

# Village of Carol Stream

## BOARD MEETING AGENDA SEPTEMBER 4, 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 August 20, 2018 Village Board Meeting.
2. Approval but not release of Executive Session Minutes of the August 20, 2018 Village Board Meeting.

### **C. LISTENING POST:**

1. Presentation of 2018 Summer Concert Raffle Proceeds to the DuPage Senior Citizens Council.
2. Introduction of New Employees within the Police Department – Records Clerk Nicole Collum, Records Clerk Shana Galto and Community Affairs Specialist Dino Heckerman.
3. Designating September 10<sup>th</sup> – 14<sup>th</sup> 2018 Chamber of Commerce Week
4. 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. #18-0024 IG Commercial-775 Kimberly Drive  
*Special Use Permit for Outdoor Activities and Operations-  
Parking of Trailers and Equipment  
Zoning Code Variation – Landbanked Parking*  
**RECOMMEND APPROVAL WITH CONDITIONS 6-0**

# Village of Carol Stream

## BOARD MEETING

### AGENDA

SEPTEMBER 4, 2018

7:30 P.M.

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

- b. #18-0028 Total Renal Care, Inc./DaVita Dialysis-546 S. Schmale Road  
*Special Use Permit for a Professional Office of More than 6,000 Square Feet in the B-3 District*

**RECOMMEND APPROVAL WITH CONDITIONS 6-0**

#### **G. OLD BUSINESS:**

#### **H. STAFF REPORTS AND RECOMMENDATIONS:**

1. Motion to approve purchase of Organic Liquid De-Icer: *Public Works requests authorization to purchase liquid de-icing material from sole source provider SNI Solutions in an amount not-to-exceed \$30,000.*
2. Motion awarding a contract to Odle, Inc. for repairs to the Gerzevske Lane water storage tank: *Public Works recommends award of a bid for repairs to the Gerzevske Lane water storage tank to Odle, Inc., in the amount of \$189,500.*
3. Pollinator Sites: *Public Works will present an assessment of five native/pollinator sites and present options and a recommendation for future maintenance of the sites.*

#### **I. ORDINANCES:**

1. Ordinance No. 2018-09-\_\_\_ Amending Chapter 8, Article 6 of the Carol Stream Traffic Code – Parking Schedules (Parking Prohibited; Signs Required). *Parking prohibited on Randy Road, 10 feet each side of the west driveway at 475 Randy Road.*
2. Ordinance No. 2018-09-\_\_\_ an Ordinance Comprehensively Amending and Adopting the Emergency Operations Plan for the Village of Carol Stream. *Ordinance updating the Emergency Operations Plan for the Village of Carol Stream.*
3. Ordinance No. 2018-09-\_\_\_ Approving a Special Use Permit for Outdoor Activities and Operations (Parking of Trailers and Equipment) in the I Industrial District and Landbanked Parking Variations (IG Commercial Inc., 775 Kimberly Drive)

# Village of Carol Stream

## BOARD MEETING AGENDA SEPTEMBER 4, 2018 7:30 P.M.

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

4. Ordinance No. 2018-09-\_\_\_\_\_ Approving a Special Use Permit for a Professional Office of More Than 6,000 Square Feet in the B-3 District (Total Renal Care, Inc./DaVita Dialysis, 546 S. Schmale Road)

### **J. RESOLUTIONS:**

1. Resolution No. \_\_\_\_\_ Declaring Surplus Property owned by the Village of Carol Stream. *Staff recommends designated Public Works items be declared surplus and authorize to be sold at auction and/or disposed of.*

### **K. NEW BUSINESS:**

1. Raffle License Application- St. Luke Catholic Church. *St Luke Catholic Church is requesting approval of a raffle license and waiver of all fees for a raffle to be held on September 30, 2018 with raffle sales from August 25, 2018 through September 30, 2018*

### **L. PAYMENT OF BILLS:**

1. Regular Bills: August 21, 2018 through September 4, 2018.
2. Addendum Warrants: August 21, 2018 through September 4, 2018.

### **M. REPORT OF OFFICERS:**

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

### **N. EXECUTIVE SESSION:**

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

### **O. ADJOURNMENT:**

|                       |                   |                        |             |
|-----------------------|-------------------|------------------------|-------------|
| <b>LAST ORDINANCE</b> | <b>2018-08-32</b> | <b>LAST RESOLUTION</b> | <b>3036</b> |
| <b>NEXT ORDINANCE</b> | <b>2018-09-33</b> | <b>NEXT RESOLUTION</b> | <b>3037</b> |

**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**

**August 20, 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 David Hennessey, John LaRocca, Rick Gieser, Mary Frusolone, Greg Schwarze and Matt McCarthy

Absent:

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

\*All persons physically present at meeting unless noted otherwise

**Mayor Saverino requested a moment of silence for Merle Phillips, a Carol Stream resident when she passed away this week at 111 years old.**

**MINUTES:**

*Trustee McCarthy moved and Trustee Schwarze made the second to approve the Minutes of the August 8, 2018 Regular Meeting of the Village Board. The results of the roll call vote were as follows:*

*Ayes: 6 Trustees Hennessey, LaRocca, Gieser, Frusolone, Schwarze and McCarthy*

*Abstain: 0*

*Absent 0*

*The motion passed.*

**LISTENING POST:**

1. Presentation of a check donation to Bill Rickert, Executive Director of Operation Support Our Troops-America. *Mayor Saverino presented a check in the amount of \$2,000 to Bill Rickert for Operation Support Our Troops.*

2. Resolution No. 3034 Honoring Camillo Incrocci upon his 20<sup>th</sup> Anniversary of Employment with the Village of Carol Stream Police Department.

*Trustee Gieser moved and Trustee McCarthy made the second to approve Resolution No. 3034 Honoring Camillo Incrocci upon his 20<sup>th</sup> Anniversary of Employment with the Village of Carol Stream Police Department. The audience gave C.J. a standing ovation.*

*Ayes: 6 Trustees Hennessey, LaRocca, Gieser, Frusolone, Schwarze and McCarthy*

*Nays: 0*

*Absent: 0*

*The motion passed.*

3. Introduction of Public Works Employee Steven Evans. *Director of Public Works Phil Modaff introduced new water and sewer employee Steven Evans who will be installing water meters among other things.*
4. Addresses from Audience (3 Minutes). *None*

**PUBLIC HEARINGS:**

1. Public Hearing: An amendment to the Annexation Agreement for the Wayne Township government office property located at 27W031 North Avenue, for revisions to the building elevations, site plan and landscape plan. *This public hearing is noticed to receive comments on amendments to the Annexation Agreement for the Wayne Township Government Office property on North Avenue to allow for revisions to the building elevations, site plan and landscape plan as compared to the plans approved at the time the property was annexed to the Village in 2016. The Village Board should open the hearing, accept any public input, and then close the hearing, but not take action on the amendment to the agreement until the Wayne Township Board approves the agreement at its September meeting.*

*Trustee Schwarze moved and Trustee McCarthy made the second to open the public hearing on an amendment to the Annexation Agreement for the Wayne Township government office property located at 27W031 North Avenue, for revisions to the building elevations, site plan and landscape plan. The results of the roll call vote were as follows:*

*Ayes: 6 Trustees Hennessey, LaRocca, Gieser, Frusolone, Schwarze and McCarthy*

*Nays: 0*

*Absent: 0*

*Assistant Village Attorney Mallory Milluzzi stated the Public Hearing was noticed in the Carol Stream Examiner on August 1, 2018. Wayne Township Supervisor Randy Ramey requested elimination of the curbed parking barrier at the entrance off of North Avenue. The Village Board concurred with elimination of parking curb, striping and new construction completion date requested by Wayne Township.*

*Trustee Frusolone moved and Trustee LaRocca made the second to close the public hearing on an amendment to the Annexation Agreement for the Wayne Township government office property located at 27W031 North Avenue. The results of the roll call vote were as follows:*

*Ayes: 6 Trustees Hennessey, LaRocca, Gieser, Frusolone, Schwarze and McCarthy*

*Nays: 0*

*Absent: 0*

*The motion passed*

### **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: 6 Trustees Hennessey, LaRocca, Gieser, Frusolone, Schwarze and McCarthy*

*Nays: 0*

*Absent: 0*

*The motion passed.*

*Trustee LaRocca moved and Trustee McCarthy 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: 6 Trustees Hennessey, LaRocca, Gieser, Frusolone,  
Schwarze and McCarthy*

*Nays: 0*

*Absent: 0*

*The motion passed.*

- 1.** Award of Contract-Sidewalk Mudjacking Services.
- 2.** 2018 Carol Stream Charity Dog Show/Carol Stream Animal Hospital-Request for Approval of a Temporary Waiver to the Code of Ordinances to allow Temporary Promotional Signage, and Temporary Sign and Tent Permit Fee Waiver.
- 3.** Award of Contract-2018 Pavement Patching Contract.
- 4.** Reject all Bids-2018 Drainage Improvements Project.
- 5.** Resolution No. 3035 Declaring Surplus Property owned by the Village of Carol Stream.
- 6.** Resolution No. 3036 Accepting the DuPage County Municipal Hazards Mitigation Plan.
- 7.** Raffle License Application - A.D.O.P.T. Pet Shelter.
- 8.** Veteran's Memorial Plaza.
- 9.** Amplification Permit Application-Carol Stream Animal Hospital.
- 10.** Payment of Regular and Addendum Warrant of Bills from August 7, 2018 through August 20, 2018.
- 11.** Treasurer's Report: Revenue/Expenditure Statements and Balance sheet for the Month ended July 31, 2018.

*Trustee Frusolone 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: 6 Trustees Hennessey, LaRocca, Gieser, Frusolone,  
Schwarze and McCarthy*

*Nays: 0*

*Absent: 0*

*The motion passed.*

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

**Award of Contract – Sidewalk Mudjacking Services:**

*The Village Board approved a contract with B&B Concrete Lifting, Inc. for sidewalk mudjacking services in the amount of \$63,550.00.*

**2018 Carol Stream Charity Dog Show/Carol Stream Animal Hospital- Request for Approval of a Temporary Waiver to the Code of Ordinances to allow Temporary Promotional Signage, and Temporary Sign and Tent Permit Fee Waiver:**

*The Village Board approved a temporary variation from the Sign Code to allow five off-site special event banners, and a waiver of permit fees for the banners and large tent subject to certain conditions. Carol Stream Animal Hospital will need to get private property owner's consent when placing banners on their property.*

**Award of Contract – 2018 Pavement Patching Contract:**

*The Village Board approved a contract with Chicagoland Paving Contractors, Inc. at the bid unit prices submitted of \$49,900.00 for the 2018 Pavement Patching Contract.*

**Reject All Bids – 2018 Drainage Improvements Project:**

*The Village Board rejected all 2018 Drainage Improvement bids due to the overage with the bids as a budget of \$150,000.00 was estimated for this project.*

**Resolution No. 3035 Declaring Surplus Property owned by the Village of Carol Stream:**

*The Village Board approved declaring surplus designated Public Works items to either be sold at auction and/or disposed of.*

**Resolution No. 3036 Accepting the DuPage County Municipal Hazards Mitigation Plan:**

*The Village Board accepted the DuPage County Hazard Mitigation Plan.*

**Raffle License Application-A.D.O.P.T. Pet Shelter:**

*The Village Board approved a raffle license and waiver of the fee and manager's fidelity bond for A.D.O.P.T. Pet Shelter's "Rock Out For Rescues" event to be held on September 8, 2018 at JT's Corner and Tap.*

**Veteran's Memorial Plaza:**

*The Village Board gave the approval to have the Park District install construction fencing at the site shortly after Labor Day weekend to begin work.*

**Amplification Permit Application – Carol Stream Animal Hospital:**

*The Village Board approved an amplification permit and waived the fees for Carol Stream Animal Hospital's Charity Dog Show on September 23, 2018 at Town Center.*



**Regular Bills and Addendum Warrant of Bills:**

*The Village Board approved payment of the Regular Bills dated August 20, 2018 in the amount of \$575,606.50. The Village Board approved the payment of the Addendum Warrant of Bills from August 7, 2018 thru August 20, 2018 in the amount of \$609,706.64.*

**Treasurer's Report:**

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

**NON-CONSENT AGENDA**

**Ordinance No. 2018-08-32 Approving an Amendment to a Special Use Permit for a Planned Unit Development and a Final PUD Plan (LA Fitness, 470 E. North Avenue):**

*Trustee McCarthy moved and Trustee Frusolone made the second to remove this item from the Table.*

*Ayes: 6 Trustees Hennessey, LaRocca, Gieser, Frusolone, Schwarze and McCarthy*

*Nays: 0*

*Absent: 0*

*The motion passed.*

*Gary Collins from LA Fitness, LLC stated the plan attempts to conform with the look of the Carol Stream Marketplace Shopping Center.*

*Trustee LaRocca moved and Trustee Hennessey made the second to approve Ordinance No. 2018-08-32 Approving an Amendment to a Special Use Permit for a Planned Unit Development and a Final PUD Plan (LA Fitness, 470 E. North Avenue).*

*Ayes: 6 Trustees Hennessey, LaRocca, Gieser, Frusolone, Schwarze and McCarthy*

*Nays: 0*

*Absent: 0*

*The motion passed.*

**Report of Officers:**

*Trustee Hennessey communicated to please watch out for students walking to school while driving. He also highly recommends the Glenbard Parent Series as it is a great resource for the community.*

*Trustee Frusolone stated to please drive safely and watch out for students.*

*Trustee LaRocca congratulated Camillo Incrocci on his 20 years of service and welcomed Steven Evans. Please do not drive and text or use your cell phone while driving.*

*Trustee Gieser congratulated Camillo Incrocci on his 20 years of service. He welcomed Steven Evans. Trustee Gieser also expressed to watch out for students. Glenbard North High School is celebrating its 50<sup>th</sup> anniversary in September. School opened in 1968. The Village of Carol Stream raised \$4,094.00 for the Senior Citizen Council Meals on Wheels program.*

*Trustee Schwarze congratulated Camillo Incrocci on his 20 years of service and welcomed Steven Evans. He expressed happiness on the approval of the new LA Fitness Center. Village Engineer Jim Knudsen described the benefits of accepting the DuPage County Hazard Mitigation Plan including eligibility for FEMA grants. Please shop in Carol Stream.*

*Trustee McCarthy congratulated Camillo Incrocci on his 20 years of service and welcomed Steven Evans. Fundraiser for the Veterans Memorial is on October 6 at the Fox Valley Distillery and tickets are still available.*

*Village Clerk Czarnecki congratulated Camillo Incrocci on his 20 years of service and welcomed Steven Evans. She congratulated Paul's cousin's son, Nick Stransky who just graduated from Army boot camp. Please keep military troops and their families in mind.*

*Assistant Village Attorney Milluzzi congratulated Camillo Incrocci on his 20 years of service and welcomed Steven Evans.*

*Village Manager Breinig thanked everyone for their support of the summer concert series. The carnival will be from August 31 to September 3 with the special needs carnival rides on September 1. Director of Public Works Phil Modaff updated the Village Board on the meter replacement program and that some residents have been unresponsive after repeated attempts to gain access to their meter. He asked for the Village Board's concurrence in shutting off water in cases where access to water meters cannot be obtained voluntarily.*

*At 8:47 p.m., Trustee McCarthy moved and Trustee Frusolone made the second to adjourn the meeting to Executive Session pursuant to Sections 5 ILCS*

*120/2(c)(2) Collective Negotiating Matters, 5 ILCS 120/2(c)11 Probable or Imminent Litigation and 5 ILCS 120/2/(c)(1) Employment of Specific Employee. 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: 6 Trustees Hennessey, LaRocca, Gieser, Frusolone, Schwarze and McCarthy*

*Nays: 0*

*Absent: 0*

*The motion passed.*

FOR THE BOARD OF TRUSTEES

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Mayor Frank Saverino, Sr.

