

Village of Carol Stream

BOARD MEETING

AGENDA

JUNE 1, 2020

6:00 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 May 18, 2020 Village Board Meeting.

C. LISTENING POST:

1. 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. #20-0013 V Holdings, Inc. – 425 E. Geneva Road
*Amendment to a Special Use Permit for a Planned Unit Development
Amendment to a Special Use for an Auto Service Station
Special Use for Drive-Up Service Window
Approval of Final PUD Plan*
RECOMMEND APPROVAL WITH CONDITIONS 7-0
(No action by Board requested at this time)
 - b. #20-0017 Concord Point Condo Association – 51 Concord Lane
*North Avenue Corridor Review
Fence Code Variation*
APPROVED WITH CONDITIONS 7-0
NO FURTHER ACTION NECESSARY

G. OLD BUSINESS:

Village of Carol Stream

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H. STAFF REPORTS AND RECOMMENDATIONS:

1. Staff recommends purchase of the Tyler Cashiering software module at a cost not to exceed \$17,701 pursuant to Section 5-8-14 (C) of the Carol Stream Code of Ordinances. *This purchase will provide needed enhancements to the Village's point of sale system.*
2. Motion to Approve an Amendment to Engineering Services Agreement – WRC De-Watering System Replacement Project Construction Engineering Services. *Staff recommends approving an Amendment to the Engineering Services Agreement dated December 16, 2019 with Baxter & Woodman for construction engineering services for the WRC De-Watering System Replacement Project in an amount not to exceed \$176,000.*

I. ORDINANCES:

J. RESOLUTIONS:

1. Resolution No. _____ Approving the Release of Certain Executive Session Minutes of the Mayor and Board of Trustees of the Village of Carol Stream. *No executive session meeting minutes are recommended to be released at this time.*
2. Resolution No. _____ Authorizing the Execution of the First Amendment to the Subdivision and Development Agreement between the Village of Carol Stream and V Holdings, Inc. (formerly known as Vequity Holdings, Inc.) for Parcels to be redeveloped at the Northeast Corner of Geneva Road and Schmale Road (2201 N. Main Street, Wheaton – P.I.N. 05-04-305-006, 521 S. Schmale Road, Carol Stream – P.I.N. 05-04-305-008, 431 E. Geneva Road, Carol Stream – P.I.N. 05-04-305-009). *The developer has submitted a new application (see F.1.a.) seeking approval to increase the size of the 7-Eleven convenience store and a Special Use Permit for a drive-up service window for the new building on the north lot. As the revised plans and additional Special Use approval were not included in the Subdivision and Development Agreement approved by the Village Board in March, staff recommends approval of the First Amendment to the Subdivision and Development Agreement.*

Village of Carol Stream

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K. NEW BUSINESS:

1. Receipt of the Carol Stream Public Library, Fiscal Year 2020, Annual Report.

L. PAYMENT OF BILLS:

1. Regular Bills: May 19, 2020 through May 26, 2020.
2. Addendum Warrants: May 12, 2020 through May 26, 2020.
3. Regular Bills: May 27, 2020 through June 1, 2020.

M. REPORT OF OFFICERS:

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

N. EXECUTIVE SESSION:

O. ADJOURNMENT:

| | | | |
|-----------------------|-------------------|------------------------|-------------|
| LAST ORDINANCE | 2020-05-17 | LAST RESOLUTION | 3135 |
| NEXT ORDINANCE | 2020-06-18 | NEXT RESOLUTION | 3136 |

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

May 18, 2020

Mayor Saverino called the Regular Meeting of the Board of Trustees to order at 6:00 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: None

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

*All persons remotely called in at meeting unless noted otherwise

MINUTES:

Trustee McCarthy moved and Trustee Gieser made the second to approve the Minutes of the April 20, 2020 Village Board Meeting. The results of the roll call vote were as follows:

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

Abstain: 0

Absent: 0

The motion passed.

LISTENING POST:

1. Addresses from Audience (3 Minutes). *None.*

PUBLIC HEARINGS:

1. Public Hearing for an Amendment to an Annexation Agreement for the CMC Building Group, LLC, property at 27W333 North Avenue. *This Public Hearing was noticed to receive comments on a proposed amendment to the Annexation Agreement for the CMC Building Group, LLC, property at 27W333 North Avenue; however, the Amendment is not ready for review or*

action by the Village Board. Staff requests that the public hearing be opened and immediately continued to the June 15, 2020, meeting.

Trustee Zalak moved and Trustee Frusolone made the second to open the public hearing for an Amendment to an Annexation Agreement for the CMC Building Group, LLC, property at 27W333 North Avenue. The results of the roll call vote were as follows:

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

Nays: 0

Absent: 0

Trustee McCarthy moved and Trustee Gieser made the second to continue the public hearing for an Amendment to an Annexation Agreement for the CMC Building Group, LLC, property at 27W333 North Avenue to June 15, 2020. 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.

CONSENT AGENDA:

Trustee Gieser moved and Trustee Schwarze 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 McCarthy moved and Trustee Schwarze 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. #20-0001 Gerzevske Lane, LLC/Concordia Wireless – 265 Gerzevske Lane.
2. #20-0008 Lavin Companies – 558 Randy Road.
3. #20-0009 Village of Carol Stream – 500 N. Gary Avenue.
4. Paint the Town Black and Gold – Request for Approval of a Temporary Waiver to the Code of Ordinances and Sign Permit Fee Waiver for Temporary Signage.
5. 2020 Asphalt Rejuvenator Project – Request to Waive Bids and Award Contract.
6. Amendment #1 for Professional Design Engineering Services – Schmale Road Watermain Replacement Project.
7. Award of Contract for Emergency Street Light Repair Services.
8. Ordinance No. 2020-05-12 Extending the Declaration of a State of Emergency in the Village of Carol Stream, DuPage County, Illinois (COVID-19).
9. Ordinance No. 2020-05-13 Providing for an Extension to Renew Liquor Licenses and a Temporary Reduction in Liquor License Fees for classes A, B, F, I, N and T.
10. Ordinance No. 2020-05-14 Amending the Fiscal Year 2020/21 Village Budget to Establish a New Seasonal Position within the Information Technology Department.
11. Ordinance No. 2020-05-15 Amending the Village Code of Ordinances with Respect to Water Service, Water Meters, Water Rates and Collection.
12. Ordinance No. 2020-05-16 Approving a Special Use Permit to Allow for Outdoor Activities and Operations in the Form of the Vehicle, Materials, and Container Storage in the I Industrial District, a Special Use Permit for a Garage or Parking Lot for Motor Vehicles Not Incidental to a Permitted Use, and a Temporary Gravel Parking Lot (Gerzevske Lane, LLC/Concordia Wireless, Inc., 265 Gerzevske Lane).
13. Ordinance No. 2020-05-17 Approving a Special Use Permit for a Contractor's Office in the I Industrial District and a Special Use Permit to Allow for Outdoor Activities and Operations in the Form of the Storage of Materials and Equipment and Installation of Fuel Tanks (Lavin Companies, Inc., 558 Randy Road).
14. Resolution No. 3135 Authorizing the Execution of the Official Zoning Map of the Village of Carol Stream.
15. Payment of Regular Bills from April 21, 2020 through April 27, 2020.

16. Payment of Addendum Warrant of Bills from April 14, 2020 through April 27, 2020.
17. Payment of Regular Bills from April 28, 2020 through April 30, 2020.
18. Payment of Addendum Warrant of Bills from April 28, 2020 through April 30, 2020.
19. Payment of Regular Bills from May 1, 2020 through May 11, 2020.
20. Payment of Addendum Warrant of Bills from May 1, 2020 through May 11, 2020.
21. Payment of Regular Bills from May 12, 2020 through May 18, 2020.
22. Treasurer's Report-Revenue/Expenditure Statements and Balance Sheet for the Month Ended April 30, 2020.

Trustee Gieser moved and Trustee Frusolone 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.

#20-0001 Gerzevske Lane, LLC/Concordia Wireless – 265 Gerzevske Lane:

Special Use for Garage and Parking Lots for Motor Vehicles not Incidental to a Permitted Use

Special Use for Outdoor Activities and Operations for Vehicle, Container and Materials Storage

Temporary Parking Approval on Gravel

Recommend Approval with Conditions 5-0

The Village Board concurred with Plan Commission's recommendations.

#20-0008 Lavin Companies – 558 Randy Road:

Special Use Permit for a Contractor's Office

Special Use Permit for Outdoor Activities and Operations for Storage of Materials, Equipment and Installation of Diesel Fuel Tanks

Recommend Approval with Conditions 5-0

The Village Board concurred with Plan Commission's recommendations.

#20-0009 Village of Carol Stream – 500 N. Gary Avenue:

2020 Zoning Map

Recommend Approval with Conditions 5-0

The Village Board concurred with Plan Commission's recommendation.

Paint the Town Black and Gold – Request for Approval of a Temporary Waiver to the Code of Ordinances and Sign Permit fee Waiver for Temporary Signage:

The Village Board approved a temporary waiver to the Sign Code and permit fee waiver for the installation of temporary signs acknowledging graduating Glenbard North High School students within the public right-of-way subject to conditions.

2020 Asphalt Rejuvenator Project–Request to Waive Bids and Award Contract:

The Village Board approved a contract to American Road Maintenance at the unit price submitted for a cost not to exceed \$330,000.00 for the 2020 Asphalt Rejuvenator Project pursuant to the provisions of Section 5-8-3(B) and Section 5-8-14(c) of the Carol Stream Code of Ordinances.

Amendment #1 for Professional Design Engineering Services-Schmale Road Watermain Replacement Project:

The Village Board approved Amendment #1 to the Schmale Road Watermain Replacement Project in the amount of \$14,022.07 to Thomas Engineering Group, LLC which reflects a revised total cost of \$163,597.61.

Award of Contract for Emergency Street Light Repair Services:

The Village Board approved a contract for Emergency Street Light Repair Services to H&H Electric for fiscal year 2021 in accordance with the pricing on the bid form submitted by H&H Electric.

Ordinance No. 2020-05-12 Extending the Declaration of a State of Emergency in the Village of Carol Stream, DuPage County, Illinois (COVID-19):

The Village Board approved the Ordinance Declaring State of Emergency due to COVID-19.

Ordinance No. 2020-05-13 Providing for an Extension to Renew Liquor Licenses and a Temporary Reduction in Liquor License Fees for Classes A, B, F, I, N and T:

The Village Board approved extending all liquor licenses which expire on April 30, 2020 to June 30, 2020, and a 50% fee reduction for designated liquor license classes.

Ordinance No. 2020-05-14 Amending the Fiscal Year 2020/21 Village Budget to Establish a New Seasonal Position within the Information Technology Department:

The Village Board approved a temporary seasonal employee to fill the position with the former NIU GIS intern for the month of May for a cost of \$1,360.00.

Ordinance No. 2020-05-15 Amending the Village Code of Ordinance with Respect to Water Service, Water Meters, Water Rates and Collection:

The Village Board approved amendments to Chapter 13, Article 3 of the Village Code of Ordinances regarding water meter and AMR tampering.

Ordinance No. 2020-05-16 Approving a Special Use Permit to Allow for Outdoor Activities and Operations in the Form of the Vehicle, Materials, and Container Storage in the I Industrial District, a Special Use Permit for a Garage or Parking Lot for Motor Vehicles not Incidental to a Permitted Use, and a Temporary Gravel Parking Lot (Gerzevske Lane, LLC/Concordia Wireless, Inc., 265 Gerzevske Lane):

The Village Board approved a Special Use Permit to Allow for Outdoor Activities and Operations in the Form of the Vehicle, Materials, and Container Storage in the I Industrial District, a Special Use Permit for a Garage or Parking Lot for Motor Vehicles Not Incidental to a Permitted Use, and a Temporary Gravel Parking Lot (Gerzevske Lane, LLC/Concordia Wireless, Inc., 265 Gerzevske Lane).

Ordinance No. 2020-05-17 Approving a Special Use Permit for a Contractor's Office in the I Industrial District and a Special Use Permit to Allow for Outdoor Activities and Operations in the Form of the Storage of Materials and Equipment and Installation of Fuel Tanks (Lavin Companies, Inc., 558 Randy Road):

The Village Board approved a Special Use Permit for a Contractor's Office in the I Industrial District and a Special Use Permit to Allow for Outdoor Activities and Operations in the Form of the Storage of Materials and Equipment and Installation of Fuel Tanks (Lavin Companies, Inc., 558 Randy Road).

Resolution No. 3135 Authorizing the Execution of the Official Zoning Map of the Village of Carol Stream:

The Village Board approved the Official Zoning Map of the Village of Carol Stream.

Regular Bills and Addendum Warrant of Bills:

The Village Board approved payment of the Regular Bills dated April 27, 2020 in the amount of \$500,407.33. The Village Board approved the payment of Addendum Warrant of Bills from April 14, 2020 thru April 27, 2020 in the amount of \$586,568.26. The Village Board approved payment of the Regular Bills dated April 30, 2020 in the amount of \$1,092,479.22. The Village Board approved the payment of Addendum Warrant of Bills from April 28, 2020 thru April 30, 2020 in the amount of \$59,834.05. The Village Board approved the payment of Regular Bills dated May 11, 2020 in the amount of \$914,570.51. The Village Board approved the payment of Addendum Warrant of Bills from May 1, 2020 thru May 11, 2020 in the amount of \$590,116.56. The Village Board approved payment of the Regular Bills dated May 18 2020 in the amount of \$602,206.72.

Treasurer's Report:

The Village Board received the Revenue/Expenditure Statements and Balance Sheet for the Month Ended April 30, 2020.

Non-Consent Agenda

Recommendation to cancel, defer or freeze \$2,001,800 of General Fund expenditures in response to projected revenue declines related to the coronavirus pandemic:

Trustee Frusolone expressed concerns of vacancies in the Police Department. Village Manager Mellor stated that the Police Chief candidates are in the process to be vetted and that the new Police Chief would make recommendations to fill the Deputy Police Chief and Police Officer vacancies.

Trustee Schwarze moved and Trustee LaRocca seconded to approve proposed budget changes and forecast adjustments due to the coronavirus pandemic.

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

Nays: 0

Absent: 0

The motion passed.

Report of Officers:

Trustee LaRocca thanked staff for their work during these unprecedented times. He stated Public Works did a great job with flooding conditions. Stay safe and healthy. Hopeful and prayerful that businesses will open soon.

Trustee Gieser thanked Public Works, Police and Village staff in general with the heavy storms. He thanked residents for being responsible and congratulated all the 2020 graduates.

Trustee Schwarze thanked Public Works and staff for hard work to be able to do budget cutbacks. He congratulated all the graduates and thanked residents for being responsible and following safety guidelines. Please Shop Carol Stream.

Trustee Zalak thanked staff, Engineering, Public Works and Police for taking care of the residents and keeping them safe. He also thanked Jim Zay and DuPage stormwater management for the Armstrong Park process during the heavy rains. Trustee Zalak congratulated his son and all other graduates. Last week was police week and paid tribute to our Carol Stream Police Department.

Trustee Frusolone thanked staff, Police and Public Works for all their work over the weekend and congratulated Public Works for Public Works week as they are first responders and proved it over the weekend. She also congratulated all the graduates including kindergarteners. Trustee Frusolone thanked residents for the parades and to keep getting creative.

Mayor Saverino thanked Trustee Frusolone for offering to activate CERT during the heaving rainfall.

Trustee McCarthy congratulated all graduates from kindergarten on up and stated staff did a wonderful job especially Public Works and Police. He stated DuPage County is offering grant relief programs for small businesses. Stay safe and keep the great attitudes.

Village Clerk Czarnecki congratulated all the graduates and outstanding work of our first responders. She thanked Village staff on keeping everyone up to date. Please keep all responders and military in your thoughts and prayers. Keep everyone safe.

Village Manager Mellor encouraged residents to complete the census as we are on track to exceed 2010 – 2020 over 80% is our goal. He stated Police will have extra patrols during memorial weekend for speeding. The mosquito abatement contract began this week. Village employees plan to return to work June 1, Municipal Center will remain closed to the public. When open, requirement to wear masks and have decals installed for social distancing. Congratulations to Deputy Chief Zochert and Officer Eby on their retirements. Many restaurants facing hardship, Board approval provided 50% fee reduction and extended payment deadline for liquor licenses. Happy Birthday Mayor Saverino.

Mayor Saverino congratulated all the graduates and thanked IT department for teleconference meetings. He is concerned what will happen if we don't open up and believes we can open the right way and do it safely. Mayor Saverino stated the property tax will help more than ever because of revenue loss that we are projecting to experience with COVID-19. He thanked staff and elected officials and Police Department. Stay safe and healthy.

At 6:52 p.m., Trustee McCarthy moved and Trustee Zalak 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

**Regular Meeting – Plan Commission/Zoning Board of Appeals
Gregory J. Bielawski Municipal Center, DuPage County, Carol Stream, Illinois**

***All Matters on the Agenda may be Discussed, Amended and Acted Upon
May 1, 2020.***

Chairman Parisi called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:02pm and directed Jane Lentino, Community Development Secretary, to call the roll.

The results of the roll call vote were:

Present: 5 Commissioners Tucek, Meneghini, Battisto, Morris, Chairman Parisi.

Absent: 2 Commissioners Christopher, Petella (arrived during Case#20-0013 presentation).

Also Present: Don Bastian, Director of Community Development; Tom Farace, Planning and Economic Development Manager; Jane Lentino, Secretary; and a representative from County Court Reporters.

Mr. Farace gave a short presentation outlining public participation and meeting attendance guidelines for the electronic meeting.

*All persons remotely called in at meeting unless noted otherwise

MINUTES:

Commissioner Battisto moved and Commissioner Tucek seconded the motion to approve the minutes of the Regular Meeting held on January 27, 2020, with one correction.

The results of the roll call vote were:

Ayes: 5 Commissioners Morris, Tucek, Meneghini, Battisto, Chairman Parisi.

Nays: 0

Abstain: 0

Absent: 2 Commissioners Christopher, Petella

The motion was passed by unanimous vote.

PUBLIC HEARING:

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

The results of the roll call vote were:

Ayes: 5 Commissioners Meneghini, Battisto, Morris, Tucek, and Chairman Parisi.

Nays: 0

Abstain: 0

Absent: 2 Commissioners Christopher, Petella.

The motion was passed by unanimous vote.

Commissioner Christopher and Commissioner Petella joined the electronic meeting during the presentation of case #20-0013

20-0013 – V Holdings-425 E. Geneva Road

Chairman Parisi swore in Yousif Ghouri, Ivan Nockov, Tracey Kasson, and Steve Simac of V Holdings.

Mr. Nockov stated that this project was originally presented to the Commission and approved late in 2019, and that there are changes to the project, which is why they are present this evening.

Mr. Nockov stated that the subject property, 425 E Geneva Road, is located at the corner of Geneva and Schmale Roads. He stated that the subject property consists of two lots. Lot 1, originally a 3500 square foot building, will be a 4700 square foot 7/11 convenience store and six pump gas station, and Lot 2, originally 5000 square feet, will be a new 4000 square foot building. Mr. Nockov stated that multiple access points have been consolidated for safety reasons. He stated that there will be one on Geneva Road and the multiple access points on Schmale have been consolidated into one.

Mr. Nockov stated that the landscape will be the same as the original proposal. He stated that they will develop the entire development in anticipation of the tenant in the new building.

Mr. Nockov stated that the elevations for the 7/11 will be upgraded to offer square footage and a more architectural feel, and the façade of the new construction will match.

Mr. Nockov stated that they are proposing two plans for the new construction on Lot 2, one with and one without a bump out for a drive-thru window. He stated that no matter which option they choose, they will do all landscaping, curbs, and pavement with the construction of Lot 1. He stated that the difference between the two options on the Engineering plan is minimal.

Mr. Nockov stated the signage package for the 7/11 has been upgraded. He stated that there will be a shared panel on the monument sign at the access point on Schmale Road.

Mr. Nockov stated that the 7/11 is a new prototype is offering fresh produce and coffees than most people are used to. He stated that they have done a number of new prototypes with 7/11, but this is the newest.

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

Chairman Parisi asked Mr. Farace for the Staff Report.

Mr. Farace stated that that the petitioner is asking for an amendment to a Special Use for an auto servicestation, a drive-up window, and final PUD approval. He stated that the development of the three parcels in this project was originally presented in December of 2019 under Vequity Holdings. He stated that two of the properties are in Carol Stream and that the third property will be annexed in from the City of Wheaton. He stated that there will be a convenience store and gas station on Lot 1, and a commercial building on Lot 2. He stated that the convenience store has been expanded from 3500 sq. ft to just over 4700 sq.ft. to include space for the Laredo Taco fast food restaurant. He

stated that the layout remains the same, but that parking is dispersed around the building. He stated that there is a right in, right out entrance along Geneva Road, and a full entrance and exit driveway that will be shared along Schmale Road that will be shared with Lot 2.

Mr. Farace stated that the original options for Lot 2 were to either keep the existing building reconfiguring the façade, or demolishing and building a new 5000 sq.ft. building. He stated that the newly proposed two options for Lot 2 reduces the size of the building from 5000 sq. ft. to 4000 sq. ft and accommodates proposals with a drive-thru and without. He stated that both of the current proposals accommodate for the demolition of the existing building and the new construction of the new 4000 sq.ft. commercial building.

Mr. Farace stated that there will be parking on the south, east and west sides of the building. He stated that 21 spaces will be required for Lot 1, and that Lot 2 is tricky because the use of the building is not determined. He stated that the highest demand with the drive-thru lane (Option 2) along the east and north sides of the building would be 79 spaces. He stated that approximately 60% of customers will use a drive-thru lane which will help with parking. He stated that there will be a shared parking agreement with Lot 1 and Lot 2. He stated that Staff is comfortable with the parking deficit with both with and without the drive-thru.

Mr. Farace stated that the design features on both buildings will match using grey/beige and black panels. He stated that the panels on the gas pumps will match the panels on the buildings.

Mr. Farace stated that there is a requested exemption to reduce the front yard and rear yard building setback along Schmale Road from 40 ft to 33 ft. on Lot 1, and a reduction of the front yard building setback along Schmale from 100 ft. to 75 ft on Lot 2. He stated that the parking exemption request is from 92 spaces to 79 spaces. He stated that code requires 10 vehicle stacking spaces for the drive-thru and there is a request for an exemption for 9 vehicle spaces. He stated that Staff is comfortable with supporting the stacking exemption given that the use of the building on Lot 2 is not determined.

Mr. Farace stated that Staff is comfortable with recommending approval of the amendments, Special Uses, and PUD plans with conditions at the end of the report, along with the inclusion of additional conditions added to the previous request, to be sure that the covenants, including cross access, shared parking and maintenance will be recorded, and that improvements of Lot 2 are completed at the same time as the improvements of Lot 1. He also stated that condition 8 of the Staff Report states that the Special Use for the drive-up window be limited to restaurant use, and that V Holdings would like to add a single lane bank drive-thru be considered as a possible use as well. He stated that Staff is comfortable with either use and recommended approval.

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

Commissioner Battisto asked Mr. Farace if Staff was comfortable with the lack of parking given the ambiguity of tenancy for the building on Lot 2.

Mr. Farace stated that Staff is comfortable given there is an agreement to allow overflow parking on Lot 1, and if there is a drive-thru restaurant on Lot 2 more than half to approximately 2/3 would be using the drive thru, which would reduce the amount of parking needed on the lot. He stated that the parking use for Lot 1 would be in and out and not long term.

Commissioner Morris asked if the Laredo Taco would be inside the 7/11 or if it had been considered for the drive-thru on Lot 2.

Mr. Kasson stated that it would be inside the 7/11.

Commissioner Tucek asked if, given the parking situation, there would be sufficient space for trucks to safely load and unload.

Mr. Nockov stated that the truck route for fueling has to take a certain approach. He stated that the truck will enter off of Geneva Road, maneuver in front of the canopies, and lines up over the tanks just west of the pumps. He stated the way 7/11 dictates safety of fueling is that they do not allow extensions to the 16½ foot hoses so there is no chance of leaking and or being driven over. He stated that once completed, the truck will proceed north and exit right (north) on Schmale Road. He stated that all other deliveries will be by small box trucks.

Commissioner Tucek asked about the small out building at the northeast corner on Lot 1.

Mr. Nockov stated that was a trash enclosure.

Commissioner Christopher stated that there was no protection to the front and rear doors on Lot 2 and suggested bollards. He also stated that, according to code, the grease trap cannot be embedded on bituminous material, that it has to be encased in concrete. He stated that there is no safety in the front or side of the building on Lot 1, or for the 2 areas for proposed outdoor storage areas. He also stated that the ladder for roof access requires a locking gate.

Chairman Parisi asked Mr. Farace if there an ordinance requiring bollards.

Commissioner Christopher stated that the Commission required other locations to install bollards in front of doors because a car can skip a 6 inch curb. He stated that it has been enforced and appreciated in the past.

Chairman Parisi stated that they could ask the petitioner to install decorative bollard at the entrances to the buildings.

Commissioner Meneghini agreed with Chairman Parisi and Commissioner Christopher and asked Mr. Farace if these were concerns that should have been mentioned by Staff.

Mr. Farace stated that there is no code requiring bollards for protection purposes. He stated that bollards have been recommended by the Commission and become part of the project approval. He stated that the requirement could be discussed with the applicant.

Chairman Parisi stated that it could be a condition to the PUD as part of the motion, and asked the petitioner if they would be receptive to decorative bollards being added to the entrances of the building at a minimum, as a condition of approval, because the parking is so close to the overhang.

Mr. Kasson stated that this was not an issue when the original project was approved in December.

Mr. Nockov stated that covering the grease trap with concrete is not an issue, and will work with Staff to figure how big the pad has to be. He stated that his concern with the bollards and depressed curbs is obstructing ADA accessibility. He stated that ADA signage could be placed on bollards. He stated that there is no issue with having bollards around the 7/11 as long as the ADA accessibility is not obstructed in front of the building. He stated that he believes that there is no need for bollards where there are no parking spaces.

Commissioner Christopher agreed.

Commissioner Battisto asked if the gas pumps at entrance/exit off of Geneva Road were protected by bollards and if requiring bollards at the entrance on the of the 7/11, where the handicapped parking is, would be too much.

Chairman Parisi stated that a 4 inch bollard with a 36 inch accessible route, even with a depressed curb, would not detract from the look of the building.

Mr. Nockov stated that they have done 6 inch bollards in front of the building, along with ADA signage to keep the clearance.

Commissioner Christopher stated that the ladder to the roof required a lockable gate.

Chairman Parisi stated that it looks like a partial ladder and he agrees with Commissioner Christopher.

Mr. Bastian stated that the drawings are not building permit quality and safety requirements will be addressed when the permit is applied for.

Commissioner Christopher stated that the screening for the parapet will not be sufficient for Geneva and Schmale Roads.

Chairman Parisi stated that Item 2 of the conditions of approval addresses screening compliance.

Commissioner Petella asked about the ability to turn left (south) from the exit on Schmale Road.

Mr. Farace stated that it is a full access point.

Commissioner Petella expressed concern over the close proximity to the traffic light at Geneva and Schmale Roads, and the amount of congestion.

Mr. Kasson stated that IDOT reviewed and revisions have been made.

Commissioner Petella suggested that the roof access ladder be moved inside.

Chairman Parisi asked if the building on Lot 2 was being built in concurrence with the building on Lot 1.

Mr. Kasson stated that it would not, and that the condition will read as it did with the previous project presentation, that improvements would include parking lot pavement, lighting, curbing, perimeter landscaping and utility work. He stated the existing building on Lot 2 will be demolished. He stated that 7/11 wants to start construction as soon as possible., and that Lot 2 will be constructed when there is a tenant.

Chairman Parisi asked if there was a potential tenant for Lot 2.

Mr. Nockov stated that there was no potential tenant.

Chairman Parisi asked what the lot will look like without a building constructed.

Mr. Kasson stated that the perimeter landscaping will be installed on Lot 2 when Lot 1 is constructed, as well as the concrete and the pavement.

Chairman Parisi asked what will be in the footprint of the building.

Mr. Nockov stated there will be grass that will be maintained with the rest of the property.

Chairman Parisi stated that they didn't want anything unsightly in the community.

Mr. Nockov stated that it would not be tolerated by their tenant either.

Mr. Kasson stated that they are excited to bring the new prototype 7/11 to the community. He stated that the deviations for setbacks are appropriate. He stated that they are comfortable with the parking, and they are appropriate.

Mr. Kasson stated that they meet the Special Use and PUD criteria for the amended plan on Lot 1, and that the only change is a larger building to accommodate the fast food restaurant inside, and another canopy. He stated that the building on Lot 2 is smaller and that option 2 allows for a drive-thru. He requested approval subject to the conditions.

Chairman Parisi asked for a motion for approve Case #20-0013.

Commissioner Tucek motioned to approve with conditions.

Commissioner Meneghini stated that bollards be amended to the conditions.

Chairman Parisi amended the motion to include decorative bollards at the entrances to the buildings on both Lots 1 and 2.

Commissioner Morris seconded the motion.

Commissioner Christopher requested to further amend the motion.

Commissioner Tucek withdrew his motion.

Chairman Parisi asked for a motion to approve Case #20-0013.

Commissioner Christopher moved to approve with Staff recommendations and additional comments to include:

Additional bollards on both Lot 1 and Lot 2.
Gate protection at the rooflines to meet OSHA requirements.
Concrete to be added for grease traps on both properties.

Commissioner Meneghini seconded the motion.

Mr. Kasson asked to clarify the locations of the bollards to be at the entrances and exits of the buildings.

Commissioner Christopher said yes, both buildings.

Mr. Kasson asked Mr. Nockov if the concrete pads for the grease traps would impact drainage.

The results of the roll call vote were:

Ayes: 7 Commissioners Christopher, Petella, Meneghini, Battisto, Morris, Tucek, and Chairman Parisi.

Nays: 0

Abstain: 0

Absent: 0

The motion was passed by unanimous vote.

This case will go before the Village Board of Trustees on Monday, June 1, 2020, at 6:00 PM for formal approval.

Mr. Kasson asked Mr. Nockov if he was ok with the grease trap.

Mr. Nockov stated that he was.

Commissioner Christopher explained the requirements for grease traps.

Case #20-0017 – Concord Point Condo Association-51 Concord Lane

Chairman Parisi swore in Jack Ambrogio, President of Concord Point Condo Association; Darrell Garrison, Planning Resources.

Mr. Garrison stated that they are working with Concord Point Homeowners Association to turn the property at the east side of the Concord Point entrance at North Avenue into an aesthetic gateway into the community. He stated that they worked to clear out the invasive and overgrown non-native species 4 inches or less, and that quality trees and a few non-natives 4 inches or greater along North Avenue would remain.

Mr. Garrison stated that they are developing a passive park that will offer an attractive common area for the residents. He stated that there will be no parking, and that it will promote a healthy lifestyle. He stated that there will be walking trails and seating areas, as well as an ornamental shelter and fencing. He stated that the site slopes west to east and the shelter will be at the east end of the park.

Mr. Garrison stated that the ornamental fence would be 4 feet high and would run along the east side, north side, and the west perimeter of the site for safety purposes and to control access into and out of the site. He stated that the walking trail will be in a loop and 8 ft long benches will be installed. He stated that there will be an area with native, low prairie type growth with stepping stones to access the area, seating and signage for education purposes. He states that there will be a gate to the east, should entrance be needed from that side, and so as not to disturb the residents to the south.

Mr. Garrison stated that the decorative trees create a welcoming entrance and the shelter structure is 28 feet from the south property line and will not affect the neighbor to the south. He stated that it will be simple, but will have major impact.

Mr. Ambrogio stated that the site had been a problem for a long time and that the trees were becoming a safety hazard. He stated that they tried to sell the property, but it was too small. He stated that they could put a clubhouse on the site and the residents didn't like the idea and due to cost and use, and suggested a walking park and would add to property values. He stated that there already 2 playgrounds in the community.

Mr. Ambrogio stated that it would be appositve development along North Ave.

Chairman Parisi asked for questions from the audience.

Ms. Palette Cuvala, 110 Concord Lane, stated that she and other residents are very happy with the decision and design with the park.

Chairman Parisi asked Mr. Farace for the Staff Report.

Mr. Farace stated that the petitioner is seeking North Avenue Corridor review approval and a fence code variation for the property at the southeast corner of North Avenue and Concord Point to develop the property as a passive park. He stated that the overgrown trees have already been removed.

Mr. Farace stated that there will be a walking trail, shelter, landscaping and a fence that will be similar to the fence at Carolshire Park. He stated that the 4 ft ornamental fence would be along North Avenue, which would provide a barrier, and along the east and west sides.

Mr. Farace stated that Staff is supportive of the fence code variation for a fence that is technically in a front yard, as well as the North Avenue Corridor review for the passive park.

Chairman Parisi asked for questions from the Commission. Commissioners Meneghini and Battisto had none.

Commissioner Petella asked if the trees will be salt friendly during the winter, and if the fence will keep cars out of the park.

Mr. Garrison stated that the landscaping is native and urban tolerant.

Mr. Ambrogio stated that they intend to keep the tree line along North Avenue and on the east and west sides of the property, along with the fencing.

Mr. Garrison stated that the graphic shows at least 20 of the larger trees of 8 to 10 inch caliber.

Mr. Ambrogio stated that there is also a long culvert.

Commissioner Christopher stated that he thinks it's a great idea.

Commissioner Tucek recommended that is no need for a fence on the south side which would reduce cost and it would be easier to maintain the park. He also stated that the south fence would impede larger wildlife migration. He suggested adding electricity now for safety purposes.

Chairman Parisi commended Mr. Ambrogio upon the improvement and there is enough cover along with the fence and culvert to protect the park from North Avenue.

Commissioner Morris asked if they were anticipating a need for a portable outdoor facility that would be on a regular maintenance schedule.

Mr. Ambrogio stated that there is a concrete pad at the lower southwest corner that would accommodate a trash container and a handicapped portable outdoor facility would be desirable.

Chairman Parisi asked for a motion to approve Case #20-0017.

Commissioner Christopher moved to approve Case #20-0008 with Staff Recommendations. Commissioner Meneghini seconded the motion.

The results of the roll call vote were:

Ayes: 7 Commissioners Christopher, Petella, Meneghini, Battisto, Morris, Tucek and Chairman Parisi.

Nays: 0

Abstain: 0

Absent: 0

The motion was passed by unanimous vote.

This case will go before the Village Board of Trustees on Monday, June 1, 2020, at 6:00 PM for formal approval.

Chairman Parisi asked for a motion to close Public Hearing.

Commissioner Meneghini moved and Commissioner Petella seconded the motion.

PRESENTATION:

NEW BUSINESS:

Mr. Farace stated that the meeting scheduled for June 8, 2020 can be cancelled.

Chairman Parisi asked for a motion to cancel the June 8,2020 Plan Commission Meeting.

Commissioner Battisto moved and Commissioner Petella seconded the motion.

The results of the roll call vote were:

Ayes: 7 Commissioners Christopher, Petella, Meneghini, Battisto, Morris, Tucek and Chairman Parisi.

Nays: 0

Abstain: 0

Absent: 0

The motion was passed by unanimous vote.

OLD BUSINESS:

OTHER BUSINESS:

Commissioner Meneghini complimented Commissioner Christopher on his observations regarding the Geneva/Schmale Road 7/11 project and the ongoing safety of the community.

ADJOURNMENT:

At 8:58pm Commissioner Petella moved and Commissioner Meneghini seconded the motion to adjourn the meeting.

The results of the roll call vote were:

Ayes: 7 Commissioners Christopher, Petella, Meneghini, Battisto, Morris, Tucek and Chairman Parisi.

Nays: 0

Abstain: 0

Absent: 0

The motion was 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

Village of Carol Stream
Interdepartmental Memo

TO: Robert Mellor, Village Manager

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

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

DATE: May 28, 2020

RE: **Agenda Item for the Village Board Meeting of June 1, 2020**
PC/ZBA Case 20-0013, V Holdings, Inc. – 2201 N. Main Street, 521 S. Schmale Road, and 431 E. Geneva Road (425 E. Geneva Road), Special Use Permit for an Auto Service Station, Special Use Permit for a Planned Unit Development, Special Use Permit for a Drive-Up Service Window, and Final PUD Plans

V Holdings, Inc., formerly known as Vequity Holdings, Inc., requests approval of a Special Use Permit for an Auto Service Station, a Special Use Permit for a Planned Unit Development, a Special Use Permit for a Drive-Up Service Window, and Final PUD Plans for the redevelopment of the northeast corner of Schmale and Geneva Roads. V Holdings is the contract purchaser of the three parcels at the northeast corner of the subject roadways, and plans were originally reviewed by the PC/ZBA on their December 9, 2019 meeting for a business planned unit development (PUD) which included a five-pump gas station, a 3,500 square-foot convenience store building, and two options for the north parcel commercial building. The applicant now proposes to amend the PUD Plan for the development project to include an expansion of the convenience store building to include a small restaurant space for Laredo Taco, construction of a six-pump gas station, and demolition of the Armanetti's building to include a 4,000 square foot commercial building with the option for a drive-through use.


Requested exemptions from the B-3 District zoning requirements include front and rear yard building setback reductions for the convenience store building, a one-space vehicle stacking reduction in the drive-through lane on Lot 2, and an overall parking reduction for the development. Exemptions are supported given the small size of the development site, shared parking concept between both lots within the development, and potential reduced parking demand with the inclusion of the drive-through restaurant use. Exteriors of both buildings will be constructed of brown and gray fiber cement panels, with storefront windows and decorative metal canopies. Landscaping is proposed to screen the parking areas and dumpster enclosures on both lots, and is also provided within parking lot islands to meet PUD landscaping requirements.

The staff report presenting the request, with supporting documentation, was transmitted to the Village Board with the PC/ZBA packet on May 22, 2020. At its meeting on May 26, 2020, by a vote of 7-0, the PC/ZBA recommended approval of the Special Use Permits and Final PUD Plans subject to the conditions in the May 26, 2020 staff report.

The Village Board will be reviewing the First Amendment to a Subdivision and Development Agreement associated with the project at its June 1, 2020 meeting. In upcoming weeks, V Holdings will close on all three parcels, and will petition the City of Wheaton to disconnect the corner parcel (2201 Main Street). The City of Wheaton will pass an ordinance to disconnect the corner parcel, and at that point, Carol Stream will annex the corner parcel and act on all development matters associated with the project (special use, PUD, subdivision, and rezoning requests). No action is requested on the Special Use ordinances at this time.

ec: Christopher Ilekis, V Holdings, Inc. (via email)
Tracy Kasson, Rathje Woodward, LLC (via email)

Village of Carol Stream
Interdepartmental Memo

TO: Bob Mellor, Village Manager
FROM: Jon Batek, Finance Director 
COPY: Barb Wydra, Assistant Finance Director
Marc Talavera, IT Director
DATE: May 27, 2020
RE: **Purchase of Cashiering Software System**

This project was previously presented to and approved by the Village Board on November 5, 2018. Due to a number of factors including our work on the Water Loss Taskforce, the unforeseen transition to staff provided water meter reading services, as well as the move back to the renovated municipal center, staff was not able to complete this project and budgetary funds lapsed at the end of FY19. This has been re-budgeted and included in the current year FY21 budget.

We are proposing the upgrade of our current point of sale system to Tyler Cashiering through MUNIS, our financial software vendor. The primary need for this purchase is to:

1. Replace current hardware that is beyond its useful life and in need of replacement.
2. Improve the efficiency of the cash receipts process.

Investment in an upgraded cashiering application will result in a number of operational benefits and efficiencies.

1. Presently, our credit card terminals are not integrated with the cashiering system. Staff must ring each transaction into MUNIS and then also enter the payment amount into the separate credit card reader. This creates the possibility for data entry errors and time consuming reconciliation errors to correct as credit card transactions are settled at the end of each day. Under the proposed Tyler Cashiering module, credit card readers are fully integrated into the software, speeding transaction time and accuracy.
2. Tyler Cashiering includes and supports bar code scanners which we presently do not use. This will also increase transaction speed and accuracy when dealing with high volume transactions such as water bills

3. The proposed software and hardware included with this proposal also includes a combination check scanner and receipt printer. Presently all check payments are scanned for electronic deposit as a back-office function rather than at the point of sale. Having this process occur with each transaction avoids double handling of checks and should further enhance efficiency.
4. The upgrade will also give us the ability to add an automatic service fee for credit card transactions, if desired. This is one expense area that has increased significantly over the years, particularly due to “boutique” credit cards that have rich rewards programs (that pass fees along to merchants like us!).
5. Tyler Cashiering also has the ability to interface with external 3rd party payment systems where our current system does not. This opens up the possibility to import transactions from other systems we may wish to pursue down the road.

