirement from the Village of Carol Stream.

Ayes: 4 Trustees LaRocca, Gieser, Frusolone and McCarthy

Nays: 0

Absent: 2 Trustees Hennessey and Schwarze

The motion passed.

2. Historical Spotlight: Bob Jacobsen, Friends of Pioneer Cemeteries. *Trustee Gieser introduced Bob Jacobsen who provided an historical account of the Pioneer Cemeteries including St. Stephen’s Cemetery in Carol Stream. He proposed establishment of a Kellyville, Gretna, Historic District behind the industrial buildings along North Avenue adjacent to the cemetery.*
3. Proclamation Designating June 21st-29th as Bike to Work Week. *Proclamation read by Trustee LaRocca.*
4. Addresses from Audience (3 Minutes). *None.*

PUBLIC HEARINGS:

CONSENT AGENDA:

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

Ayes: 4 Trustees LaRocca, Gieser, Frusolone and McCarthy

Nays: 0

Absent: 2 Trustees Hennessey and Schwarze

The motion passed.

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

Ayes: 4 Trustees LaRocca, Gieser, Frusolone and McCarthy

Nays: 0

Absent: 2 Trustees Hennessey and Schwarze

The motion passed.

1. Clearwater Court Storm Sewer Rehabilitation Project.
2. Purchase of AMR's for the AMR Replacement Program.
3. Ordinance No. 2018-06-21 amending Chapter 11, Article 2 of the Carol Stream Code of Ordinances by increasing the number of Class F Liquor Licenses from 6 to 7 (JIN28 CS Inc. d/b/a JIN 28, 604 E. North Avenue).
4. Ordinance No. 2018-06-22, an Ordinance amending Chapter 5, Article 9 of the Carol Stream Code of Ordinances pertaining to the Municipal Hotel Tax.
5. Ordinance No. 2018-06-23 of the Village of Carol Stream, DuPage County, Illinois ascertaining the Prevailing Rate of Wages for Laborers, Workers and Mechanics employed on Public Works Projects of said Village.
6. Resolution No. 3025 for Maintenance of Streets and Highways by Municipality Under the Illinois Highway Code – 2018 Crackfill Project.
7. Resolution No. 3026 declaring Surplus Property owned by the Village of Carol Stream.
8. Raffle License Application-DuPage County Social Services Association.
9. Payment of Regular and Addendum Warrant of Bills from June 5, 2018 through June 18, 2018.
10. Treasurer's Report: Revenue/Expenditure Statement and Balance Sheet, Month ended May 31, 2018.

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

Ayes: 4 Trustees LaRocca, Gieser, Frusolone and McCarthy

Nays: 0

Absent: 2 Trustees Hennessey and Schwarze

The motion passed.

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

Clearwater Court Storm Sewer Rehabilitation Project:

The Village Board approved a contract for a cost not to exceed \$25,835.00 to Engineering Resource Associates, Inc. for Phase I Design Services.

Purchase of AMR's for the AMR Replacement Program:

The Village Board approved the purchase of AMR's from Midwest Meter, Inc. in the amount of \$300,000.00 pursuant to the provisions of Sections 5-8-3(B) and 5-8-14(C) of the Carol Stream Code of Ordinances.

Ordinance No. 2018-06-21 Amending Chapter 11, Article 2 of the Carol Stream Code of Ordinances by increasing the number of Class F Liquor Licenses from 6 to 7 (JIN28 CS Inc. d/b/a JIN 28, 604 E. North Avenue):

The Village Board approved the issuance of a Class F liquor license to JIN 28 located at 604 E. North Avenue.

Ordinance No. 2018-06-22, An Ordinance Amending Chapter 5, Article 9 of the Carol Stream Code of Ordinances pertaining to the Municipal Hotel Tax:

The Village Board approved revisions to the Hotel/Motel Tax.

Ordinance No. 2018-06-23 of the Village of Carol Stream, DuPage County, Illinois ascertaining the Prevailing Rate of Wages for Laborers, Workers and Mechanics employed on Public Works Projects of said Village:

The Village Board approved the Prevailing Wage Ordinance as mandated by State Law.

Resolution No. 3025 for Maintenance of Streets and Highways by Municipality Under the Illinois Highway Code - 2018 Crackfill Project:

The Village Board approved the 2018 Crackfill Project funded with Motor Fuel tax dollars and therefore needs to be approved by the Illinois Department of Transportation prior to bidding and award of contract with a cost estimate of \$119,000.00.

Resolution No. 3026 Declaring Surplus Property owned by the Village of Carol Stream:

The Village Board approved declaring surplus three (3) designated Police Department Squad Cars and authorized their sale through the Insurance Auto Auction INC.

Raffle License Application-DuPage County Social Services Association:

The Village Board approved a raffle license and waiver of the fee and manager's fidelity bond to the DuPage County Social Services Association for their Adult Protective Services conference at the Holiday Inn & Suites on July 18, 2018.

Regular Bills and Addendum Warrant of Bills:

The Village Board approved payment of the Regular Bills dated June 18, 2018 in the amount of \$2,120,900.22. The Village Board approved the payment of the Addendum Warrant of Bills from June 5, 2018 thru June 18, 2018 in the amount of \$662,519.41.

Treasurer's Report:

The Village Board received the Revenue/Expenditure Statements and Balance Sheet for the Month ended May 31, 2018.

Report of Officers:

Trustee LaRocca thanked Bob Jacobsen for his historical review of Pioneer Cemeteries. He also congratulated Linda Mehring on her retirement and dedication to our community.

Trustee Gieser congratulated Linda Mehring on her retirement and thanked Bob Jacobsen for his presentation. He commented on the 4th of July Parade coming up and their website to sign up to participate in the parade. Trustee Gieser also stated the Thursday night concerts are well attended and this Thursday's band is Hello Weekend.

Trustee Frusolone congratulated Linda Mehring on her retirement and thanked Bob Jacobsen for his presentation as she has visited that cemetery. She also commented about the Relay for Life this Saturday. Please Shop Carol Stream.

Trustee McCarthy congratulated Linda Mehring on her retirement and thanked Bob Jacobsen for his presentation. He stated there is a concert this Thursday and thanked staff for working these concerts. Trustee McCarthy also commented about Relay for Life which will be held this Saturday at Town Center from 4p.m. till midnight.

Village Clerk Czarnecki congratulated Linda Mehring on her retirement. Please remember our troops.

Village Attorney Rhodes congratulated Linda Mehring on her retirement.

Village Manager Breinig congratulated Linda Mehring for her exuberance and energy while at her job. The July 2nd Village Board meeting is still on schedule. He also stated we will need to convene to schedule a tour of the Village Hall prior to a future Board Meeting.

Assistant Village Manager Mellor stated the Municipal Center will be substantially complete by mid October. Elevators are going in and painting is underway.

Mayor Saverino congratulated Linda Mehring on her retirement and stated many good employees have been retiring lately.

At 8:04 p.m., Trustee McCarthy moved and Trustee LaRocca made the second to adjourn the meeting to Executive Session pursuant to Section 2.C.6 of the Open Meetings Act to discuss sale or lease of property owned by the public body. There will be no Village Board action following Executive Session and the meeting will adjourn thereafter. The results of the roll call vote were as follows:

Ayes: 4 Trustees LaRocca, Gieser, Frusolone and McCarthy

Nays: 0

Absent: 2 Trustees Hennessey and Schwarze

The motion passed.

FOR THE BOARD OF TRUSTEES

Mayor Frank Saverino, Sr.

ATTEST:

Laura Czarnecki, Village Clerk

**Regular Meeting – Plan Commission/Zoning Board of Appeals
Carol Stream Fire Protection District Station 28, DuPage County,
Carol Stream, Illinois**

***All Matters on the Agenda may be Discussed, Amended and Acted Upon
June 25, 2018.***

Chairman Parisi called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:00 p.m. Chairman Parisi directed Jane Lentino, Community Development Secretary, to call the roll.

The results of the roll call were:

Present: Commissioners Angelo Christopher, Dave Creighton, Frank Petella, Dee Spink, Charlie Tucek, and Chairman Parisi

Absent: Commissioner Meneghini

Also Present: Tom Farace, Planning and Economic Development Manager, Jane Lentino, Secretary, and a representative from the DuPage County Court Reporters.

MINUTES:

Commissioner Creighton moved and Commissioner Spink seconded the motion to approve the minutes of the meeting of March 26, 2018.

The results of the roll call vote were:

Ayes: 5 Commissioners Christopher, Creighton, Petella, Spink, and Tucek

Nays: 0

Abstain: 1 Chairman Parisi

Absent: 1 Commissioner Meneghini

PUBLIC HEARING

Chairman Parisi asked for a motion to open the Public Hearing. Commissioner Spink moved and Commissioner Petella seconded the motion.

The motion was passed by unanimous vote.

Case #18-0011 – EcoLux Auto Spa – 120 S. Gary Ave

Special Use Permit for an Automobile Laundry

Gary/North Avenue Corridor Review

Plat of Consolidation

Zoning Map Amendment – Rezone from B-2, General Retail District, to B-3, Service District

Chairman Parisi swore in Alan Jacob, Zoning Attorney, 950 North Milwaukee Avenue, Glenview, Illinois, 60025, and Nick Spallone, Carwash Pro Designers, 500 N. Michigan, Chicago, IL 60611.

Mr. Jacob stated that the project, is a state of the art carwash facility to be located at 120 South Gary Avenue. He stated that he feels the carwash, to be named EcoLux, meets or exceeds the vision of the 2016 Comprehensive Plan, which includes mixed use commercial property providing a tax base to the Village of Carol Stream, and an amenity to the community at large.

Mr. Jacob stated that the application is for a Special Use Permit, rezoning from B-2 to B-3, and Plat of Consolidation. He stated that the project is environmentally designed to preserve the natural features of the property and to compliment the Gary/North Avenue Corridor as envisioned by the Comprehensive Plan, and that it creates diversity.

Chairman Parisi asked that the flow and finish of the carwash be clarified for the Commission.

Mr. Jacob referred to the consultants for that information.

Mr. Spallone stated that they were trying to get access from a parcel out lot of White Castle which will provide in and out eastbound access on North Avenue, and full access from the south end of the lot that is part of the Pilot frontage road.

Mr. Spallone stated that there were 54 stacking spots between the entrance to the wash and pay stations. He referred to a slide that showed where the self-serve vacuum lines would be located.

Chairman Parisi stated that there is a Gary/North Avenue Corridor requirement, and asked that the elevations be clarified.

Mr. Spallone stated that the two towers would be stone with EIFS at the windows at the top of the towers, limestone caps, and brick with stone accent columns between the towers, which will also have a steel roof. He stated that the same materials would be implemented on the columns for the pay stations and the vacuum arches. He also stated that there will be architectural screening around mechanical equipment on the roof.

Chairman Parisi asked for questions from the audience. There were none.

Chairman Parisi asked Mr. Farace for the Staff Report.

Mr. Farace stated that the applicant is requesting a Special Use permit for an auto laundry, a Zoning map amendment from B-2 to B-3, Gary/North Avenue Corridor review, and plat of consolidation approval, to be located at the southwest corner of Gary and North Avenues, next to White Castle. He stated that have been a few carwash proposals at this location over the past several years which were not built, and referred to a similar request in 2013, where the west portion of the White Castle property would be purchased to obtain access to North Avenue, which would create access from both North Avenue and Gary Avenue by a cross access connection with the Pilot gas station on the south side of the property.

Mr. Farace stated that there would be three queueing lanes that will have stacking space for over 50 vehicles. He stated that, per code, there is a minimum of 10 stacking spaces per lane, and this is a single tunnel carwash. He stated that the vacuum stations would be along the north side of the building and along the north/south drive aisle.

Mr. Farace referred to the landscape plan and stated that the property will be exceeding the point system requirements for landscaping.

Mr. Farace stated that dominant materials on the building are stone and brick veneer, with a metal roof on the two towers and the vacuum canopy. He stated that the masonry material will be carried out through the columns, and there will be windows on all sides of the building, which Staff feels meets the criteria for the Gary/North Avenue Corridor review.

Mr. Spallone stated that the trash/refuse enclosure will be in brick and stone to match the building.

Mr. Farace stated that the western portion of the White Castle property will have to be consolidated. He stated that the plat has been reviewed by both Engineering and Community Development Departments, along with the Village Clerk's office, and meets the criteria for plats, however that portion of the lot has to be rezoned, and that Staff recommends rezoning that portion to B-3 to match the zoning of the rest of the lot.

Mr. Farace stated that Staff is supportive of the project, that the site layout has a nice traffic flow. He stated that there is signage and pavement markings to make sure that the traffic flow is safe. Mr. Farace stated that the landscaping does a good job of screening and buffering, and that the building elevations should provide an attractive addition along Gary and North Avenues, and the rezoning is appropriate. He stated that Staff is supportive with the conditions at the end of the Staff report.

Chairman Parisi asked for questions from the Commission. Commissioner Christopher had none.

Commissioner Tucek expressed concern about noise level and that Pilot had to do a comprehensive sound test for the Holiday Inn Hotel. He stated that there is a high velocity dryer at the end of the wash as well as vacuums. He asked if the noise has been tested in other locations, would it meet the same requirements that Pilot had to meet, and, if it does become too loud, can the equipment be moved or modified.

Mr. Spallone stated that all of the equipment, including the vacuum systems are housed inside the building and piped outside. He stated that the refuse container will contain a vacuum system that will consolidate the sound. He stated that they have done noise pollution studies and that 10 feet out from the door is the same decibel level as the fan on the back of a computer.

Commissioner Petella asked to clarify the traffic pattern, and asked if traffic will be able to enter and exit from the Pilot frontage road at Gary Avenue.

Mr. Spallone stated yes.

Commissioner Petella stated that it will create a problem as people will be crossing over each other.

Mr. Spallone showed the area that was striped as a no parking or standing zone, and that there are signs along the side of the frontage road that say no stacking or standing.

Commissioner Petella stated that he didn't know how well the striping was going to work if people have to cross over the customers who are getting ready to pay and there's snow on the ground. He stated that the traffic should not exit the wash in a southbound direction.

Mr. Spallone stated that they have a few washes that have the cross traffic pattern and, because of the 25-30 second delay between washes, there has been no problem. He stated that if that problem does occur, that there will be staff on the site that will coordinate traffic.

Commissioner Petella asked how many employees would be on site.

Mr. Spallone stated that there would be three to five people on site.

Commissioner Spink asked if they was an existing agreement with White Castle.

Mr. Spallone stated yes.

Commissioner Spink asked if there were going to have specials in conjunction with the other retailers in the area.

Mr. Spallone stated that, yes, the owners will approach Pilot corporate offices about cross marketing.

Commissioner Spink asked if it will be a \$3.00 wash plus add ons like the Jet Brite Carwash.

Mr. Spallone stated that it would be a \$3.00 wash, like Jet Brite, with the option to increase the package, and that the main difference is that they use a belt for their wash and Jet Brite uses a metal track.

Commissioner Creighton expressed concern with the access to the drive aisle at Pilot. He stated that he didn't think that a lot of trucks would be turning left onto Gary Avenue, but they do, and that the carwash using it will back up traffic even more, making it dangerous for southbound Gary Avenue traffic. Commissioner Creighton asked if they would consider making that an entrance only.

Mr. Spallone stated that the problem would be that people exiting onto North Avenue would only be able to go eastbound.

Commissioner Creighton stated that traffic exiting eastbound onto North Avenue can go both north and south on Gary Avenue, or make a U-turn to go west on North Avenue.

Mr. Spallone stated that they parked at the site for a week paying attention to traffic, and noticed that some of the rigs would park and stand, and not do anything on the frontage road. He stated that the no standing/parking signs will eliminate the problem of standing trucks, and they will be enforced by the employees. He stated that an almost identical setup was approved a few years ago for Zippy's.

Commissioner Creighton stated that the proposal for Zippy's was approved prior to Pilot.

Mr. Spallone reiterated the 25-30 second spacing between washes.

Commissioner Creighton stated that he passes the area twice a day, sees trucks turning left onto Gary Avenue, and that it is inconvenient and dangerous. He stated that the carwash traffic pattern will add to it. He suggested that the Special Use permit be amended.

Mr. Spallone stated that it would interfere with someone entering Pilot.

Commissioner Creighton stated that it's a safety issue and that he would like to see it as entrance only.

Mr. Spallone asked that, if there could be an agreement that if there is a traffic issue in the future, it be designated as enter only.

Mr. Farace stated that it could be a possibility, and that Staff looked at the issue as well, which is why extensive pavement marking is required.

Commissioner Creighton stated that he was specifically concerned with the drive aisle.

Mr. Farace stated that the additional signs were requested by Engineering for Pilot, and were hoping that when the property gets developed and the signage goes up, that trucks will no longer stand/stop at that location. He stated that there is an option that a condition could be added that, if traffic flow becomes an issue, access out could be re-reviewed and restricted.

Commissioner Creighton asked what metrics would be used to make that decision.

Mr. Farace stated that they would look to see how traffic flow is hindered, and that if a customer realizes that there are four semi-trucks that they wouldn't go out that way.

Mr. Spallone stated that they would be open to an amendment that states that if the area becomes a traffic hazard, they would agree to restricting traffic flow in that area.

Commissioner Creighton asked if they would work with the Village on that.

Mr. Spallone stated they would, and they would do everything in their power to make sure that traffic moved smoothly there, along with the trucks.

Chairman Parisi suggested that the distance from the proposed egress on North Avenue to Gary Avenue is short and to go north on Gary Avenue means to cross four lanes of traffic in a very short time, and would cause a greater hazard on North Avenue than on Gary Avenue because traffic is slower on Gary Avenue.

Chairman Parisi referred to a 96 s.f. sign on both Gary Avenue and North Avenue and asked Mr. Farace if it falls within the Village's requirements.

Mr. Farace stated that the signs met the height and size requirements.

Mr. Spallone stated that they are comfortable with whatever the sign code allows for the monument sign.

Chairman Parisi asked for a motion to approve.

Commissioner Creighton moved to amend the Special Use Permit to add an additional condition to the Special Use that the Petitioner shall work with the Village of Carol Stream regarding traffic issues along the entrance on Gary Avenue if it is determined that it is causing a hazard.

The results of the roll call vote were:

Ayes:	5	Commissioners Christopher, Spink, Petella, Tucek, and Acting Chairman Creighton
Nays:	1	Chairman Parisi
Abstain:	0	
Absent:	1	Commissioner Meneghini

The motion was approved.

Chairman Parisi asked for a motion to approve Gary/North Avenue Corridor review and the Plat of Consolidation.

Commissioner Spink moved and Commissioner Petella seconded the motion to approve the Gary/North Avenue Corridor review and Plat of Consolidation.

The results of the roll call vote were:

Ayes:	5	Commissioners Christopher, Spink, Petella, Tucek, and Acting Chairman Creighton
Nays:	1	Chairman Parisi
Abstain:	0	
Absent:	1	Commissioner Meneghini

The motion was approved.

This case will go before the Village Board of Trustees on Monday, July 2, 2018, at 7:30 PM for formal approval.

Case #18-0012 – Primrose School – 1271 County Farm Road
Special Use Permit for a Day Care Center
Amendment to a Special Use for a PUD
Final PUD Plan Approval
Plat of Subdivision

Chairman Parisi swore in Eric Carlson, Architect, 24 N. Bennett St, Geneva, IL, and Vishal Vighani, 12741 County Farm Road, Carol Stream, IL, 60188.

Mr. Carlson stated that they are requesting a Special Use permit for Primrose Schools, a day care center, an amendment to a Special Use for a PUD, a final PUD, and plat of subdivision approval for the separation of the northern part of the four acre parcel that extends to County Farm, along a detention area to the south, and south of Kelly Drive, to a two acre parcel.

Mr. Carlson referred to several slides showing the parcel from the adjacent shopping center, other businesses, and the site plan, which showed where the playground equipment will be. He stated that the play areas are scattered for the different ages.

Mr. Carlson referred to a slide and stated that the picture was an idea of what could happen for the vacant lot to the south, as there was discussion with Staff as to its possible development.

Mr. Carlson stated that the mechanical components would be screened from the building and that it has separate solid fencing that would screen it from Kelly Drive.

Mr. Carlson stated that the owner wanted to increase the landscaping beyond the standard ordinance. He stated that it is very nicely landscaped and screened from around Kelly Drive, the bank, and along the front.

Mr. Carlson referred to slides of surrounding businesses, and of Heritage Plaza, showing the gables and the brick, which are picked up in the standard design of Primrose School. He showed a slide of the prototype of the building which is standard at other locations, meaning that Primrose knows how this building will function regarding circulation pattern, parking, etc.

Mr. Carlson stated that Primrose School is an upper scale facility and has been in existence since 1982, with over 300 locations across the country.

Mr. Carlson stated that Primrose School complies with the requirements as stated in the Staff report.

Chairman Parisi asked for questions from the audience. There were none.

Chairman Parisi asked Mr. Farace for the Staff Report.

Mr. Farace stated that Primrose School is seeking approval of a Special Use permit for a day care center and also amending the overall Special Use permit for Phase III of Heritage of Plaza PUD, and a final PUD plan, and approval for a plat of subdivision for Lot 5, which is centrally located in Heritage Plaza.

Mr. Farace stated that in April, 2006, the Village Board adopted an ordinance which amended the preliminary PUD plan for Phase III of Heritage Plaza that subdivided several of the vacant lots, and only the lot at the far west end, where O'Reilly Auto Parts is located, has been developed.

Mr. Farace stated that Primrose School has over 300 locations across the country, which include St. Charles, Algonquin, Naperville and Long Grove, in Illinois. He stated that the building is a little over 12,000 s.f. and will occupy two of the four acres of the lot.

Mr. Farace stated that this facility will hold approximately 200 children, from six weeks old to 12 years old, with a staff of about 25 teachers. He stated that the hours of operation will be 6:30 AM until 6:30 PM, Monday through Friday.

Mr. Farace stated that access to the site will be from two curb cuts, one at the northwest corner of the property, alongside the drive aisle along the north property line, and another along the main drive aisle within the shopping center. He stated that parking is along the north and east sides of the building.

Mr. Farace stated that the building will be centrally located on the property, with the playground area along the west, south and east sides of the property, which will be fenced off and divided according to age group. He states that the mechanical units will be located in a fence in area at the southeast corner of the building, and there is a detention area along the south that will be thoroughly reviewed by the Engineering Department, but that preliminary review deemed it to be acceptable.

Mr. Farace stated that the property will be subdivided, and that Staff was concerned with the layout because of the usability of a smaller piece of property, and referred to Mr. Carlson's plan of a small drive-thru use. Staff felt comfortable with supporting the plat of subdivision as there was a plan in place.

Mr. Farace stated Staff is supportive of a deviation of the landscape plan as it meets percentage requirements in terms of parking lot landscaping, along with landscaping around the perimeter of the property.

Mr. Farace stated that Primrose School has a corporate look that they convey with all of their buildings, but as an out lot of Heritage Plaza, there needs to be an architectural tie in with the main shopping center building. He stated that the keystone features that are proposed above the window headers will match keystone features on the Jewel building and the masonry material will be a similar reddish brick color.

Mr. Farace stated that Staff is supportive of the original 2006 approval that had a stipulation stating that all signage had to be individual channel letter signs. He stated that the Primrose sign is a sandblasted wood sign with their logo on it, and Staff is comfortable deviating from the channel letter provision, as it was likely put in place to deter box wall signs.

Mr. Farace stated that Staff is supportive of the Special Use request, the PUD plan, and the plat of subdivision, and felt that the building and landscaping is attractive. He stated that the parking is adequate based on the peak hours and the turn over.

Chairman Parisi asked for questions from the Commission. Commissioners Christopher, Spink, Petella, and Tucek had none.

Commissioner Creighton asked about the protection around the outdoor play areas.

Mr. Carlson stated that the fence is a six foot black aluminum picket fence that will be placed around the perimeter and that a lower four foot fence will separate the different age groups.

Commissioner Creighton asked if there was any protection from cars accidentally entering on the west side of the property and suggested bollards.

Mr. Carlson stated that there was not but could install bumpers on those particular spaces, but does not have an issue with bollards and that it was a fair request.

Chairman Parisi asked to clarify that the two acres that are being subdivided leaves less than one acre between Kelly Drive and the school for future development, and expressed concern over the maintenance of that area.

Mr. Farace stated that it was a smaller parcel which concerned Staff.

Chairman Parisi stated that the smaller parcel will look like a residual landscaped area, and asked who manicures that landscape.

Mr. Vaghani stated that his hope is that the school enrollment reaches capacity and he can expand and purchase the property as per his agreement with Heritage Plaza. He also stated that Jewel-Osco has a master agreement that prohibits any retail on the property and will only allow a school or day care. He also stated that the landlord will maintain the area.

Chairman Parisi asked why Mr. Vaghani didn't buy the whole parcel.

Mr. Vaghani stated cost and how soon his school will fill to capacity.

Chairman Parisi recommended that the landscape should look contiguous with the Primrose School property so it looks entirely developed.

Mr. Farace stated that the Village has a good working relationship with the new owners of Heritage Plaza, and that property maintenance issues are enforceable under the PUD.

Chairman Parisi asked if the maintenance should be a condition of approval.

Mr. Farace stated that the maintenance should be the responsibility of the property owner and not the applicant since they don't own it.

Mr. Carlson stated that they showed that parcel as a Dunkin' Donut kiosk because Mr. Vishal owns several Dunkin' Donuts locations.

Chairman Parisi stated that less than an acre will not be easily developed and asked that Mr. Farace assist in making sure that the parcel is properly maintained.

Mr. Farace agreed.

Chairman Parisi asked for a motion to approve.

Commissioner Creighton moved to approve the Special Use permit for a day care center, and amendment to a Special Use for a PUD, final PUD, and the plat of subdivision, with recommendation that a barrier be constructed, specifically on the western portion of the parcel, between the parking lot and the outdoor playground. Commissioner Petella seconded the motion

The results of the roll call vote were:

Ayes:	6	Commissioners Creighton, Christopher, Spink, Petella, Tucek, and Chairman Parisi
Nays:	0	
Abstain:	0	
Absent:	1	Commissioner Meneghini

The motion was approved.

This case will go before the Village Board of Trustees on Monday, July 2, 2018, at 7:30 PM for formal approval.

Case #18-0015 – Labadessa Residence – 800 Alison Lane
Fence Code Variation

Chairman Parisi swore in Aimee Labadessa, 800 Allison Lane, Carol Stream, IL 60188.

Ms. Labadessa stated that she and her husband would like to install an open aluminum fence four feet into the 30 foot setback on their corner lot which backs up to the side of another house. She stated that she has a paved patio in the back of her house, and the fence code, as it stands, would have the fence going through their patio.

Ms. Labadessa stated that the fence would be a four foot aluminum, non-privacy that would go to the back and around the property.

Chairman Parisi asked for questions from the audience. There were none.

Chairman Parisi asked Mr. Farace for the Staff Report.

Mr. Farace stated that the homeowners are seeking approval of a variation to the fence code variation to allow a fence to encroach four feet into the corner side yard setback. He stated that the property is zoned R-3 and that the front and corner side yard setback is usually 25 feet.

Mr. Farace stated that the Renaissance subdivision has a 30 foot setback, which would not allow the homeowner to enclose their patio area and the majority of the rear yard. He stated that they are requesting to encroach four feet into the corner side yard. He stated, if they were to abide by the fence code, the fence would have to encroach in the middle of their sidewalk and patio, causing a hardship.

Mr. Farace stated that Staff is comfortable supporting the 4 foot encroachment due to the hardship. He also stated that there was existing landscaping that would make the fence less noticeable.

Chairman Parisi asked for questions from the commission. Commissioners Petella, Spink, Christopher and Chairman Parisi had none.

Commissioner Tucek asked Mr. Farace if, by agreeing to this fence, a homeowner would have to reapply for a variance to put up a different style, type, or height of fence in the future, or if any fence agreed to today would be approved.

Mr. Farace clarified that the maximum height of a fence in a residential district is five feet, unless backing up to a major roadway, school, PUD, commercial area, or open area, such as a park, at which point a 6 foot fence is allowed. He stated that the fence height and style being applied for tonight is what would be allowed, and that if, for instance, a five foot solid wood fence were to be applied for in the future, it would have to go before the Commission.

Commissioner Creighton asked Mr. Farace to clarify that most residents have a 25 foot setback and that this one has a 30 foot setback.

Mr. Farace clarified that this subdivision was platted with a 30 foot setback.

Chairman Parisi asked for a motion to approve the fence variation to encroach into the 30 foot setback. Commissioner Petella moved to approve. And Commissioner Spink seconded the motion.

The results of the roll call vote were:

Ayes: 6 Commissioners Christopher, Spink, Tucek, Petella, Creighton, and Chairman Parisi.
Nays: 0
Abstain: 0
Absent: 1 Commissioner Meneghini

The motion was approved.

Case #18-0020 – BKBG Enterprises, Inc. dba Devanco Foods – 440 Mission Street
Amendment to a Special Use Permit for Outdoor Activities

Chairman Parisi swore in Peter Canavos, 3811 Knottingham Drive, Long Grove, IL, for Devanco Foods, 440 Mission Street.

Mr. Canavos stated that they are requesting approval to modify a condition to an amendment requiring the outdoor silos be painted. He explained that there are two silos on the 100,000 s.f. building that are white and do not have the provider's logo on them. He stated that the provider of the silos, Air Products, recommends that the silos not be painted.

Mr. Canavos stated that one silo is for liquid nitrogen and the other is for liquid carbon dioxide, which chill food products that Devanco produces. He stated that painting the silos will affect their efficiency.

Chairman Parisi asked for questions from the audience. There were none.

Chairman Parisi asked Mr. Farace for the Staff Report.

Mr. Farace stated that Devanco Foods is seeking approval to amend their Special Use permit. He stated that as a condition of their original approval, Staff recommended that the two silos, one is 30 feet tall and one is 24 feet tall, on the west side of the building be painted to blend with the building, but that Air Products recommended that they not be painted so as not to adversely affect their efficiency.

Mr. Farace stated that, according to the letter from Air Products, painting the silos a darker color would change the temperature of the liquids used for freezing foods. He stated that Staff was not aware of these circumstances.

Mr. Farace stated that Staff is comfortable with supporting this request. He stated that the silos are about 300 feet from the street and there is landscaping for screening.

Chairman Parisi asked for questions from the Commission. Commissioners Christopher, Spink, Petella, and Tucek had none.

Commissioner Creighton asked Mr. Farace if this was part of a code to paint the silos.

Mr. Farace stated that it is what Staff recommended.

Chairman Parisi asked for a motion to approve.

Commissioner Creighton moved to approve the modification to the amendment for Special Use for outdoor storage and activities. Commissioner Tucek seconded the motion.

The results of the roll call vote were:

Ayes: 6 Commissioners Creighton, Christopher, Petella, Spink, Tucek and Chairman Parisi.
Nays: 0
Abstain: 0
Absent: 1 Commissioner Meneghini

The motion was approved.

This case will go before the Village Board of Trustees on Monday, July 2, 2018, at 7:30 PM for formal approval.

Case #18-0022 – Com2 Recycling – 500 Kehoe Boulevard
Fence Code Variation

Chairman Parisi swore in Shams Qadri and Donna Vojensky, 500 Kehoe Boulevard, Carol Stream, IL 60188.

Mr. Qadri stated that they are an electronics recycling company. He stated that people dump recycling materials and random trucks park in their parking lot after hours and on weekends. He stated that they have put up signs and installed cameras security systems, but it is still going on.

Mr. Qadri stated that they are requesting a variation to the fence code to be able to install a fence in the front of the building. He stated that the fence in the front of the building would be decorative and the sides would be chain link. He stated that there would also be gates and security cameras installed.

Chairman Parisi asked for questions from the audience. There were none.

Chairman Paris asked Mr. Farace for the Staff Report.

Mr. Farace stated that Com2, recently relocated located to 500 Kehoe Boulevard, is seeking a variation to the fence code. He stated that there has been illegal dumping of electronics after hours, and illegal truck parking at night and on weekends.

Mr. Farace stated that they wanted to install a chain link fence around the property and Staff recommended a decorative fence at the front of the property and chain link on the sides. He stated that a variation is required for a fence in the front of a property.

Mr. Farace stated that the fence would be installed along the front of the property with gates at the two driveways, which would be closed at all times. He stated that if someone wanted to drop off electronics, they could make an appointment or they could be buzzed in to the property. He stated that there would be signage to inform patrons of the hours of operation.

Mr. Farace stated that there were concerns about trucks parking along Kehoe, but that the 60 foot long driveways would be adequate for both truck parking, and for cars to turn around or back out when the gates are closed. He stated that there is no design for the gates, but Staff is comfortable working with the applicant on the permit for the gate design to match the fence.

Mr. Farace stated that Com2 is interested in having the decorative fence solely along the front of the property, but Staff is recommending that the decorative fence wrap around to where the front of the building is located. He referred to a slide showing that the location of the chain link fence starts in a

spot that does not require a variation, and that the decorative fence is placed on the property where the variation is required, as recommended by Staff. Mr. Farace stated that would be a discussion for the Commission.

Mr. Farace stated that Staff supports the request for the fence, that it be no taller than six feet, that the gate be decorative, and the box sign with a tarp that is on the building that needs to be cleaned up. He stated that in most instances that a fence would not be allowed in the front of a property, but that due to the illegal dumping and the choice of decorative fencing, Staff is supportive.

Chairman Parisi asked for questions from the Commission. Commissioners Tucek, Spink, and Christopher had none.

Commissioner Petella asked if a semi-truck would be able to enter the property without being on the street.

Chairman Parisi stated that the driveway is 60 feet.

Commissioner Creighton asked if Com2 had the problem at the previous location, and if the fence at the previous location was taller.

Mr. Qadri stated that the fence at the previous location was seven feet high.