ATTEST:

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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  
August 27, 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 Dave Creighton, John Meneghini, Frank Petella, Dee Spink, Charlie Tucek, and Chairman Parisi

Absent: Commissioner Christopher

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 July 23, 2018.

The results of the roll call vote were:

Ayes: 6 Commissioners Creighton, Petella, Spink, Tucek, and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 1 Commissioner Christopher

**PUBLIC HEARING**

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

The motion was passed by unanimous vote.

**Case #18-0024 – IG Commercial – 775 Kimberly**

Special Use Permit for Outdoor Activities and Operations –  
Parking of Trailers and Equipment  
Zoning Code Variation – Landbanked Parking

Chairman Parisi swore in Chad Schaeffer, IG Commercial, 775 Kimberly Drive, Carol Stream, IL, 60188.

Mr. Schaeffer stated that he is the owner of IG Commercial, a commercial contractor specializing in the glazing business, which fabricates and installs storefronts, curtain wall systems, window systems, etc.

He stated that they have just purchased the property at 775 Kimberly Drive and they are looking to access and enclose the side of the property for storage instead of leaving it in the open. He stated that it would look nicer and secure the equipment. He stated that they are storing equipment in the loading dock area, which is not how they had intended to use that area, and that fencing in the area would allow them to use the dock for its intended purpose.

Mr. Schaeffer stated that in the short amount of time that they have been there, they have had several guests come to the property looking to go through the dumpster in search of scrap metal.

Mr. Schaeffer stated that they do not have a lot of office staff, that most of his staff is in the field, and that it would be helpful to be able to utilize the space in the back of the building. He stated that it would not disrupt the amount of parking that they require, which is about 6 cars on average.

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 Petitioner is seeking approval of a Special Use permit for outdoor activities and operations, in order to park trailers and equipment in the rear of the property at 775 Kimberly Drive, along with a parking variation for landbanked parking.

Mr. Farace stated that IG Commercial recently moved into the property and has been parking equipment and trailers in the back half of the parking lot. He stated that the property contains 25 parking spaces and, as per code, the property is required to have 18 parking spaces. He stated that they have a surplus of parking, and are proposing to fence off 13 spaces, which would leave a slight deficit of parking spaces.

Mr. Farace stated that given the number of office staff, and limited number of visitors, Staff is comfortable with allowing for the slight variation in this instance. He stated that there are other locations within the industrial area where landbanked parking has been allowed for a business with a limited number of employees, with the condition that the area used for storage purposes will be evaluated if the number of office employees increases. He also stated that the Special Use and variation would be specifically granted to IG Commercial, and would be invalid if they should move.

Mr. Farace stated that Staff is supportive of the request and recommends approval of both the Special Use and the variation for landbanked parking on pavement as opposed to green space, which is a code requirement, as this area is already paved.

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

Commissioner Creighton asked Mr. Farace what was preventing landbanked parking on the north side with the green space.

Mr. Farace stated that, in this case they are landbanking existing parking to be able to fence off more parking than what is allowed per code, and are not suggesting that they construct more parking at this time. He stated that they could construct more parking in the future if needed.

Chairman Parisi asked for a motion recommend approval of case #18-0024.

Commissioner Meneghini moved to approve with Staff recommendations and Commissioner Spink seconded the motion.

The results of the roll call vote were:

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

The motion was approved.

This case will go before the Village Board of Trustees on Tuesday, September 4, 2018, at 7:30 PM for formal approval.

**Case #18-0028 – Total Renal Care, Inc./DaVita Dialysis – 546 S. Schmale Road**  
Special Use for a Professional Office of more than 6,000 Square Feet in the B-3 District

Chairman Parisi swore in Jim Burke, Project Manager for DaVita Dialysis, 546 S. Schmale, Carol Stream, IL.

Mr. Burke stated that they are seeking Special Use for a dialysis center at 546 S. Schmale Road.

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

Chairman Parisi asked Mr. Farace for the Staff Report and to read a letter from a resident.

Mr. Farace stated that Staff received a letter from a resident, Ms. Davis, who lives on West Street behind Geneva Crossing stating that they had no problem with the Special Use request, but they had problems with property maintenance issues for the shopping center. He stated that Staff would be in contact with the resident to let them know that they have been working with the shopping center and the property manager for the past couple of years with issues regarding landscaping, pavement maintenance, and detention pond issues.

Mr. Farace stated that the petitioner is requesting a Special Use permit for a professional office that is more than 6,000 sq. ft. within the B-3 District. He stated that DaVita Dialysis was looking to lease a tenant space in the Geneva Crossing shopping center that is at the intersection of Geneva and Schmale Roads.

Mr. Farace stated that according to the Zoning Code office uses in the B-2 and B-3 districts permit office uses as long as they are less than 6,000 sq. ft., but that a Special Use permit is required once the 6,000 sq. ft. threshold is met. He stated that the intent of the B-3 district is to provide sites for more diversified business types, which includes a variety of retail and services uses at shopping centers. He stated that office uses can fall into that category, and that Staff believes larger office uses can have an impact from a parking perspective, or a use compatibility perspective, which is why the Special Use is required. Mr. Farace referred to a memo from DaVita describing the use.

Mr. Farace stated that the space will be about 6,400 sq. ft., will have 12 dialysis stations, and the proposed hours of operation are from 6am until 8pm, six days a week. He stated that there will be three shifts per day and 10-12 employees per shift. He stated that it will not be a walk-in facility, that it is by appointment, the appointments are several hours long, and patients typically park and have treatment, or are dropped off by caregivers, family members or a friend.

Mr. Farace stated that, given the number of staff and stations, the occupancy will be approximately 20 to 24 people, and that there is more than enough parking. He stated that the shopping center had

been subdivided into four lots, that there is a shared parking agreement, and that there is more than enough parking for this lot on its own. He stated that Staff feels that there is more than enough parking for the use.

Mr. Farace stated that Staff asked about the collection of medical waste and there will be a separate room in the back of the space that will be isolated from the dumpster, will be specifically provided to store medical waste, and a special waste pick up will be provided a couple of times a week.

Mr. Farace stated that there will be a new storefront and entrance along the front of the building and two doors in the back. He stated that there is a condition in the Staff Report that the new entrance will match the existing storefront in terms of materials, colors, etc., as is provided on the drawings.

Mr. Farace stated that Staff feels comfortable with recommending approval of the Special Use request, that it is a good use, will compliment other retail and service uses, and will not have an adverse effect on parking.

Chairman Parisi asked for questions from the Commission. Commissioners Creighton, Meneghini, Petella and Chairman Parisi had none.

Commissioner Spink asked if there will be a special provision for patients to get into the facility, such as special spots in the front that indicate that they are for dialysis patients only, or if there will be more handicapped spaces.

Mr. Burke referred to the site plan which showed a more handicapped spaces, and that most people who drop off patients will leave to run errands, and that they will pull up to the curb for pick up. He stated that is no provision for a space or drive aisle, but could check with the landlord to see if it would be allowed.

Commissioner Spink stated that the previous use, Dominick's Finer Foods, had people who just sat in front of the store and was wondering if there would be an area that was designated for dialysis only.

Mr. Burke stated he would have to go back to the lease, but there wasn't anything that stated that there were designated spaces.

Chairman Parisi stated that there are additional ADA spaces and a crosswalk in front of the tenant space that are striped.

Commissioner Tucek asked if there was any onsite incineration.

Mr. Burke stated that no, and that there is an infectious waste room in the back that is serviced by a licensed medical waste management company 2-3 times a week.

Chairman Parisi asked for a motion to recommend approval of case #18-0028.

Commissioner Spink moved to approve with Staff recommendations. Commissioner Meneghini seconded the motion.

The results of the roll call vote were:

Ayes: 6 Commissioners Creighton, Petella, Spink, Meneghini, Tucek, and Chairman Parisi.

Nays: 0

Abstain: 0

Absent: 1 Commissioner Christopher

The motion was approved.

This case will go before the Village Board of Trustees on Tuesday September 4, 2018, at 7:30 PM for formal approval.

Chairman Parisi asked for a motion to close public hearing.

Commissioner Meneghini moved and Commissioner Spink seconded the motion to close Public Hearing.

The motion was passed by unanimous vote.

**PRESENTATION:**

**Update – LA Fitness – 470 E. North Avenue – Case #18-0013**

Mr. Farace stated that this project went back and forth with Plan Commission, Staff, Village Board, back to Staff, back to Village Board and was approved.

Mr. Farace stated that the elevations were reviewed at the last Plan Commission meeting and referred to the approved elevations for the Carol Stream Marketplace PUD and outlot. He stated that the recommendation from the Plan Commission was that the LA Fitness building should match materials and the architectural design of the PUD, and showed the elevations that were presented at last month's Plan Commission meeting.

Mr. Farace stated that some modifications were made between the July 23, 2018, Plan Commission meeting and the August 6, 2018, Village Board meeting showing colored pre-cast concrete, taller form liner at the bottom of all four sides of the building and faux brick on the west elevation. He stated that Village Board suggested that LA Fitness take Plan Commission's recommendation use the elements of the PUD to blend in with the rest of the shopping center, but that Village Board didn't state that it had to be brick and stone, but could remain pre-cast concrete.

Mr. Farace stated that LA Fitness went to the August 20, 2018, Village Board meeting, and showed that they tried to blend in with the other buildings from a color perspective, not a material perspective. He stated that the lower portion of the building is form liner, which emulates stone and the upper portion will be painted to match the brick; there are lighter colored bands that will match the bands along the middle of the other buildings; the cornices will match the other buildings; the brick surrounds on the west elevations have been removed; and the other elements remained. He stated that Staff was comfortable with the decisions that Village Board approved.

Mr. Farace stated that he wanted to mention that the reason the plans didn't come back to Plan Commission is because, according to provisions in the North Avenue Corridor regulations, they are not making any major changes to the façade other than painting the building. He also stated that when projects like this come along, the Plan Commission has the option to postpone their recommendation, even though the petitioner may ask for it and proceed to take his chances in front of Village Board. He stated that in the future, projects requiring changes before a complete recommendation is provided can be postponed before a complete recommendation is made so it will come back to the Plan Commission.

Commissioner Meneghini asked to clarify that, if the Commission is not in agreement with the request, and votes no, the petitioner can continue to bring the project to Village Board.

Mr. Farace stated yes they can.



Commissioner Meneghini asked if the Commission can recommend to bring it back to the Commission and if they can still advance it.

Mr. Farace stated absolutely. He stated that the petitioner may say something like their time line for the project is so tight that they would like the Plan Commission to vote immediately so they can get to the next available Village Board meeting, but that they would be taking their chances.

Chairman Parisi clarified that Mr. Farace is suggesting that the Commission would be able to table the discussion and not vote.

Mr. Farace stated that was correct and that the Commission could offer recommendations.

Commissioner Petella asked how long the paint will last before it will chip and asked about pigment.

Chairman Parisi stated that it would depend upon the type of application used, that stain will last longer, about 7-10 years, and that pigment would be inconsistent. He stated that darker colors fade faster than lighter colors.

Mr. Farace stated that staining would be a better word to use than paint.

Chairman Parisi stated that he would not recommend painting.

Commissioner Tucek asked if a stain chips like paint.

Chairman Parisi stated that a stain would not chip like paint, which would just fade.

Commissioner Tucek stated that he is more comfortable with a stain.

Commissioner Petella agreed.

Chairman Parisi commented that he appreciated the commentary, and the Commission trying to stick to what was in the original PUD as the design intent, and commended the Commission for trying to carry it along. He stated that Tom's recommendation is important regarding being uncomfortable with the direction a project may be going, and that each member of the Commission had the intent of working with guiding the petitioner in the right direction and not being combative. He stated that it is unfortunate that it did not come back to the Commission, and they have to support the Staff recommendation on the direction Village Board has directed. He stated that the next time that there is an issue that the discussion could be tabled.

Commissioner Petella stated that the Commission does not come in with a preconceived plan and it's hard to get six or seven people together in this forum. He stated that if there are enough people that are unhappy, it may take some effort on the part of the Commission to approach tabling a project for further discussion.

Mr. Farace referred to Commissioner Creighton's reference to a straw poll taken a few months earlier, asking for another revision before voting. He stated that tabling a discussion is more than acceptable.

Chairman Parisi stated that the intent is always to work with the petitioner for the benefit of the Village. He stated that they have a Comprehensive Plan for the Village which pointedly talks about the development along Gary Avenue, and along North Avenue, and he believes that the reason it is discussed that way is that it is the representation of the Village, and sometimes the small moves speak louder than the big moves as to how important it is to move the Village into a new perspective.

**OTHER BUSINESS:**

During the LA Fitness presentation, Ms. Julian Davis from 1N120 West Street entered the room. Ms. Davis provided a letter to Staff earlier in the day regarding property maintenance issues at Geneva Crossing as it pertains to the DaVita Dialysis case.

Chairman Parisi thanked Ms. Davis for her input and stated that the purview of the Plan Commission is to vote on the Special Use permit for DaVita, and noted that Ms. Davis was in favor of it but had concerns with property maintenance.

Mr. Farace stated that, as Chairman Parisi indicated, the Village has been trying to work with the property owner and management company for the past two years, and that it has been slow moving because they do a little at a time.

Ms. Davis stated that the property maintenance concerns have been ongoing since the Dominick's moved out, and that every spring there is uncertainty about whose responsible for certain areas of landscaping. She stated that the retaining wall that butts up to West Street is starting to show its age as it is over 20 years old, and the backside of the Dominick's building is starting to flake a material that appears to be more than paint.

Chairman Parisi stated that Ms. Davis' letter indicated that she felt that the brick was starting to fall or was unsafe, and the Village could send someone out as that would be a life safety issue.

Commissioner Petella asked if there were any violations on the building.

Mr. Farace stated that enough work is done so that a violation isn't present, but that it is ongoing and that just enough is done to avoid a citation, but that it comes close. He asked Ms. Davis if they could talk after the meeting.

Ms. Davis agreed.

Commissioner Petella stated that this is what happens when an anchor store is lost.

Mr. Farace stated that it has been slow moving and that a little bit is done at a time.

Ms. Davis stated that it was good to see the Goddard School daycare center constructed.

Commissioner Creighton stated that the Village does a good job of taking care of these things.

Commissioner Tucek brought up fences in the industrial area and asked if it might be time to come up with a code to have more uniform types of fences installed, in the light of the IG Commercial project.

Mr. Farace stated that it might be tricky because of budgeting issues, number of employees, and necessity. He stated that that each case is looked at individually.

Commissioner Petella stated that he understood what Commissioner Tucek was saying, and that if the fences were closer to a main road that it would be more of an issue, and that at least it's not barbed wire.

Chairman Parisi asked if there were any additional questions or discussion. There were none.

Chairman Parisi asked for a motion to adjourn.