Finance and IT staff recently viewed a Tyler Cashiering web demonstration where we had the opportunity to address product features and functions. Based on this review, the enhancements offered by this system would be beneficial to department operations and overall customer service.

Attached is a quote from Tyler Technologies for the purchase of software and related implementation costs. Hardware costs will be processed separately, including purchase of credit card terminals, all of which will be within the Village Manager’s individual purchase authority.

| | |
|------------------------|-----------------|
| Software | \$11,000 |
| Implementation | 5,216 |
| Year One Annual Maint. | 1,485 |
| Hardware | <u>T.B.D.</u> |
| Total | <u>\$17,701</u> |

The proposed FY21 budget has adequate funds available to complete this purchase. Please let me know if you have any questions. With your approval to proceed, I will schedule this item for Village Board consideration at their meeting on June 1, 2020. As this is a sole source purchase, the agenda will propose waiving of bids pursuant to 5-8-14c of the Municipal Code.



Quoted By: Joe Parent
 Date: 5/14/2020
 Quote Expiration: 11/10/2020
 Quote Name: Village of Carol Stream ERP Tyler Cashiering
 Quote Number: 2020-109690
 Quote Description: Village of Carol Stream ERP Tyler Cashiering

Sales Quotation For

Village of Carol Stream
 500 N Gary Ave
 Carol Stream, IL 60188-1899
 Phone +1 (630) 665-7050

Tyler Software and Related Services

| Description | License | Impl. Hours | Impl. Cost | Data Conversion | Module Total | Year One Maintenance |
|---|--------------------|-------------|-------------------|-----------------|--------------------|----------------------|
| Revenue: | | | | | | |
| Tyler Cashiering | \$11,000.00 | 32 | \$5,216.00 | \$0.00 | \$16,216.00 | \$1,980.00 |
| Additional: | | | | | | |
| Tyler System Management Services Contract | \$0.00 | 0 | \$0.00 | \$0.00 | \$0.00 | \$495.00 |
| Sub-Total: | \$11,000.00 | | \$5,216.00 | \$0.00 | \$16,216.00 | \$2,475.00 |
| <u>Less Discount:</u> | <u>\$0.00</u> | | <u>\$0.00</u> | <u>\$0.00</u> | <u>\$0.00</u> | <u>\$990.00</u> |
| TOTAL: | \$11,000.00 | 32 | \$5,216.00 | \$0.00 | \$16,216.00 | \$1,485.00 |

| Summary | One Time Fees | Recurring Fees |
|---|--------------------|-------------------|
| Total Tyler Software | \$11,000.00 | \$1,485.00 |
| Total Tyler Services | \$5,216.00 | \$0.00 |
| Total 3rd Party Hardware, Software and Services | \$0.00 | \$0.00 |
| Summary Total | \$16,216.00 | \$1,485.00 |
| Contract Total | \$17,701.00 | |

Unless otherwise indicated in the contract or amendment thereto, pricing for optional items will be held for six (6) months from the Quote date or the Effective Date of the contract, whichever is later.

Customer Approval: _____ Date: _____

Print Name: _____ P.O. #: _____

All primary values quoted in US Dollars

Tyler Discount Detail

| Description | License | License Discount | License Net | Maintenance Basis | Year One Maint Discount | Year One Maint Net |
|---|--------------------|------------------|--------------------|-------------------|-------------------------|--------------------|
| Revenue: | | | | | | |
| Tyler Cashiering | \$11,000.00 | \$0.00 | \$11,000.00 | \$1,980.00 | \$990.00 | \$990.00 |
| Additional: | | | | | | |
| Tyler System Management Services Contract | \$0.00 | \$0.00 | \$0.00 | \$495.00 | \$0.00 | \$495.00 |
| TOTAL: | \$11,000.00 | \$0.00 | \$11,000.00 | \$2,475.00 | \$990.00 | \$1,485.00 |

Comments

Client agrees that items in this sales quotation are, upon Client's signature or approval of same, hereby added to the existing agreement ("Agreement") between the parties and subject to its terms. Additionally, payment for said items, as applicable but subject to any listed assumptions herein, shall conform to the following terms:

- License fees for Tyler and third party software are invoiced upon the earlier of (i) deliver of the license key or (ii) when Tyler makes such software available for download by the Client;
- Fees for hardware are invoiced upon delivery;
- Fees for year one of hardware maintenance are invoiced upon delivery of the hardware;
- Annual Maintenance and Support fees, SaaS fees, Hosting fees, and Subscription fees are first payable when Tyler makes the software available for download by the Client (for Maintenance) or on the first day of the month following the date this quotation was signed (for SaaS, Hosting, and Subscription), and any such fees are prorated to align with the applicable term under the Agreement, with renewals invoiced annually thereafter in accord with the Agreement.
- Fees for services included in this sales quotation shall be invoiced as indicated below.
 - Implementation and other professional services fees shall be invoiced as delivered.
 - Fixed-fee Business Process Consulting services shall be invoiced 50% upon delivery of the Best Practice Recommendations, by module, and 50% upon delivery of custom desktop procedures, by module.
 - Fixed-fee conversions are invoiced 50% upon initial delivery of the converted data, by conversion option, and 50% upon Client acceptance to load the converted data into Live/Production environment, by conversion option. Where conversions are quoted as estimated, Tyler will invoice Client the actual services delivered on a time and materials basis.
 - Except as otherwise provided, other fixed price services are invoiced upon complete delivery of the service. For the avoidance of doubt, where "Project Planning Services" are provided, payment shall be invoiced upon delivery of the Implementation Planning document. Dedicated Project Management services, if any, will be invoiced monthly in arrears, beginning on the first day of the month immediately following initiation of project planning.
 - If Client has purchased any change management services, those services will be invoiced in accordance with the Agreement.
 - Notwithstanding anything to the contrary stated above, the following payment terms shall apply to services fees specifically for migrations: Tyler will invoice Client 50% of any Migration Fees listed above upon Client approval of the product suite migration schedule. The remaining 50%, by line item, will be billed upon the go-live of the applicable product suite. Tyler will invoice Client for any Project Management Fees listed above upon the go-live of the first product suite. Unless otherwise indicated on this Sales quotation, annual services will be invoiced in advance, for annual terms commencing on the date this sales quotation is signed by the Client. If listed annual service(s) is an addition to the same service presently existing under the Agreement, the first term of the added annual service will be prorated to expire coterminous with the existing annual term for the service, with renewals to occur as indicated in the Agreement.
- Expenses associated with onsite services are invoiced as incurred.

Tyler System Management Services is calculated at 25% of the Munis annual maintenance. There is a \$2,500 minimum annual fee.

Tyler's quote contains estimates of the amount of services needed, based on our preliminary understanding of the size and scope of your project. The actual amount of services depends on such factors as your level of involvement in the project and the speed of knowledge transfer.

Unless otherwise noted, prices submitted in the quote do not include travel expenses incurred in accordance with Tyler's then-current Business Travel Policy.

Comments

Tyler's prices do not include applicable local, city or federal sales, use excise, personal property or other similar taxes or duties, which you are responsible for determining and remitting. Installations are completed remotely, but can be done onsite upon request at an additional cost.

In the event Client cancels services less than two (2) weeks in advance, Client is liable to Tyler for (i) all non-refundable expenses incurred by Tyler on Client's behalf; and (ii) daily fees associated with the cancelled services if Tyler is unable to re-assign its personnel.

Implementation hours are scheduled and delivered in four (4) or eight (8) hour increments.

Tyler provides onsite training for a maximum of 12 people per class. In the event that more than 12 users wish to participate in a training class or more than one occurrence of a class is needed, Tyler will either provide additional days at then-current rates for training or Tyler will utilize a Train-the-Trainer approach whereby the client designated attendees of the initial training can thereafter train the remaining users.

Tyler's pricing is based on the scope of proposed products and services being obtained from Tyler. Should portions of the scope of products or services be removed by the Client, Tyler reserves the right to adjust prices for the remaining scope accordingly.

Development modifications, interfaces and services, where applicable, shall be invoiced to the client in the following manner: 50% of total upon authorized signature to proceed on program specifications and the remaining 50% of total upon delivery of modifications, interface and services.

Tyler System Management Services is calculated at 25% of annual maintenance. The quoted value is in addition to your current Tyler System Management Services and will be subject to an annual increase at our then current pricing.

Village of Carol Stream
Interoffice Memorandum

MEMO TO: Robert Mellor, Village Manager

FROM: Philip J. Modaff, Director of Public Works 

DATE: May 27, 2020

RE: Motion to Approve an Amendment to Engineering Services Agreement – WRC De-Watering System Replacement Project Construction Engineering Services

In December 2019 the Village Board approved an Engineering Services Agreement (ESA) with Baxter & Woodman for design and preparation of specifications for the WRC De-watering System Replacement Project. That work included design for replacement of the existing de-watering system, replacement of the generator and an option to install a decanting and dump station for Public Works to dispose of spoil generated during sanitary sewer collection system maintenance. Bid specifications are now complete and a Bid Notice is scheduled for publication on June 1, 2020.

It will be necessary to hire a consulting engineering firm to provide construction engineering services. I solicited the attached proposal from Baxter & Woodman due to their familiarity with the WRC operations in general and with this specific project. The proposal provides for the following scope of services in an amount not to exceed \$176,000:

- **Project Initiation:** prepare award notice, collect required contract documents, prepare notes from the pre-construction meeting and review the contractor's proposed schedule and list of sub-contractors.
- **Construction Administration:** attend periodic progress meetings, review shop drawings, prepare change orders and work directives, review pay requests and recommend payment.
- **Field Observation:** provide a Resident Project Representative to assist contractor with interpretation of Drawings and Specifications, observe work to insure conformity with final Design Documents and keep a daily record of the Contractor's work.
- **Project Closeout:** Inspect improvements when substantially complete and prepare punch lists, inspect again upon final completion and prepare punch lists (if needed), review guarantees and issue notice of Acceptability, review final pay request and recommend appropriate payment and prepare construction record drawings.
- **Miscellaneous:** collect and transmit operation and maintenance manuals, compile operations and emergency procedures and maintenance recommendations and provide start-up and training.

Staff recommends a Motion to approve the attached Amendment to the Engineering Services Agreement dated December 16, 2019 with Baxter & Woodman for construction engineering services for the WRC De-Watering System Replacement Project in an amount not to exceed \$176,000.

Attachment

**VILLAGE OF CAROL STREAM, ILLINOIS
WRC DEWATERING SYSTEM IMPROVEMENTS – CONSTRUCTION SERVICES
ENGINEERING SERVICES AGREEMENT AMENDMENT NO. 1**

THIS AGREEMENT AMENDMENT is effective as of _____, ____
 (“Effective Date”) between the Village of Carol Stream, Illinois (“Village”) and Baxter
& Woodman, Inc., (“ENGINEERS”) for the purpose of amending the Engineering
Services Agreement between these parties effective December 16, 2019 hereinafter
referred to as the AGREEMENT to include construction services.

WITNESSETH that in consideration of the covenants herein, these parties
agree as follows:

SECTION 2. of the AGREEMENT is hereby amended to read:

“The Village shall compensate the Engineers for the professional services
enumerated in Exhibit B Items 1 through 7 based upon the Engineer’s standard
hourly billing rates for actual work time performed plus reimbursement of out-of-
pocket expenses including travel, the total of which will not exceed an additional
amount of \$176,000, Engineer’s Project No. 171068.60”.

EXHIBIT B – SCOPE OF SERVICES of the AGREEMENT is hereby amended to
include Items 1 through 7 attached hereto.

All other provisions of the AGREEMENT shall remain in full force and effect.

Signature Page to Follow

IN WITNESS WHEREOF, the parties hereto have executed this Agreement, the Effective Date which is indicated above (on page 1).

BAXTER & WOODMAN, INC.

VILLAGE OF CAROL STREAM, ILLINOIS

By



Vice President

By

Mayor

May 27, 2020

Date of Signature

Date of Signature

(SEAL)

ATTEST:

ATTEST:



Deputy Secretary

Clerk

Attachment

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VILLAGE OF CAROL STREAM, ILLINOIS
WRC DEWATERING SYSTEM IMPROVEMENTS – CONSTRUCTION SERVICES

EXHIBIT A

PROJECT DESCRIPTION

The existing dewatering system at the Village's Water Reclamation Center (WRC) uses two belt filter presses that feed into a conveyor. The conveyor then carries the dewatered sludge to a single sludge loading bay. The existing belt filter presses and sludge conveyor are nearing the end of their useful life, and the loading bay needs to be improved to handle additional sludge.

The proposed construction consists of replacement of the existing progressive cavity sludge pumps, the polymer feed system, the existing belt filter presses with screw presses, the equipment hoist system, the existing belt sludge conveyor with a screw conveyor, emergency generator in the Maintenance Building, the addition of a carport structure to function as a sludge loading bay and Vactor receiving station, and all necessary piping, electrical work, control system modifications, and other miscellaneous items of work.

I:\Crystal Lake\CRSTV\171068-WRC BFP Improvements\Contract\Work\DewateringSystemImp\60-Construction\ExhibitA.docx

VILLAGE OF CAROL STREAM, ILLINOIS
WRC DEWATERING SYSTEM IMPROVEMENTS – CONSTRUCTION SERVICES

EXHIBIT B

SCOPE OF SERVICES

CONSTRUCTION SERVICES

1. Act as the Owner's representative with duties, responsibilities and limitations of authority as assigned in the construction contract documents.
2. PROJECT INITIATION
 - A. Prepare Award Letter, Agreement, Contract Documents, Performance/Payment Bonds, and Notice to Proceed.
 - B. Receive Contractor insurance documents.
 - C. Attend and prepare minutes for the preconstruction conference, and review the Contractor's proposed construction schedule and list of subcontractors.
3. CONSTRUCTION ADMINISTRATION
 - A. Attend periodic construction progress meetings.
 - B. Shop drawing and submittal review by Engineer shall apply only to the items in the submissions and only for the purpose of assessing, if upon installation or incorporation in the Project, they are generally consistent with the construction documents. Owner agrees that the contractor is solely responsible for the submissions (regardless of the format in which provided, i.e. hard copy or electronic transmission) and for compliance with the contract documents. Owner further agrees that the Engineer's review and action in relation to these submissions shall not constitute the provision of means, methods, techniques, sequencing or procedures of construction or extend to safety programs or precautions. Engineer's consideration of a component does not constitute acceptance of the assembled item.
 - C. Prepare construction contract change orders and work directives when authorized by the Owner.
 - D. Review the Contractor's requests for payments as construction work progresses, and advise the Owner of amounts due and payable to the Contractor in accordance with the terms of the construction contract documents.
 - E. Research and prepare written response by Engineer to request for information from the Owner and Contractor.
 - F. Project manager or other office staff visit site as needed.

4. FIELD OBSERVATION – PART TIME

- A. Engineer will provide a Resident Project Representative at the construction site on a periodic part-time basis from the Engineer' office of not more than eight (8) hours per regular weekday, not including legal holidays (for up to 720 hours) as deemed necessary by the Engineer, to assist the Contractor with interpretation of the Drawings and Specifications, to observe in general if the Contractor's work is in conformity with the Final Design Documents, and to monitor the Contractor's progress as related to the Construction Contract date of completion.
- B. Through standard, reasonable means, Engineer will become generally familiar with observable completed work. If the Engineer observes completed work that is inconsistent with the construction documents, that information shall be communicated to the contractor and Owner to address. Engineer shall not supervise, direct, control, or have charge or authority over any contractor's work, nor shall the Engineer have authority over or be responsible for the means, methods, techniques, sequences, or procedures of construction selected or used by any contractor, or the safety precautions and programs incident thereto, for security or safety at the site, nor for any failure of any contractor to comply with laws and regulations applicable to such contractor's furnishing and performing of its work. Engineer neither guarantees the performance of any contractor nor assumes responsibility for any contractor's failure to furnish and perform the work in accordance with the contract documents, which contractor is solely responsible for its errors, omissions, and failure to carry out the work. Engineer shall not be responsible for the acts or omissions of any contractor, subcontractor, or supplier, or of any of their agents or employees or any other person, (except Engineer's own agents, employees, and consultants) at the site or otherwise furnishing or performing any work; or for any decision made regarding the contract documents, or any application, interpretation, or clarification, of the contract documents, other than those made by the Engineer.
- C. Part-Time Field Observation provides that the Resident Project Representative will make intermittent site visits to observe the progress and quality of Contractor's executed Work. Part-Time Field Observation does not guarantee the Engineer will observe or comment on work completed by the contractor at times the Resident Project Representative is not present on site. Such visits and observations by the Resident Project Representative, if any, are not intended to be exhaustive or to extend to every aspect of Contractor's Work in progress or to involve detailed inspections of Contractor's Work in progress beyond the responsibilities specifically assigned to Engineer in this Agreement and the Contract Documents, but rather are to be limited to spot checking, selective sampling, and similar methods of general observation of the Work based on Engineer's exercise of professional judgment as assisted by the Resident Project Representative, if any.

- D. Provide the necessary base lines, benchmarks, and reference points to enable the Contractor to proceed with the work.
 - E. Keep a daily record of the Contractor's work on those days that the Engineers are at the construction site including notations on the nature and cost of any extra work.
5. PROJECT CLOSOUT
- A. Provide construction inspection services when notified by the Contractor that the Project is substantially complete. Prepare written punch lists during substantial completion inspections.
 - B. Prepare Certificate of Substantial Completion.
 - C. Provide construction inspection services when notified by the Contractor that the Project is complete. Prepare written punch lists during final completion inspections.
 - D. Review the Contractor's written guarantees and issue a Notice of Acceptability for the Project by the Owner.
 - E. Review the Contractor's requests for final payment, and advise the Owner of the amounts due and payable to the Contractor in accordance with the terms of the construction contract documents.
 - F. Prepare construction record drawings which show field measured dimensions of the completed work which the Engineers consider significant and provide the Owner with an electronic copy within ninety (90) days of the Project completion.
6. OPERATION & MAINTENANCE (O&M) MANUAL
- A. Meet with Owner staff to clarify scope of the O&M Manual and establish lines of communication, budget and schedule.
 - B. Compile various operations procedures, emergency procedures, and maintenance recommendations into a reference manual for use by the Wastewater Treatment Plant operators.
 - C. Provide 3D color exhibits to more clearly indicate pipe, flow streams, notes, etc. for the process operational changes.
 - D. Assemble and organize the operation and maintenance manuals that equipment manufacturers are required to submit.
 - E. Prepare an electronic O&M Manual that will allow the operator to access all the process operational changes, critical alarm/emergency response procedures, and maintenance recommendations electronically via the software that the owner selects. Software costs are not included in the scope.
 - F. Provide one electronic copy.
7. START-UP AND TRAINING - Provide a certified Class 1 wastewater treatment operator to assist the Owner with start-up of the new treatment processes, to educate Owner staff on the proper operation and maintenance of the system, and to verify the O&M Manual is sufficiently thorough and correct.

ANTICIPATED SCHEDULE

| | |
|-------------------------------|--------------------------|
| Bid Date | June 30, 2020 |
| Notice of Award | July 8, 2020 |
| Notice to Proceed | July 15, 2020 |
| Start Construction | November 25, 2020 |
| Substantial Completion | June 3, 2021 |
| Final Completion | July 2, 2021 |

I:\Crystal Lake\CRSTV\171068-WRC BFP Improvements\Contract\Work\DewateringSystemImp\60-Construction\ExhibitB.doc



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AGENDA ITEM
3-1 6/1/20

MEMORANDUM

TO: Mayor and Board of Trustees

FROM: James A. Rhodes, Village Attorney

DATE: May 27, 2020

RE: A RESOLUTION APPROVING THE RELEASE OF CERTAIN EXECUTIVE SESSION MINUTES OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF CAROL STREAM, ILLINOIS

We have conducted a review of minutes of executive session meetings of the Mayor and Board of Trustees and recommend that the minutes of all executive session meetings not previously released be maintained as confidential and not released at this time.

I recommend approval of the attached resolution.

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE RELEASE OF CERTAIN EXECUTIVE
SESSION MINUTES OF THE MAYOR AND BOARD OF TRUSTEES OF THE
VILLAGE OF CAROL STREAM, ILLINOIS**

WHEREAS, the Mayor and Board of Trustees of the Village of Carol Stream, DuPage County, Illinois (the “Board”) has, on occasion, met in Executive Session in accordance with the provisions of the Open Meetings Act (5 ILCS 120/1 et seq.) (the “Act”); and

WHEREAS, the minutes of the Executive Sessions have been duly recorded by the Village Clerk, or her designee, pursuant to the requirements of the Act; and

WHEREAS, the minutes of all duly recorded Executive Sessions have been reviewed and recommendations made to the Mayor and Board of Trustees regarding the release of certain executive session minutes; and

WHEREAS, the Mayor and Board of Trustees have ascertained that the following sets of minutes as provided herein should be released for public inspection as noted below.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF CAROL STREAM, DUPAGE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: Each Recital above is incorporated by reference into this Section 1 and made a part hereof as material and operative provisions of this Resolution.

SECTION 2: That the need for confidentiality still exists as to all Executive Session Minutes not released and at this time the content of none of the approved Executive Session Minutes are approved for release for public review and inspection until further order of the Board.

SECTION 3: The Mayor is authorized and directed to sign and the Village Clerk is authorized and directed to attest to this Resolution.

ADOPTED BY THE MAYOR AND BOARD OF TRUSTEES of the Village of Carol Stream, Illinois at a regular meeting thereof held on the 1st day of June, 2020, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this 1st day of June, 2020.

Matthew McCarthy, Mayor Pro Tem


(SEAL)

ATTEST:

Laura Czarnecki, Village Clerk

Village of Carol Stream
Interdepartmental Memo

TO: Robert Mellor, Village Manager

FROM: Donald T. Bastian, Community Development Director 

DATE: May 28, 2020

RE: **Agenda Item for the Village Board Meeting of June 1, 2020**
First Amendment to the Subdivision and Development Agreement between the Village of Carol Stream and V Holdings, Inc.

At its March 16, 2020 meeting, the Village Board approved an Annexation Agreement for the 0.48-acre parcel at the northeast corner of Geneva Road and Schmale Road. That parcel, which is currently incorporated within the City of Wheaton, is part of a 1.66-acre redevelopment site that includes a proposed 7-Eleven automobile fueling station and standalone commercial building on the northern lot within the development. Per an Intergovernmental Agreement between the Village of Carol Stream and City of Wheaton, Wheaton will disconnect the 0.48-acre corner parcel, thereby allowing its annexation to Carol Stream after the developer, V Holdings, Inc., closes on the purchase of the three development parcels.

A Subdivision and Development Agreement between the Village and the developer is an exhibit to the Annexation Agreement approved by the Village Board in March. The Subdivision and Development Agreement outlines the obligations of the developer and the Village, references the various development approvals for the project, and includes the Planned Unit Development Plan as exhibits thereto.

Following Village Board approval of the Annexation Agreement in March, the developer submitted a new application seeking approval to increase the size of the 7-Eleven convenience store and approval of a Special Use Permit for a drive-up service window for the new building on the north lot. As the revised plans and additional Special Use approval were not included in the Subdivision and Development Agreement approved by the Village Board in March, an Amendment to the Subdivision and Development Agreement is necessary.

The Village Attorney has prepared the First Amendment to the Subdivision and Development Agreement, which has been reviewed by the developer's attorney and Village staff. Staff recommends approval of the First Amendment to the Subdivision and Development Agreement.

If the Village Board concurs with the staff recommendation, they should approve the First Amendment to the Subdivision and Development Agreement and adopt the necessary Resolution.

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING THE EXECUTION OF THE
FIRST AMENDMENT TO THE SUBDIVISION AND DEVELOPMENT AGREEMENT
BETWEEN THE VILLAGE OF CAROL STREAM AND V HOLDINGS, INC.
(FORMERLY KNOWN AS VEQUITY HOLDINGS, INC.)
FOR PARCELS TO BE REDEVELOPED AT THE NORTHEAST CORNER
OF GENEVA ROAD AND SCHMALE ROAD
(2201 N. MAIN STREET WHEATON – P.I.N. 05-04-305-006
521 S. SCHMALE ROAD CAROL STREAM – P.I.N. 05-04-305-008
431 E. GENEVA ROAD CAROL STREAM – P.I.N. 05-04-305-009)**

WHEREAS, on March 16, 2020, the Village and V Holdings, Inc., formerly known as Vequity Holdings, Inc. (“Vequity”) entered into an Annexation Agreement with respect to a parcel of real estate legally described in Exhibit A, and located at 2201 Main Street, Wheaton, DuPage County, Illinois, (hereinafter referred to as the “Annexation Parcel”); and

WHEREAS, the Annexation Agreement, among other things, provided that the Village and Vequity would enter into a Subdivision and Development Agreement (herein referred to as the “Subdivision and Development Agreement”) for the development of the Annexation Parcel and a parcel of real estate located within the corporate limits of the Village of Carol Stream legally described in Exhibit B, (hereinafter referred to as the “Developer Parcel”); and

WHEREAS, the Annexation Parcel and the Development Parcel are collectively referred to herein as the “Development Property”; and

WHEREAS, pursuant to the terms of the Annexation Agreement, on March 16, 2020, the Village and Vequity also entered into the Subdivision and Development Agreement for the development of the Development Property as a Planned Unit Development; and

WHEREAS, Vequity desires to revise the Final Planned Unit Development Plans for the Special Use Permits and to seek approval of a Special Use for a Drive-up Service Window; and

WHEREAS, the Village and Vequity have agreed to amend the Subdivision and Development Agreement to allow for the approval of a revised Final Planned Unit Development Plan and a Special Use Permit for a Drive-up Service Window;

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

SECTION 1: Approval is hereby given to the First Amendment to the Subdivision and Development Agreement, such document being attached to and made a part of this Resolution as Exhibit “C”.

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

PASSED AND APPROVED THIS 1st DAY OF JUNE, 2020.

AYES:

NAYS:

ABSENT:

Matt McCarthy Mayor Pro-Tem

ATTEST:

Laura Czarnecki, Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF ANNEXATION PARCEL

LOT ONE IN GENEVA-MAIN SUBDIVISION OF THE SOUTH 230 FEET OF THE WEST 165 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 21,1959 AS DOCUMENT 909953, IN DUPAGE COUNTY, ILLINOIS.

ADDRESS: 2201 N. MAIN STREET, WHEATON, IL 60187

PIN: 05-04-305-006

EXHIBIT B

LEGAL DESCRIPTION OF DEVELOPER PARCEL

PARCEL 1:

LOT 1 IN ANDERSON'S MAIN STREET SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 24, 1969 AS DOCUMENT NO. R69-42683, IN DUPAGE COUNTY, ILLINOIS

ADDRESS: 521 S. SCHMALE ROAD, CAROL STREAM, IL 60188

PIN: 05-04-305-008

PARCEL 2:

LOT 2 IN ANDERSON'S MAIN STREET SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 24, 1969 AS DOCUMENT R69-42683, IN DUPAGE COUNTY, ILLINOIS

ADDRESS: 431 E. GENEVA ROAD, CAROL STREAM, IL 60188

PIN: 05-04-305-009

FIRST AMENDMENT TO SUBDIVISION AND DEVELOPMENT AGREEMENT

This First Amendment is made and entered into this 1st day of June, 2020, by and between the Village of Carol Stream, an Illinois municipal corporation (hereinafter referred to as the “**Village**”) and V Holdings, Inc., formerly known as Vequity Holdings, Inc. (“**Vequity**”) and its future assignee, 425 E Geneva LLC (“**425**”) (Vequity will be hereinafter referred to as the “**Developer**” until it assigns its Purchase and Sale Agreement for the Developer Parcel and Annexation Parcel, as defined below, whereupon 425 shall be the **Developer** under the terms of this Agreement). The Village and Developer are sometimes individually referred to as a “**Party**” and collectively referred to as the “**Parties**”.

RECITALS

WHEREAS, on March 16, 2020, the Village and Vequity entered into an Annexation Agreement with respect to a parcel of real estate legally described in Exhibit A, and located at 2201 Main Street, Wheaton, DuPage County, Illinois, (hereinafter referred to as the “**Annexation Parcel**”); and

WHEREAS, the Annexation Agreement, among other things, provides that the Village and Vequity will enter into a Subdivision and Development Agreement for the development of

the Annexation Parcel and a parcel of real estate located within the corporate limits of the Village of Carol Stream legally described in Exhibit B, (hereinafter referred to as the “**Developer Parcel**”); and

WHEREAS, the Annexation Parcel and the Development Parcel are collectively referred to herein as the “**Development Property**” and are to be developed as a Planned Unit Development (the “**Project**”); and

WHEREAS, pursuant to the terms of the Annexation Agreement, on March 16, 2020 the Village and Vequity also entered into the Subdivision and Development Agreement (herein referred to as the “**Subdivision and Development Agreement**”) for the development of the Development Parcel; and

WHEREAS, in accordance with the Subdivision and Development Agreement, the Developer submitted petitions for: i) Approval of a Map Amendment to zone the Annexation Parcel and the Developer Parcel to the B-3 Service District; ii) a Special Use Permit for a Planned Unit Development for the Development Property, a Special Use Permit for an automobile service station upon Lot 1 of the Development Property and Final Planned Unit Development Plan for Lot 1 and 2 of the Development Property; iii) a Sign Code variation to allow an off-premises monument signs for tenants and business located within the Planned Unit Development of the Development Property; and iv) a Plat of Subdivision consolidating the Annexation Parcel and the Development Parcel into two lots for the purpose of constructing the Project (collectively referred to herein as the “**Development Applications**”); and

WHEREAS, a public hearing was held in accordance with all laws by the Combined Plan Commission/Zoning Board of Appeals with respect to the Development Applications and the Combined Plan Commission/Zoning Board of Appeals submitted to the Corporate

Authorities of the Village (hereinafter referred to as the “**Corporate Authorities**”) its recommendations with respect to the Development Applications; and

WHEREAS, the Developer desires to revise the Final Planned Unit Development Plan for the Special Use Permit for an Auto Service Station and the Special Use Permit for a Planned Unit Development for Two Commercial Lots and to request approval of a Special Use Permit for a Drive-Up Service Window in accordance with Section 16-9-4(C)(1) and 16-9-3(C)(11) of the Carol Stream Zoning Code; and

WHEREAS, on May 26, 2020 a public hearing was held in accordance with all laws by the Combined Plan Commission/Zoning Board of Appeals with respect to the revised Final Planned Unit Development Plan for the Special Use Permit for an Auto Service Station and the Special Use Permit for a Planned Unit Development for Two Commercial Lots and the Special Use Permit for a Drive-Up Service Window and the Combined Plan Commission/Zoning Board of Appeals submitted to the Corporate Authorities of the Village (hereinafter referred to as the “**Corporate Authorities**”) its recommendation for approval of the revised Final Planned Unit Development Plan and the Special Use Permit; and

WHEREAS, the Developer and the Village desire that the Development Property be developed in accordance with the terms and conditions of the Subdivision and Development Agreement, as amended by this First Amendment; and

WHEREAS, the Village is a Home Rule Unit pursuant to the provisions of the Illinois Constitution, Article VII, Section 6, and the terms, conditions and acts of the Village under this First Amendment are entered into and performed pursuant to the Home Rule powers of the Village and the statutes in such cases made and provided.

NOW, THEREFORE, in consideration of the mutual covenants, agreements, terms and

conditions herein set forth and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Developer and the Village agree as follows:

1. **Recitals.** The provisions of the recitals hereinabove set forth are restated and incorporated herein by reference as if restated verbatim in their entirety on this Section 1.

2. **Amendment of Subdivision and Development Agreement.** This First Amendment amends the Subdivision and Development Agreement as provided herein.

3. **Development Approvals.** Paragraph 2 of the Subdivision and Development Agreement is hereby amended by replacing Exhibit E to the Subdivision and Development Agreement with Exhibit E attached hereto, An Ordinance granting a Special Use Permit for an Auto Service Station and a Special Use Permit for a Planned Unit Development and Final PUD Plans for Two Commercial Lots (2201 N. Main Street, 431 E. Geneva Road, and 521 S. Schmale Road – V Holdings, Inc.), PINS 05-04-305-006, 05-04-305-008; and 05-04-305-009).

Paragraph 2 is further amended by adding a new subparagraph e. which provides:

e. Exhibit H. An Ordinance granting a Special Use Permit for a Drive-Up Service Window (521 S. Schmale Road and 431 E. Geneva Road – V Holdings, Inc.), Part of PINS 05-04-305-008; and 05-04-305-009).

4. **Development of the Development Property.** Paragraph 4 a. of the Subdivision and Development Agreement, subparagraphs 2 and 3 are amended as follows:

2. The Development Approvals set forth in Sections 2 and 3 of this Subdivision and Development Agreement as amended by this First Amendment to the Subdivision and Development Agreement;
3. The Approved Plans attached to the Special Use Ordinance and PUD Ordinance, attached to the First Amendment to the Subdivision and

Development Agreement as Exhibit E and the Approved Plans attached to the Special Use Ordinance for Drive-Up Service Window attached to the First Amendment of the Subdivision and Development Agreement as Exhibit H.

5. **Extent of Amendments.** Except as specifically amended herein, all provisions of the Subdivision and Development are hereby reaffirmed and shall remain in full force and effect.

6. **Conflicts.** In the event of a conflict between the terms of the Subdivision and Development Agreement and this First Amendment to the Subdivision and Development Agreement, this First Amendment shall control.

7. **Covenants to Run with Land.** This First Amendment shall constitute a covenant running with the land and shall be binding upon and inure to the benefit of the Village and Developer hereto, their successors in interest, assignees, grantees, including but not limited to, successor owner(s) of record and successor developers as provided in Paragraph 20 of the Subdivision and Development Agreement, and upon any successor municipal authorities of the Village and successor municipalities

8. **Recordation of First Amendment.** This First Amendment shall be recorded with the DuPage County Recorder of Deeds by the Developer, at its sole cost and expense, no later than five (5) business days following the satisfaction of the Condition Precedent.

9. **Entire Agreement.** The Subdivision and Development Agreement as amended by this First Amendment sets forth all the promises, inducements, agreements, conditions and understandings between the parties hereto relative to the subject matter thereof, and there are no promises, agreements, conditions or understandings, either oral or written, express or

implied, between them, other than are herein set forth. Except as herein otherwise provided, no subsequent alteration, amendment, change or addition to the Subdivision and Development Agreement and this First Amendment shall be binding upon the parties hereto unless authorized in accordance with law and reduced in writing and signed by them.

10. **Severability.** If any provision of this First Amendment, or any Section, sentence, clause, phrase or word, or the application thereof, in any circumstance, is held to be invalid, the remainder of this First Amendment and of the Subdivision and Development Agreement shall be construed as if such invalid part were never included herein, and shall be and remain valid and enforceable to the fullest extent permitted by law.

11. **Headings.** The headings set forth herein are for convenience only.

12. **Drafter Bias.** The Parties acknowledge and agree that the terms of this First Amendment is a joint product of the Parties. As a result, in the event that a court is asked to interpret any portion of this First Amendment, neither of the Parties shall be deemed the drafter hereof and neither shall be given benefit of such presumption that may be set out by law.

13. **Authority.** The Village hereby warrants and represents to the Developer that the persons executing this First Amendment on its behalf have been properly authorized to do so by the Corporate Authorities. The Developer represents that: (1) the Developer has the full and complete right, power, and authority to enter into this First Amendment and to agree to the terms, provisions, and conditions set forth herein, (2) all legal actions needed to authorize the Developer's execution, delivery, and performance of this First Amendment have been taken, and (3) neither the execution of this First Amendment nor the performance of the obligations assumed by the Developer hereunder will (i) result in a breach or default under any agreement to which the Developer is a party or to which the Developer or the Property is bound or (ii) to

the Developer's knowledge, violate any statute, law, restriction, court order or agreement to which the Developer or the Property is subject.

IN WITNESS WHEREOF, this First Amendment to the Subdivision and Development Agreement has been duly executed by whose names are subscribed on the signature pages attached hereto from time to time, and which pages are specifically incorporated herein.

[SIGNATURE PAGE TO FOLLOW]

V HOLDINGS, INC., formerly known as
VEQUITY HOLDINGS, INC.

VILLAGE OF CAROL STREAM

By : _____
Chris Ilekis, President

By: _____
Matt McCarthy, Mayor Pro Tem

425 E GENEVA LLC

By: _____
Chris Ilekis, Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named Chris Ilekis, personally known to me to be the President of V Holdings, Inc. and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President, he signed and delivered the said instrument, pursuant to authority given to him by the limited liability corporations, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability corporations, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____ day of _____, 2020.

Commission expires _____

Notary Public

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above-named Chris Ilekis, personally known to me to be the Manager of 425 E Geneva LLC and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Manager, he signed and delivered the said instrument, pursuant to authority given to him by the limited liability corporations, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability corporations, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this _____ day of _____, 2020.

Commission expires _____

Notary Public

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Robert Mellor, personally known to me to be the designated signatory of Frank Saverino, Sr. Mayor of the Village of Carol Stream, pursuant to Section 3.1-35.30 of the Illinois Municipal Code and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such designated signatory of the Mayor and signed and delivered the said instrument and caused the corporate seal of said municipal corporation to be affixed thereto, pursuant to authority given by the Mayor and Board of Trustees of said municipal corporation, as their free and voluntary act, and as the free and voluntary act and deed of said municipal corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this ____ day of _____, 2020.

Commission expires _____

Notary Public

LIST OF EXHIBITS

- EXHIBIT A:** LEGAL DESCRIPTION OF ANNEXATION PARCEL
- EXHIBIT B:** LEGAL DESCRIPTION OF DEVELOPER PARCEL
- EXHIBIT E:** AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR AN AUTO SERVICE STATION, A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT, AND FINAL PUD PLANS FOR TWO COMMERCIAL LOTS (2201 N. MAIN STREET, 521 S. SCHMALE ROAD AND 431 E. GENEVA ROAD - V HOLDINGS, INC.)
- EXHIBIT H:** AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A DRIVE-UP SERVICE WINDOW (521 S. SCHMALE ROAD AND 431 E. GENEVA ROAD - V HOLDINGS, INC.)

EXHIBIT A

LEGAL DESCRIPTION OF ANNEXATION PARCEL

LOT ONE IN GENEVA-MAIN SUBDIVISION OF THE SOUTH 230 FEET OF THE WEST 165 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 21,1959 AS DOCUMENT 909953, IN DUPAGE COUNTY, ILLINOIS.

ADDRESS: 2201 N. Main Street, Wheaton, Illinois

PIN: 05-04-305-006

EXHIBIT B

LEGAL DESCRIPTION OF DEVELOPER PARCEL

PARCEL 1:

LOT 1 IN ANDERSON'S MAIN STREET SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 24, 1969 AS DOCUMENT NO. R69-42683, IN DUPAGE COUNTY, ILLINOIS

ADDRESS: 521 S SCHMALE ROAD, CAROL STREAM, IL 60188

PIN: 05-04-305-008

PARCEL 2:

LOT 2 IN ANDERSON'S MAIN STREET SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 24, 1969 AS DOCUMENT R69-42683, IN DUPAGE COUNTY, ILLINOIS

ADDRESS: 431 E. GENEVA ROAD, CAROL STREAM, IL 60188

PIN: 05-04-305-009

EXHIBIT E

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR AN AUTO SERVICE STATION, A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT, AND FINAL PUD PLANS FOR TWO COMMERCIAL LOTS (2201 N. MAIN STREET, 521 S. SCHMALE ROAD AND 431 E. GENEVA ROAD - V HOLDINGS, INC.)

EXHIBIT H

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A DRIVE-UP SERVICE WINDOW (521 S. SCHMALE ROAD AND 431 E. GENEVA ROAD - V HOLDINGS, INC.)