Ms. Vojensky stated that they had the same problem and they made police reports. She stated that they have pictures of someone opening their car and dumped electronics into the parking lot, and that it is an ongoing issue.

Commissioner Creighton asked if they felt that the fence was going to help.

Ms. Vojensky stated that it is an extra deterrent.

Commissioner Creighton asked where the security cameras will be installed.

Ms. Vojensky stated that the cameras will be installed all over.

Commissioner Creighton asked to clarify that the previous inhabitant was gone, which means their trailers are gone.

Ms. Vojenski stated yes, and that it was random trucks that don't want to pay to stay somewhere.

Commissioner Creighton asked Mr. Farace to clarify the reason that Staff wants the fence to wrap around.

Mr. Farace stated that it is for aesthetics and, from a visual perspective, it is what is seen when traveling along Kehoe, as well as being the area on the property where the variation is required.

Mr. Qadri asked if they could provide landscaping on the sides in front of a chain link fence, instead of the decorative fence.

Commissioner Creighton asked if it was a hardship.

Mr. Qadri and Ms. Vojensky stated that it was.

Mr. Farace agreed that it would be more money, and that landscaping would be tricky.

Mr. Farace stated that the vacant lot next to the subject property will eventually be subdivided and developed at some point.

Chairman Parisi stated that if there was a similar request from the building to the west of the subject property, the fence would be placed closer to Kehoe Boulevard as the building is set closer, and suggested working with the petitioners to extend the fence just to the front of the building to the west as a compromise between what the Village is suggesting and what the petitioner is suggesting. He stated that a variation to the fence code for the front of the building to the West would require the fence to begin where the Com2 fence variation will stop. He stated that it is only visible from the west.

Mr. Farace stated that it would be fine and it would relieve the petitioner of some of the cost.

Chairman Parisi asked for a motion to approve the fence code variation.

Commissioner Creighton moved to approve the fence variation with an adjustment to the Staff recommendation. Commissioner Tucek seconded the motion.

The results of the roll call vote were:

Ayes: 6 Commissioners Creighton, Christopher, Petella, Spink, Tucek and Chairman Parisi.
Nays: 0
Abstain: 0
Absent: 1 Commissioner Meneghini

The motion was approved.

Chairman Parisi asked for a motion to close public hearing,

Commissioner Creighton moved and Commissioner Christopher seconded the motion to close Public Hearing.

The motion was passed by unanimous vote.

PRESENTATION:

OLD BUSINESS:

NEW BUSINESS:

Mr. Farace presented the annual update to the Village's Comprehensive Plan, which was adopted two years ago.

Mr. Farace stated that there have been some development projects, as well as annexation of properties in the North Avenue/County Farm area.

Mr. Farace stated that the Village has received a grant from The Chicago Metropolitan Agency for Planning to prepare a Unified Development Ordinance to update the Zoning Code, the Sign Code and the Subdivision Code. He stated that it is a huge undertaking and that consultants will be interviewed over the next few weeks. He also stated that the project will start around September 1, 2018, and take about two years.

Mr. Farace stated that, from an economic development perspective, the Village is continuing to bring businesses into town, and to maintain and enhance the industrial areas. He also stated that property maintenance issues with the shopping centers is a priority. Mr. Farace stated that they are also making sure that there is activity in the three key opportunity areas; Town Center, North Avenue/County Farm,

and North Ave between Kuhn and Bennett. Mr. Farace stated that there are also housing initiatives that are also being worked on.

Mr. Farace stated that the Engineering Department is always working on things from as flood plain and drainage perspective, as well.

Mr. Farace demonstrated the new Village of Carol Stream website and referred to the interactive story map of village projects handled through the Capital Improvements Program.

Commissioner Creighton asked about the south side of town.

Chairman Parisi stated to Mr. Farace that, since the codes are being looked into, it should guide the Village into the next 50 years.

Mr. Farace stated that it will be handled the same way the Comprehensive Plan was handled, with public input and open houses.

On another note, Mr. Farace stated that there are two vacant lots on Surrey Drive, owned by the Village, that were originally set aside for detention. He stated that when Easton Park was developed, adequate detention was also developed, and the lots are now available for single family residential use. He stated that there is a current resident who is interested in building a house and the Village is considering selling one of the lots.

Commissioner Creighton asked to clarify the Zoning of the lot.

Mr. Farace stated that it is zoned residential.

ADJOURNMENT:

At 8:43pm Commissioner Creighton moved and Commissioner Spink seconded the motion to adjourn the meeting.

The motion passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,

Jane Lentino
Community Development Secretary

Minutes approved by Plan Commission on this ____ day of _____, 20____.

Chairman

PROCLAMATION

Designating July 3rd as Honor Guards Day

WHEREAS, Honor Guards across America serve with honor, dignity and loyalty; and

WHEREAS, they demonstrate high regard for the traditions of the United States military, public safety organizations and honor the veterans who served our country; and

WHEREAS, the Honor Guard is comprised of courageous men and women who have selflessly served in our military, law enforcement, fire service and other public safety and emergency medical agencies; and

WHEREAS, all those who wear the uniform of the Honor Guard understand the sacrifice and are an important part of the community; and

WHEREAS, the Honor Guard serves communities across America including the Village of Carol Stream through participation in services for the fallen, presenting the colors with honor and involvement in community events and memorials; and

WHEREAS, the Honor Guard acts as the face of the organization they represent during solemn times of mourning and remembrance, and provide solace to families and communities during times of grief; and

WHEREAS, this is an opportunity to recognize their service and sacrifice, and show appreciation of Honor Guards who support our communities as we pay tribute and remember those who have selflessly served our state and nation;

NOW, THEREFORE BE IT RESOLVED THAT, I, Mayor Frank Saverino Sr. & Carol Stream Board of Trustees, DuPage County, Illinois, in the exercise of its home rule powers does hereby proclaim

July 3, 2018 as Honor Guards Day

in Carol Stream and encourages all residents to acknowledge and value the service provided by Honor Guards

PROCLAIMED THIS 2nd DAY OF JULY 2018

Frank Saverino Sr. - Mayor

Laura Czarnecki, Village Clerk

Village of Carol Stream
Interdepartmental Memo

TO: Joseph E. Breinig, Village Manager

FROM: Tom Farace, Planning & Economic Development Manager *TF*

THROUGH: Donald T. Bastian, Community Development Director *DB*

DATE: June 27, 2018

RE: **Agenda Item for the Village Board Meeting of July 2, 2018**
PC/ZBA Case 18-0011, EcoLux Auto Spa – 120 S. Gary Avenue, Special Use Permit for an Automobile Laundry, Zoning Map Amendment to Rezone Property from B-2 General Retail District to B-3 Service District, and Gary/North Avenue Corridor Review

Binh Tran, with EcoLux Auto Spa, requests approval of a Special Use Permit for an Automobile Laundry (Car Wash), a Zoning Map Amendment to rezone property from B-2 General Retail District to B-3 Service District, and Gary/North Avenue Corridor Review for a proposed car wash at 120 S. Gary Avenue. The proposed tunnel-style car wash will be situated on the southern portion of the development, with access proposed from an existing curb cut along the driveway which leads to the Pilot Gas Station from Gary Avenue, and an existing driveway along North Avenue that is currently located on the White Castle property. The west portion of the White Castle property will be sold to the applicant and consolidated with the 120 S. Gary property to provide a larger development area and provide access to North Avenue. The portion of the White Castle property to be sold and consolidated will be rezoned from B-2 to B-3 to match the current zoning of the 120 S. Gary property.

The proposed car wash will provide vehicle stacking for over 30 vehicles in the three queuing lanes on the south side of the building, and 27 covered vacuum stations are proposed north of the building and along the main north/south drive aisle. The development has been designed so that vehicles can safely maneuver in and around the car wash, with landscaping also proposed for screening and buffering purposes along adjacent roadways. The proposed exterior building materials include brick and limestone veneer, with standing seam metal roofing, and said materials will be carried over onto the vacuum canopies and refuse enclosures. The proposed development will meet Gary/North Avenue Corridor (GNAC) regulations from a site layout, landscaping, and architectural design perspective.

The staff report presenting the request, with supporting documentation, was transmitted to the Village Board with the PC/ZBA packet on June 22, 2018. At its meeting on June 25, 2018, by a vote of 5-1, the PC/ZBA recommended approval of the Special Use Permit and Zoning Map Amendment subject to the conditions in the June 25, 2018 staff report. The PC/ZBA also approved the GNAC Review by a vote of 5-1. It should be noted that a Plat of Consolidation was also reviewed and recommended for approval by the PC/ZBA, but the resolution for approval of the Plat of Consolidation will not be brought before the Village Board until necessary language is provided on the plat and the plat is finalized.

If the Village Board concurs with the PC/ZBA recommendation, they should approve the Special Use Permit for an Automobile Laundry and Zoning Map Amendment for EcoLux Auto Spa subject to the conditions contained within the Ordinance, and adopt the necessary Ordinance. No Village Board action is necessary regarding the Gary/North Avenue Corridor Review.

ec: Binh Tran, EcoLux Auto Spa (via email)
Nick Spallone, Car Wash Pro Designers (via email)

Village of Carol Stream
Interdepartmental Memo

TO: Joseph E. Breinig, Village Manager

FROM: Tom Farace, Planning & Economic Development Manager

THROUGH: Donald T. Bastian, Community Development Director

DATE: June 27, 2018

RE: **Agenda Item for the Village Board Meeting of July 2, 2018**
PC/ZBA Case 18-0012, Primrose School – 1271 County Farm Road, Amendment to a Special Use Permit for a Planned Unit Development, Special Use Permit for a Day Care Center, Final PUD Plan, and Plat of Subdivision

Vibhuti Vaghani, applicant for Primrose School, requests approval of an Amendment to a Special Use Permit for a Planned Unit Development, Special Use Permit for a Day Care Center, Final PUD Plan, and Plat of Subdivision for a proposed 12,110 square foot day care center on Lot 5 in Heritage Plaza near the southeast corner of County Farm and Army Trail Roads. The Primrose School is an accredited early childhood education facility and has over 300 locations across the country. The proposed facility will provide child care services for up to approximately 204 children (ages 6 weeks to 12 years old) with a staff of 25 teachers. Hours of operation will be 6:30am to 6:30pm during the week.

The proposed building will occupy two of the four acres of Lot 5 at Heritage Plaza. The proposed building will be centrally located on the site, with parking to the north and east of the building and fenced-in outdoor play areas to the west, south, and east of the building. In addition, the applicant has agreed to install a sidewalk along the east and north sides of the property should redevelopment of adjacent properties occur in the future, which will allow for better pedestrian connectivity into Heritage Plaza. Landscaping is proposed to screen the parking lot, as a buffer on the west and south sides of the property, and as prairie plantings within the detention area on the south side of the property. Building design includes brick veneer and stone, a standing seam metal canopy over the front entrance, a multi-peaked roof, and a cupola. The proposed architecture also includes details, such as similarly colored brick and decorative keystone, which will provide an architectural tie-in with the main shopping center building.

The applicant proposes to subdivide the property into two lots. The proposed day care will be located on Lot 1, and Lot 2 will contain the remainder of the land of the existing Lot 5. Staff initially had concerns with the proposed subdivision, and believed that the size and configuration of Lot 2 may not be able to accommodate a suitable future commercial development (and may remain unusable). The applicant provided a preliminary layout on the Final PUD Plan which illustrates a small drive-through use may be accommodated on Lot 2, and staff now feels comfortable with the proposed subdivision.

The staff report presenting the request, with supporting documentation, was transmitted to the Village Board with the PC/ZBA packet on June 22, 2018. At its meeting on June 25, 2018, by a vote of 6-0, the PC/ZBA recommended approval of the Special Use Amendment, Special Use for the Day Care, Final PUD Plan, and Plat of Subdivision, subject to the conditions in the June 25, 2018 staff report. If the Village Board concurs with the PC/ZBA recommendation, they should approve the Amendment to a Special Use Permit, Special Use for the Day Care Center, Final PUD Plan, and Plat of Subdivision for the Primrose School subject to the conditions contained within the Ordinance, and adopt the necessary Ordinance and Resolution.

ec: Vibhuti Vaghani, Primrose School and Eric Carlson, ECA Architects & Planners (via email)

Village of Carol Stream
Interdepartmental Memo

TO: Joseph E. Breinig, Village Manager

FROM: Tom Farace, Planning & Economic Development Manager *TF*

THROUGH: Donald T. Bastian, Community Development Director *DTB*

DATE: June 27, 2018

RE: **Agenda Item for the Village Board Meeting of July 2, 2018**
PC/ZBA Case 18-0020, BKBG Enterprises, Inc. dba Devanco Foods – 440 Mission Street,
Amendment to a Special Use Permit for Outdoor Activities and Operations

Evan Bartzis, with Devanco Foods, requests approval of an Amendment to a Special Use Permit for Outdoor Activities and Operations to modify a condition requiring the painting of outdoor storage silos for Devanco Foods at 440 Mission Street. In April 2016, the Village Board adopted Ordinance No. 2016-04-25, which granted approval of a Special Use Permit for Meat Processing, Packaging, Storage, and Warehousing for Devanco Foods, along with a Special Use Permit for Outdoor Activities and Operations in the form of two storage silos on the west side of the building. A condition of approval in Ordinance No. 2016-04-25 stated the storage silos must be painted a neutral color so as to blend with the existing building. The silos contain liquid nitrogen and carbon dioxide used in the freezing process for the food products at the facility, and are currently painted white.

According to the regional engineer from the company which Devanco leases the silos from, painting the silos a darker color could affect the efficiency of their usage by increasing the temperature of the silo walls and not delivering liquids with sub-cooled temperatures to freezers inside the building. While it is preferred that the silos be painted a darker color to blend with the color of the building, the concerns raised by the regional engineer are deemed valid and painted silos could have a negative effect on productivity for Devanco. It should be noted that the silos are over 300 feet away from Mission Street and are screened by landscaping and the building itself. In addition, the applicant and silo provider have met the original condition that the silos not contain any logos or graphics, which would be considered signage for the business.

The staff report presenting the request, with supporting documentation, was transmitted to the Village Board with the PC/ZBA packet on June 22, 2018. At its meeting on June 25, 2018, by a vote of 6-0, the PC/ZBA recommended approval of the Special Use Amendment subject to the conditions in the June 25, 2018 staff report.

If the Village Board concurs with the PC/ZBA recommendation, they should approve the Amendment to a Special Use Permit for Outdoor Activities and Operations to modify a condition to not paint storage silos at Devanco Foods subject to the conditions contained within the Ordinance, and adopt the necessary Ordinance.

ec: Evan Bartzis, Devanco Foods (via email)

Village of Carol Stream
Interdepartmental Memo

TO: Mayor and Trustees
FROM: Robert Mellor, Assistant Village Manager *RMM*
DATE: June 25, 2018
RE: **Municipal Center Renovation Project - Advice and Consent of Project Changes and Additions**

Attached for Village Board consideration is a request for changes to the Municipal Center Renovation project contract. Staff was informed by Williams Architects that there were no security cameras included in the stairwells of the renovated Municipal Center. Security cameras had previously been installed in certain stairwells at the Municipal Center and it was our intention that these would continue to be included in the project. This change is being requested to provide eight security cameras (4 in each of the new public stairwells) to provide enhanced security to the building.

MTI, the Village's construction manager for the Municipal Center Renovation Project, received very favorable bid pricing and we are currently under our budget projections for the project. Because of favorable bidding, the cost savings from these low bids are available either for use to fund work removed or for additions and alternatives. The original cost savings from bidding were \$685,070. The current balance of those cost savings is \$20,677, which are available to complete other work, if approved by the Board.

The table below summarizes project additions either requested by staff or recommended by the architect and construction manager:

Item	Description	Cost
MPR #45	Installation of 4 security cameras in the public Staircase ST-1 and 4 Cameras in Staircase ST-4.	\$16,897
	Total Change Order Amount	\$16,897

Staff is requesting approval of project additions of \$16,897 as outlined in the memos from the architect and construction manager. This change will not result in an increase in the Guaranteed Maximum Price (GMP) nor will it increase the approved project budget. Attached is correspondence from Williams Architects recommending the work be completed at this time at the proposed pricing.

Cc: Joseph Breinig, Village Manager

Bob Mellor

From: Steve Karecki <SKarecki@mticsi.com>
Sent: Thursday, June 14, 2018 4:42 PM
To: Bob Mellor
Cc: Andy Jones
Subject: CSMC MPR 45 Add Cameras in Staircases
Attachments: MPR 45 Costs.pdf

Bob,

JJ and Marc requested that we provide a proposal for installing 4 cameras in Staircase ST-1 and 4 Cameras in Staircase ST-4. Scope is as listed on the Applied Communications, Kellenberger Electric and LJ Morse Proposals, attached. Please note that additional cost will be required if we cannot get approval soon enough to allow drywall , painting repairs and ceiling tile placement to be completed while the Contractors are mobilized on the site. Williams Architects have no objections to the costs. The cost to perform the MPR 45 work is as follows.

Applied Communications Group	\$13,490
Kellenberger Electric Inc.	\$ 1,525
LJ Morse Construction	\$ 329
MTI 10%	<u>\$ 1,535</u>
Total	\$16,897

We hope that if you would like to approve this proposal, that there is a way to get this into the next board meeting to avoid additional costs.

Steve Karecki

MTI CONSTRUCTION SERVICES

328 Eisenhower Lane North, Lombard, IL 60148

Office: 847-742-7200 Ext:5024 | **Cell:** 847-636-0326 | **Fax:** 847-742-7203

SKarecki@mticsi.com

<http://www.MTICSI.com>

Providing Construction Solutions for Over 100 Years.

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From: Andrew Caputo [mailto:acaputo@williams-architects.com]

Sent: Thursday, June 14, 2018 4:21 PM

To: Steve Karecki <SKarecki@mticsi.com>

Subject: RE: CSMC MPR 45 Add Cameras in Staircases

Steve, yes, Mark reviewed the proposed costs. We have no objections. Thanks, Andrew

Andrew Caputo, AIA, LEED AP
Associate Principal
Williams Architects



500 Park Boulevard, Suite 800
Itasca, IL 60143
630.221.1212 T
630.221.1220 F
acaputo@williams-architects.com



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From: Steve Karecki <SKarecki@mticsi.com>
Sent: Thursday, June 14, 2018 4:17 PM
To: Andrew Caputo <acaputo@williams-architects.com>
Subject: FW: CSMC MPR 45 Add Cameras in Staircases

Any chance of your approval of costs on his yet today?

Andrew,

The Village asked us to provide a proposal for installing 4 cameras in Staircase ST-1 and 4 Cameras in Staircase ST-4. Scope is as listed on the Applied Communications, Kellenberger Electric and LJ Morse Proposals, attached. Please note that additional cost will be required if we cannot get approval soon enough to allow drywall and painting repairs and ceiling tile placement to be completed while the contractors are mobilized on the site. The cost to perform the MPR 45 work is as follows.

Applied Communications Group	\$13,490
Kellenberger Electric Inc.	\$ 1,525
LJ Morse Construction	\$ 329
MTI 10%	<u>\$ 1,535</u>
Total	\$16,897

Please try to get this price review done quickly to allow this proposal to go to the next board meeting.



Request for Change Order

To: MTI Construction Services, LLC
328 Eisenhower Lane
Lombard, IL 60148-5405

Project: Village of Carol Stream

RFC No: ACG#01

Date: 6/12/2018

Description: Request, The 2 new public staircases have no cameras in them. We need to quote providing 2 of the dual cameras (down the stair/up the stair) in each stairway on the intermediate platforms. Total 4 additional dual cameras (8 views).

Additional Notes

Per Steve Karecki, Jim the Electrician, Jerry and I figured out our best route to access the 4 locations. The west feed (Staircase ST-1) will start in the SW corner of Police Lobby 106 about 15" below the ceiling, go west into the police vestibule on top of a soffit and then greenfields will go up and down after going south through the wall.

The Staircase ST-4 feeds will start above the ceiling, north wall of Kitchenette 179, through the wall with greenfield extending down the wall and out the drywall at the camera locations. Pull strings are to be provided.

Per ACG, there is not a dual view camera. There are 180, 360 and fish eye cameras but we don't believe that these are a good fit for the application.

SOW, ACG will install (1) Cat6 drop per camera for a total of (8). The cables will be certified using an DTX1800 cable analyzer. The cameras are Arecont 5MP IP Cameras, model number AV3355PM-H. The cameras will need to be integrated into the Milestone VMS software and will require (8) XProtect Corporate Device Licenses XPCODL which are included in the price. The cameras will require to be integrated into the Creative Electronic Detention Monitoring and Control System and that cost has been included in this proposal.

1015 Lunt Ave
Schaumburg, IL 60193 Phone: (630) 529-1020
Fax: (630) 529-1026



Request for Change Order

To: MTI Construction Services, LLC
328 Eisenhower Lane
Lombard, IL 60148-5405
Project: Village of Carol Stream

The above work is subject to the same conditions as specified in the original contract unless otherwise stipulated. No change to the project is authorized until the client signs off on this form, thereby agreeing to the documented impact. We reserve the right to correct this quote for errors and omissions. This change order covers direct costs only and we reserve the right to claim for impact and consequential costs.

All work related to this change is to be during normal business hours unless premium hours have been specified. If the work is completed on premium hours for any reason, the work will be subject and charge the premium amount of .5 for primum and double for Sundays and Holidays.

Upon approval the sum of \$13,489.50 will be added to the contract price.

This Request \$13,489.50

Authorized Signature: _____ Date: _____
Applied Communications Group

Authorized Signature: _____ Date: _____
MTI Construction Services, LLC

1015 Lunt Ave
Schaumburg, IL 60193 Phone: (630) 529-1020
Fax: (630) 529-1026



Request for Change Order

To: MTI Construction Services, LLC
 328 Eisenhower Lane
 Lombard, IL 60148-5405
 Project: Village of Carol Stream

Labor	Hours	Rate	Burden	Fringes	Total
701: Straight time Foreman	19	36.18	13.10	34.92	1,599.80
701: Straight time Journeyman	16	33.38	12.19	33.01	1,257.28
System Programing	4	110.00	0.00	0.00	440.00
	39				3,297.08

Material	Qty	Cost	Tax	Total
C6ESPO-NEXTSPEED CMP CAT-6 ORANGE	2	470.00	0.00	940.00
HP624-Hubbell 24 port cat6 patch panel	1	200.00	0.00	200.00
30130-719-CPI 19" X 2U HRZ CABLE MANAGER SIN	1	55.00	0.00	55.00
HXJ6OR-CAT-6 JACKS ORANGE DATA	8	8.00	0.00	64.00
62460-3OR-CAT 6 PATCH CORD 3 FOOT ORANGE	8	5.00	0.00	40.00
62460-5OR-CAT 6 PATCH CORD 5 FOOT ORANGE	8	6.00	0.00	48.00
AV3355PM-H-Arecont Dome Camera 3MP	8	539.99	0.00	4,319.92
XPCODL-Milestone XProtect Corp Device Channel License	8	222.00	0.00	1,776.00
SUPPORTS-MISC CABLE SUPPORTS HUBBELL	30	4.00	0.00	120.00
ACGCON-Misc Materials, Tyraps, String, Labels, Wirenuts	1	100.00	0.00	100.00
PARTS&SMARTS-Creative Technologies	1	250.00	0.00	250.00
AV-FMA-Arecont Flush mount adapter for AV3355PM-H camera	8	40.00	0.00	320.00
			0.00	8,232.92

Equipment	Fee	Rate	Total
DTX1800 Cable Tester Daily Fee	1	200.00	200.00
	1		200.00

1015 Lunt Ave
 Schaumburg, IL 60193 Phone: (630) 529-1020
 Fax: (630) 529-1026



Request for Change Order

To: MTI Construction Services, LLC
328 Eisenhower Lane
Lombard, IL 60148-5405

Project: Village of Carol Stream

Description	PCF	Amount
Labor		3,297.08
Material		8,232.92
Equipment		200.00
Total Cost		11,730.00
15% 10/5	15	1,759.50
Contract Amount		\$13,489.50

1015 Lunt Ave
Schaumburg, IL 60193 Phone: (630) 529-1020
Fax: (630) 529-1026



**KELLENBERGER
ELECTRIC
INC.**

Electrical Contractors

CHANGE ORDER

CO2174 34

To: MTI Construction

June 13, 2018
CSVH

You are hereby authorized to perform the following specifically described additional work:

Provide rough in chases for extra cameras in stairwells
Involves cutting out drywall
All drywall patching and painting is excluded

Material	\$ 50.00
Labor	\$ 1,440.00
10% P/OH	\$ 5.00
2% Bond	\$ 30.00
TOTAL	\$ 1,525.00

Date _____ Authorizing Signature Tim Kellenberger
We hereby agree to furnish labor and materials-complete in accordance with above specifications, at above stated price.

PLEASE SIGN AND RETURN ONE COPY

Authorized Signature _____ Date _____
Above additional work to be performed under same conditions as specified in original contract unless otherwise stipulated.
Note: This revision becomes part of, and in conformance with, the existing contract.

1540 Fleetwood Drive

Elgin, IL 60123

Phone 847.888.8192

Fax 847.888.8195

L.J. Morse Construction Company

128 S Broadway

Aurora, IL 60505

PROPOSED CHANGE ORDER**No. 00020**

Phone: 630-723-3364

Fax: 630-723-3445

TITLE: Patch Hole at West Stair for Camera**DATE:** 06/13/2018**PROJECT:** Carol Stream Municipal Center**JOB:****TO:** Attn: Steve Karecki
MTI Construction Services, LLC
328 Eisenhower Lane N
Lombard, IL 60148-5405
Phone: 847.742.7200 Fax: 847.742.7203**CONTRACT NO:** 1**RE:****To:****From:****Number:****DESCRIPTION OF PROPOSAL**

Patch Hole in wall at landing due to installation of new camera

Item	Description	Stock#	Quantity	Units	Unit Price	Tax Rate	Tax Amount	Net Amount
00001	Carpenter Labor		1	Hr	\$109.17	0.00%	\$0.00	\$109.17
00002	Taper Labor		2	Hrs	\$106.76	0.00%	\$0.00	\$213.52
00003	Materials		1		\$5.00	0.00%	\$0.00	\$5.00
00004	OH&P on materials		1		\$0.50	0.00%	\$0.00	\$0.50

Unit Cost: \$328.19**Unit Tax:** \$0.00**Total:** \$328.19**APPROVAL:****By:**

Steve Karecki

By:

Rick Cuthbertson

Date:**Date:**

Village Of Carol Stream
Interdepartmental Memo

TO: Joseph Breinig, Village Manager
FROM: Adam Frederick, Civil Engineer II 
DATE: June 27, 2018
RE: **Award of Contract - 2018 Crackfilling Contract**

On June 27, 2018 at 11:00 a.m. Engineering Staff opened bids for the referenced project. The following bids were read aloud:

Denler Inc., Joliet, IL	\$ 93,450.00
SKC Construction, Inc., West Dundee, IL	\$ 94,501.00
Engineer's Estimate and Budget	\$ 119,000.00

The low bid received was under the budget and the Engineer's Estimate of \$119,000.00 by \$25,550.00 (21%). This project is funded by the MFT Fund.

The low bidder has completed this project successful for the Village several times in the past. Staff therefore recommends award of the contract to Denler, Inc. at the bid unit prices submitted.

Attachments (Bid Tabs)

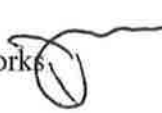
cc: James T. Knudsen, Director of Engineering Services
William N. Cleveland, Assistant Village Engineer
Jon Batek, Finance Director
Phil Modaff, Director of Public Works

**Bid Tabulation
2018 Crackfilling
Bid Opened
6/27/18**

Item #	ITEM	UNIT	QTY	Village of Carol Stream Engineering Dept.		SKC Construction, Inc. Des Plaines, IL 60118		Denler, Inc. Mokena, IL 60448	
				UNIT COST	AMOUNT	UNIT COST	AMOUNT	UNIT COST	AMOUNT
1	Fiber - Asphalt	LB	82,000	\$1.37	\$112,340.00	\$1.15	\$94,300.00	\$1.13	\$92,250.00
2	Fine Aggregate (FA-6)	TON	20	\$54.50	\$1,090.00	\$10.00	\$200.00	\$10.00	\$200.00
3	Traffic Control and Protection	LS	1	\$5,570.00	\$5,570.00	\$1.00	\$1.00	\$1,000.00	\$1,000.00
	Total Estimate Maintenance Cost				\$119,000.00		\$94,501.00		\$93,450.00

Village of Carol Stream
Interdepartmental Memo

TO: Joe Breinig, Village Manager

FROM: Philip J. Modaff, Director of Public Works 

DATE: July 28, 2018

RE: Recommendation for Purchase of 2017 Ford Transit

The FY19 budget includes \$35,000 for the replacement of a van that is primarily assigned to water meter maintenance duties. With the addition of the AMR Replacement Program in the current budget, the existing van will continue in service and the new van will be assigned to the AMR Program.

Staff reviewed purchase opportunities from several joint purchasing programs, including the State's CMS program, the Suburban Purchasing Cooperative and the NJPA. None of these programs have the desired vehicle available at this time and the earliest guaranteed delivery is at least sixteen (16) weeks out. Staff also looked at leasing options and purchase of a used vehicle. We were able to find the desired vehicle, with internal outfitting already installed, from GMotor Cars dealership in Arlington Heights, IL.

The proposed van has just 5,568 miles and comes equipped with interior shelving, hands-free phone feature, rear-view camera and spray-in floor liner for a total cost of \$28,500.00 (see attached proposed Bill of Sale). Once the vehicle is received, there will be additional expenses for items such as strobes, license fees, two-way radio, power-inverter and decals that will total approximately \$2,800, for a total vehicle cost not-to-exceed of \$31,300. The best price we found for a new vehicle under joint purchasing was \$29,247.12, plus an additional \$5,640 in add-on costs, for a total of \$34,887.12.

It is recommended that the Village Board authorize the purchase of a 2017 Ford Transit from GMotor Cars in Arlington Heights, IL, in the amount of \$28,500.00, pursuant to the provisions of Section 5-8-3(B) and subsection 5-8-14(M) of the Carol Stream Code of Ordinances.

Attachments

BILL OF SALE DATE: 6/28/18 STOCK #: 15189

GMOTORCARS
2411 E OAKTON ST
ARLINGTON HEIGHTS, IL 60005
847-228-1900

BUYER INFORMATION:	
VILLAGE OF CAROL STREAM 124 Gerzevske Lane CAROL STREAM, IL 60188 HOME: 630-871-6265 WORK: D.L.#/STATE: IL	COUNTY: DUPAGE CELL: EXP. DATE: D.O.B.:

SALESPERSON:	
TRADE-IN INFORMATION:	
YEAR: 2017	BALANCE OWED: \$ 0.00
MAKE: FORD	ALLOWANCE: \$ 0.00
MODEL: TRANSIT	GOOD THROUGH:
VIN: 1FTYE1CM0HKA83325	BALANCE OWED TO:
MILEAGE: 5568	
STOCK: 15189	

The following applies to used motor vehicles only, except to the extent they are not subject to an implied warranty of merchantability, as noted below:

Illinois law requires that this vehicle will be free of a defect in a power train component for 15 days or 500 miles after delivery, whichever is earlier, except with regard to particular defects disclosed on the first page of this agreement. "Power train component" means the engine block, head, all internal engine parts, oil pan and gaskets, water pump, intake manifold, transmission, and all internal transmission parts, torque converter, drive shaft, universal joints, rear axle and all rear axle internal parts, and rear wheel bearings. You (the consumer) will have to pay up to \$100 for each of the first 2 repairs if the warranty is violated.

INSURANCE INFORMATION:	
COMPANY:	PHONE:
AGENT:	POLICY #:

LIENHOLDER INFORMATION:	
COMPANY:	
ADDRESS:	

Attention consumer: sign here only if the seller has told you that this vehicle has the following problem or problems and you agree to buy the vehicle on those terms:

- 1) _____
- 2) _____
- 3) _____

Signature(s) _____ Date _____

VEHICLE PRICE		28,500.00
Documentary Fee*:		N/A
Sales Tax:		N/A
Title Fee: N/A Reg. Fee: N/A		0.00
Optional ERT Fee:		N/A
Payoff on Trade-in:		N/A
TOTAL DUE		28,500.00
CREDIT	TRADE-IN ALLOWANCE	N/A
	DEPOSIT	N/A
	CASH DOWN PAYMENT	N/A
	DEFERRED DOWN PAYMENT	28,500.00
TOTAL CREDIT		28,500.00
<input checked="" type="checkbox"/> Cash <input type="checkbox"/> Finance		BALANCE DUE 0.00

If financed, please see your installment sales contract for information about finance charge, insurance, and terms of payment (other than cash).

*DOCUMENTARY FEE. A DOCUMENTARY FEE IS NOT AN OFFICIAL FEE. A DOCUMENTARY FEE IS NOT REQUIRED BY LAW, BUT MAY BE CHARGED TO BUYERS FOR HANDLING DOCUMENTS AND PERFORMING SERVICES RELATED TO CLOSING OF A SALE. THE BASE DOCUMENTARY FEE BEGINNING JANUARY 1, 2008, WAS \$150. THE MAXIMUM AMOUNT THAT MAY BE CHARGED FOR A DOCUMENTARY FEE IS THE BASE DOCUMENTARY FEE OF \$150 WHICH SHALL BE SUBJECT TO AN ANNUAL RATE ADJUSTMENT EQUAL TO THE PERCENTAGE OF CHANGE IN THE BUREAU OF LABOR STATISTICS CONSUMER PRICE INDEX. THIS NOTICE IS REQUIRED BY LAW.

NO PUBLIC LIABILITY INSURANCE ISSUED WITH THIS TRANSACTION.