**OLD BUSINESS:**

**NEW BUSINESS:**

**ADJOURNMENT:**

At 7:47pm Commissioner Meneghini moved and Commissioner Tucek 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 September 10<sup>th</sup> – 14<sup>th</sup> 2018 Chamber of Commerce Week**

WHEREAS, the Carol Stream Chamber works with the businesses, merchants, and industry to advance the civic, economic, industrial, professional and cultural life of the Village of Carol Stream; and

WHEREAS, chambers of commerce have contributed to the civic and economic life of Illinois for 180 years since the founding of the Galena Chamber of Commerce in 1838; and

WHEREAS, this year marks the 99<sup>th</sup> anniversary of the founding of the Illinois Chamber of Commerce, the state's leading broad-based business organization; and

WHEREAS, the Chamber of Commerce and its members provide citizens with a strong business environment that increases employment, the retail trade and commerce, and industrial growth in order to make the Village of Carol Stream a better place to live; and

WHEREAS, the Chamber of Commerce encourages the growth of existing industries, services, and commercial firms and encourages new firms and individuals to locate in the Village of Carol Stream; and

WHEREAS, the State of Illinois is the home to international chambers of commerce, the Great Lakes Region Office of the U.S. Chamber of Commerce, the Illinois Chamber of Commerce and more than 400 local chambers of commerce; and

WHEREAS, this year marks the 103<sup>rd</sup> anniversary of the Illinois Association of Chamber of Commerce Executives, a professional development organization for the chamber of commerce professionals.

NOW THEREFORE I, Mayor Frank Saverino, & the Carol Stream Board of Trustees, DuPage County, Illinois does hereby proclaim

**September 10<sup>th</sup> – 14<sup>th</sup> 2018 as Chamber of Commerce Week**

in Carol Stream and call upon its significance to our residents and business community.

**PASSED AND APPROVED THIS 4<sup>TH</sup> DAY OF SEPTEMBER 2018.**

SIGNED:

\_\_\_\_\_  
Frank Saverino Sr., Mayor

ATTEST:

\_\_\_\_\_  
Laura Czarnecki, Village Clerk

Village of Carol Stream  
Interdepartmental Memo

AGENDA ITEM  
F-1a 09-04-18

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

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

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

**DATE:** August 29, 2018

**RE:** **Agenda Item for the Village Board Meeting of September 4, 2018**  
**PC/ZBA Case 18-0024, IG Commercial, Inc. – 775 Kimberly Drive, Special Use Permit for Outdoor Activities and Operations – Parking of Trailers and Equipment in the I Industrial District and Variations for Landbanked Parking**

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Chad Schaeffer of IG Commercial, Inc. requests approval of a Special Use Permit for outdoor activities and operations in the form of trailer and equipment parking, and Variations to allow for the landbanking of required parking spaces and for the landbanked spaces to be on existing paved areas as opposed to in green space at 775 Kimberly Drive. IG Commercial is a commercial curtain wall, storefront, and entrance systems fabrication and installation company, and requests to park trailers and equipment in the rear of the 775 Kimberly property. The subject property contains 25 parking spaces, and the applicant proposes to utilize 12 parking spaces in the rear of the existing parking lot to park the equipment, with a seven foot tall slatted chain link fence proposed to be installed around the storage area for screening purposes.

In addition, a landbanked parking variation was requested to reduce required parking from 18 spaces to 13 parking spaces based on the limited number of employees and visitors who come to the property. The remainder of the parking spaces will be occupied by the proposed outdoor storage. A variation was also requested to allow landbanked parking spaces to be provided on existing paved area as compared to within landscaped areas as normally required per the Zoning Code, given the existing nature of the parking area on the property.

The staff report presenting the requests, with supporting documentation, was transmitted to the Village Board with the Plan Commission/Zoning Board of Appeals (PC/ZBA) packet on August 24, 2018. At its meeting on August 27, 2018, by a vote of 6-0, the PC/ZBA recommended approval of the Special Use Permit for outdoor activities and operations and for landbanked parking variations. The PC/ZBA recommendations were subject to the conditions in the August 27, 2018 staff report, specifically that the landbanked parking variations are granted to IG Commercial only and will not “run with the land” given the distinctive characteristics of the business.

If the Village Board concurs with the PC/ZBA recommendation, they should approve the Special Use Permit for outdoor activities and operations in the form of trailer and equipment parking, and Variations to allow for the landbanking of required parking spaces and for the landbanked spaces to be on existing paved areas as opposed to in green space, subject to the conditions contained within the Ordinance, and adopt the necessary Ordinance.

ec: Chad and Lucia Schaeffer, IG Commercial (via email)

**AGENDA ITEM**  
*F-1b 09-04-18*

*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:** August 29, 2018

**RE:** **Agenda Item for the Village Board Meeting of September 4, 2018**  
**PC/ZBA Case 18-0028, Total Renal Care, Inc./DaVita Dialysis – 546 S. Schmale Road,**  
**Special Use Permit for a Professional Office of More than 6,000 Square Feet**

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James Burke with Total Renal Care, Inc. requests approval of a Special Use Permit for a Professional Office of more than 6,000 square feet in the B-3 District for DaVita Dialysis at 546 S. Schmale Road in the Geneva Crossing Shopping Center. According to the Zoning Code, business and professional offices, which include medical offices, are permitted uses in the B-3 Service District as long as they are less than 6,000 square feet in area. Business and professional offices which are larger than 6,000 square feet in area in the B-3 District require approval of a Special Use Permit. The intent of the B-3 District is to provide sites for more diversified business types, including a variety of retail and service uses in shopping centers. While an office use provides an alternate use in a retail setting, a larger office use may have a greater impact within a shopping center from a parking and use compatibility perspective, thus the need for a Special Use Permit in order to thoroughly review its proposed impact and compatibility.

The proposed dialysis center will occupy a 6,470 square foot tenant space north of the former Dominick's space. Proposed hours of operation will be 6:00am to 8:00pm, six days a week, with 10-12 employees and 12 dialysis stations. Parking should be adequate for the proposed dialysis center, given the abundance of parking at the shopping center. We believe the proposed use will be compatible with other retail and service uses at Geneva Crossing, and will not have a negative impact on the shopping center from a parking or operational perspective. The dialysis center will provide an important medical service to members of the community.

The staff report presenting the request, with supporting documentation, was transmitted to the Village Board with the PC/ZBA packet on August 24, 2018. At its meeting on August 27, 2018, by a vote of 6-0, the PC/ZBA recommended approval of the Special Use Permit subject to the conditions in the August 27, 2018 staff report.


If the Village Board concurs with the PC/ZBA recommendation, they should approve the Special Use Permit for a Professional Office of more than 6,000 square feet in the B-3 District for Total Renal Care, Inc./DaVita Dialysis subject to the conditions contained within the Ordinance, and adopt the necessary Ordinance.

ec: James Burke, Total Renal Care, Inc./DaVita (via email)

AGENDA ITEM  
H-1 09-04-18

*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 Organic De-Icing Liquid

The FY19 budget includes \$30,000 for liquid de-icer, which is mixed with rock salt for anti-icing and de-icing operations throughout the winter. We are proposing use of the same product as used last year – AG64 supplied by SNI Solutions, the sole source provider of this product in our area. The attached quote provides a price of \$2.00/gallon; the actual amount purchased will depend on winter conditions.

It is recommended that the Village Board authorize the purchase AG64 liquid de-icer from SNI Solutions in an amount not-to-exceed \$30,000 for the 2018-19 winter season pursuant to the provisions of Section 5-8-3(B) and subsection 5-8-14(C) of the Carol Stream Code of Ordinances.

Attachment



205 N. STEWART ST  
GENESEO, IL 61254  
PH: 888-840-5564 FAX: 309-944-4620

[www.snisolutions.com](http://www.snisolutions.com)

**QUOTATION**

Mr. Jason Pauling  
Public Works Department  
Carol Stream, IL

August 27, 2018

RE: 2018 Winter Liquid Deicer Quote

Dear Mr. Pauling;

Thank you for your previous business with SNI Solutions. Per your request, here is the pricing for winter deicing products delivered to your location in Carol Stream, IL for the upcoming winter operations season.

Biomelt AG64 (4,500 gallon quantities): \$2.00/gallon.

[REDACTED]


Once again, thank you for the opportunity to quote winter deicing products to the Public Works Department of Carol Stream. Please contact me with any questions, etc. that you or your staff may have.

Respectfully,  
Steven Ellwood  
Vice President Sales & Marketing  
SNI Solutions



*Village of Carol Stream*  
Interdepartmental Memo

TO: Joe Breinig, Village Manager

FROM: Philip J. Modaff, Director of Public Works 

DATE: August 30, 2018

RE: Recommendation to Award a Contract for Repairs to the Gerzevske Lane Water Storage Tank

A project earlier in the year to paint the exterior roof and interior piping on the Gerzevske Lane water storage tank resulted in unanticipated damage to the floor of the tank. A preliminary estimate of the cost to repair was \$275,000. Baxter & Woodman was hired to prepare plans and specifications for the repair project and to oversee the bidding process. Their engineer's estimate of probable cost was \$330,000.

Four bids were received and opened on August 27, 2018, at the Public Works Center, with the following results:

| <u>COMPANY</u>            | <u>BID AMOUNT</u> |
|---------------------------|-------------------|
| Odle, Inc.                | \$189,500         |
| DN Tanks                  | \$269,950         |
| Era Valdivia Construction | \$278,000         |
| Tecorp                    | \$293,000         |

Baxter & Woodman reviewed the bids and conducted a qualification and reference review on low bidder Odle, Inc. Contact with other agencies utilizing Odle's services yielded feedback that Odle's project supervision is good, cooperation excellent, workmanship excellent and all bills paid promptly. Attached you will find Baxter & Woodman's recommendation to award the bid to Odle, Inc., along with Odle's Qualification Statement for Engineering Construction.

This project was not budgeted, but funds are available in the Water Sewer budget due to anticipated delay until next fiscal year in the start of construction on the Schmale Road water main replacement project.<sup>1</sup>

Staff recommends that the Mayor and Board approve a Motion awarding a contract to Odle, Inc., for Repairs to the Gerzevske Lane Water Storage Tank in the amount of \$189,500.

Attachments

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<sup>1</sup> The Village has also received notice from IRMA that insurance will cover the cost of this repair project to a limit of \$250,000.

August 29, 2018

Mayor and Board of Trustees  
Village of Carol Stream  
500 North Gary Avenue  
Carol Stream, Illinois 60188

Attention: Phil Modaff, Director of Public Works

**RECOMMENDATION TO AWARD**

***Subject: Village of Carol Stream – Public Works 2.5 MG Reservoir Repair***

Dear Mayor and Trustees:

The following bids were received for the Public Works 2.5 MG Reservoir Repair project on August 27, 2018:

| <b><u>Bidder</u></b>                          | <b><u>Amount of Bid</u></b> |
|---|-----------------------------|
| Odle, Inc.<br>Muncie, IN                      | \$189,500                   |
| DN Tanks, Inc.<br>Wakefield, MA               | \$269,950                   |
| Era-Valdivia Contractors, Inc.<br>Chicago, IL | \$278,000                   |
| Tecorp, Inc.<br>Joliet, IL                    | \$293,000                   |

Our pre-bid opinion of probable cost for this Project was \$330,000 including a \$15,000 contingent cash allowance.

We have analyzed each of the bids and find Odle, Inc. to be the lowest, responsible and responsive Bidder.

Odle, Inc. and Baxter & Woodman, Inc. have not worked together on any past projects so we do not have firsthand experience with Odle, Inc. In response to our inquiries, Odle, Inc. has submitted data on their organization, experience and capabilities.

A copy of Odle, Inc.'s "Construction Contractor's Qualification Statement for Engineered Construction" is enclosed. Odle, Inc. was incorporated in 1954 after being established in 1918. Odle, Inc. is a wholly owned subsidiary of SUEZ North America since 2017 (formerly Utility Service Group, a nationwide firm specializing in concrete tank maintenance).

We contacted individuals familiar with Odle, Inc.'s work and have received consistently favorable reports. Project supervision was reported to be good, cooperation excellent, workmanship excellent, and all bills promptly paid.

The Employment of Illinois Workers on Public Works Act does not apply to this project as the unemployment rate in Illinois has been at 5% or lower since March 2017 according to the United States Bureau of Labor Statistics.

Based upon our investigation of the experience, records, resources, and reputation of this Bidder, we believe that Odle, Inc. is qualified to complete the Project.

Based upon our familiarity and past working relationship with DN Tanks, Inc. (second Low Bidder), DN Tanks, Inc. is a responsible and responsive Bidder and is also qualified to complete the Project.

We recommend the award of the Contract to Odle, Inc. in the amount of \$189,500.

Please advise us of your decision.

Bid Packages are enclosed.

Sincerely,

**BAXTER & WOODMAN, INC.**  
**CONSULTING ENGINEERS**



Adam Stec, P.E., S.E.

Enc.

C: Ron Roehn, Village of Carol Stream  
Derek Wold, P.E., BCEE, Baxter & Woodman, Inc.

THE ASSOCIATED GENERAL CONTRACTORS OF AMERICA



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## CONSTRUCTION CONTRACTOR'S QUALIFICATION STATEMENT FOR ENGINEERED CONSTRUCTION

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This qualification statement was developed by AGC of America in cooperation with the Engineers Joint Contract Documents Committee (EJCDC) which recommend its use as a suggested generic prequalification statement or a contract-specific qualification statement. In the latter case, the owner or engineer may wish to make appropriate supplemental inquires.

The Engineers Joint Contract Documents Committee consists of representatives of the following organizations:

National Society of Professional Engineers  
American Consulting Engineers Council  
American Society of Civil Engineers  
Construction Specifications Institute

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The contents of this statement are CONFIDENTIAL.

**Submitted by:**

Name of Organization ODLE, INC.

Name of Individual JOSEPH GREINER

Title SERVICE CENTER MANAGER

Address 2560 W. KILGORE AVE  
MUNCIE, IN. 47304

Telephone (765) 288-3611

**Submitted to:**

Name ADAM STEC

Address 8430 W BRYN MAWR AVE. STE 400  
CHICAGO, IL. 60631

Telephone (815) 459-1260

Project Name and Description (if applicable)  
CAROL STREAM 2.5MG RESERVOIR REPAIR

**Contractor's General Business Information**

Check If:

Corporation  Partnership  Joint Venture  Sole Proprietorship

If Corporation:

a. Date and State of Incorporation  
1954 INDIANA

b. List of Executive Officers

| Name  | Title |
|---|-------|
| <u>WHOLLY OWNED SUBSIDIARY OF SUEZ N.A.</u> |       |
|   |       |
|   |       |

**If Partnership:**

a. Date and State of Organization

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b. Names of Current General Partners

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c. Type of Partnership

General  Publicly Traded

Limited  Other (describe): \_\_\_\_\_

**If Joint Venture:**

a. Date and State of Organization

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b. Name, Address and Form of Organization of Joint Venture Partners: (Indicate managing partner by an asterisk \*)

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**If Sole Proprietorship:**

a. Date and State of Organization

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b. Name and Address of Owner or Owners

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1. On Schedule A, attached, list major engineered construction projects completed by this organization in the past five (5) years. (If joint venture, list each participant's projects separately).

2. On Schedule B, attached, list current projects under construction by this organization. (If joint venture, list each participant's projects separately).

3. Name of surety company and name, address, and phone number of agent.

MARSH: McLennan Agency LLC 1400 EASTCHESTON DR., STE 200,  
ANNE BAIKON HENRIE NC 27265  
(336) 899 2403

4. Is your organization a member of a controlled group of corporations as defined in I.R.C. Sec. 1563?  
 Yes  No

If yes, show names and addresses of affiliated companies

\_\_\_\_\_

\_\_\_\_\_

5. Furnish on Schedule C, attached, details of the construction experience of the principal individuals of your organization directly involved in construction operations.

6. Has your organization ever failed to complete any construction contract awarded to it?  Yes  No

If yes, describe circumstances on attachment.

7. Has any Corporate officer, partner, joint venture participant or proprietor ever failed to complete a construction contract awarded to him or her in their own name or when acting as a principal of another organization?  
 Yes  No

If yes, describe circumstances on attachment.

8. In the last five years, has your organization ever failed to substantially complete a project in a timely manner?  
 Yes  No

If yes, describe circumstances on attachment.