ORDINANCE NO. 2020-__-__

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR AN AUTO SERVICE STATION, A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT, AND FINAL PUD PLANS FOR TWO COMMERCIAL LOTS (2201 N. MAIN STREET, 521 S. SCHMALE ROAD AND 431 E. GENEVA ROAD - V HOLDINGS, INC.)

WHEREAS, V Holdings, Inc., formerly known as Vequity Holdings, Inc., hereinafter referred to as the Petitioner, has petitioned the Village of Carol Stream for a Special Use Permit for an Auto Service Station, as provided in Section 16-9-4(C)(3) of the Carol Stream Code of Ordinances; a Special Use Permit for a Planned Unit Development, as provided in Sections 16-9-2(C)(1) and 16-9-4(C)(1) of the Carol Stream Code of Ordinances; and Final PUD Plans for two commercial lots in accordance with Section 16-16-4 of the Carol Stream Code of Ordinances; on the properties legally described in Section 2 herein and commonly known as 2201 N. Main Street, Wheaton, Illinois, 521 S. Schmale Road, Carol Stream, Illinois, and 431 E. Geneva 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 December 9, 2019, following proper legal notice of said public hearing, after which the Combined Plan Commission/Zoning Board of Appeals recommended to the Mayor and Board of Trustees of the Village that the Special Use Permits and Final PUD Plans be approved; and

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

WHEREAS, the Petitioner filed an application to revise the Final PUD Plans to the requested special use plans; 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 May 26, 2020, following proper legal notice of said public hearing, after which the Combined Plan Commission/Zoning Board of Appeals recommended to the Mayor and Board of Trustees of the Village that the Final PUD Plans be approved; and

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

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

SECTION 1:

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

1. Are deemed necessary for the public convenience at the location. *The PUD will provide an amenity to the residents, business owners/employees, and visitors to the community.*
2. Will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare. *The proposed uses will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare, and has been designed in a safe and efficient manner.*
3. Will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. *The surrounding area has commercial uses, and as such, the proposed business PUD with an auto service station and commercial/restaurant uses should not be injurious to the use and enjoyment of other properties in the immediate vicinity for the purposes already permitted, nor diminish or impair property values within the area.*
4. Will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. *All 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. *Utilities, access roads, drainage and other public improvements will be upgraded to improve upon systems already in place.*
6. Will conform to the applicable regulations of the district in which it is located, except as the Village Board may in each instance modify such regulations. *The project is expected to conform to all applicable codes and requirements, including all associated exemptions.*

SECTION 2:

The Special Use Permits and Final PUD Plans, as set forth in the above recitals, are hereby approved and granted to V Holdings, Inc., formerly known as Vequity Holdings, Inc., subject to the conditions set forth in Section 3, upon the real estate commonly known as 2201 N. Main Street, Wheaton, Illinois; 521 S. Schmale Road, Carol Stream, Illinois; and 431 E. Geneva Road, Carol Stream, Illinois, and legally described as follows:

2201 N. Main Street, Wheaton, IL

LOT ONE IN GENEVA-MAIN SUBDIVISION OF THE SOUTH 230 FEET OF THE WEST 165 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 21, 1959 AS DOCUMENT 909953, IN DUPAGE COUNTY, ILLINOIS.

521 S. Schmale Road, Carol Stream, IL

LOT 1 IN ANDERSON'S MAIN STREET SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 24, 1969 AS DOCUMENT NO. R69-42683, IN DUPAGE COUNTY, ILLINOIS.

431 E. Geneva Road, Carol Stream, IL

LOT 2 IN ANDERSON'S MAIN STREET SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 24, 1969 AS DOCUMENT R69-42683, IN DUPAGE COUNTY, ILLINOIS

hereinafter referred to as the Subject Properties.

SECTION 3:

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

1. That the landscape materials must be installed as shown on the attached landscape plans, and that all materials shall be maintained in a healthy condition, with dead or dying materials being replaced in accordance with the approved plan on an annual basis;
2. That all rooftop mounted mechanical equipment on all buildings associated with the development shall be fully screened by the parapet wall, or with supplemental screening if said parapet wall is not tall enough to screen the equipment;
3. That the owner must install additional landscape materials in the future, subject to the approval of the Community Development Director, to screen yet-unknown ground-mounted mechanical and utility equipment;
4. That parking spaces shall be striped in accordance with the Village's looped striping detail;

5. That all trash dumpsters and recycling containers placed outdoors must be kept within a code compliant trash enclosure, and that the enclosure gates must be closed and latched at all times, except when trash containers are being accessed by employees or emptied by the trash collection service;
6. That the applicant must obtain the required sign permits prior to the installation of any new signage, and that monument sign bases shall match the fiber cement materials on the buildings;
7. That review and approval of the project by other jurisdictions shall be required, including the DuPage County Department of Transportation for driveway locations and work within the right-of-way and the Wheaton Sanitary District for sanitary sewer work;
8. That no other outdoor merchandise display or storage other than as shown on the Final PUD Plan shall be allowed on the property;
9. That a Declaration of Easements, Covenants, and Restrictions specifying, among other items, cross access, shared parking, and shared maintenance of landscaping and detention facilities in the form reviewed and approved by Village shall be recorded against the Subject Properties;
10. That all site improvements for Lot 2, including but not limited to parking lot pavement, lighting, curbing, perimeter landscaping, and utility work, shall be completed at the same time as work is completed for Lot 1, and that permit drawings submitted for work on Lot 1 shall include such work to be completed on Lot 2;
11. That all plans shall be revised to illustrate decorative bollards at the entrances to the buildings on both Lots 1 and 2 for security purposes, and a detail of said bollard shall be reviewed and approved by the Community Development Director;
12. That grease traps for both buildings shall be encased in concrete;
13. That roof hatches on both buildings shall have safety gates; and
14. That the site and businesses must be maintained and operated in accordance with all State, County and Village codes and regulations.

SECTION 4:

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

1. Final PUD Plan Option 1 (Exhibit A-1, received by the Community Development Department May 27, 2020), prepared by Watermark Engineering Resources, Ltd., 2631 Ginger Woods Parkway, Suite 100, Aurora, Illinois, 60502.

2. Preliminary Engineering Plan Option 1 (Exhibit A-2, received by the Community Development Department May 14, 2020), prepared by Watermark Engineering Resources, Ltd., 2631 Ginger Woods Parkway, Suite 100, Aurora, Illinois, 60502.
3. Landscape Plan Option 1 (Exhibit A-3, received by the Community Development Department May 14, 2020), prepared by Watermark Engineering Resources, Ltd., 2631 Ginger Woods Parkway, Suite 100, Aurora, Illinois, 60502.
4. Final PUD Plan Option 2 (Exhibit B-1, received by the Community Development Department May 27, 2020), prepared by Watermark Engineering Resources, Ltd., 2631 Ginger Woods Parkway, Suite 100, Aurora, Illinois, 60502.
5. Preliminary Engineering Plan Option 2 (Exhibit B-2, received by the Community Development Department May 14, 2020), prepared by Watermark Engineering Resources, Ltd., 2631 Ginger Woods Parkway, Suite 100, Aurora, Illinois, 60502.
6. Landscape Plan Option 2 (Exhibit B-3, received by the Community Development Department May 14, 2020), prepared by Watermark Engineering Resources, Ltd., 2631 Ginger Woods Parkway, Suite 100, Aurora, Illinois, 60502.
7. Cover Sheet (Exhibit C-1, received by the Community Development Department May 14, 2020), prepared by Ilekis Architects & Planners, 223 W. Jackson Boulevard, Suite 1000, Chicago, Illinois, 60606.
8. Site Plan (Exhibit C-2, received by the Community Development Department May 14, 2020), prepared by Ilekis Architects & Planners, 223 W. Jackson Boulevard, Suite 1000, Chicago, Illinois, 60606.
9. Site Details (Exhibit C-3, received by the Community Development Department May 14, 2020), prepared by Ilekis Architects & Planners, 223 W. Jackson Boulevard, Suite 1000, Chicago, Illinois, 60606.
10. Lot 1 Floor Plan (Exhibit C-4, received by the Community Development Department May 14, 2020), prepared by Ilekis Architects & Planners, 223 W. Jackson Boulevard, Suite 1000, Chicago, Illinois, 60606.
11. Lot 2 Option 1 Floor Plan (Exhibit C-5, received by the Community Development Department May 14, 2020), prepared by Ilekis Architects & Planners, 223 W. Jackson Boulevard, Suite 1000, Chicago, Illinois, 60606.
12. Lot 2 Option 2 Floor Plan (Exhibit C-6, received by the Community Development Department May 14, 2020), prepared by Ilekis Architects & Planners, 223 W. Jackson Boulevard, Suite 1000, Chicago, Illinois, 60606.
13. Lot 1 Exterior Elevations (Exhibit C-7, received by the Community Development Department May 14, 2020), prepared by Ilekis Architects & Planners, 223 W. Jackson Boulevard, Suite 1000, Chicago, Illinois, 60606.

14. Lot 2 Option 1 Exterior Elevations (Exhibit C-8, received by the Community Development Department May 14, 2020), prepared by Ilekis Architects & Planners, 223 W. Jackson Boulevard, Suite 1000, Chicago, Illinois, 60606.
15. Lot 2 Option 2 Exterior Elevations (Exhibit C-9, received by the Community Development Department May 14, 2020), prepared by Ilekis Architects & Planners, 223 W. Jackson Boulevard, Suite 1000, Chicago, Illinois, 60606.
16. Fuel Canopy Elevations (Exhibit C-10, received by the Community Development Department May 14, 2020), prepared by Ilekis Architects & Planners, 223 W. Jackson Boulevard, Suite 1000, Chicago, Illinois, 60606.
17. Sign Package Drawings (Exhibits D-1 through D-9, received by the Community Development Department May 14, 2020), prepared by Everbrite, LLC, 4949 S. 110th Street, Greenfield, Wisconsin, 53228.

SECTION 5:

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

SECTION 6:

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

PASSED AND APPROVED THIS XXX DAY OF XXX, 2020.

AYES:

NAYS:

ABSENT:

Frank Saverino, Sr. Mayor

ATTEST:

Laura Czarnecki, Village Clerk

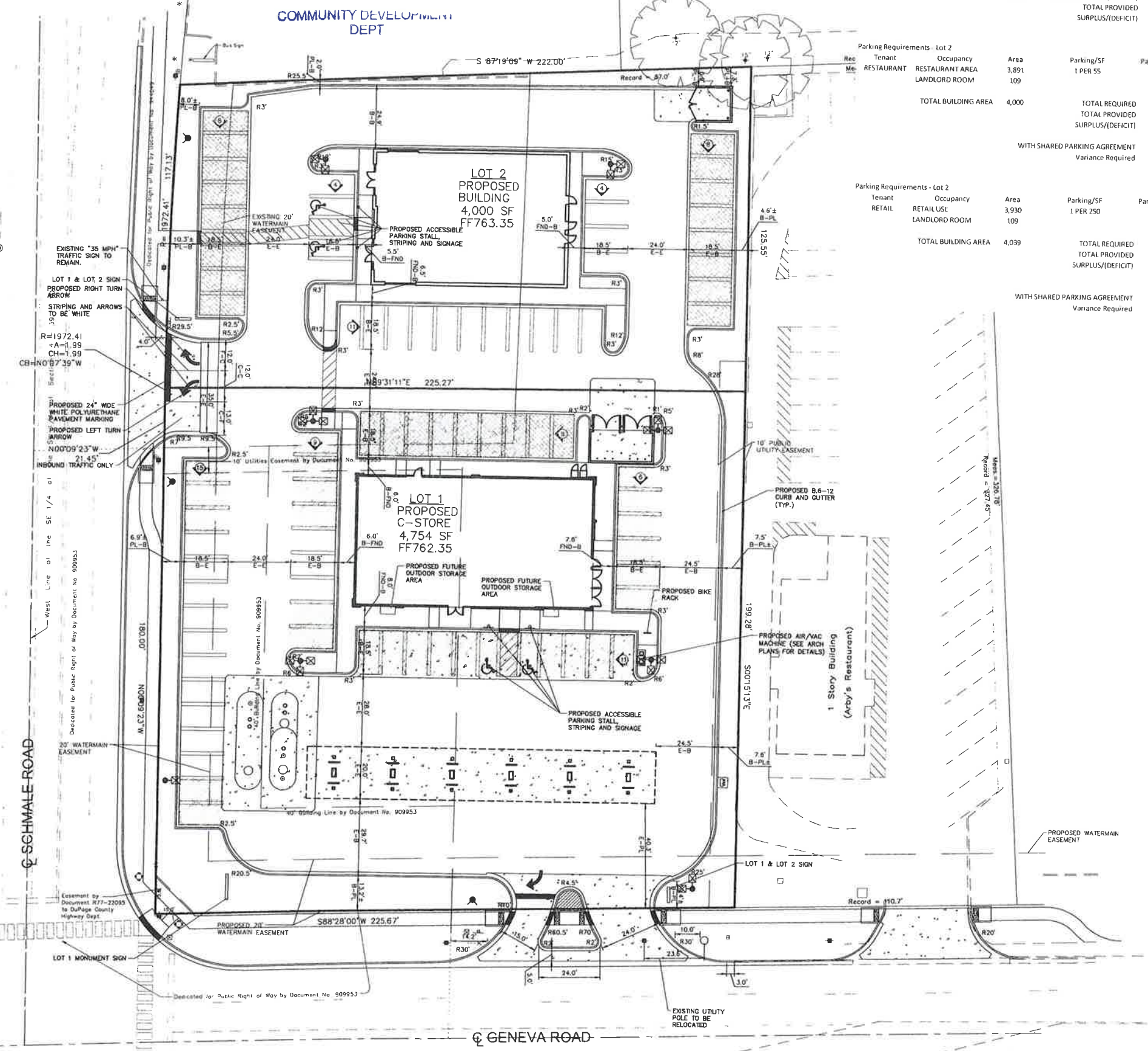
V Holdings, Inc., formerly known as Vequity Holdings, Inc., being the owner and/or party in interest of the Subject Properties legally described in this ordinance, and its successors and assigns do hereby accept, concur, and agree to develop and use the Subject Properties in accordance with the terms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

Date

Owner/Party In Interest

RECEIVED
MAY 27 2020

COMMUNITY DEVELOPMENT
DEPT



Parking Requirements - Lot 1

| Tenant | Occupancy | Area | Parking/SF | Parking Required |
|---------|-----------------|---------------------------|--------------------------|------------------|
| MIX USE | RETAIL USE | 2,524 | 1 PER 250 | 10 |
| | RESTAURANT AREA | 805 | 1 PER 55 | 15 |
| | | | | 25 |
| | | TOTAL BUILDING AREA 4,754 | TOTAL REQUIRED (PER REA) | 35 |
| | | | TOTAL PROVIDED | 50 |
| | | | SURPLUS/(DEFICIT) | 15 |

Parking Requirements - Lot 2

| Tenant | Occupancy | Area | Parking/SF | Parking Required |
|------------|-----------------|-------------------------------|-------------------|------------------|
| RESTAURANT | RESTAURANT AREA | 3,891 | 1 PER 55 | 71 |
| | LANDLORD ROOM | 109 | | |
| | | TOTAL BUILDING AREA 4,000 | TOTAL REQUIRED | 71 |
| | | | TOTAL PROVIDED | 35 |
| | | | SURPLUS/(DEFICIT) | (36) |
| | | WITH SHARED PARKING AGREEMENT | Variance Required | (21) |
| | | | | Y |

Parking Requirements - Lot 2

| Tenant | Occupancy | Area | Parking/SF | Parking Required |
|--------|---------------|-------------------------------|-------------------|------------------|
| RETAIL | RETAIL USE | 3,930 | 1 PER 250 | 16 |
| | LANDLORD ROOM | 109 | | |
| | | TOTAL BUILDING AREA 4,039 | TOTAL REQUIRED | 16 |
| | | | TOTAL PROVIDED | 35 |
| | | | SURPLUS/(DEFICIT) | 19 |
| | | WITH SHARED PARKING AGREEMENT | Variance Required | 34 |
| | | | | N |

GENERAL NOTES:
1. THESE PLANS ARE BASED ON THE TOPOGRAPHICAL SURVEY (SURVEY PROJECT #18-019 DATED 03/29/18) PREPARED BY KIRSCH LAND SURVEYING, LLC P.O. BOX 929, PLAINFIELD, IL 60544 (630) 627-5589
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

ON SITE PARKING DATA

| LOT 1 | REGULAR SPACES | ADA ACCESSIBLE SPACES | TOTAL SPACES |
|-------|----------------|-----------------------|--------------|
| | 48 | 2 | 50 |
| LOT 2 | REGULAR SPACES | ADA ACCESSIBLE SPACES | TOTAL SPACES |
| | 33 | 2 | 35 |

SITE DATA

| | | |
|---------------------|---|-----------------------------|
| LOT AREA | = | 72,544 S.F. (1.66 AC.) |
| IMPERVIOUS AREA | = | 59,261 S.F. (1.36 AC.)(82%) |
| PERVIOUS AREA | = | 13,283 S.F. (0.30 AC.)(18%) |
| LOT 1 AREA | = | 45,372 S.F. (1.04 AC.) |
| LOT 1 BUILDING AREA | = | 4,754 S.F. |
| LOT 2 AREA | = | 27,172 S.F. (0.62 AC.) |
| LOT 2 BUILDING AREA | = | 4,000 S.F. |

Setback Requirements
Zoning B-3

| Building | Yard - Corner Lot | Required (feet) | Proposed (feet) | Variance/Exemptions |
|-------------|-------------------|-----------------|-----------------|---------------------|
| Fuel Center | Front - Geneva | 100 | 115 | No |
| | Front - Schmale | 100 | 73 | Yes |
| | Rear - North | 40 | 33 | Yes |
| | Interior - East | 0 | 58 | No |

| Canopy | Required (feet) | Proposed (feet) | Variance/Exemptions |
|------------------------|-----------------|-----------------|---------------------|
| Front - Geneva - South | 35 | 40 | No |
| Front - Schmale - West | 35 | 57 | No |
| Rear - North | 35 | N/A | No |
| Interior - East | 35 | N/A | No |

| Parking/Aisle Frontage | Required (feet) | Proposed (feet) | Variance/Exemptions |
|------------------------|-----------------|-----------------|---------------------|
| Parking - Geneva | 20 | N/A | No |
| Front - Schmale | 20 | 7.4 | Yes |
| Aisle - Geneva | 10 | 11 | No |
| Aisle - Schmale | 10 | 25.4 | No |
| Parking - East | 0 | 32 | No |
| Parking - North | 0 | 9 | No |

| Air/Vac | Required (feet) | Proposed (feet) | Variance/Exemptions |
|-----------------|-----------------|-----------------|---------------------|
| Front - Geneva | 35 | 93 | No |
| Front - Schmale | 35 | 185 | No |
| Rear - North | 35 | 100 | No |
| Interior - East | 35 | 37 | No |

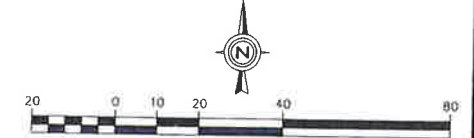
| Lot 2 - No Drive Thru | Required (feet) | Proposed (feet) | Variance/Exemptions |
|-----------------------|-----------------|-----------------|---------------------|
| Front - Schmale | 100 | 75 | Yes |
| Rear | 40 | 70 | No |
| Interior - North | 0 | 28 | No |
| Interior - South | 0 | 39 | No |

| Parking/Aisle Frontage | Required | Proposed (feet) | Variance/Exemptions |
|------------------------|----------|-----------------|---------------------|
| Parking - Front | 20 | 8 | Yes |
| Aisle - South | 10 | 0 | Yes |
| Aisle - North | 10 | 2 | Yes |
| Aisle - Rear | 10 | 24 | No |

NOTE: SHARED ACCESS AND PARKING SHALL BE SUBJECT TO THE TERMS OF THE "DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS".

- = EXCLUSIVE PARKING STALLS ON LOT 1 (35)
- = NON-EXCLUSIVE STALLS ON LOT 1 (15) TO BE USED BY LOT 1 OR LOT 2

NOTE: ALL SITE/PUBLIC IMPROVEMENTS SHOWN FOR LOT 2 ON THIS PLAN WILL BE COMPLETED CONCURRENTLY WITH CONSTRUCTION OF LOT 1.



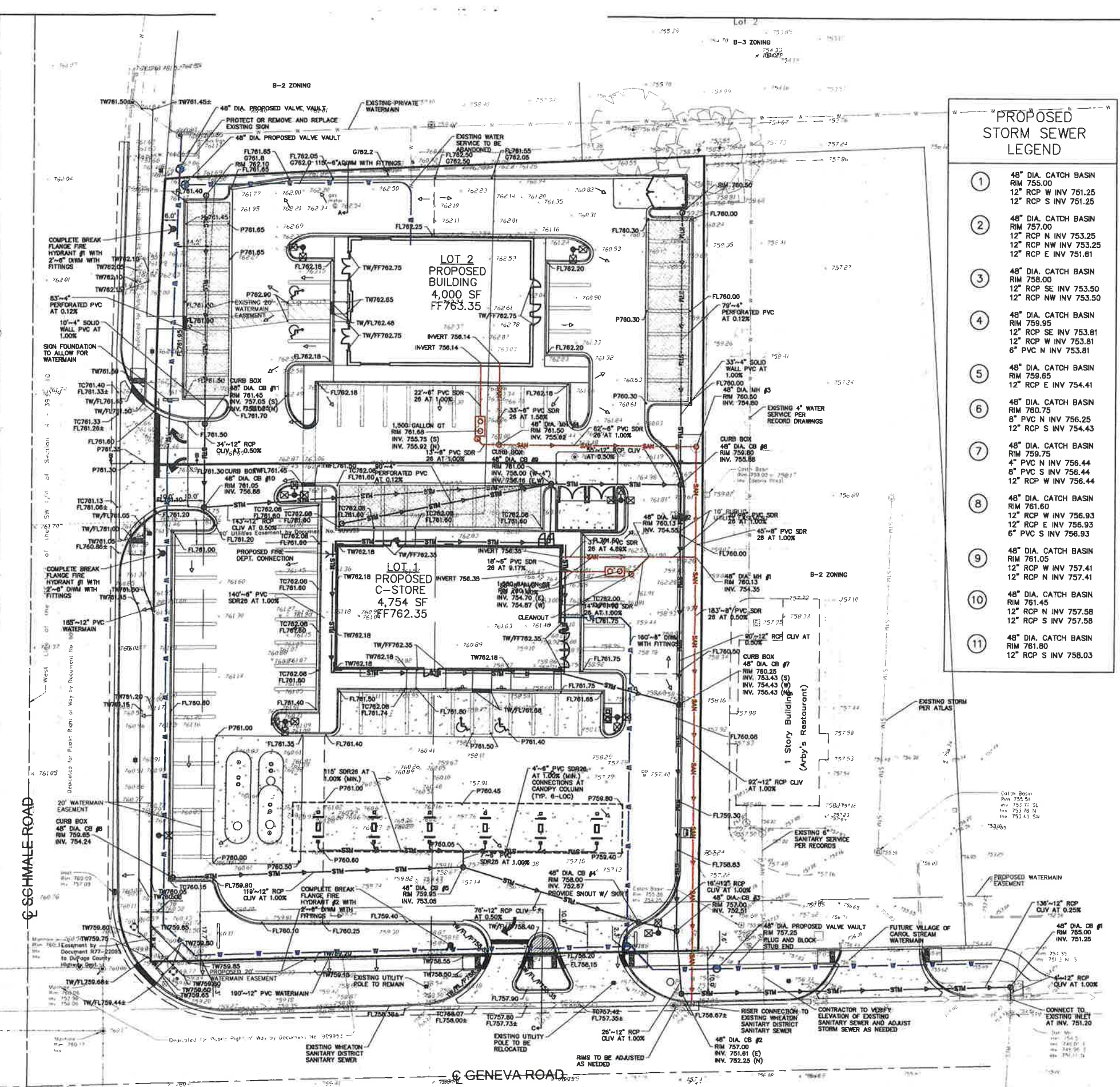
FINAL PUD PLAN
OPTION 1

| NO. | REVISIONS | DATE |
|-----|--|-----------|
| 1 | PER CLIENT REVISIONS | 5/10/2020 |
| 2 | PER CLIENT/ADDIT REVISIONS | 4/03/2020 |
| 3 | PER CLIENT/ADDIT REVISIONS | 4/15/2020 |
| 4 | PER CLIENT REQUEST | 4/17/2020 |
| 5 | PER CAROL STREAM LETTER DATED 3/4/2020 | 5/13/2020 |
| 6 | UPDATED PER VILLAGE COMMENT | 5/27/2020 |

Prepared For:
Vequity
400 N State Street
Chicago, IL 60654
GENEVA-MAIN COMMONS
NEC of Schmale Road and Geneva Road
Carol Stream, Illinois

Prepared By:
Watermark
Engineering
RESOURCES, LTD
281 Cinger Woods Parkway, Suite 100, Aurora, IL 60502
phone: 630-375-8800 fax: 630-238-3600 www.watermark-engineering.com

CHECKED BY: J. MILLER
DESIGN BY: S. SIMAK
DRAWN BY: S. SIMAK
DATE: FEBRUARY 13, 2020
SCALE: 1" = 20'
PROJECT NO.: 19-043
FINAL PUD PLAN OPTION 1
1 of 1



PROPOSED STORM SEWER LEGEND

- ① 48" DIA. CATCH BASIN
RIM 755.00
12" RCP W INV 751.25
12" RCP S INV 751.25
- ② 48" DIA. CATCH BASIN
RIM 757.00
12" RCP N INV 753.25
12" RCP E INV 751.81
- ③ 48" DIA. CATCH BASIN
RIM 758.00
12" RCP SE INV 753.50
12" RCP NW INV 753.50
- ④ 48" DIA. CATCH BASIN
RIM 759.95
12" RCP SE INV 753.81
12" RCP W INV 753.81
6" PVC N INV 753.81
- ⑤ 48" DIA. CATCH BASIN
RIM 759.65
12" RCP E INV 754.41
- ⑥ 48" DIA. CATCH BASIN
RIM 780.75
8" PVC S INV 756.25
12" RCP S INV 754.43
- ⑦ 48" DIA. CATCH BASIN
RIM 759.75
4" PVC N INV 756.44
8" PVC S INV 756.44
12" RCP W INV 756.44
- ⑧ 48" DIA. CATCH BASIN
RIM 761.60
12" RCP W INV 756.93
12" RCP E INV 756.93
6" PVC S INV 756.93
- ⑨ 48" DIA. CATCH BASIN
RIM 751.05
12" RCP N INV 757.41
12" RCP N INV 757.41
- ⑩ 48" DIA. CATCH BASIN
RIM 761.45
12" RCP N INV 757.58
12" RCP S INV 757.58
- ⑪ 48" DIA. CATCH BASIN
RIM 761.80
12" RCP S INV 758.03

GENERAL NOTES:
 1. THESE PLANS ARE BASED ON THE TOPOGRAPHICAL SURVEY (SURVEY PROJECT #18-019 DATED 03/29/18) PREPARED BY: KIRSCH LAND SURVEYING COMMUNITY DEVELOPMENT, P.O. BOX 929, PLAINFIELD, IL 60544 (630) 627-5588
 2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

REFERENCE BENCHMARK:
 DUPAGE COUNTY BENCH MARK NO. 0173
 BRASS DISK ON THE NORTH END OF THE WEST HEADWALL UNDER PRESIDENT ST. NORTH OF THE "T" INTERSECTION OF ST. CHARLES ROAD
 ELEVATION = 766.46 NAVD88

SITE BENCHMARKS:
 1. SET BOLT ON HYDRANT OPPOSITE THE NW CORNER OF LOT 1 IN MAIN-GENEVA SUBDIVISION
 ELEVATION = 632.32 NAVD88

GRADING PLAN NOTES:
 1. UNLESS OTHERWISE SPECIFIED, TOP OF CURB (TC) AND/OR TOP OF WALK ELEVATIONS ARE 0.5' HIGHER THAN THE ADJACENT FLOW LINE (FL) OR PAVEMENT (P) ELEVATIONS.
 2. IN ALL LOCATIONS WHERE ELEVATIONS ARE SHOWN AS ±, THE ELEVATION HAS BEEN DETERMINED BASED ON INTERPOLATED GRADES FROM THE SURVEY. CONTRACTOR IS TO VERIFY THESE GRADES PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS WITHIN THE PROXIMITY OF THESE INTERPOLATED GRADES AND REPORT THEM TO THE DESIGN ENGINEER FOR VERIFICATION OF PROPOSED SLOPES PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS. DESIGN ENGINEER IS NOT RESPONSIBLE FOR SLOPES OF PROPOSED IMPROVEMENTS BASED ON THESE ± GRADES WITHOUT CONFIRMATION OF EXISTING ELEVATIONS AT TIME OF CONSTRUCTION.
 3. PAVING, SIDEWALK, AND CURBING IS NOT TO BE INSTALLED IN SUCH A WAY THAT IT WILL BLOCK THE FLOW OF WATER AWAY FROM THE BUILDING INCLUDING BUT NOT LIMITED TO WEAP HOLES, WICKS, DRAINAGE SCUPPERS OR PIPES, AND LANDSCAPING.

UTILITY PLAN NOTES:
 1. PRIOR TO CONSTRUCTION OF ANY UTILITIES, CONTRACTOR IS TO VERIFY THAT THE PROPOSED UTILITIES SHOWN ON THIS PLAN THAT ENTER THE PROPOSED BUILDING(S) CORRESPOND WITH THE UTILITIES ON THE PLUMBING PLANS AS THEY EXIT THE BUILDING(S). CONTRACTOR TO REPORT IN WRITING ANY DISCREPANCIES IN SIZE, LOCATION, OR INVERT ELEVATION TO THE DESIGN ENGINEER IMMEDIATELY FOR RESOLUTION OF THE CONFLICT IN WRITING.
 2. GENERAL CONTRACTOR TO COORDINATE THE INSTALLATION AND PERMITTING OF THE PUBLIC UTILITIES, SUCH AS GAS, ELECTRIC, TELEPHONE, CABLE AND FIBER OPTICS, WITH THE PUBLIC UTILITY COMPANIES AND ARCHITECT PRIOR TO CONSTRUCTION. THE INSTALLATION OF THE PUBLIC UTILITIES AND NECESSARY SLEEVING TO BE INCLUDED AS PART OF GENERAL CONTRACTOR'S SCOPE OF WORK FOR THIS PROJECT.

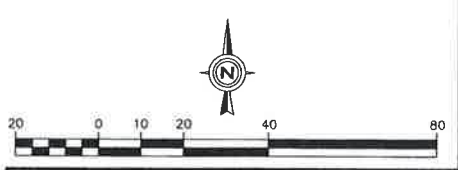
STORMWATER DETENTION SUMMARY:
 SITE AREA = 72,543 SF 1.66 ACRES
 EXISTING IMPERVIOUS AREA = 52,336 SF
 EXISTING PERVIOUS AREA = 20,207 SF

DUPAGE COUNTY REQUIREMENTS:
 1. PROVIDE STORMWATER DETENTION FOR NET NEW IMPERVIOUS AREA IF NET NEW IMPERVIOUS AREA AFTER FEBRUARY 15, 1992 EXCEEDS 25,000 SF.

PROPOSED IMPERVIOUS AREA = 59,261 SF
 NET NEW IMPERVIOUS AREA = 6,925 SF
 NO DETENTION REQUIRED.

2. PCBMP FOR LOT 1:
 DUE TO THE PROPOSED USE AS A FUELING STATION, PCBMP ARE PROHIBITED ACCORDING TO DUPAGE COUNTY COUNTYWIDE STORMWATER AND FLOOD PLAIN ORDINANCE 15-63.H.1.
 *PROPOSED SNOOT WITH BIO-SKIRT TO BE LOCATED AT CB#3

3. PCBMP FOR LOT 2:
 THE IMPERVIOUS AREA IS NOT INCREASING BY MORE THAN 2,500 SQ FT, THEREFORE NO VOLUME/BMP STORAGE IS REQUIRED.



PRELIMINARY ENGINEERING PLAN OPTION 1

| NO. | REVISIONS | DATE |
|-----|--|-----------|
| 1 | PER CLIENT REVISIONS | 3/9/2020 |
| 2 | PER CLIENT/ADDIT REVISIONS | 4/30/2020 |
| 3 | PER CLIENT/ADDIT REVISIONS | 4/17/2020 |
| 4 | PER CLIENT REQUEST | 4/17/2020 |
| 5 | PER CAROL STREAM LETTER DATED 3/9/2020 | 5/13/2020 |

Prepared For:

Vecuity
 400 N State Street
 Chicago, IL 60654
GENEVA-MAIN COMMONS
 NEC of Schmale Road and Geneva Road
 Carol Stream, Illinois

Prepared By:

Watermark Engineering Resources, Ltd.
 2611 Cingular Woods Parkway, Suite 100, Aurora, IL 60502
 phone: 630-352-1800 fax: 630-238-3860 www.watermark-engineering.com

CHECKED BY: J. MILLER
 DESIGN BY: S. SIMAK
 DRAWN BY: S. SIMAK
 DATE: FEBRUARY 13, 2020
 SCALE: 1" = 20'
 PROJECT NO.: 19-043

RECEIVED
14 2020

GENERAL NOTES:
1. THESE PLANS ARE BASED ON THE TOPOGRAPHICAL SURVEY (SURVEY PROJECT #18-019 DATED 03/29/18) PREPARED BY: KIRSCH LAND SURVEYING, LLC P.O. BOX 929, PLAINFIELD, IL 60544 (630) 627-5589
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

LANDSCAPE DATA - LOT 2

| | | |
|--|---|----------------|
| OPEN SPACE AREA 3,405 S.F. | LANDSCAPE VALUE 0.05*3,405 | = 170 POINTS |
| MAIN STREET LANDSCAPE SETBACK AREA 11,700 S.F. | LANDSCAPE VALUE 0.35*11,700 | = 4,095 POINTS |
| PARKING LOT INTERIOR AREA 17,449 S.F. | LANDSCAPE VALUE 1.5*17,449 | = 2,617 POINTS |
| TOTAL POINTS REQUIRED = 6,882 POINTS | TOTAL POINTS PROVIDED = 6,891 POINTS | |

LANDSCAPE DATA - LOT 1

| | | |
|--|--|-----------------|
| OPEN SPACE AREA 6,675 S.F. | LANDSCAPE VALUE .05*6675 | = 334 POINTS |
| MAIN STREET LANDSCAPE SETBACK AREA 18,000 S.F. | LANDSCAPE VALUE 0.35*18,000 | = 6,300 POINTS |
| GENEVA ROAD LANDSCAPE SETBACK AREA 22,500 S.F. | LANDSCAPE VALUE 0.35*22,500 | = 7,875 POINTS |
| PARKING LOT INTERIOR AREA 31,338 S.F. | LANDSCAPE VALUE 1.5*31,338 | = 47,007 POINTS |
| TOTAL POINTS REQUIRED = 63,516 POINTS | TOTAL POINTS PROVIDED = 63,516 POINTS | |

Lot 2 Plant Value Table:

| Description | Point Value | Quantity Provided | Points Provided | Point Pct. |
|-----------------|-------------|-------------------|-----------------|------------|
| Evergreen Tree | 275 | 8 | 2200 | 32% |
| Ornamental Tree | 250 | 0 | 0 | 0% |
| Shade Tree | 225 | 8 | 1800 | 26% |
| Large Shrub | 70 | 0 | 0 | 0% |
| Small Shrub | 35 | 59 | 2065 | 30% |
| Landscape Bed | 0.5 | 1652 | 826 | 12% |
| | | | 6891 | 100% |

Lot 1 Plant Value Table:

| Description | Point Value | Quantity Provided | Points Provided | Point Pct. |
|-----------------|-------------|-------------------|-----------------|------------|
| Evergreen Tree | 275 | 44 | 12100 | 61% |
| Ornamental Tree | 250 | 0 | 0 | 0% |
| Shade Tree | 225 | 13 | 2925 | 15% |
| Large Shrub | 70 | 17 | 1190 | 6% |
| Small Shrub | 35 | 58 | 2030 | 10% |
| Landscape Bed | 0.5 | 2910 | 1455 | 7% |
| | | | 19700 | 100% |

Prepared For:
Verquy
400 N. State Street
Chicago, IL 60654
GENEVA-MAIN COMMONS
425 E. Geneva Road
Carol Stream, Illinois

Prepared By:
Watermark Engineering Resources, Ltd.
2631 Greiner Woods Parkway, Suite 100, Aurora, IL 60502
phone 630-375-1800 fax 630-238-9800 www.watermark-engineering.com

CHECKED BY: B. PERRY
DESIGN BY: K. PRICE
DRAWN BY: K. PRICE
DATE: FEBRUARY 13, 2020
SCALE: 1" = 20'
PROJECT NO.: 18-043
LANDSCAPE PLAN OPTION 1

L-1

LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE HARDY TO THE ZONE IT IS BEING PLANTED IN. ALL TREES AND SHRUBS ARE TO BE BALLED AND BURLAP UNLESS OTHERWISE NOTED AND SHALL BE GROWN IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORT.
- PLANT SIZES CALLED OUT ON THIS PLAN ARE THE MINIMUM SIZE REQUIRED. PLANTS WHICH FAIL TO MEET THE SIZES LISTED, SHALL BE REJECTED AT THE EXPENSE OF THE CONTRACTOR.
- CONTRACTOR MUST VERIFY ALL MATERIAL QUANTITIES AS DEPICTED ON THE DRAWINGS. THE PLANT LIST PROVIDED ON THIS PLAN IS FOR CONVENIENCE ONLY.
- SUBSTITUTIONS MAY NOT BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER.
- THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES AND UTILITY LOCATORS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOT BEGIN ANY WORK ON-SITE UNTIL ALL UTILITIES HAVE BEEN LOCATED. CONTRACTOR SHALL OBTAIN "AS-BUILT" PLANS FOR ALL IRRIGATION AND LIGHTING PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITIES INCLUDING IRRIGATION AND LIGHTING. ALL DAMAGE SHALL BE REPAIRED TO A NEW CONDITION IN ACCORDANCE WITH ALL CODES AT NO COST TO THE OWNER - SEE NOTE 5.
- ALL UNSUITABLE MATERIAL (CONCRETE, AGGREGATE, STONE, CRUSHED ASPHALT, BRICK ETC.) SHALL BE REMOVED, INCLUDING HAUL OFF, PRIOR TO PLANTING AND SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- SOIL MIX PM35 BY MIDWEST TRADING COMPANY OR EQUAL SHALL BE ROTOTILLED INTO ALL PERENNIAL AND ANNUAL PLANTING BEDS PRIOR TO THE INSTALLATION OF THE PLANT MATERIAL. A SLOW RELEASE GRANULAR FERTILIZER SHALL BE APPLIED TO ALL ANNUAL AND PERENNIAL PLANTING BEDS AT THE RECOMMENDED RATE, AND SHALL BE ROTOTILLED IN WITH THE ABOVE SOIL MIXTURE BEFORE THE PLANT MATERIAL IS INSTALLED.
- CONTRACTOR TO PROVIDE THOROUGH INITIAL WATERING OF ALL PLANTINGS WITHIN 12 HOURS OF INSTALLATION TO ENSURE ALL AIR POCKETS HAVE BEEN REMOVED AROUND ROOT BALL.
- ALL PLANT BED AREAS ARE TO BE MULCHED WITH 3" OF DOUBLE SHREDDED HARDWOOD MULCH AND SHALL BE SEPARATED WITH A SPADE EDGE ALONG PERIMETERS ADJACENT TO TURF AREAS. FINAL GRADE (AFTER SETTLING) SHALL BE 1" BELOW ADJACENT CURBS.
- ALL TURF AREAS ARE TO BE A MINIMUM OF A FIVE WAY BLUEGRASS BLEND, UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL INSTALLED TURF AREAS UNTIL TIME OF KNOTTING. IF TURF SEED AND SOO OCCUR ON THE SAME PROJECT, CONTRACTOR SHALL VERIFY AND USE SEED MIXTURES TO MATCH SOO.
- AREAS TO BE SOODED SHALL BE WITH AN "APPROVED TURFGRASS SOO" OF PREMIUM GRADE. SOO SHALL BE A 5 WAY BLEND OF IMPROVED KENTUCKY BLUEGRASS VARIETIES THAT HAS BEEN GROWN LOCALLY TO THE PROJECT SITE. SOO MUST BE MATURED FOR 2 FULL GROWING SEASONS PRIOR TO HARVEST CUTTING AND BE HEALTHY WITH WELL ESTABLISHED ROOTS. SOO SHALL BE FREE OF DISEASE, INSECTS AND DEBRIS. SOO SHALL BE UNIFORM IN LEAF COLOR, TEXTURE, AND DENSITY. SOO SHALL BE DELIVERED, INSTALLED, AND WATERED WITHIN 24 HOURS OF HARVEST IN WHICH TEMPERATURES DO NOT EXCEED 90 DEGREES (F) NOR LESS THAN 55 DEGREES (F). SOO SHALL BE MACHINE-CUT AT A MINIMUM UNIFORM SOIL THICKNESS (1.5" OF SOO IS DESIRED) BUT SOO THICKNESS SHALL BE A THICKNESS NECESSARY FOR PLANT VIABILITY. SOO SHALL BE LAID IN STAGGERED STRAIGHT LINES TIGHTLY AGAINST EACH OTHER WITHOUT STRETCHING OR OVERLAPPING. SOO STAKES SHALL USED ON ALL SLOPES 4:1 OR GREATER.