Unless we make a written warranty, or enter into a service contract within 90 days from the date of this contract, to the extent not prohibited by applicable law, we make no warranties, express or implied, on the vehicle, and there will be no implied warranties of merchantability or of fitness for a particular purpose. Notwithstanding anything to the contrary above, and subject to the exceptions referenced below*, our general disclaimer of warranties does not exclude, modify, or disclaim the implied warranty of merchantability or the remedies for breach of the implied warranty of merchantability before midnight of the 15th calendar day after delivery of a used motor vehicle or until a used motor vehicle is driven 500 miles after delivery, whichever is earlier. This provision does not affect any warranties covering the vehicle that the manufacturer may offer.


*The implied warranty of merchantability does not apply to: (1) antique or collector vehicles; (2) vehicles with more than 150,000 miles at the time of sale; (3) vehicles with titles that have been branded "rebuilt" or "flood"; (4) vehicles with a gross vehicle weight of more than 8,000 pounds; (5) vehicles for which we (the seller) offer an express warranty that provides coverage that is equal to or greater than the implied warranty of merchantability required by Illinois law; (6) any other vehicles for which the implied warranty of merchantability does not apply as set forth in 815 ILCS 505/2L or other Illinois law; or (7) any particular defects in the vehicle for which you waive the implied warranty of merchantability in accordance with Illinois law.

CONTRACTUAL DISCLOSURE STATEMENT (USED VEHICLES ONLY) The information you see on the window form for this vehicle is part of this contract. Information on the window form overrides any contrary provisions in the contract of sale. Spanish Translation: Guía para compradores de vehículos usados. La información que ve en el formulario de la ventanilla para este vehículo forma parte del presente contrato. La información del formulario de la ventanilla deja sin efecto toda disposición en contrario contenida en el contrato de venta.

Buyer hereby declares that he/she is of legal age to transact business and that no unfair inducement has been made by Seller. This Bill of Sale and the related documents that Buyer signs contemporaneously with this Bill of Sale, including any retail installment contract, contain the entire agreement between Buyer and Seller and cancels and supersedes any prior agreement including oral agreements relating to the sale of the motor vehicle.

Accepted by Authorized Dealership Representative _____ Date 6/28/18 Buyer _____ Date 6/28/18 Co-Buyer _____ Date _____

Village of Carol Stream
Interdepartmental Memo

TO: Mayor and Trustees
FROM: Joseph E. Breinig, Village Manager 
DATE: June 27, 2018
RE: Increase of Class V Licenses – Ye’s Chinese Food

The Mayor’s office has received a request for a Class V license to operate video gaming devices from CLM Cuisine Corp. d/b/a Ye’s Chinese Food, 934 W. Army Trail Road. The Illinois Gaming Board has approved issuance of a State license for video gaming to Ye’s Chinese Food. Attached for your review and consideration is an Ordinance increasing the number of Class V liquor licenses from 14 to 15 which allows establishments to operate video gaming devices.

Staff recommends approval of the attached Ordinance increasing the Class V license by one with regard to Ye’s Chinese Food upon passage and approval by law.

JEB/dk

Attachment

ORDINANCE NO. 2018-07-_____

**AN ORDINANCE AMENDING CHAPTER 11, ARTICLE 2 OF THE CAROL STREAM
CODE OF ORDINANCES BY INCREASING THE NUMBER OF CLASS V LICENSES
FROM 14 TO 15 (CLM CUISINE CORP. d/b/a YE'S CHINESE FOOD,
934 W. ARMY TRAIL ROAD, CAROL STREAM, IL)**

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 Chapter 11, Article 2 of the Carol Stream Code of Ordinances, Classification
of Liquor Licenses, be and the same is hereby amended by increasing the number of Class V Licenses,
authorization to operate video gaming devices, from 14 to 15.

SECTION 2: The increase in the number of Class V liquor licenses as provided in Section 1 is
contingent upon the issuance of a video gaming license by the Illinois Gaming Board to CLM Cuisine
Corp. d/b/a Ye's Chinese Food.

SECTION 3: This Ordinance shall be in full force and effect from and after its passage and
approval by law.

PASSED AND APPROVED THIS 2nd DAY OF JULY, 2018.

AYES:

NAYS:

ABSENT:

Frank Saverino, Sr., Mayor

ATTEST:

Laura Czarnecki, Village Clerk

**AN ORDINANCE APPROVING A ZONING MAP AMENDMENT
TO REZONE PROPERTY FROM B-2 GENERAL RETAIL DISTRICT TO B-3
SERVICE DISTRICT (ECOLUX AUTO SPA, 120 S. GARY AVENUE)**

WHEREAS, Binh Tran with EcoLux Auto Spa, hereinafter referred to as the Petitioner, has petitioned the Village of Carol Stream for a Zoning Map Amendment to rezone property from B-2 General Retail District to B-3 Service District; and

WHEREAS, pursuant to Section 16-15-7 of the Carol Stream Code of Ordinances, the Combined Plan Commission/Zoning Board of Appeals, at a regular meeting thereof, held a public hearing on the above petition on June 25, 2018, following proper legal notice of said public hearing, after which the Commission voted to recommend to the Mayor and Board of Trustees of the Village that the Zoning Map Amendment be approved; and

WHEREAS, the Combined Plan Commission/Zoning Board of Appeals has filed its Findings and Recommendations regarding the Zoning Map Amendment with the Mayor and Board of Trustees, and the Mayor and Board of Trustees have duly considered said Findings and Recommendations.

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

SECTION 1: The 0.51 acre parcel legally described below (the Property) is hereby granted a Zoning Map Amendment to rezone the Property from B-2 General Retail District to B-3 Service District.

LEGAL DESCRIPTION OF THE PROPERTY:

THE WEST 112.15 FEET (AS MEASURED AT RIGHT ANGLES THERETO) OF LOT 3 IN MODAFF'S PLAT OF LOTS 2 AND 3, BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 19, 1959, AS DOCUMENT NUMBER 912843, IN DUPAGE COUNTY, ILLINOIS.

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

PASSED AND APPROVED THIS 2nd DAY OF JULY, 2018.

AYES:

NAYS:

ABSENT:

Frank Saverino, Sr. Mayor

ATTEST:

Laura Czarnecki, Village Clerk

I, _____, being the owner or party in interest of the Subject Property legally described in 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.

Binh Tran
EcoLux Auto Spa

Date

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR AN AUTOMOBILE LAUNDRY (ECOLUX AUTO SPA, 120 S. GARY AVENUE)

WHEREAS, Binh Tran of EcoLux Auto Spa, hereinafter referred to as the Petitioner, has petitioned the Village of Carol Stream for a Special Use Permit for an Automobile Laundry (Car Wash) in accordance with Section 16-9-4 (C)(2) of the Carol Stream Code of Ordinances, on the property legally described in Section 2 herein and commonly known as 120 S. Gary Avenue, Carol Stream, Illinois; and

WHEREAS, pursuant to Section 16-15-8 of the Carol Stream Code of Ordinances, the Combined Plan Commission/Zoning Board of Appeals held a public hearing on the above petition on June 25, 2018, following proper legal notice of said public hearing, after which the Commission recommended to the Mayor and Board of Trustees of the Village that the Special Use Permit be approved; and

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

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

SECTION 1:

The Mayor and Board of Trustees of the Village of Carol Stream, after examining the Petition for the Special Use Permit for an Automobile Laundry and the Findings and Recommendations of the Combined Plan Commission/Zoning Board of Appeals, have determined and find that the requested Special Use Permit:

1. Are deemed necessary for the public convenience at the location. *The proposed car wash will provide an amenity to the residents, business owners/employees, and visitors to the community.*
2. Will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare. *The proposed use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare, and has been designed in a safe and efficient manner.*
3. Will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. *The surrounding area has commercial uses, and as such, the proposed car wash should not be injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor diminish or impair property values within the area.*
4. Will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. *Surrounding properties are already developed. Therefore, there should be no impact on the normal and orderly development and improvement of surrounding properties.*

5. Will provide adequate utilities, access roads, drainage and other important and necessary community facilities. *Adequate utilities, access roads, drainage and other public improvements are already in place.*
6. Will conform to the applicable regulations of the district in which it is located, except as the Village Board may in each instance modify such regulations. *The project will conform to all applicable codes and requirements.*

SECTION 2:

The Special Use Permit, as set forth in the above recitals, is hereby approved and granted to EcoLux Auto Spa subject to the conditions set forth in Section 3, upon the real estate commonly known as 120 S. Gary Avenue, Carol Stream, Illinois, and legally described as follows:

GARY AND NORTH AVENUE PLAT OF CONSOLIDATION, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

hereinafter referred to as the Subject Property.

SECTION 3:

The approval of the Special Use Permit granted in Section 1 herein is subject to the following conditions:

1. That the landscape plan shall be updated to illustrate the proposed Red Oak tree at the northwest corner of the property and relocate the symbol for the tree, along with adding perennials around the base of each monument sign, prior to the issuance of a building permit;
2. That the landscape materials must be installed as shown on the attached landscape plan (except as may be amended to address recommended conditions herein), and that all materials shall be maintained in a healthy condition, with dead or dying materials being replaced in accordance with the approved plan on an annual basis;
3. That all trash dumpsters and recycling containers must be kept within a code compliant trash enclosure, and that the enclosure gates must be closed and latched at all times, except when trash containers are being accessed by employees or emptied by the trash collection service;
4. That future rooftop mounted mechanical equipment must be screened from view from both Gary and North Avenues;

5. That the applicant or owner must install additional landscape materials in the future, subject to the approval of the Community Development Director, to screen yet-unknown ground-mounted mechanical and utility equipment;
6. That no amplified music shall be played on the property;
7. That parking spaces must be striped in accordance with the Village's looped striping detail;
8. That the parking lot lighting must comply with the Village Code requirements for foot-candle illumination;
9. That the final design of the storm water management plan, including the necessary BMP facilities, must comply with the DuPage County Storm Water Management Ordinance;
10. That if there is evidence in the future that there are safety issues with traffic exiting the property at the south driveway for the property, then additional mechanisms shall be put in place to alleviate said traffic issues which may include limiting the south driveway to an ingress only driveway, and that said mechanisms shall be reviewed and approved by the Village;
11. That the Final Plat of Consolidation must be modified to include the necessary cross access easement language for White Castle prior to being forwarded to the Village Board for final action; and
12. That the site must be maintained and the business must be operated in accordance with all State, County and Village codes and regulations.

SECTION 4:

The Special Use Permits are hereby approved and granted as set forth in the following plans and exhibits:

1. Title Sheet (Exhibit A dated June 12, 2018), prepared by Terra Consulting Group, Ltd., 600 Busse Highway, Park Ridge, Illinois, 60068.
2. Geometric Plan (Exhibit B dated June 12, 2018), prepared by Terra Consulting Group, Ltd., 600 Busse Highway, Park Ridge, Illinois, 60068.
3. Site Plan (Exhibit C dated June 14, 2018), prepared by Neri Architects, PC, 444 N. Northwest Highway, Suite 355, Park Ridge, Illinois, 60068.
4. Landscape Plan (Exhibit D dated June 14, 2018), prepared by Neri Architects, PC, 444 N. Northwest Highway, Suite 355, Park Ridge, Illinois, 60068.
5. Floor Plan and North Elevation (Exhibit E dated June 14, 2018), prepared by Neri Architects, PC, 444 N. Northwest Highway, Suite 355, Park Ridge, Illinois, 60068.

6. South, East, and West Elevations (Exhibit F dated June 14, 2018), prepared by Neri Architects, PC, 444 N. Northwest Highway, Suite 355, Park Ridge, Illinois, 60068.
7. Perspective Drawings (Exhibit G dated June 14, 2018), prepared by Neri Architects, PC, 444 N. Northwest Highway, Suite 355, Park Ridge, Illinois, 60068.
8. Vacuum Canopy, Pay Station Canopy, Ground Sign, and Refuse Enclosure Elevations (Exhibit H dated June 14, 2018), prepared by Neri Architects, PC, 444 N. Northwest Highway, Suite 355, Park Ridge, Illinois, 60068.
9. Color Renderings (Exhibits I-1 and I-2 dated June 14, 2018), prepared by Neri Architects, PC, 444 N. Northwest Highway, Suite 355, Park Ridge, Illinois, 60068.

SECTION 5:

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

SECTION 6:

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

PASSED AND APPROVED THIS 2nd DAY OF JULY, 2018.

AYES:

NAYS:

ABSENT:

Frank Saverino, Sr. Mayor

ATTEST:

Laura Czarnecki, Village Clerk

I, Binh Tran, being the owner and/or party in interest of the Subject Property legally described in this ordinance, do hereby accept, concur, and agree to develop and use the Subject Property in accordance with the terms and conditions of this Ordinance, and I understand that if I do not do so, I am subject to the penalties set forth in Section 16-17-7 A and B of the Carol Stream Code of Ordinances, and/or termination of the special use permit. EcoLux Auto Spa further agrees to indemnify, hold harmless and defend the Village, and its officers, agents and employees from any and all claims, lawsuits, liabilities damages and costs incurred as a result of the approvals as granted herein.

Date

Owner/Party In Interest

PRELIMINARY ENGINEERING

FOR CAR WASH FACILITY AT

120 S. GARY AVE.
CAROL STREAM, IL

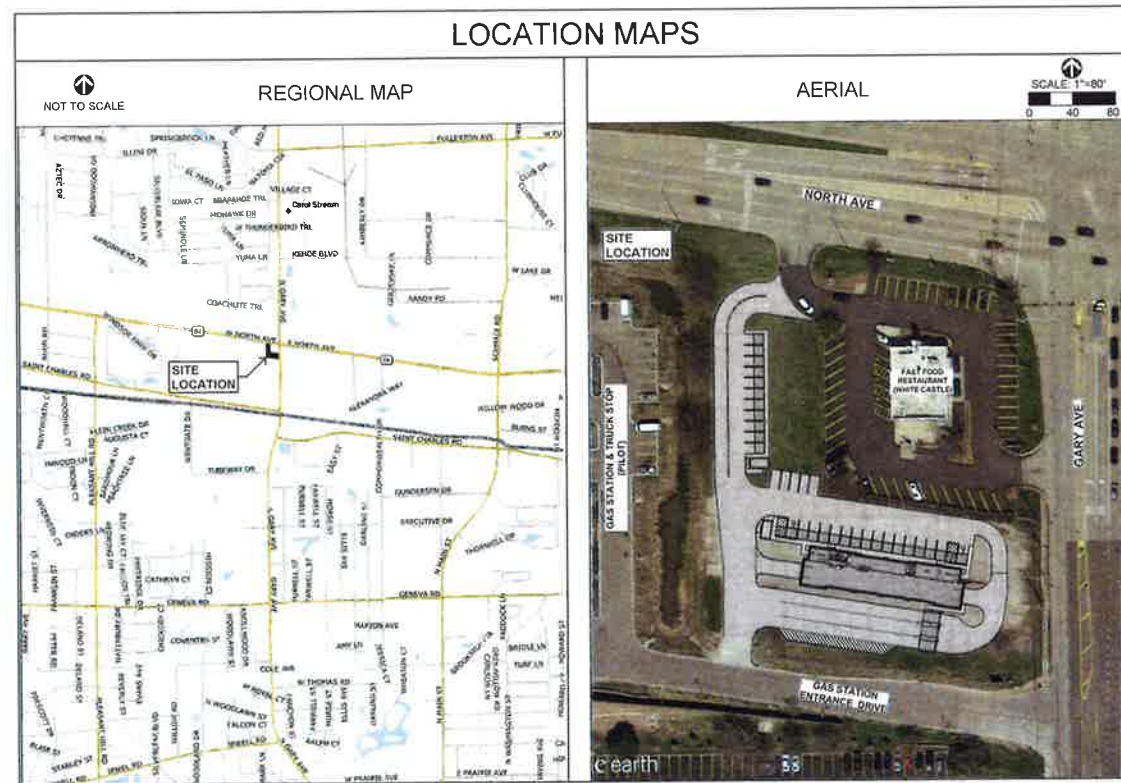
RECEIVED
JUN 15 2018
COMMUNITY DEVELOPMENT
DEPT

PREPARED FOR:
CAR WASH
PRO DESIGNERS
(Design Management Consulting)

PREPARED BY:
TERRA
CONSULTING GROUP, LTD.
600 Bussee Highway
Park Ridge, IL 60066
Tel: 847/698-6401
Fax: 847/698-6401

DESCRIPTION	EXISTING	PROPOSED
SANITARY SEWER	---	---
STORM SEWER	---	---
COMBINED SEWER	---	---
WATERMAIN	---	---
GAS	---	---
TELEPHONE	---	---
ELECTRIC	---	---
OVERHEAD WIRE	---	---
CURB	---	---
FENCE	---	---
STORM CATCHBASIN OR MANHOLE OPEN ORATE	---	---
SANITARY MANHOLE OR STORM MANHOLE CLOSED LID	---	---
INLET & FLARED END SECTION	---	---
SEWER CLEANOUT	---	---
FIRE HYDRANT & VALVE VAULT	---	---
SIAMENSE CONNECTION & B BOX	---	---
WATER METER VAULT	---	---
GAS VALVE	---	---
LIGHTS	---	---
UTILITY POLE & GUY ANCHOR	---	---
DRAINAGE ARROWS	---	---
ELEVATIONS	XXX.XX	XXX.XX
TOP OF CURB	XXX.XX	XXX.XX
EDGE OF PAVEMENT	XXX.XX	XXX.XX
TOP OF CURB	XXX.XX	XXX.XX
TOP OF DEPRESSED CURB	XXX.XX	XXX.XX
EDGE OF PAVEMENT	XXX.XX	XXX.XX
OVERLAND OVERFLOW	---	---
SOIL BORINGS	N/A	B-X
TRAFFIC SIGN	---	---
TRAFFIC ARROW	---	---
PARKING STALL COUNT	---	---
CONCRETE	---	---
MAIL BOX	MEASURED	56 00 (51 00)
TRAFFIC SIGNAL BOX	RECORDED	56 00 (51 00)
TRAFFIC SIGNAL	POINT OF COMMENCEMENT	P.O.C.
TELEPHONE BOX	POINT OF BEGINNING	P.O.B.
FOUND IRON PIPE	ARC	A
SET IRON PIPE	RADIUS	R
FOUND IRON PIPE	CHORD BEARING	CHDBRG
FOUND IRON ROD	POINT OF CURVATURE	PIC
SET IRON ROD	POINT OF TANGENCY	PT
FOUND CUT CROSS	TOP OF FOUNDATION	TIF
SET CUT CROSS	FINISHED FLOOR	RF
FOUND P.K. NAIL	TOP OF CURB	TIC
SET P.K. NAIL	BACK OF CURB	BOC
FOUND CONCRETE MONUMENT	FACE OF CURB	FOC
SET CONCRETE MONUMENT	EDGE OF PAVEMENT	EOP
SET CONCRETE MONUMENT	PROPERTY LINE	PL

ALL DIMENSIONS, COORDINATES AND PROPOSED GRADES ARE REFERENCED TO THE EDGE OF PAVEMENT UNLESS OTHERWISE INDICATED. OPEN SYMBOLS AND DASHED LINES INDICATE EXISTING CONDITIONS.



No.	SHEET TITLE
C-1	TITLE SHEET
C-2	GEOMETRIC PLAN
C-3	GRADING PLAN
C-4	UTILITY PLAN

BENCHMARKS:

BENCHMARK - ON SITE
TIP OF ARROW OF FIRE HYDRANT EAST OF DETENTION POND LOCATED NEAR THE SOUTHWEST CORNER OF LOT 8
ELEVATION = 775.45' (NAVD 88)

BENCHMARK - ON SITE
NAIL SET IN WEST FACE OF POWER POLE LOCATED ON THE WEST SIDE OF THE SIDEWALK
ELEVATION = 771.99' (NAVD 88)

BENCHMARK STATION DK3221
STATION IS 56.4' WEST OF THE CENTERLINE OF PRESIDENT STREET, 51.0' NORTH OF THE CENTERLINE OF THE ILLINOIS PRAIRIE PATH WESTERN TRAIL, AND 10.0' SOUTHWEST OF A FIRE HYDRANT MONUMENT IS A 2.5 INCH BRASS DISK.
ELEVATION = 766.46' (NAVD 88)



NAME (description)	PHONE NUMBER	CONTACT PERSON
ComEd (electricity)		
Peoples Energy (natural gas)		
AT&T (telephone)		

AGENCY	APPLICATION #	PERMIT #	DATE ISSUED
VILLAGE OF CAROL STREAM			
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY - WATER POLLUTION CONTROL			
ILLINOIS ENVIRONMENTAL PROTECTION AGENCY - NOTICE OF INTENT			

**NOT FOR CONSTRUCTION
PENDING PERMIT REVIEW**

PRIOR TO BEGINNING ANY CONSTRUCTION, SAID COMPANIES SHALL ESTABLISH ON THE GROUND, THE LOCATION OF UNDERGROUND PIPES, CONDUITS, OR CABLES ADJOINING OR CROSSING PROPOSED CONSTRUCTION.

SURVEYED BY:

Land Surveying Services, Inc.
574 W. Colfax Street
Palatine, Illinois 60067
Ph. (847)991-7700 Fax. (847)991-7707
Professional Design Firm License No. 184-003632

No.	DESCRIPTION	DATE
1	CLIENT REVIEW #1	03-21-18
2	CLIENT REVIEW #2	03-27-18
3	SUP SUBMITTAL	04-06-18
4	PRELIM ENGINEERING	05-14-18
5	SUP REVIEW #3	06-12-18

**PRELIMINARY
ENGINEERING**

FOR

**CAR WASH
FACILITY**

120 S. GARY AVE.
CAROL STREAM, IL

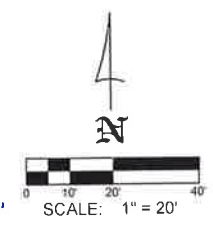
DESIGNED BY: J.T.M.
DRAWN BY: K.S.B.
DATE: 05/14/2018
PROJECT #: 1506

SHEET TITLE
TITLE SHEET

SHEET NUMBER
C-1

EXHIBIT A

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SUBMITTALS AND REVISIONS

NO.	DESCRIPTION	DATE
1	CLIENT REVIEW #1	02-21-18
2	CLIENT REVIEW #2	03-07-18
3	SUP SUBMITTAL	04-05-18
4	PRELIM ENGINEERING	05-14-18
5	SUP REVIEW #3	06-12-18

PRELIMINARY ENGINEERING

FOR

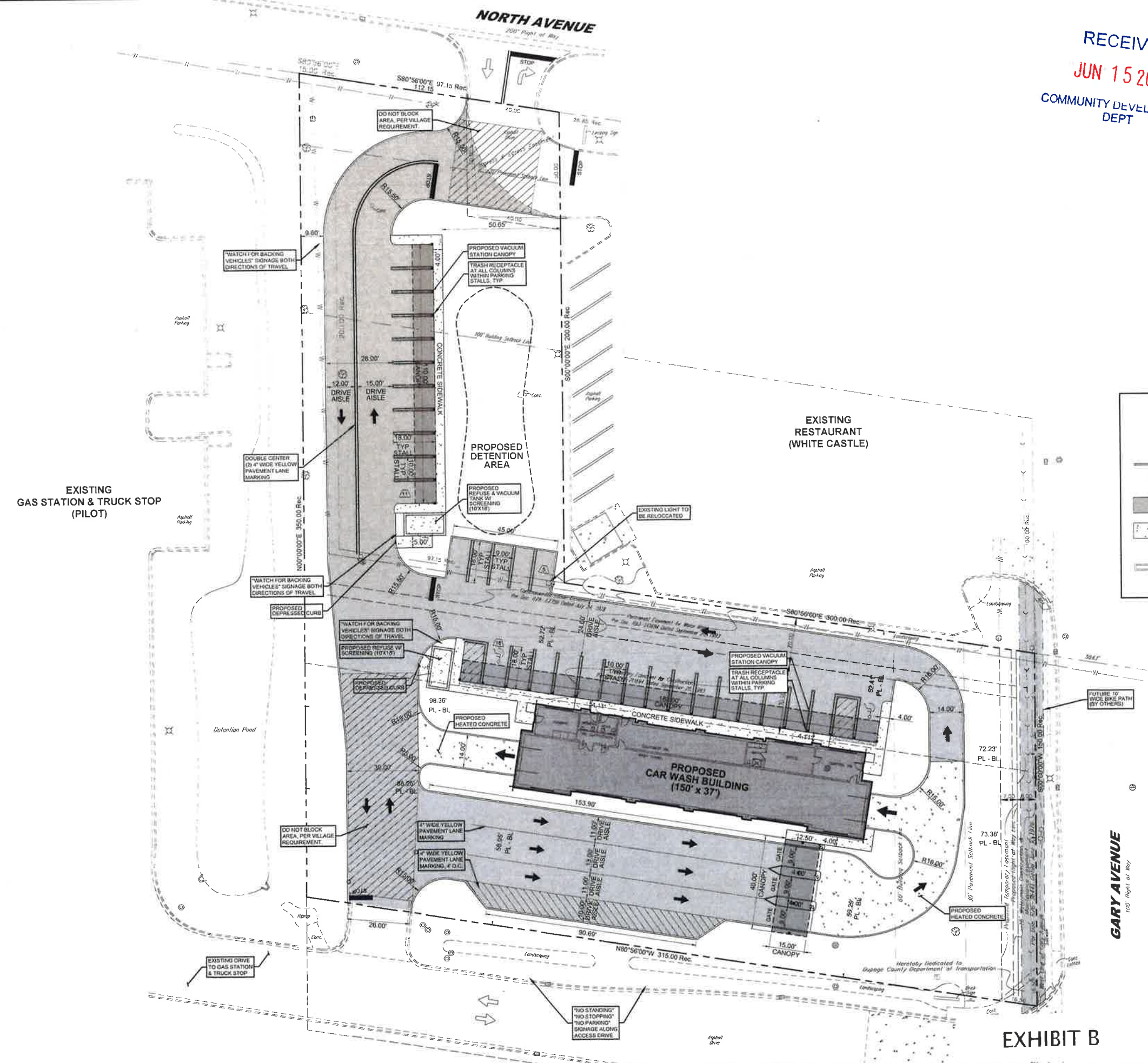
CAR WASH FACILITY

120 S. GARY AVE.
 CAROL STREAM, IL

DESIGNED BY: J.T.M.
 DRAWN BY: K.S.B.
 DATE: 03/14/2018
 PROJECT #: 1506

SHEET TITLE
GEOMETRIC PLAN

SHEET NUMBER
C-2



LEGEND

- PAINTED ACCESSIBILITY SYMBOL
- PROPOSED B-6 CONCRETE BARRIER CURB
- DIRECTIONAL TRAFFIC ARROW
- PROPOSED BITUMINOUS PAVEMENT
- PROPOSED CONCRETE
- PARKING STALLS IN EACH ROW
- PROPOSED PAVEMENT STRIPING

VACANT LOT DATA:

ADDRESS: 120 S. GARY AVE.
 CAROL STREAM, IL 60188

PIN#: 0232301005

ACREAGE: 1.58

ZONING: B-3 (SERVICE DISTRICT)

PARKING SUMMARY:

STANDARD STALLS = 30
 ADA STALLS = 2
 TOTAL STALLS = 32

- NOTES:**
- ALL DIMENSIONS ARE FROM FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR PERPENDICULAR TO PROPERTY LINE UNLESS OTHERWISE NOTED
 - STRIPING DIMENSIONS FROM CENTER OF STRIPE
 - ABBREVIATIONS:
 TYP = TYPICAL
 BC = BACK OF CURB
 PL = PROPERTY LINE
 BL = BUILDING FACE/FOUNDATION LINE

EXHIBIT B

CODE SUMMARY

PROJECT DATA

SCOPE OF WORK: NEW COMMERCIAL BUILDING

APPLICABLE CODES: THE VILLAGE OF CAROL STREAM CODE OF ORDINANCES
INTERNATIONAL BUILDING CODE, 2012
NATIONAL ELECTRIC CODE (NEC), 2014
INTERNATIONAL FIRE CODE, 2012
INTERNATIONAL MECHANICAL CODE, 2012
ILLINOIS STATE PLUMBING CODE, 2014 (STATE STATUS)
ILLINOIS ACCESSIBILITY CODE, 1997 (STATE STATUS)
INTERNATIONAL PROPERTY MAINTENANCE CODE, 2012
LIFE SAFETY CODE, 2000 (STATE STATUS)
INTERNATIONAL ENERGY CONSERVATION CODE, 2015
(STATE STATUS)

USE: COMMERCIAL BUILDING

BUILDING DESCRIPTION

USE GROUP: COMMERCIAL CARWASH

BUILDING AREA: 5,060.3
BUILDING HEIGHT: ONE STORY (30'-0")

ZONING DATA

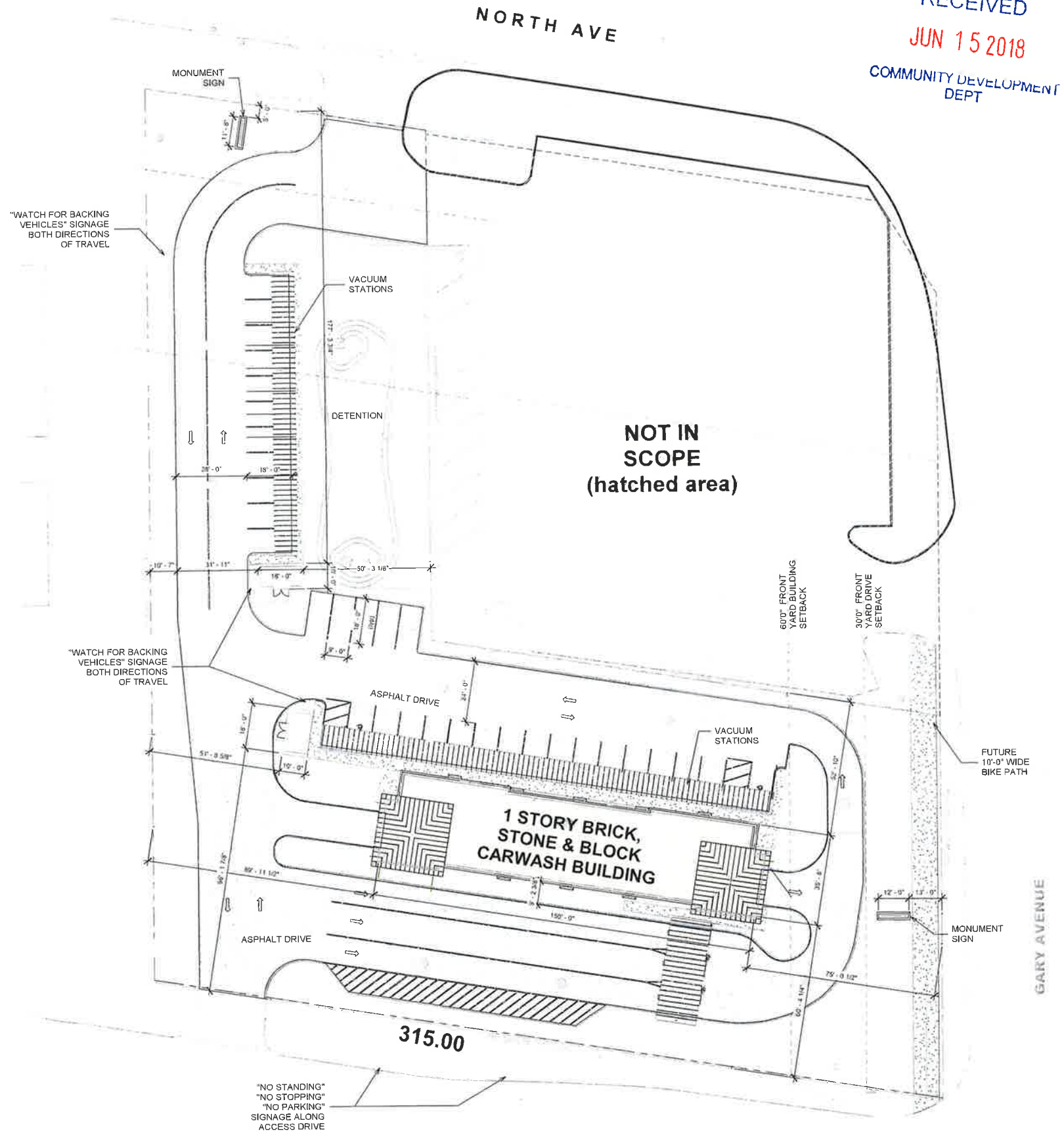
120 GARY AVENUE

LOT ZONING: B-2/B-3
LOT AREA: 88,741.5 s.f.