9. Indicate general types of work performed with your own work force.

CLEANING, PAPER, COATING WTP: WWTP STRUCTURES  
INDUSTRIAL / HEAVY PAINTING

10. If required, can your organization provide a bid bond for this project?  Yes  No

11. What is your approximate total bonding capacity?

\$500,000 to \$2,000,000

\$2,000,000 to \$5,000,000

\$5,000,000 to \$10,000,000

\$10,000,000 or more

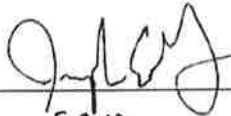
12. Describe the permanent safety program you maintain within your organization. Use attachment if necessary.

1300 PAGE QA & QC PROGRAM CERTIFIED BY SSPC-QPI  
PROGRAM.

13. Furnish the following information with respect to an accredited banking institution familiar with your organization.

Name of Bank FIRST MERCHANTS BANK  
Address 200 E JACKSON ST.  
MUNDEE, IN  
Account Manager STEVE MOORE  
Telephone (765) 747-1536

I hereby certify that the information submitted herewith, including any attachment is true to the best of my knowledge and belief.

By:   
Title: SCM  
Dated: 8/28/18



**SCHEDULE A**

Name, Location and  
Description of Project

Owner

Design Engineer

Date Completed

Contract Price

Reference/Contact  
Include Address and Phone

FOOT BRIDGE ARL TRAIL  
CIVIL ON

SEE ATTACHED



## PREVIOUSLY COMPLETED PROJECT LIST

Odle, Inc. is a wholly owned subsidiary of Suez NA.

Odle, Inc. is a trained and certified CIM applicator.

Odle, Inc. is a QP-1 certified contractor.

**Project Name:** Preload CIM Ft. Smith

**Project Owner:** City of Fort Smith Utility

**Contract Amount:** \$178,000.00

**Project Description:** Cleaning, prepping and coating (1) 110' concrete tank floor with CIM (crack treatment, cove base application and coating floor and lower portion of walls)

**Project Contact:** Preload Tanks – Charles McGann (518) 810-6342

**Date Completed:** August 2017

**Project Name:** Piney Butt Tank

**Project Owner:** Carolina Water Service

**Contract Amount:** Approximately \$100,000.00

**Project Description:** Cleaning, prepping and lining of coating (1) 50'x50' concrete tank with Elasto-Shield 264 (CIM crossover product from Tnemec)

**Project Contact:** Carolina Water Service – Martin Scanlon (704) 319-0518

**Date Completed:** July 2018

**Project Name:** FY16 Clarifier Repaint

**Project Owner:** Urbana & Champaign Sanitary District

**Contract Amount:** \$90,000.00

**Project Description:** Cleaning, prepping and coating of the steel mechanisms for two (2) 75' clarifiers.

**Project Contact:** Sanitary District of Urbana-Champaign – Mark Radi (217) 367- 3409

**Date Completed:** August 2016

**Project Name:** Multiple tanks, containments, pools, for them as a subcontractor or on their PM project for customers like Cargill, SABIC, Flint Hills Resources, etc.

**Project Owner:** Chicago Corrosion Group

**Contract Amount:** +\$500,000 over the past 5 years

**Project Description:** Cleaning, prepping and coating tanks with multiple specialty lining systems.

**Project Contact:** CCG – Warren Brand (847) 423-2167

**Date Completed:** 2013-2018

**Project Name:** Multiple Lift Stations 2015-2017

**Project Owner:** SAMCO

**Contract Amount:** \$190,000.00

**Project Description:** Cleaning, prepping and coating new below grade concrete lift stations with 1005 solids epoxy system

**Project Contact:** SAMCO – Thomas Kallio (317) 577- 1150

**Date Completed:** 2015-2017

# *Certificate of Completion*

*is hereby granted to:*

Richard Sides

ODLE, Inc.

*to certify that they have successfully completed the*

## **Factory-Trained Applicator Program**

*Sponsored by:*

*April 29, 2010*

Expires: 4/29/19



A handwritten signature in black ink, appearing to read 'Nicholas Leuci', is written over a horizontal line.

*Nicholas Leuci, National Sales Manager  
C.I.M. Industries, Inc.*

*Village of Carol Stream*  
Interdepartmental Memo

TO: Joe Breinig, Village Manager  
FROM: Philip J. Modaff, Director of Public Works  
DATE: August 30, 2018  
RE: Discussion – Native/Pollinator Sites

Three years ago the Village adopted a pilot plan to convert several turf areas to native/pollinator vegetation following an accidental kill of turf. In consultation with The Conservation Foundation and one of their preferred landscaping firms (AES), the plan was undertaken at the following locations:

- The parkway and a 10-foot strip west of the bike path on the west side of Kuhn Road between Birchbark and Chestnut;
- Four flood buyout properties:
  - 376 Illini
  - 510 and 520 Silverleaf
  - 470 Silverleaf

It was expected that mature growth of the various native/pollinator plants would develop over a three to four-year period. Early last fall an assessment of the properties conducted by AES, The Conservation Foundation and another Village contractor who has managed similar properties for the Village (Bedrock Earthscapes), revealed that the vegetative development of the areas fell significantly short of expectations. A plan was developed at that time to conduct spot herbiciding, raking and overseeding in the Fall, to be followed by controlled burn, more overseeding and aggressive herbiciding during the current growing season.

A recent assessment of the properties by AES and consulting resource (Bedrock Earthscapes) yielded opinions that the Kuhn Road section is failing and is not likely to improve. The flood buyout properties are in similar condition but do show some minimal development of pollinators, albeit much less than expected. Speculation by both resources is that the seed mix selected may not have been appropriate for roadside use, and may have been more susceptible to spray from road salt than originally expected. As for the other properties, neither resource had an explanation for the failure.

Based upon staff observations and the assessments performed by the landscapers, options and recommendations are presented below for the various locations:

- For Kuhn Road, staff agrees with the landscapers that this area should be restored to turf grass. The work could be started this fall with a kill of existing vegetation, followed by raking and seeding. Attention will be necessary next season to make sure invasive weeds are kept under control while grass becomes established.
  - Initial Cost: \$4,622 (NOTE: if we used AES they would do this for free but only as a condition of keeping them on to re-establish natives on the other four properties)
  - Estimated annual mowing costs = \$1,000
  - **Five-year cost = \$9,622**
  
- For the flood buyout properties there are two options:
  - **Restore to turf grass** by killing existing vegetation, raking and seeding with turf grass this fall. As with Kuhn Road, attention will be necessary next season to make sure invasive weeds are kept under control while grass becomes established.
    - Initial cost = \$4,066
    - Estimated annual mowing costs = \$750
    - **Five-year cost = \$7,816**
  
  - **Restore to healthy native/pollinators** by killing most of the existing vegetation (while attempting to save some of the underlying native/pollinators), rake and overseed in the fall with a seed mix with a higher likelihood of success. In the spring, start another 3-year course of herbiciding and controlled burns as needed.
    - Initial cost: \$3,800
    - On-going maintenance costs:
      - 2019 = \$ 880
      - 2020 = \$1,630
      - 2021 = \$1,680
    - **Five-year cost: \$7,990**


#### RECOMMENDATION

- **Kuhn Road:** Restore to turf using Bedrock Earthscapes
  
- **Other properties:** Staff recommends reinvesting in the native/pollinator vegetation. The potential benefits of the native/pollinator sites are known, and the long-term costs (after year 3) are less than if turf is installed. Using Bedrock Earthscapes is also recommended based upon their success in establishing and maintaining the WRC pollinator site and many pond sites throughout the Village.

Staff will be seeking the Village Board's feedback and direction at the September 4, 2018, meeting.

AGENDA ITEM  
I-1 09-04-18

*Village of Carol Stream*  
Interdepartmental Memo

TO: Joseph Breinig, Village Manager  
FROM: William N. Cleveland, Assistant Village Engineer   
DATE: August 21, 2018  
RE: Randy Road Parking Restrictions

In 2011 and 2014, several businesses along Randy Road had contacted the village to complain about parked vehicles on the north side of the street impeding access to parking lots and truck docks. Engineering and Police staffs investigated the complaint and observed vehicles parked to the edge of driveways, impeding employee's visibility and delivery driver's maneuverability.

Since then additional parking problems have developed and require Traffic Code revisions. Drivers are parking to close to the loading dock at 475 Randy Road impeding semi-trailer trucks ability to make deliveries.

Staff therefore recommends the following additions to Chapter 8: Traffic Code, Article 6: Parking Schedules, Schedule I. Parking Prohibited; Signs Required;

| <u>Street</u> | <u>Location</u>                                      |
|---------------|--|
| Randy Road    | 10' each side of the west driveway at 475 Randy Road |

Attachment:

Cc: James T. Knudsen, Director of Engineering Services  
Brian Cluever, Traffic Sergeant  
Phil Modaff, Director of Public Works  
Ron Rohn, Superintendent of Operations

**ORDINANCE NO. 2018-09-\_\_\_\_**

**AN ORDINANCE AMENDING CHAPTER 8, ARTICLE 6 OF THE  
CAROL STREAM TRAFFIC CODE – PARKING SCHEDULES  
(PARKING PROHIBITED; SIGNS REQUIRED)**

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, that Chapter 8, Article 6, of the Traffic Code, be amended to read as follows:

SECTION 1: That Chapter 8, Article 6, Parking Schedules of the Traffic Code be amended to add the following:

Chapter 8: Traffic Code, Article 6: Parking Schedules, Schedule I. Parking Prohibited; Signs Required

| <u>Street</u> | <u>Location</u>  |
|---------------|--|
| Randy Road    | 10 feet each side of the west driveway at 475 Randy Road |

SECTION 2: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law, and the posting/removal of the required signs in keeping with this Ordinance.

PASSED AND APPROVED THIS 4th DAY OF SEPTEMBER, 2018.

AYES:

NAYS:

ABSENT:

\_\_\_\_\_  
Frank Saverino, Sr., Mayor

ATTEST:

\_\_\_\_\_  
Laura Czarnecki, Village Clerk

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

**TO:** Mayor and Trustees  
**FROM:** Tia Messino, Assistant to the Village Manager  
**DATE:** August 29, 2018  
**RE:** Emergency Operations Plan

---

The Village maintains an Emergency Operations Plan to facilitate its response to local emergencies. Periodically the Plan is reviewed and formally updated. This was last done in 2014 with the adoption of Ordinance 2014-12-57. The Village's Emergency Management Coordinator John Jungers, the Deputy Police Chief, has recently reviewed and updated the plan and is available for questions. The update consisted largely of inserting current information. Adoption of the amended Emergency Operations Plan is recommended. An ordinance to that effect is attached for your consideration.

Attachment



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

**AN ORDINANCE COMPREHENSIVELY AMENDING AND ADOPTING THE  
EMERGENCY OPERATIONS PLAN FOR THE VILLAGE OF CAROL STREAM**

WHEREAS, in accordance with requirements of Section 10(g) of the Illinois Emergency Management Act, each ESDA established pursuant to the Act shall prepare an emergency operations plan for its geographic boundaries that complies with the planning, review and approval standards set forth in the Act; and

WHEREAS, preparing for a local emergency or natural disaster requires careful preplanning by the Emergency Management Coordinator and the Department Directors charged with effectively responding to a local emergency event; and

WHEREAS, the focus of the Village's Emergency Operations Plan is to adequately prepare the Village to initiate and sustain an effective and coordinated initial emergency, recovery and post recovery response; and

WHEREAS, comprehensive coordinated response to a local emergency differs markedly from the daily fire, police and medical emergencies encountered by local emergency response staff; and

WHEREAS, pre-planning for a local emergency is crucial to implementing an effective emergency response and an essential safeguard against a delayed emergency response; and

WHEREAS, pre-planning an emergency response will assist a community in anticipating an impending disaster to minimize its initial impact and allow for implementation of rapid response by trained emergency staff; and

WHEREAS, because local governments have emergency response capability and are most familiar with the availability and economy of community resources available

to them in an emergency, they have been entrusted by law to assume an important leadership role in the event of a local emergency; and

WHEREAS, in disaster or emergency situations, local government must rapidly mobilize and coordinate the available manpower, equipment and financial resources at its disposal as part of a comprehensive disaster response to minimize the loss of life and property of its citizenry and for this reason, the principal authority for disaster preparedness and emergency management rests with local agencies.

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

SECTION 1: That the document entitled “Emergency Operations Plan”, consisting of the Basic Document and functional annexes, A1 through A3, B1 through B3, C1 through C2, and D1 through D9, is hereby adopted as the Emergency Operations Plan for the Village of Carol Stream.

SECTION 2: The Emergency Management Coordinator will administratively review and approve for incorporation all Emergency Operating Plan additions and revisions and have those plan changes disseminated to the Crisis Management Team, the DuPage County Office of Homeland Security and Emergency Management and other appropriate mutual aid partners and agencies who assist the Village in their initial emergency response, recovery and post recovery operations.

SECTION 3: If any section, clause or provision of this plan should be held invalid, the invalidity shall not effect any other provision of this plan.

SECTION 4: It is the intent of the Mayor and Board of Trustees of the Village of Carol Stream that this Emergency Operations Plan be fully implemented regardless of any conflicting regulations, ordinances or parts thereof and the Plan as submitted

shall have precedence over those conflicting ordinances, regulations or parts thereof to the extent necessary for the Plan's implementation. Those conflicting regulations and ordinances shall hereby be repealed.

SECTION 5: This Ordinance and the Emergency Operations Plan hereby adopted shall replace the existing Emergency Operations Plan, and be in full force and effect from the date of its passage and approval as declared by law.

PASSED AND APPROVED THIS 4th DAY OF SEPTEMBER 2018.

AYES:

NAYS:

ABSENT:

---

Frank Saverino, Sr., Mayor

ATTEST:

---

Laura Czarnecki, Village Clerk

**ORD. 2014-12-57**

**VILLAGE OF CAROL STREAM  
500 North Gary Avenue  
Carol Stream, IL 60188**

**ORDINANCE NO. 2014-12-57**

**AN ORDINANCE COMPREHENSIVELY AMENDING AND  
ADOPTING THE EMERGENCY OPERATIONS PLAN FOR THE  
VILLAGE OF CAROL STREAM**

---

**ADOPTED BY THE MAYOR AND BOARD OF TRUSTEES  
OF THE VILLAGE OF CAROL STREAM  
THIS 15<sup>th</sup> DAY OF DECEMBER 2014**

---

**Published in pamphlet form  
by order of the Mayor and Board  
of Trustees of the Village of Carol Stream,  
County of DuPage, Illinois  
This 16<sup>TH</sup> Day of December 2014**

**ORDINANCE NO. 2014-12-57**

**AN ORDINANCE COMPREHENSIVELY AMENDING AND ADOPTING THE  
EMERGENCY OPERATIONS PLAN FOR THE VILLAGE OF CAROL STREAM**

WHEREAS, in accordance with requirements of Section 10(g) of the Illinois Emergency Management Act, each ESDA established pursuant to the Act shall prepare an emergency operations plan for its geographic boundaries that complies with the planning, review and approval standards set forth in the Act; and

WHEREAS, preparing for a local emergency or natural disaster requires careful preplanning by the Emergency Management Coordinator and the Department Directors charged with effectively responding to a local emergency event; and

WHEREAS, the focus of the Village's Emergency Operations Plan is to adequately prepare the Village to initiate and sustain an effective and coordinated initial emergency, recovery and post recovery response; and

WHEREAS, comprehensive coordinated response to a local emergency differs markedly from the daily fire, police and medical emergencies encountered by local emergency response staff; and

WHEREAS, pre-planning for a local emergency is crucial to implementing an effective emergency response and an essential safeguard against a delayed emergency response; and

WHEREAS, pre-planning an emergency response will assist a community in anticipating an impending disaster to minimize its initial impact and allow for implementation of rapid response by trained emergency staff; and

WHEREAS, because local governments have emergency response capability and are most familiar with the availability and economy of community resources available

to them in an emergency, they have been entrusted by law to assume an important leadership role in the event of a local emergency; and

WHEREAS, in disaster or emergency situations, local government must rapidly mobilize and coordinate the available manpower, equipment and financial resources at its disposal as part of a comprehensive disaster response to minimize the loss of life and property of its citizenry and for this reason, the principal authority for disaster preparedness and emergency management rests with local agencies.