NOTE:
CONTRACTOR TO MULCH ALL PLANT BEDS (PROPOSED AND EXISTING) WITH TWICE SHREDDED HARDWOOD BARK, DARK BROWN IN COLOR, AND SPADE EDGE WHERE APPLICABLE (TYP)

- CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS (INTENDED OR UNINTENDED) AT A MINIMUM, TO THE ORIGINAL CONDITION UNLESS OTHERWISE NOTED.
- THE EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS INTENDED SOLELY TO IDENTIFY THEM AS OBSERVED IN THE FIELD. THIS PLAN DOES NOT MAKE ANY CLAIMS ABOUT THE CONDITION OR SAFETY OF ANY OF THE PLANT MATERIAL DESCRIBED HEREIN OR OBSERVED IN THE FIELD.
- ALL TRANSPLANTED PLANT MATERIAL MUST BE INSTALLED IMMEDIATELY UPON EXTRACTION FROM ITS ORIGINAL LOCATION, UNLESS SPECIFIC ARRANGEMENTS HAVE BEEN MADE WITH THE LANDSCAPE ARCHITECT/DESIGNER. SHOULD IT BECOME UNREASONABLE TO TRANSPLANT ANY OF THE PLANT MATERIAL, AS DESCRIBED IN THIS PLAN, DUE TO SITE CONSTRAINTS OR OTHERWISE, CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT/DESIGNER TO MAKE ALTERNATIVE ARRANGEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE HEALTH AND VIABILITY OF THE PROPOSED PLANT MATERIAL INCLUDING WATERING, PROTECTION FROM PHYSICAL DAMAGE FROM THE TIME PLANT IS SELECTED THROUGH ITS INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL REMAINING PLUMB UNTIL THE END OF THE GUARANTEE PERIOD. PLANTS MAY NOT BE STAKED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT/DESIGNER.
- CONTRACTOR TO GUARANTEE PLANT MATERIAL AND LABOR FOR A MINIMUM OF ONE YEAR FROM THE TIME OF INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH AND ABIDING BY THE LANDSCAPE ORDINANCES FOR THE SPECIFIC JURISDICTION IN WHICH THE WORK IS TAKING PLACE.
- BIDDERS SHALL BE RESPONSIBLE FOR EXAMINING THE SITE, PRIOR TO PREPARING BID, TO BECOME FAMILIAR WITH THE SPECIFIC SITE CONSTRAINTS.
- ALL EXISTING ON-SITE PLANT MATERIAL NOT EFFECTED BY CONSTRUCTION OR THE PROPOSED LANDSCAPE, SHALL BE PROTECTED AS PART OF THIS PLAN. EXISTING LANDSCAPE IN AREAS OF CONSTRUCTION AND PROPOSED LANDSCAPE SHALL BE REMOVED AS PART OF THIS PLAN.
- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF ALL THE ITEMS SHOWN ON THE PLANS.
- IF IRRIGATION IS DEEMED NECESSARY, THE DESIGN AND INSTALLATION OF THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. AN IRRIGATION PLAN ALONG WITH ANY AS BUILT OF THE IRRIGATION SYSTEM SHALL BE PREPARED FOR OWNER REVIEW AND APPROVAL. CONTRACTOR SHALL GUARANTEE PERFORMANCE, PARTS, AND LABOR FOR A PERIOD OF 1 YEAR FROM THE DATE OF FINAL APPROVAL.
- IF EXISTING IRRIGATION IS PRESENT ON SITE, CONTRACTOR SHALL ADJUST, ADD TO, OR SUBTRACT FROM THE EXISTING IRRIGATION SYSTEM TO ACCOMMODATE ANY PROPOSED ALTERATIONS/ADDITIONS TO THE EXISTING LANDSCAPE. CONTRACTOR SHALL PROVIDE THE OWNER AN AS BUILT OF THE IRRIGATION SYSTEM AND ALL CHANGES TO THE SYSTEM AFFECTED BY THIS PROJECT.
- PROVIDE TOPSOIL RE-Spread PER THE FOLLOWING UNLESS OTHERWISE NOTED:
A. 4" MINIMUM IN GRASS OR SOO AREAS
B. 6" MINIMUM IN PLANTING AREAS
C. 12" MINIMUM IN LANDSCAPE ISLANDS

NOTES:
1. CONTRACTOR TO RESTORE ALL LAWN AREAS WITH 4" PULVERIZED TOPSOIL AND SOO.
2. PRESERVE ALL DRAINAGE PATTERNS AND ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS. SEE ARCHITECTURAL AND ENGINEERING PLANS AS NEEDED (TYP)

PLANT LIST

SHADE, ORNAMENTAL AND CONIFEROUS TREES

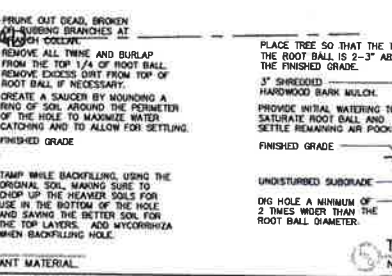
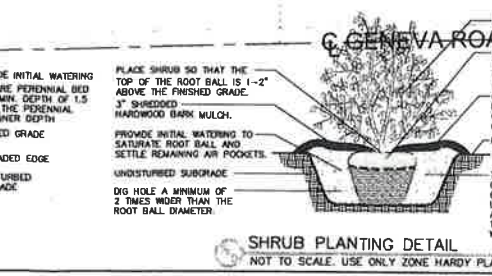
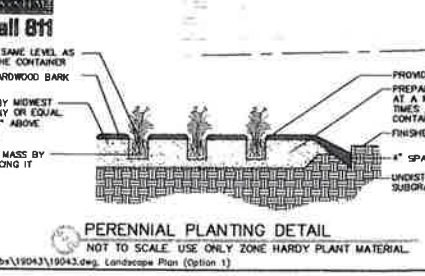
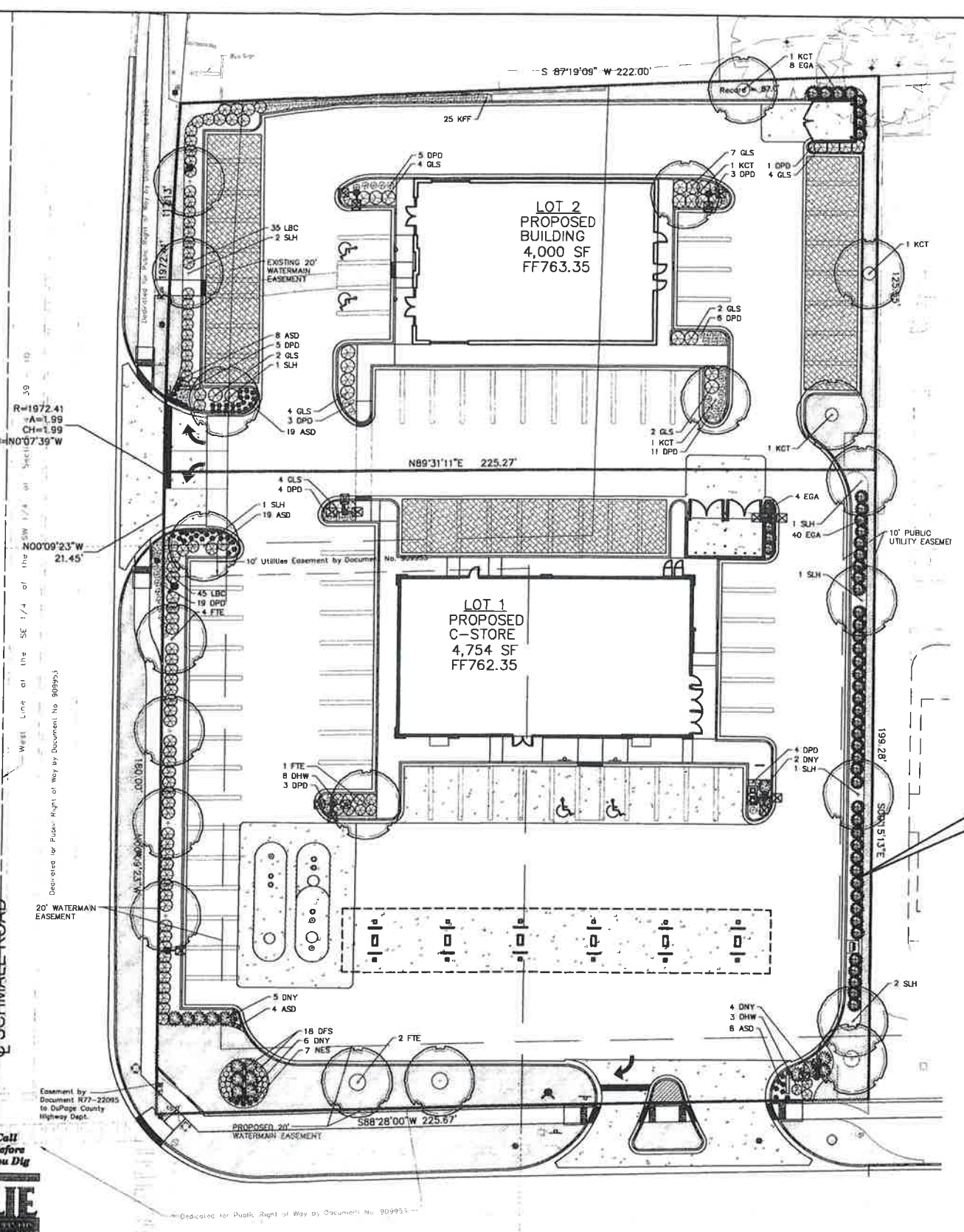
| QTY. | ABRV. | BOTANICAL NAME | COMMON NAME | SIZE |
|------|-------|--|--------------------------|-------------|
| 9 | SLH | Gleditsia triacanthos var. inermis 'Skyline' | Skyline Honeylocust | 2 1/2" Cal. |
| 5 | KCT | Gymnocladus dioica (Male Only) | Kentucky Coffee Tree | 2 1/2" Cal. |
| 7 | FTE | Ulmus x frontier | Frontier Elm | 2 1/2" Cal. |
| 52 | EGA | Thuja occidentalis 'Emerald' | Emerald Green Arborvitae | 6' |

FLOWERING AND EVERGREEN SHRUBS

| QTY. | ABRV. | BOTANICAL NAME | COMMON NAME | SIZE |
|------|-------|---------------------------------|-----------------------------------|--------|
| 79 | LBC | Aronia melanocarpa 'UCONNAM166' | Low Scape Hedger Black Chokeberry | 2 Gal. |
| 27 | GLS | Rhus aromatica 'Grow-Low' | Grow-Low Sumac | 5 Gal. |
| 11 | DHW | Weigela x 'Dark Horse' | Dark Horse Weigela | 3 Gal. |
| 17 | DNY | Taxus x media 'Densiformis' | Densiformis Yew | 5 Gal. |

PERENNIALS, ORNAMENTAL GRASS AND GROUNDCOVERS

| QTY. | ABRV. | BOTANICAL NAME | COMMON NAME | SIZE |
|------|-------|--|----------------------------------|--------|
| 18 | DFS | Heliopsis helianthoides 'Tuscan Sun' | Tuscan Sun False Sunflower | 1 Gal. |
| 58 | ASD | Hemerocallis x 'Apricot Sparkles' | Apricot Sparkles Daylily | 1 Gal. |
| 7 | NES | Sedum spectabile 'Neon' | Neon Sedum | 1 Gal. |
| 25 | KFF | Calamagrostis x acutiflora 'Karl Foerster' | Karl Foerster Feather Reed Grass | 1 Gal. |
| 64 | DPD | Sporobolus heterolepis 'Tara' | Dwarf Prairie Dropseed | 1 Gal. |



LANDSCAPE PLAN
OPTION 1

Call Before You Dig
811

SET PLANTS AT SAME LEVEL AS THEY WERE IN THE CONTAINER
3" SHREDDED HARDWOOD BARK MULCH
SOIL MIX PM35 BY MIDWEST TRADING COMPANY OR EQUAL MOUND BED 2-4" ABOVE FINISHED GRADE
BREAK UP ROOT MASS BY HAND OR BY SLICING IT VERTICALLY

PROVIDE INITIAL WATERING TO SATURATE ROOT BALL AND SETTLE REMAINING AIR POCKETS.
UNDISTURBED SUBGRADE
DIG HOLE A MINIMUM OF 2 TIMES WIDER THAN THE ROOT BALL DIAMETER

PRUNE OUT DEAD, BROKEN OR RUBBING BRANCHES AT BRANCH COLLAR.
REMOVE ALL TWINE AND BURLAP FROM THE TOP 1/4 OF ROOT BALL.
REMOVE EXCESS DIRT FROM TOP OF ROOT BALL IF NECESSARY.
CREATE A SAUCER BY MOUNDING A RING OF SOIL AROUND THE PERIMETER OF THE HOLE TO MAXIMIZE WATER CATCHING AND TO ALLOW FOR SETTLING.

PLACE TREE SO THAT THE TOP OF THE ROOT BALL IS 2-3" ABOVE THE FINISHED GRADE.
3" SHREDDED HARDWOOD BARK MULCH.
PROVIDE INITIAL WATERING TO SATURATE ROOT BALL AND SETTLE REMAINING AIR POCKETS.
UNDISTURBED SUBGRADE
DIG HOLE A MINIMUM OF 2 TIMES WIDER THAN THE ROOT BALL DIAMETER.

PRUNE OUT DEAD, BROKEN OR RUBBING BRANCHES AT BRANCH COLLAR.
REMOVE ALL TWINE, BURLAP AND WIRE BASKET FROM THE TOP 1/4 OF ROOT BALL.
REMOVE EXCESS DIRT FROM TOP OF ROOT BALL IF NECESSARY.
CREATE A SAUCER BY MOUNDING A RING OF SOIL AROUND THE PERIMETER OF THE HOLE TO MAXIMIZE WATER CATCHING AND TO ALLOW FOR SETTLING.

RECEIVED
MAY 27 2020

COMMUNITY DEVELOPMENT
DEPT

| Tenant | Occupancy | Area | Parking/Sf | Parking Required |
|---------|---------------------|-------|--------------------------|------------------|
| MIX USE | RETAIL USE | 2,524 | 1 PER 250 | 10 |
| | RESTAURANT AREA | 805 | 1 PER 55 | 15 |
| | | | | 25 |
| | TOTAL BUILDING AREA | 4,754 | TOTAL REQUIRED (PER REA) | 35 |
| | | | TOTAL PROVIDED | 50 |
| | | | SURPLUS/(DEFICIT) | 15 |

| Tenant | Occupancy | Area | Parking/Sf | Parking Required |
|-----------------|-------------------------------|-------|-------------------|------------------|
| RESTAURANT w/DT | RESTAURANT AREA | 3,891 | 1 PER 55 | 71 |
| | LANDLORD ROOM | 109 | | |
| | TOTAL BUILDING AREA | 4,000 | TOTAL REQUIRED | 71 |
| | | | TOTAL PROVIDED | 29 |
| | | | SURPLUS/(DEFICIT) | (42) |
| | WITH SHARED PARKING AGREEMENT | | Variance Required | (27) |
| | | | | Y |

Stacking Requirement
Minimum of 10 stacking spaces for drive-through window service with a minimum of 5 of these spaces designed for the ordering station.

| | |
|-------------------|----|
| Required | 10 |
| Provided | 9 |
| Variance Required | Y |

GENERAL NOTES:
1. THESE PLANS ARE BASED ON THE TOPOGRAPHICAL SURVEY (SURVEY PROJECT #18-019 DATED 03/29/18) PREPARED BY: KIRSCH LAND SURVEYING, LLC P.O. BOX 929, PLAINFIELD, IL 60544 (630) 627-5589
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

ON SITE PARKING DATA

| Category | Value |
|-----------------------|-------|
| LOT 1 REGULAR SPACES | 48 |
| ADA ACCESSIBLE SPACES | 2 |
| TOTAL SPACES | 50 |
| LOT 2 REGULAR SPACES | 27 |
| ADA ACCESSIBLE SPACES | 2 |
| TOTAL SPACES | 29 |

SITE DATA

| | |
|---------------------|------------------------------|
| LOT AREA | 72,544 S.F. (1.66 AC.) |
| IMPERVIOUS AREA | 58,474 S.F. (1.34 AC.) (81%) |
| PERVIOUS AREA | 14,070 S.F. (0.32 AC.) (19%) |
| LOT 1 BUILDING AREA | 45,372 S.F. (1.04 AC.) |
| LOT 2 BUILDING AREA | 4,650 S.F. |
| LOT 2 AREA | 27,172 S.F. (0.62 AC.) |
| LOT 2 BUILDING AREA | 4,000 S.F. |

Setback Requirements
Zoning B-3

| Building | Yard - Corner Lot | Required (feet) | Proposed (feet) | Variance/Exemptions |
|------------------------|------------------------|-----------------|-----------------|---------------------|
| Fuel Center | Front - Geneva | 100 | 115 | No |
| | Front - Schmale | 100 | 73 | Yes |
| | Rear - North | 40 | 33 | Yes |
| | Interior - East | 0 | 58 | No |
| Canopy | Front - Geneva - South | 35 | 40 | No |
| | Front - Schmale - West | 35 | 57 | No |
| | Rear - North | 35 | N/A | No |
| | Interior - East | 35 | N/A | No |
| Parking/Aisle Frontage | Parking - Geneva | 20 | N/A | No |
| | Front - Schmale | 20 | 7.4 | Yes |
| | Aisle - Geneva | 10 | 11 | No |
| | Aisle - Schmale | 10 | 25.4 | No |
| | Parking - East | 0 | 32 | No |
| | Parking - North | 0 | 9 | No |
| Air/Vac | Front - Geneva | 35 | 93 | No |
| | Front - Schmale | 35 | 185 | No |
| | Rear - North | 35 | 100 | No |
| | Interior - East | 35 | 37 | No |

| Lot 2 - Drive Thru | Required (feet) | Proposed (feet) | Variance/Exemptions | |
|------------------------|-----------------|-----------------|---------------------|-----|
| Front - Schmale | 100 | 76 | Yes | |
| Rear | 40 | 68 | No | |
| Interior - North | 0 | 28 | No | |
| Interior - South | 0 | 39 | No | |
| Parking/Aisle Frontage | Parking - Front | 20 | 8 | Yes |
| | Aisle - South | 10 | 0 | Yes |
| | Aisle - North | 10 | 2 | Yes |
| | Aisle - Rear | 10 | 24 | No |

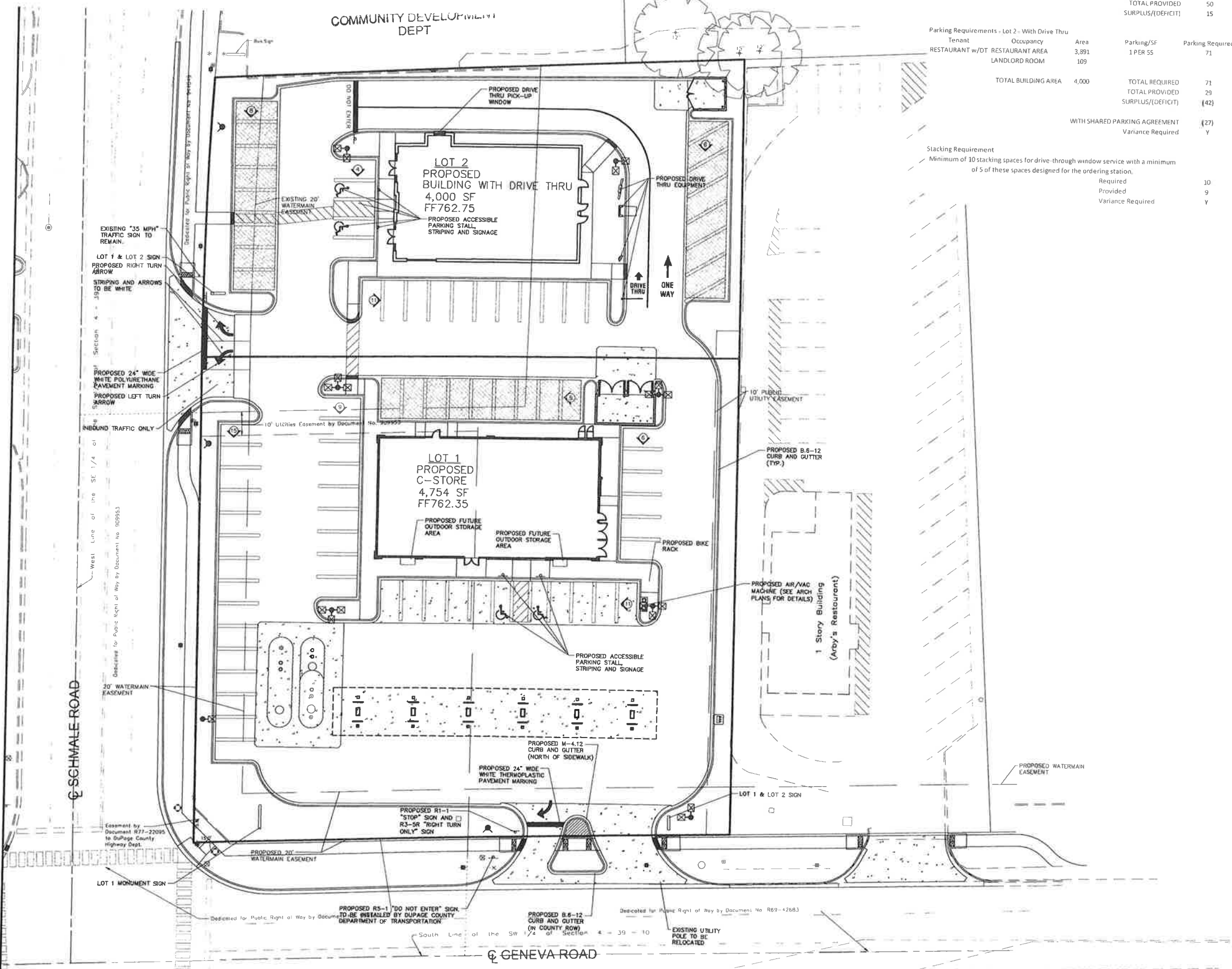
NOTE: SHARED ACCESS AND PARKING SHALL BE SUBJECT TO THE TERMS OF THE "DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS".

- [Symbol] = EXCLUSIVE PARKING STALLS ON LOT 1 (35)
- [Symbol] = NON-EXCLUSIVE STALLS ON LOT 1 (15) TO BE USED BY LOT 1 OR LOT 2

NOTE: ALL SITE/PUBLIC IMPROVEMENTS SHOWN FOR LOT 2 ON THIS PLAN WILL BE COMPLETED CONCURRENTLY WITH CONSTRUCTION OF LOT 1.



**FINAL PUD PLAN
OPTION 2**



| NO. | DATE | REVISIONS |
|-----|-----------|---|
| 1 | 3/10/2020 | PER CLIENT REVISIONS |
| 2 | 4/01/2020 | PER CLIENT/ADJUT REVISIONS |
| 3 | 4/15/2020 | PER CLIENT/ADJUT REVISIONS |
| 4 | 4/17/2020 | PER CLIENT LETTER DATED 4/17/2020 |
| 5 | 5/13/2020 | PER CAROL STREAM LETTER DATED 5/13/2020 |
| 6 | 5/27/2020 | UPDATED PER VILLAGE COMMENT |

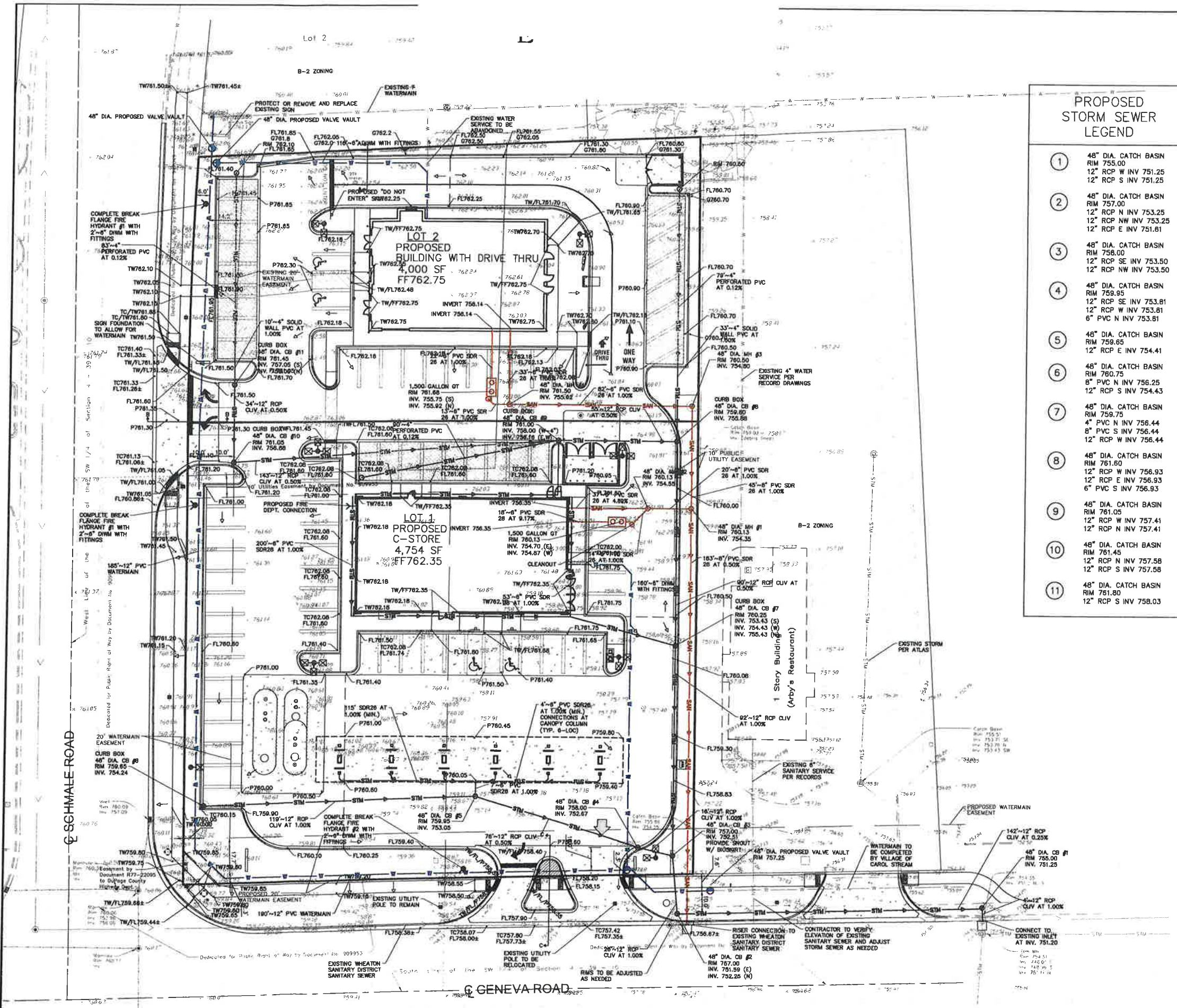
Prepared For:

Geneva-Main Commons
NEC of Schmale Road and Geneva Road
Carol Stream, Illinois

Prepared By:

Watermark Engineering Resources, Ltd
2631 Center Village Parkway, Suite 100
Chicago, IL 60654
phone 630-375-1800 fax 630-238-9800 www.watermark-engineering.com

CHECKED BY: J. MILLER
DESIGN BY: S. SIMAK
DRAWN BY: S. SIMAK
DATE: FEBRUARY 13, 2020
SCALE: 1" = 20'
PROJECT NO.: 19-043



PROPOSED STORM SEWER LEGEND

- ① 48" DIA. CATCH BASIN
RIM 755.00
12" RCP W INV 751.25
12" RCP S INV 751.25
- ② 48" DIA. CATCH BASIN
RIM 757.00
12" RCP N INV 753.25
12" RCP E INV 751.81
- ③ 48" DIA. CATCH BASIN
RIM 758.00
12" RCP SE INV 753.50
12" RCP NW INV 753.50
- ④ 48" DIA. CATCH BASIN
RIM 759.95
12" RCP SE INV 753.81
12" RCP W INV 753.81
6" PVC N INV 753.81
- ⑤ 48" DIA. CATCH BASIN
RIM 759.65
12" RCP E INV 754.41
12" RCP S INV 754.43
- ⑥ 48" DIA. CATCH BASIN
RIM 760.75
8" PVC N INV 756.25
12" RCP S INV 754.43
- ⑦ 48" DIA. CATCH BASIN
RIM 759.75
4" PVC N INV 756.44
6" PVC S INV 756.44
12" RCP W INV 756.44
- ⑧ 48" DIA. CATCH BASIN
RIM 761.60
12" RCP W INV 756.93
12" RCP E INV 756.93
6" PVC S INV 756.93
- ⑨ 48" DIA. CATCH BASIN
RIM 761.05
12" RCP N INV 757.41
12" RCP W INV 757.41
- ⑩ 48" DIA. CATCH BASIN
RIM 761.45
12" RCP N INV 757.58
12" RCP S INV 757.58
- ⑪ 48" DIA. CATCH BASIN
RIM 761.80
12" RCP S INV 758.03

GENERAL NOTES:
 1. THESE PLANS ARE BASED ON THE TOPOGRAPHICAL SURVEY (SURVEY PROJECT #18-019 DATED 03/29/18) PREPARED BY KIRSCH LAND SURVEYING, L.P. P.O. BOX 929, PLAINFIELD, IL 60544 (630) 627-5589
 2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

REFERENCE BENCHMARK
 DUPAGE COUNTY BENCH MARK NO. 0173
 BRASS DISK ON THE NORTH END OF THE WEST HEADWALL UNDER PRESIDENT ST. NORTH OF THE "T" INTERSECTION OF ST. CHARLES ROAD
 ELEVATION = 766.46 NAVD88

SITE BENCHMARKS
 1. SET BOLT ON HYDRANT OPPOSITE THE NW CORNER OF LOT 1 IN MAIN-GENEVA SUBDIVISION
 ELEVATION = 632.32 NAVD88

GRADING PLAN NOTES:
 1. UNLESS OTHERWISE SPECIFIED, TOP OF CURB (TC) AND/OR TOP OF WALK ELEVATIONS ARE 0.5' HIGHER THAN THE ADJACENT FLOW LINE (FL) OR PAVEMENT (P) ELEVATIONS.
 2. IN ALL LOCATIONS WHERE ELEVATIONS ARE SHOWN AS ±, THE ELEVATION HAS BEEN DETERMINED BASED ON INTERPOLATED GRADES FROM THE SURVEY. CONTRACTOR IS TO VERIFY THESE GRADES PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS WITHIN THE PROXIMITY OF THESE INTERPOLATED GRADES AND REPORT THEM TO THE DESIGN ENGINEER FOR VERIFICATION OF PROPOSED SLOPES PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS. DESIGN ENGINEER IS NOT RESPONSIBLE FOR SLOPES OF PROPOSED IMPROVEMENTS BASED ON THESE ± GRADES WITHOUT CONFIRMATION OF EXISTING ELEVATIONS AT TIME OF CONSTRUCTION.
 3. PAVING, SIDEWALK, AND CURBING IS NOT TO BE INSTALLED IN SUCH A WAY THAT IT WILL BLOCK THE FLOW OF WATER AWAY FROM THE BUILDING INCLUDING BUT NOT LIMITED TO WEEP HOLES, WICKS, DRAINAGE SCUPPERS OR PIPES, AND LANDSCAPING.

UTILITY PLAN NOTES:
 1. PRIOR TO CONSTRUCTION OF ANY UTILITIES, CONTRACTOR IS TO VERIFY THAT THE PROPOSED UTILITIES SHOWN ON THIS PLAN THAT ENTER THE PROPOSED BUILDING(S) CORRESPOND WITH THE UTILITIES ON THE PLUMBING PLANS AS THEY EXIT THE BUILDING(S). CONTRACTOR TO REPORT IN WRITING ANY DISCREPANCIES IN SIZE, LOCATION, OR INVERT ELEVATION TO THE DESIGN ENGINEER IMMEDIATELY FOR RESOLUTION OF THE CONFLICT IN WRITING.
 2. GENERAL CONTRACTOR TO COORDINATE THE INSTALLATION AND PERMITTING OF THE PUBLIC UTILITIES, SUCH AS GAS, ELECTRIC, TELEPHONE, CABLE AND FIBER OPTICS, WITH THE PUBLIC UTILITY COMPANIES AND ARCHITECT PRIOR TO CONSTRUCTION. THE INSTALLATION OF THE PUBLIC UTILITIES AND NECESSARY SLEEVING TO BE INCLUDED AS PART OF GENERAL CONTRACTOR'S SCOPE OF WORK FOR THIS PROJECT.

STORMWATER DETENTION SUMMARY:
 SITE AREA = 72,543 SF 1.66 ACRES
 EXISTING IMPERVIOUS AREA = 52,336 SF
 EXISTING PERVIOUS AREA = 20,207 SF

DUPAGE COUNTY REQUIREMENTS:
 1. PROVIDE STORMWATER DETENTION FOR NET NEW IMPERVIOUS AREA IF NET NEW IMPERVIOUS AREA AFTER FEBRUARY 15, 1992 EXCEEDS 25,000 SF.

PROPOSED IMPERVIOUS AREA = 58,474 SF
 NET NEW IMPERVIOUS AREA = 6,138 SF
 NO DETENTION REQUIRED.

2. PCBMP FOR LOT 1:
 DUE TO THE PROPOSED USE AS A FUELING STATION, PCBMP ARE PROHIBITED ACCORDING TO DUPAGE COUNTY COUNTYWIDE STORMWATER AND FLOOD PLAIN ORDINANCE 15-63.H.1.
 *PROPOSED SNOUT WITH BIO-SKIRT TO BE LOCATED AT CB#3

3. PCBMP FOR LOT 2:
 THE IMPERVIOUS AREA IS NOT INCREASING BY MORE THAN 2,500 SQ FT, THEREFORE NO VOLUME/BMP STORAGE IS REQUIRED.

| NO. | REVISIONS | DATE |
|-----|--|-----------|
| 1 | PER CLIENT REVISIONS | 3/9/2020 |
| 2 | PER CLIENT/PROJECT REVISIONS | 4/03/2020 |
| 3 | PER CLIENT/PROJECT REVISIONS | 4/15/2020 |
| 4 | PER CLIENT REQUEST | 4/17/2020 |
| 5 | PER CAROL STREAM LETTER DATED 5/4/2020 | 5/17/2020 |

Prepared For:

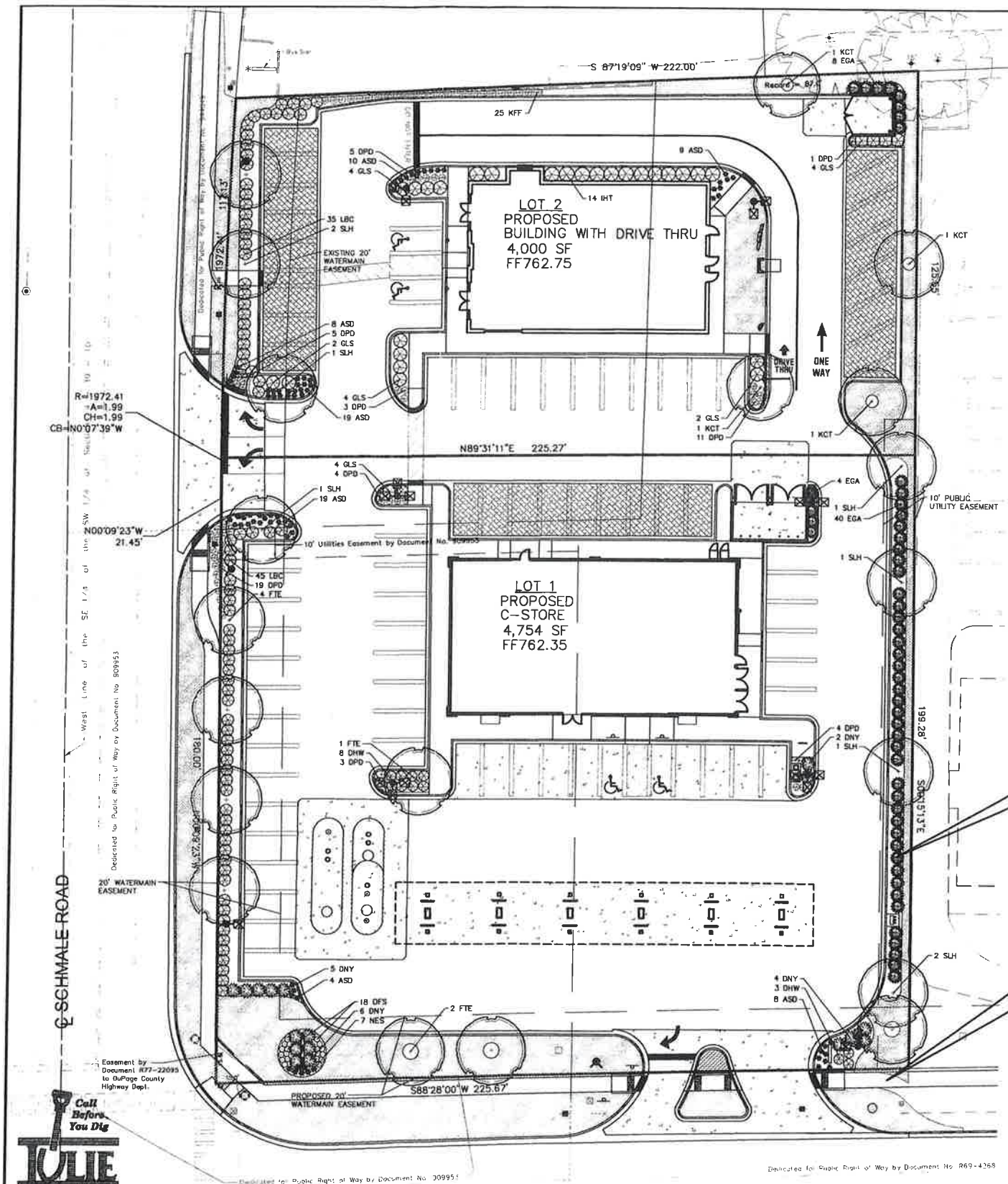
Vectury
 400 N State Street
 Chicago, IL 60654
GENEVA-MAN COMMONS
 NEC of Schmale Road and Geneva Road
 Carol Stream, Illinois

Prepared By:

Watermark Engineering Resources, Ltd
 2031 Cingular Woods Parkway, Suite 100, Aurora, IL 60502
 phone: 630-375-8600 fax: 630-328-8800 www.watermark-engineering.com

CHECKED BY: J. MILLER
 DESIGN BY: S. SIMAK
 DRAWN BY: S. SIMAK
 DATE: FEBRUARY 13, 2020
 SCALE: 1" = 20'
 PROJECT NO.: 19-043

PRELIMINARY ENGINEERING PLAN OPTION 2



LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE HARDY TO THE ZONE IT IS BEING PLANTED IN. ALL TREES AND SHRUBS ARE TO BE BALLED AND BURLAPED UNLESS OTHERWISE NOTED AND SHALL BE GROWN IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORT.
- PLANT SIZES CALLED OUT ON THIS PLAN ARE THE MINIMUM SIZE REQUIRED. PLANTS WHICH FAIL TO MEET THE SIZES LISTED, SHALL BE REJECTED AT THE EXPENSE OF THE CONTRACTOR.
- CONTRACTOR MUST VERIFY ALL MATERIAL QUANTITIES AS DEPICTED ON THE DRAWING. THE PLANT LIST PROVIDED ON THIS PLAN IS FOR CONVENIENCE ONLY.
- SUBSTITUTIONS MAY NOT BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER.
- THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES AND UTILITY LOCATORS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOT BEGIN ANY WORK ON-SITE UNTIL ALL UTILITIES HAVE BEEN LOCATED. CONTRACTOR SHALL OBTAIN "AS-BUILT" PLANS FOR ALL IRRIGATION AND LIGHTING PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITIES INCLUDING IRRIGATION AND LIGHTING. ALL DAMAGE SHALL BE REPAIRED TO A NEW CONDITION IN ACCORDANCE WITH ALL CODES AT NO COST TO THE OWNER - SEE NOTE 5.
- ALL UNSUITABLE MATERIAL (CONCRETE, AGGREGATE, STONE, CRUSHED ASPHALT, BRICK ETC.) SHALL BE REMOVED, INCLUDING HAUL OFF, PRIOR TO PLANTING AND SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- SOIL MIX PM35 BY MIDWEST TRADING COMPANY OR EQUAL SHALL BE ROTOTILLED INTO ALL PERENNIAL AND ANNUAL PLANTING BEDS PRIOR TO THE INSTALLATION OF THE PLANT MATERIAL. A SLOW RELEASE GRANULAR FERTILIZER SHALL BE APPLIED TO ALL ANNUAL AND PERENNIAL PLANTING BEDS AT THE RECOMMENDED RATE, AND SHALL BE ROTOTILLED WITH THE ABOVE SOIL MIXTURE BEFORE THE PLANT MATERIAL IS INSTALLED.
- CONTRACTOR TO PROVIDE THOROUGH INITIAL WATERING OF ALL PLANTINGS WITHIN 12 HOURS OF INSTALLATION TO ENSURE ALL AIR POCKETS HAVE BEEN REMOVED AROUND ROOT BALL.
- ALL PLANT BED AREAS ARE TO BE MULCHED WITH 3" OF DOUBLE SHREDDED HARDWOOD MULCH AND SHALL BE SEPARATED WITH A SPADE EDGE ALONG PERIMETERS ADJACENT TO TURF AREAS. FINAL GRADE (AFTER SETTLING) SHALL BE 1" BELOW ADJACENT CURBS.
- ALL TURF AREAS ARE TO BE A MINIMUM OF A FIVE WAY BLUEGRASS BLEND, UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL INSTALLED TURF AREAS UNTIL TIME OF KNOTTING. IF TURF SEED AND SOO OCCUR ON THE SAME PROJECT, CONTRACTOR SHALL VERIFY AND USE SEED MIXTURES TO MATCH SOO.
- AREAS TO BE SOO'D SHALL BE WITH AN "APPROVED TURFGRASS SOO" OF PREMIUM GRADE. SOO SHALL BE A 5 WAY BLEND OF IMPROVED KENTUCKY BLUEGRASS VARIETIES THAT HAS BEEN GROWN LOCALLY TO THE PROJECT SITE. SOO MUST BE MATURED FOR 2 FULL GROWING SEASONS PRIOR TO HARVEST CUTTING AND BE HEALTHY WITH WELL ESTABLISHED ROOTS. SOO SHALL BE FREE OF DISEASE, INSECTS AND DEBRIS. SOO SHALL BE UNIFORM IN LEAF COLOR, TEXTURE, AND DENSITY. SOO SHALL BE DELIVERED, INSTALLED, AND WATERED WITHIN 24 HOURS OF HARVEST IN WHICH TEMPERATURES DO NOT EXCEED 90 DEGREES (F) NOR LESS THAN 56 DEGREES (F). SOO SHALL BE MACHINE-CUT AT A MINIMUM UNIFORM SOIL THICKNESS (1.5" OF SOO IS DESIRED) BUT SOO THICKNESS SHALL BE A THICKNESS NECESSARY FOR PLANT VIABILITY. SOO SHALL BE LAID IN STAGGERED STRAIGHT LINES, TIGHT AGAINST EACH OTHER WITHOUT STRETCHING OR OVERLAPPING. SOO STAKES SHALL USED ON ALL SLOPES 4:1 OR GREATER.