PROPOSED BUILDING AREA: 5,060.3 s.f.
FLOORING AREA RATIO: Not to exceed 0.6
41,244.9



AREA MAP



Site
SCALE: 1" = 30'-0"

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NERI ARCHITECTS, PC
444 N. NORTHWEST HWY. STE. 300
PARK RIDGE, IL 60068
TEL: 847.427.8400
FAX: 847.427.8401

PROJECT # 1809
DATE: 06.14.18

NEW AUTOMATED CARWASH
120 GARY AVE
CAROL STREAM, IL 60188

DATE	DESCRIPTION
04.03.18	ISSUED - ZONING REVIEW
	REVISIONS

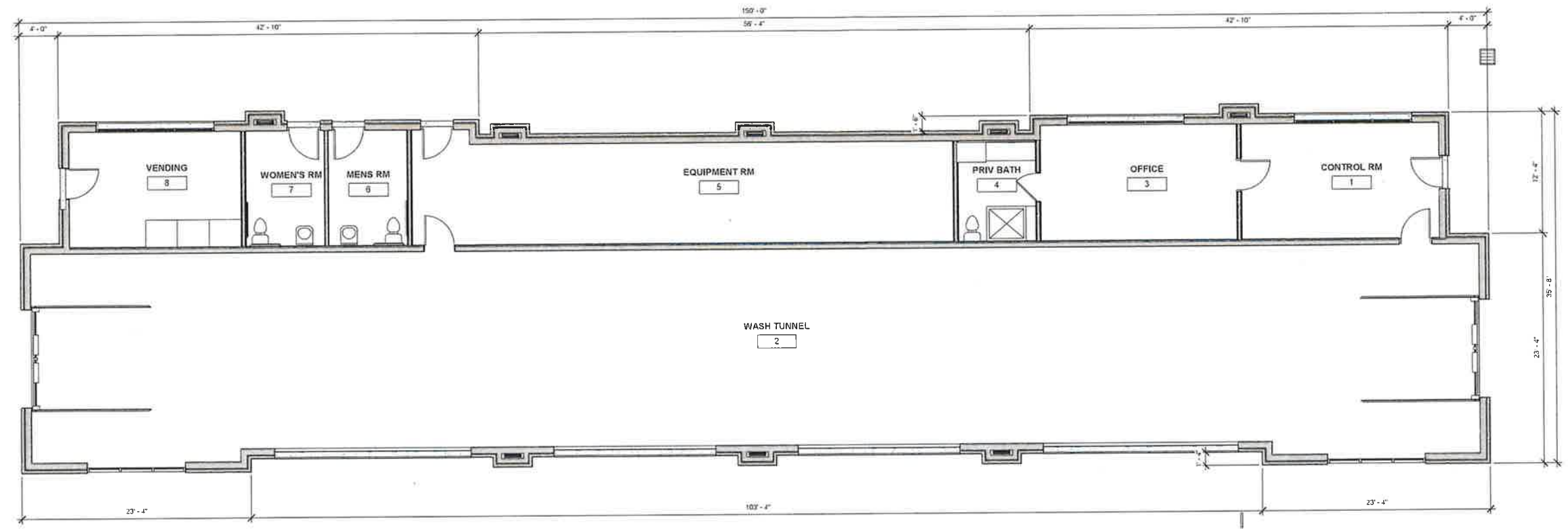
DRAWN BY: FZM
APPROVED BY: G.C.N.
SCALE: AS NOTED
DESCRIPTION: SITE PLAN

SHEET NO. Z-SUP 1

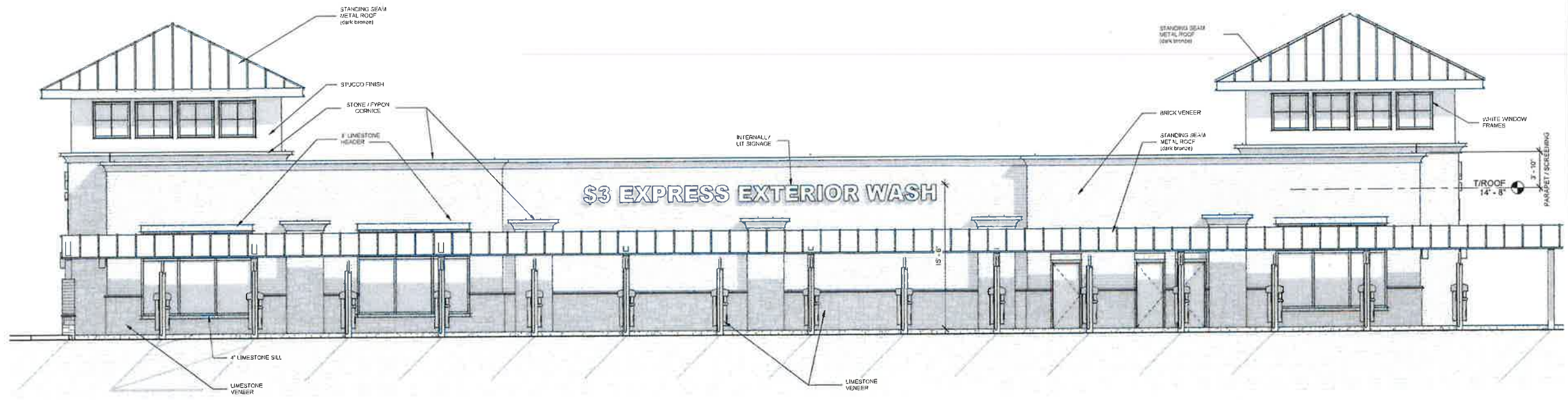
EXHIBIT C

RECEIVED
 JUN 15 2018
 COMMUNITY DEVELOPMENT DEPT

NERI ARCHITECTS, PC
 444 N. NORTHWEST HWY. STE. 300
 PARK RIDGE, IL 60067
 TEL: 847.343.8400
 FAX: 847.343.8451



FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"



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

NEW AUTOMATED CARWASH

120 GARY AVE
 CAROL STREAM, IL 60188

PROJECT # 1809
 DATE: 06.14.18

04.03.18 ISSUED - ZONING REVIEW
 REVISIONS
 DRAWN BY: FZM
 APPROVED BY: G.C.N.
 SCALE: AS NOTED
 DESCRIPTION: FLOOR PLAN

SHEET NO. Z-SUP 3

EXHIBIT E

RECEIVED

JUL 15 2018

COMMUNITY DEVELOPMENT DEPT

NERI ARCHITECTS, PC
 444 N. NORTHWEST HWY. #11, 215
 PARK RIDGE, IL 60068
 TEL: 847.434.3434
 FAX: 847.434.3435

NEW AUTOMATED CARWASH
 120 GARY AVE
 CAROL STREAM, IL 60188

PROJECT # 1809
 DATE: 06.14.18

04.02.18 ISSUED - ZONING REVIEW

REVISIONS

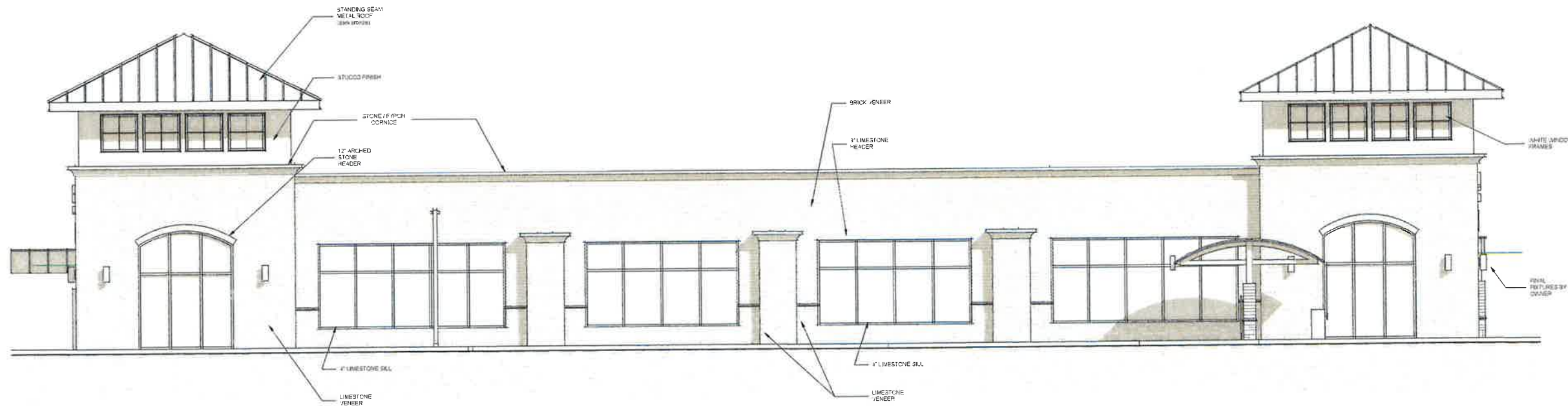
DRAWN BY: FZM

APPROVED BY: G.C.M.

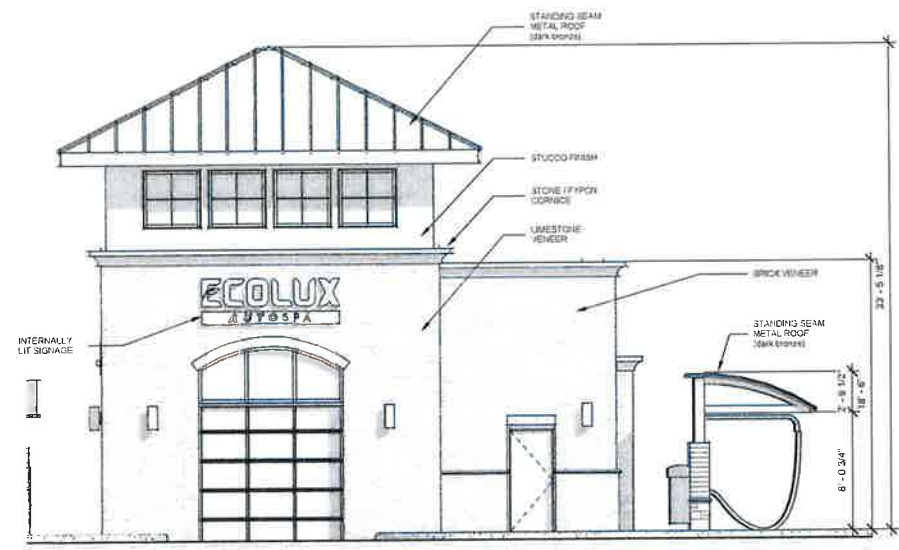
SCALE: AS NOTED

DESCRIPTION: ELEVATIONS

SHEET NO. Z-SUP 4



SOUTH
SCALE: 3/4\"/>



EAST
SCALE: 3/4\"/>



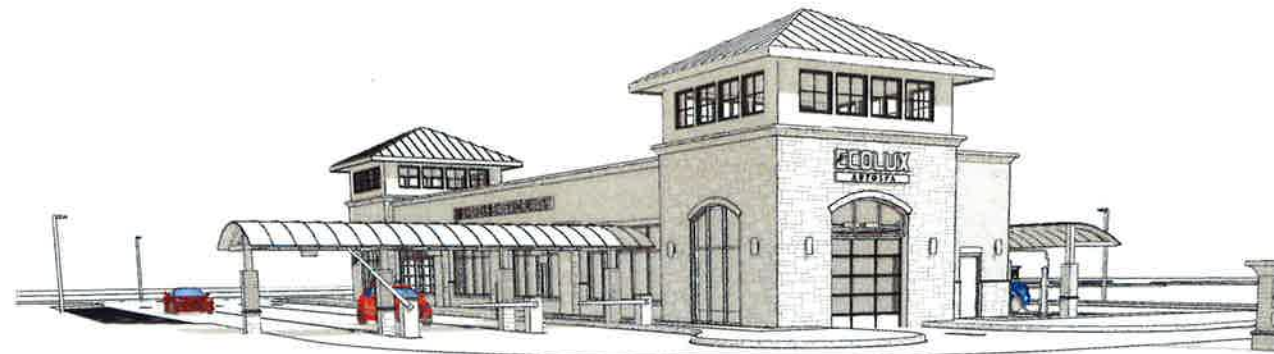
WEST
SCALE: 3/4\"/>

EXHIBIT F

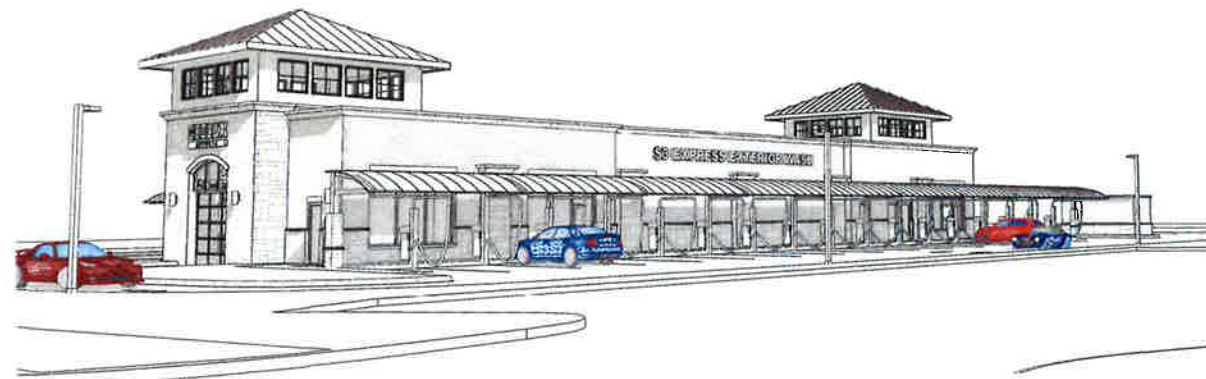
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JUN 15 2018
COMMUNITY DEVELOPMENT DEPT



VIEW LOOKING NORTHEAST
SCALE



VIEW LOOKING NORTHWEST
SCALE



VIEW LOOKING SOUTHEAST
SCALE



VIEW LOOKING SOUTHEAST
SCALE

EXHIBIT G

N E R I ARCHITECTS, PC
444 N. NORTHWEST HWY. SUITE 101
PARK RIDGE, IL 60067
TEL: 847.625.9400
FAX: 847.625.9401

NEW AUTOMATED CARWASH
120 GARY AVE
CAROL STREAM, IL 60188

PROJECT # 1809
DATE: 06.14.18

04.03.18	ISSUED - ZONING REVIEW
	REVISIONS
	DRAWN BY: FZM
	APPROVED BY: G.C.N.
	SCALE: AS NOTED
	DESCRIPTION: PERSPECTIVES
SHEET NO.	Z-SUP 5

RECEIVED
 JUN 15 2018
 COMMUNITY DEVELOPMENT
 DEPT

N E R I
ARCHITECTS, PC
 444 N. NORTHWEST HWY. STE 335
 PARK RIDGE, IL 60068
 TEL 847 525 8400
 FAX 847 525 8401

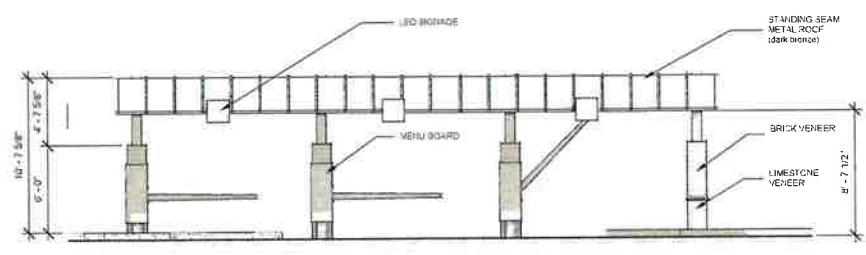
PROJECT # 1809
 DATE: 06.14.18

NEW AUTOMATED CARWASH

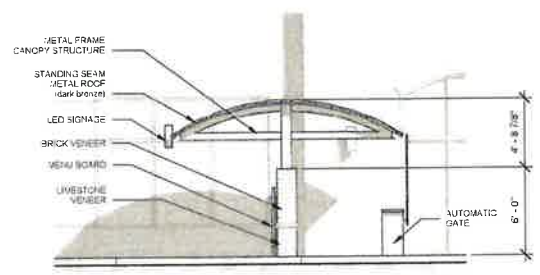
120 GARY AVE
 CAROL STREAM, IL 60188

04.03.18 ISSUED - ZONING REVIEW
 REVISIONS
 DRAWN BY: FZM
 APPROVED BY: G.C.N.
 SCALE: AS NOTED
 DESCRIPTION: ELEVATIONS

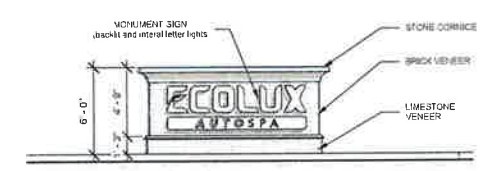
SHEET NO. Z-SUP 5A



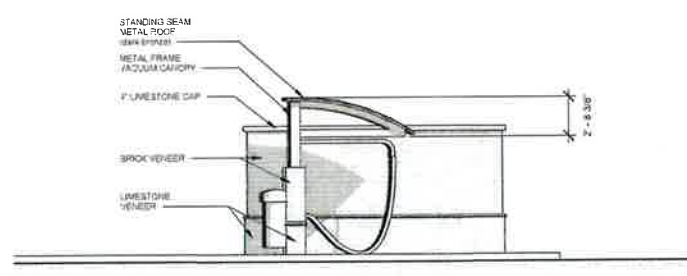
PAY CANOPY ELEVATION
 SCALE: 3/8" = 1'-0"



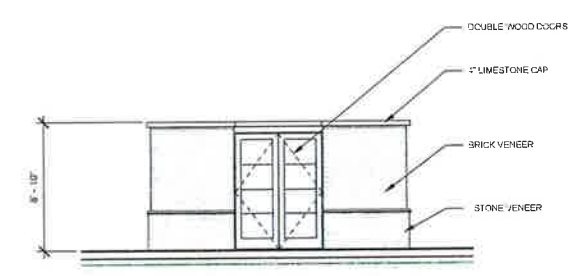
PAY CANOPY ELEVATION
 SCALE: 3/8" = 1'-0"



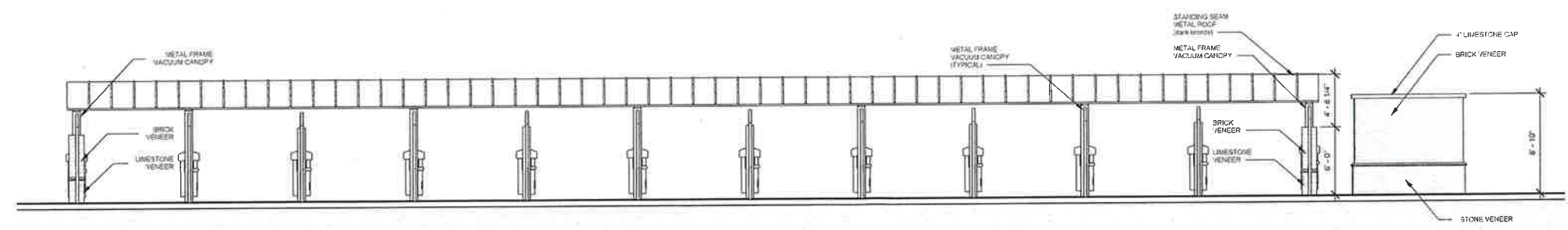
GROUND SIGN (double sided)
 SCALE: 3/8" = 1'-0"



ELEVATION OF VACUUM CANOPY AND REFUSE STRUCTURE
 SCALE: 3/8" = 1'-0"



REFUSE STRUCTURE ELEVATION (typ)
 SCALE: 3/8" = 1'-0"



WEST ELEVATION - North canopy
 SCALE: 3/8" = 1'-0"

EXHIBIT H

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JUN 15 2018
COMMUNITY DEVELOPMENT
DEPT



1813
03.28.17
AC-12

1 Enscape View northwest
AC-12 SCALE: 12" = 1'-0"

EXHIBIT I-1

N E R I
ARCHITECTS, pc

444 N. NORTHWEST HWY. STE. 205
PARK RIDGE, IL 60069
TEL: 847.823.9400
FAX: 847.823.9481

RECEIVED
'JUN 15 2017
COMMUNITY DEVELOPMENT
DEPT



1813
03.28.17
AC-14

1
AC-14 VIEW LOOKING NORTHEAST
SCALE: 12" = 1'-0"

EXHIBIT I-2

E R I
ARCHITECTS, pc

444 N. NORTHWEST HWY. STE 355
PARK RIDGE, IL 60068
TEL 847.822.9400
FAX 847.822.9451

AN ORDINANCE APPROVING AN AMENDMENT TO A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT, SPECIAL USE PERMIT AND A FINAL PUD PLAN FOR A DAY CARE CENTER (PRIMROSE SCHOOL, 1271 COUNTY FARM ROAD)

WHEREAS, Vibhuti Vaghani with Primrose School, hereinafter referred to as the Petitioner, has petitioned the Village of Carol Stream for an Amendment to Special Use for a Planned Unit Development in accordance with Sections 16-9-4 (C)(1) and 16-9-2 (C)(1) of the Carol Stream Code of Ordinances; a Special Use Permit for a Day Care Center in accordance with Sections 16-9-4(C)(1) and 16-9-2(C)(4) of the Carol Stream Code of Ordinances; and Final PUD Approval for a 12,110 square foot day care center in accordance with Section 16-16-4 of the Carol Stream Code of Ordinances, on the property legally described in Section 2 herein and commonly known as 1271 County Farm Road, Carol Stream, Illinois; and

WHEREAS, pursuant to Section 16-15-8 of the Carol Stream Code of Ordinances, the Combined Plan Commission/Zoning Board of Appeals held a public hearing on the above petition on June 25, 2018, following proper legal notice of said public hearing, after which the Commission recommended to the Mayor and Board of Trustees of the Village that the Special Use Permits be approved; and

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

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

SECTION 1:

The Mayor and Board of Trustees of the Village of Carol Stream, after examining the Petition for the Special Use Permit for an Amendment to a Planned Unit Development and Special Use Permit for a Day Care Center and the Findings and Recommendations of the Combined Plan Commission/Zoning Board of Appeals, have determined and find that the requested Special Use Permits:

1. Is deemed necessary for the public convenience at the location. *The proposed facility will provide another day care option for area residents.*
2. Will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare. *Provided the day care center is operated in accordance with all Village and DCFS regulations, the use should not be detrimental to or endanger public health, safety, morals, comfort or general welfare.*
3. Will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. *The surrounding area has commercial uses, and as such, the proposed day care center should not be injurious to the use*

and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor diminish or impair property values within the area.

4. Will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. *It is not believed that there should be an impact on the normal and orderly development and improvement of surrounding properties in the immediate vicinity with the approval of the proposed day care center.*
5. Will provide adequate utilities, access roads, drainage and other important and necessary community facilities. *Adequate utilities, access roads, drainage and other public improvements are in place, and the applicant has agreed to install a sidewalk along the north and east sides of the property should redevelopment of adjacent properties occur in the future.*
6. Will conform to the applicable regulations of the district in which it is located, except as the Village Board may in each instance modify such regulations. *The proposal is expected to conform to all applicable codes and requirements.*

SECTION 2:

The Special Use Permits, as set forth in the above recitals, are hereby approved and granted to the Primrose School subject to the conditions set forth in Section 3, upon the real estate commonly known as 1271 County Farm Road, Carol Stream, Illinois, and legally described as follows:

LOT 1 OF THE VAGHANI SUBDIVISION, BEING A RESUBDIVISION OF PART OF LOT 5 OF HERITAGE PLAZA PUD PHASE 3, A RESUBDIVISION IN PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

hereinafter referred to as the Subject Property.

SECTION 3:

The approval of the Special Use Permits granted in Section 1 herein are subject to the following conditions:

1. That the landscape materials must be installed as shown on the attached landscape plan, and that all materials shall be maintained in a healthy condition, with dead or dying materials being replaced in accordance with the approved plan on an annual basis;
2. That all trash dumpsters and recycling containers must be kept within a code compliant trash enclosure, and that the enclosure gates must be closed and latched at all times, except when trash containers are being accessed by employees or emptied by the trash collection service;

3. That ground mounted mechanical and utility equipment shall be installed within the enclosed area at the southeast corner of the building as noted on the plans;
4. That parking spaces must be striped in accordance with the Village's looped striping detail;
5. That the parking lot lighting must comply with the Village Code requirements for foot-candle illumination;
6. That the final design of the storm water management plan, including the necessary BMP facilities, must comply with the DuPage County Storm Water Management Ordinance;
7. That the roof shingles shall be an architectural style shingle;
8. That the applicant agrees to the construction of sidewalks along the north and east sides of the property as illustrated on the Final PUD Plan when redevelopment of the adjacent property occurs to provide pedestrian connectivity;
9. That a safety barrier such as bollards shall be installed in front of the parking spaces on the west side of the parking lot that are directly in front of the play area as an additional form of protection; and
10. That the site must be maintained and the business must be operated in accordance with all State, County and Village codes and regulations.

SECTION 4:

The Special Use Permits are hereby approved and granted as set forth in the following plans and exhibits:

1. Final PUD Plan (Exhibit A dated June 19, 2018), prepared by Craig R. Knoche & Associates Civil Engineers, P.C., 1161 Commerce Drive, Geneva, Illinois, 60134.
2. Landscape Plan (Exhibit B dated June 19, 2018), prepared by David R. McCallum Associates, Inc., 350 N. Milwaukee Avenue, Libertyville, Illinois, 60048.
3. Floor Plan (Exhibit C dated June 19, 2018), prepared by ECA Architects and Planners, 24 N. Bennett Street, Geneva, Illinois, 60134.
4. North and South Elevations (Exhibit D dated June 19, 2018), prepared by ECA Architects and Planners, 24 N. Bennett Street, Geneva, Illinois, 60134.
5. East and West Elevations (Exhibit E dated June 19, 2018), prepared by ECA Architects and Planners, 24 N. Bennett Street, Geneva, Illinois, 60134.

SECTION 5:

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

SECTION 6:

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

PASSED AND APPROVED THIS 2nd DAY OF JULY, 2018.

AYES:

NAYS:

ABSENT:

Frank Saverino, Sr. Mayor

ATTEST:

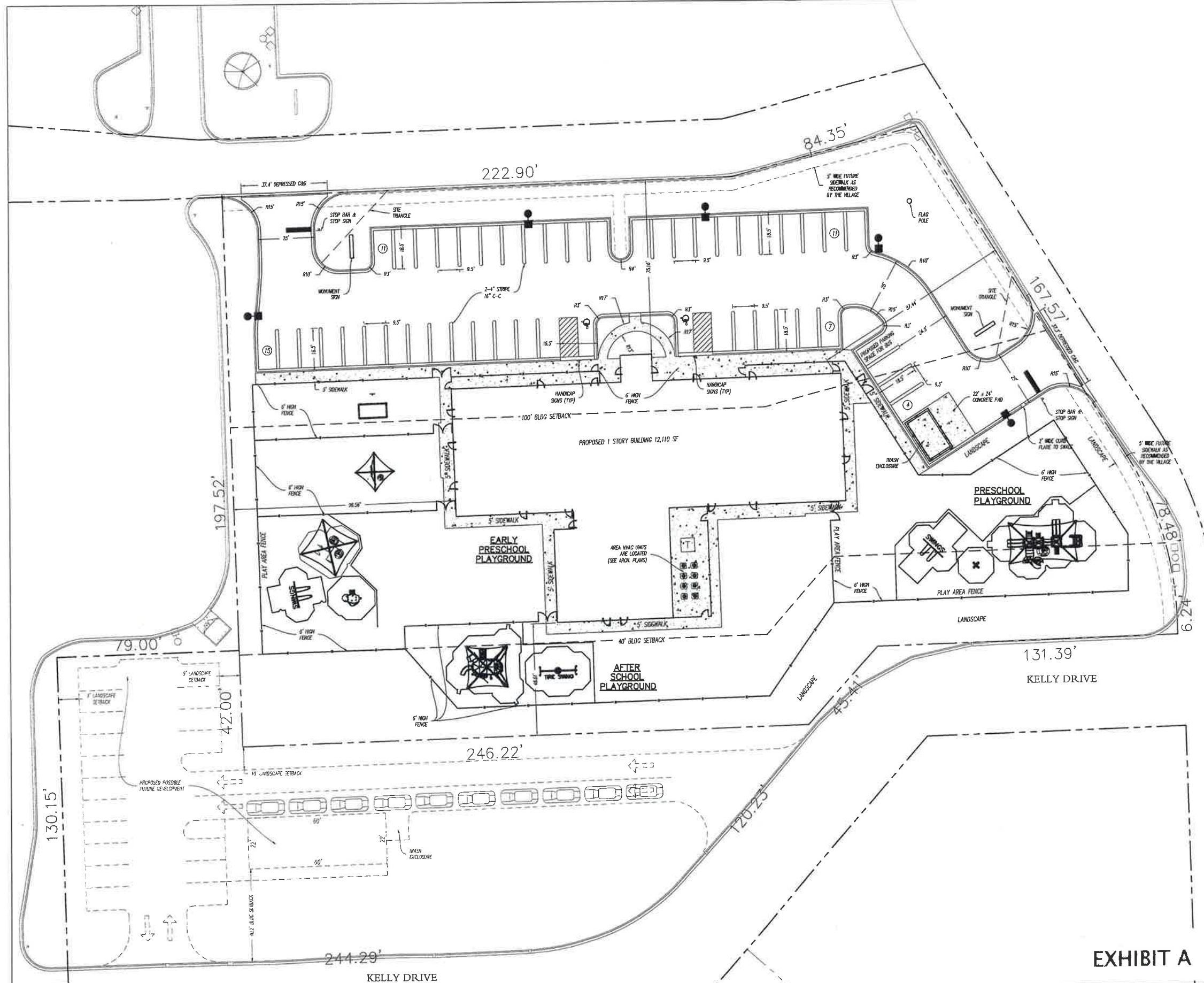
Laura Czarnecki, Village Clerk

I, Vibhuti Vaghani, being the owner and/or party in interest of the Subject Property legally described in this ordinance, do hereby accept, concur, and agree to develop and use the Subject Property in accordance with the terms and conditions of this Ordinance, and I understand that if I do not do so, I am subject to the penalties set forth in Section 16-17-7 A and B of the Carol Stream Code of Ordinances, and/or termination of the special use permits. Primrose School further agrees to indemnify, hold harmless and defend the Village, and its officers, agents and employees from any and all claims, lawsuits, liabilities damages and costs incurred as a result of the approvals as granted herein.

Date

Owner/Party In Interest

RECEIVED
 JUN 19 2018
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SITE ANALYSIS

SITE
 Heritage Plaza
 Carol Stream, IL
 Proposed Use Primrose School - Preschool
 Existing Zoning B-3
 Required Zoning B-3 (PUD)

Parcel Area 82,727 sq ft ± 1.90 Acres
 Building Area 12,110 sq ft

PARKING

Quantity Req'd	44 = 1 x 10,890/250 44 Required	Preschool (1 per 250 sq ft of floor area w/ 10% reduction 12,110sf - 1,210sf = 10,890sf)
Provided	48 = 46 Standard + 2 ADA	
Stall Size Required	9.5' x 18' (Standard)	
Provided	9.5' x 18' (Standard), 16' x 18' (ADA)	
Driveway Width Minimum	24'	
Provided	24'	

LANDSCAPE

Quantity Req'd	Parking lot area (14,224 sf) x 5% = 711 sf
Provided	711 sf

SETBACKS

	Front Yard	Rear Yard	Side Yard (West)	Side Yard (East)
Building Setback	100'	40'	0'	0'
Provided	75.2'	48.6'	96.6'	87.4'

LEGEND

PROPOSED CURB & GUTTER	
EXISTING CURB & GUTTER	
PROPERTY LINE	
SETBACK LINE	
CONCRETE	

- SITE NOTES**
- ALL DIMENSIONS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
 - ALL CURB RADIUS ARE BACK OF CURB UNLESS OTHERWISE NOTED.
 - CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO STARTING WORK AND NOTIFY ENGINEER IF ANY DISCREPANCIES ARE FOUND.
 - SIDEWALK AROUND PERIMETER OF BUILDING SHALL BE WALK/PAVEMENT UNLESS OTHERWISE SPECIFIED ON PLANS.
 - CONTRACTOR WILL BE RESPONSIBLE FOR REPAIRING ALL EXISTING PAVEMENT DAMAGED DURING CONSTRUCTION.
 - SEE DETAILS FOR BITUMINOUS AND CONCRETE PAVEMENT SECTIONS.
 - CONTRACTOR TO PROVIDE TEMPORARY TRAFFIC CONTROL MEASURES DURING CONSTRUCTION OF ENTRANCE OF R.O.W. IN ACCORDANCE W/ ILLINOIS B.O.T. REQUIREMENTS.
 - ADA HANDICAP RAMPS SHALL BE INSTALLED AT ALL LOCATIONS DELINEATED ON PLANS AS WELL AS AT ALL LOCATIONS WHERE SIDEWALK ADJUTS DRIVES OR ROADWAYS.
 - CONTRACTOR SHALL COMPARE ARCHITECTURAL AND ENGINEERING PLANS FOR INTERFACE COMPATIBILITY.
 - ALL CURB AND GUTTER SHALL BE B6:12 UNLESS OTHERWISE NOTED ON PLANS.
 - PAVEMENT STRIPING TO BE TRAFFIC YELLOW TWO COATS UNLESS OTHERWISE SPECIFIED ON PLANS.

SITE IMPERVIOUS

EXISTING IMPERVIOUS AREA = 0 SF
 PROPOSED IMPERVIOUS AREA = 37,311 SF
 NET NEW IMPERVIOUS AREA = 37,311 SF

VOLUME CONTROL IS PROPOSED PER SECTION 15-64 OF THE DUPAGE COUNTY CSEPO.
 TOTAL VOLUME CONTROL PROVIDED IS EQUAL TO 37,311 SF x 1.25', OR 3,887 CU.FT.

EXHIBIT A

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

FINAL PUD PLAN

**PRIMROSE SCHOOL
 HERITAGE PLAZA
 CAROL STREAM, ILLINOIS**

Craig R. Knoche & Associates
 Civil Engineers, P.C.

1181 Commerce Drive • Geneva, IL 60134 • phone (630) 849-1270 • fax (630) 849-1275

DATE: 6/19/18
 FILE: 17-047 C10
 JOB NO: 17-047

C1.1
 SHEET NO.