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

SECTION 1: That the document entitled "Emergency Operations Plan", consisting of the Basic Document and functional annexes, A1 through A3, B1 through B3, C1 through C2, and D1 through D9, is hereby adopted as the Emergency Operations Plan for the Village of Carol Stream.

SECTION 2: The Emergency Management Coordinator will administratively review and approve for incorporation all Emergency Operating Plan additions and revisions and have those plan changes disseminated to the Crisis Management Team, the DuPage County Office of Homeland Security and Emergency Management and other appropriate mutual aid partners and agencies who assist the Village in their initial emergency response, recovery and post recovery operations.

SECTION 3: If any section, clause or provision of this plan should be held invalid, the invalidity shall not effect any other provision of this plan.

SECTION 4: It is the intent of the Mayor and Board of Trustees of the Village of Carol Stream that this Emergency Operations Plan be fully implemented regardless of any conflicting regulations, ordinances or parts thereof and the Plan as submitted

shall have precedence over those conflicting ordinances, regulations or parts thereof to the extent necessary for the Plan's implementation. Those conflicting regulations and ordinances shall hereby be repealed.

SECTION 5: This Ordinance and the Emergency Operations Plan hereby adopted shall replace the existing Emergency Operations Plan, and be in full force and effect from the date of its passage and approval as declared by law.

PASSED AND APPROVED THIS 15th DAY OF DECEMBER 2014.


AYES: Trustees LaRocca, Gieser, Frusolone, Weiss, and McCarthy

NAYS: None

ABSENT: Trustee Schwarze

  
\_\_\_\_\_  
Frank Saverino, Sr., Mayor

ATTEST:

  
\_\_\_\_\_  
Beth Melody, Village Clerk

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR OUTDOOR ACTIVITIES AND OPERATIONS (PARKING OF TRAILERS AND EQUIPMENT) IN THE I INDUSTRIAL ZONING DISTRICT, AND LANDBANKED PARKING VARIATIONS (IG COMMERCIAL, INC., 775 KIMBERLY DRIVE)**

**WHEREAS**, Chad Schaeffer, on behalf of IG Commercial, Inc., hereinafter referred to as the Petitioner, has petitioned the Village of Carol Stream for a Special Use Permit for outdoor activities and operations in the form of the parking of trailers and equipment in the I Industrial District, as provided in Section 16-10-2(B)(14) of the Carol Stream Code of Ordinances, and Variations to allow for the landbanking of required parking spaces, and for the landbanked spaces to be landbanked on existing paved areas as opposed to in green space, as provided in Section 16-13-2(G) of the Carol Stream Code of Ordinances, on the property legally described in Section 3 herein and commonly known as 775 Kimberly Drive, Carol Stream, Illinois; and

**WHEREAS**, pursuant to Sections 16-15-6 and 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 August 27, 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 and Variations be approved; and

**WHEREAS**, the Combined Plan Commission/Zoning Board of Appeals has filed its Findings and Recommendations regarding the Special Use Permit and the Variations 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 a Special Use Permit for outdoor activities and operations, 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. Is deemed necessary for the public convenience at the location. *IG Commercial has relocated and expanded its business into a vacant Carol Stream building, which can be viewed as beneficial to the public.*
2. Will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare. *Provided the outdoor storage is properly screened, this outdoor activity should 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 property 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 for storage of trailers/equipment, 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.*

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. As such, 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 proposal is expected to conform to all applicable codes and requirements.*

## **SECTION 2:**

The Mayor and Board of Trustees of the Village, after examining the Petition for Variations to allow for the landbanking of required parking spaces, and for the landbanked spaces to be landbanked on existing paved areas as opposed to in green space, and the Findings and Recommendations of the Combined Plan Commission/Zoning Board of Appeals, have determined and find that, with respect to the requested Variations:

1. That the property in question, other than a single-family residential lot, cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located. *The applicant has demonstrated that the additional parking spaces required by the Zoning Code are not necessary to meet the actual parking demand for the business.*
2. The plight of the owner is due to unique circumstances. *Based on the employee counts of the business, the number of parking spaces required by the Zoning Code creates something of a hardship by requiring parking spaces that will not be needed.*
3. The variations, if granted, will not alter the essential character of the locality. *Since the landbanked parking would be located on existing paved areas, the requested variation to landbank required parking should not alter the character of the area.*
4. That the plight of the owner is due to the failure of a previous owner of the property in question to follow then-applicable ordinances or regulations, and where the benefit to health, safety or appearance to be derived from correcting the nonconformity would not justify the cost or difficulty of the correction. The evidence must show that the current owner had no role in the creation of the nonconformity. *This criterion is not applicable.*

5. That the particular physical surroundings, shape, or topographical conditions of the specific property involved bring a particular hardship upon the owner as distinguished from a mere inconvenience. *There are no particular physical surroundings, shape, or topographical conditions of the specific property that result in a hardship; however, requiring additional employee and visitor parking that will not be utilized is deemed unnecessary.*
6. The conditions upon which the petition for the variation is based would not be applicable generally to other property within the same district. *These same conditions could apply to properties in similar circumstances in the Industrial District.*
7. The granting of the variation will not be detrimental to the public welfare or injurious to the other property or improvements in the neighborhood in which the property is located. *If granted, the variations will not be detrimental to the public welfare or injurious to surrounding property owners.*

**SECTION 3:**

The Special Use Permit and Variations, as set forth in the above recitals, are hereby approved and granted to IG Commercial Inc., subject to the conditions set forth in Section 4, upon the real estate commonly known as 775 Kimberly Drive, Carol Stream, Illinois, and legally described as follows:

LOT 7 IN KIMBERLY NORTH UNIT 3, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 18, 1985 AS DOCUMENT R85-57137, IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS.

hereinafter referred to as the Subject Property.

**SECTION 4:**

The approval of the Special Use Permit and Variations granted in Sections 1 and 2 herein are subject to the following conditions:

1. That all equipment and trailers stored outdoors shall be stored on a hard surface within the fenced area of the site;
2. That a building permit shall be required for the fence, and that the fencing shall contain a minimum of at least a double-weaved slat system that is of a neutral color;
3. That the gate for the storage area shall be kept closed at all times except when vehicles or equipment are entering or exiting the area, or when the trash container is being emptied by the trash collection service;

4. That the fencing shall be maintained in good condition so as to provide effective solid screening of the outdoor storage area;
5. That the sealcoating of the parking lot, re-striping of the parking lot, and updating of handicapped parking space signage shall be handled by the property owner by November 1, 2018, and that a building permit must be obtained prior to said parking lot work;
6. That if there is evidence in the future that there is insufficient on-site employee/visitor parking, then additional on-site parking shall be required to be provided and outdoor storage shall be reduced, and that the Village shall work with the business in determining how many additional parking spaces shall need to be utilized;
7. That the landbanked parking variations shall be specifically granted to IG Commercial and not to the property, and that at the time that a new tenant enters the building, the property owner shall either apply for a reaffirmation of the landbanked parking variations, which will require review by the Plan Commission/Zoning Board of Appeals and final approval by the Village Board, or they shall provide the number of parking spaces required by the Zoning Code based upon the use of space of the building tenant(s); and
8. That the site must be maintained and the business must be operated in accordance with all State, County and Village codes and regulations.

**SECTION 5:**

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

1. Site Plan denoting fenced-in storage location (Exhibit A, received August 2, 2018).

**SECTION 6:**

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 7:**

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 4<sup>th</sup> DAY OF SEPTEMBER, 2018.

AYES:

NAYS:

ABSENT:

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Frank Saverino, Sr. Mayor

ATTEST:

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Laura Czarnecki, Village Clerk

I, Chad Schaeffer, 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. IG Commercial, Inc. 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

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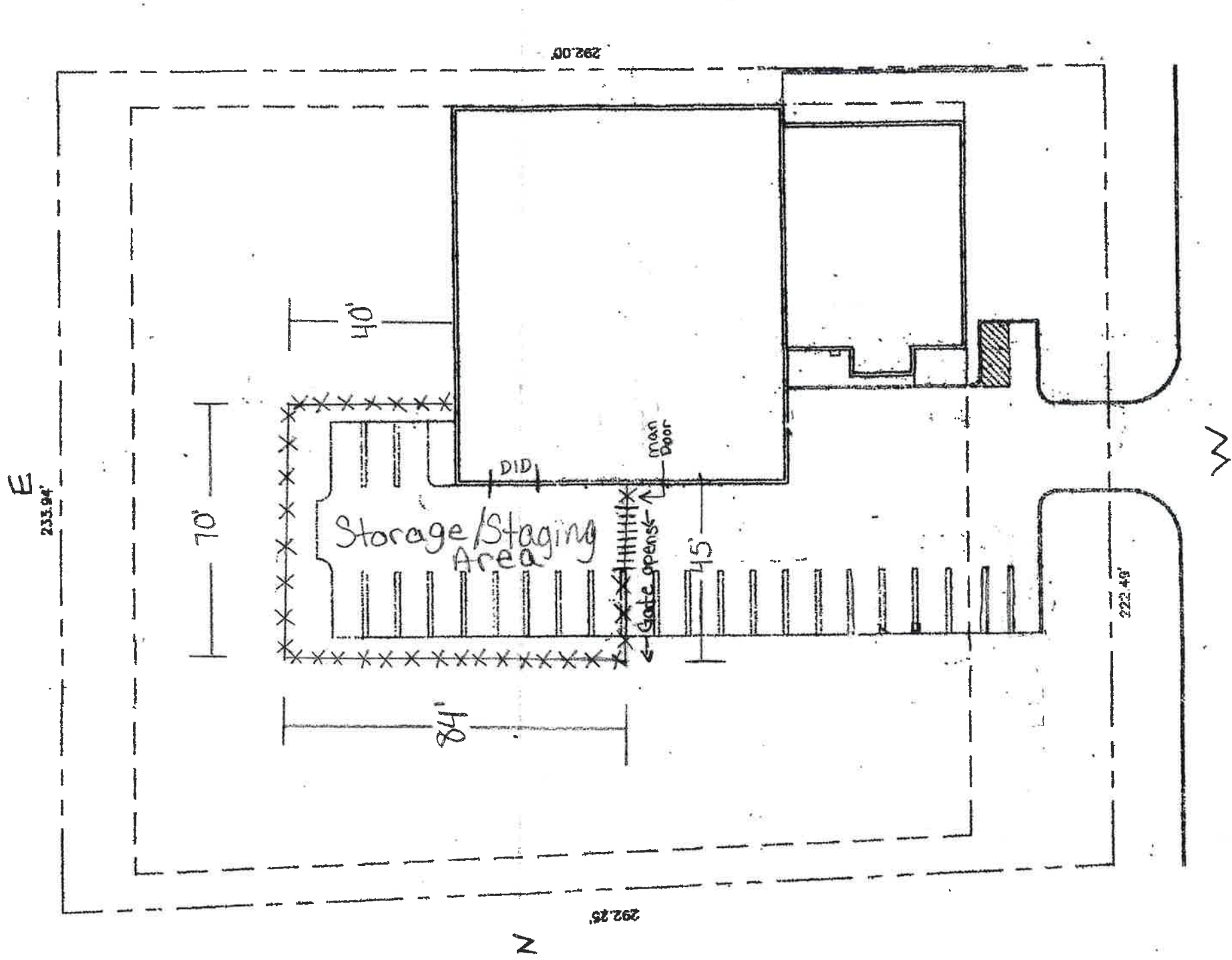
Owner/Party In Interest

IG Commercial

775 Kimberly Drive Carol Stream, IL 60181

RECEIVED  
AUG 02 2018  
COMMUNITY DEVELOPMENT  
DEPT

\*\* - Fence  
+++ - Rolling gate  
DID - Drive in Door



SITE PLAN  
SCALE 1" = 20'-0"  
NORTH

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A PROFESSIONAL OFFICE OF MORE THAN 6,000 SQUARE FEET IN THE B-3 DISTRICT (TOTAL RENAL CARE, INC./DAVITA DIALYSIS, 546 S. SCHMALE ROAD)**

**WHEREAS**, James Burke, on behalf of Total Renal Care Inc./DaVita Dialysis, hereinafter referred to as the Petitioner, has petitioned the Village of Carol Stream for a Special Use Permit for a professional office of more than 6,000 square feet in the B-3 District, as provided in Sections 16-9-4(C)(1) and 16-9-3 (C)(8) of the Carol Stream Code of Ordinances, on the property legally described in Section 2 herein and commonly known as 546 S. Schmale 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 August 27, 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, 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 Permit, 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 Permit for a professional office of more than 6,000 square feet in the B-3 District, 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. Is deemed necessary for the public convenience at the location. *The proposed dialysis center will provide a medical service to members of the community, and the proposed use will serve the public convenience.*
2. Will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare. *The proposed larger medical office use should not be unreasonably 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. *The proposed*

*medical office use should not be injurious to the use and enjoyment of other property in the immediate vicinity, nor substantially diminish and impair property values within the neighborhood.*

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 with the inclusion of the larger medical office use.*
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.*
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 is hereby approved and granted subject to the conditions set forth in Section 3, upon the real estate commonly known as 546 S. Schmale Road, Carol Stream, Illinois, and legally described as follows:

LOT 1 IN THE RESUBDIVISION OF LOT 1 IN GENEVA CROSSING AND LOT 3 IN GENEVA CROSSING ASSESSMENT PLAT BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT RECORDED APRIL 28, 2016 AS DOCUMENT R2016-040752, IN DUPAGE COUNTY, ILLINOIS

hereinafter referred to as the Subject Property.

**SECTION 3:**

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

1. That wall signage for the dialysis center shall consist of channel letter signage as required for the Geneva Crossing PUD;
2. That the new storefront system along the front of the tenant space shall match the existing storefront in terms of color and materials; and
3. That the business must be operated in accordance with all State, County and Village Codes and requirements.



**SECTION 4:**

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

1. Site Plan (Exhibit A received August 2, 2018), prepared by Studio GC Architecture, 223 W. Jackson Boulevard #1200, Chicago, Illinois, 60606.
2. Floor Plan (Exhibit B received August 2, 2018), prepared by Studio GC Architecture, 223 W. Jackson Boulevard #1200, Chicago, Illinois, 60606.
3. Exterior Elevations (Exhibit C received August 2, 2018), prepared by Studio GC Architecture, 223 W. Jackson Boulevard #1200, Chicago, Illinois, 60606.