NOTE:
CONTRACTOR TO MULCH ALL PLANT BEDS (PROPOSED AND EXISTING) WITH TWICE SHREDDED HARDWOOD BARK, DARK BROWN IN COLOR, AND SPADE EDGE WHERE APPLICABLE (TYP)

NOTES:
1. CONTRACTOR TO RESTORE ALL LAWN AREAS WITH 4" PULVERIZED TOPSOIL AND SOO.
2. PRESERVE ALL DRAINAGE PATTERNS AND ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS. SEE ARCHITECTURAL AND ENGINEERING PLANS AS NEEDED (TYP)

- CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS (INTENDED OR UNINTENDED) AT A MINIMUM, TO THE ORIGINAL CONDITION UNLESS OTHERWISE NOTED.
- THE EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS INTENDED SOLELY TO IDENTIFY THEM AS OBSERVED IN THE FIELD. THIS PLAN DOES NOT MAKE ANY CLAIMS ABOUT THE CONDITION OR SAFETY OF ANY OF THE PLANT MATERIAL DESCRIBED HEREIN OR OBSERVED IN THE FIELD.
- ALL TRANSPLANTED PLANT MATERIAL MUST BE INSTALLED IMMEDIATELY UPON EXTRACTION FROM ITS ORIGINAL LOCATION, UNLESS SPECIFIC ARRANGEMENTS HAVE BEEN MADE WITH THE LANDSCAPE ARCHITECT/DESIGNER. SHOULD IT BECOME UNREASONABLE TO TRANSPLANT ANY OF THE PLANT MATERIAL AS DESCRIBED IN THIS PLAN, DUE TO SITE CONSTRAINTS OR OTHERWISE, CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT/DESIGNER TO MAKE ALTERNATIVE ARRANGEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE HEALTH AND VIABILITY OF THE PROPOSED PLANT MATERIAL INCLUDING WATERING, PROTECTION FROM PHYSICAL DAMAGE FROM THE TIME PLANT IS SELECTED THROUGH ITS INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL REMAINING PLUMB UNTIL THE END OF THE GUARANTEE PERIOD. PLANTS MAY NOT BE STAKED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT/DESIGNER.
- CONTRACTOR TO GUARANTEE PLANT MATERIAL AND LABOR FOR A MINIMUM OF ONE YEAR FROM THE TIME OF INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH AND ABIDING BY THE LANDSCAPE ORDINANCES FOR THE SPECIFIC JURISDICTION IN WHICH THE WORK IS TAKING PLACE.
- BIDDERS SHALL BE RESPONSIBLE FOR EXAMINING THE SITE, PRIOR TO PREPARING BID, TO BECOME FAMILIAR WITH THE SPECIFIC SITE CONSTRAINTS.
- ALL EXISTING ON-SITE PLANT MATERIAL NOT EFFECTED BY CONSTRUCTION OR THE PROPOSED LANDSCAPE SHALL BE PROTECTED AS PART OF THIS PLAN. EXISTING LANDSCAPE IN AREAS OF CONSTRUCTION AND PROPOSED LANDSCAPE SHALL BE REMOVED AS PART OF THIS PLAN.
- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF ALL THE ITEMS SHOWN ON THE PLANS.
- IF IRRIGATION IS DEEMED NECESSARY, THE DESIGN AND INSTALLATION OF THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. AN IRRIGATION PLAN ALONG WITH AN AS BUILT OF THE IRRIGATION SYSTEM SHALL BE PREPARED FOR OWNER REVIEW AND APPROVAL. CONTRACTOR SHALL GUARANTEE PERFORMANCE, PARTS, AND LABOR FOR A PERIOD OF 1 YEAR FROM THE DATE OF FINAL APPROVAL.
- IF EXISTING IRRIGATION IS PRESENT ON SITE, CONTRACTOR SHALL ADJUST, ADD TO, OR SUBTRACT FROM THE EXISTING IRRIGATION SYSTEM TO ACCOMMODATE ANY PROPOSED ALTERATIONS/ADDITIONS TO THE EXISTING LANDSCAPE. CONTRACTOR SHALL PROVIDE THE OWNER AN AS BUILT OF THE IRRIGATION SYSTEM AND ALL CHANGES TO THE SYSTEM AFFECTED BY THIS PROJECT.
- PROVIDE TOPSOIL RE-SREAD PER THE FOLLOWING UNLESS OTHERWISE NOTED:
A. 4" MINIMUM IN GRASS OR SOO AREAS
B. 6" MINIMUM IN PLANTING AREAS
C. 12" MINIMUM IN LANDSCAPE ISLANDS

GENERAL NOTES:
1. THESE PLANS ARE BASED ON THE TOPOGRAPHICAL SURVEY (SURVEY PROJECT #18-019 DATED 03/29/19) PREPARED BY: KIRSCH LAND SURVEYING, LLC P.O. BOX 929, PLAINFIELD, IL 60544 (630) 627-5589
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

LANDSCAPE DATA - LOT 2

| | | |
|--|---------------------|--------------|
| OPEN SPACE AREA 3,405 S.F. | = | 170 POINTS |
| LANDSCAPE VALUE 0.05*3,405 | = | |
| MAIN STREET LANDSCAPE SETBACK AREA 11,700 S.F. | = | 4,095 POINTS |
| LANDSCAPE VALUE 0.35*11,700 | = | |
| PARKING LOT INTERIOR AREA 17,450 S.F. | = | 1,745 POINTS |
| LANDSCAPE VALUE 1.5*1,745 | = | 2,618 POINTS |
| TOTAL POINTS REQUIRED = | 6,883 POINTS | |
| TOTAL POINTS PROVIDED = | 7,045 POINTS | |

LANDSCAPE DATA - LOT 1

| | | |
|--|----------------------|--------------|
| OPEN SPACE AREA 6,675 S.F. | = | 334 POINTS |
| LANDSCAPE VALUE .05*6675 | = | |
| MAIN STREET LANDSCAPE SETBACK AREA 18,000 S.F. | = | 6,300 POINTS |
| LANDSCAPE VALUE 0.35*18,000 | = | |
| GENEVA ROAD LANDSCAPE SETBACK AREA 22,500 S.F. | = | 7,875 POINTS |
| LANDSCAPE VALUE 0.35*22,500 | = | |
| PARKING LOT INTERIOR AREA 31,338 S.F. | = | 1,567 POINTS |
| LANDSCAPE VALUE 1.5*1,567 | = | 2,350 POINTS |
| TOTAL POINTS REQUIRED = | 16,389 POINTS | |
| (16,389*1.20 INCREASE) = | 19,666 POINTS | |
| TOTAL POINTS PROVIDED = | 19,700 POINTS | |

Lot 2 Plant Value Table:

| Description | Point Value | Quantity Provided | Points Provided | Point Pct. |
|-----------------|-------------|-------------------|-----------------|------------|
| Evergreen Tree | 275 | 8 | 2200 | 31% |
| Ornamental Tree | 250 | 0 | 0 | 0% |
| Shade Tree | 225 | 8 | 1800 | 26% |
| Large Shrub | 70 | 0 | 0 | 0% |
| Small Shrub | 35 | 60 | 2100 | 30% |
| Landscape Bed | 0.5 | 1890 | 945 | 13% |
| | | | 7045 | 100% |

Lot 1 Plant Value Table:

| Description | Point Value | Quantity Provided | Points Provided | Point Pct. |
|-----------------|-------------|-------------------|-----------------|------------|
| Evergreen Tree | 275 | 44 | 12100 | 61% |
| Ornamental Tree | 250 | 0 | 0 | 0% |
| Shade Tree | 225 | 13 | 2925 | 15% |
| Large Shrub | 70 | 17 | 1190 | 6% |
| Small Shrub | 35 | 58 | 2030 | 10% |
| Landscape Bed | 0.5 | 2920 | 1465 | 8% |
| | | | 19700 | 100% |

PLANT LIST

SHADE, ORNAMENTAL AND CONIFEROUS TREES

| QTY. | ABRV. | BOTANICAL NAME | COMMON NAME | SIZE |
|------|-------|--|-------------------------|-------------|
| 9 | SLH | Gleditsia triacanthos var. inermis 'Skyline' | Skyline Honeylocust | 2 1/2" Cal. |
| 5 | KCT | Gymnocladus dioicis (Male Only) | Kentucky Coffee Tree | 2 1/2" Cal. |
| 7 | FTE | Ulmus x frontier | Frontier Elm | 2 1/2" Cal. |
| 52 | EGA | Thuja occidentalis 'Smaragd' | Emerald Green Arborvite | 6' |

FLOWERING AND EVERGREEN SHRUBS

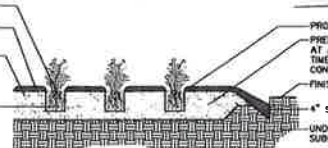
| QTY. | ABRV. | BOTANICAL NAME | COMMON NAME | SIZE |
|------|-------|--------------------------------|-----------------------------------|--------|
| 74 | LBC | Aronia melanocarpa 'UCONNAM16' | Low Scape Hedger Black Chokeberry | 2 Gal. |
| 14 | IHT | Hydrangea arborescens 'NCHA2' | Invincible Spirit II Hydrangea | 5 Gal. |
| 19 | GLS | Rhus aromatica 'Grow-Low' | Grow-Low Sumac | 5 Gal. |
| 11 | DHW | Weigela x 'Dark Horse' | Dark Horse Weigela | 3 Gal. |
| 21 | DNY | Taxus x media 'Densiflora' | Densiflora Yew | 5 Gal. |

PERENNIALS, ORNAMENTAL GRASS AND GROUNDCOVERS

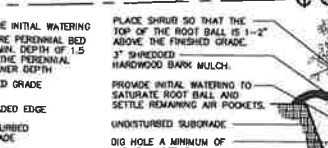
| QTY. | ABRV. | BOTANICAL NAME | COMMON NAME | SIZE |
|------|-------|--|----------------------------------|--------|
| 18 | DFS | Heliopsis helianthoides 'Tuscan Sun' | Tuscan Sun False Sunflower | 1 Gal. |
| 73 | ASD | Hemerocallis x 'Apricot Sparkles' | Apricot Sparkles Daylily | 1 Gal. |
| 7 | NES | Sedum spectabile 'Neon' | Neon Sedum | 1 Gal. |
| 32 | KFF | Calamagrostis x acutiflora 'Karl Foerster' | Karl Foerster Feather Reed Grass | 1 Gal. |
| 48 | DPD | Sporobolus heterolepis 'Tara' | Dwarf Prairie Dropseed | 1 Gal. |



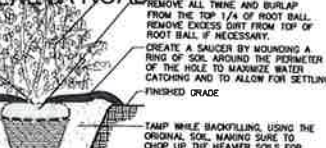
SET PLANTS AT SAME LEVEL AS THEY WERE IN THE CONTAINER
3" SHREDDED HARDWOOD BARK MULCH
SOIL MIX PM35 BY MIDWEST TRADING COMPANY OR EQUAL. MOUND BED 3"-4" ABOVE FINISHED GRADE.
BREAK UP ROOT MASS BY HAND OR BY SLICING IT VERTICALLY



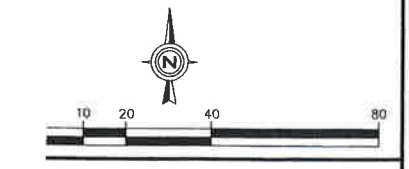
PERENNIAL PLANTING DETAIL
NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.



SHRUB PLANTING DETAIL
NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.



TREE PLANTING DETAIL
NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.



LANDSCAPE PLAN OPTION 2

Prepared For:
GENEVA-MAIN COMMONS
425 E. Geneva Road
Carol Stream, Illinois

Prepared By:
Watermark Engineering Resources, Ltd.
2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502
phone 630-375-1600 fax 630-236-8800 www.watermark-engineering.com

CHECKED BY: B. PERRY
DESIGN BY: K. PRICE
DRAWN BY: K. PRICE
DATE: OCTOBER 14, 2019
SCALE: 1" = 20'
PROJECT NO.: 19-043

LANDSCAPE PLAN OPTION 2
L-1

RECEIVED
MAY 14 2020
COMMUNITY DEVELOPMENT
DEPT

| GOVERNING CODES | |
|--|--|
| 2014 ILLINOIS PLUMBING CODE W/ AMENDMENTS | |
| 2017 NFPA TO NATIONAL ELECTRICAL CODE W/ AMENDMENTS | |
| 2018 INTERNATIONAL BUILDING CODE W/ AMENDMENTS | |
| 2018 INTERNATIONAL ENERGY CONSERVATION CODE W/ AMENDMENTS | |
| 2018 INTERNATIONAL FIRE CODE W/ AMENDMENTS | |
| 2018 INTERNATIONAL FUEL GAS CODE W/ AMENDMENTS | |
| 2018 INTERNATIONAL MECHANICAL CODE W/ AMENDMENTS | |
| 2018 INTERNATIONAL PROPERTY MAINTENANCE CODE W/ AMENDMENTS | |

| BUILDING INFORMATION | | B3 - SERVICE DISTRICT |
|----------------------|-------|-----------------------|
| ZONING: | | TYPE V |
| CONSTRUCTION TYPE: | | SPRINKLERED |
| SPRINKLER SYSTEM: | | MERCANTILE |
| PROPOSED USE GROUP: | | |
| # STOREYS: | | |
| GROSS LEASE AREA: | 4,754 | SF |
| BUILDING GROSS AREA: | 4,754 | SF |

CLIENT:
vequity real estate, redefined.
Vequity
400 N. State
Suite 400
Chicago, IL 60654
312-885-0987
Email info@vequity.com
www.vequity.com

PROJECT TEAM:
ILEKIS
ILEKIS ASSOCIATES
223 W. JACKSON BLVD.
SUITE 1000
CHICAGO, IL 60606
312-419-0009 www.ILEKIS.com
THESE DOCUMENTS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH THE APPLICABLE CODES AND BUILDING REGULATIONS. ALTHOUGH A LICENSED ARCHITECT, I AM NOT A REGISTERED PROFESSIONAL ENGINEER.

| LOT 1 PARKING CALCULATION TABLE | | | | |
|---------------------------------|-----------------|-------|------------|------------------|
| TENANT | OCCUPANCY | AREA | PARKING/FT | PARKING REQUIRED |
| REG & MK USE | RETAIL USE | 1,524 | 1 PER 150 | 10.00 |
| | RESTAURANT AREA | 805 | 1 PER 55 | 15.00 |
| TOTAL BUILDING AREA | | 4,754 | | 25 |
| | | | | TOTAL PROVIDED |
| | | | | 30 |
| | | | | SURPLUS/DEFICIT |
| | | | | 25 |

| ADA PARKING SPACES | | REQUIRED | PROVIDED |
|--------------------|----|----------|----------|
| 90 Degree | 11 | 1 | 2 |
| 180 Degree | 11 | 1 | 2 |
| TOTAL | 22 | 2 | 4 |

| AREAS EXCLUDED FROM PARKING CALCULATION | |
|---|----------|
| BEER CAVES | 1,435 SF |
| COOLERS | |
| RESTROOMS | |

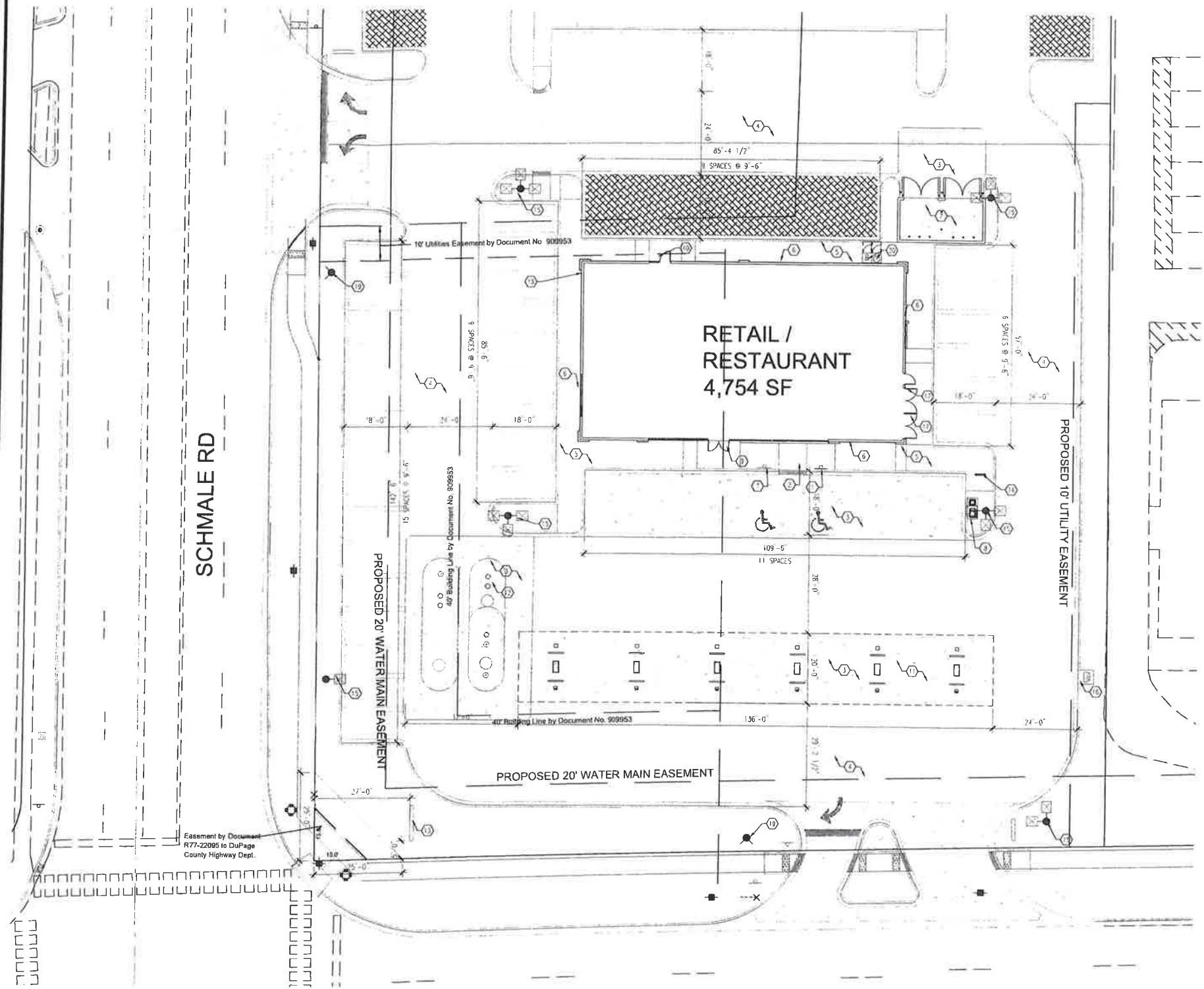
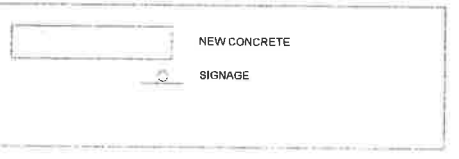
GENERAL NOTES:

- SEE CIVIL FOR GRADING PLAN. SEE CIVIL DRAWING FOR SITE DEMOLITION, NEW PAVEMENT, SITE UTILITIES, SIGNAGE AND FINAL SITE DIMENSIONS.
- SEE AS1.02 FOR ADDITIONAL SITE DETAILS.
- VERIFY THE EXISTENCE OF AND PROTECT ALL EXISTING UTILITY LINES. EXCAVATE WITH CARE.
- INSTALL ADDRESS ON BUILDING AS REQUIRED BY LOCAL CODE.
- PROVIDE KNOX BOX - PER FIRE DEPARTMENT REQUIREMENTS.
- SEE CIVIL DRAWINGS FOR ADDITIONAL SIGNAGE REQUIREMENTS.
- CLEAN LOT AFTER SITE WORK AND AFTER CONSTRUCTION COMPLETION.
- PROTECT ADJACENT PROPERTY. ANY DAMAGE IS TO BE REPAIRED AT CONTRACTOR EXPENSE WITH PERMISSION OF ADJACENT BUILDING OWNER. FOR EXAMPLE, IF SOD IS DAMAGED IT WILL BE REPLACED AND WATERED REGULARLY UNTIL ESTABLISHED.
- PROVIDE EXPANSION JOINTS IN CONCRETE PAVING AND CURBS AS REQUIRED BY MFGR SPECS, OR 30FT SPACING WHICHEVER IS LESS. REFER TO CIVIL DRAWINGS FOR MORE INFORMATION AND DETAILS.

KEY NOTES:

- ADA PARKING SIGN MOUNTED ON POST. SEE CIVIL FOR DETAILS.
- ADA SIDEWALK RAMP TYP. SEE CIVIL.
- NEW CONCRETE PAVEMENT TYP. SEE CIVIL.
- PROVIDE ASPHALT PAVEMENT. SEE CIVIL PLANS FOR PAVING AND GRADING DETAILS.
- CONCRETE SIDEWALK REFER TO CIVIL DRAWINGS.
- 1/2" ISOLATION JOINT ALONG PROFILE OF BUILDING AND WHERE INDICATED, USE BITUMINOUS FILLER AND SEALANT ALONG EDGE.
- PROVIDE TRASH ENCLOSURE. REFER TO AS1.02 FOR DETAILS.
- AIR / VAD REFER TO CIVIL SHEETS FOR LOCATION.
- MAIN DOOR
- EXIT DOOR
- PROPOSED FUEL CANOPY. REFER TO CIVIL.
- PROPOSED UNDERGROUND FUEL TANKS. REFER TO CIVIL.
- NEW PPE ON SIGN UNDER SEPARATE PERMIT.
- NEW BIKE RACK
- NEW LIGHT POLE. REFER TO PHOTOMETRIC PLAN.
- VENT STACK REFER TO CIVIL DRAWINGS.
- ELECTRICAL ROOM DOOR.
- PROPOSED FIRE DEPARTMENT CONNECTION.
- FIRE HYDRANT REFER TO CIVIL.
- CO2 TANK AND N2 TANK CAGE. ANCHOR PER MANUFACTURER SPEC BY GC.

LEGEND:



E GENEVA RD

ARCHITECTURAL SITE PLAN SHOWN FOR REFERENCE ONLY REFER TO CIVIL DRAWINGS FOR FINAL LAYOUT AND DIMENSIONS.



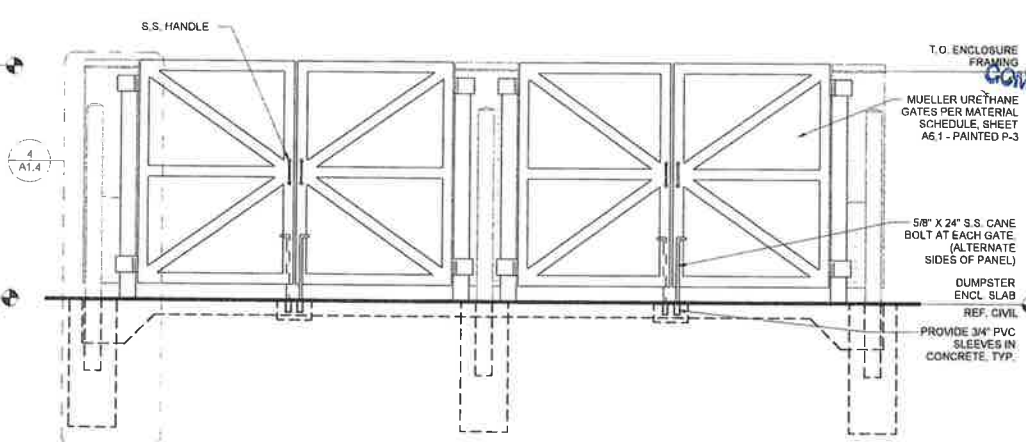
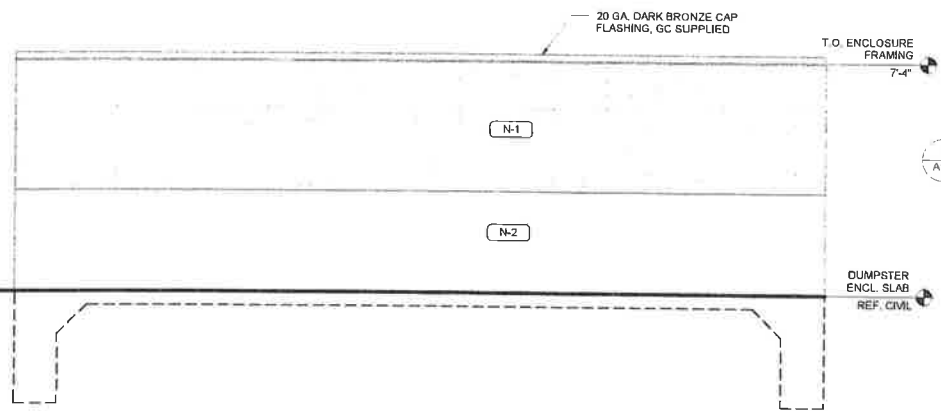
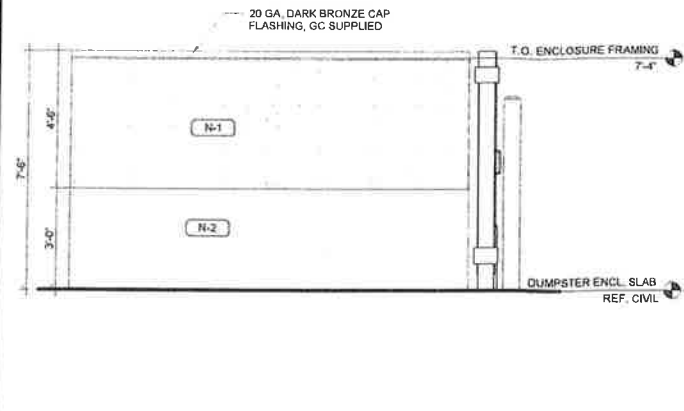
NOTE

| DATE: | ISSUED FOR: |
|----------|--------------------------|
| 05/11/20 | ISSUED PER CITY COMMENTS |
| 04/14/20 | ISSUED FOR CITY REVIEW |

RETAIL BUILDING
PROJECT # 1814-31
425 E GENEVA ROAD
CAROL STREAM, IL 60188

SITE PLAN

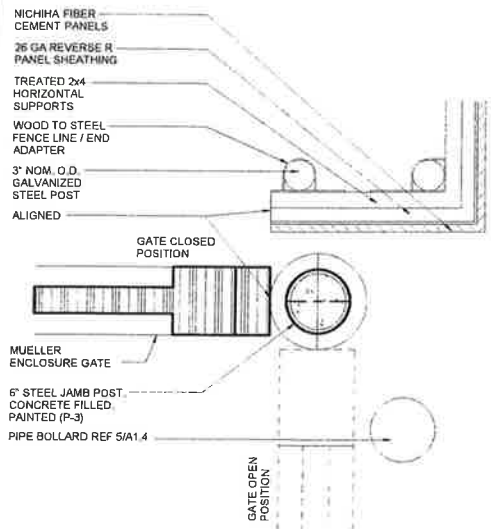
AS1.01



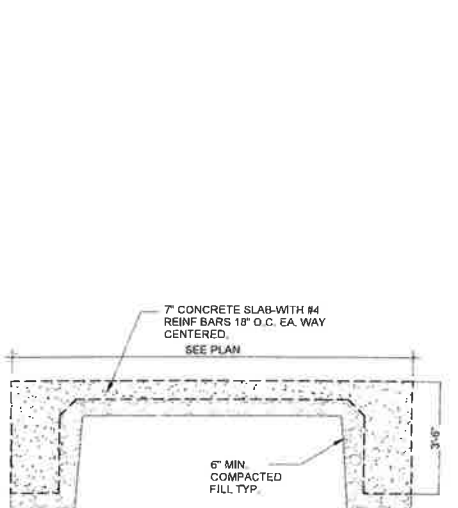
REF. A6.1 FOR EXT. FINISH SCHEDULE
10 SIDE DUMPSTER ENCL. ELEVATION
 3/8" = 1'-0"

REF. A6.1 FOR EXT. FINISH SCHEDULE
9 REAR DUMPSTER ENCL. ELEVATION
 3/8" = 1'-0"

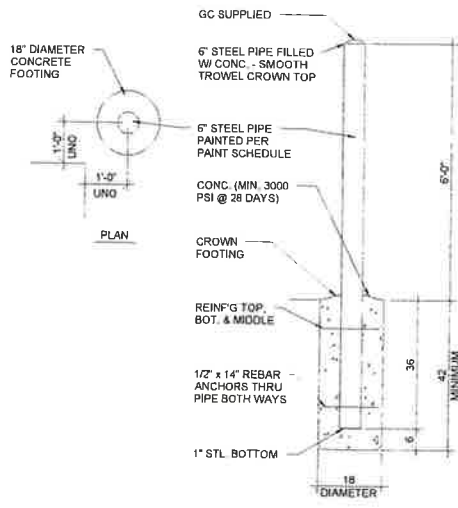
REF. A6.1 FOR EXT. FINISH SCHEDULE
8 FRONT DUMPSTER ENCL. ELEVATION
 3/8" = 1'-0"



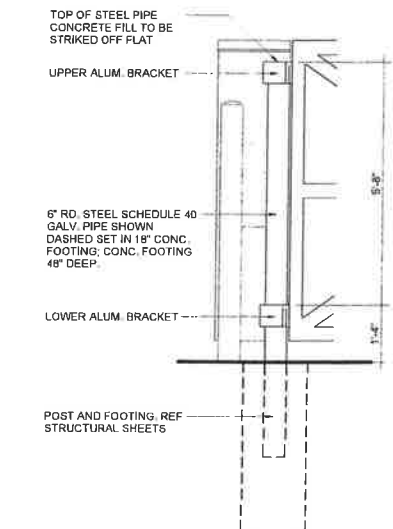
7 DETAIL - GATE
 1 1/2" = 1'-0"



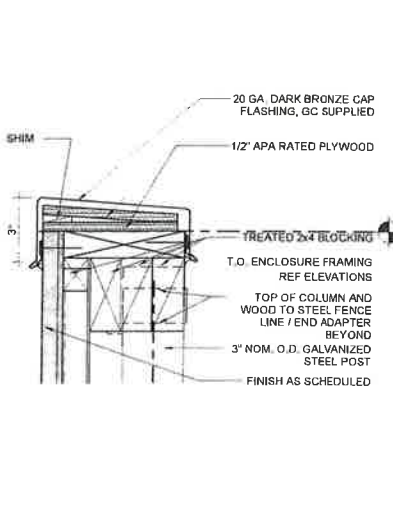
6 DUMPSTER ENCL. FOUNDATION SECTION
 3/8" = 1'-0"



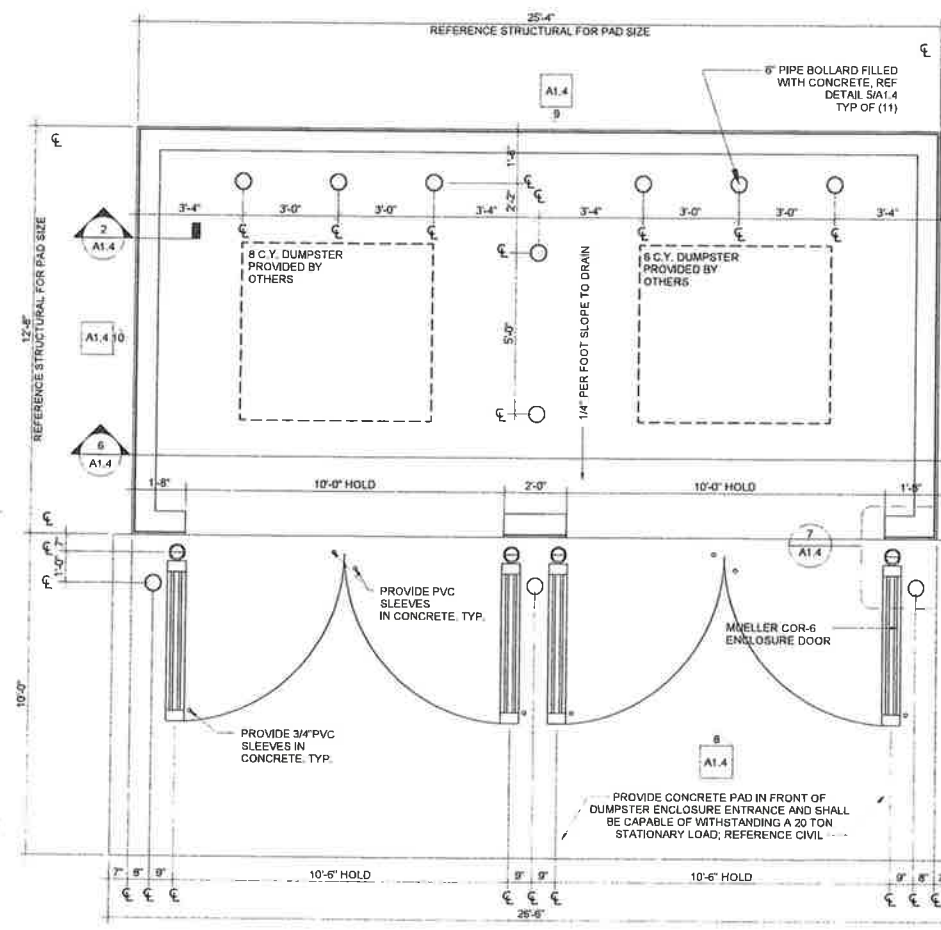
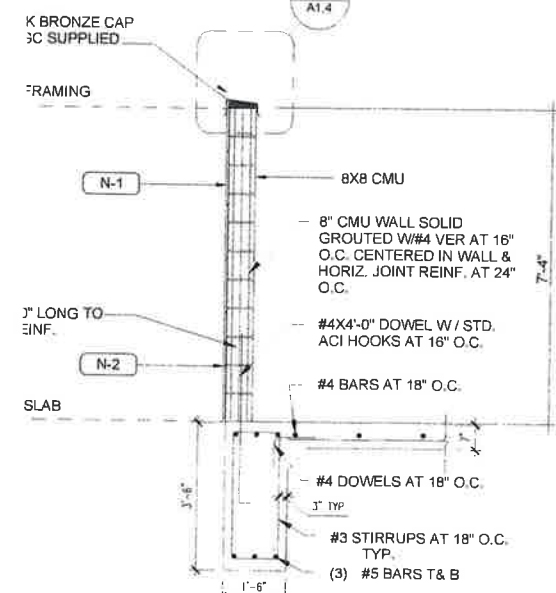
5 TYPICAL BOLLARD SECTION
 1/2" = 1'-0"



4 GATE BOLLARD DETAIL
 1/2" = 1'-0"



3 DETAIL - COPING
 3" = 1'-0"



1 DUMPSTER ENCLOSURE PLAN
 3/8" = 1'-0"

CITY APPROVAL
 RECEIVED
MAY 14 2020
 COMMUNITY DEVELOPMENT
 DEPT

CLIENT:
vequity real estate, redefined.
 Vequity
 400 N. State
 Suite 400
 Chicago, IL 60654
 312-285-0987
 Email info@vequity.com
 www.vequity.com

PROJECT TEAM:
LEKIS

LEKIS ASSOCIATES
 223 W. JACKSON BLVD.
 SUITE 1000
 CHICAGO, IL 60606

312-419-0009 www.LEKIS.com
 THESE DOCUMENTS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE APPLICABLE CODES AND BUILDING REGULATIONS.
 ALPHEUS A. LEE, III
 LICENSE # 001154361

NOTE:

RETAIL BUILDING
 PROJECT # 1814-31
 425 E GENEVA ROAD
 CAROL STREAM, IL 60188

DATE: ISSUED FOR:

05/11/20 ISSUED PER CITY COMMENTS
 04/14/20 ISSUED FOR CITY REVIEW

SITE DETAILS

AS1.02

RECEIVED
MAY 14 2020
COMMUNITY DEVELOPMENT
DEPT

GENERAL NOTES

- A. FIRE SAFE ALL PENETRATIONS THRU PARTITIONS.
- B. PROVIDE ACCESSIBLE THRESHOLD AT EACH EXTERIOR DOOR-SEE DOOR SCHEDULE
- C. PRIME INTERIOR WALLS, COLUMNS TRIM AND DOOR FRAMES
- D. SEE STRUCTURAL FOR CONTROL AND ISOLATION JOINTS AT CONCRETE SLAB AND AROUND COLUMNS
- E. CONTACT OWNER REGARDING HOW THEY WANT TO REKEY THE LOCK FOR THE MAIN ENTRY VS THE SERVICE DOOR. LANDLORD ROOM TO HAVE ELECTRONIC KEY PAD KEY LOCK.
- F. ARABIC NUMERALS AT LEAST FOUR INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 0.5 INCHES SHOWING THE ADDRESS OF THE BUILDING SHALL CONTRAST WITH THE BACKGROUND, SHALL BE CONSTRUCTED OF DURABLE MATERIALS, BE PERMANENTLY INSTALLED AND BE READILY VISIBLE. SCRIPT OR WRITTEN NUMBERS ARE NOT PERMITTED. ADDITIONAL NUMBERS SHALL ALSO BE PLACED ON THE SIDE OF THE BUILDINGS STREET
- G. AT SERVICE DOORS USED AS EXIT/ACCESS FOR FIRE FIGHTING, ARABIC NUMERALS A MINIMUM OF FOUR INCHES IN HEIGHT WITH A MINIMUM STROKE OF 0.5 INCH SHALL BE APPLIED TO THE ADDITIONAL DOOR TO INDICATE THE ADDRESS. THE ADDRESS SHALL BE VISIBLE FROM THE PARKING LOT OR FIRE APPARATUS ACCESS
- H. THIS IS A SPRINKLERED BUILDING PER REQUIREMENT OF VILLAGE OF CAROL STREAM. SEE FP DRAWINGS FOR LAYOUT.
- I. SEE STRUCTURAL FOR CONTROL JOINTS AND EXPANSION JOINTS.
- J. ALL JOINT SYSTEMS IN RATED WALL ASSEMBLIES SHALL COMPLY WITH UL 2079.
- K. ANY PENETRATIONS THROUGH RATED ASSEMBLIES SHALL COMPLY WITH UL 263.
- L. PROVIDE A KNOX BOX TO ENABLE THE FIRE DISTRICT TO HAVE ACCESS TO THE BUILDING AND THE BUILDING'S FIRE PROTECTION FEATURES.
- M. G.C. TO PROVIDE PORTABLE FIRE EXTINGUISHERS WITHIN THE BUILDING. THE TYPE, SIZE, AND SPACING MUST MATCH THE SPECIFIC HAZARD THEY ARE TO PROTECT. CONTACT THE FIRE DISTRICT FOR APPROVAL OF THE TYPES AND LOCATIONS OF PORTABLE FIRE EXTINGUISHERS TO BE USED PRIOR TO FINAL OCCUPANCY.

