

**REGULAR MEETING OF THE MAYOR AND BOARD OF TRUSTEES**  
**Gregory J. Bielawski Municipal Center, 500 N. Gary Avenue,**  
**Carol Stream, DuPage County, IL**

**November 18, 2019**

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., Trustees John Zalak, John LaRocca, Rick Gieser, Mary Frusolone, Greg Schwarze and Matt McCarthy

Absent: Village Manager Bob Mellor

Also Present: Assistant Village Manager Joe Carey and Village Attorney Jim Rhodes

\*All persons physically present at meeting unless noted otherwise

**MINUTES:**

*Trustee Gieser moved and Trustee Frusolone made the second to approve the Minutes of the November 4, 2019 Village Board Meeting. The results of the roll call vote were as follows:*

*Ayes: 4 Trustees Zalak, LaRocca, Gieser and Frusolone*

*Abstain: 2 Trustees Schwarze and McCarthy*

*Absent: 0*

*The motion passed.*

**LISTENING POST:**

1. Check Presentation for the D.A.R.E. Program from George Salerno of Salerno's Funeral Home, Rosedale Chapel. *George Salerno of Salerno's Funeral Home, Rosedale Chapel presented a check for the Carol Stream D.A.R.E. Program.*

*VFW Post 10396 Commander Richard R. Hildebrand presented a check for the Village of Carol Stream's Christmas Sharing Program.*

2. Proclamation Designating November 30, 2019 as Small Business Saturday. *Proclamation read by Trustee Schwarze.*

3. Addresses from Audience (3 Minutes).  
*Warren Prescott spoke in favor of the Special Use for In the Presence of Jesus Ministries, 393 S. Schmale Road.*

### **PUBLIC HEARINGS:**

1. Proposed Property Tax Increase for the Village of Carol Stream, DuPage County, Illinois pursuant to 35 ILCS 200/18-70. *Public Notice of the proposed 2019 property tax increase was published in the November 6, 2019 edition of The Examiner of Carol Stream.*

*Trustee McCarthy moved and Trustee Schwarze made the second to open the public hearing on the Proposed Property Tax Increase for the Village of Carol Stream, DuPage County, Illinois pursuant to 35 ILCS 200/18-70. The results of the roll call vote were as follows:*

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

*Nays: 0*

*Absent: 0*

*Mayor Saverino stated the public notice for the Public Hearing was published in the Carol Stream Examiner on November 6, 2019 as required by law.*

*Finance Director Jon Batek summarized the proposed property tax.*

*Public Comments are as follows:*

*Dominick Jeffrey spoke in opposition of a property tax. Mayor Saverino stated Village could possibly last one or two more years, but not much longer. Mayor Saverino also spoke about the Village losing money.*

*Mike Wade spoke in opposition of a property tax and other taxes Village of Carol Stream collects. Finance Director Batek explained what the figures are that Mike Wade quoted.*

*Paul Semsch spoke in opposition of a property tax and compared his taxes from Wood Dale to Carol Stream. Mr. Semsch thinks tax levy will never go away as other taxes and tollway fees are going up.*

*Carol Davis spoke in opposition of a property tax. Ms. Davis does not want to leave Illinois and spoke highly of Carol Stream being fiscally responsible. Sandy Springs Georgia contracts out many of the Village's services and residents are thrilled. She asks the Village of Carol Stream to get leaner and meaner.*

*Sharon Leach asked if the industrial park pays taxes to Carol Stream. Mayor Saverino commented on what taxes the industrial park pays. Assistant to Village Manager Messino listed all avenues the news was shared to get the word out on a possible need for property tax.*

*John Jaszka spoke in opposition of a property tax and stated the Carol Stream Board does a great job and is grateful for first responders. He spoke of expenses and not enough done. 500 people signed a petition in 2 weeks asking Carol Stream to pause and review village spending, operating costs, staffing levels, salaries and FICA. Mr. Jaszka asked Carol Stream to be an innovator. The petition was provided to Village Attorney Rhodes. Assistant Village Manager spoke to the numbers quoted by Mr. Jaszka. Trustee Schwarze explained the major effort put forth by Village Board to not tax. Trustee Schwarze stated the Board has been doing their due diligence for years and spoke of the services Carol Stream provides and says we don't over provide services.*