PRIMROSE SCHOOL
 CAROL STREAM, ILLINOIS

RECEIVED
 JUN 19 2018
 COMMUNITY DEVELOPMENT
 DEPT



Primrose
 School

Kelly Drive
 Carol Stream, Illinois

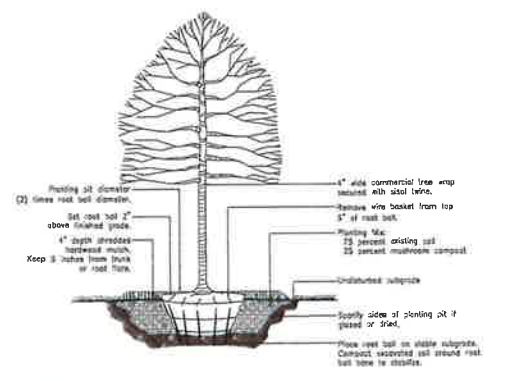
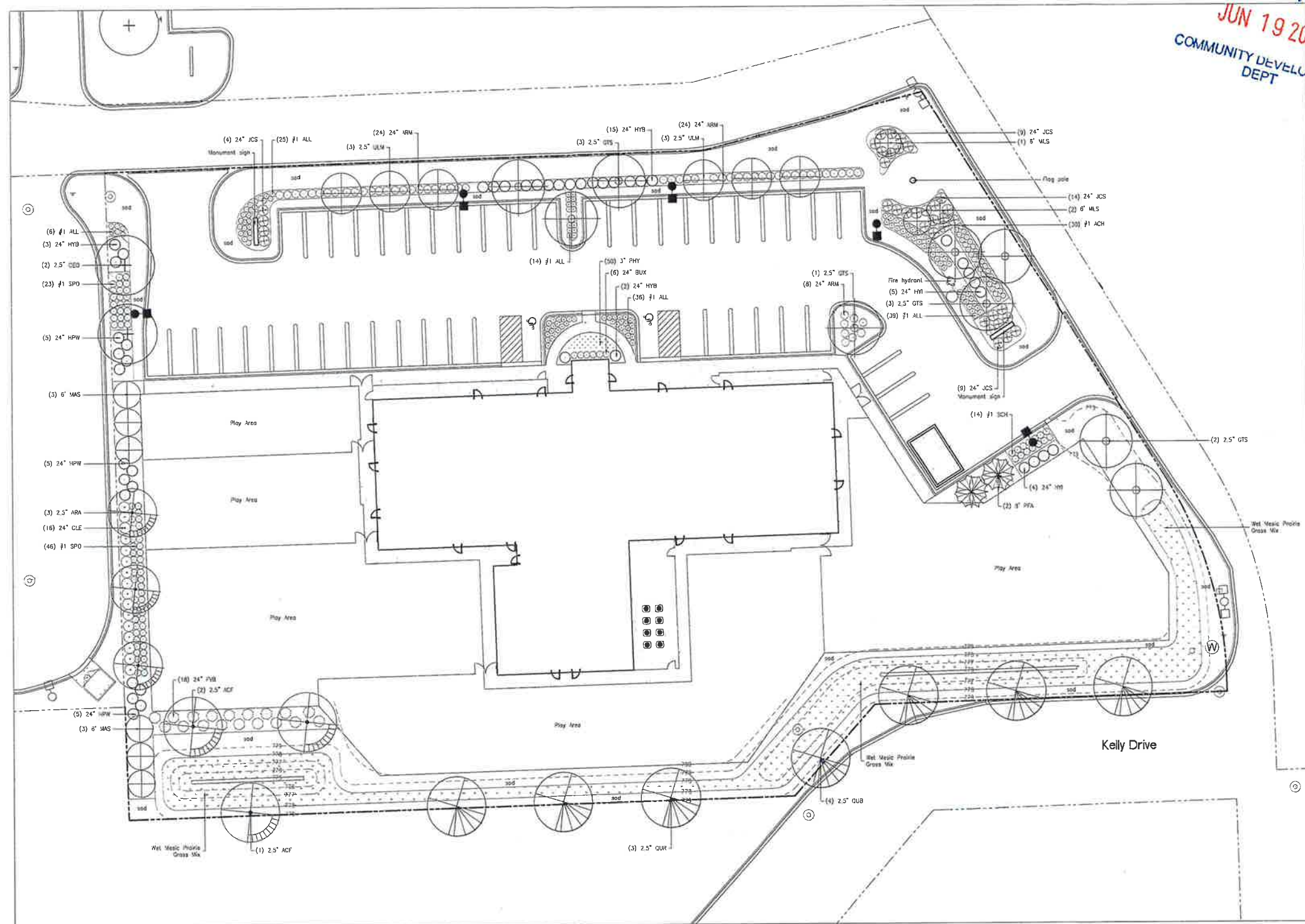
DAVID R. McCALLUM ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS



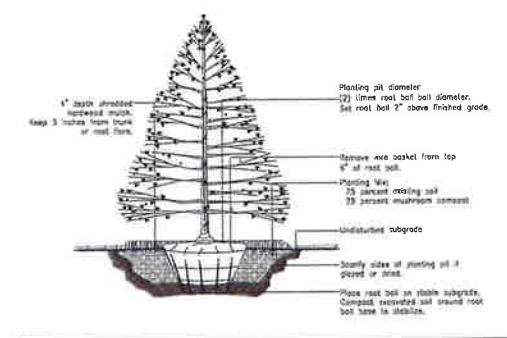
Craig R. Jenczke & Associates
 Civil Engineers, P.C.



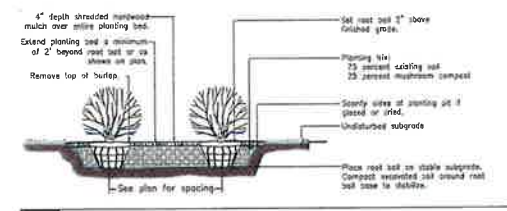
Landscape Plan



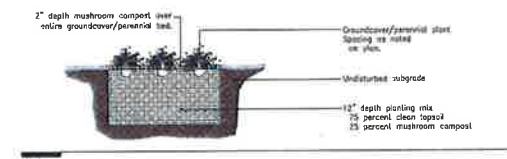
Detail
 Deciduous Tree Planting



Detail
 Evergreen Tree Planting



Detail
 Shrub Planting



Detail
 Groundcover/Perennial Planting

Plant List

Key	Qty.	Size	Botanical Name	Common Name	Remarks
Shade Trees					
ACF	3	2.5"	Acer s. freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	BB
ARA	3	2.5"	Acer rubrum 'Armstrong'	Armstrong Red Maple	BB
CCO	2	2.5"	Cedrus occidentalis	Common Hoop Pine	BB
GTS	9	2.5"	Quercus bicolor	White Oak	BB
QUB	4	2.5"	Quercus bicolor	White Oak	BB
QUR	3	2.5"	Quercus rubra	Red Oak	BB
ULM	5	2.5"	Ulmus 'New Horizon'	New Horizon Elm	BB
Ornamental Trees					
MAS	6	6"	Magnolia syleta 'Royal Star'	Royal Star Magnolia	BB/Clump
MLS	3	6"	Malva sargenti	Sargent Malva	BB/Clump
Evergreen Trees					
PFA	2	8"	Pinus pungens 'Fat Albert'	Fat Albert Spruce	BB
Shrubs					
ARM	56	24"	Artemisia tridentata 'Low Scape Mount'	Low Scape Mount Chikaberry	BB
BUX	5	24"	Buxus microphylla 'Dorcas'	Chiangmai Green Boxwood	BB
CLE	16	24"	Claytonia sibirica 'Hummelgold'	Hummelgold Summerweed	BB
FIB	18	24"	Ferula viridissima 'Stromboli'	Stromboli Fennel	BB
HPW	15	24"	Hydrangea paniculata 'Prayer Wreath'	Prayer Wreath Hydrangea	BB
HYB	20	24"	Hydrangea paniculata 'Bobo'	Bobo Hydrangea	BB
HIT	5	24"	Hydrangea arborescens 'Incrediball'	Incrediball Hydrangea	BB
JCS	36	24"	Juniperus chinensis 'Sargentii'	Sargent Juniper	BB
Perennials, Ornamental Grasses and Groundcovers					
ACH	30	1"	Achillea 'Moonshine'	Moonshine Yarrow	Container
ALL	120	1"	Allium 'Summer Beauty'	Summer Beauty Allium	Container
PHY	50	3"	Physandria lanceolata	Physandria	Container
SCH	14	1"	Schizanthus litoralis	Little Butterfly	Container
SPO	69	1"	Sporobolus heterostachyus	Prairie Grass	Container

Wet Mesic Prairie Grass Mix

Botanical Name	Common Name	Lbs./Acre
Colanthes canadensis	Blue Joint Grass	0.031
Carex canadensis var. hirsuta	Yellow Sedge	0.063
Carex hirsuta	Blue's Sedge	0.063
Carex lasiocarpa	Blind's Sedge	0.125
Carex lasiocarpa	Field Oval Sedge	0.250
Carex normalis	Normal Sedge	0.063
Carex rostrata	Broom Sedge	0.063
Carex vulpinoidea	Fox Sedge	0.250
Dryas octopetala	Canadian Red Eye	1.000
Dryas virginiana	Virginia Red Eye	2.000
Glyceria striata	Moore Grass	1.000
Juncus spp.	Rush Species	0.031
Leersia oryzoides	Rice Cut Grass	0.250
Panicum virgatum	Switch Grass	0.250
Poa palustris	Marsh Blue Grass	1.000
Schizanthus litoralis	Little Butterfly	2.000
Scirpus atrovirens	Dark Green Rush	0.500
Sporobolus heterostachyus	Prairie Dropseed	0.250
Total		10.163 Lbs./Acre
Permanent Matrix		10.163 Lbs./Acre

Cover with NAG S759N Erosion Control Blanket (biodegradable).

Mark	Description	Date
3	Site Plan Modification	06/19/18
2	Site Plan Modification	05/22/18
1	For Review	04/05/18

Issuance

Number
 476398

Scale
 1" = 20'

File
 476398A

Sheet
 L10

EXHIBIT B

RECEIVED
 JUN 19 2018
 COMMUNITY DEVELOPMENT
 DEPT

ARCHITECT:
 EA
 ARCHITECTS
 AND
 PLANNERS
 24 N. BENNETT ST.
 GENEVA, IL 60134
 PHONE 630 608 0500
 FAX 630 786 3132
 PROFESSIONAL DESIGN FIRM
 NO. 184 005756

MM-DD-YY

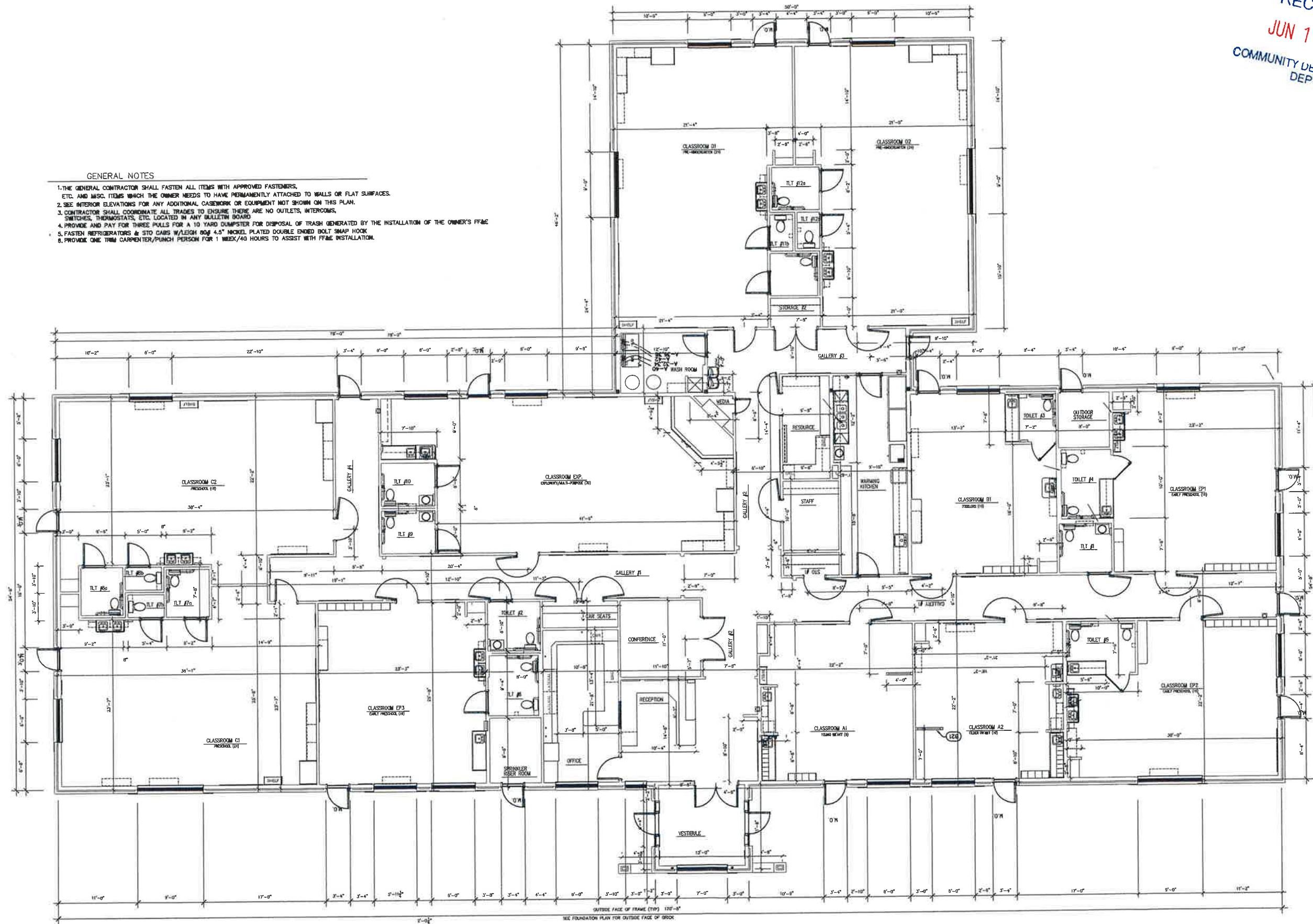
CLIENT:
 NEW PROPOSED PRE-SCHOOL
Primrose School
 Kelly Dr.
 Carol Stream, IL 60188

#	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	MM-DD-YY

FILE NAME: 11073 Primrose
 DRAWN BY: ERC REVIEWED BY: ERC 12/15/2016
 SHEET TITLE
 FLOOR PLAN
 SHEET NO.
A-1.5

GENERAL NOTES

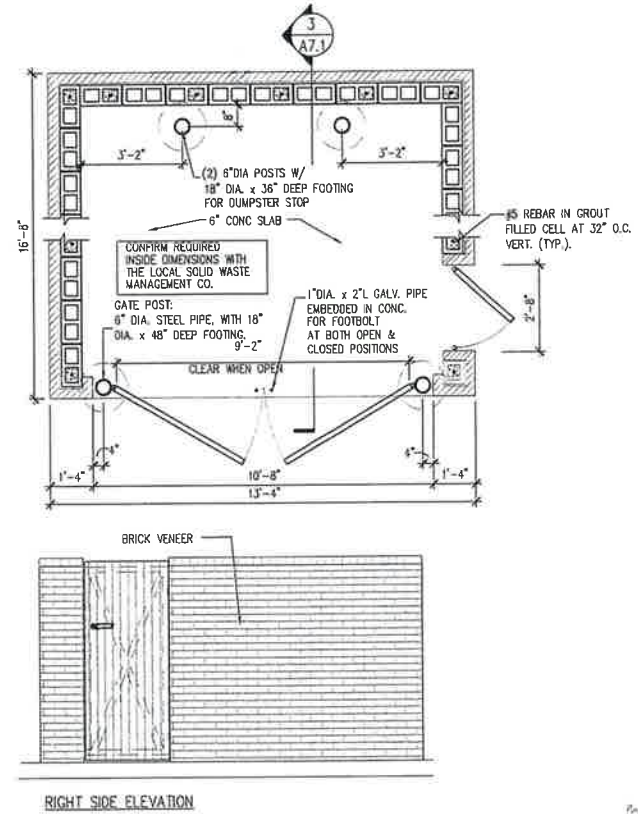
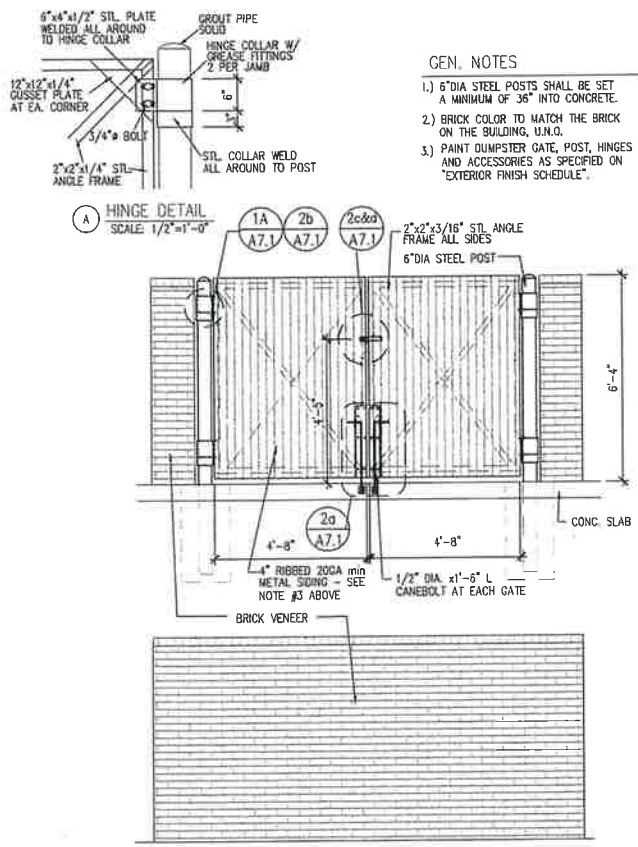
1. THE GENERAL CONTRACTOR SHALL FASTEN ALL ITEMS WITH APPROVED FASTENERS, ETC. AND MISC. ITEMS WHICH THE OWNER NEEDS TO HAVE PERMANENTLY ATTACHED TO WALLS OR FLAT SURFACES.
2. SEE INTERIOR ELEVATIONS FOR ANY ADDITIONAL CASEWORK OR EQUIPMENT NOT SHOWN ON THIS PLAN.
3. CONTRACTOR SHALL COORDINATE ALL TRADES TO ENSURE THERE ARE NO OUTLETS, INTERCOMS, SWITCHES, THERMOSTATS, ETC. LOCATED IN ANY BULLETIN BOARD.
4. PROVIDE AND PAY FOR THREE PULLS FOR A 10 YARD DUMPSTER FOR DISPOSAL OF TRASH GENERATED BY THE INSTALLATION OF THE OWNER'S FF&E.
5. FASTEN REFRIGERATORS & STO CABS W/LEIGH 80# 4.5" NICKEL PLATED DOUBLE ENDED BOLT SNAP HOOK.
6. PROVIDE ONE TRIM CARPENTER/PUNCH PERSON FOR 1 WEEK/40 HOURS TO ASSIST WITH FF&E INSTALLATION.



1 PROPOSED FLOOR PLAN
 SCALE: N.T.S.



EXHIBIT C

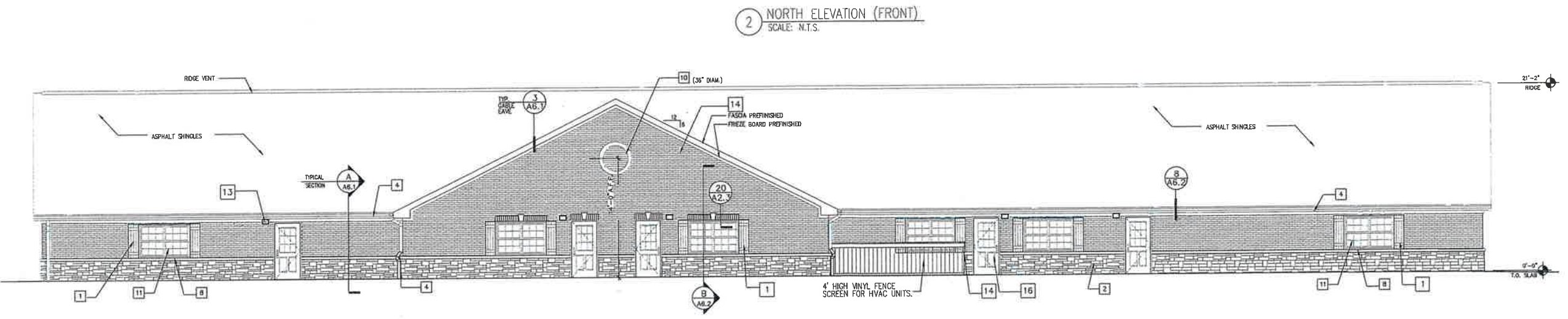
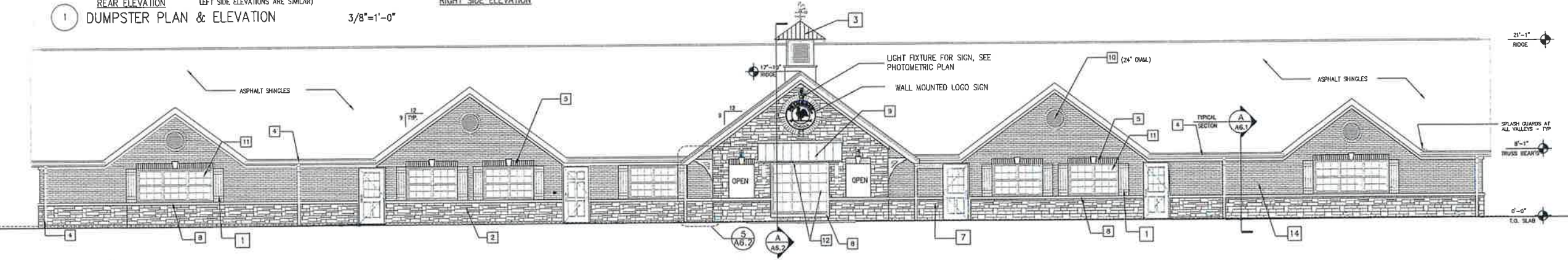


EXTERIOR COLOR SCHEDULE	
TRASH ENCLOSURE GATES (POST & HINGES)	IBM HC 112 TATE OLIVE (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)
EXTERIOR HD. TRIM, EXTERIOR DOORS, FRAMES, LOUVERS, CUPOLA WALLS, GUTTERS AND DOWNSPOUTS, SOFFITS.	TO MATCH HARDIE TRIM SANDSTONE BEIGE JH30-20 (BM HC-82 or SW SW 6157)
EXTERIOR HARDIE TRIM, FASCIA, FRIEZE	SANDSTONE BEIGE JH30-20 (BM HC-82 or SW SW 6157)
WINDOWS	BEIGE OR ALMOND ALUMINUM/VINYL
BRICK:	BORAL CONCORD MODULAR GROUT: BUFF COLORED MORTAR
ASPHALT "ARCHITECTURAL" SHINGLES:	MANUF.: GAF STYLE: TIMBERLINE NATURAL SHADOW-LIFETIME WARRANTY COLOR: WEATHERED WOOD SG
NOTE:	ALL ROOF MOUNTED EQUIPMENT SHALL BE PAINTED TO MATCH ROOF COLOR
VINYL SHUTTERS	ARCHITECTURALDEPOT.COM - 14" JOINED SHUTTERS W/INSTALL SCREWS WIDE STANDARD SIZE FOUR BOARD PREFINISHED #02B FOREST GREEN
STANDING SEAM ROOF:	AEP-SPAN SNAPSEAM - 12" COLOR = DARK BRONZE
STEEL AWNING SUPPORTS & WOOD BRACKETS:	IBM HC 112 TATE OLIVE (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)
STONE:	LONGSTAR STONE - LIBERTY CLASSIC - AUTUMN GROUT: BUFF COLORED MORTAR
KEY STONE:	NATURAL LIMESTONE

- CONSTRUCTION NOTES:**
- 1 VINYL SHUTTERS- SEE WINDOW SCHEDULE FOR SIZES.
 - 2 STONE: SEE EXTERIOR COLOR ABOVE FOR MANUF.
 - 3 CUPOLA WITH WEATHER VANE, SEE SPECIFICATIONS SECTION OF DRAWINGS, PAINT CUPOLA WALLS AND LOUVERS PER EXTERIOR FINISH SCHEDULE. DARK BRONZE STANDING SEAM ROOF. (EPOXY ROOSTER)
 - 4 EXTRUDED ALUMINUM 6" WIDE GUTTERS WITH SPIKE & FERRILE AT 36" O.C. OGEE PROFILE. CONNECT 4"DIA. DOWNSPOUTS TO UNDERGROUND STORM SYSTEM.
 - 5 BRICK SOLDIER COURSE
 - 6 EXTRUDED ALUMINUM 3" WIDE DOWNSPOUTS TO UNDERGROUND STORM SYSTEM.
 - 7 BRICK VENEER
 - 8 ROUNDED PRECAST SILL - NATURAL WHITE COLOR
 - 9 STANDING SEAM ROOF ON METAL FRAME
 - 10 22" OR 36" DIAMETER VENT LOUVERS. PROVIDE PAINTABLE UNIT AND PAINT PER SCHEDULE. SIZE AND HEIGHT AS SHOWN ON ELEVATIONS.
 - 11 ALUMINUM SINGLE HUNG WINDOWS WITH CLEAR GLASS (SEE ELEV. SHEET A2.1)
 - 12 FIXED ALUMINUM WINDOWS WITH TINTED GLASS. (SEE ELEVATIONS SHEET A2.1)
 - 13 WALL MOUNTED LIGHT FIXTURE, TYP. AT EACH EXTERIOR DOOR. SEE LIGHT FIXTURE SCHEDULE. FLUSH TOP TO BOT OF SOFFIT OR 80" MIN AFC.
 - 14 STOP BULLNOSE SILL AS REQUIRED TO ALLOW SPACE FOR ELECTRICAL SWITCHGEAR.
 - 15 6" REFLECTORIZED ADDRESS NUMBERS - 6" BLACK
 - 16 H.M. INSUL. EXTERIOR DOOR AND FRAME - SEE DOOR SCHEDULE

RECEIVED
JUN 19 2018
COMMUNITY DEVELOPMENT
DEPT

ARCHITECT:
EA ARCHITECTS AND PLANNERS
24 N. BENNETT ST.
GENEVA IL 60134
PHONE 630 608 0500
FAX 630 786 3132
PROFESSIONAL DESIGN FIRM
NO. 184 005766

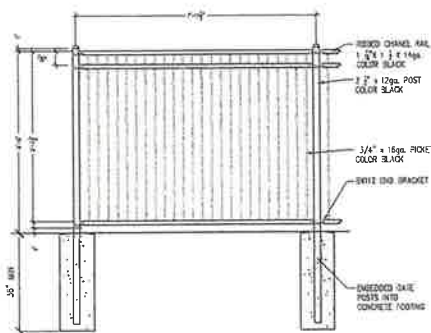


CLIENT:
NEW PROPOSED PRE-SCHOOL Primrose School
Kelly Dr.
Carol Stream, IL 60188

#	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	11A-00-YY

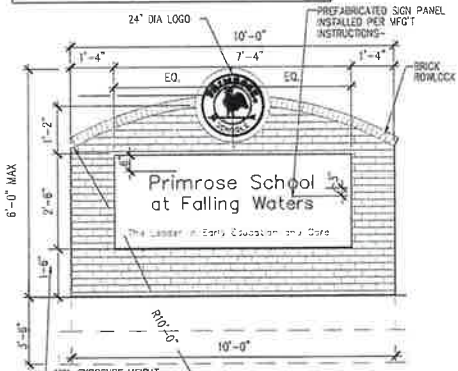
FILE NAME: 17573 Primrose
DRAWN BY: ERC
REVIEWED BY: ERC 12/15/2016
SHEET TITLE:
ELEVATIONS
SHEET NO.
A-4.1

EXHIBIT D-1



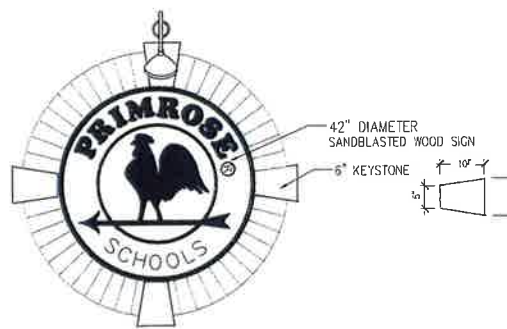
7 ORNAMENTAL FENCE
SCALE: N.T.S.

SIGN SPECIFICATIONS:		SIGN AREAS (ONE SIDE)	
LOGO	24" DIAMETER, SANDBLASTED - TATE OLIVE ON BEIGE BACKGROUND	SIGNAGE (COPY AREA) =	2'-8" x 7'-4" = 19 S.F.
LETTERS	DARK BRONZE	LOGO - 24" DIA = 3.14 S.F.	
STRIP LETTERS (THE LATTER H.L.)	2.5" HIGH, STYLE: TIMES BOLD, DARK BRONZE LETTERS	OVERALL STRUCTURE =	22.14 SF X 2 = 44.28 SF
BACKGROUND	BEIGE PAINTED METAL		
BRICK SPECIFICATION	SAME AS BUILDING		



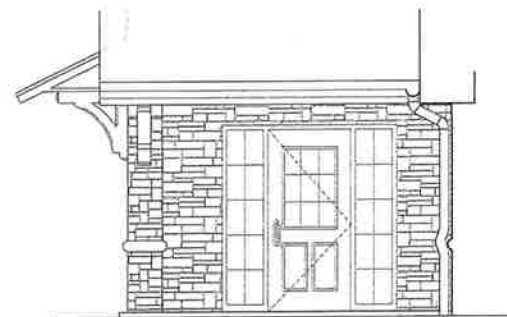
NOTE: TOTAL SIGN LETTERING COST SHOULD INCLUDE LETTERING, (LETTERING FOR BOTH SIDES OF SIGN) TAX, SHIPPING COSTS, MOUNTING TEMPLATE AND INSTRUCTIONS. (1-6 WEEKS LEAD TIME)

5 MONUMENT SIGN ELEVATION
SCALE: 3/8" = 1'-0"

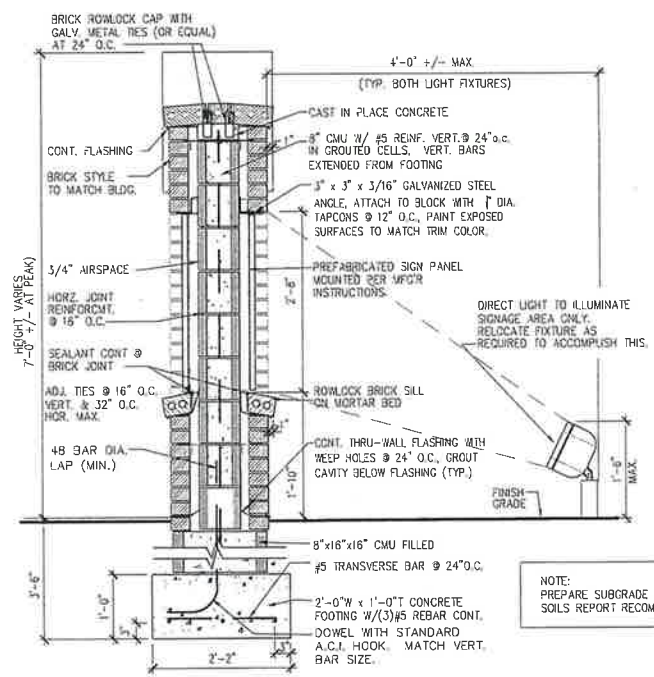


SIGN COLORS:
ROOSTER, CIRCLES & TEXT = TATE OLIVE
BACKGROUND = BEIGE
(TOTAL SIGN AREA = 9.6 SQ. FT.)

4 WALL MOUNTED LOGO SIGN
SCALE: N.T.S.



3 ENLARGED ENTRY ELEV.
SCALE: N.T.S.



6 MONUMENT SIGN SECTION
SCALE: 3/4" = 1'-0"

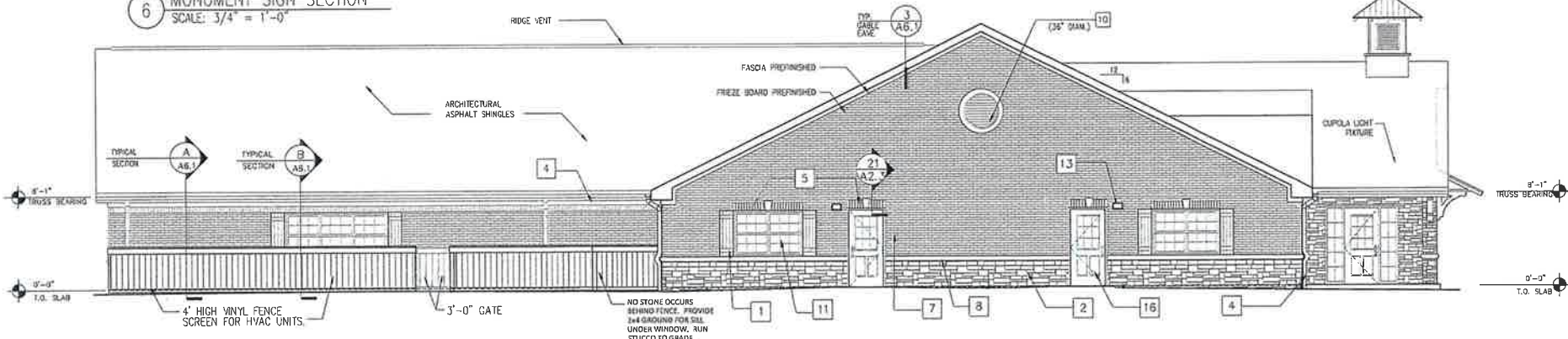
NOTE: PREPARE SUBGRADE PER SOILS REPORT RECOMM.