**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 4<sup>th</sup> DAY OF SEPTEMBER, 2018.

AYES:

NAYS:

ABSENT:

\_\_\_\_\_  
Frank Saverino, Sr. Mayor

ATTEST:

\_\_\_\_\_  
Laura Czarnecki, Village Clerk

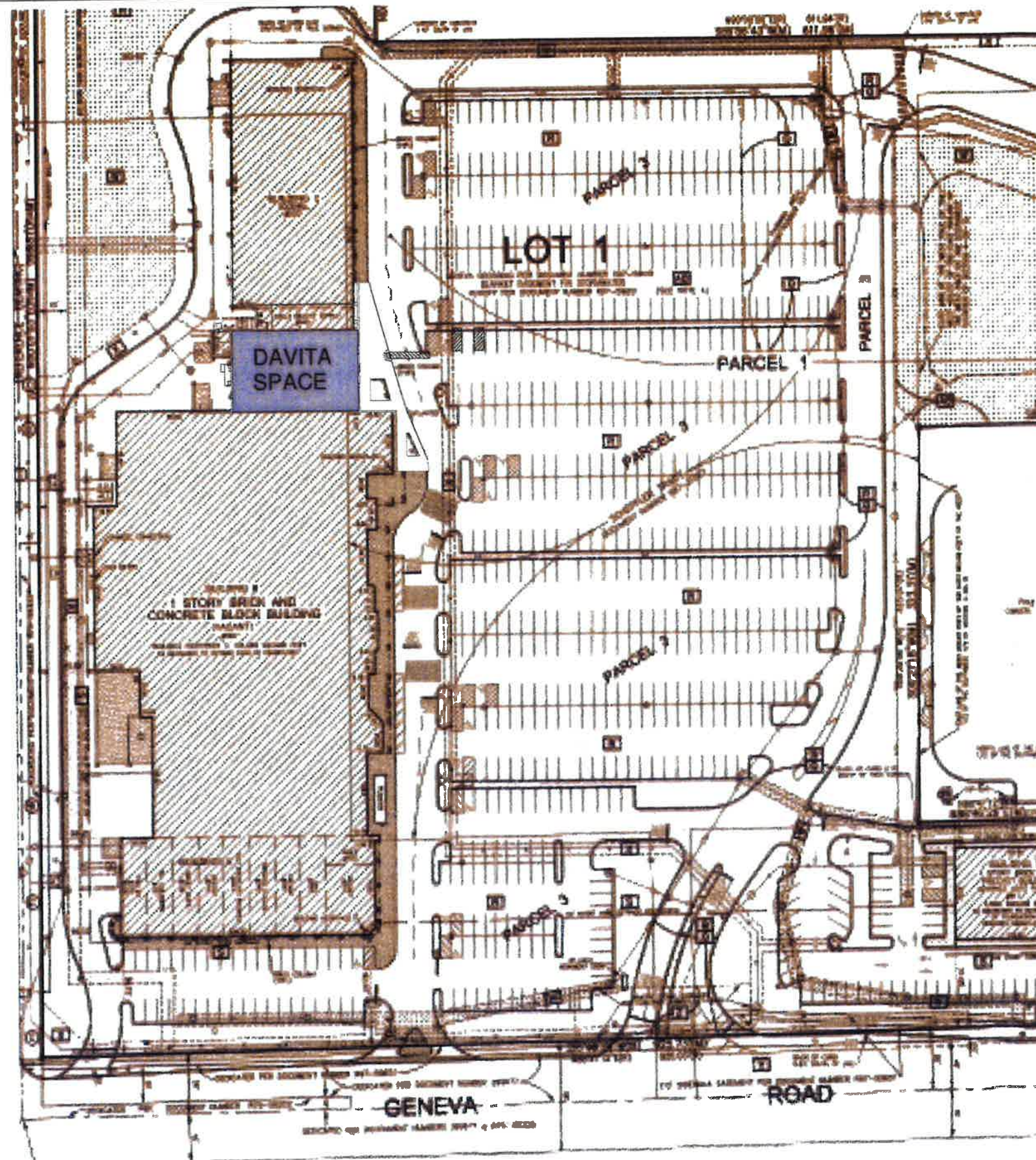
I, James Burke, being the owner and/or party in interest of the Subject Property legally described in this ordinance, do hereby accept, concur, and agree to develop and use the Subject Property in accordance with the terms and conditions of this Ordinance, and I understand that if I do not do so, I am 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. Total Renal Care, Inc./DaVita Dialysis 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




 ① SURVEY SITE PLAN  
 1" = 100'-0"

RECEIVED  
 AUG 02 2018  
 COMMUNITY DEVELOPMENT  
 DEPT


  
 Davita


  
 STUDIO GC  
 architecture + interiors  
2219 Jackson Blvd Suite 1000  
 Chicago, Ill 60614  
 Tel: 312.253.5000 Fax: 312.253.5011

GENEVA CROSSING DIALYSIS  
546 S. Schmale Rd.  
 Carol Stream, IL 60188

Devita, Inc

| NO    | ISSUE | DATE  |
|-------|-------|-------|
| ..... | ..... | ..... |

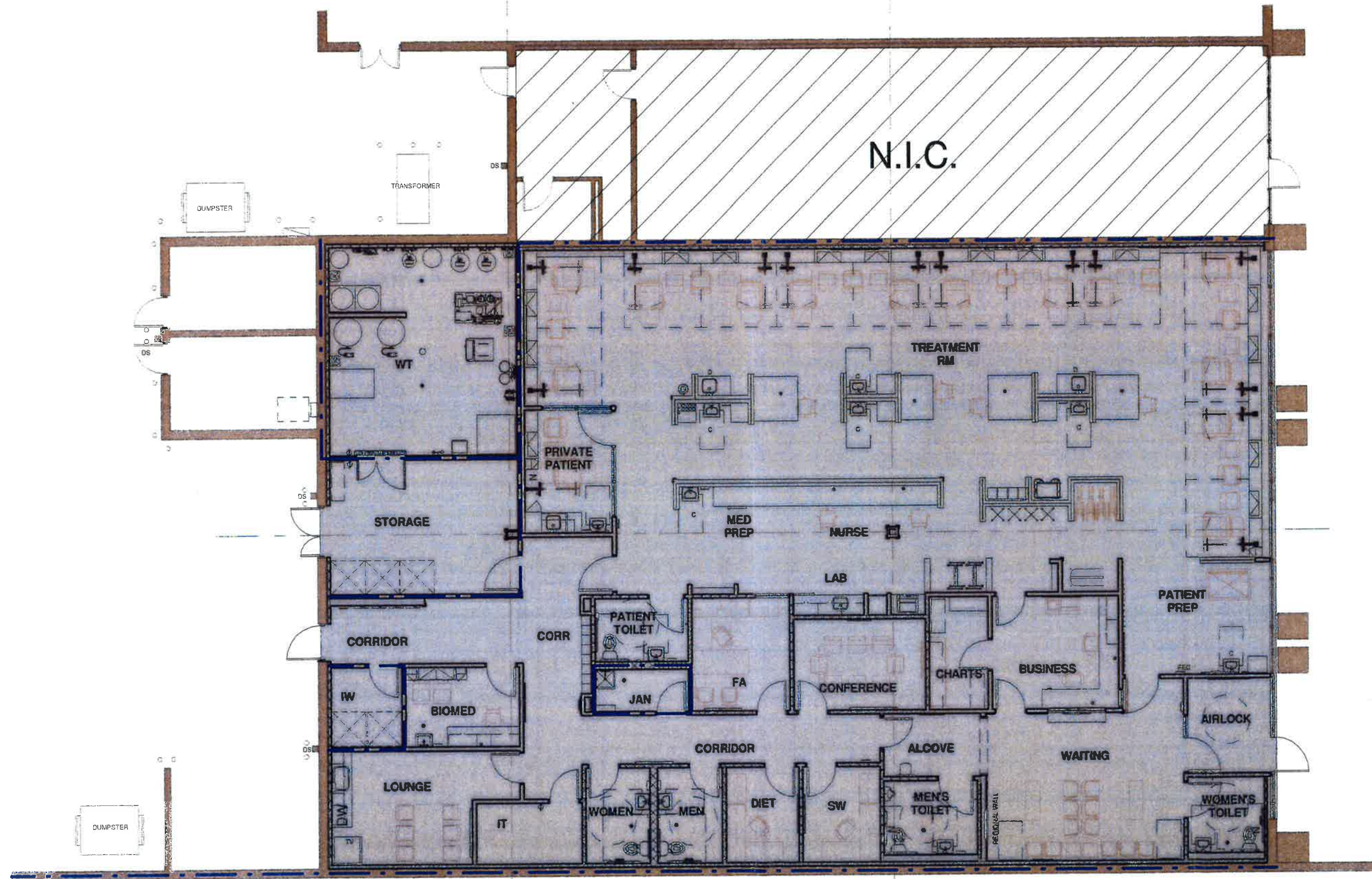
SITE PLAN

EXHIBIT A

17015

AA-1

© 2018 STUDIO GC, INC.



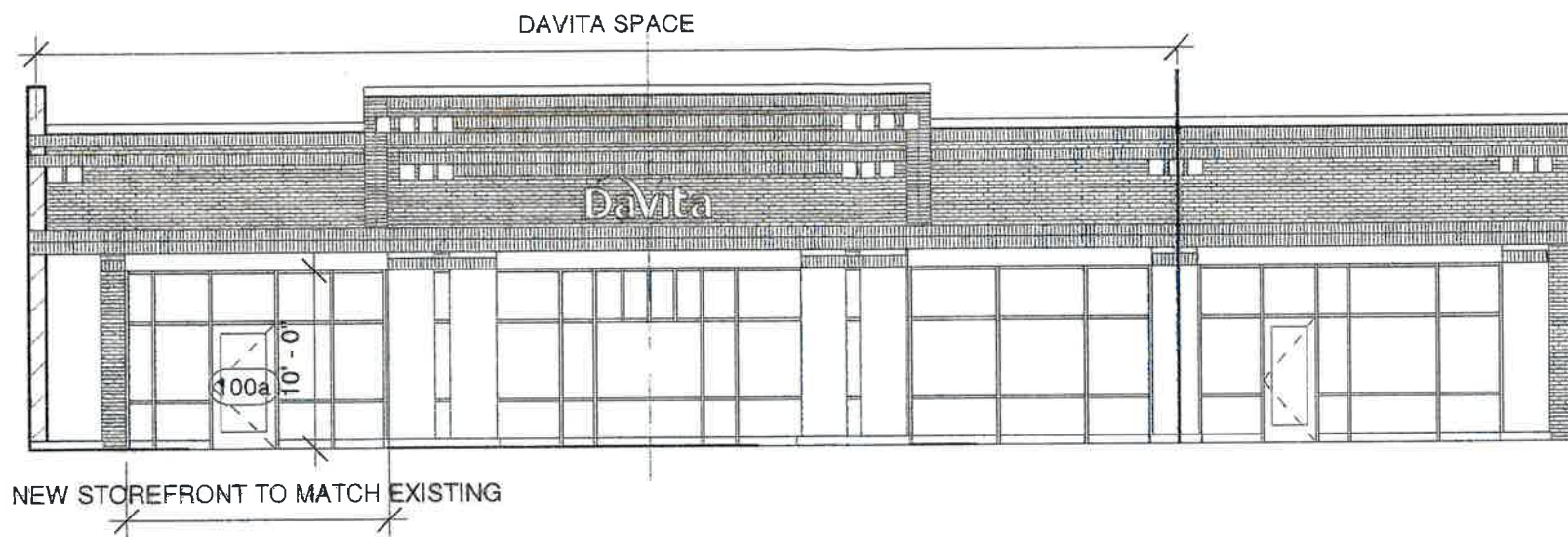
| NO    | ISSUE | DATE  |
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| ..... | ..... | ..... |
| ..... | ..... | ..... |
| ..... | ..... | ..... |

**FLOOR PLAN**

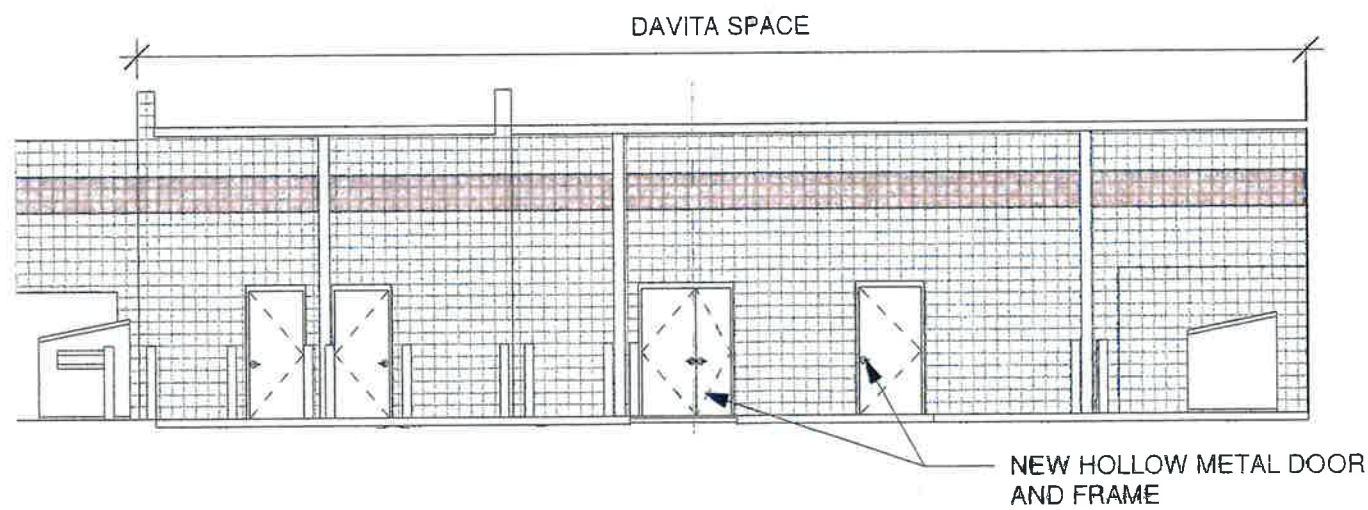
① **FLOOR PLAN**  
 3/32" = 1'-0"

**EXHIBIT B**

C:\Users\gs\Documents\Geneva Crossing\_3544.rvt



① EAST ELEVATION - NEW WORK  
3/32" = 1'-0"



② WEST ELEVATION - NEW WORK  
3/32" = 1'-0"

| NO    | ISSUE | DATE  |
|-------|-------|-------|
| ..... | ..... | ..... |
| ..... | ..... | ..... |

EXTERIOR ELEVATIONS

EXHIBIT C

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

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

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

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

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

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 POWER, as follows:

SECTION 1: That the Mayor and Board of Trustees of the Village of Carol Stream find that the personal property described in Exhibit "A", now owned by the Village of Carol Stream, is no longer useful and authorize its disposal per the attached memorandum dated August 23, 2018.

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

PASSED AND APPROVED THIS 4<sup>th</sup> DAY OF SEPTEMBER, 2018.

AYES:

NAYS:

ABSENT:

\_\_\_\_\_  
Frank Saverino, Sr., Mayor

ATTEST:

\_\_\_\_\_  
Laura Czarnecki, Village Clerk

**EXHIBIT "A"**

*Village of Carol Stream*  
Interdepartmental Memo

TO: Joseph Breinig, Village Manager  
FROM: Philip J. Modaff, Director of Public Works  
DATE: August 23, 2018  
RE: Streetlight Heads Surplus Declaration

The Department has identified the equipment below to be declared surplus. These items are past their useful life and are considered obsolete for the Department's purposes. These items may still hold some value, and will be offered for sale via public auction or scrapped.


**Streetlight Heads - Quantity 197**

These high pressure sodium (hps) Cobra and Shoebox streetlight heads (varying voltages) are being replaced with higher efficiency LED streetlight heads. These items have been scheduled and budgeted for replacement as part of the streetlight replacement program. The old hps heads are now obsolete and are no longer of value for the Department and will be scrapped.

Staff recommends that this item be declared surplus by the Mayor and Board of Trustees and that the Public Works Director be authorized to dispose of them as indicated above.