*Trustee Gieser left meeting at 8:38 p.m. and returned at 8:41 p.m.*

*Trustee Frusolone spoke of higher police calls in 2012 to 2018, higher snow events and inches of snow. She understands concern over amount of staff added, but it is needed. Carol Stream's budget is May 1 to April 30 fiscal year, not calendar year.*

*Trustee Schwarze left meeting at 8:45 p.m. and returned at 8:47 p.m.*

*Trustee McCarthy left meeting at 8:47 p.m. and returned at 8:49 p.m.*

*Jim Campbell spoke in favor of a property tax and stated he saw Mr. Jaszka's petition and decided to research it. Mr. Campbell spoke of Park District's spending. He stated to please only take what you need 3.2 million and not 3.8 million.*

*John Jaszka stated he is disappointed nobody stopped attack on the Park District. He explained operating expenses go up 5% to 6% each year.*

*Mike Borner is concerned about property tax sustainability and the \$15.00 minimum wage. He also wants to know what is Carol Stream doing when businesses leave. Mayor Saverino explained about Ditch Witch and Aldi moving out of Carol Stream. Community Development Director Bastian*

*explained efforts the Village of Carol Stream has accomplished by meeting with brokers.*

*Carol Davis wants Carol Stream to hammer Springfield and wants village and towns to have power. Mayor Saverino stated Police, Fire and SEIU has power. Ms. Davis offered her organization to help with the fight against Springfield. She thanked the Village Board for being fiscally responsible. Trustee McCarthy explained employees going part time or contracted out with no benefits.*

*Mayor Saverino stated that he may not always agree with Mr. Jaszka, but does respect his opinion.*

*Anisa Baker is concerned over extra police calls. Trustee Frusolone explained it is not an increase in crime, but an increase in calls for service and that Carol Stream is the safest in the country. Carol Stream Police Department receives grant money to do roadside safety checks and cover overtime. Ms. Baker suggested a business tax only. Trustees explained it was against the law.*

*Trustee McCarthy moved and Trustee Gieser made the second to close the public hearing on the Proposed Property Tax Increase for the Village of Carol Stream, DuPage County, Illinois pursuant to 35 ILCS 200/18-70. The results of the roll call vote were as follows:*

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

*Nays: 0*

*Absent: 0*

*The motion passed.*

*Nelly Jean O Calub thanked the Village Board for allowing us a home for the In the Presence of Jesus Ministries.*

*Jim Natter, President of Mona Kea opposes the church. He states they are a great ministry, but thinks they do not belong in Mona Kea. Mr. Natter will accept them in open arms if they are allowed.*

*Warren Prescott stated there are three different associations at Mona Kea. The West Association voted yes. Parking will work because church uses lot after business hours which are Sunday 10:30 to noon for a large group and small amount of people every day.*

*Jim Natter stated he is looking to the future and worried about parking for a wedding or funeral during the week. He wants a parking study completed.*

*Nelly Jean O Calub stated 99% are Filipino with funeral services held in a funeral parlor, not in a church.*

*Warren Prescott stated the church will provide people to shop Carol Stream which is a plus to the community.*

**CONSENT AGENDA:**

*Trustee McCarthy 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 Zalak, LaRocca, Gieser, Frusolone, Schwarze and McCarthy*

*Nays: 0*

*Absent: 0*

*The motion passed.*

*Trustee Schwarze moved and Trustee LaRocca 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 Zalak, LaRocca, Gieser, Frusolone, Schwarze and McCarthy*

*Nays: 0*

*Absent: 0*

*The motion passed.*

1. Police Pension Fund-Compliance Report FY19.
2. #19-0031 Rental Max-558 Randy Road.
3. #19-0032 Rental Max-124 N. Schmale Road.
4. #19-0033 Fiber Node Services-525 Randy Road.
5. Addendum to PowerPay Electric Load Shed Program Agreement.
6. Sanitary Sewer Condition Assessments – Award of Contract for Professional Engineering Services.
7. Ordinance No. 2019-11-41, An Ordinance Providing for the Levy and Assessment of Taxes in the Amount of \$7,474,461, for the Fiscal Year

Beginning May 1, 2019 and Ending, April 30, 2020, for the Village of Carol Stream, DuPage County, Illinois.