EXTERIOR COLOR SCHEDULE	
TRASH ENCLOSURE GATES (POST & HINGES)	JEM HC 112 TATE OLIVE (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)
EXTERIOR WD. TRIM, EXTERIOR DOORS, FRAMES, LOUVERS, CUPOLA WALLS, CUTTERS AND AND DOWNSPOUTS, SOFFITS.	TO MATCH HARDIE TRIM SANDSTONE BEIGE JH30-20 (SM HC-B2 or SW SW 6157)
EXTERIOR HARDIE TRIM, FASCIA, FRIEZE	SANDSTONE BEIGE JH30-20 (SM HC-B2 or SW SW 6157)
WINDOWS	BEIGE OR ALMOND ALUMINUM/VINYL
BRICK:	BORAL CONCORD MODULAR GROUT: BUFF COLORED MORTAR
ASPHALT "ARCHITECTURAL" SHINGLES:	MANUF.: GAF STYLE: TIMBERLINE NATURAL SHADOW-LIFETIME WARRANTY COLOR: WEATHERED WOOD SG
NOTE: ALL ROOF MOUNTED EQUIPMENT SHALL BE PAINTED TO MATCH ROOF COLOR	
VINYL SHUTTERS	ARCHITECTURALDEPOT.COM - 14" JOINED SHUTTERS W/INSTALL SCREWS WIDE STANDARD SIZE FOUR BOARD PREFINISHED #02B FOREST GREEN
STANDING SEAM ROOF:	AEP-SPAN SNAPSEAM - 12" COLOR = DARK BRONZE
STEEL AWNING SUPPORTS & WOOD BRACKETS:	JEM HC 112 TATE OLIVE (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)
STONE:	LOWESTAR STONE - LIBERTY CLASSIC - AUTUMN GROUT: BUFF COLORED MORTAR
KEY STONE:	NATURAL LIMESTONE

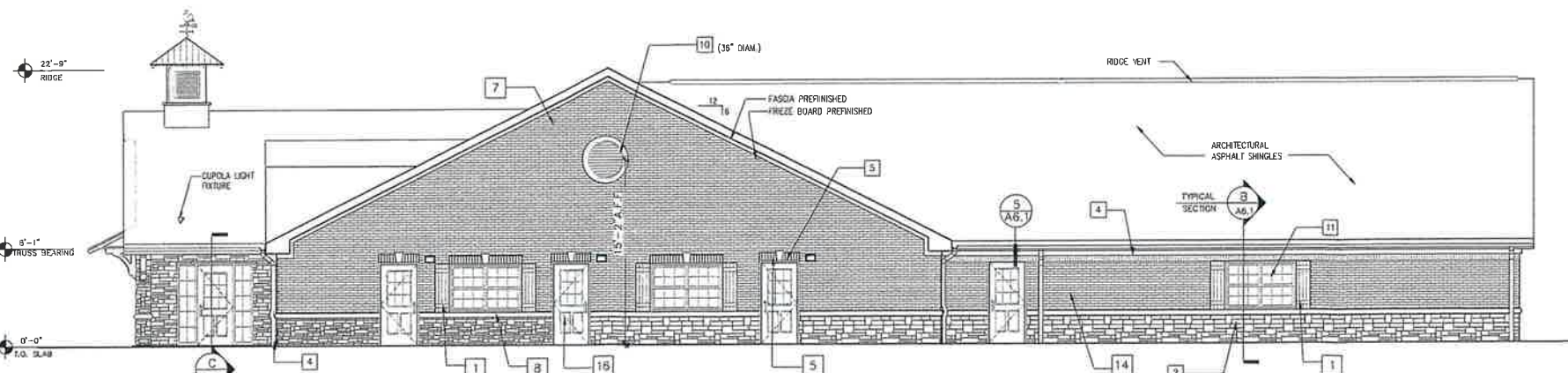
- CONSTRUCTION NOTES:
- VINYL SHUTTERS- SEE WINDOW SCHEDULE FOR SIZES.
 - CUPOLA WITH WEATHER VANE, SEE SPECIFICATIONS SECTION OF DRAWINGS. PAINT CUPOLA WALLS AND LOUVERS PER EXTERIOR FINISH SCHEDULE. DARK BRONZE STANDING SEAM ROOF. (EPOXY ROOSTER)
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 - BRICK VENEER
 - ROUNDED PRECAST SILL - NATURAL WHITE COLOR
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 - STOP BULLNOSE SILL AS REQUIRED TO ALLOW SPACE FOR ELECTRICAL SWITCHGEAR.
 - 6" REFLECTORIZED ADDRESS NUMBERS - 6" BLACK
 - H.W. INSUL. EXTERIOR DOOR AND FRAME - SEE DOOR SCHEDULE



ARCHITECT:
EA ARCHITECTS AND PLANNERS
24 N. BENNETT ST.
GENEVA IL 60134
PHONE 630 608 0500
FAX 630 786 3132
PROFESSIONAL DESIGN FIRM
NO. 184 005766



2 EAST ELEVATION
SCALE: N.T.S.



1 WEST ELEVATION
SCALE: N.T.S.

CLIENT:
NEW PROPOSED PRE-SCHOOL
Primrose School
Kelly Dr.
Carol Stream, IL 60188

REVISIONS:		
#	DESCRIPTION	DATE
1	INITIAL SUBMITTAL	MM-DD-YY

FILE NAME: 17073 Primrose
DRAWN BY: ERC
REVIEWED BY: ERC 12/15/2018
SHEET TITLE:
ELEVATIONS
SHEET NO.

A-4.2

**AN ORDINANCE APPROVING AN AMENDMENT TO A SPECIAL USE PERMIT
FOR OUTDOOR ACTIVITIES AND OPERATIONS (STORAGE SILOS)
(BKBG ENTERPRISES, INC., DBA DEVANCO FOODS, 440 MISSION STREET)**

WHEREAS, Evan Bartzis, on behalf of BKBG Enterprises, Inc., dba Devanco Foods, hereinafter referred to as the Petitioner, has petitioned the Village of Carol Stream for an Amendment to a Special Use Permit for outdoor activities and operations to modify a condition requiring the painting of outdoor storage silos, as provided in Section 16-10-2(B)(14) of the Carol Stream Code of Ordinances, on the property legally described in Section 2 herein and commonly known as 440 Mission Street, Carol Stream, Illinois; and

WHEREAS, pursuant to Section 16-15-8 of the Carol Stream Code of Ordinances, the Combined Plan Commission/Zoning Board of Appeals held a public hearing on the above petition on June 25, 2018, following proper legal notice of said public hearing, after which the Commission recommended to the Mayor and Board of Trustees of the Village that the Special Use Amendment be approved; and

WHEREAS, the Combined Plan Commission/Zoning Board of Appeals has filed its Findings and Recommendations regarding the Special Use Amendment, and the Mayor and Board of Trustees have duly considered said Findings and Recommendations; and

WHEREAS, the Mayor and Board of Trustees find it to be in the best interest of the Village to grant approval of the Special Use Amendment, as set forth in this Ordinance.

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

SECTION 1:

The Mayor and Board of Trustees of the Village of Carol Stream, after examining the Petition for a Special Use Amendment to modify a condition requiring the painting of outdoor storage silos, and the Findings and Recommendations of the Combined Plan Commission / Zoning Board of Appeals, have determined and find that the requested Special Use Permits:

1. Are deemed necessary for the public convenience at the location. *The storage silos are a required part of Devanco's business operations to enable efficient processing of their various meat products. Devanco has also made a large investment in the building and property, bringing approximately 100 employees to the community, and wish to continue to process food products in a safe and efficient manner.*
2. Will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare. *The unpainted storage silos will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.*

3. Will not be injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. *Other properties within the Industrial District have received Special Use approval for outdoor activities and operations, with no apparent injury to the use or enjoyment of properties in the immediate vicinity, or diminution or impairment to property values within the neighborhood. While it is preferred that the silos be painted to blend with the color of the building, it is not believed that productivity should be hindered by painting the silos. There are also other instances in which outdoor equipment has not been painted to match a building in the Industrial District.*
4. Will not impede the normal and orderly development and improvement of surrounding properties for uses permitted in the district. *There should be no impact on the normal and orderly development and improvement of surrounding properties in the Industrial District if the storage silos remain a white color.*
5. Will provide adequate utilities, access roads, drainage and other important and necessary community facilities. *Adequate utilities, access roads, drainage and other public improvements are already in place. As such, this provision is not applicable.*
6. Will conform to the applicable regulations of the district in which it is located, except as the Village Board may in each instance modify such regulations. *The storage silos already conform to all other applicable codes and requirements.*

SECTION 2:

The Special Use Amendment is hereby approved and granted subject to the conditions set forth in Section 3, upon the real estate commonly known as 440 Mission Street, Carol Stream, Illinois, and legally described as follows:

LOT 1 IN KARP'S CAROL STREAM REALTY RESUBDIVISION, OF PART OF THE SOUTHEAST ¼ OF SECTION 20, THE NORTHEAST ¼ OF SECTION 29, AND THE NORTHWEST ¼ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED NOVEMBER 14, 1995, AS DOCUMENT R95-160692, IN DUPAGE COUNTY, ILLINOIS.

hereinafter referred to as the Subject Property.

SECTION 3:

The approval of the Special Use Amendment in Section 2 herein is subject to the following conditions:

1. That all terms and conditions of Ordinance No. 2016-04-25 for Devanco Foods not specifically revised herein shall be hereby reaffirmed by reference; and

2. That the site must be maintained and the business must be operated in accordance with all State, County and Village Codes and requirements.

SECTION 4:

The Special Use Amendment is hereby approved and granted as set forth in the following plans and exhibits:

1. Site Plan (Exhibit A received June 1, 2018), prepared by Meta Forms Architecture & Design, 5106 N. Cicero Avenue, Chicago, Illinois, 60630.

SECTION 5:

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

SECTION 6:

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

PASSED AND APPROVED THIS 2nd DAY OF JULY, 2018.

AYES:

NAYS:

ABSENT:

Frank Saverino, Sr. Mayor

ATTEST:

Laura Czarnecki, Village Clerk

I, Evan Bartzis, being the owner and/or party in interest of the Subject Property legally described in this ordinance, do hereby accept, concur, and agree to develop and use the Subject Property in accordance with the terms and conditions of this Ordinance, and I understand that if I do not do so, I am subject to the penalties set forth in Section 16-17-7 A and B of the Carol Stream Code of Ordinances, and/or termination of the special use permit. BKBG Enterprises, Inc., dba Devanco Foods further agrees to indemnify, hold harmless and defend the Village, and its officers, agents and employees from any and all claims, lawsuits, liabilities damages and costs incurred as a result of the approvals as granted herein.

Date

Owner/Party In Interest

I HEREBY CERTIFY THAT THIS PLAN AND SPECIFICATIONS
WAS PREPARED BY ME OR UNDER MY DIRECT
SUPERVISION AND THAT I AM A QUALIFIED
PROFESSIONAL ENGINEER UNDER THE LAWS OF THE
STATE OF ILLINOIS AS SHOWN BY MY LICENSE AND
SEAL.

RECEIVED
JUN 01 2018
COMMUNITY DEVELOPMENT
DEPT

Storage Silos

LANDSCAPE SCHEDULE						
SYMBOL	PLANT #	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	REMARKS
①	1	IRIS (PER)	PEAR (SPERMATOPHYTES)	7	2"	7 REQUIRED
②	2	ORNS CANADENSIS	EASTERN REDBUD	1	2"	1 REQUIRED
③	3	CELESTIA IRIMACHENSIS	SCULPTURE SPORULES PINE/ROCK SILVER PINE	1	1"	NEW TREES 4 REQUIRED
④	4	EVANTHUS ALATUS	BURNING BUSH	18'	18'	1 REQUIRED
⑤	5	IRIS OCCIDENTALIS "TOPSY"	AMERICAN ARBORVITAE	3'	3'	40 REQUIRED
⑥	6	HEMOCALUS	DAY LILY	1"	1"	40 REQUIRED
⑦	7	EXISTING TREE				EXISTING TREE TO STAY
⑧	8	EXISTING TREE				EXISTING TREE TO STAY
⑨	9	IRIS GREEN GEM	IRIS GREEN GEM	3	3 FT HT VARIETY	
⑩	10	IRIS OCCIDENTALIS "EMERALD GREEN"	EMERALD ARBORVITAE TREE	4	3 FT HT VARIETY	
⑪	11	EXISTING TREE				EXISTING TREE TO BE REMOVED

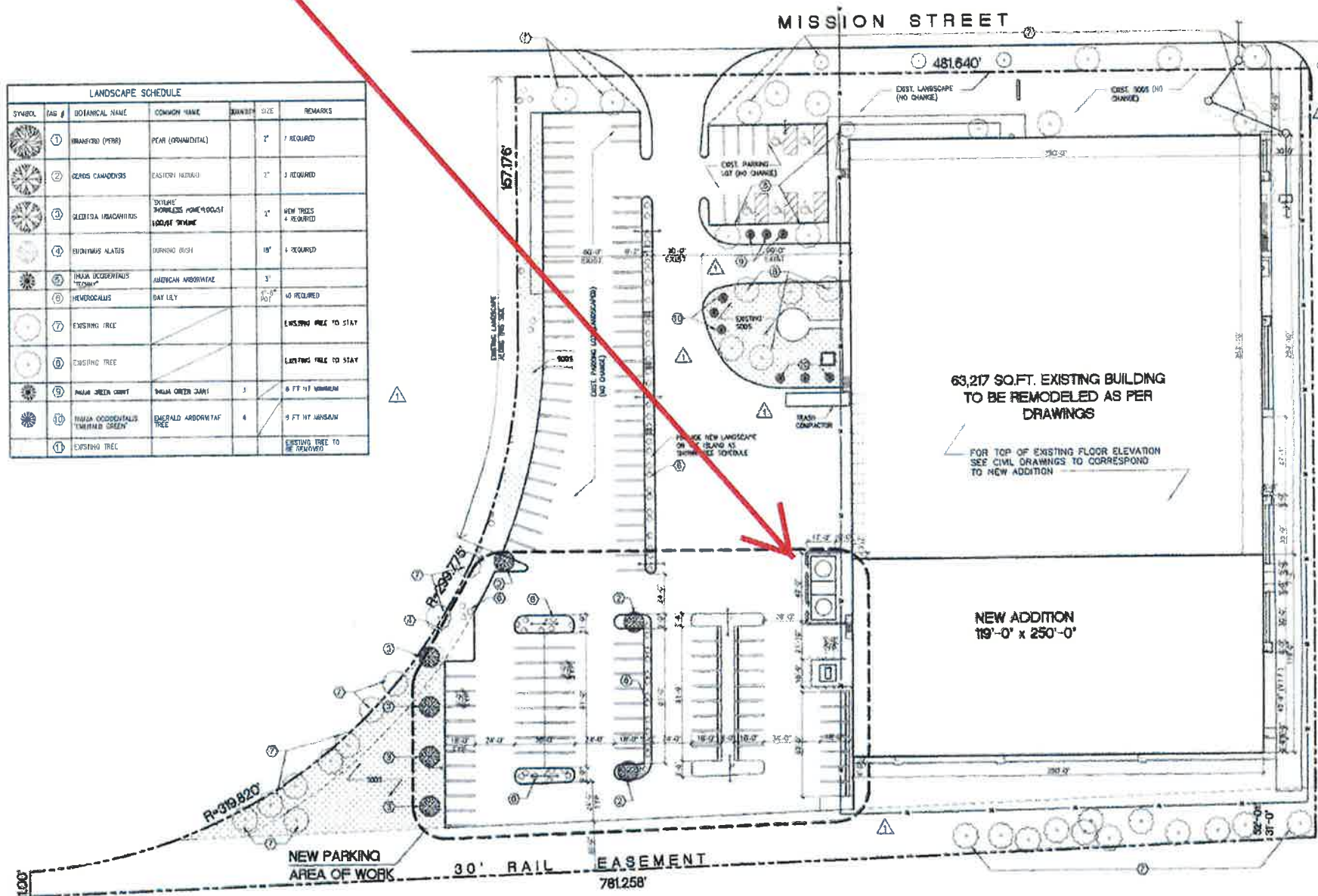


EXHIBIT A

NORTH
SITE/ LANDSCAPE PLAN
SCALE: 1" = 30'-0"

design build network inc.
DESIGNERS / DEVELOPERS / BUILDERS
5108 N. CICERO AVE., CHICAGO, IL 60630
TELEPHONE: 773/926-8314
e-mail: gdgsafe@gmail.com

NO.	DATE	DESCRIPTION
1	06/01/18	ISSUED FOR PERMIT
2	06/01/18	ISSUED FOR PERMIT
3	06/01/18	ISSUED FOR PERMIT
4	06/01/18	ISSUED FOR PERMIT
5	06/01/18	ISSUED FOR PERMIT

DEVANCO FOODS
440 MISSION ST.
CAROL STREAM, IL 60188

SITE/ LANDSCAPE PLAN

DATE: 06/01/18
SCALE: 1" = 30'-0"
SHEET NO.: L-10

Village of Carol Stream
INTER-DEPARTMENTAL MEMO

TO: Mayor and Trustees

FROM: Robert Mellor, Assistant Village Manager *R/m*

DATE: June 15, 2018

RE: INTERGOVERNMENTAL AGREEMENT AND LEASE BETWEEN THE VILLAGE OF CAROL STREAM AND THE CAROL STREAM PARK DISTRICT FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF THE VETERAN'S MEMORIAL PLAZA

Attached for your consideration and approval is an Intergovernmental and Lease Agreement with the Carol Stream Park District allowing them to construct and maintain a Veteran's Memorial Plaza at the Town Center just north of the existing "Welcome" archway. The agreement has been reviewed by Village and Park District staff and by the Village and Park District attorneys.

The leased area consists of two parcels north and south of the Town Center archway (see-attached Exhibit B). The monuments designating the five branches of the military will be located on the leased section of the memorial near the current flagpoles. The Agreement also includes a planted bed area south of the archway that will contain low growing annuals and perennials so visitors can view the memorial through the archway after removal of the tall trees and shrubs that are currently planted in this bed. The initial term of the agreement is 10-years with multiple 10-year renewal options. The land would be leased to the Park District for \$10. The total project cost was estimated to be \$200,000. Donations for the project have been collected through the Carol Stream Parks Foundation, a 501(c) 3 corporation. The Park District will use money and services donated through various fund-raising efforts received over the past 2-years and distributed through the Foundation. Donations collected to date total approximately \$124,000.

The Park District approved the attached agreement at their June 11, 2018 Board of Commissioners meeting. Pending Village Board approval, preparations can begin for construction of the memorial per the approved plans.

Please contact me if you have any questions.

Cc: Joseph E. Brienig, Village Manager

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE EXECUTION OF AN
INTERGOVERNMENTAL AGREEMENT AND LEASE BETWEEN THE VILLAGE
OF CAROL STREAM AND THE CAROL STREAM PARK DISTRICT
FOR THE CONSTRUCTION, OPERATION AND MAINTENANCE OF
THE VETERAN'S MEMORIAL PLAZA**

WHEREAS, the Mayor and Board of Trustees of the Village of Carol Stream have determined that it is in the best interest of the Village to enter into an Agreement and Lease with the Carol Stream Park District for the construction, operation and maintenance of the Veteran's Memorial Plaza.

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

SECTION 1: That the Mayor and Board of Trustees of the Village of Carol Stream be and the same are hereby authorized to execute the agreement and lease, in the appropriate form, attached hereto as Exhibit "A".

SECTION 2: That all resolutions or parts thereof, in conflict with the provisions of this Resolution are, to the extent of such conflict, expressly repealed.

PASSED AND APPROVED THIS 2nd DAY OF JULY 2018.

AYES:

NAYS:

ABSENT:

Frank Saverino, Sr., Mayor

ATTEST:

Laura Czarnecki, Village Clerk

**INTERGOVERNMENTAL AGREEMENT AND LEASE BETWEEN THE VILLAGE OF
CAROL STREAM AND THE CAROL STREAM PARK DISTRICT FOR THE
CONSTRUCTION, OPERATION AND MAINTENANCE OF THE VETERAN'S MEMORIAL
PLAZA**

THIS INTERGOVERNMENTAL AGREEMENT (hereinafter referred to as the "Agreement") is made and entered into this ____ day of _____, 2018, by and between the **VILLAGE OF CAROL STREAM**, an Illinois home rule municipality (hereinafter referred to as the "Village"), and the **CAROL STREAM PARK DISTRICT**, an Illinois unit of local government (hereinafter referred to as the "Park District"). The Village and Park District are sometimes referred to individually as a "Party" and collectively as the "Parties".

WITNESSETH:

WHEREAS, Article VII, Section 10 of the Illinois Constitution of 1970 encourages and provides for units of local government to contract and otherwise associate with each other to exercise, combine or transfer any power or function in any manner not prohibited by law or by ordinance; and

WHEREAS, the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1 et seq., provides, inter alia, "Any power or powers, privileges or authority exercised or which may be exercised by a public agency of this State may be exercised and enjoyed jointly with any other public agency of this State ..."; and

WHEREAS, the Village and Park District are public agencies as that term is defined in the Intergovernmental Cooperation Act, 5 ILCS 220/1 et seq.; and

WHEREAS, the Village, the Park District and various stakeholders within the community have discussed the construction of a Veteran's Memorial Plaza (the "Memorial") for the purpose of honoring local service men and women who have made the ultimate sacrifice and given their lives for their country; and

WHEREAS, the Village is the owner of certain real property legally described in Exhibit A attached hereto and known as the Town Center (the "Town Center Property"); and

WHEREAS, the Village has agreed to lease to the Park District a portion of the Town Center Property, as described in Exhibit B attached hereto and hereinafter referred to as the "Leased Parcel" for the purpose of constructing and maintaining the Memorial; and

WHEREAS, the Park District has agreed to construct and maintain the Memorial upon the Leased Parcel; and

WHEREAS, the Carol Stream Parks Foundation, an Illinois not-for-profit corporation has undertaken a fund raising effort to raise two hundred thousand dollars (\$200,000.00) for the design and construction of the Memorial and has agreed to gift such funds to the Park District for the construction of the Memorial; and the project is completely contingent upon the Park District's receipt of the donations from the Foundation; and neither party has any obligation to commence the construction until the donation is received; and

WHEREAS, this Agreement is intended to provide the framework for the Village and the Park District to cooperate in the implementation of the plan for the construction and maintenance of the Memorial.

NOW, THEREFORE, in consideration of the covenants, conditions, promises and agreements set forth herein, the Parties agree as follows:

1. **RECITALS INCORPORATED.** The foregoing recitals are hereby restated and incorporated by reference herein.
2. **TERM AND LEASE.** This Agreement shall be for an initial term of ten (10) years, commencing on _____, 201_, and terminating on _____, 202_. The Agreement may be extended for up to five (5) additional ten (10) year terms, upon the Parties' mutual agreement for extension, on the same terms and conditions as set forth herein or on such modified terms as the Parties may establish by subsequent agreement. The Park District hereby agrees to pay to the Village, as total rent for said Parcel, the sum of \$10.00, said rental payment to cover the entire term of this lease or that term as decreased by termination of said lease as herein provided, as the case may be.

The Leased Parcel is leased to the Park District for the term of this Agreement for the exclusive purpose of the construction, operation and maintenance of the Memorial. The Village reserves the right to utilize the Leased Parcel for public utilities, facilities or drainage improvements and other public purposes so long as such purposes do not unreasonably interfere with the operation of the Memorial. The Village shall have full access rights to the Leased Parcel.

3. **CONDITION OF THE LEASED PARCEL.** The Park District covenants and agrees that it has inspected the Leased Parcel and the Leased Parcel is in good order and condition. The Village makes no representation with respect to the condition or maintenance of the Leased Parcel and the Park District agrees to accept possession of the Leased Parcel as-is. **ALL IMPLIED WARRANTIES OF QUALITY, FITNESS, MERCHANTABILITY AND HABITABILITY ARE HEREBY EXCLUDED.**

4. **PREPARATION OF PLANS AND APPROVALS.**

A. The Park District will cause plans and specifications to be prepared for the purpose of implementing the Memorial, which shall include all site improvements to be completed, a design professional's estimate of probable costs to complete the Memorial and a implementation schedule for completion of the Memorial.

B. In developing the Memorial, the Park District shall comply with the Village's zoning and development and approval processes.

C. The Park District has submitted the plans, attached hereto as Exhibit C, to the Village for review and has received Village approval. The Park District shall construct the Memorial in conformance with the approved plans.

5. **PERMITS.** Following approval of the plans, the Park District shall apply for such permits as are required to construct the Memorial upon the Leased Parcel. The Village agrees to waive all permit and inspection fees relating to the construction of the Memorial, except for pass-through third party consultant costs associated with such permit and inspection fees. The Park District shall be responsible for securing all other applicable permits and approvals necessary in connection with the Memorial.

6. **CONSTRUCTION OF THE MEMORIAL PROJECT.**

- A. The Park District shall be responsible for overseeing all construction of the work for the Memorial and site improvements upon the Leased Parcel (the "Work"). The Work shall be conducted in accordance with the approved plans and specifications, the Village's Gary Avenue corridor regulations approval, granted October 23, 2017, and all federal, state and village laws, ordinances and regulations.
- B. All Work to be performed shall be bid and awarded as required by state law. The Park District shall act as the General Contractor and bid out services as needed. The Carol Stream Parks Foundation may acquire in-kind services and donate them to the project. Per Section 8-1 of the Park District Code, such services are not acquired services and will not be subject to the bid process.
- C. The Park District shall provide the Village with a letter of intent of funding for the project, or a performance and payment bond in the amount of 110% of the value of the contract(s) for the Work. The Park District may, in lieu of directly providing such bond to the Village, cause the general contractor to provide to the Park District with a performance and payment bond in the amount of 110% of the value of the contract for the Work. If more than one general contractor is hired to perform the work, such contractor shall provide a separate performance and payment bond in the amount of 110% of the value of the contract for that portion of the Work to be performed. Such bond(s) shall be in a form reasonable satisfactory to the Village, and such bond(s) shall name the Village as a co-beneficiary of the bond.
- D. Before commencing any Work, the Park District shall require each contractor to obtain and maintain throughout the course of such work adequate insurance, as set forth in Exhibit C, with the Park District and Village as additional insureds. All certificates of those policies shall be provided to the Village prior to the commencement of any such work. Upon request, the Village may request the Park District to provide current evidence of insurance as herein provided.
- E. The Park District shall comply (and to cause any of its contractors and subcontractors to comply) with all applicable requirements of federal, state, and local laws in connection with the Work. It is the Park District's obligation to pay and require every contractor and subcontractor to pay prevailing wages as established by the Illinois Department of Labor for each craft or type of work needed to execute the contract in accordance with 820 ICS 130/.01 et seq. The Park District shall prominently post or cause to be posted the current schedule of prevailing wages at the work site and shall immediately notify or cause to be notified in writing all of its contractors and subcontractors of all changes in the schedule of prevailing wages. The Park District shall be solely responsible to maintain or cause to be maintained accurate records as required by the prevailing wage statute and to obtain and furnish all such certified records to the Village as required by the Act. The Park District shall be solely liable for paying the difference between prevailing wages and any wages actually received by laborers, workers and/or mechanics engaged in the Work and in every way defend and indemnify the Village against any claims arising under or related to the payment of wages in accordance with the Prevailing Wage Act.
- F. All Work shall be subject to Village inspection in accordance with the ordinances of the Village.

7. **OPERATION AND MAINTENANCE OF THE MEMORIAL.**

A. The Park District shall occupy and use the Leased Parcel in an attractive, inviting, safe and careful manner and consistent with the maintenance and repair of other Park District properties.

B. The Park District shall, at its sole cost and expense, maintain, repair, replace and keep the Leased Parcel, the Memorial, and all improvements located thereon, now or in the future, in good order and at all times during the lease term. Maintenance, repair and replacement shall include but not be limited to flags, pavers, monuments, landscaping, plaques, lighting, signage, benches and seating areas and other improvements of the Leased Premises. Except in extenuating circumstances, all portions of sidewalks, entrances, passages, and all ways of access to public utilities of the Leased Parcel shall be kept unobstructed by the Park District, and shall not be used for any purpose other than ingress and egress to and from the Leased Parcel.

C. The Park District shall maintain the Parcel in compliance with all applicable laws, rules, regulations, ordinances, directives, covenants, easements, zoning and land use regulations, and restrictions of record, permits, building codes, (collectively "Laws"). The Park District shall, in respect to the condition of the Leased Parcel and at its sole cost and expense, comply with (i) all Laws relating solely to the Park District's specific and unique nature of use of the Leased Parcel; and (ii) all building codes requiring modifications to the Leased Parcel due to the improvements being made by the Park District upon the Leased Parcel.

D. Neither party shall perform any regular snow removal upon the Leased Parcel.

E. The Park District shall maintain all landscaped areas specific to the Memorial consistent with Section 7. A. of this Agreement and in a manner equal and consistent to that of other Park District parks and facilities. (i) The Village will provide mowing and lawn care consistent with that provided throughout the parcel; (ii) the Park District will provide all care and maintenance of the Memorial's landscaping beds and hardscaped areas.

F. The Park District shall not do any act nor permit any act to be done as a result of this Lease which will in any way mar, deface, alter, injure, or damage in any way, normal wear and tear expected, any part of the Leased Parcel, or any property associated therewith.

G. The Park District shall be responsible for the payment of all costs, expenses, claims, fines, or penalties that may arise out of the Park District's use and occupancy of the Leased Parcel.

H. The Park District shall exercise full responsibility for the security of the Leased Parcel, but neither party shall be required to maintain security and/or surveillance services or equipment.

I. The Park District shall exercise full responsibility for the supervision of its employees, agents, contractors, assignees, vendors, invitees, guests, patrons, customers and attendees (collectively, "District's Agents") during the term of this Agreement. The Parties agree that Village has no duty to supervise any person or activity in connection with the District's use of the Leased Parcel.

J. The Park District shall determine all reasonable rules and regulations relative to the operation and use of the Leased Parcel. The use of the Leased Parcel and activities taking place upon the Parcel shall be subject to the terms and conditions of the general ordinances of the Village. In carrying out activities upon the Leased Parcel, the Park District shall accord to the Village priority use of the Leased Parcel for any activity sponsored or co-sponsored by the Village. This priority shall only be accorded to the Village in the event that, at the time of the Village request, there is no actually scheduled Park District event that would interfere with the requests being made by the Village.

K. Upon termination of this Lease Agreement, the Village shall conduct an inspection of the Leased Parcel and shall within seven (7) days of said inspection advise the Park District of any damages to the Leased Parcel. The Park District shall be responsible to pay the costs of replacement or repair for any such damages.

8. **UTILITIES AND SERVICES.** The Park District shall, at its sole cost and expense, arrange for the furnishing of all utilities and other services necessary as needed.

9. **LIENS.** The Park District shall not directly or indirectly create or permit to be created any lien or encumbrance upon the Leased Parcel or any funds of the Village. In the event said liens have been created, the Park District shall immediately discharge any such lien. Should the Park District fail to discharge any such lien, the Village shall have the right to discharge such lien and the Park District shall reimburse the Village for costs and expenses of discharging said lien.

10. **INDEMNIFICATION.**

A. To the fullest extent permitted by law, the Park District shall save, indemnify and hold harmless the Village, its officers, officials, employees, contractors, sub-contractors, agents and attorneys from all loss, cost and expense (including reasonable attorneys fees) as a result of the use or of the Leased Parcel and/or this Lease, including, but not limited to, that arising out of any liability, or claim of liability for injury or damages to persons or property or both, sustained or claimed to have been sustained by anyone whomsoever, by reason of the operation, use or occupancy of the Leased Parcel or adjoining facilities, Parcel, areas, or any property, (real or personal) of the Village. However, the Park District shall not be required to indemnify the Village for damages or the costs incident thereto caused by the negligence of any indemnified party. The Park District shall similarly protect, indemnify and hold and save harmless the Village against and from any and all claims, costs, causes, actions and expenses including but not limited to reasonable legal fees, incurred by reason of the Park District's breach of any of its obligations under, or the Park District's default of, any provision of this Agreement.

B. The indemnity as provided herein shall not be limited by reason of the enumeration of any insurance coverage herein provided.

C. The Park District does not waive, by these indemnity requirements, any defenses or protections under the Local Governmental and Governmental Employees Tort Immunity Act (745 ILCS 10/1 et seq.) or otherwise available to it under law.

11. **WAIVER AND DISCHARGE OF LIABILITY.** The Village assumes no responsibility whatsoever as a result of the Park District's use and occupancy of the Leased Parcel, the letting of this Lease or for any property placed in or about the Leased Parcel, and the Village and its officers, officials, employees, contractors, sub-contractors, agents and attorneys are hereby expressly released and discharged from any and all liability for any loss, injury or damage to any person or property that may be sustained by

reason of the use or occupancy of the Leased Parcel under this Lease. The Park District shall not, however, be responsible for the negligent acts of the Village. Further, the Park District waives any claim for liability, damages, losses or refund of any sum hereunder against the Village, due to failure of utilities, or any issues in any way related to the failure of any component, service or system, within, or serving the Leased Parcel due to malfunctions of any type.

12. **INSURANCE.** The Park District covenants and agrees that at all times during the lease term, it shall maintain, at its own cost and expense, the following types of insurance for the Leased Parcel:

A. Comprehensive broad form general public liability insurance with extended coverage protecting each Party against claims for personal injury, death, and property damage occurring upon, in or about the Leased Parcel, such insurance to afford protection to the limit of not less than One million (\$1,000,000.00) dollars and excess liability coverage in the amount of not less than Five million (\$5,000,000.00) dollars. The insurance coverage required by this section shall extend to any contractual liability arising out of the indemnities provided for in Section 9 herein.

B. Broad form Property Damage insurance covering the Leased Parcel, and all alterations, extensions, improvements thereto, against loss or damage by fire and the risks contemplated within the extended coverage endorsements, including sprinkler damage, vandalism, and malicious mischief and against such other risks as shall reasonably be required by the Parties in an amount not less than the full actual replacement cost of the real property and appurtenances thereto.