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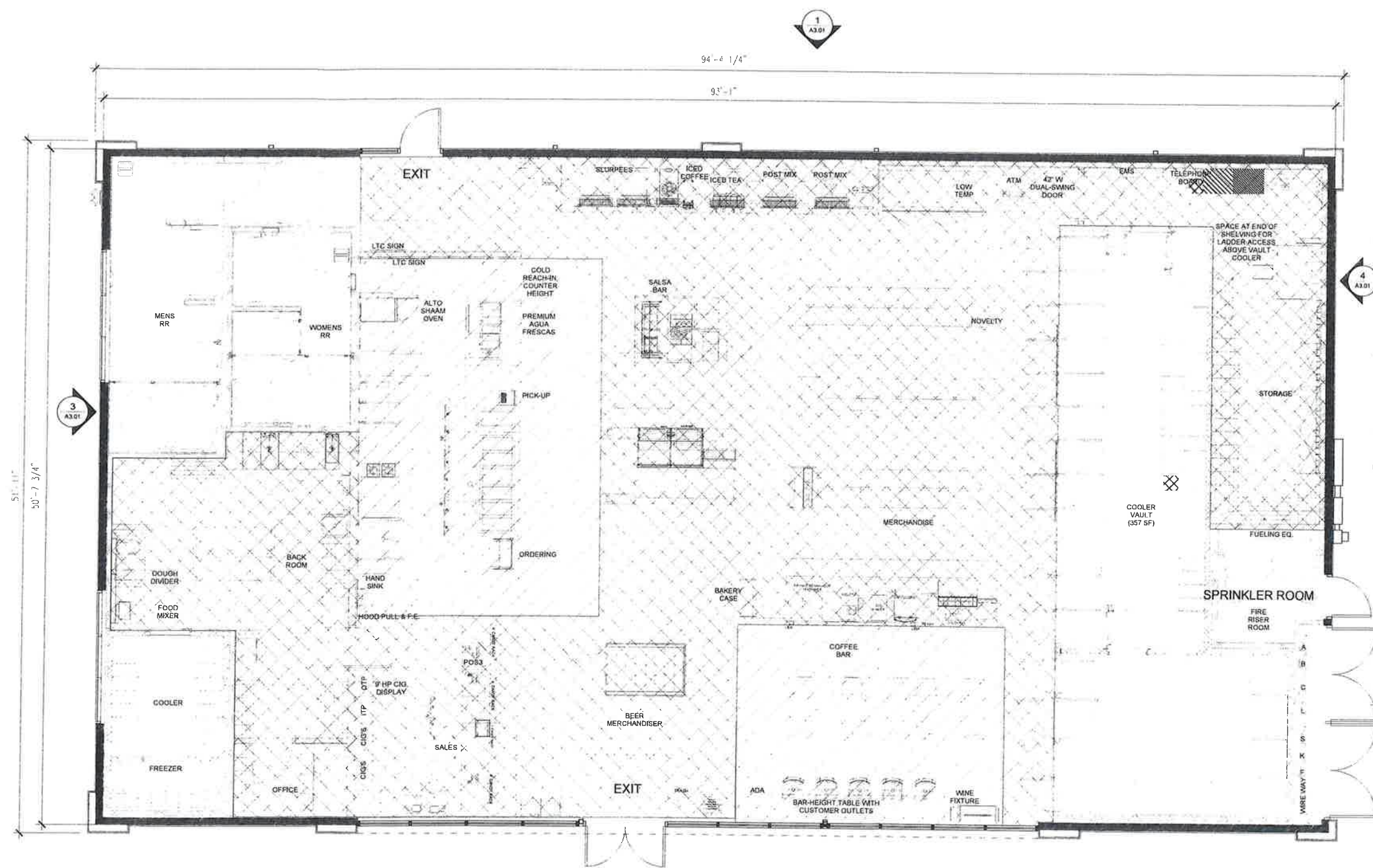
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RETAIL BUILDING
PROJECT # 1814-31
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FLOOR PLAN

A1.01



51'-11"
50'-7 3/4"

94'-6 1/4"
93'-1"

BLDG GROSS AREA: 4,754 SF

INTERIOR LAYOUT SHOWN FOR REFERENCE ONLY

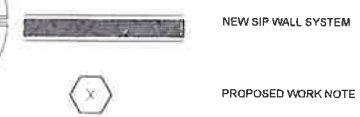
RETAIL NET AREA: 2,524 SF

RESTAURANT NET AREA: 805 SF

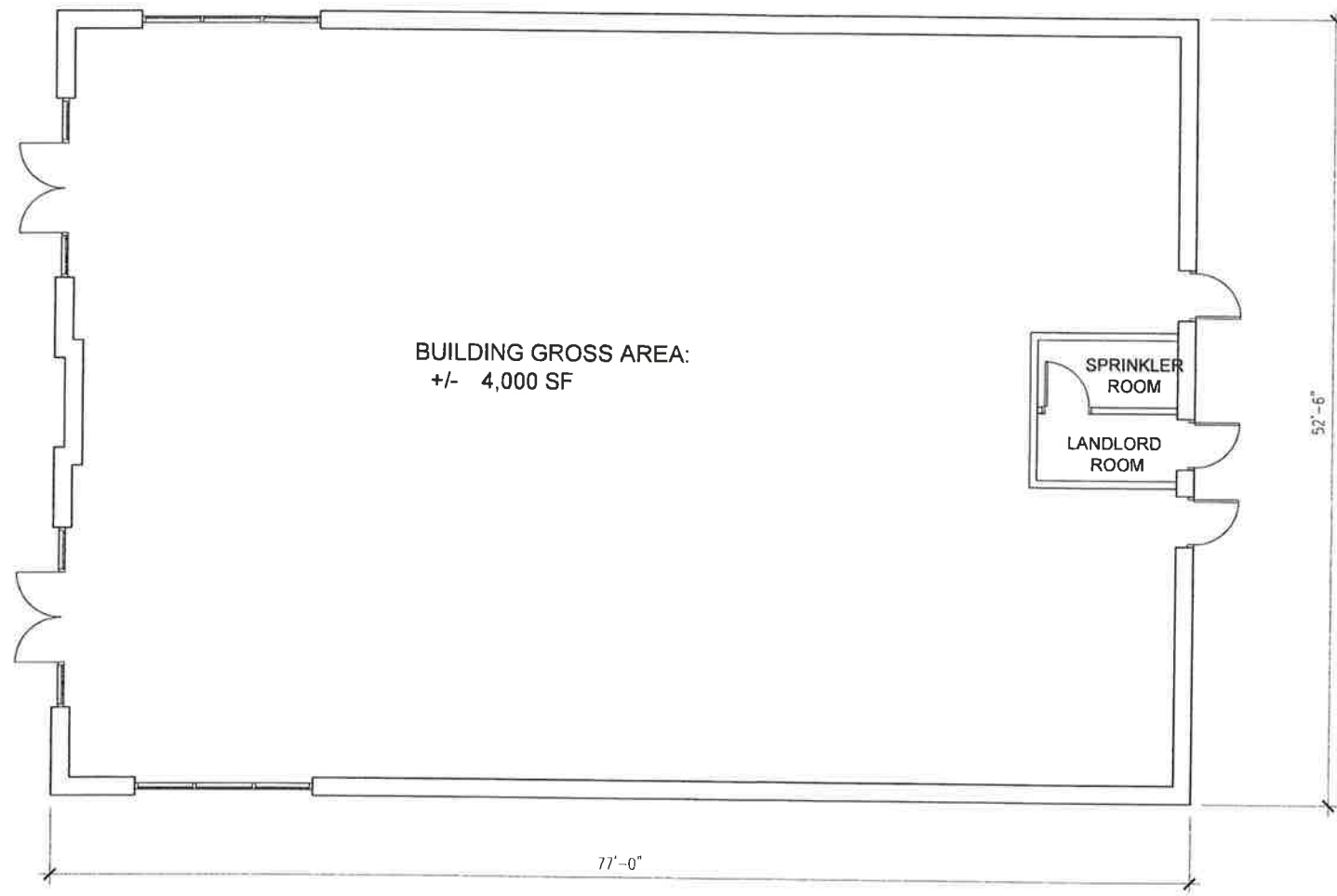


1 FLOOR PLAN
SCALE: 1/4"=1'-0"

WALL LEGEND



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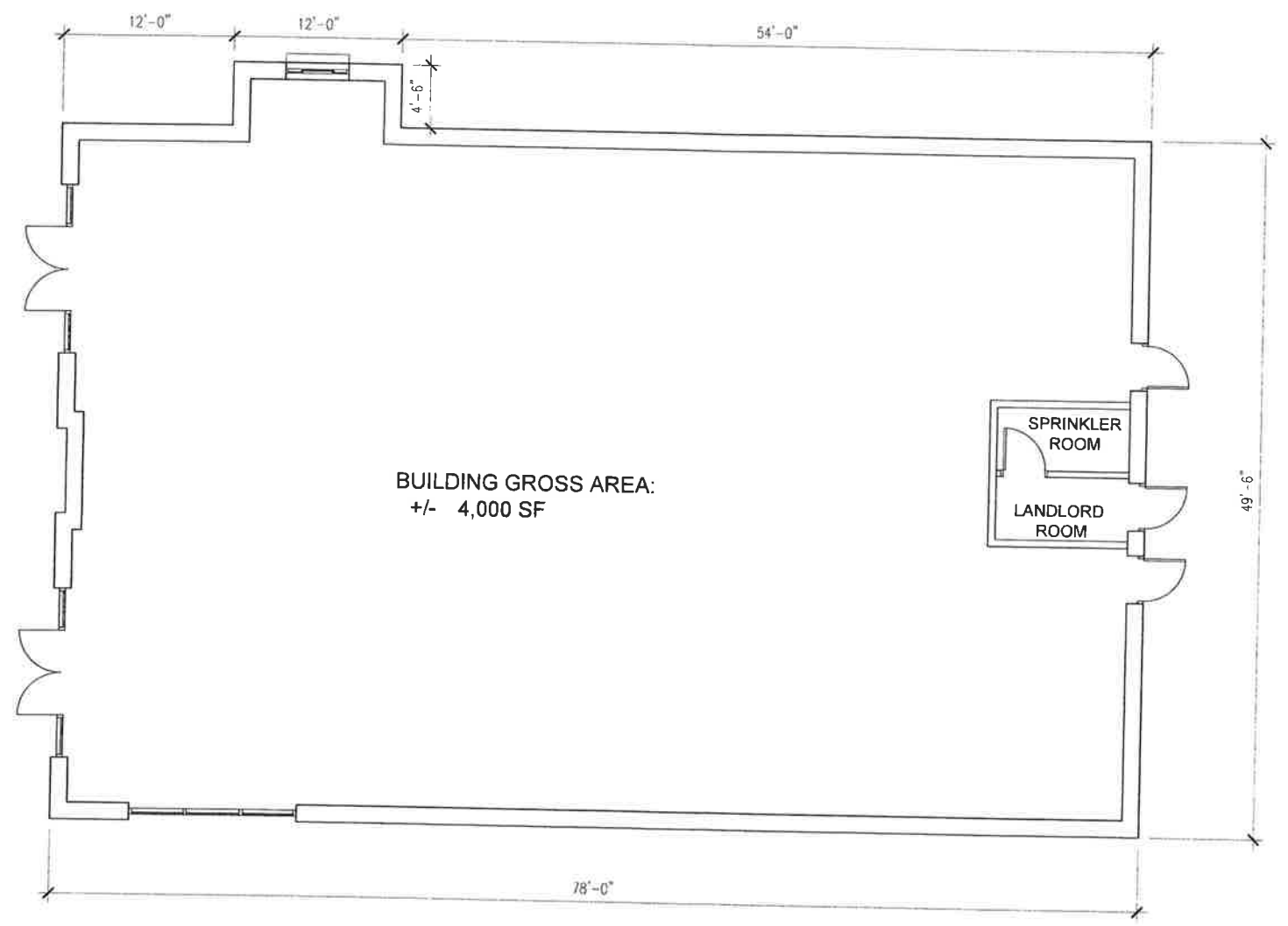
LOT 2 OPTION1
FLOOR PLAN

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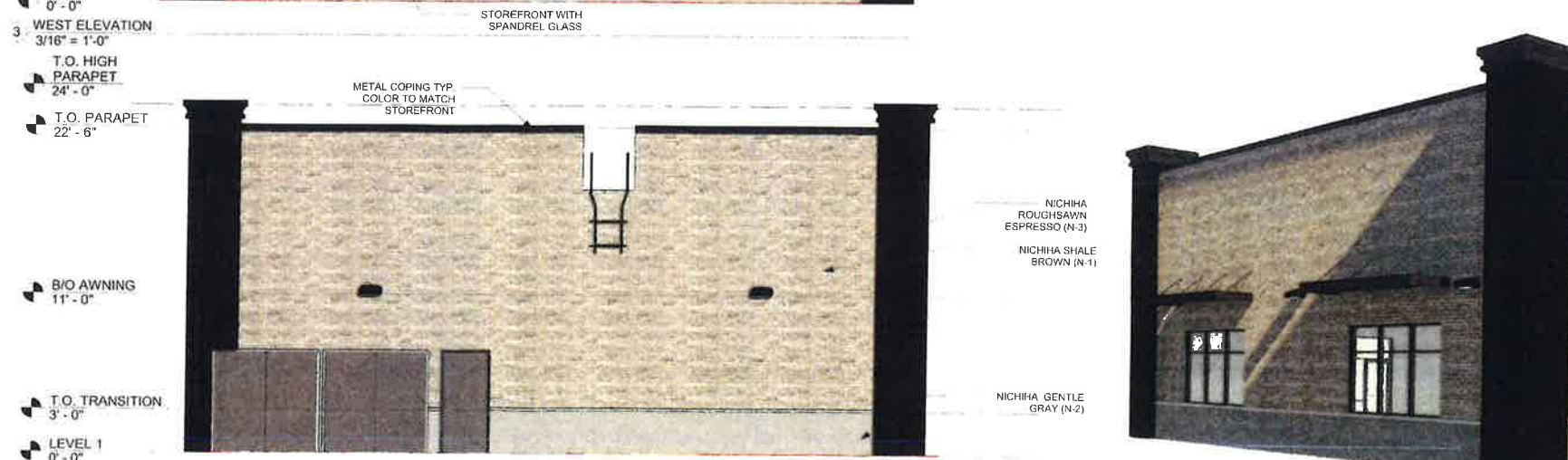
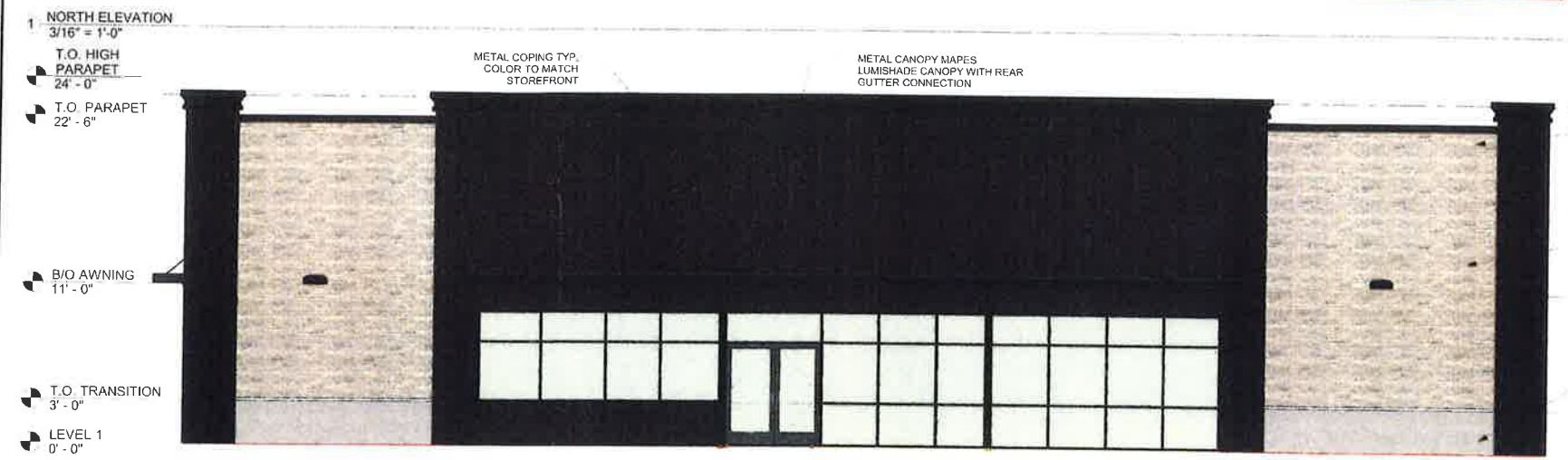
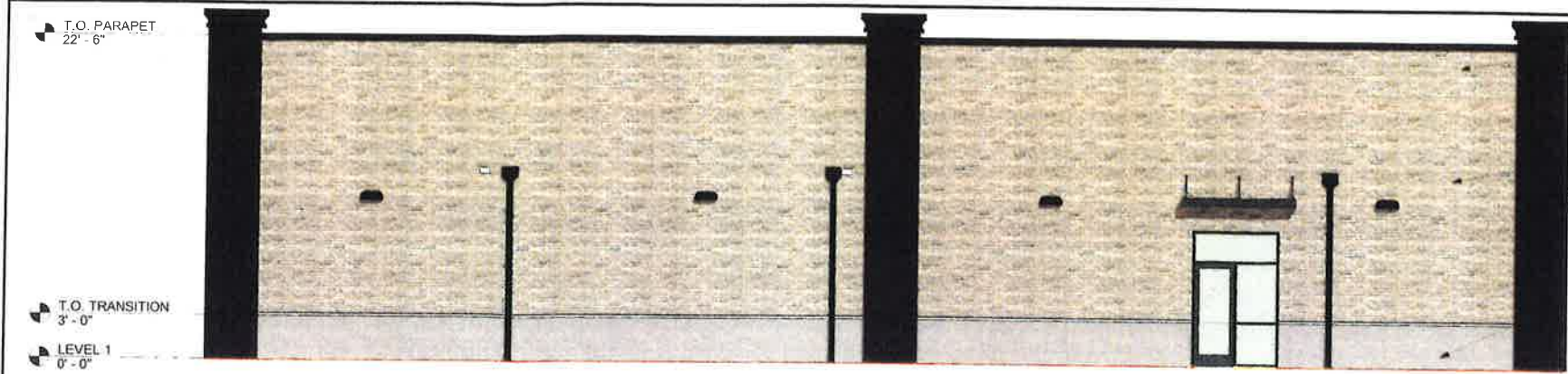
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LOT 2 OPTION 2
 FLOOR PLAN
A1.03



METAL COPING TYP.
COLOR TO MATCH
STOREFRONT

NICHHA
ROUGHSAWN
ESPRESSO (N-3)
NICHHA SHALE
BROWN (N-1)

NICHHA GENTLE
GRAY (N-2)

METAL COPING TYP.
COLOR TO MATCH
STOREFRONT

NICHHA
ROUGHSAWN
ESPRESSO (N-3)
NICHHA SHALE
BROWN (N-1)

NICHHA GENTLE
GRAY (N-2)

METAL COPING TYP.
COLOR TO MATCH
STOREFRONT

NICHHA
ROUGHSAWN
ESPRESSO (N-3)
NICHHA SHALE
BROWN (N-1)

STOREFRONT WITH
SPANDREL GLASS

NICHHA GENTLE
GRAY (N-2)

NICHHA
ROUGHSAWN
ESPRESSO (N-3)
NICHHA SHALE
BROWN (N-1)

NICHHA GENTLE
GRAY (N-2)

| MATERIAL SCHEDULE | | | | |
|-------------------|--------------------------|---------------------|--|---|
| LEGEND | SYMBOL | COLOR | MANUFACTURER | TYPE |
| | FIBER CEMENT PANEL (N-1) | SHALE BROWN | NICHHA | |
| | CONTROL JOINT SEALANT | COLOR: TBD | DOW CORNING | DOW CORNING 790 |
| | METAL COPING | COLOR: TBD | PAC-CLAD PETERSEN | |
| | FIBER CEMENT PANEL (N-2) | GENTLE GRAY | NICHHA | |
| | CONTROL JOINT SEALANT | COLOR: TBD | DOW CORNING | DOW CORNING 790 |
| | METAL COPING | COLOR: TBD | PAC-CLAD PETERSEN | |
| | FIBER CEMENT PANEL (N-3) | ESPRESSO | NICHHA ROUGH SAWN | |
| | CONTROL JOINT SEALANT | COLOR: BRONZE | DOW CORNING | DOW CORNING 790 |
| | METAL COPING | COLOR: DARK BRONZE | PAC-CLAD PETERSEN | |
| | METAL CANOPY | DARK BROWN | SUPERSHADE BY MAPES ARCHITECTURAL CANOPIES OR APPROVED EQUAL | 4' PROJECTION |
| | WALL PACK | BROWN | GE | EXTERIOR LED WALL PACK # EWLSC1_15AF750 |
| | STOREFRONT | DARK BRONZ ANODIZED | | CLEAR ANODIZED STOREFRONT WITH 1" INSULATED GLASS |
| | METAL DOORS AND FRAME | SEALSKIN SW1675 | SHERWIN WILLIAMS | |

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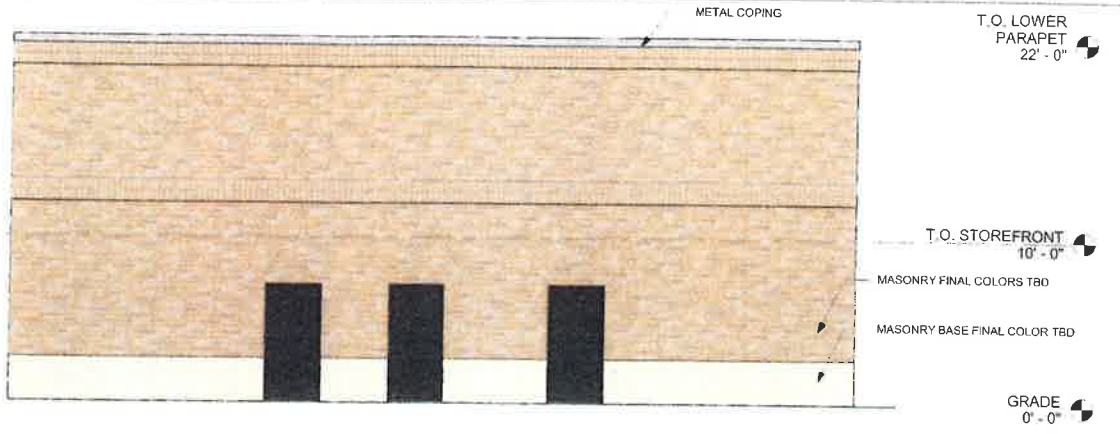
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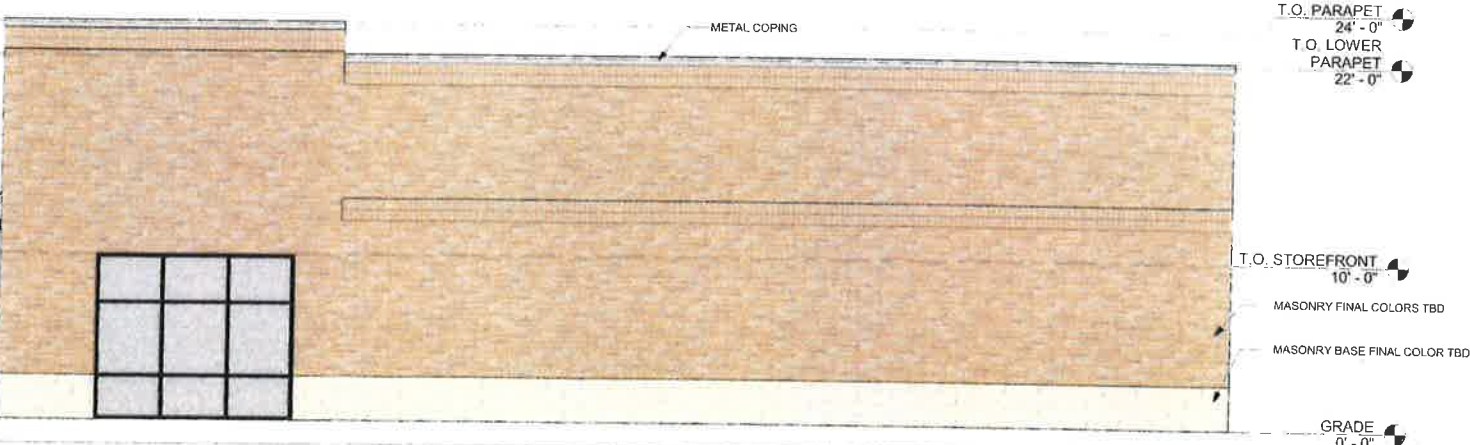
LOT 1 EXTERIOR
ELEVATIONS AND
SCHEDULE
A3.01



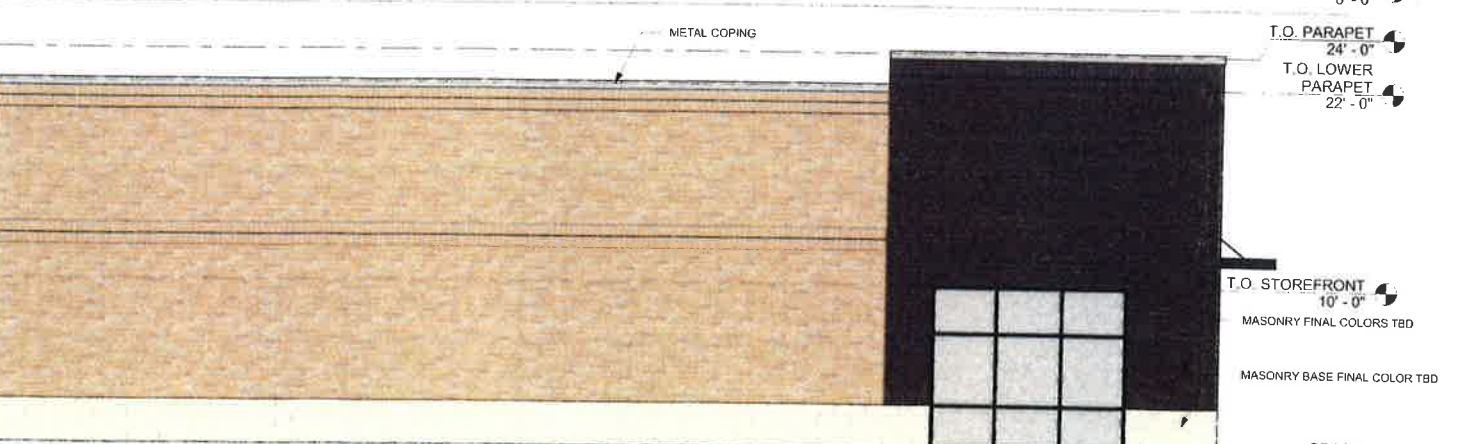
1 West
3/16" = 1'-0"



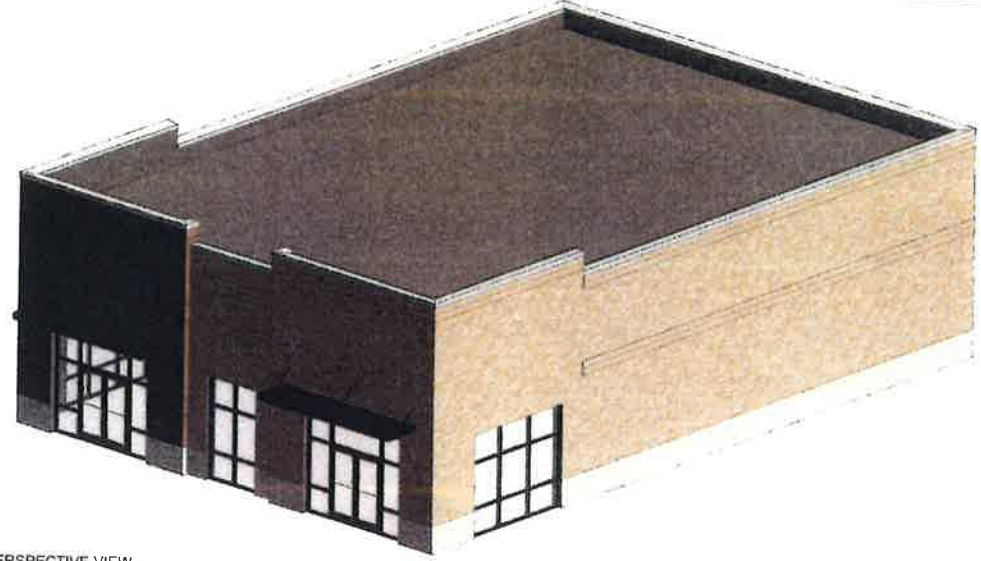
2 East
3/16" = 1'-0"



3 South
3/16" = 1'-0"



4 North
3/16" = 1'-0"



5 PERSPECTIVE VIEW

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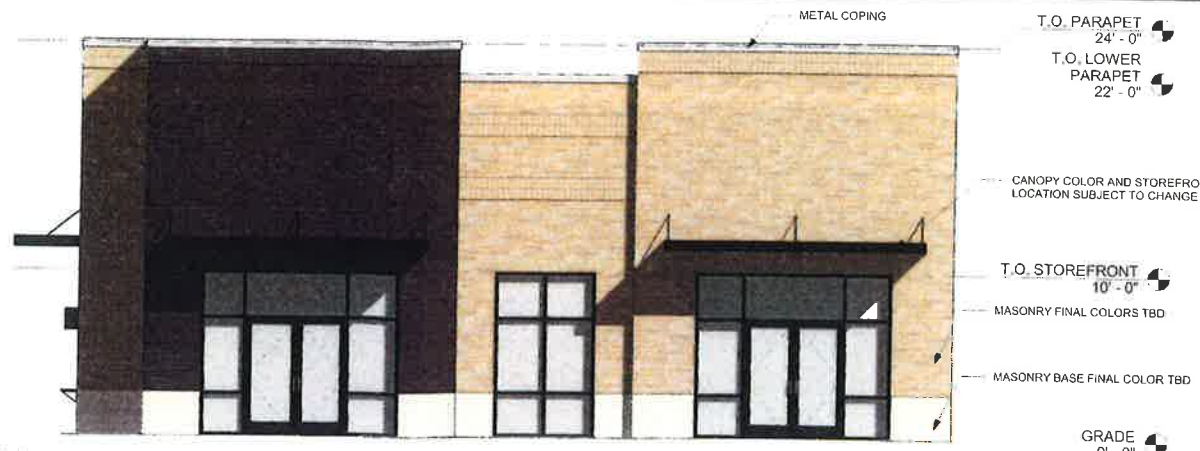
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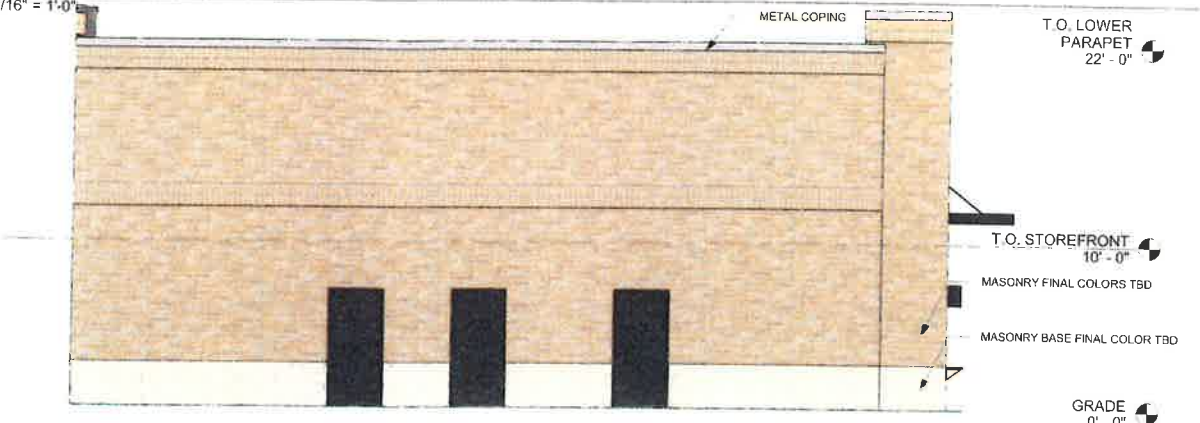
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LOT 2 OPTION 1
EXTERIOR
ELEVATIONS
A3.02



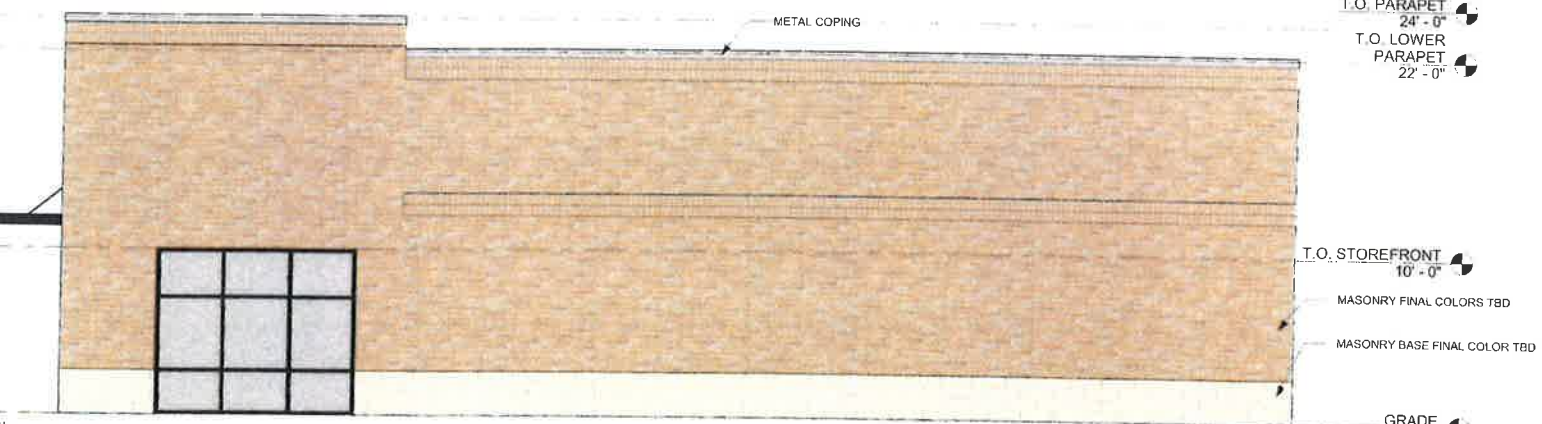
1 West
3/16" = 1'-0"

T.O. PARAPET
24' - 0"
T.O. LOWER
PARAPET
22' - 0"
CANOPY COLOR AND STOREFRONT
LOCATION SUBJECT TO CHANGE
T.O. STOREFRONT
10' - 0"
MASONRY FINAL COLORS TBD
MASONRY BASE FINAL COLOR TBD
GRADE
0' - 0"



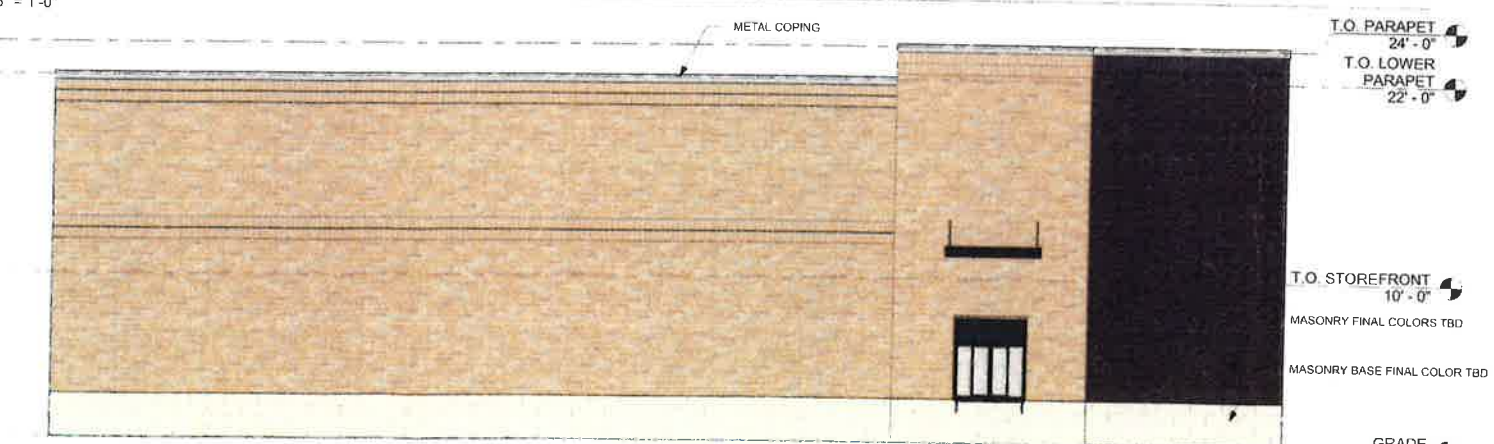
2 East
3/16" = 1'-0"