8. Ordinance No. 2019-11-42, An Ordinance Adopting Rules and Regulations of the Board of Fire and Police Commissioners.
9. Ordinance No. 2019-11-43 Approving a Special Use Permit to Allow for Outdoor Activities and Operations in the Form of the Storage of Equipment, and a Special Use Permit for Equipment and Machinery Rental Operations in the I Industrial District (Rental Max, LLC, 558 Randy Road).
10. Ordinance No. 2019-11-44 Approving a Special Use Permit to Allow for Outdoor Activities and Operations in the Form of the Storage of Equipment, and a Special Use Permit for Equipment and Machinery Rental Operations in the I Industrial District (Rental Max, LLC, 124 N. Schmale Road).
11. Ordinance No. 2019-11-45 Approving a Special Use Permit to Allow for Outdoor Activities and Operations in the Form of the Storage of Trailers and Vehicles in the I Industrial District (Fiber Node Services, Inc., 525 Randy Road).
12. Payment of Regular and Addendum Warrant of Bills from November 5, 2019 through November 18, 2019.
13. Treasurer's Report: Revenue/Expenditure Statement and Balance Sheet, Month Ended October 31, 2019.

*Trustee Gieser moved and Trustee McCarthy 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 Zalak, 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.*

**Police Pension Fund – Compliance Report FY19:**

*Village Board received the Police Pension Fund Compliance Report FY19.*

**#19-0031 Rental Max-558 Randy Road:**

*Special Use for Outdoor Activities and Operations-Storage of Equipment  
Special Use Permit for Equipment and Machinery Rental Operations*

**Recommend approval with conditions 6-0**

*The Village Board concurred with Plan Commission's recommendation.*

**#19-0032 Rental Max-124 N. Schmale Road:**

*Special Use for Outdoor Activities and Operations-Storage of Equipment and Installation of Propane Tank*

*Special Use Permit for Equipment and Machinery Rental Operations*

**Recommend approval with conditions 6-0**

*The Village Board concurred with Plan Commission's recommendation.*

**#19-0033 Fiber Node Services-525 Randy Road:**

*Special Use for Outdoor Activities and Operations-Storage of Vehicles and Equipment*

**Recommend approval with conditions 5-1**

*The Village Board concurred with Plan Commission's recommendation.*

**#19-0034 Armbrust Plumbing-381 Main Place:**

*Fence Code Variation*

**Approved with conditions 6-0**

*Information only*

**Addendum to PowerPay Electric Load Shed Program Agreement:**

*The Village Board approved the addendum for continued participation in the PowerPay Electric Load Shed Program.*

**Sanitary Sewer Condition Assessments – Award of Contract for Professional Engineering Services:**

*The Village Board approved a contract for professional engineering services for the Sanitary Sewer Condition Assessments to RedZone Robotics, Inc. at the proposal lump sum price of \$866,196.00 to be paid out over five years at \$173,239.20 per year pursuant to Section 5-8-14(A) of the Carol Stream Code of Ordinances.*

**Ordinance No. 2019-11-41, An Ordinance Providing for the Levy and Assessment of Taxes in the Amount of \$7,474,461, for the Fiscal Year Beginning May 1, 2019 and Ending, April 30, 2020, for the Village of Carol Stream, DuPage County, Illinois:**

*The Village Board approved An Ordinance Providing for the Levy and Assessment of Taxes in the Amount of \$7,474,461, for the Fiscal Year Beginning May 1, 2019 and Ending, April 30, 2020, for the Village of Carol Stream, DuPage County, Illinois.*

**Ordinance No. 2019-11-42, An Ordinance Adopting Rules and Regulations of the Board of Fire and Police Commissioners:**

*The Village Board approved amendments to Chapters II and III of the Rules and Regulations of the Board of Fire and Police Commissioners as approved by the Commission on November 5, 2019.*