C. Workers Compensation insurance at the statutory limits and Employer's Liability with a policy limit of not less than Five hundred thousand (\$500,000.00) dollars.

D. All policies of insurance shall be issued by solvent and responsible insurance companies, licensed to do business in Illinois with a general policy holder's rating of not less than A and a financial rating of AAA as rated in the most current and available "Best's Insurance Reports", and qualified to do business in the State of Illinois.

E. All policies, other than those for Worker's Compensation, shall be written on an occurrence and not on a claims-made basis.

F. In the event that the Park District is self-insured, member of an intergovernmental pool or provides for its risk financing by a means other than commercial insurance, those parties shall keep in force at all times during the term of this agreement, General Liability coverage specifically including bodily injury, personal injury and property damage limits of not less than \$5,000,000.00 per occurrence (subject to inflationary increases every 5 years in the sole discretion of the Village) provided on an occurrence basis and at all times specifically extending that coverage to Village, its public officials, employees, volunteers, and agents.

G. All policies of insurance shall be issued by solvent and responsible insurance companies, licensed to do business in Illinois with a general policy holder's rating of not less than A and a financial rating of AAA as rated in the most current and available "Best's Insurance Reports", and qualified to do business in the State of Illinois. Notwithstanding the foregoing, the parties hereto acknowledge that the Park District, as of the date of this Lease, has obtained liability and property coverage through the Park District Risk Management Agency (hereinafter referred to as "PDRMA"). The parties hereto agree that PDRMA's underwriting of liability coverage and property coverage for the Park District, in at least the coverage amounts required herein, are acceptable for the purposes of this Lease and this Lease Agreement and the Park District shall, from

time-to-time as requested by the Village, provide the Village with a summary of the coverage then in effect with PDRMA.

H. The Village shall be listed as an additional insured on the public general liability, property and extended coverage insurance and any excess policies. In addition, The Park District shall furnish certificates of the insurance and/or coverage in place as required herein and including a 90 day notice of cancellation or reduction in limits with no provision limiting carrier's liability for failure to give insured parties at least 90 days written notice of cancellation of such policy. The policy and/or coverage shall also contain a "contractual liability" clause.

13. **ENVIRONMENTAL.** The Park District shall not use, deposit or maintain any hazardous substances upon the Leased Parcel and shall hold harmless and indemnify the Village from any and all liability, damages, causes of action, fines and penalties and attorneys fees related to the existence, migration and removal of any and all environmental contamination to the Leased Parcel caused or permitted by the Park District during the term of this Agreement and any extensions thereof.

14. **DEFAULT.** The following events shall be deemed to be events of default by Park District under this Agreement ("Event of Default"):

A. Park District shall have failed to pay the rent or any other charge provided herein, or any portion thereof;

B. Park District shall have failed to comply with any other provisions of this Agreement;

C. Park District abandons the Leased Parcel.

D. In the event either Party to this Agreement should fail to perform or avoid its obligations herein, the party not in breach shall provide written notice to the Party in breach setting forth the action or failure to act that constitutes the breach of this Agreement. The breaching party shall have forty-five (45) days to cure any breach, otherwise the Party not in breach may terminate this Agreement and/or initiate an action in the Circuit Court of DuPage County to enforce the terms and conditions set forth herein, and, if a breach of the terms of this Agreement is found to exist, shall be permitted to assess all costs and reasonable attorney's fees incurred by reason of such enforcement action against the Party in breach.

15. **TERMINATION FOR CONVENIENCE OF THE PARTIES.** Either Party may terminate this Lease Agreement upon one hundred twenty (120) days prior notice to the other Party. Such notice of termination shall not relieve either Party of its responsibilities under the term of this Lease Agreement prior to the date of termination.

16. **ACTIONS REQUIRED UPON TERMINATION.** Upon termination of this Lease, by lapse of time or otherwise, the Park District covenants and agrees that it shall yield immediate possession to the Village and shall, upon request of the Village, restore, at its sole cost and expense, the Leased Parcel to its original condition immediately preceding any work conducted during the term of this Lease. In the event that any improvements are not removed and the Leased Parcel restored within three (3) months after the termination of this Lease, the Village shall have the right to remove such equipment and restore the Leased Parcel to its original condition and the Park District shall reimburse the Village for all of its costs of restoration. At the option of the Village and in its sole discretion, upon termination of this Lease Agreement, the Village may choose to take possession of the Leased Parcel with some or all improvements constructed and installed by the Park District to remain and which shall become the property of the Village.

17. **ADDITIONAL REPRESENTATIONS AND WARRANTIES.** In addition to any other representations and warranties set forth in this Agreement, each Party represents and warrants to the other as to the Leased Parcel as follows:

A. Upon execution of this Agreement neither Party shall take or permit an action, whether by amendment, release, termination nor otherwise, which could cause transferring Party to be unable to carry out its obligations pursuant to the terms of this Agreement.

B. Upon execution and delivery of a copy of this Agreement, each Party has obtained all signatures and approvals whatsoever required of said Party, and this Agreement shall then be a fully binding obligation of the each of the Parties without any additional actions or consents required.

C. Neither Party has notice or knowledge of any litigation, arbitration, or administrative hearing before any governmental agency concerning or affecting the Leased Parcel, which is instituted or has been threatened.

D. Neither Party shall take, or omit to take, any action that would have the effect of violating any of the representations, warranties, covenants, nor agreements contained in this Agreement.

18. **RELATIONSHIP BETWEEN THE PARTIES.** It is understood, acknowledged and agreed by the Parties that the relationship of the Park District to the Village arising out of this Agreement shall be that of a lessee and the parties shall not be construed as partners or joint venturers.

To the fullest extent permitted by law, the Park District and Park District's Agents assume, related to business operations, all liability for claims, causes of action, and damages from any personal injury, personal loss or damages to property arising out of or attributable to use of the Leased Parcel by the Park District and/or the Park District's Agents.

19. **NO THIRD PARTY BENEFICIEARIES.** This Agreement is entered into solely for the benefit of the contracting Parties, and nothing in this Agreement is intended, either expressly or impliedly, to provide any right or benefit of any kind whatsoever to any person and/or entity who is not a party to this Agreement or to acknowledge, establish or impose any legal duty to any third party, other than the Park District's indemnification and insurance obligations relative to Village and its respective officers, officials, employees, agents, successors and assigns required herein. Nothing herein shall be construed or interpreted as an express and/or implied waiver of any common law and/or statutory immunity and/or privilege of either the Village or the Park District and/or any of their respective officials, officers, volunteers, employees, agents, successors and/or assigns, as to any claim, cause, cause of action and/or liability of any kind whatsoever.

20. **LIMITATION OF VILLAGE'S DAMAGES.** In no event shall the Village be liable to the Park District and/or the Park District's Agents for any consequential, incidental, special, and/or indirect damages or losses (in contract, tort and/or otherwise), including but not limited to any lost revenues in connection with this Agreement and/or any breach and/or default by the Village hereunder.

21. **NO WAIVER OF RIGHTS.** The failure of either Party to insist upon strict performance of any of the terms or conditions of this Agreement, or to exercise any of its rights hereunder, shall not waive such rights and such Party shall have the right to enforce all such rights at any time.

22. **NOTICES.** All notices herein required shall be in writing and shall be served on the parties at the following addresses:

The Village:

The Village of Carol Stream
500 N. Gary Avenue
Carol Stream, Illinois 60188
Attn: Village Manager

Copy to:

Klein, Thorpe & Jenkins, Ltd.
20 N. Wacker Drive, Suite 1660
Chicago, Illinois 60606
Attn: James A. Rhodes

The Park District:

The Carol Stream Park District
849 E. Lies Road
Carol Stream, Illinois 60188
Attn: Executive Director

Copy to:

John J. Wyeth, Wyeth Law
1905 Marketview Drive, Unit 317
Yorkville, IL 60560

All notices and other communications in connection with this Agreement shall be deemed delivered to the addressee thereof when delivered in person or by express mail or messenger at the address set forth below or three business days after deposit thereof in any main or branch United States post office, certified or registered mail, return receipt requested, postage prepaid, properly addressed to the parties, respectively. Notices or communications may also be e-mailed and shall be deemed delivered either (i) when received and documented by a receipt successful transmission, or (ii) when sent provided that a copy is also mailed or delivered in person or by express mail.

By notice complying with the foregoing requirements of this Section, each party shall have the right to change the addressees or addresses or both for all future notices and communications to such party, but no notice of a change of address shall be effective until actually received.

23. **REMEDIES.** The parties shall have all rights and remedies available under law to cause the performance of this Agreement.

24. **SEVERABILITY.** In the event that any paragraph, section, sentence, clause or phrase contained in this Agreement becomes or is held by any court of competent jurisdiction to be illegal, null or void or against public policy, the remaining paragraphs, sections, sentences, clauses or phrases contained in this Agreement shall not be affected thereby.

25. **MISCELLANEOUS.**

A. This Agreement constitutes the entire understanding of the Parties with respect to its subject matter, supersedes any other prior understandings which the Parties may have had or offers which it may have made, and may be amended only by written instrument executed by both Parties.

B. All obligations of the Parties in this Agreement shall be binding upon and all rights of the Parties hereby shall inure to the benefit of the applicable successors and assigns of the respective Parties.

C. No change or modification to this Agreement, or any exhibits or attachments hereto, shall be of any force or effect unless such amendment is dated, reduced to writing, executed by both Parties, and attached to and made a part of this Agreement.

D. The laws of the State of Illinois shall govern the validity, construction, enforcement and interpretation of this Agreement. The Circuit Court of the 16th Judicial Circuit shall have jurisdiction and venue over any dispute with respect to this Agreement.

E. The Village and Park District hereby waive trial by jury in any action, proceeding or counterclaim brought by one party against the other on any matter arising out of or in connection with this Agreement.

F. The Parties agree that the titles of the Paragraphs of this Agreement, hereinabove set forth, are for convenience of identification only and shall not be considered for any other purpose.

G. Changes in the number, gender and grammar of terms and phrases herein when necessary to conform to this Agreement to the circumstances of the Parties hereto shall in all cases be assumed as though in each case fully expressed therein.

H. In the event of any controversy, claim, or dispute relating to this instrument or the breach thereof, the prevailing party shall be entitled to recover from the losing party reasonable expenses, attorney's fees and costs.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their respective authorized officials this ____ day of _____, 2018.

**VILLAGE OF CAROL STREAM,
an Illinois municipal corporation.**

**CAROL STREAM PARK DISTRICT,
an Illinois Park District.**

By: _____
Frank Saverino, Mayor

By: _____
Brian Sokolowski, Board President

ATTEST:

ATTEST:

By: _____
Laura Czarnecki, Village Clerk

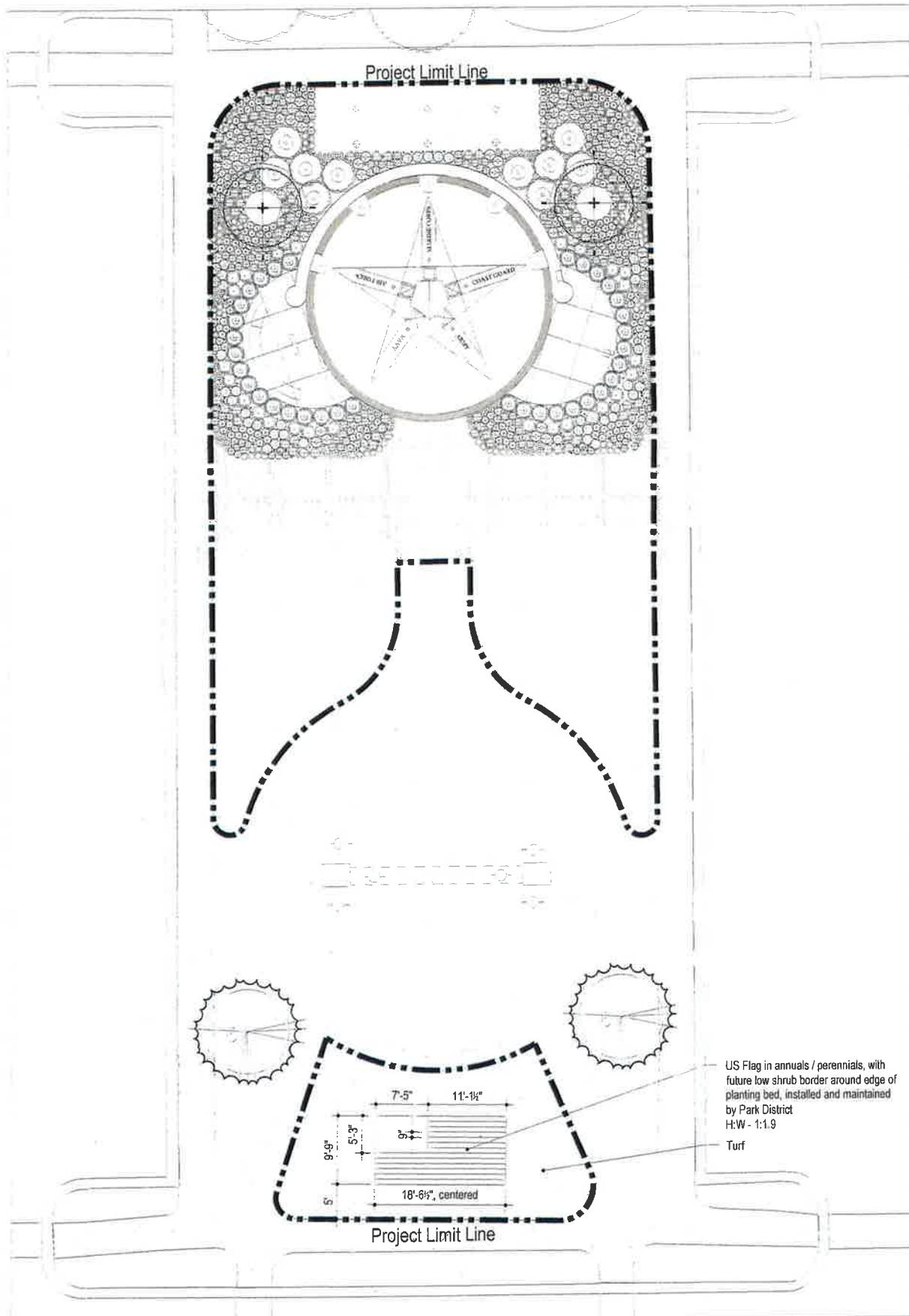
By: _____
Jim Reuter, Board Secretary

EXHIBIT A

LEGAL DESCRIPTION OF TOWN CENTER

Lot 1 of the Town Center Subdivision, being a part of the Northwest Quarter of Section 29, Township 40 North, Range 10, East of the Third Principal Meridian, in DuPage County, Illinois.

PIN # 02-29-124-002



IGA Exhibit B
Veterans Memorial

900 N Gary Avenue

Carol Stream, Illinois 60188

CLIENT:
 Carol Stream Park District and Village of Carol Stream

NORTH



Project Number: 2015-008-002
 Issued: June 15, 2018

All drawings are preliminary and subject to change
 Copyright © Studio Bloom, Inc. 2018

EXHIBIT C
CONTRACTOR'S REQUIRED INSURANCE

1. Worker's Compensation and Employer's Liability with limits not less than:

(a) Worker's Compensation: Statutory;

(b) Employer's Liability:

\$1,000,000 injury - per occurrence

\$ 500,000 disease - per employee

\$1,000,000 disease - policy limit

Such insurance shall evidence that coverage applies in the State of Illinois.

2. Comprehensive Motor Vehicle Liability, with a combined single limit of liability for bodily injury and property damage of not less \$1,000,000 for vehicles owned, non-owned, or rented. All employees shall be included as insureds.

3. Commercial General Liability with coverage written on an "occurrence" basis and with limits no less than \$1,000,000 Bodily Injury and Property Damage Combined Single Limit.

Coverage is to be written on an "occurrence" basis.

Coverages shall include:

- Broad Form Property Damage Endorsement
- Products/Completed Operations (to be maintained for two years following final payment).
- Independent Contractors
- Personal Injury (with Employment Exclusion deleted)
- "X," "C," and "U" exclusions shall be limited
- Contractual Liability
- Railroad exclusions shall be deleted.

All employees shall be included as insureds. Contractual Liability shall specifically include the indemnification set forth in the Contract


4. Umbrella Policy. The required coverages may be in any combination of primary, excess and umbrella policies. Any excess or umbrella policy must provide excess coverage over underlying insurance on a following-form basis such that when any loss covered by the primary policy exceeds the limits under the primary policy, the excess or umbrella policy becomes effective to cover such loss.

5. Deductible. Each policy shall have a deductible or self-insured retention of not more than \$500.

6. Village as Additional Insured. The Village and its officers, officials, employees, agents, attorneys, consultants, and representatives shall be named as an Additional Insureds on all policies except for Worker's Compensation, and Comprehensive Motor Vehicle Liability. Additional insured coverage shall be provided on endorsements at least as broad as ISO form CG2010 or CG2026 (pre 2004 editions), or on such equivalent forms approved by the Village.

7. Notice of Termination. Upon receipt of notice from its insurer(s) the Park District will provide the Village with prior written notice of any insurance cancellation and, prior to such cancellation, shall provide the Village with certificates evidencing replacement coverage as required hereunder. The failure to maintain insurance coverage as provided herein shall be cause for termination of this Agreement.

Village of Carol Stream
Interdepartmental Memo

TO: Joseph E. Breinig, Village Manager
FROM: Adam Frederick, Civil Engineer II 
DATE: June 27, 2018
RE: Geneva Crossing Phase 2 – Lot 3
Stormwater Management & Conveyance Easements

The Village of Carol Stream has received a plat to release and terminate existing stormwater management and conveyance easements as well as grant stormwater management and conveyance easements for the purposes of conveying and managing stormwater. The property owner has recently obtained permits from the Engineering Department to modify the existing storm sewer detention system for future development. Therefore, revisions to the stormwater easements currently in place are necessary.

This easement gives the Village very broad rights to construct, repair, operate and maintain storm sewer system and stormwater management facilities on private property. This easement is a requirement of the DuPage County Countywide Stormwater & Flood Plain Ordinance and must be granted to the Village. Therefore, staff recommends accepting this grant of termination and grant of easements for stormwater management and conveyance.

Cc: James Knudsen, Director of Engineering Services
William N. Cleveland, Assistant Village Engineer

Attachment

RESOLUTION NO. _____

**A RESOLUTION TERMINATING EXISTING STORMWATER MANAGEMENT AND
CONVEYANCE EASEMENT AND ACCEPTING AN UPDATED GRANT OF STORMWATER
MANAGEMENT AND CONVEYANCE EASEMENT
(GENEVA CROSSING PHASE II - LOT 3, 2442 N. MAIN PLACE)**

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: Approval is hereby given terminating existing Grant of Stormwater
Management and Conveyance Easement recorded as R2017-125315 and R97-59651 and
accepting an updated Grant of Stormwater Management and Conveyance Easement for
2442 N. Main Place (Geneva Crossing Phase II-Lot 3), PIN No: 05-04-304-081 and attached
hereto as Exhibit "A". This easement gives the Village easement rights to construct, repair,
operate and maintain storm sewer system and stormwater management facilities as
required by the DuPage County Countywide Stormwater & Flood Plain Ordinance.

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

PASSED AND APPROVED THIS 2nd DAY OF JULY 2018.

AYES:

NAYS:

ABSENT:

Frank Saverino, Sr., Mayor

ATTEST:

Laura Czarnecki, Village Clerk

PLAT OF EASEMENT GRANT AND EASEMENT RELEASE

PART OF LOT 3 IN GENEVA CROSSING PHASE II, BEING A PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE PLATED FOR THE USES SET FORTH HEREON.

DATED THIS ____ DAY OF _____ A.D., 2018.

CHICAGO TITLE LAND TRUST COMPANY TRUST UNDER TRUST DATED NOVEMBER 6, 1899 ALSO KNOWN AS TRUST #50039700 NOT PERSONALLY

BY: _____ TITLE: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ KNOWN TO ME TO BE TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE AFORESAID INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE PLAT HEREON.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____ A.D., 2018.

NOTARY PUBLIC

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS ON THE ____ DAY OF _____ A.D. 2018, AT ____ O'CLOCK ____ M.

RECORDER OF DEEDS

VILLAGE ENGINEER

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

I, _____ VILLAGE ENGINEER OF THE VILLAGE OF CAROL STREAM, ILLINOIS HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE EASEMENT PLAT AND THE PLANS AND SPECIFICATIONS THEREOF MEET THE MINIMUM REQUIREMENTS OF THE VILLAGE AND HAVE BEEN APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION THEREOF.

I DO FURTHER CERTIFY THAT THERE HAS BEEN FILED WITH ME AND I HAVE REVIEWED TOPOGRAPHICAL AND PROFILE STUDIES FILED WITH THIS SUBDIVISION PLAT.

DATED AT CAROL STREAM, DUPAGE COUNTY, ILLINOIS THIS ____ DAY OF _____ 20__.

VILLAGE ENGINEER

VILLAGE CLERK

STATE OF ILLINOIS)
) SS
 COUNTY OF DUPAGE)

I, _____ VILLAGE CLERK OF THE VILLAGE OF CAROL STREAM, ILLINOIS HEREBY CERTIFY THAT THE EASEMENT PLAT WAS PRESENTED TO AND BY RESOLUTION _____ DULY APPROVED BY THE BOARD OF TRUSTEES OF THE VILLAGE AT ITS MEETING HELD ON _____ 20__ AND THAT THE REQUIRED BOND OR OTHER GUARANTEE HAS EITHER BEEN POSTED OR ADEQUATE PROVISION HAS BEEN MADE FOR SUCH BOND TO BE POSTED, FOR THE COMPLETION OF THE IMPROVEMENTS REQUIRED BY THE REGULATIONS OF THE VILLAGE.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND SEAL OF THE VILLAGE OF CAROL STREAM, ILLINOIS THIS ____ DAY OF _____ 20__.

VILLAGE CLERK

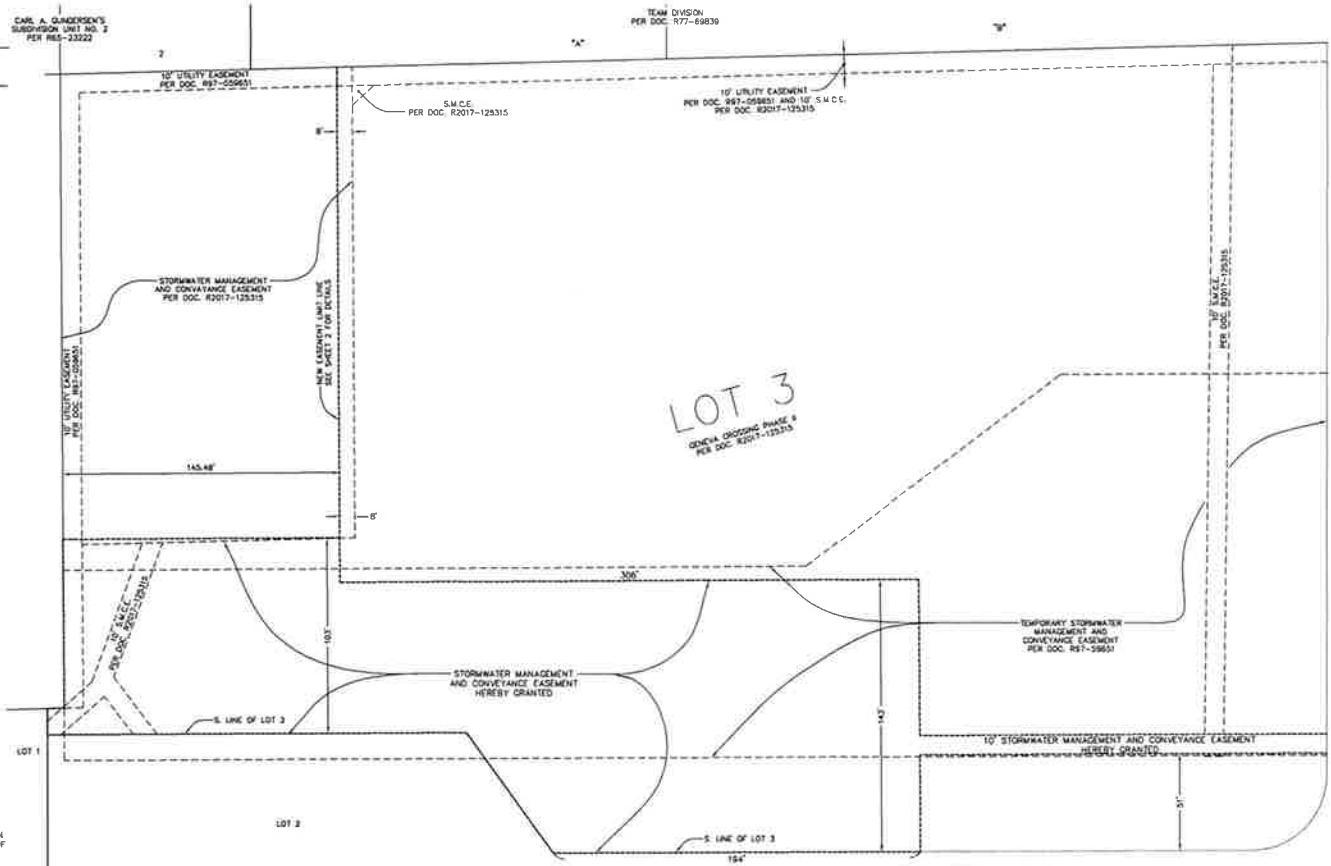
SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____ 2018.

PETER A. BLAESER ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072 MY REGISTRATION EXPIRES ON NOVEMBER 30, 2018 PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002837 EXPIRATION DATE IS APRIL 30, 2019



THIS PLAT WAS SUBMITTED TO THE COUNTY RECORDER FOR THE PURPOSES OF RECORDING BY:

VILLAGE OF CAROL STREAM
 300 N. SHAW AVENUE
 CAROL STREAM, IL 60188

PARCEL INDEX NUMBER

VACANT LAND
 05-04-304-081
 2442 N. MAIN PLACE
 CAROL STREAM, IL 60188

LEGEND

- ADJACENT LOT LINE/PROPERTY LINE OR RIGHT-OF-WAY LINE (Thin Solid Line)
- PROPOSED EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Line)
- EXISTING EASEMENT LINE (Short Dashed Line)
- EXISTING EASEMENT HEREBY RELEASED & TERMINATED (Hatched Area)
- STORMWATER MANAGEMENT AND CONVEYANCE EASEMENT (Thick Dashed Line)

NOTES

ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

EXISTING UTILITY EASEMENTS ALONG NORTH AND WEST LINES PER DOCUMENT R97-02851 TO REMAIN.

STORMWATER MANAGEMENT AND CONVEYANCE EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF CAROL STREAM OVER THE ENTIRE LOT FOR THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, GRADE, REGRADE, CLEAN, REPAIR, INSPECT, OPERATE AND OTHERWISE MAINTAIN IN AN UNRESTRICTED MANNER A SYSTEM OF STORM DRAINS, MANHOLES, INLETS, OVERLAND DRAINAGE SWALES, AND A STORM WATER MANAGEMENT & CONVEYANCE EASEMENT FOR THE CONVEYANCE AND TEMPORARY STORAGE OF STORMWATER RUNOFF TRIBUTARY THERETO TOGETHER WITH THE RIGHT OF ACCESS OVER, UPON AND THROUGH SAID EASEMENT FOR THE NECESSARY INDIVIDUALS AND EQUIPMENT TO PERFORM SAID FUNCTIONS; THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE TREES, BUSHES, VEGETATION AND DEBRIS WITHIN SAID EASEMENT AREA THAT CAN REASONABLY BE SHOWN TO OBSTRUCT OR OTHERWISE HINDER THE OPERATION OF SAID EASEMENT AREA FOR THE USES AND PURPOSES HEREIN SET FORTH; NO BUILDINGS, SHEDS, SWIMMING POOLS OR OBJECTS AND EQUIPMENT SUBJECT TO DAMAGE DUE TO PERIODIC FLOODING SHALL BE PLACED ON SAID EASEMENT AND NO EARTH FILL OR EXTRANEOUS MATERIALS SHALL BE DEPOSITED OR EXTENSIVE REGRADING WORK UNDERTAKING THAT WOULD HINDER OR OBSTRUCT THE CONVEYANCE OF STORM DRAINAGE OR DISPLACE ANY STORMWATER STORAGE VOLUME POTENTIALLY AVAILABLE DURING TIMES OF PEAK RUNOFF; SAID EASEMENT AREAS MAY BE USED, HOWEVER, FOR PAVED AREAS, GARDENS, TREES, PLANTS, LAWNS, AND OTHER LANDSCAPING IMPROVEMENTS AND FOR OTHER USES AND PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID EASEMENT USES AND RIGHTS.

OWNERSHIP AND MAINTENANCE RESPONSIBILITIES REMAIN WITH THE PROPERTY OWNER. THE VILLAGE OF CAROL STREAM WILL EXERCISE THE RIGHTS OF THIS EASEMENT ONLY ON THE EVENT THAT THE PROPERTY OWNER FAILS TO DO SO WITHIN A REASONABLE TIME PERIOD, AS DETERMINED BY THE VILLAGE. IN SUCH AN EVENT, THE PROPERTY OWNER MUST PAY ALL COSTS INCURRED BY THE VILLAGE.

PREPARED BY:

CEMCON, Ltd.
 Consulting Engineers, Land Surveyors & Planners
 2280 White Oak Circle, Suite 100 Aurora, Illinois 60502-9675 PH: 630.862.2100 FAX: 630.862.2199
 E-Mail: codd@cemcon.com Website: www.cemcon.com

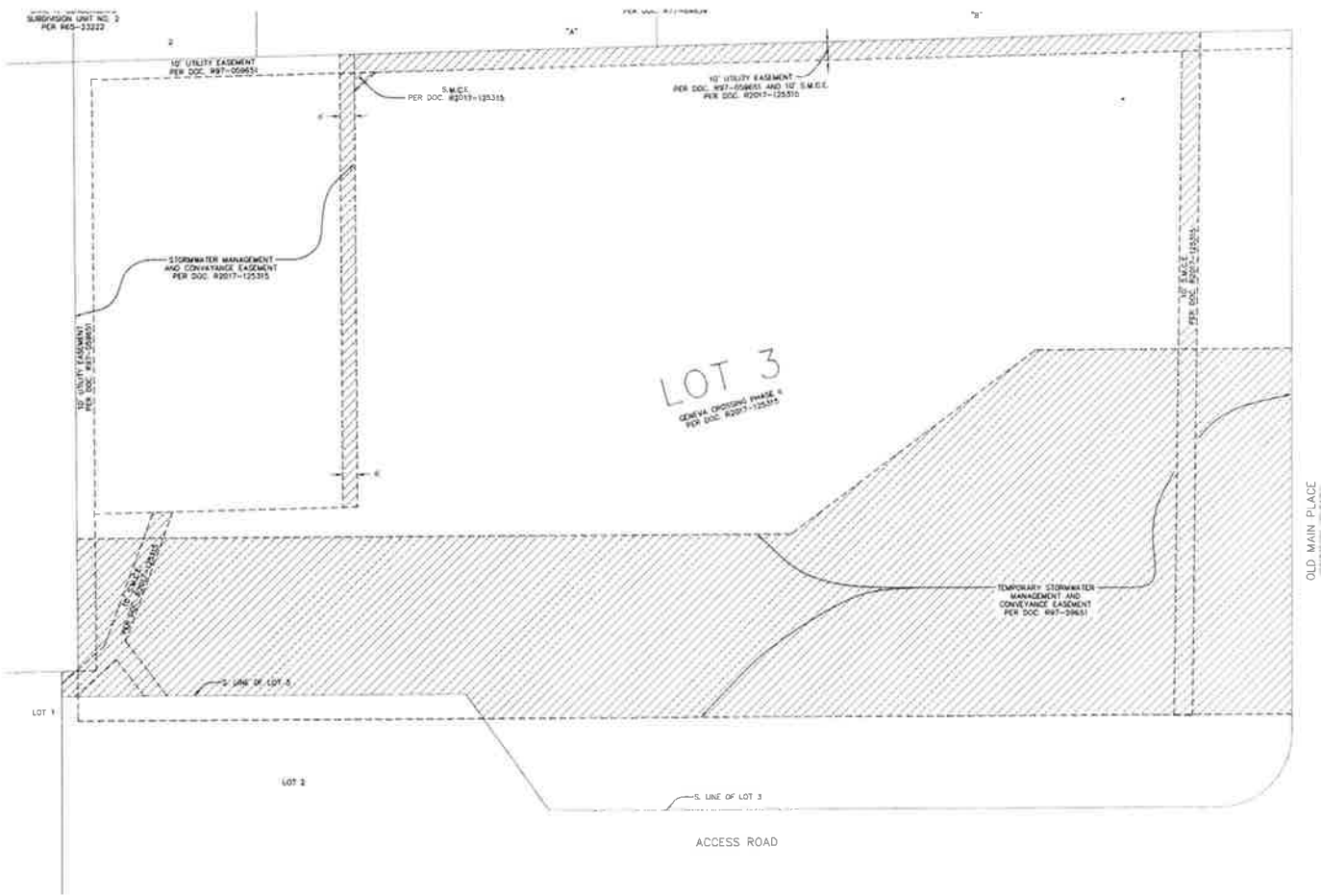
DISC NO: 903488 FILE NAME: PLAT OF EASEMENT
 FLD. BK. / PG. NO: 073/63-65
 DRAWN BY: AJB
 COMPLETION DATE: 04-16-18 JOB NO: 903488



SCALE: 1 INCH = 30 FEET

LEGEND

- ADJACENT LOT LINE/PROPERTY LINE OR RIGHT-OF-WAY LINE (Light Solid Line)
- EASEMENT LINE/UNITS OF EASEMENT (Short Dashed Lines)
- EXISTING EASEMENT LINE (Short Dashed Lines)
- EXISTING EASEMENT HEADSY RELEASED & TERMINATED
- SWCE STORMWATER MANAGEMENT AND CONVEYANCE EASEMENT



NOT TO SCALE - ORIGINAL PLOT/PROJECT PROPERTY IS UNDEVELOPED

CEMCON, Ltd.
 Consulting Engineers, Land Surveyors & Planners
 2280 White Oak Circle, Suite 100 Aurora, Illinois
 630-262-2100 Fax: 630-262-2159
 E-Mail: codd@cemcon.com Website: www.cemcon.com

DISC NO: 903488 FILE NAME: PLAT OF EASEMENT
 DRAWN BY: ASB PLO BK: / PG NO: 073/63-65
 COMPLETION DATE: 04-09-18 JOB NO: 903488

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING A FINAL PLAT OF SUBDIVISION
(VIBHUTI VAGHANI – PRIMROSE SCHOOL, 1271 COUNTY FARM ROAD, PIN #01-
24-217-040)**

WHEREAS, Vibhuti Vaghani, hereinafter referred to as the Petitioner, has requested approval of a Final Plat of Subdivision to create two lots within the Heritage Plaza Phase III commercial development, generally located south of Army Trail Road and east of County Farm Road, in accordance with Section 7-2-6 of the Carol Stream Subdivision Code; and

WHEREAS, the Plan Commission/Zoning Board of Appeals (the “Combined Board”) of the Village of Carol Stream, at their meeting on June 25, 2018, considered the Final Plat of Subdivision and has found it to be in conformance with the Zoning Code, the Subdivision Code, and other Codes of the municipality relating to the particular property herein proposed to be subdivided; and

WHEREAS, the Combined Board made its recommendation to the Corporate Authorities regarding the approval of this plat.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF CAROL STREAM, DU PAGE COUNTY, ILLINOIS, IN THE EXERCISE OF ITS HOME RULE POWERS, AS FOLLOWS:

SECTION 1: Approval is hereby given to the Final Subdivision Plat, such document being attached to and made a part of this Resolution as Exhibit “A”, drawn by Craig R. Knoche & Associates Civil Engineers, PC, 24 N. Bennett Street, Geneva, Illinois, 60134, dated May 8, 2018.