T.O. LOWER
PARAPET
22' - 0"
T.O. STOREFRONT
10' - 0"
MASONRY FINAL COLORS TBD
MASONRY BASE FINAL COLOR TBD
GRADE
0' - 0"



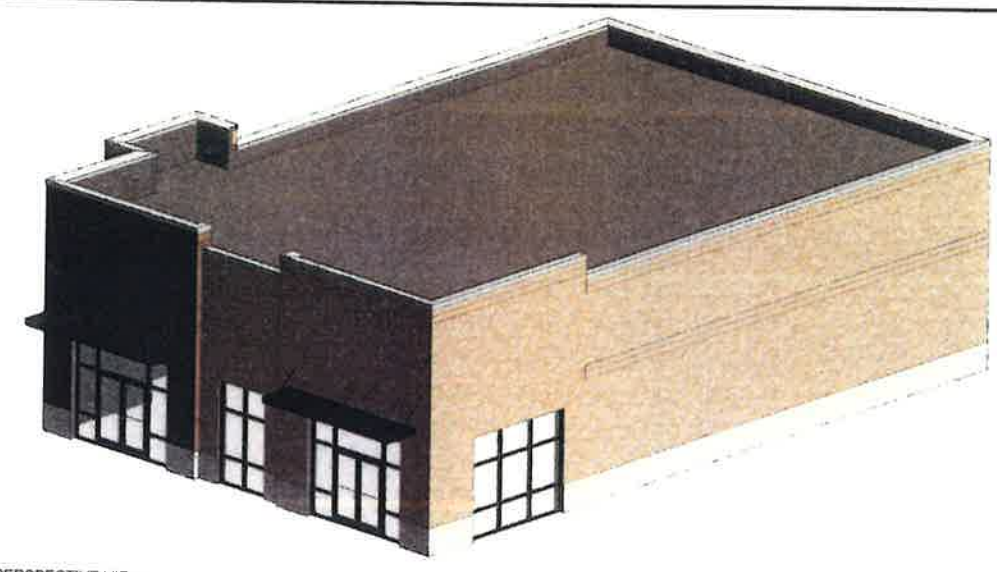
3 South
3/16" = 1'-0"

T.O. PARAPET
24' - 0"
T.O. LOWER
PARAPET
22' - 0"
T.O. STOREFRONT
10' - 0"
MASONRY FINAL COLORS TBD
MASONRY BASE FINAL COLOR TBD
GRADE
0' - 0"



4 North
3/16" = 1'-0"

T.O. PARAPET
24' - 0"
T.O. LOWER
PARAPET
22' - 0"
T.O. STOREFRONT
10' - 0"
MASONRY FINAL COLORS TBD
MASONRY BASE FINAL COLOR TBD
GRADE
0' - 0"



5 PERSPECTIVE VIEW

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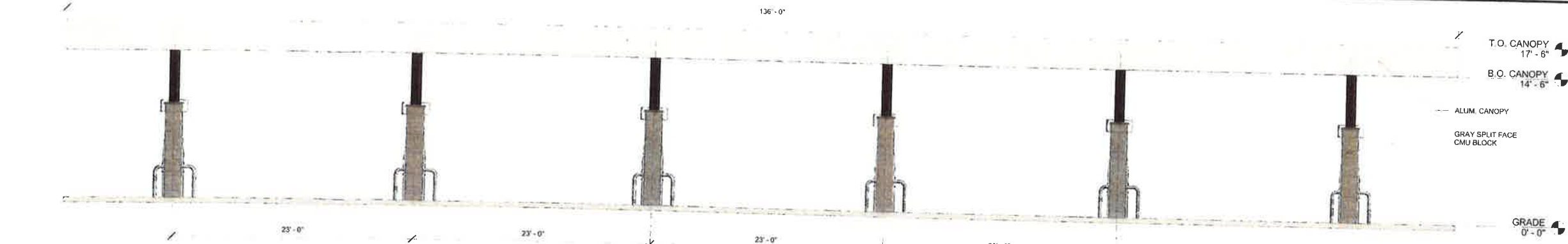
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PROJECT # 1814-31
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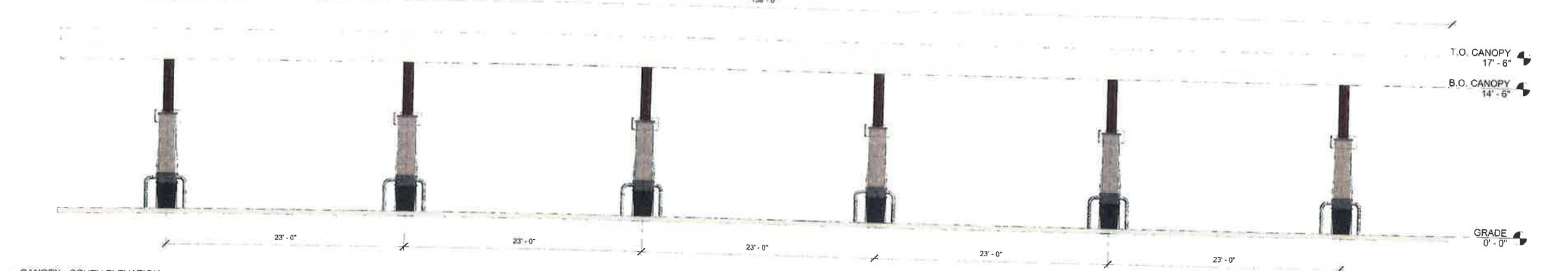
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**LOT 2 OPTION 2
EXTERIOR
ELEVATIONS**
A3.03

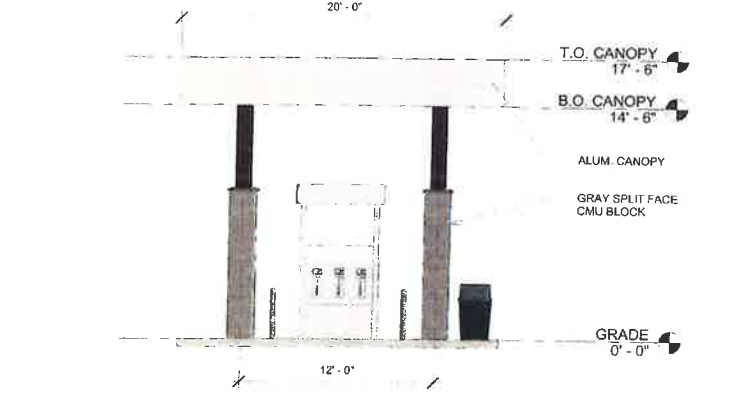
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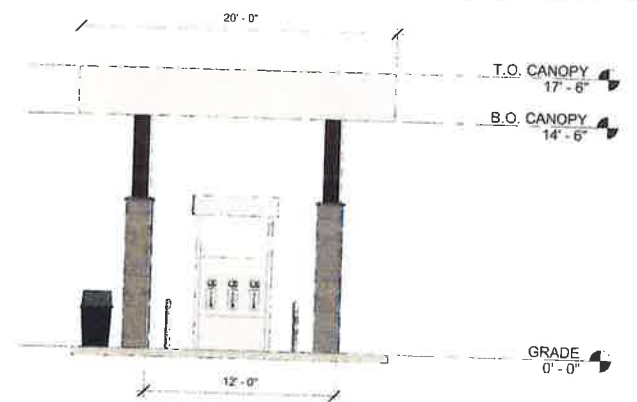
1 CANOPY - NORTH ELEVATION
 3/16" = 1'-0"



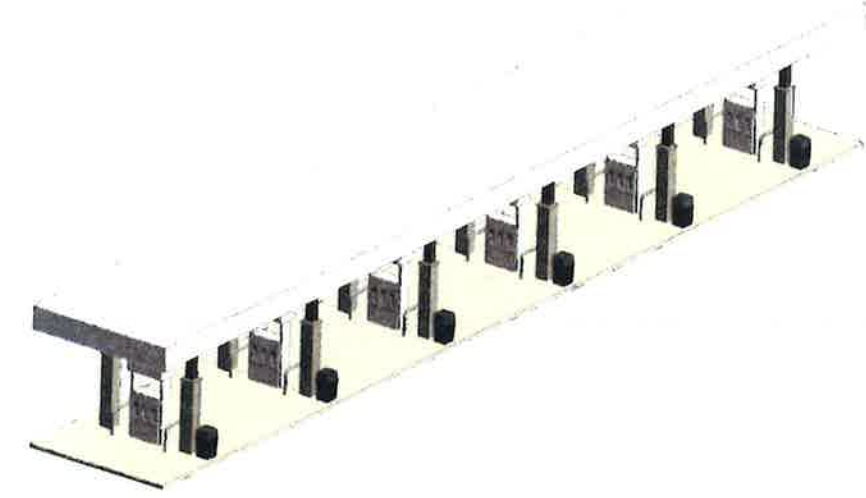
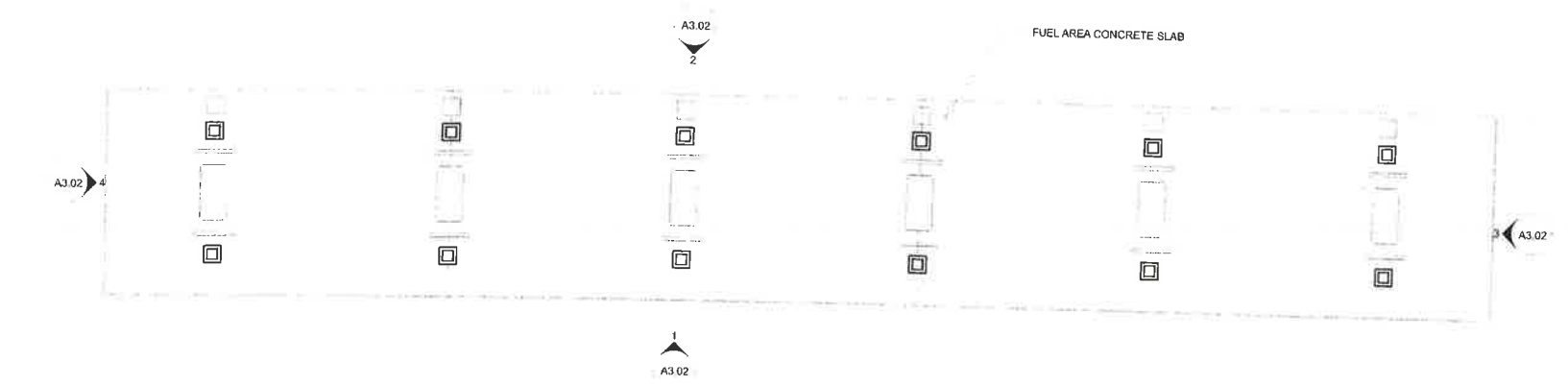
2 CANOPY - SOUTH ELEVATION
 3/16" = 1'-0"



3 CANOPY - EAST ELEVATION
 3/16" = 1'-0"



4 CANOPY - WEST ELEVATION
 3/16" = 1'-0"



NOTE: CANOPY UNDER SEPARATE PERMIT

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FUEL CANOPY
 ELEVATIONS

A3.04



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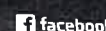
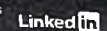
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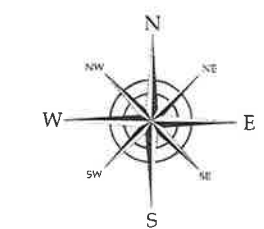
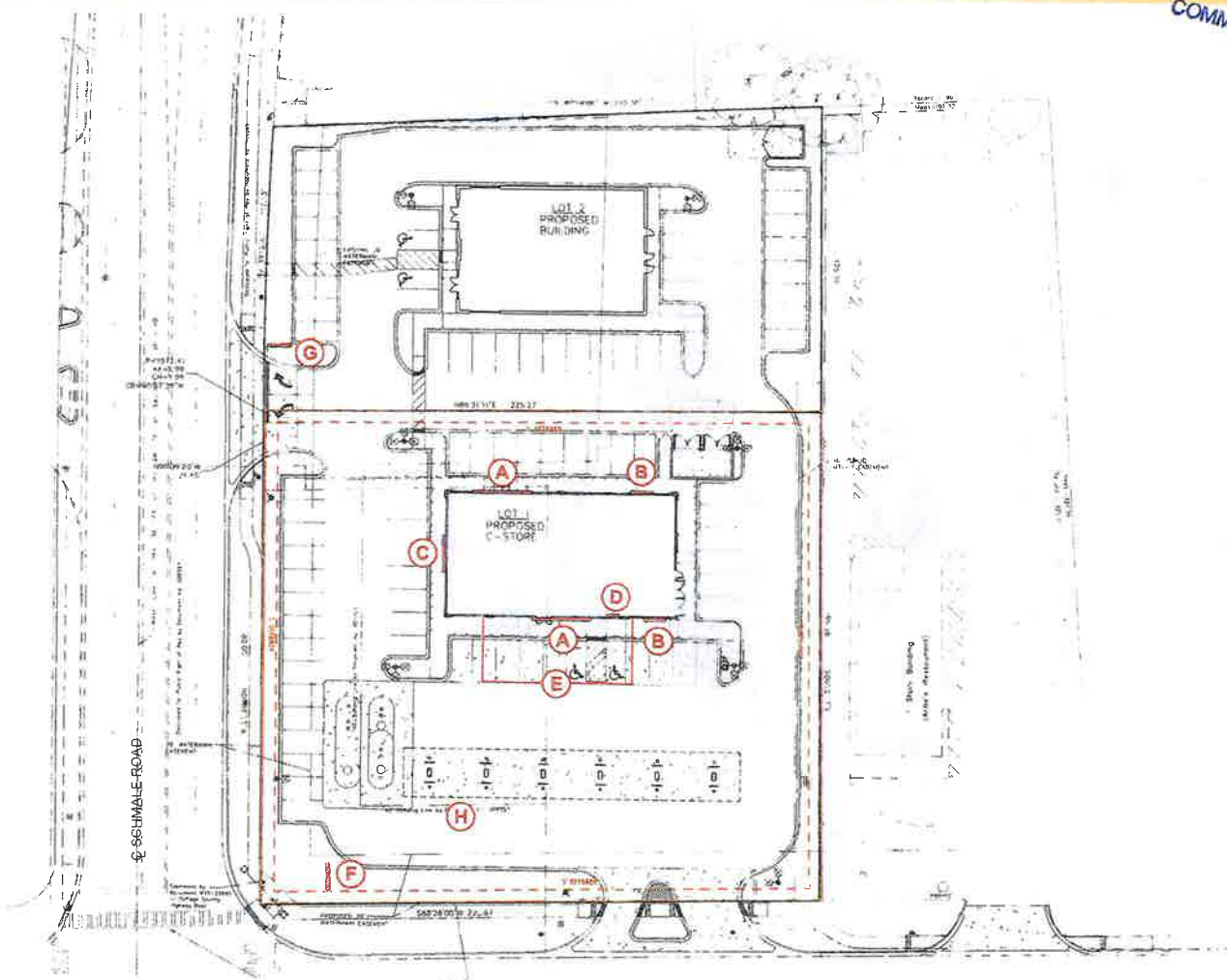


75

Wisconsin 75
Deloitte

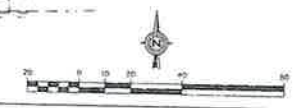


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Site Plan



| | |
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| A | 42" 7-Eleven Channel Letters |
| B | Laredo Taco Channel Logo & Letter Set |
| C | 36" 7-Eleven Channel Letters |
| D | Interior ATM Sign |
| E | Window Vinyl |
| F | Monument Sign |
| G | Tenant Sign |
| H | Amoco Canopy Signage |

Site Plan
See Graphic Scale



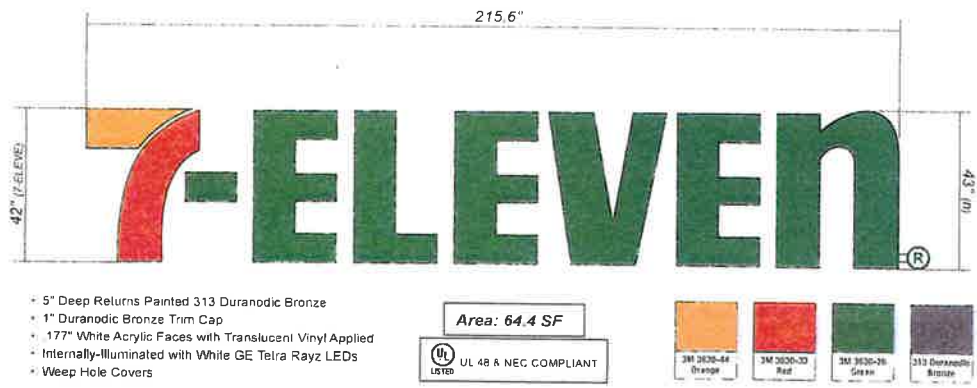
Customer/Site No: 7ELEV38850
Address: 425 E. Geneva Rd, Carol Stream, IL 60197
Description: 7-11/Amoco Brand Book

Prepared By: T. Heesen
Date: 05/14/20
Customer Signature:

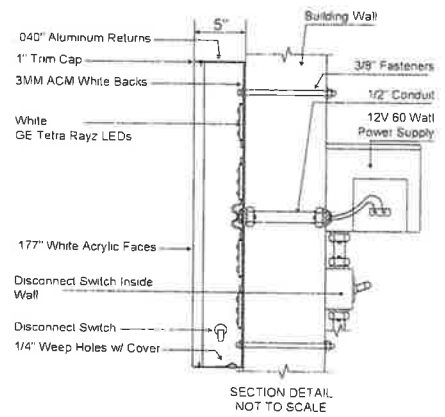
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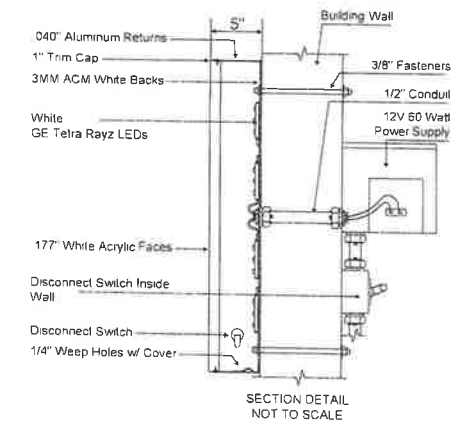
- 5" Deep Returns Painted 313 Duranodic Bronze
- 1" Duranodic Bronze Trim Cap
- 177" White Acrylic Faces with Translucent Vinyl Applied
- Internally-Illuminated with White GE Tetra Rayz LEDs
- Weep Hole Covers



Front View & Side Mounting Detail -CL42REM 42" Internally-Illuminated Remote Channel Letters - Sign A
 3/8" = 1' 0" *Must be printed at actual size for scale to apply



- 5" Deep Returns Painted 313 Duranodic Bronze
- 1" Duranodic Bronze Trim Cap
- 177" White Acrylic Faces with Translucent Vinyl Applied
- Internally-Illuminated with White GE Tetra Rayz LEDs
- Weep Hole Covers



Front View & Side Mounting Detail -CL36REM 36" Internally-Illuminated Remote Channel Letters - Sign C
 1/2" = 1' 0" *Must be printed at actual size for scale to apply



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 Address: 425 E. Geneva Rd, Carol Stream, IL 60197
 Description: 7-11/Amoco Brand Book
 Prepared By: T. Heesen
 Date: 05/14/20
 Customer Signature:

Project No: 429298-2



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- Single-Faced internally illuminated pin-mount channel logo & letter set
- Aluminum faces w/ POLY WHITE OPAQUE RETURNS
- Internally illuminated w/ GE Tetra Rayz



| |
|---------------------------------|
| Boxed Area: 60.24 SF |
| Letter Area: 24.5 SF |
| UL LISTED UL 48 & NEC COMPLIANT |

Laredo Taco Aluminum Wall Sign (pin mounted) - Sign B
 3/4" = 1' *Must be printed at actual size for scale to apply*



Everbrite, LLC • 4940 S. W. 110th Street • Orem, UT 84058 • 801-223-8888

Customer/Site No: 7ELEV38850
 Address: 425 E. Geneva Rd, Carol Stream, IL 60197
 Description: 7-11/Amoco Brand Book

Prepared By: T. Heesen
 Date: 05/14/20
 Customer Signature:

Project No: 429298-2



PAGE 3 OF 8

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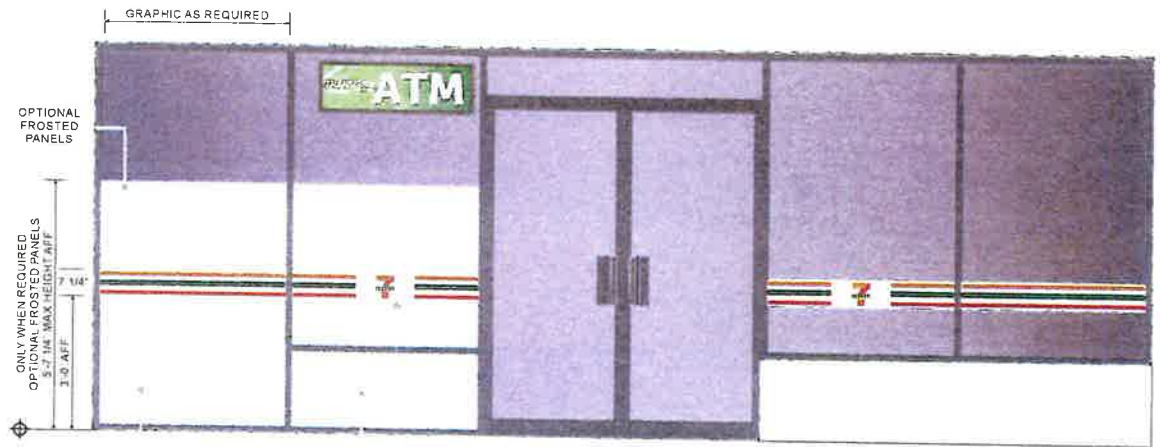
TYPICAL WINDOW VINYL AND ATM IMAGE IS SHOWN FOR CONCEPT ONLY
 ALL ILLUSTRATIONS ARE SUBJECT TO CHANGE PENDING SURVEY/BUILDING ELEVATIONS, CODE COMPLIANCE, SITE SPECIFIC SUPPLIED ILLUSTRATIONS



ONE (1) INTERIOR ATM INTERNALLY ILLUMINATED S/F WINDOW SIGN, 3/16" THICK FLAT WHITE POLYCARBONATE FACE W/ DIGITALLY PRINTED IMAGE VINYL TO BE APPLIED FIRST SURFACE. CABINET TO BE INTERNALLY ILLUMINATED W/ GE WHITE LEDS. 4 DEEP ALUM. CABINET & 1" RETAINERS ALL PAINTED 313E DURANODIC BRONZE. SIGN TO HANG INSIDE THE STORE BEHIND GLASS AS INDICATED IN PHOTO OVERLAY WITH EYE BOLTS.

VINYL SPECS: DIGITALLY PRINTED IMAGE VINYL
 FRAME SPECS: 313E DURANODIC BRONZE

NOTE: ATM SIGN TO BE FABRICATED & INSTALLED BY OTHERS



WINDOW VINYL GRAPHICS
 VINYL GRAPHICS TO BE APPLIED SECOND SURFACE ONTO DESIGNATED STORE WINDOWS.

NOTE: WINDOW GRAPHICS KITS TO BE PROVIDED AND INSTALLED BY OTHERS. NOT PART OF EVERBRITE'S SCOPE OF WORK.
 NOTE: FOR FULL INSTALLATION INSTRUCTIONS, REFER TO 7-ELEVEN SIGNAGE MANUAL.

Front Elevation & Side Mounting Detail - ATM S/F Window Sign - Sign C
 1" = 1'-0" *Must be printed at actual size for scale to apply.
 Display Square Footage (Cabinet): 3.2

Front Elevation - Typical Window Vinyl Graphics - Sign D
 3/8" = 1'-0" *Must be printed at actual size for scale to apply.



Everbrite, LLC • 3249 South 18th Street • Chicago, IL 60638 • 773-487-1111

Customer/Site No: 7ELEV38850
 Address: 425 E. Geneva Rd, Carol Stream, IL 60197
 Description: 7-11/Amoco Brand Book

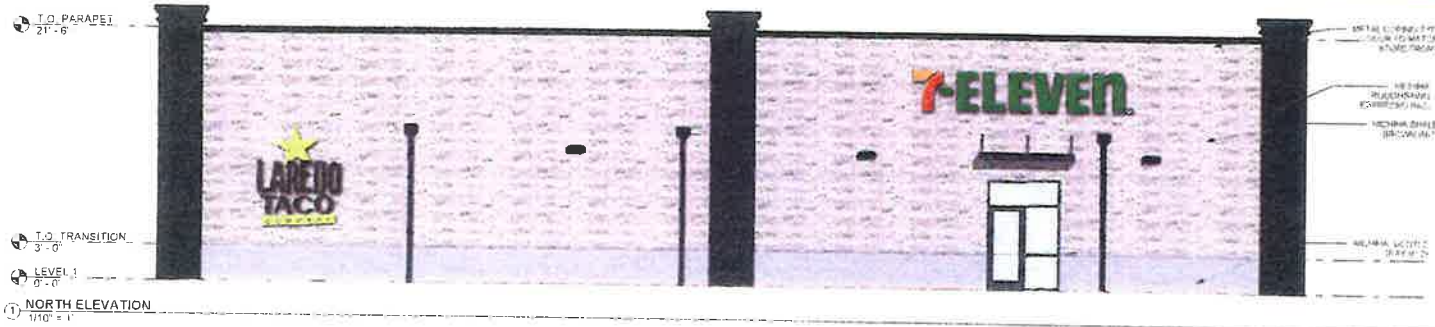
Prepared By: T. Heesen
 Date: 05/14/20
 Customer Signature:

Project No: 429298-2

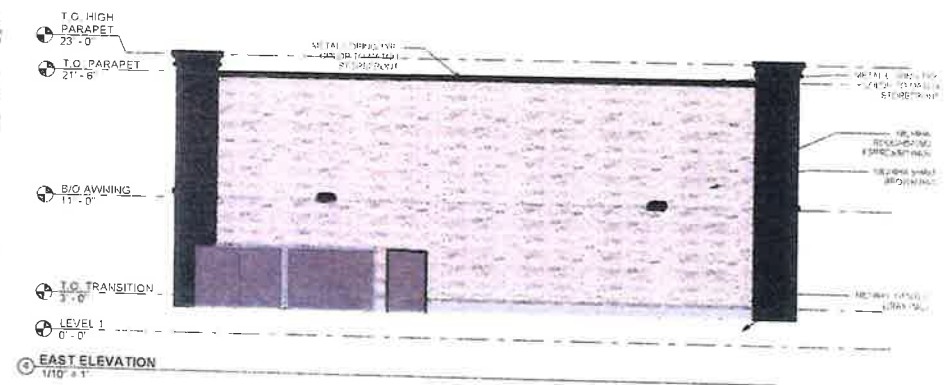


PAGE 4 OF 8

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| CODE INFORMATION | |
|------------------|--------------|
| North Allowed | 195.0 Sq Ft |
| North Proposed | 172.84 Sq Ft |
| South Allowed | 195.0 Sq Ft |
| South Proposed | 172.84 Sq Ft |
| West Allowed | 197.1 Sq Ft |
| West Proposed | 16.54 Sq Ft |



Everbrite, LLC • 4942 South Waukegan • Skokie, IL 60077 • www.everbrite.com
Customer/Site No: 7ELEV38850
Address: 425 E. Geneva Rd, Carol Stream, IL 60197
Description: 7-11/Amoco Brand Book

Prepared By: T. Heesen
Date: 05/14/20
Customer Signature:

Project No: 429298-2

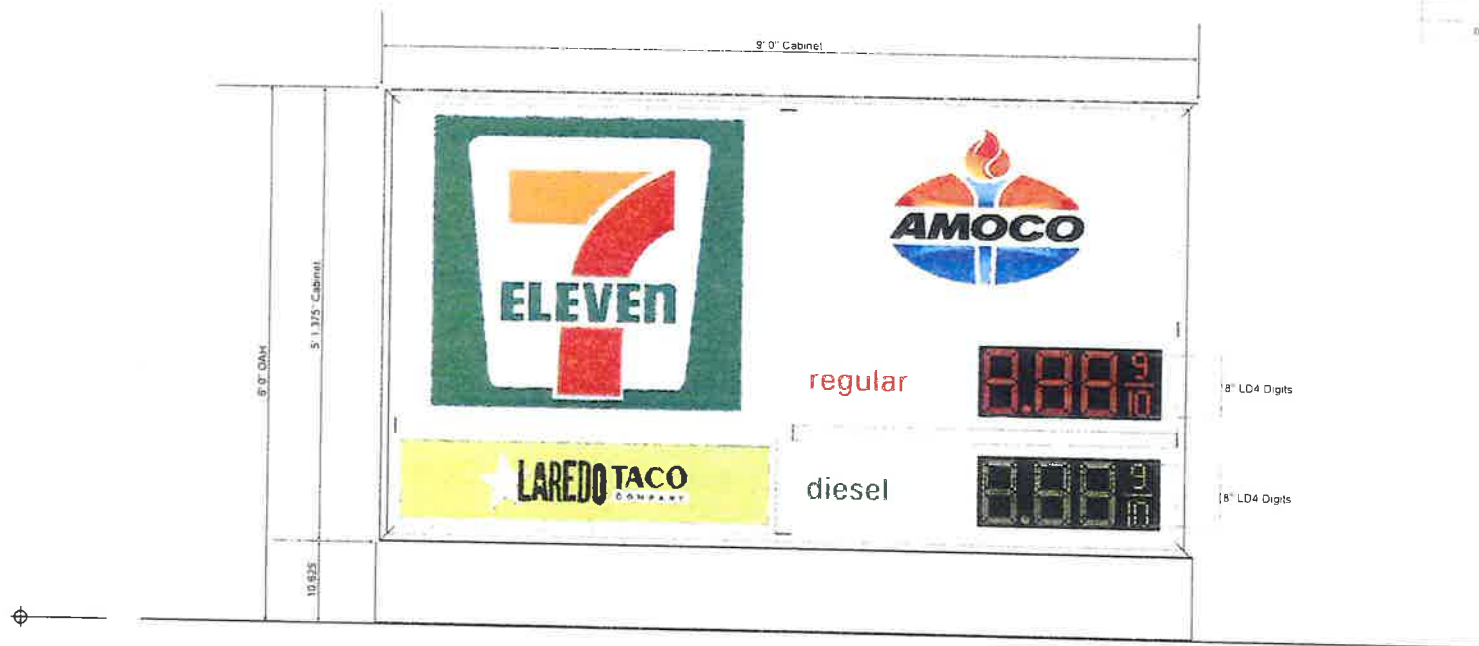


Page 5 of 8
These drawings, site designs and the building property of Everbrite, LLC. Use of drawings in your market without proper written permission of Everbrite, LLC is prohibited.

MAY 14 2020
COMMUNITY DEVELOPMENT
DEPT

Pricer Monument

| CODE INFORMATION | |
|------------------|----------|
| SF Allowed | 73 Sq Ft |
| SF Proposed | 46 Sq Ft |
| OAH Allowed | 6.1m Ft |
| OAH Proposed | 4.1m Ft |



Pylon - Sign F

3/4" = 1' *Must be printed at actual size for scale to apply*



Everbrite, LLC • 4258 Sunnyside Blvd • Chicago, IL 60630 • 773.447.1111

Customer/Site No: 7ELEV38850
Address: 425 E. Geneva Rd, Carol Stream, IL 60197
Description: 7-11/Amoco Brand Book

Prepared By: T. Heesen
Date: 05/14/20
Customer Signature:

Project No: 429298-2



PAGE 6 OF 8

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MAY 14 2020
 COMMUNITY DEVELOPMENT
 DEPT
 Tenant Monument

| CODE INFORMATION | |
|------------------|-----------|
| SF Allowed | 72.50 SF |
| SF Proposed | 42.450 SF |
| OAH Allowed | 6.00 SF |
| OAH Proposed | 6.00 SF |



Pylon - Sign F
 3/4" = 1' *Must fit printed at actual size for scale to apply



Everbrite, LLC • 4840 South 130th Street • Omaha, NE 68144
 Customer/Site No: 7ELEV38850
 Address: 425 E. Geneva Rd, Carol Stream, IL 60197
 Description: 7-11/Amoco Brand Book

Prepared By: T. Heesen
 Date: 05/14/20
 Customer Signature:

Project No: 429298-2



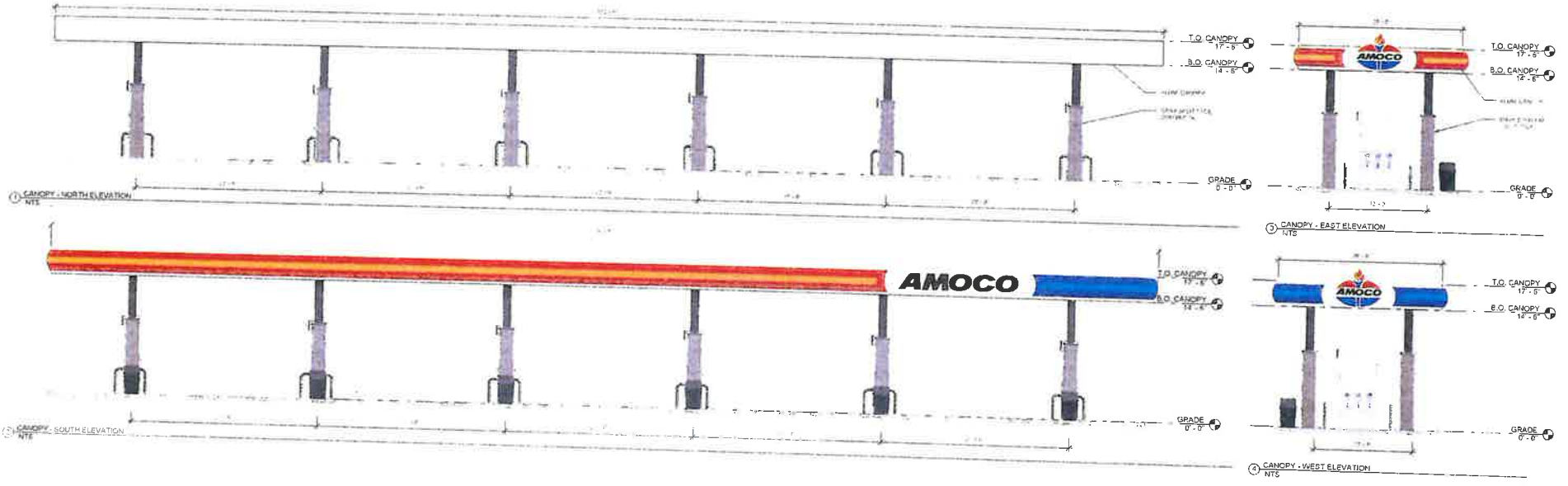
PAGE 7 OF 8
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CONCEPT ONLY

STANDARD AMOCO SIGN / CANOPY TREATMENT TO BE PROVIDED BY APPROVED SIGN / CANOPY SUPPLIER FOR AMOCO
 AMOCO CANOPY AND CANOPY SIGNAGE TO BE MANUFACTURED/INSTALLED BY OTHERS; NOT PART OF EVERBRITE'S SCOPE OF WORK

Notes:

- 1. Canopy shall be finished with a smooth finish.
- 2. The canopy shall be finished with a smooth finish.
- 3. The canopy shall be finished with a smooth finish.
- 4. The canopy shall be finished with a smooth finish.
- 5. The canopy shall be finished with a smooth finish.
- 6. The canopy shall be finished with a smooth finish.
- 7. The canopy shall be finished with a smooth finish.
- 8. The canopy shall be finished with a smooth finish.
- 9. The canopy shall be finished with a smooth finish.
- 10. The canopy shall be finished with a smooth finish.



Everbrite, LLC • 4329 South 113th Street • Chicago, IL 60628 • 708.421.1111
 Customer/Site No: 7ELEV38850
 Address: 425 E. Geneva Rd, Carol Stream, IL 60197
 Description: 7-11/Amoco Brand Book
 Prepared By: T. Heesen
 Date: 05/14/20
 Customer Signature:

Project No: 429288-2



PAGE 8 OF 8
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EXHIBIT H

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A DRIVE-UP SERVICE WINDOW (521 S. SCHMALE ROAD AND 431 E. GENEVA ROAD - V HOLDINGS, INC.)

ORDINANCE NO. 2020-__ -__

AN ORDINANCE APPROVING A SPECIAL USE PERMIT FOR A DRIVE-UP SERVICE WINDOW (521 S. SCHMALE ROAD AND 431 E. GENEVA ROAD - V HOLDINGS, INC.)

WHEREAS, V Holdings, Inc., formerly known as Vequity Holdings, Inc., hereinafter referred to as the Petitioner, has petitioned the Village of Carol Stream for a Special Use Permit for a Drive-Up Service Window, as provided in Sections 16-9-4(C)(1) and 16-9-3(C)(11) of the Carol Stream Code of Ordinances, on the properties legally described in Section 2 herein and commonly known as 521 S. Schmale Road, Carol Stream, Illinois, and 431 E. Geneva 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 May 26, 2020, following proper legal notice of said public hearing, after which the Combined Plan Commission/Zoning Board of Appeals recommended to the Mayor and Board of Trustees of the Village that the Special Use Permit be approved; and

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

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

SECTION 1:

The Mayor and Board of Trustees of the Village of Carol Stream, after examining the Petition for the Special Use Permit, 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 drive-up service window will provide an amenity to the residents, business owners/employees, and visitors to the community.*
2. Will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare. *The proposed use will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare, and has been designed in a safe and efficient manner.*
3. Will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. *The surrounding area has commercial uses, and as such, the proposed drive-up service window use should not be injurious*

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

4. Will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district. *All 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. *Utilities, access roads, drainage and other public improvements will be upgraded to improve upon systems already in place.*
6. Will conform to the applicable regulations of the district in which it is located, except as the Village Board may in each instance modify such regulations. *The project is expected to conform to all applicable codes and requirements, including all associated exemptions.*

SECTION 2:

The Special Use Permit, as set forth in the above recitals, is hereby approved and granted to V Holdings, Inc., formerly known as Vequity Holdings, Inc., subject to the conditions set forth in Section 3, upon the real estate commonly known as 521 S. Schmale Road, Carol Stream, Illinois; and 431 E. Geneva Road, Carol Stream, Illinois, and legally described as follows:

521 S. Schmale Road, Carol Stream, IL

LOT 1 IN ANDERSON'S MAIN STREET SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 24, 1969 AS DOCUMENT NO. R69-42683, IN DUPAGE COUNTY, ILLINOIS.

431 E. Geneva Road, Carol Stream, IL

LOT 2 IN ANDERSON'S MAIN STREET SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 24, 1969 AS DOCUMENT R69-42683, IN DUPAGE COUNTY, ILLINOIS

hereinafter referred to as the Subject Properties.

SECTION 3:

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

1. That the Special Use for a Drive-Up Service Window shall be limited to a food service use or a single lane bank use;
2. That the Subject Property will be developed in accordance with Ordinance No. _____ (An Ordinance Approving a Special Use Permit for an Auto Service Station, A Special Use Permit for a Planned Unit Development, and Final PUD Plans for Two Commercial Lots) and this ordinance; and
3. That the site and business must be maintained and operated in accordance with all State, County and Village codes and regulations.