AGENDA ITEM  
K-1 09-04-18

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

**TO:** Joseph E. Breinig, Village Manager  
**FROM:** Ann Delort, Secretary   
**DATE:** August 27, 2018  
**RE:** Raffle License Request-St. Luke Catholic Church

St. Luke Catholic Church has submitted a raffle license application to hold a raffle to benefit The Jericho Project on September 30, 2018. Ticket prices will be \$25.00 each and will be sold from September 1, 2018 through September 30, 2018. The proceeds from this raffle will benefit the remodeling of the Jericho Meeting Room.

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 Tuesday, September 4, 2018 Board Meeting.

Thank you.

Attachment





# St. Luke Parish

421 Cochise Court    Tel: (630) 668-1325  
Carol Stream, Illinois    Fax: (630) 668-1356  
60188-1515    E-Mail: stloff@aol.com

**August 22, 2018**

**Village of Carol Stream**  
500 N. Gary Avenue  
Carol Stream, IL 60188

To Whom It May Concern:

**St. Luke Catholic Church in Carol Stream will be holding a raffle to benefit the renovation of the church hall, Jericho. The parishioners (who are mostly from Carol Stream) will benefit greatly from this renovation. Tickets for the raffle will be sold beginning September 1, 2018, with the drawing to be held on Sunday, September 30, 2018. The cost of each raffle ticket is \$25.00.**

**We would like to request a waiver for the Fidelity Bond fee and the raffle fee.**

Thank you for your consideration.

Sincerely,

Melissa A. Rubino  
Bookkeeper

**Village of Carol Stream  
Schedule of Bills  
For Village Board Approval on September 4, 2018**

**AGENDA ITEM**  
*L-1 09-04-18*

| <u>Vendor / Description</u>                      | <u>Amount</u>    | <u>Account Number</u> | <u>Account Description</u> | <u>Invoice No.</u> | <u>Purchase Order</u> |
|--|------------------|-----------------------|----------------------------|--------------------|-----------------------|
| <b>ACCESS ONE</b>                                |                  |                       |                            |                    |                       |
| TELEPHONE POT LINES AUG/2018                     | 448.49           | 01652800-52230        | TELEPHONE                  | 3607022            |                       |
|  | <u>448.49</u>    |                       |                            |                    |                       |
| <b>ACCURATE OFFICE SUPPLY CO</b>                 |                  |                       |                            |                    |                       |
| LABEL, INKJET                                    | 22.60            | 01620100-53314        | OFFICE SUPPLIES            | 441561             |                       |
|  | <u>22.60</u>     |                       |                            |                    |                       |
| <b>ADDLAWN LANDSCAPING INC</b>                   |                  |                       |                            |                    |                       |
| PLANT BED MTC SRV'S THR APR19                    | 6,000.00         | 01670400-52272        | PROPERTY MAINTENANCE       | 201802807          | 20190025              |
|  | <u>6,000.00</u>  |                       |                            |                    |                       |
| <b>B &amp; F CONSTRUCTION CODE SERVICES, INC</b> |                  |                       |                            |                    |                       |
| BLDG PLAN REVIEW (125 MERCEDES DR)               | 1,943.11         | 01643700-52253        | CONSULTANT                 | 49910              |                       |
| BLDG PLAN RVW - 120 GARY AVE                     | 1,584.00         | 01643700-52253        | CONSULTANT                 | 49943              |                       |
|  | <u>3,527.11</u>  |                       |                            |                    |                       |
| <b>BAXTER &amp; WOODMAN INC</b>                  |                  |                       |                            |                    |                       |
| NPDES PERMIT ASSIST SVR 7/15 -8/11 2018          | 260.00           | 04101100-52253        | CONSULTANT                 | 0200940            |                       |
| WATER STORAGE TANK DAMAGE                        | 11,060.25        | 04201600-52253        | CONSULTANT                 | 0200941            | 20190026              |
|  | <u>11,320.25</u> |                       |                            |                    |                       |

**Village of Carol Stream  
Schedule of Bills  
For Village Board Approval on September 4, 2018**

| <u>Vendor / Description</u>      | <u>Amount</u>   | <u>Account Number</u> | <u>Account Description</u> | <u>Invoice No.</u>  | <u>Purchase Order</u> |
|----------------------------------|-----------------|-----------------------|----------------------------|---------------------|-----------------------|
| <b>COMED</b>                     |                 |                       |                            |                     |                       |
| 1128 EVERGREEN TRL, LIFT STATION | 64.60           | 04101500-53210        | ELECTRICITY                | 0291093117 8/17/18  |                       |
| 1350 TALL OAKS STN               | 49.86           | 04101500-53210        | ELECTRICITY                | 2073133107 8/16/18  |                       |
| 1415 MAPLE CT                    | 217.89          | 01670600-53210        | ELECTRICITY                | 5838596003 8/17/18  |                       |
| 192 YUMA LN                      | 36.47           | 01670300-53213        | STREET LIGHT ELECTRICITY   | 0501137042 8/17/18  |                       |
| 333 FULLERTON WELL #3            | 143.78          | 04201600-53210        | ELECTRICITY                | 0300009027 8/16/18  |                       |
| 391 ILLINI DR                    | 120.10          | 01670600-53210        | ELECTRICITY                | 4430145023 8/16/18  |                       |
| 500 N GARY AVE VLG HALL          | 5,059.36        | 11740000-55490        | VILLAGE HALL RENOVATION    | 0795333005 8/21/18  |                       |
| 633 THUNDERBIRD                  | 93.27           | 01670300-53213        | STREET LIGHT ELECTRICITY   | 0455095075 8/16/18  |                       |
| 850 LONGMEADOW                   | 142.96          | 01670600-53210        | ELECTRICITY                | 1865134015 8/16/18  |                       |
| 879 DORCHESTER                   | 136.55          | 01670600-53210        | ELECTRICITY                | 0803155026 8/16/18  |                       |
| KUHN RD RED LIGHT CAMERA         | 41.98           | 01662300-52298        | ATLE SERVICE FEE           | 4202129060 08/16/18 |                       |
| MASTER ACCT - 5025               | 435.49          | 01670300-53213        | STREET LIGHT ELECTRICITY   | 5853045025 8/20/18  |                       |
| SW - MORTON & LIES               | 200.93          | 01670300-53213        | STREET LIGHT ELECTRICITY   | 0815164035 8/24/18  |                       |
|                                  | <b>6,743.24</b> |                       |                            |                     |                       |

**Village of Carol Stream  
Schedule of Bills  
For Village Board Approval on September 4, 2018**

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|--------------------------------------|-------------------|-----------------------|-----------------------------|---------------------|-----------------------|
| <b>CONSTELLATION NEW ENERGY</b>      |                   |                       |                             |                     |                       |
| 1 N END THORNHILL                    | 100.79            | 01670300-53213        | STREET LIGHT ELECTRICITY    | 12805824201         |                       |
| 1345 GEORGETOWN CONTROLLER           | 19.77             | 01670300-53213        | STREET LIGHT ELECTRICITY    | 12821362601         |                       |
| 300 BENNETT DR - LIGHTS              | 1,353.11          | 01670300-53213        | STREET LIGHT ELECTRICITY    | 12831449301         |                       |
| 301 ANTELOPE                         | 62.19             | 01670300-53213        | STREET LIGHT ELECTRICITY    | 12813650301         |                       |
| 391 FLINT                            | 51.79             | 01670300-53213        | STREET LIGHT ELECTRICITY    | 12813712101         |                       |
| 403 SIOUX                            | 17.60             | 01670300-53213        | STREET LIGHT ELECTRICITY    | 12813680801         |                       |
| 451 SILVERLEAF - LIGHTS              | 38.85             | 01670300-53213        | STREET LIGHT ELECTRICITY    | 12813580201         |                       |
| 491 CHEYENNE                         | 17.79             | 01670300-53213        | STREET LIGHT ELECTRICITY    | 12813782301         |                       |
| 500 N GARY- CONTROLLER               | 120.19            | 01670300-53213        | STREET LIGHT ELECTRICITY    | 12813793701         |                       |
| 506 CHEROKEE                         | 42.61             | 01670300-53213        | STREET LIGHT ELECTRICITY    | 12813735801         |                       |
| 512 CANYON TRL                       | 15.81             | 01670300-53213        | STREET LIGHT ELECTRICITY    | 12813662701         |                       |
| 594 NEZ PERCE CT                     | 42.57             | 01670300-53213        | STREET LIGHT ELECTRICITY    | 12813660501         |                       |
| 796 PAWNEE                           | 46.86             | 01670300-53213        | STREET LIGHT ELECTRICITY    | 1271.3715701        |                       |
| 880 PAPOOSE CT                       | 81.24             | 01670300-53213        | STREET LIGHT ELECTRICITY    | 12813651101         |                       |
| 990 DEARBORN                         | 54.52             | 01670300-53213        | STREET LIGHT ELECTRICITY    | 12813744801         |                       |
|                                      | <b>2,065.69</b>   |                       |                             |                     |                       |
| <b>DRI-STICK DECAL CORP</b>          |                   |                       |                             |                     |                       |
| TEMP HANDICAP PLACARDS 2019/20       | 385.96            | 01612900-53315        | PRINTED MATERIALS           | 348992              |                       |
|                                      | <b>385.96</b>     |                       |                             |                     |                       |
| <b>DUPAGE SENIOR CITIZEN COUNCIL</b> |                   |                       |                             |                     |                       |
| SPLIT THE POT RAFFLE                 | 4,094.00          | 01-24229              | CONCERT RAFFLE PROCEEDS     | 2018 CONCERT RAFFLE |                       |
|                                      | <b>4,094.00</b>   |                       |                             |                     |                       |
| <b>DUPAGE WATER COMMISSION</b>       |                   |                       |                             |                     |                       |
| WATER PURCH - JULY                   | 655,276.18        | 04201600-52283        | DUPAGE CTY WATER COMMISSION | 12254               |                       |
|                                      | <b>655,276.18</b> |                       |                             |                     |                       |

**Village of Carol Stream  
Schedule of Bills  
For Village Board Approval on September 4, 2018**

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|--|------------------|-----------------------|----------------------------|--------------------|-----------------------|
| <b>DYNEGY ENERGY SERVICES, LLC</b>         |                  |                       |                            |                    |                       |
| 124 GERZEVSKE, EAST SIDE PASS              | 1,757.81         | 04201600-53210        | ELECTRICITY                | 275664018081-3     |                       |
| 1348 CHARGER CT                            | 259.73           | 04101500-53210        | ELECTRICITY                | 275664018081-2     |                       |
| 200 TUBEWAY, LIFT STATIONS                 | 160.00           | 04101500-53210        | ELECTRICITY                | 275664018081-1     |                       |
| 300 KUHN RD WEST SIDE PASS                 | 2,530.24         | 04201600-53210        | ELECTRICITY                | 275664018081-4     |                       |
|  | <b>4,707.78</b>  |                       |                            |                    |                       |
| <b>ENGINEERING RESOURCE ASSOCIATES INC</b> |                  |                       |                            |                    |                       |
| ENGINEERING SERV'S THRU JULY 27TH          | 7,614.61         | 11740000-55488        | STORMWATER UTILITIES       | 180620.02          | 20190022              |
|  | <b>7,614.61</b>  |                       |                            |                    |                       |
| <b>GOVTEMPSUSA LLC</b>                     |                  |                       |                            |                    |                       |
| ACCOUNTS CLERK WE 8/12 & 8/19              | 1,377.60         | 04103100-52253        | CONSULTANT                 | 2599701            |                       |
| ACCOUNTS CLERK WE 8/12 & 8/19              | 1,377.60         | 04203100-52253        | CONSULTANT                 | 2599701            |                       |
| LIBRARY TECH W/E 7/29 & 8/05               | 3,360.00         | 01652800-52253        | CONSULTANT                 | 2589520            |                       |
| OFFICE MGR WE 8/12 & 8/19                  | 3,003.20         | 01590000-52253        | CONSULTANT                 | 2599698            |                       |
| PROPERTY INSPECTOR W/E 8/12 & 8/19         | 1,400.00         | 01642100-52253        | CONSULTANT                 | 2599700            |                       |
|  | <b>10,518.40</b> |                       |                            |                    |                       |
| <b>GRANITE TELECOMMUNICATIONS</b>          |                  |                       |                            |                    |                       |
| POTS TELEPHONE LINES 7/25 - 8/3            | 224.58           | 01652800-52230        | TELEPHONE                  | 430333740          |                       |
|  | <b>224.58</b>    |                       |                            |                    |                       |
| <b>H &amp; H ELECTRIC COMPANY</b>          |                  |                       |                            |                    |                       |
| EMERGENCY STR LIGHT REPR SRV -125 HIAWATH  | 2,804.85         | 01670300-52271        | STREET LIGHT MAINTENANCE   | 31354              | 20190014              |
| EMERGENCY STR LIGHT REPR SRV-515 KEHOE     | 2,245.83         | 01670300-52271        | STREET LIGHT MAINTENANCE   | 31356 RI           | 20190014              |
| EMERGENCY STR LIGHT REPR SRV-711 STUART    | 2,831.79         | 01670300-52271        | STREET LIGHT MAINTENANCE   | 31355 RI           | 20190014              |
|  | <b>7,882.47</b>  |                       |                            |                    |                       |
| <b>JET BRITE CAR WASH INC</b>              |                  |                       |                            |                    |                       |
| CAR WASHES - JULY                          | 270.00           | 01662700-52244        | MAINTENANCE & REPAIR       | 08/15/18           |                       |
|  | <b>270.00</b>    |                       |                            |                    |                       |

**Village of Carol Stream  
Schedule of Bills  
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|---|-------------------|-----------------------|----------------------------|---------------------|-----------------------|
| <b>JOHN L FIOTI</b>                     |                   |                       |                            |                     |                       |
| LOCAL PROSECUTION - AUGUST              | 250.00            | 01570000-52238        | LEGAL FEES                 | C S 119             |                       |
| LOCAL PROSECUTION - AUGUST              | 250.00            | 01662300-52310        | ATLE LEGAL ADJUDICATION    | C S 119             |                       |
|   | <b>500.00</b>     |                       |                            |                     |                       |
| <b>KLEIN, THORPE &amp; JENKINS, LTD</b> |                   |                       |                            |                     |                       |
| LEGAL SERV'S - JULY                     | 420.00            | 11740000-52238        | LEGAL FEES                 | 197351 8/10/18      |                       |
| LEGAL SERV'S - JULY                     | 2,730.00          | 04200100-52238        | LEGAL FEES                 | 197351 8/10/18      |                       |
| LEGAL SERV'S - JULY                     | 10,769.74         | 01570000-52238        | LEGAL FEES                 | 197351 8/10/18      |                       |
|   | <b>13,919.74</b>  |                       |                            |                     |                       |
| <b>MTI CONSTRUCTION SERVICES, LLC</b>   |                   |                       |                            |                     |                       |
| CAROL STREAM MUNICIPLE CENTER           | 81,082.31         | 11-21342              | RETAINAGE MTI CONSTRUCTION | S18-048             |                       |
| CAROL STREAM MUNICIPLE CENTER           | 391,547.71        | 11740000-55490        | VILLAGE HALL RENOVATION    | 18-048              |                       |
| CAROL STREAM MUNICIPLE CTR              | 2,081.00          | 11740000-55490        | VILLAGE HALL RENOVATION    | 18-053              |                       |
|   | <b>474,711.02</b> |                       |                            |                     |                       |
| <b>MUNICIPAL CLERKS OF DUPAGE CO</b>    |                   |                       |                            |                     |                       |
| SEPT MTG -CLERKS                        | 27.00             | 01580000-52222        | MEETINGS                   | SEPT 5 2018         |                       |
|   | <b>27.00</b>      |                       |                            |                     |                       |
| <b>NICOR</b>                            |                   |                       |                            |                     |                       |
| CHARGER CT                              | 103.01            | 04101500-53230        | NATURAL GAS                | 86606011178 8/21/18 |                       |
| TUBEWAY DR                              | 30.71             | 04101500-53230        | NATURAL GAS                | 14309470202 8/17/18 |                       |
| WELL #4                                 | 28.10             | 04201600-53230        | NATURAL GAS                | 13811210007 8/20/18 |                       |
|   | <b>161.82</b>     |                       |                            |                     |                       |
| <b>NORTHWEST POLICE ACADEMY</b>         |                   |                       |                            |                     |                       |
| AUGUST TRNG J DEGNAN                    | 25.00             | 01660100-52223        | TRAINING                   | AUG-18              |                       |
|   | <b>25.00</b>      |                       |                            |                     |                       |