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

PASSED AND APPROVED THIS 2nd DAY OF JULY, 2018.

AYES:

NAYS:

ABSENT:

Frank Saverino, Sr. Mayor

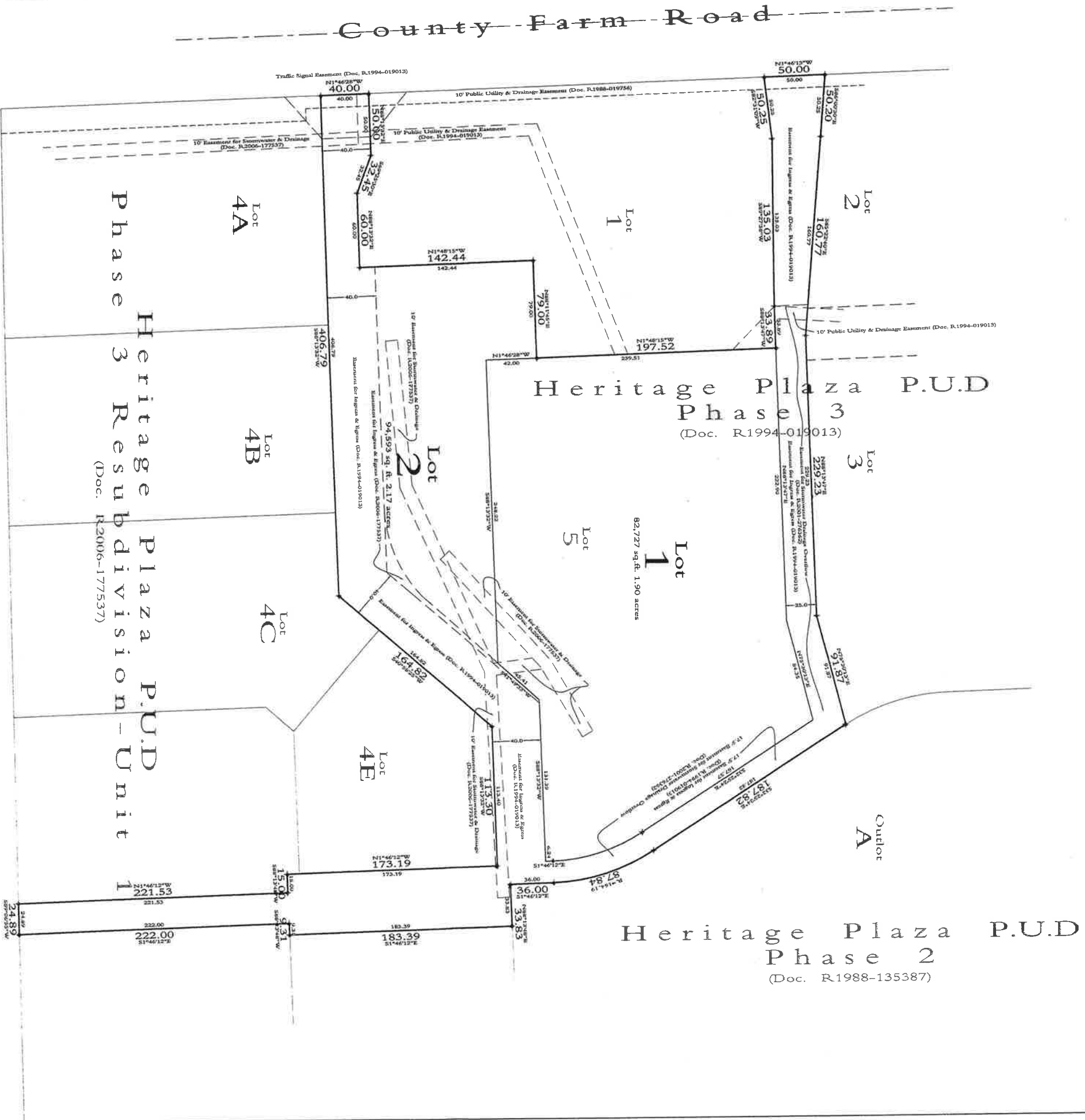
ATTEST:

Laura Czarnecki, Village Clerk

Vaghani Resubdivision

Being a resubdivision of part of Lot 5 of Heritage Plaza P.U.D., Phase 3, a resubdivision in part the northeast quarter of Section 24, Township 40 north, Range 9 east of the Third Principal Meridian in DuPage County, Illinois.

177,320 sq. ft. 4.07 acres
P.L.N. 01-24-217-040



Notes:
From pipes at all Lot corners except as noted.

Plat of Resubdivision

Prepared for:
ECLA Architects and Planners



Craig R. Knoche & Associates
Civil Engineers, P.C.
1100 West Higgins Road • Suite 100 • Naperville, Illinois 60563

• Civil Engineer
• Surveyor
• Land Planner

Drawn: S-B-18
Date: 11-08-07

Sheet: 1 of 2

Submitted by and return to:
The Village of Carol Stream
500 North Gary Avenue
Carol Stream, Illinois 60188
630-665-7050

V a g h a n i R e s u b d i v i s i o n

State of Illinois }
County of DuPage } S.S.

This is to certify that Heritage Plaza Station II, LLC is the owner of the land shown and described in the annexed plat and has as such owner caused the same to be surveyed and resubdivided as indicated thereon for the uses and purposes therein set forth and does hereby acknowledge and adopt the same under the style and title thereon indicated. It is further certified that the platted lands fall within the boundaries of Community Consolidated School District 93 and Glenbard Township High School District 87.

Heritage Plaza Station II, LLC

Manager

State of Illinois }
County of DuPage } S.S.

I, _____, as Notary Public in and for the County and State aforesaid, do hereby certify that _____, as manager of Heritage Plaza Station II, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed the annexed plat pursuant to authority given and as their own free and voluntary act and the free and voluntary act of Heritage Plaza Station II, LLC.

Given under by hand and Notarial Seal this ____ day of _____, 2018.

Notary Public

State of Illinois }
County of DuPage } S.S.

Approved this ____ day of _____, 2018.

VILLAGE OF CAROL STREAM PLAN COMMISSION

Chairperson

State of Illinois }
County of DuPage } S.S.

I, _____, Village Engineer of the Village of Carol Stream, Illinois, hereby certify that the land improvements described in the annexed plat and the plans and specifications thereof meet the minimum requirements of the village and have been approved by all public authorities having jurisdiction thereof. I do further certify that there has been filed with me and I have reviewed topographical and profile studies filed with this subdivision plat.

Dated at Carol Stream, DuPage County, Illinois this ____ day of _____, 2018.

Village Engineer

State of Illinois }
County of DuPage } S.S.

I, _____, Finance Director of Carol Stream, do hereby certify that there are no delinquent or unpaid current or forfeited special assessments or any deferred installments thereof that have been apportioned against the tract of land included in the plat.

Dated at Carol Stream, DuPage County, Illinois this ____ day of _____, 2018.

Finance Director

State of Illinois }
County of DuPage } S.S.

We, the Mayor and Village Clerk of the Village of Carol Stream, Illinois, hereby certify that the annexed plat was presented to and by resolution _____ duly approved by the Board of Trustees of the Village at its meeting held on _____, 2018 and that the required bond or other guarantee has either been posted or adequate provision has been made for such bond to be posted for the completion of the improvements required by the regulations of the Village.

In witness thereof, I have hereunto set my hand and seal of the Village of Carol Stream this ____ day of _____, 2018.

Mayor

Village Clerk

State of Illinois }
County of DuPage } S.S.

This is to certify that I, John Cole Helfrich, an Illinois Professional Land Surveyor, have surveyed, resubdivided and platted for the uses and purposes therein set forth the following described lands:

LOT 5 IN HERITAGE PLAZA P.U.D. PHASE 3, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 20, 1994 AS DOCUMENT R94-19013, (EXCEPTING THEREFROM THAT PART OF LOT 5 FALLING IN HERITAGE PLAZA P.U.D. PHASE 3 RESUBDIVISION UNIT 1 RECORDED AS DOCUMENT R2006-177537), IN DUPAGE COUNTY, ILLINOIS.

All dimensions are given in feet and decimal parts thereof.

I further certify that the lands described above lie within the corporate limits of the Village of Carol Stream, Illinois which has authorized a comprehensive plan and is exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code.

Given under my Hand and Seal this ____ day of _____, A.D. 2018.

Illinois Professional Land Surveyor 2967
exp.11-30-18



State of Illinois }
County of DuPage } S.S.

Approved this ____ day of _____, 2018 as to roadway access to County Highway 43, also known as County Farm Road.

Superintendent of Highways

State of Illinois }
County of DuPage } S.S.

I, Paul Hinds, County Clerk in and for the County and State aforesaid find no redeemable tax sale, unpaid forfeiture taxes or unpaid current taxes against any of the land included in the plat. I further certify that I have received all statutory fees in connection with the plat.

Given under my hand and the Seal of the County this ____ day of _____, A.D. 2018.

County Clerk

State of Illinois }
County of DuPage } S.S.

I, Fred Bucholz, Recorder of Deeds in and for the County and State aforesaid do hereby certify that this instrument was filed for record in my office this ____ day of _____, A.D. 2018 at ____ o'clock ____ m., and was recorded as Document _____.

Recorder of Deeds

Plat of Resubdivision

Prepared for:
ECA Architects and Planners



Craig R. Knoche & Associates
Civil Engineers, P.C.

• Civil Engineers
• Surveyors
• Land Planners

Date: 5-8-18


Sheet: 2 of 2

File: 17-047R.P2

Job: 17-047

24 North Bennett Street • Geneva, Illinois 60131 • phone (630) 815-0270 • fax (630) 845-1275

Village of Carol Stream
Interdepartmental Memo

TO: Joseph E. Breinig, Village Manager
FROM: Rose Armstrong, Secretary 
DATE: June 22, 2018
RE: Carol Stream Chamber of Commerce
Raffle License Application

The Carol Stream Chamber of Commerce is sponsoring their annual Golf Classic at the Klein Creek Golf Club, in which a raffle drawing will be held, on Thursday, July 26, 2018 to raise funds to support the Chamber of Commerce and its activities promoting member businesses. Raffle tickets will be sold for \$10.00 each from June 2018 – July 2018.

Applicant is requesting a waiver of all fees as indicated in the attached letter. The raffle license application and required documentation is on file in the Administration office for your review.

Please place this item on the agenda for review and approval by the Village Board of Trustees at their upcoming Monday, July 2, 2018 meeting.

Thank you.

Attachment

Robert A. McNees
Lisa K. Murphy
Attorneys at Law
195 Hiawatha Drive
Carol Stream, IL 60188
Phone (630) 665-8811
Fax (630) 665-5260

June 22, 2018

Mayor Frank Saverino
and Board of Trustees
Village of Carol Stream
505 E. North Avenue
Carol Stream, IL 60188

Info@McNeesAssociates.com
via email to rarmstrong@carolstream.org

RE: Carol Stream Chamber of Commerce
Golf Classic Raffle
July 26, 2018

Dear Mayor Saverino and Trustees;

Enclosed please find the Raffle License Application for the Carol Stream Chamber of Commerce Golf Classic Raffle to be held July 26, 2018. As in past years, we would appreciate it if the Village would waive its license fees and fidelity bond requirements in connection with the raffle.

This is the Chamber's largest fundraiser of the year, and the funds raised will be used to finance the programs of the Chamber, supporting and promoting the local business community.

Thank you for your anticipated cooperation and assistance in this matter.

Very truly yours,


McNees & Associates, LLC

By: 

Robert A. McNees

RAM/ram
Enclosure

Village of Carol Stream
Interdepartmental Memo

TO: Joseph Breinig, Village Manager
FROM: Ann Delort 
DATE: June 21, 2018
RE: **Outreach Community Center –
Sound Amplification Permit Application**

The Outreach Community Center in Carol Stream is sponsoring their outdoor Community Barbeque event on Tuesday, August 7, 2018 from 6:00 pm – 8:30 pm at Community Park.

As in past years, this event is held in conjunction with the Carol Stream Police Department's National Night-Out Against Crime and therefore, staff recommends a waiver of the \$25 Amplification Permit fee.

Please include this on the agenda for the July 2, 2018 Board meeting for the Board's approval.

Thank you.

Outreach
Community Center
In Carol Stream

June 7, 2018

Village of Carol Stream
500 N Gary Ave
Carol Stream IL 60188

To Whom It May Concern,

The Outreach Community Center; Carol Stream Police Department along with their volunteers, Carol Stream Park District; and Our Savior Lutheran Church are very excited to be hosting the 26th Annual Community Barbecue celebrating the National Night Out Against Crime. The event is scheduled for Tuesday, August 7th, 2018 from 6:00 p.m. to dusk at Community Park in Carol Stream and includes music, amusements, good food, fellowship, and much more.

Historically, this special night has become a wonderful celebration of our neighborhood, as residents are encouraged to take a stand against crime in our community. It also serves as a great way to promote community attachment and positive relationship building with local businesses, residents, village officials, and the police and fire departments. The Barbecue has become a community favorite that is anticipated by residents each year.


The Community Barbecue Committee is requesting a waiver of the \$25 Sound Permit Fee. This will allow us to maximize the donations given to the event by business owners and community partners.

We are looking forward to a wonderful evening and thank you in advance for your support. If you have any questions, please contact Linda Hawkins, Community Development Supervisor at the Outreach Community Center (630) 260-7600.

With Sincerity,



Village of Carol Stream
Interdepartmental Memo

TO: Joseph Breinig, Village Manager
FROM: Ann Delort 
DATE: June 28, 2018
RE: **Village Church East**
Ross Ferraro Town Center Use and
Sound Amplification Permit Application

Village Church East, a satellite church of the Village Church of Bartlett, has services every Sunday at the Fountain View Recreation Center and is requesting to have an outdoor church service involving several different churches from Carol Stream and surrounding communities on Saturday, July 7, 2018 from 5:00 pm – 9:00 pm. Village Church East is requesting to use the Ross Ferraro Town Center and waive the amplification permit fee. All required paperwork is on file in the Administration office.

Please include this on the agenda for the July 2, 2018 Board meeting for the Board's approval.

Thank you.



VILLAGE CHURCH

Village of Carol Stream
500 N. Gary Ave.
Carol Stream, IL 60188

To Whom it May Concern:

Attached to this letter is a facility use request form and sound amplification permit application for the use of the Town Center Gazebo on July 7th, 2018 from 5 pm to 9pm. The purpose of the use would be an outdoor church service even involving several different churches from Carol Stream and surrounding communities. The host church is Village Church East, which is a satellite church of the Village Church of Bartlett. Village Church East has services every Sunday using the Fountainview Recreation Center facilities. The Village Church of Bartlett is a 501 (c)(3) tax exempt organization and this event is not a fundraising event. As such we are requesting that the sound amplification permit fee be waived for our application. Thank you in advance for your consideration.

Sincerely,

A handwritten signature in cursive script that reads "Kathleen Grage".

Kathleen Grage

601 W BARTLETT RD
BARTLETT, IL 60103
630.289.8151
WWW.VCOB.ORG

**Village of Carol Stream
Schedule of Bills
For Village Board Approval on July 2, 2018**

AGENDA ITEM
L-1 7/2/18

<u>Vendor / Description</u>	<u>Amount</u>	<u>Account Number</u>	<u>Account Description</u>	<u>Invoice No.</u>	<u>Purchase Order</u>
ACCESS ONE					
BACKUP PHONE LINES	661.26	01652800-52230	TELEPHONE	3412968	
	<u>661.26</u>				
ADAM GUZMAN					
UNIFORM REIMB FOR ACADEMY	195.00	01662700-52223	TRAINING	SLEA ACADEMY	
	<u>195.00</u>				
ALEXIAN BROTHERS AMBULATORY GROUP					
BAL FOR LED LEVEL TEST	20.00	01662700-52236	EMPLOYEE SERVICES	648965/1	
	<u>20.00</u>				
ALL TRAFFIC SOLUTIONS INC					
SPEED SIGN TRAFFIC CLOUD 6/24/18- 6/24/19	4,500.00	01662300-52255	SOFTWARE MAINTENANCE	Q33056	
	<u>4,500.00</u>				
AMERICAN ROAD MAINTENANCE					
	-20,902.49	11-21344	RETAINAGE AMERICAN ROAD MAIN	M18009	20190002
ASPHALT REJUVENATOR PROJECT	209,024.94	11740000-55486	ROADWAY CAPITAL IMPROVEMENT	M18009	20190002
	<u>188,122.45</u>				
B & F CONSTRUCTION CODE SERVICES, INC					
PLAN REVIEW 547 SCHMALE (ORANGE THEORY)	1,369.37	01643700-52253	CONSULTANT	49565	
	<u>1,369.37</u>				
C S PUBLIC LIBRARY					
PPRT COLLECTION APRIL 2018 LIBRARY	2,348.21	01000000-41102	PERSONAL PROPERTY REPLAC TAX	PPRT APRIL/2018 LIBR	
	<u>2,348.21</u>				
CAPUTO'S NEW FARM PRODUCE- CAROL STREAM INC					
NOTE PAYMENT - 6/30/18	42,285.29	22490000-56490	LOAN PRINCIPAL	NOTE PAYMENT	
NOTE PAYMENT - 6/30/18	69,041.43	22490000-56491	LOAN INTEREST	NOTE PAYMENT	
	<u>111,326.72</u>				
COMED					
1350 TALL OAKS	63.95	04101500-53210	ELECTRICITY	2073133107 6/18/18	
192 YUMA LN	37.02	01670300-53213	STREET LIGHT ELECTRICITY	0501137042 6/18/18	
333 FULLERTON AVE WELL #3	161.83	04201600-53210	ELECTRICITY	0300009027 6/18/18	

**Village of Carol Stream
Schedule of Bills
For Village Board Approval on July 2, 2018**

391 ILLINI DR	186.01	01670600-53210	ELECTRICITY	4430145023 6/18/18
401 TOMAHAWK	57.98	01670300-53213	STREET LIGHT ELECTRICITY	07230762666 6/18/18
500 N GARY AVE	2,142.14	11740000-55490	VILLAGE HALL RENOVATION	0795333005 6/22/18
633 THUNDERBIRD	99.33	01670300-53213	STREET LIGHT ELECTRICITY	0455095075 6/18/18
850 LONGMEADOW	149.80	01670600-53210	ELECTRICITY	1865134015 6/18/18
879 DORCHESTER DR	158.06	01670600-53210	ELECTRICITY	0803155026 6/18/18
KUHN RD CAMERA	42.92	01662300-52298	ATLE SERVICE FEE	4202129060 6/18/18
	3,099.04			
CONSTELLATION NEW ENERGY				
100 DELLA CT	13.82	01670300-53213	STREET LIGHT ELECTRICITY	12387384601
	13.82			
COSTCO WHOLESALE				
DARE CANDY OF 4TH JULY	503.64	01664700-53325	COMMUNITY RELATIONS	4TH JULY CANDY
	503.64			
DUPAGE WATER COMMISSION				
WATER PURCH - MAY	600,056.86	04201600-52283	DUPAGE CTY WATER COMMISSION 12183	
	600,056.86			
FEECE OIL CO				
OIL	884.40	01696200-53354	PARTS PURCHASED	1747776
	884.40			
FRANK CANINO				
ROSIE & THE RIVERTS 7/12/18 CONCERT	1,000.00	01750000-52288	CONCERT SERIES	7/12/18 CONCERT
	1,000.00			
GOVTEMPSUSA LLC				
ACCOUNTS CLERK W/E 06/03 & 06/10	1,344.00	04103100-52253	CONSULTANT	2548020
ACCOUNTS CLERK W/E 06/03 & 06/10	1,344.00	04203100-52253	CONSULTANT	2548020
LIBRARY CONTRACT W/E 6/10	1,680.00	01652800-52253	CONSULTANT	2548018
OFFICE MGR W/E 06/03 & 06/10	3,003.20	01590000-52253	CONSULTANT	2548017
PROPERTY INSP- W/E 06/03 & 06/10	875.00	01642100-52253	CONSULTANT	2548019
	8,246.20			
I R M A				
MAY DEDUCTIBLE	1,144.24	01590000-52215	INSURANCE DEDUCTIBLES	16834
	1,144.24			

**Village of Carol Stream
Schedule of Bills
For Village Board Approval on July 2, 2018**

IBM CORPORATION

SOFTWARE RNWL MAY/2018-APRIL/2019	1,350.00	01652800-52255	SOFTWARE MAINTENANCE	2231117
	<u>1,350.00</u>			

INDUSTRIAL ORGANIZATIONAL SOLUTIONS INC

STUDY GUIDES FOR PD TESTING	448.00	01510000-52228	PERSONNEL HIRING	C41834A
	<u>448.00</u>			

JENNIFER WEEKS

CONCERT SERIES 7/4/18 PRAIRIE STATION	800.00	01750000-52288	CONCERT SERIES	JULY 4TH CONCERT
	<u>800.00</u>			

JOHN L FIOTI

LOCAL PROSECUTION - JUNE	250.00	01570000-52238	LEGAL FEES	C S 117
LOCAL PROSECUTION - JUNE	250.00	01662300-52310	ATLE LEGAL ADJUDICATION	C S 117
	<u>500.00</u>			

LAW OFFICE OF MICHELLE L MOORE LTD

LOCAL PROSECUTION - JULY	2,400.00	01570000-52235	LEGAL FEES-PROSECUTION	2018-07
LOCAL PROSECUTION - JULY	7,750.00	01570000-52312	PROSECUTION DUI	2018-07
	<u>10,150.00</u>			

LRS HOLDINGS LLC

STREET SWEEPING SRV'S FRM 6/11-6/16	8,400.00	01670600-52272	PROPERTY MAINTENANCE	PS215107	20190016
	<u>8,400.00</u>				

MARK E RADABAUGH

BOARD MEETING TAPING/EDITING 6/18/18	100.00	01590000-52253	CONSULTANT	18-0092
	<u>100.00</u>			

MNJ TECHNOLOGIES DIRECT

REPLMNT POWER SUPPLY FOR SQUAD DOCK	162.56	01652800-53317	OPERATING SUPPLIES	3605527
	<u>162.56</u>			

**Village of Carol Stream
Schedule of Bills
For Village Board Approval on July 2, 2018**

MTI CONSTRUCTION SERVICES, LLC

C S MUNICIPAL CENTER	-76,521.50	11-21342	RETAINAGE MTI CONSTRUCTION SV 18-036	
C S MUNICIPAL CENTER	831,127.43	11740000-55490	VILLAGE HALL RENOVATION	18-036
	<u>754,605.93</u>			

PETTY CASH

CASH REIMBURSEMENTS THRU 7/2/18	433.50	01-10307	PETTY CASH	REIMB'S THR 7/2/18
	<u>433.50</u>			

PUSH WELLNESS SOLUTIONS INC

WELLNESS INCENTIVES -JULY	2,393.00	01600000-52340	WELLNESS PROGRAM	161202
	<u>2,393.00</u>			

REFUNDS MISC

TOW REIMBURSEMENT - SHANDREIA WILSON	500.00	01000000-47407	MISCELLANEOUS REVENUE	TOW RELEASE REIMB
DRIVEWAY BOND REFUND NW CONTRACTOR	300.00	01-24302	ESCROW - GRADING	1363 GEORGETOWN
DRIVEWAY BOND REFUND NW CONTRACTOR	300.00	01-24302	ESCROW - GRADING	1365 GEORGETOWN
EXEMPT STP 29573 RTN'D FOR REFUND	25.00	01000000-41208	REAL ESTATE TRANSFER TAX	426 WOODHILL
OVRPYMNT ONLINE -RFND TICKET 239124	30.00	01000000-45402	ORDINANCE FORFEITS	TICKET 239124
TICKET #239183 REFUND DUP ONLINE PAYMENT	60.00	01000000-45402	ORDINANCE FORFEITS	TICKET 239183
	<u>1,215.00</u>			

REFUNDS PRESERVATION BONDS

DRIVEWAY BOND REFUND	300.00	01-24302	ESCROW - GRADING	1312 BIG HORN
DRIVEWAY BOND REFUND	300.00	01-24302	ESCROW - GRADING	430 DANBURY DR
DRIVEWAY BOND REFUND	300.00	01-24302	ESCROW - GRADING	852 PAPOOSE CT
DUPL ONLINE PYMNT TICKET 238917-REFUND	60.00	01000000-45402	ORDINANCE FORFEITS	TICKET 238917
DUPL PYMNT ON TICKET 239204-REFUND	200.00	01000000-45402	ORDINANCE FORFEITS	TICKET 239204
GARAGE FLOOR BOND REFUND	200.00	01-24302	ESCROW - GRADING	133 THUNDERBIRD
PATIO BOND REFUND	200.00	01-24302	ESCROW - GRADING	1106 SANDHURST
PATIO BOND REFUND	200.00	01-24302	ESCROW - GRADING	1348 BOA TRL(1)
PATIO BOND REFUND	200.00	01-24302	ESCROW - GRADING	1412 MAGNOLIA WAY
PATIO BOND REFUND	200.00	01-24302	ESCROW - GRADING	166 MOHAWK
PATIO BOND REFUND	200.00	01-24302	ESCROW - GRADING	433 CANYON
PATIO BOND REFUND	200.00	01-24302	ESCROW - GRADING	915 DEARBORN(1)
STOOP BOND REFUND	200.00	01-24302	ESCROW - GRADING	565 CHIPPEWA (1)
	<u>2,760.00</u>			

**Village of Carol Stream
Schedule of Bills
For Village Board Approval on July 2, 2018**

REFUNDS TAX STAMPS

STAMP #29637 REFUND	714.00	01000000-41208	REAL ESTATE TRANSFER TAX	820 STANFORD
	<u>714.00</u>			

RUSH TRUCK CENTERS

JN BULBS	66.24	01696200-53354	PARTS PURCHASED	3010959148
JN SLACK ADJUSTER	95.68	01696200-53354	PARTS PURCHASED	3010871734
JN STARTER	416.02	01696200-53354	PARTS PURCHASED	3010939058
	<u>577.94</u>			

SCHROEDER ASPHALT SERVICES

	-25,183.00	11-21446	RETAINAGE SCHROEDER	2018-160	20190018
FLEXIBLE PAVEMENT PROJ PAY APP#1	251,830.00	11740000-55486	ROADWAY CAPITAL IMPROVEMENT	2018-160	20190018
	<u>226,647.00</u>				

SIKICH LLP

AUDIT FEES - FY18	4,000.00	01520000-52237	AUDIT FEES	346160
	<u>4,000.00</u>			

SMITH SECKMAN REID INC

COMM AGENT SRV'S THRU 6/1/18	1,332.00	11740000-55490	VILLAGE HALL RENOVATION	252383
	<u>1,332.00</u>			

STORAGE IT SOLUTIONS LTD

OFFSITE BACKUP SERVER	19,952.58	01652800-54412	OTHER EQUIPMENT	8953
	<u>19,952.58</u>			

TELCOM INNOVATIONS GROUP LLC

CALLING TREE MTC	140.00	01652800-52253	CONSULTANT	A51913
CREATION OF ANEW EXTENSION	70.00	01652800-52230	TELEPHONE	A51864
PHONE MAINT	70.00	01652800-52253	CONSULTANT	A51949
	<u>280.00</u>			

THEODORE POLYGRAPH SERVICE

POLICE ASSESSMENT - JOY	175.00	01510000-52228	PERSONNEL HIRING	6172
POLICE ASSESSMENT- JAEGER	175.00	01510000-52228	PERSONNEL HIRING	6182
	<u>350.00</u>			

**Village of Carol Stream
Schedule of Bills
For Village Board Approval on July 2, 2018**

TM PRODUCTION SERVICES

SOUND - 7/12/18 ROSIE & THE RIVERTS	500.00	01750000-52288	CONCERT SERIES	7/12/18 CONCERT
SOUND -7/4/18 PRAIRIE STN CONCERT	800.00	01750000-52288	CONCERT SERIES	7/4/18 CONCERT
	<u>1,300.00</u>			

VERIZON WIRELESS

CELL PHONE SRV FRM MAY 14- JUN 13	38.01	01652800-52230	TELEPHONE	9809080199
CELL PHONE SRV FRM MAY 14- JUN 13	38.01	01662700-52230	TELEPHONE	9809080199
CELL PHONE SRV FRM MAY 14- JUN 13	40.01	01670100-52230	TELEPHONE	9809080199
CELL PHONE SRV FRM MAY 14- JUN 13	55.90	01610100-52230	TELEPHONE	9809080199
CELL PHONE SRV FRM MAY 14- JUN 13	55.90	01640100-52230	TELEPHONE	9809080199
CELL PHONE SRV FRM MAY 14- JUN 13	55.90	01690100-52230	TELEPHONE	9809080199
CELL PHONE SRV FRM MAY 14- JUN 13	76.57	01642100-52230	TELEPHONE	9809080199
CELL PHONE SRV FRM MAY 14- JUN 13	76.57	01680000-52230	TELEPHONE	9809080199
CELL PHONE SRV FRM MAY 14- JUN 13	93.91	01600000-52230	TELEPHONE	9809080199
CELL PHONE SRV FRM MAY 14- JUN 13	111.80	01643700-52230	TELEPHONE	9809080199
CELL PHONE SRV FRM MAY 14- JUN 13	178.38	01590000-52230	TELEPHONE	9809080199
CELL PHONE SRV FRM MAY 14- JUN 13	270.50	04100100-52230	TELEPHONE	9809080199
CELL PHONE SRV FRM MAY 14- JUN 13	382.55	01620100-52230	TELEPHONE	9809080199
CELL PHONE SRV FRM MAY 14- JUN 13	419.76	04200100-52230	TELEPHONE	9809080199
CELL PHONE SRV FRM MAY 14- JUN 13	487.46	01670100-52230	TELEPHONE	9809080199
CELL PHONE SRV FRM MAY 14- JUN 13	493.12	01652800-52230	TELEPHONE	9809080199
CELL PHONE SRV FRM MAY 14- JUN 13	3,192.43	01662700-52230	TELEPHONE	9809080199
	<u>6,066.78</u>			

VISION TECHNOLOGY SOLUTIONS LLC

FINAL PYMNT WEBSITE DESIGN	7,360.00	01652800-52253	CONSULTANT	36700
	<u>7,360.00</u>			

WEST SIDE TRACTOR SALES

JN TERMINALS	12.60	01696200-53354	PARTS PURCHASED	N67463
	<u>12.60</u>			

**Village of Carol Stream
Schedule of Bills
For Village Board Approval on July 2, 2018**

WILLIAMS ASSOCIATES ARCHITECTS, LTD

VILLAGE HL RENOV SRV'S MAY/2018

21,279.16

11740000-55490

VILLAGE HALL RENOVATION

0018509

21,279.16

GRAND TOTAL

\$1,996,681.26

The preceding list of bills payable totaling \$1,996,681.26 was reviewed and approved for payment.

Approved by:



Joseph Breinig - Village Manager

Date: 6/29/18

Authorized by:

Frank Saverino Sr - Mayor

Laura Czarnecki- Village Clerk

ADDENDUM WARRANTS
June 19, 2018 Thru July 02, 2018

Fund	Check #	Vendor	Description	Amount
General	A C H	Wheaton Bank & Trust	Payroll June 4, 2018 thru June 17, 2018	576,882.24
Water & Sewer	A C H	Wheaton Bank & Trust	Payroll June 4, 2018 thru June 17, 2018	<u>48,401.29</u>
				<u>625,283.53</u>

Approved this _____ day of _____, 2018

By: _____
Frank Saverino Sr - Mayor

Laura Czarnecki - Village Clerk