**Ordinance No. 2019-11-43 Approving a Special Use Permit to Allow for Outdoor Activities and Operations in the Form of the Storage of Equipment, and a Special Use Permit for Equipment and Machinery Rental Operations in the I Industrial District (Rental Max, LLC, 558 Randy Road):**

*The Village Board approved a Special Use Permit to Allow for Outdoor Activities and Operations in the Form of the Storage of Equipment, and a Special Use Permit for Equipment and Machinery Rental Operations in the I Industrial District (Rental Max, LLC, 558 Randy Road).*

**Ordinance No. 2019-11-44 Approving a Special Use Permit to Allow for Outdoor Activities and Operations in the Form of the Storage of Equipment, and a Special Use Permit for Equipment and Machinery Rental Operations in the I Industrial District (Rental Max, LLC, 124 N. Schmale Road):**

*The Village Board approved a Special Use Permit to Allow for Outdoor Activities and Operations in the Form of the Storage of Equipment, and a Special Use Permit for Equipment and Machinery Rental Operations in the I Industrial District (Rental Max, LLC, 124 N. Schmale Road).*

**Ordinance No. 2019-11-45 Approving a Special Use Permit to Allow for Outdoor Activities and Operations in the Form of the Storage of Trailers and Vehicles in the I Industrial District (Fiber Node Services, Inc., 525 Randy Road):**

*The Village Board approved a Special Use Permit to Allow for Outdoor Activities and Operations in the Form of the Storage of Trailers and Vehicles in the I Industrial District (Fiber Node Services, Inc., 525 Randy Road).*

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

*The Village Board approved payment of the Regular Bills dated November 18, 2019 in the amount of \$3,147,555.51. The Village Board approved the payment of Addendum Warrant of Bills from November 5, 2019 thru November 18, 2019 in the amount of \$623,376.45.*

**Treasurer's Report:**

*The Village Board received Revenue/ Expenditure Statement and Balance Sheet for month ended October 31, 2019.*

**Non-Consent Agenda**

#19-0024 In the Presence of Jesus Ministries-393 S. Schmale Road  
Zoning Text Amendment  
Special Use Permit for a Place of Worship

**Recommend Approval with Conditions 4-1 with 1 member abstaining**

*Trustee Frusolone stated the Village Board received objections from businesses in opposition and asked Community Development Director Bastian to speak about future changes. Don Bastian explained the church has to go through the same process to expand and that the parking is adequate for future businesses.*

*Trustee Schwarze asked how long the church has been here. Nelly Jean stated since 2000 with 50 to 70 adults at service and has stayed steady on attendance.*



*Trustee McCarthy stated that both sides need to work together.*

**Ordinance No. 2019-11-46 Amending Chapter 16 of the Municipal Code of the Village of Carol Stream (Zoning Code-Places of Worship as a Special Use in the B-4 District):**

*Trustee Schwarze moved and Trustee Frusolone made the second to amend Chapter 16 of the Municipal Code of the Village of Carol Stream (Zoning Code-Places of Worship as a Special Use in the B-4 District). The results of the roll call were as follows:*

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

*Nays: 0*

*Absent: 0*

*The motion passed.*

**Ordinance No. 2019-11-47 Approving a Special Use Permit for a Place of Worship in the B-4 District (In the Presence of Jesus Ministries, 393 S. Schmale Road):**

*Trustee McCarthy moved and Trustee LaRocca made the second to approve a Special Use Permit for a Place of Worship in the B-4 District (In the Presence of Jesus Ministries, 393 S. Schmale Road). The results of the roll call were as follows:*

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

*Nays: 0*

*Absent: 0*

*The motion passed.*

**Report of Officers:**

*Trustee LaRocca stated staff puts in a lot of time on budget preparation and does a great job. We cannot continue to put off projects. He has a lot of respect for staff and boots-on-the-ground staffing. Trustee LaRocca thanked everyone for coming out and speaking your mind as this was a difficult decision for all of us.*

Trustee Gieser thanked the residents for voicing their opinions and thanked the staff and Village Board for their efforts throughout this process. We now have a dedicated funding source for the capital improvement program. He congratulated Kaley Rettberg on her Academy. The Christmas Decorating Contest is underway, and the deadline to submit nominations is December 16 at 5:00 p.m.