**Village of Carol Stream  
Schedule of Bills  
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|---|-----------------|-----------------------|----------------------------|--------------------|-----------------------|
| <b>PADDOCK PUBLICATIONS INC</b>           |                 |                       |                            |                    |                       |
| LEGAL NOTICE FOR RSC 8/25/18              | 35.65           | 01662300-52234        | DUES & SUBSCRIPTIONS       | T4506711           |                       |
|   | <u>35.65</u>    |                       |                            |                    |                       |
| <b>PERSPECTIVES</b>                       |                 |                       |                            |                    |                       |
| EAP SRV'S SEPT THRU NOV 2018              | 1,149.72        | 01600000-52273        | EMPLOYEE SERVICES          | 90204              |                       |
|   | <u>1,149.72</u> |                       |                            |                    |                       |
| <b>PETE DELALIS</b>                       |                 |                       |                            |                    |                       |
| TUITION REIMB CLS FRM 7/2 -8/6            | 1,995.00        | 01660100-52223        | TRAINING                   | ORL 510            |                       |
|   | <u>1,995.00</u> |                       |                            |                    |                       |
| <b>PUSH WELLNESS SOLUTIONS INC</b>        |                 |                       |                            |                    |                       |
| SEPTEMBER WELLNESS INCENTIVES             | 2,313.00        | 01600000-52340        | WELLNESS PROGRAM           | 161271             |                       |
|   | <u>2,313.00</u> |                       |                            |                    |                       |
| <b>REFUNDS MISC</b>                       |                 |                       |                            |                    |                       |
|   | 5.00            | 04000000-44220        | WATER BILLINGS             | HYD DEP OVRPYMNT   |                       |
| CANCELED PERMIT #18-0432FENCE REFUND      | 90.00           | 01000000-42307        | BUILDING PERMITS           | 350 S MAIN PL      |                       |
| DUPL ONLINE PAYMENT ON TICKET 237472 REFL | 30.00           | 01000000-45402        | ORDINANCE FORFEITS         | TICKET 237472      |                       |
| PD ONLINE VOIDED TICKET 239485 REFUND     | 30.00           | 01000000-45402        | ORDINANCE FORFEITS         | TICKET 239485      |                       |
| TICKET 629389 ONLINE PAYMENT REFUND       | 120.00          | 01000000-45402        | ORDINANCE FORFEITS         | TICKET 629389      |                       |
|   | <u>275.00</u>   |                       |                            |                    |                       |
| <b>REFUNDS PRESERVATION BONDS</b>         |                 |                       |                            |                    |                       |
| DRIVEWAY BOND REFUND                      | 300.00          | 01-24302              | ESCROW - GRADING           | 1213 EASTON(1)     |                       |
| PATIO BOND REFUND                         | 200.00          | 01-24302              | ESCROW - GRADING           | 1090 HILL CREST    |                       |
| PATIO BOND REFUND                         | 200.00          | 01-24302              | ESCROW - GRADING           | 1274 ORIOLE TRL    |                       |
| PATIO BOND REFUND                         | 200.00          | 01-24302              | ESCROW - GRADING           | 1312 BIG HORN TRL  |                       |
| PATIO BOND REFUND                         | 200.00          | 01-24302              | ESCROW - GRADING           | 1352 TRINITY       |                       |
| PATIO BOND REFUND                         | 200.00          | 01-24302              | ESCROW - GRADING           | 820 STANFORD       |                       |
|   | <u>1,300.00</u> |                       |                            |                    |                       |

**Village of Carol Stream  
Schedule of Bills  
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|---|-------------------|-----------------------|----------------------------|--------------------|-----------------------|
| <b>REFUNDS TAX STAMPS</b>               |                   |                       |                            |                    |                       |
| TAX STAMP #29872 REFUND                 | 825.00            | 01000000-41208        | REAL ESTATE TRANSFER TAX   | 977 DEARBORN       |                       |
|   | <u>825.00</u>     |                       |                            |                    |                       |
| <b>ROYAL FENCE INC</b>                  |                   |                       |                            |                    |                       |
| FENCE RPR FRM BROKEN FORCE MAIN         | 850.00            | 04101500-52244        | MAINTENANCE & REPAIR       | 3290               |                       |
|   | <u>850.00</u>     |                       |                            |                    |                       |
| <b>RUSH TRUCK CENTERS</b>               |                   |                       |                            |                    |                       |
| AG HORN                                 | 37.13             | 01696200-53354        | PARTS PURCHASED            | 3011710875         |                       |
|   | <u>37.13</u>      |                       |                            |                    |                       |
| <b>SAE CUSTOMS INC</b>                  |                   |                       |                            |                    |                       |
| COMPUTER RELOCATION TO FRONT CABIN AREA | 1,048.48          | 01662700-52244        | MAINTENANCE & REPAIR       | 1812               |                       |
| COMPUTER RELOCATION TO FRONT CABIN AREA | 1,168.48          | 01662700-52244        | MAINTENANCE & REPAIR       | 1813               |                       |
| EMERG/UPFIT & LABOR FOR SQUAD # 608     | 1,155.00          | 01662700-52244        | MAINTENANCE & REPAIR       | 1823               |                       |
| EMERG/UPFIT & LABOR FOR SQUAD # 608     | 2,322.13          | 01662700-53350        | SMALL EQUIPMENT EXPENSE    | 1823               |                       |
| EQUIP/UPFIT & LABOR FOR #681            | 1,740.00          | 01662700-52244        | MAINTENANCE & REPAIR       | 1877               |                       |
| EQUIP/UPFIT & LABOR FOR #681            | 1,826.47          | 01662700-53350        | SMALL EQUIPMENT EXPENSE    | 1877               |                       |
| LABOR FOR UPFIT #680                    | 2,370.00          | 01662700-52244        | MAINTENANCE & REPAIR       | 1819               |                       |
| RETRACTOR REPAIR                        | 151.42            | 01662700-52244        | MAINTENANCE & REPAIR       | 1873               |                       |
|   | <u>11,781.98</u>  |                       |                            |                    |                       |
| <b>SCHROEDER ASPHALT SERVICES</b>       |                   |                       |                            |                    |                       |
| FLEXIBLE PAVEMENT PROJ                  | 66,326.76         | 11-21446              | RETAINAGE SCHROEDER        | 2018-232           | 20190018              |
| FLEXIBLE PAVEMENT PROJ                  | 184,058.95        | 11740000-55486        | ROADWAY CAPITAL IMPROVEMEN | 2018-232           | 20190018              |
|   | <u>250,385.71</u> |                       |                            |                    |                       |
| <b>SIKICH LLP</b>                       |                   |                       |                            |                    |                       |
| AUDIT FEES -FY18                        | 4,000.00          | 01520000-52237        | AUDIT FEES                 | 352785             |                       |
| AUDIT FEES -FY18                        | 5,000.00          | 04103100-52237        | AUDIT FEES                 | 352785             |                       |
| AUDIT FEES -FY18                        | 5,000.00          | 04203100-52237        | AUDIT FEES                 | 352785             |                       |
|   | <u>14,000.00</u>  |                       |                            |                    |                       |



**Village of Carol Stream  
Schedule of Bills  
For Village Board Approval on September 4, 2018**

| <u>Vendor / Description</u>           | <u>Amount</u>    | <u>Account Number</u> | <u>Account Description</u>  | <u>Invoice No.</u> | <u>Purchase Order</u> |
|---------------------------------------|------------------|-----------------------|-----------------------------|--------------------|-----------------------|
| <b>TELCOM INNOVATIONS GROUP LLC</b>   |                  |                       |                             |                    |                       |
| PHONE MAINTENANCE                     | 210.00           | 01652800-52253        | CONSULTANT                  | A52134             |                       |
| PHONE SYSTEM SOFTWARE UPGRADE         | 630.00           | 01652800-52253        | CONSULTANT                  | A52166             |                       |
| VOICE MAIL MAINTENANCE                | 140.00           | 01652800-52253        | CONSULTANT                  | A52130             |                       |
|                                       | <b>980.00</b>    |                       |                             |                    |                       |
| <b>TRANSYSTEMS CORPORATION</b>        |                  |                       |                             |                    |                       |
| LIES RD PAVEMENT REHAB PRJ 7/14 -8/10 | 12,896.48        | 11740000-55486        | ROADWAY CAPITAL IMPROVEMENT | 05-3334347         |                       |
| LIES RD PAVEMENT REHAB PROJ 6/2 -7/13 | 9,361.59         | 11740000-55486        | ROADWAY CAPITAL IMPROVEMENT | 04-3323285         |                       |
|                                       | <b>22,258.07</b> |                       |                             |                    |                       |
| <b>TRISOURCE SOLUTIONS LLC</b>        |                  |                       |                             |                    |                       |
| TRISOURCE CC FEES JULY/2018           | 232.46           | 04103100-52221        | UTILITY BILL PROCESSING     | INV 1420 8/2/18    |                       |
| TRISOURCE CC FEES JULY/2018           | 232.46           | 04203100-52221        | UTILITY BILL PROCESSING     | INV 1420 8/2/18    |                       |
| TRISOURCE CC FEES JULY/2018           | 1,394.76         | 01610100-52256        | BANKING SERVICES            | INV 1420 8/2/18    |                       |
| TRISOURCE CC FEES JULY/2018           | 2,854.43         | 04103100-52221        | UTILITY BILL PROCESSING     | INV 7833 8/2/18    |                       |
| TRISOURCE CC FEES JULY/2018           | 2,854.43         | 04203100-52221        | UTILITY BILL PROCESSING     | INV 7833 8/2/18    |                       |
|                                       | <b>7,568.54</b>  |                       |                             |                    |                       |

**Village of Carol Stream  
Schedule of Bills  
For Village Board Approval on September 4, 2018**

| <u>Vendor / Description</u>                | <u>Amount</u>         | <u>Account Number</u> | <u>Account Description</u> | <u>Invoice No.</u> | <u>Purchase Order</u> |
|--|-----------------------|-----------------------|----------------------------|--------------------|-----------------------|
| <b>VERIZON WIRELESS</b>                    |                       |                       |                            |                    |                       |
| SERV FRM JUL 14- AUG 13 2018               | -100.00               | 04200100-52230        | TELEPHONE                  | 9812787819         |                       |
| SERV FRM JUL 14- AUG 13 2018               | 38.01                 | 01652800-52230        | TELEPHONE                  | 9812787819         |                       |
| SERV FRM JUL 14- AUG 13 2018               | 38.01                 | 01662700-52230        | TELEPHONE                  | 9812787819         |                       |
| SERV FRM JUL 14- AUG 13 2018               | 55.80                 | 01610100-52230        | TELEPHONE                  | 9812787819         |                       |
| SERV FRM JUL 14- AUG 13 2018               | 55.80                 | 01640100-52230        | TELEPHONE                  | 9812787819         |                       |
| SERV FRM JUL 14- AUG 13 2018               | 55.80                 | 01690100-52230        | TELEPHONE                  | 9812787819         |                       |
| SERV FRM JUL 14- AUG 13 2018               | 58.76                 | 01662700-52230        | TELEPHONE                  | 9812787819         |                       |
| SERV FRM JUL 14- AUG 13 2018               | 76.40                 | 01642100-52230        | TELEPHONE                  | 9812787819         |                       |
| SERV FRM JUL 14- AUG 13 2018               | 76.40                 | 01680000-52230        | TELEPHONE                  | 9812787819         |                       |
| SERV FRM JUL 14- AUG 13 2018               | 111.60                | 01643700-52230        | TELEPHONE                  | 9812787819         |                       |
| SERV FRM JUL 14- AUG 13 2018               | 177.84                | 01590000-52230        | TELEPHONE                  | 9812787819         |                       |
| SERV FRM JUL 14- AUG 13 2018               | 223.79                | 01600000-52230        | TELEPHONE                  | 9812787819         |                       |
| SERV FRM JUL 14- AUG 13 2018               | 272.01                | 04100100-52230        | TELEPHONE                  | 9812787819         |                       |
| SERV FRM JUL 14- AUG 13 2018               | 406.37                | 01620100-52230        | TELEPHONE                  | 9812787819         |                       |
| SERV FRM JUL 14- AUG 13 2018               | 475.05                | 04200100-52230        | TELEPHONE                  | 9812787819         |                       |
| SERV FRM JUL 14- AUG 13 2018               | 526.89                | 01670100-52230        | TELEPHONE                  | 9812787819         |                       |
| SERV FRM JUL 14- AUG 13 2018               | 603.78                | 01652800-52230        | TELEPHONE                  | 9812787819         |                       |
| SERV FRM JUL 14- AUG 13 2018               | 3,289.20              | 01662700-52230        | TELEPHONE                  | 9812787819         |                       |
|  | <b>6,441.51</b>       |                       |                            |                    |                       |
| <b>VILLAGE OF CAROL STREAM</b>             |                       |                       |                            |                    |                       |
| COMMUNITY PARK                             | 19.88                 | 01680000-53220        | WATER                      | 1376030/19472      |                       |
|  | <b>19.88</b>          |                       |                            |                    |                       |
| <b>WILLIAMS ASSOCIATES ARCHITECTS, LTD</b> |                       |                       |                            |                    |                       |
| VLG HL & PD RENOV PRF SRV'S JULY/2018      | 39,058.66             | 11740000-55490        | VILLAGE HALL RENOVATION    | 0018638            |                       |
|  | <b>39,058.66</b>      |                       |                            |                    |                       |
| <b>GRAND TOTAL</b>                         | <b>\$1,571,720.79</b> |                       |                            |                    |                       |

**The preceding list of bills payable totaling \$1,571,720.79 was reviewed and approved for payment.**

**Approved by:**

  
\_\_\_\_\_  
Joseph Breinig – Village Manager

**Date:** 8/31/18

**Authorized by:**

\_\_\_\_\_  
Frank Saverino Sr – Mayor

\_\_\_\_\_  
Laura Czarnecki- Village Clerk

AGENDA ITEM  
L-2 09-04-18

**ADDENDUM WARRANTS**  
**August 21, 2018 Thru September 4, 2018**

| <b>Fund</b>   | <b>Check #</b> | <b>Vendor</b>        | <b>Description</b>                           | <b>Amount</b>            |
|---------------|----------------|----------------------|--|--------------------------|
| General       | A C H          | Wheaton Bank & Trust | Payroll August 13, 2018 thru August 26, 2018 | 572,796.38               |
| Water & Sewer | A C H          | Wheaton Bank & Trust | Payroll August 13, 2018 thru August 26, 2018 | 49,884.33                |
|               |                |                      |  | <u><b>622,680.71</b></u> |

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2018

By: \_\_\_\_\_  
Frank Saverino Sr - Mayor

\_\_\_\_\_  
Laura Czarnecki - Village Clerk