Trustee Schwarze thanked the residents, staff and Village Board as this was a hard decision to make. November 30 is Small Business Saturday. Please Shop Carol Stream.

Trustee Zalak thanked the residents for attending the Board meeting. He also thanked George Salerno and Commander Hildebrand for their donations to D.A.R.E. and Christmas Sharing. American Education Week is the week before Thanksgiving. Trustee Zalak stated Wednesday is D.A.R.E. graduation and this will be his first time attending as a Village Trustee. He also informed residents that you can now register your security systems with the Police Department.

Trustee Schwarze left the meeting at 10:10 p.m.

Deputy Chief Zochert explained the process of how to register your security system with the Police Department as it is a voluntary process and the Police Department does not have access to your camera system or to the password.

Trustee Frusolone stated she has had a personal experience with helping the Police Department with an accident using the doorbell video. She thanked the Police Department, as public safety is very important. Trustee Frusolone thanked the residents for attending the meeting. She also thanked staff and stated the hard work starts now. Carol Stream will be a role model to other taxing agencies. Trustee Frusolone thanked families during the property tax process.

Trustee McCarthy thanked everyone for attending and also thanked Assistant to the Village Manager Tia Messino, Village Clerk Laura Czarnecki and Paul Czarnecki for collecting candy for stockings. The stuffing of stockings for Christmas Sharing will be on December 8.

Village Clerk Czarnecki thanked George Salerno and Commander Hildebrand for their donations to D.A.R.E. and Christmas Sharing stating that today's kids are our future. She thanked residents who donated their leftover candy from Halloween and donations of toys for the Christmas Sharing Program. Carol Stream residents are extremely generous. Please keep our military and first responders in your thoughts and prayers for their safety.

Village Attorney Rhodes stated the veto session has ended this week and will postpone talking out it. Happy Thanksgiving.

Assistant Village Manager Carey stated Carol Stream Public Works Department will be recognized on December 2 by the B20 Club. He congratulated West Chicago High School's soccer team on winning State Championship. Our tree lighting ceremony is scheduled for December 6 at 6 p.m. Free leaf pick-up is next week. With the Holiday upon us, garbage and leaf pick-up will be delayed next Thursday and Friday. Also, the Village Hall will be closed next Thursday and Friday. Please be careful with using turkey fryers. Happy Thanksgiving.

Mayor Saverino stated the property tax was not easy but needed. He wished everyone a Happy Thanksgiving and talked about his charity, which donates 600 boxes of food that consists of 50 pounds each including a turkey and also donating to the Hines Hospital. Mayor Saverino is very proud of this group and my family. He stated this tax took a toll on families and Village Board as it was not an easy decision to make. Rental Max will be going into the location previously occupied by Ditch Witch. Mayor Saverino thanked Community Development Director Don Bastian for his help. He stated the Village Board is the Mayor's family and thanked staff for their hard work. Mayor Saverino also thanked the Police Department for all they do.

At 10:28 p.m., Trustee McCarthy moved and Trustee Frusolone made the second to adjourn the meeting. The results of the roll call vote were as follows:

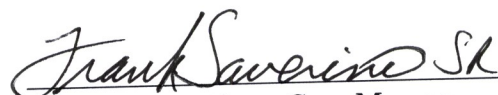
Ayes: 6 Trustees Zalak, LaRocca, Gieser, Frusolone, Schwarze and McCarthy

Nays: 0

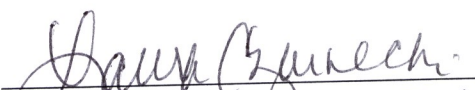
Absent: 0

The motion passed.

FOR THE BOARD OF TRUSTEES

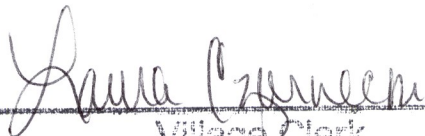
  
 Frank Saverino, Sr., Mayor

ATTEST:

  
 Laura Czarnecki, Village Clerk

Minutes approved by the President and Board of Trustees on this

20<sup>th</sup> day of December, 2019.

  
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Village Clerk