SECTION 4:

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

1. Final PUD Plan Option 2 (Exhibit A-1, received by the Community Development Department May 27, 2020), prepared by Watermark Engineering Resources, Ltd., 2631 Ginger Woods Parkway, Suite 100, Aurora, Illinois, 60502.
2. Preliminary Engineering Plan Option 2 (Exhibit A-2, received by the Community Development Department May 14, 2020), prepared by Watermark Engineering Resources, Ltd., 2631 Ginger Woods Parkway, Suite 100, Aurora, Illinois, 60502.
3. Landscape Plan Option 2 (Exhibit A-3, received by the Community Development Department May 14, 2020), prepared by Watermark Engineering Resources, Ltd., 2631 Ginger Woods Parkway, Suite 100, Aurora, Illinois, 60502.
4. Cover Sheet (Exhibit B-1, received by the Community Development Department May 14, 2020), prepared by Ilekis Architects & Planners, 223 W. Jackson Boulevard, Suite 1000, Chicago, Illinois, 60606.
5. Site Details (Exhibit B-2, received by the Community Development Department May 14, 2020), prepared by Ilekis Architects & Planners, 223 W. Jackson Boulevard, Suite 1000, Chicago, Illinois, 60606.
6. Lot 2 Option 1 Floor Plan (Exhibit B-3, received by the Community Development Department May 14, 2020), prepared by Ilekis Architects & Planners, 223 W. Jackson Boulevard, Suite 1000, Chicago, Illinois, 60606.
7. Lot 2 Option 2 Floor Plan (Exhibit B-4, received by the Community Development Department May 14, 2020), prepared by Ilekis Architects & Planners, 223 W. Jackson Boulevard, Suite 1000, Chicago, Illinois, 60606.
8. Lot 2 Option 1 Exterior Elevations (Exhibit B-5, received by the Community Development Department May 14, 2020), prepared by Ilekis Architects & Planners, 223 W. Jackson Boulevard, Suite 1000, Chicago, Illinois, 60606.

9. Lot 2 Option 2 Exterior Elevations (Exhibit B-6, received by the Community Development Department May 14, 2020), prepared by Ilekis Architects & Planners, 223 W. Jackson Boulevard, Suite 1000, 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 XXX DAY OF XXX, 2020.

AYES:

NAYS:

ABSENT:

Frank Saverino, Sr. Mayor

ATTEST:

Laura Czarnecki, Village Clerk

V Holdings, Inc., formerly known as Vequity Holdings, Inc., being the owner and/or party in interest of the Subject Properties legally described in this ordinance, and its successors and assigns do hereby accept, concur, and agree to develop and use the Subject Properties in accordance with the terms and conditions of this Ordinance, and 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. V Holdings, Inc., formerly known as Vequity Holdings, Inc., its successors and assigns, further agree 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

Lot 2
 RECEIVED
 MAY 27 2020
 COMMUNITY DEVELOPMENT DEPT

Parking Requirements - Lot 1

| Tenant | Occupancy | Area | Parking/SF | Parking Required |
|---------|---------------------|-------|--------------------------|------------------|
| MIX USE | RETAIL USE | 2,524 | 1 PER 250 | 10 |
| | RESTAURANT AREA | 805 | 1 PER 55 | 15 |
| | | | | 25 |
| | TOTAL BUILDING AREA | 4,754 | TOTAL REQUIRED (PER REA) | 35 |
| | | | TOTAL PROVIDED | 50 |
| | | | SURPLUS/(DEFICIT) | 15 |

Parking Requirements - Lot 2 - With Drive Thru

| Tenant | Occupancy | Area | Parking/SF | Parking Required |
|-----------------|-------------------------------|-------|-------------------|------------------|
| RESTAURANT w/DT | RESTAURANT AREA | 3,891 | 1 PER 55 | 71 |
| | LANDLORD ROOM | 109 | | |
| | TOTAL BUILDING AREA | 4,000 | TOTAL REQUIRED | 71 |
| | | | TOTAL PROVIDED | 29 |
| | | | SURPLUS/(DEFICIT) | (42) |
| | WITH SHARED PARKING AGREEMENT | | Variance Required | (27) |
| | | | | Y |

Stacking Requirement

Minimum of 10 stacking spaces for drive-through window service with a minimum of 5 of these spaces designed for the ordering station.

| | |
|-------------------|----|
| Required | 10 |
| Provided | 9 |
| Variance Required | Y |

GENERAL NOTES:
 1. THESE PLANS ARE BASED ON THE TOPOGRAPHICAL SURVEY (SURVEY PROJECT #18-019 DATED 03/29/18) PREPARED BY: KIRSCH LAND SURVEYING, LLC P.O. BOX 929, PLAINFIELD, IL 60544 (630) 627-5589
 2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

ON SITE PARKING DATA

| LOT | REGULAR SPACES | ADA ACCESSIBLE SPACES | TOTAL SPACES |
|--------------|----------------|-----------------------|--------------|
| LOT 1 | 35 | 2 | 37 |
| LOT 2 | 27 | 2 | 29 |
| TOTAL SPACES | 62 | 4 | 66 |

SITE DATA

| | | |
|---------------------|---|------------------------------|
| LOT AREA | = | 72,544 S.F. (1.66 AC.) |
| IMPERVIOUS AREA | = | 58,474 S.F. (1.34 AC.) (81%) |
| PERVIOUS AREA | = | 14,070 S.F. (0.32 AC.) (19%) |
| LOT 1 AREA | = | 45,372 S.F. (1.04 AC.) |
| LOT 1 BUILDING AREA | = | 4,650 S.F. |
| LOT 2 AREA | = | 27,172 S.F. (0.62 AC.) |
| LOT 2 BUILDING AREA | = | 4,000 S.F. |

Setback Requirements
 Zoning B-3

Fuel Center

| Building | Required (feet) | Proposed (feet) | Variance/Exemptions |
|-------------------|-----------------|-----------------|---------------------|
| Yard - Corner Lot | | | |
| Front - Geneva | 100 | 115 | No |
| Front - Schmale | 100 | 73 | Yes |
| Rear - North | 40 | 33 | Yes |
| Interior - East | 0 | 58 | No |

Canopy

| Building | Required (feet) | Proposed (feet) | Variance/Exemptions |
|------------------------|-----------------|-----------------|---------------------|
| Front - Geneva - South | 35 | 40 | No |
| Front - Schmale - West | 35 | 57 | No |
| Rear - North | 35 | N/A | No |
| Interior - East | 35 | N/A | No |

Parking/Aisle Frontage

| Building | Required (feet) | Proposed (feet) | Variance/Exemptions |
|------------------|-----------------|-----------------|---------------------|
| Parking - Geneva | 20 | N/A | No |
| Front - Schmale | 20 | 7.4 | Yes |
| Aisle - Geneva | 10 | 11 | No |
| Aisle - Schmale | 10 | 25.4 | No |
| Parking - East | 0 | 32 | No |
| Parking - North | 0 | 9 | No |

Air/Vac

| Building | Required (feet) | Proposed (feet) | Variance/Exemptions |
|-----------------|-----------------|-----------------|---------------------|
| Front - Geneva | 35 | 93 | No |
| Front - Schmale | 35 | 185 | No |
| Rear - North | 35 | 100 | No |
| Interior - East | 35 | 37 | No |

Lot 2 - Drive Thru

| Building | Required (feet) | Proposed (feet) | Variance/Exemptions |
|------------------|-----------------|-----------------|---------------------|
| Front - Schmale | 100 | 76 | Yes |
| Rear | 40 | 68 | No |
| Interior - North | 0 | 28 | No |
| Interior - South | 0 | 39 | No |

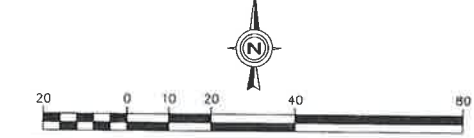
Parking/Aisle Frontage

| Building | Required | Proposed (feet) | Variance/Exemptions |
|-----------------|----------|-----------------|---------------------|
| Parking - Front | 20 | 8 | Yes |
| Aisle - South | 10 | 0 | Yes |
| Aisle - North | 10 | 2 | Yes |
| Aisle - Rear | 10 | 24 | No |

NOTE: SHARED ACCESS AND PARKING SHALL BE SUBJECT TO THE TERMS OF THE "DECLARATION OF EASEMENTS, COVENANTS, AND RESTRICTIONS".

- [Symbol] = EXCLUSIVE PARKING STALLS ON LOT 1 (35)
- [Symbol] = NON-EXCLUSIVE STALLS ON LOT 1 (15) TO BE USED BY LOT 1 OR LOT 2

NOTE: ALL SITE/PUBLIC IMPROVEMENTS SHOWN FOR LOT 2 ON THIS PLAN WILL BE COMPLETED CONCURRENTLY WITH CONSTRUCTION OF LOT 1.



FINAL PUD PLAN
 OPTION 2

| DATE | REVISIONS |
|-----------|--|
| 5/10/2020 | PER CLIENT REVISIONS |
| 4/03/2020 | PER CLIENT/DOOR REVISIONS |
| 4/15/2020 | PER CLIENT/DOOR REVISIONS |
| 4/17/2020 | PER CLIENT REQUEST |
| 5/17/2020 | PER CAROL STREAM LETTER DATED 5/4/2020 |
| 5/27/2020 | UPDATED PER VILLAGE COMMENT |

Prepared For:
 Vecuity
 400 N State Street
 Chicago, IL 60654
GENEVA-MAIN COMMONS
 NEC of Schmale Road and Geneva Road
 Carol Stream, Illinois

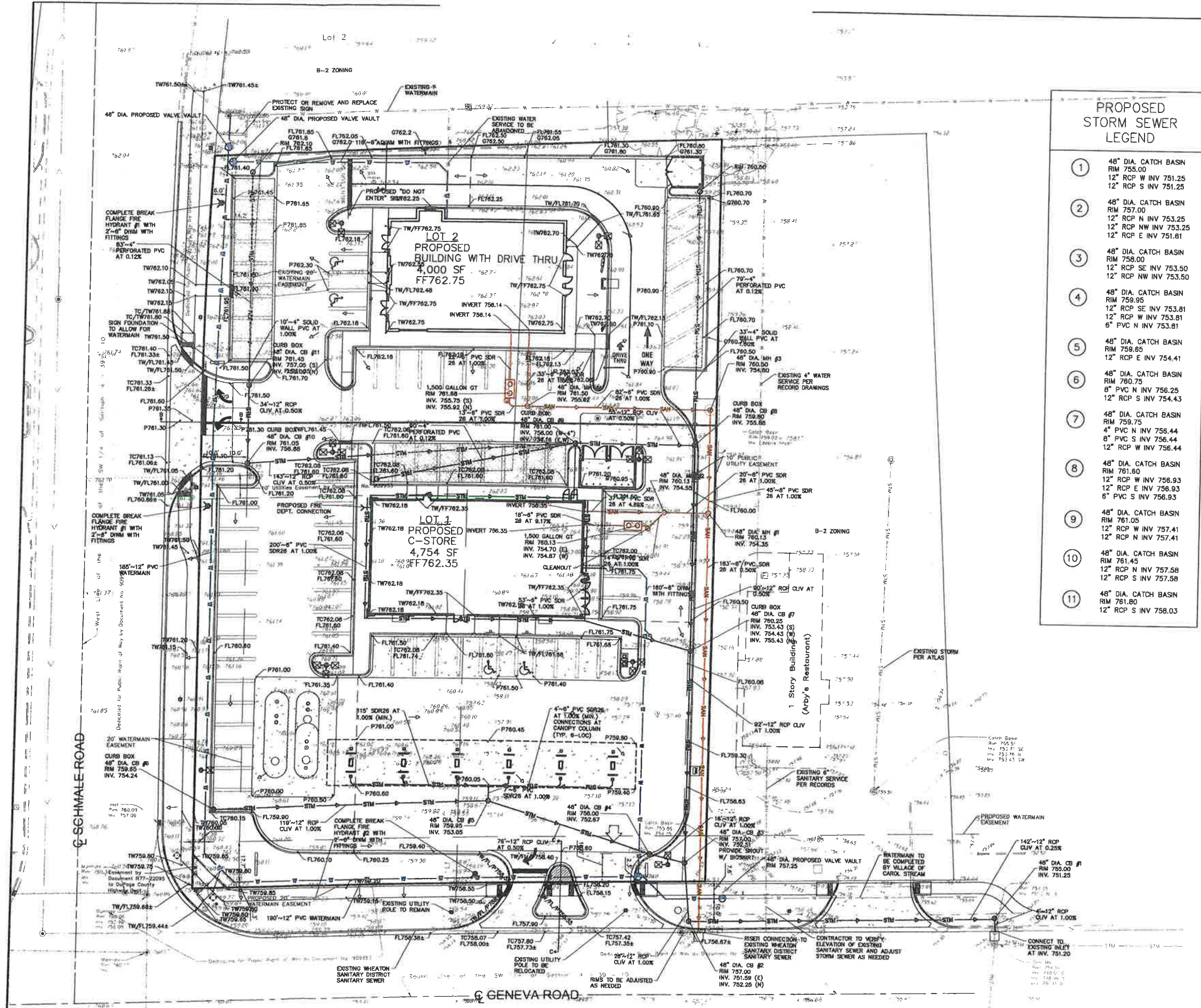
Prepared By:

Watmark Engineering
 RESOURCES, LTD.
 2831 Grange Village Parkway, Suite 100, Aurora, IL 60502
 Phone: 630-375-1800 Fax: 630-258-5800 www.watmark-engineering.com

CHECKED BY: J. MILLER
 DESIGN BY: S. SINAK
 DRAWN BY: S. SINAK
 DATE: FEBRUARY 13, 2020
 SCALE: 1" = 20'
 PROJECT NO.: 19-043

1 of 1

FINAL PUD PLAN OPTION 2



PROPOSED STORM SEWER LEGEND

| | |
|----|---|
| 1 | 48" DIA. CATCH BASIN RIM 755.00 12" RCP W INV 751.25 12" RCP S INV 751.25 |
| 2 | 48" DIA. CATCH BASIN RIM 757.00 12" RCP N INV 753.25 12" RCP E INV 751.61 |
| 3 | 48" DIA. CATCH BASIN RIM 758.00 12" RCP SE INV 753.50 12" RCP NW INV 753.25 |
| 4 | 48" DIA. CATCH BASIN RIM 759.50 12" RCP SE INV 753.81 12" RCP W INV 753.81 |
| 5 | 48" DIA. CATCH BASIN RIM 759.65 12" RCP E INV 754.41 |
| 6 | 48" DIA. CATCH BASIN RIM 760.75 8" PVC N INV 753.25 12" RCP S INV 754.43 |
| 7 | 48" DIA. CATCH BASIN RIM 759.75 4" PVC N INV 756.44 8" PVC S INV 756.44 12" RCP W INV 756.44 |
| 8 | 48" DIA. CATCH BASIN RIM 761.60 12" RCP W INV 758.93 12" RCP E INV 758.93 6" PVC S INV 756.93 |
| 9 | 48" DIA. CATCH BASIN RIM 761.05 12" RCP N INV 757.41 12" RCP N INV 757.41 |
| 10 | 48" DIA. CATCH BASIN RIM 761.45 12" RCP N INV 757.58 12" RCP S INV 757.58 |
| 11 | 48" DIA. CATCH BASIN RIM 761.80 12" RCP S INV 758.03 |

GENERAL NOTES:
 1. THESE PLANS ARE BASED ON THE TOPOGRAPHICAL SURVEY (SURVEY PROJECT #18-019 DATED 03/29/18) PREPARED BY: KIRSCH LAND SURVEYING, P.O. BOX 929, PLAINFIELD, IL 60544 (630) 627-5589
 2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

REFERENCE BENCHMARK:
 DUPAGE COUNTY BENCH MARK NO. 0173
 BRASS DISK ON THE NORTH END OF THE WEST SIDEWALL UNDER PRESIDENT ST. NORTH OF THE "T" INTERSECTION OF ST. CHARLES ROAD
 ELEVATION = 766.46 NAVD88

SITE BENCHMARKS:
 1. SET BOLT ON HYDRANT OPPOSITE THE NW CORNER OF LOT 1 IN MAIN-GENEVA SUBDIVISION
 ELEVATION = 632.32 NAVD88

GRADING PLAN NOTES:
 1. UNLESS OTHERWISE SPECIFIED, TOP OF CURB (TC) AND/OR TOP OF WALK ELEVATIONS ARE 0.5' HIGHER THAN THE ADJACENT FLOW LINE (FL) OR PAVEMENT (P) ELEVATIONS.
 2. IN ALL LOCATIONS WHERE ELEVATIONS ARE SHOWN AS ±, THE ELEVATION HAS BEEN DETERMINED BASED ON INTERPOLATED GRADES FROM THE SURVEY. CONTRACTOR IS TO VERIFY THESE GRADES PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS WITHIN THE PROXIMITY OF THESE INTERPOLATED GRADES AND REPORT THEM TO THE DESIGN ENGINEER FOR VERIFICATION OF PROPOSED SLOPES PRIOR TO INSTALLATION OF PROPOSED IMPROVEMENTS. DESIGN ENGINEER IS NOT RESPONSIBLE FOR SLOPES OF PROPOSED IMPROVEMENTS BASED ON THESE ± GRADES WITHOUT CONFIRMATION OF EXISTING ELEVATIONS AT TIME OF CONSTRUCTION.
 3. PAVING, SIDEWALK, AND CURBING IS NOT TO BE INSTALLED IN SUCH A WAY THAT IT WILL BLOCK THE FLOW OF WATER AWAY FROM THE BUILDING INCLUDING BUT NOT LIMITED TO WEEP HOLES, MOCKS, DRAINAGE SCUPPERS OR PIPES, AND LANDSCAPING.

UTILITY PLAN NOTES:
 1. PRIOR TO CONSTRUCTION OF ANY UTILITIES, CONTRACTOR IS TO VERIFY THAT THE PROPOSED UTILITIES SHOWN ON THIS PLAN THAT ENTER THE PROPOSED BUILDING(S) CORRESPOND WITH THE UTILITIES ON THE PLUMBING PLANS AS THEY EXIT THE BUILDING(S). CONTRACTOR TO REPORT IN WRITING ANY DISCREPANCIES IN SIZE, LOCATION, OR INVERT ELEVATION TO THE DESIGN ENGINEER IMMEDIATELY FOR RESOLUTION OF THE CONFLICT IN WRITING.
 2. GENERAL CONTRACTOR TO COORDINATE THE INSTALLATION AND PERMITTING OF THE PUBLIC UTILITIES, SUCH AS GAS, ELECTRIC, TELEPHONE, CABLE AND FIBER OPTICS, WITH THE PUBLIC UTILITY COMPANIES AND ARCHITECT PRIOR TO CONSTRUCTION. THE INSTALLATION OF THE PUBLIC UTILITIES AND NECESSARY SLEEVING TO BE INCLUDED AS PART OF GENERAL CONTRACTOR'S SCOPE OF WORK FOR THIS PROJECT.

STORMWATER DETENTION SUMMARY:

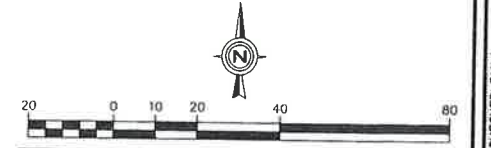
| | | | |
|--------------------------|---|-----------|------------|
| SITE AREA | = | 72,543 SF | 1.66 ACRES |
| EXISTING IMPERVIOUS AREA | = | 52,336 SF | |
| EXISTING PERVIOUS AREA | = | 20,207 SF | |

DUPAGE COUNTY REQUIREMENTS:
 1. PROVIDE STORMWATER DETENTION FOR NET NEW IMPERVIOUS AREA IF NET NEW IMPERVIOUS AREA AFTER FEBRUARY 15, 1992 EXCEEDS 25,000 SF.

PROPOSED IMPERVIOUS AREA = 58,474 SF
 NET NEW IMPERVIOUS AREA = 6,138 SF
 NO DETENTION REQUIRED.

2. PCBMP FOR LOT 1:
 DUE TO THE PROPOSED USE AS A FUELING STATION, PCBMP ARE PROHIBITED ACCORDING TO DUPAGE COUNTY COUNTYWIDE STORMWATER AND FLOOD PLAN ORDINANCE 15-63.H.1.
 *PROPOSED SNOOT WITH BIO-SHIRT TO BE LOCATED AT CB#3

3. PCBMP FOR LOT 2:
 THE IMPERVIOUS AREA IS NOT INCREASING BY MORE THAN 2,500 SQ FT, THEREFORE NO VOLUME/BMP STORAGE IS REQUIRED.



PRELIMINARY ENGINEERING PLAN OPTION 2

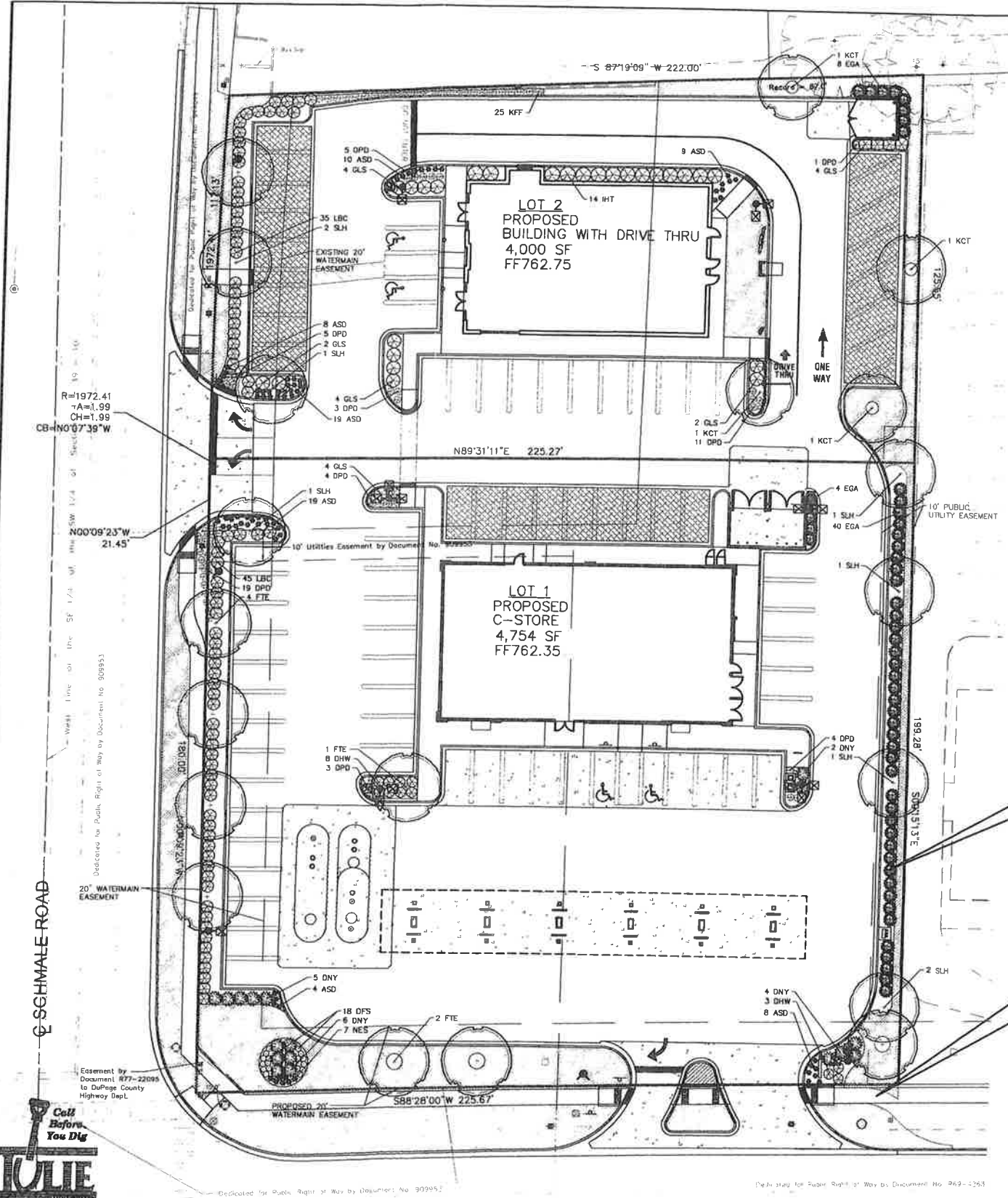
| DATE | REVISION |
|-----------|-----------------------------------|
| 3/9/2020 | PER CLIENT REVISIONS |
| 4/23/2020 | PER CLIENT/PROJECT REVISIONS |
| 4/17/2020 | PER CLIENT/PROJECT REVISIONS |
| 4/17/2020 | PER CLIENT REVISION |
| 5/17/2020 | PER CLIENT LETTER DATED 5/14/2020 |

Prepared For:
 Velocity
 400 N State Street
 Chicago, IL 60654
GENEVA-MAIN COMMONS
 NEC of Schmale Road and Geneva Road
 Carol Stream, Illinois

Prepared By:
Watermark Engineering Resources, Ltd

CHECKED BY: J. MILLER
 DESIGN BY: S. SIMAK
 DRAWN BY: S. SIMAK
 DATE: FEBRUARY 13, 2020
 SCALE: 1" = 20'
 PROJECT NO.: 19-043

1 of 1
PRELIMINARY ENGINEERING PLAN OPTION 2



LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE HARDY TO THE ZONE IT IS BEING PLANTED IN. ALL TREES AND SHRUBS ARE TO BE BALLED AND BURLAPED UNLESS OTHERWISE NOTED AND SHALL BE GROWN IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORT.
- PLANT SIZES CALLED OUT ON THIS PLAN ARE THE MINIMUM SIZE REQUIRED. PLANTS WHICH FAIL TO MEET THE SIZES LISTED, SHALL BE REJECTED AT THE EXPENSE OF THE CONTRACTOR.
- CONTRACTOR MUST VERIFY ALL MATERIAL QUANTITIES AS DEPICTED ON THE DRAWING. THE PLANT LIST PROVIDED ON THIS PLAN IS FOR CONVENIENCE ONLY.
- SUBSTITUTIONS MAY NOT BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER.
- THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES AND UTILITY LOCATORS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOT BEGIN ANY WORK ON-SITE UNTIL ALL UTILITIES HAVE BEEN LOCATED. CONTRACTOR SHALL OBTAIN "AS-BUILT" PLANS FOR ALL IRRIGATION AND LIGHTING PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITIES INCLUDING IRRIGATION AND LIGHTING. ALL DAMAGE SHALL BE REPAIRED TO A NEW CONDITION IN ACCORDANCE WITH ALL CODES AT NO COST TO THE OWNER - SEE NOTE 5.
- ALL UNSUITABLE MATERIAL (CONCRETE, AGGREGATE STONE, CRUSHED ASPHALT, BRICK ETC.) SHALL BE REMOVED, INCLUDING HALF OFF, PRIOR TO PLANTING AND SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- SOIL MIX PM3S BY MIDWEST TRADING COMPANY OR EQUAL SHALL BE ROTOTILLED INTO ALL PERENNIAL AND ANNUAL PLANTING BEDS PRIOR TO THE INSTALLATION OF THE PLANT MATERIAL. A SLOW RELEASE, GRANULAR FERTILIZER SHALL BE APPLIED TO ALL ANNUAL AND PERENNIAL PLANTING BEDS AT THE RECOMMENDED RATE, AND SHALL BE ROTOTILLED IN WITH THE ABOVE SOIL MIXTURE BEFORE THE PLANT MATERIAL IS INSTALLED.
- CONTRACTOR TO PROVIDE THOROUGH INITIAL WATERING OF ALL PLANTINGS WITHIN 12 HOURS OF INSTALLATION TO ENSURE ALL AIR POCKETS HAVE BEEN REMOVED AROUND ROOT BALL.
- ALL PLANT BED AREAS ARE TO BE MULCHED WITH 3" OF DOUBLE SHREDDED HARDWOOD MULCH AND SHALL BE SEPARATED WITH A SPADE EDGE ALONG PERIMETERS ADJACENT TO TURF AREAS. FINAL GRADE (AFTER SETTLING) SHALL BE 1" BELOW ADJACENT CURBS.
- ALL TURF AREAS ARE TO BE A MINIMUM OF A FIVE WAY BLUEGRASS BLEND, UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL INSTALLED TURF AREAS UNTIL TIME OF KNOTTING. IF TURF SEED AND SOO OCCUR ON THE SAME PROJECT, CONTRACTOR SHALL VERIFY AND USE SEED MIXTURES TO MATCH SOO.
- AREAS TO BE SOODED SHALL BE WITH AN "APPROVED TURFGRASS SOO" OF PREMIUM GRADE. SOO SHALL BE A 5 WAY BLEND OF IMPROVED KENTUCKY BLUEGRASS VARIETIES THAT HAS BEEN GROWN LOCALLY TO THE PROJECT SITE. SOO MUST BE MATURED FOR 2 FULL GROWING SEASONS PRIOR TO HARVEST CUTTING AND BE HEALTHY WITH WELL ESTABLISHED ROOTS. SOO SHALL BE FREE OF DISEASE, INSECTS AND DEBRIS. SOO SHALL BE UNIFORM IN LEAF COLOR, TEXTURE, AND DENSITY. SOO SHALL BE DELIVERED, INSTALLED, AND WATERED WITHIN 24 HOURS OF HARVEST IN WHICH TEMPERATURES DO NOT EXCEED 90 DEGREES (F) NOR LESS THAN 55 DEGREES (F). SOO SHALL BE MACHINE-CUT AT A MINIMUM UNIFORM SOIL THICKNESS (1.5" OF SOO IS DESIRED) BUT SOO THICKNESS SHALL BE A THICKNESS NECESSARY FOR PLANT VIABILITY. SOO SHALL BE LAID IN STAGGERED STRAIGHT LINES, TIGHTLY AGAINST EACH OTHER WITHOUT STRETCHING OR OVERLAPPING. SOO STAKES SHALL USED ON ALL SLOPES 4:1 OR GREATER.

NOTE:
CONTRACTOR TO MULCH ALL PLANT BEDS (PROPOSED AND EXISTING) WITH TWICE SHREDDED HARDWOOD BARK, DARK BROWN IN COLOR, AND SPADE EDGE WHERE APPLICABLE (TYP)

NOTES:
1. CONTRACTOR TO RESTORE ALL LAWN AREAS WITH 4" PULVERIZED TOPSOIL AND SOO.
2. PRESERVE ALL DRAINAGE PATTERNS AND ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS. SEE ARCHITECTURAL AND ENGINEERING PLANS AS NEEDED (TYP)

GENERAL NOTES:
1. THESE PLANS ARE BASED ON THE TOPOGRAPHICAL SURVEY (SURVEY PROJECT #18-019 DATED 03/29/18) PREPARED BY: KIRSCH LAND SURVEYING, LLC P.O. BOX 929, PLAINFIELD, IL 60544 (630) 627-5589
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

LANDSCAPE DATA - LOT 2

| | |
|--|----------------|
| OPEN SPACE AREA 3,405 S.F. | = 170 POINTS |
| LANDSCAPE VALUE 0.05*3,405 | |
| MAIN STREET LANDSCAPE SETBACK AREA 11,700 S.F. | = 4,085 POINTS |
| LANDSCAPE VALUE 0.35*11,700 | |
| PARKING LOT INTERIOR AREA 17,450 S.F. | |
| 17,450*0.10 = 1,745 | |
| LANDSCAPE VALUE 1.5*1,745 | = 2,618 POINTS |
| TOTAL POINTS REQUIRED = 6,883 POINTS | |
| TOTAL POINTS PROVIDED = 7,045 POINTS | |

LANDSCAPE DATA - LOT 1

| | |
|--|----------------|
| OPEN SPACE AREA 6,675 S.F. | = 334 POINTS |
| LANDSCAPE VALUE .05*6675 | |
| MAIN STREET LANDSCAPE SETBACK AREA 18,000 S.F. | = 6,300 POINTS |
| LANDSCAPE VALUE 0.35*18,000 | |
| GENEVA ROAD LANDSCAPE SETBACK AREA 22,500 S.F. | |
| LANDSCAPE VALUE 0.35*22,500 | = 7,875 POINTS |
| PARKING LOT INTERIOR AREA 31,338 | |
| 31,338*0.04 = 1,253 | |
| LANDSCAPE VALUE 1.5*1,253 | = 1,880 POINTS |
| TOTAL POINTS REQUIRED = 16,389 POINTS | |
| (16,389*1.20 INCREASE) = 19,666 POINTS | |
| TOTAL POINTS PROVIDED = 19,700 POINTS | |

Lot 2 Plant Value Table:

| Description | Point Value | Quantity Provided | Points Provided | Point Pct. |
|-----------------|-------------|-------------------|-----------------|------------|
| Evergreen Tree | 275 | 8 | 2200 | 31% |
| Ornamental Tree | 250 | 0 | 0 | 0% |
| Shade Tree | 225 | 8 | 1800 | 26% |
| Large Shrub | 70 | 0 | 0 | 0% |
| Small Shrub | 35 | 60 | 2100 | 30% |
| Landscape Bed | 0.5 | 1890 | 945 | 13% |
| | | | 7045 | 100% |

Lot 1 Plant Value Table:

| Description | Point Value | Quantity Provided | Points Provided | Point Pct. |
|-----------------|-------------|-------------------|-----------------|------------|
| Evergreen Tree | 275 | 44 | 12100 | 61% |
| Ornamental Tree | 250 | 0 | 0 | 0% |
| Shade Tree | 225 | 13 | 2925 | 15% |
| Large Shrub | 70 | 17 | 1190 | 6% |
| Small Shrub | 35 | 58 | 2030 | 10% |
| Landscape Bed | 0.5 | 2920 | 1460 | 8% |
| | | | 19700 | 100% |

PLANT LIST

SHADE, ORNAMENTAL AND CONIFEROUS TREES

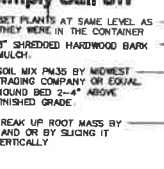
| QTY. | ABRV. | BOTANICAL NAME | COMMON NAME | SIZE |
|------|-------|--|--------------------------|-------------|
| 9 | SLH | Gleditsia triacanthos var. inermis 'Skyline' | Skyline Honeylocust | 2 1/2" Cal. |
| 5 | KCT | Gymnocladus dioica (Male Only) | Kentucky Coffee Tree | 2 1/2" Cal. |
| 7 | FTE | Ulmus x frontier | Frontier Elm | 2 1/2" Cal. |
| 52 | EGA | Thuja occidentalis 'Smaragd' | Emerald Green Arborvitae | 6' |

FLOWERING AND EVERGREEN SHRUBS

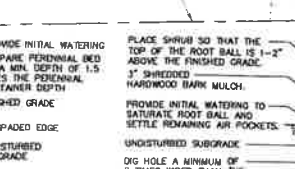
| QTY. | ABRV. | BOTANICAL NAME | COMMON NAME | SIZE |
|------|-------|---------------------------------|-----------------------------------|--------|
| 74 | LBC | Aronia melanocarpa 'UCONNAM166' | Low Scape Hedger Black Chokeberry | 2 Gal. |
| 14 | IHT | Hydrangea arborescens 'NCHA2' | Invincibelle Spirit II Hydrangea | 5 Gal. |
| 19 | GLS | Rhus aromatica 'Grow-Low' | Grow-Low Sumac | 5 Gal. |
| 11 | DHW | Weigela x 'Dark Horse' | Dark Horse Weigela | 3 Gal. |
| 21 | DNY | Taxus x media 'Densiformis' | Densiformis Yew | 5 Gal. |

PERENNIALS, ORNAMENTAL GRASS AND GROUNDCOVERS

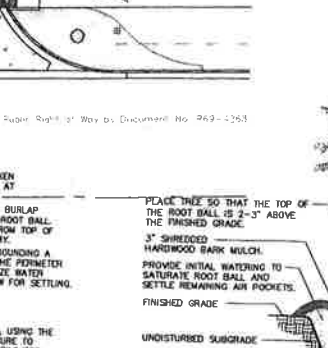
| QTY. | ABRV. | BOTANICAL NAME | COMMON NAME | SIZE |
|------|-------|--|----------------------------------|--------|
| 18 | DFS | Helianthus helianthoides 'Tuscan Sun' | Tuscan Sun False Sunflower | 1 Gal. |
| 73 | ASD | Hemerocallis x 'Apricot Sparkles' | Apricot Sparkles Daylily | 1 Gal. |
| 7 | NES | Sedum spectabile 'Neon' | Neon Sedum | 1 Gal. |
| 32 | KFF | Calamagrostis x acutiflora 'Karl Foerster' | Karl Foerster Feather Reed Grass | 1 Gal. |
| 48 | DPD | Sporobolus heterolepis 'Tara' | Dwarf Prairie Dropseed | 1 Gal. |



PERENNIAL PLANTING DETAIL
NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.

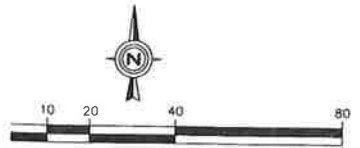


SHRUB PLANTING DETAIL
NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.



TREE PLANTING DETAIL
NOT TO SCALE. USE ONLY ZONE HARDY PLANT MATERIAL.

LANDSCAPE PLAN OPTION 2



CHECKED BY: B. PERRY
 DESIGN BY: K. PRICE
 DRAWN BY: K. PRICE
 DATE: OCTOBER 14, 2019
 SCALE: 1" = 20'
 PROJECT NO.: 19-043
 LANDSCAPE PLAN OPTION 2
 L-1

Prepared For:
 Vequity
 400 N State Street
 Chicago, IL 60654
 GENEVA-MAIN COMMONS
 425 E. Geneva Road
 Carol Stream, Illinois

2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502
 phone 630-375-1800 fax 630-238-8600 www.walmark-engineering.com

7- Eleven
 425 E GENEVA RD
 CAROL STREAM, IL 60188

MAY 14 2020
 COMMUNITY DEVELOPMENT
 DEPT

CITY APPROVAL

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 312-985-0987
 Email: info@vequity.com
 www.vequity.com

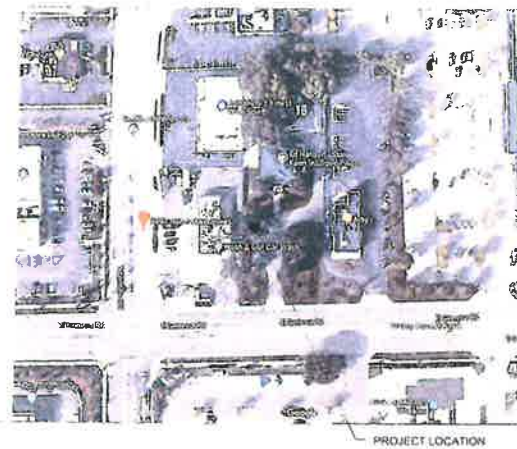
PROJECT TEAM

ILEKIS
 ARCHITECTS & INTERIORS

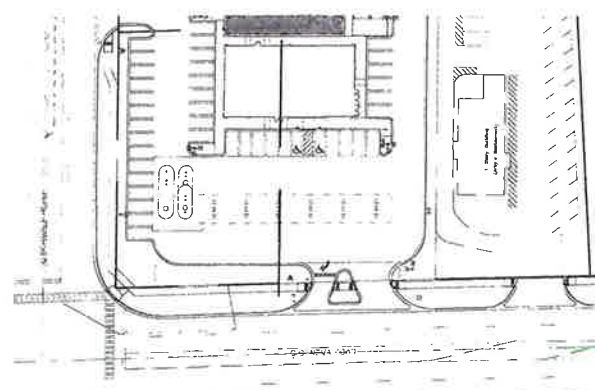
ILEKIS ASSOCIATES
 223 W. JACKSON BLVD
 SUITE 1000
 CHICAGO, IL 60606

312-419-0009 www.ILEKIS.com

THESE DOCUMENTS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, COMPLY WITH THE APPLICABLE CODES AND BUILDING REGULATIONS.
 ALPHONSE A. ILEKIS, AIA
 © COPYRIGHT 2019 ILEKIS ASSOCIATES, AIA #154551400



1 VICINITY AERIAL MAP
 SCALE NTS



2 PROJECT KEY PLAN
 SCALE NTS



3 PERSPECTIVE VIEW
 SCALE NTS FOR REFERENCE ONLY

| REVISION | | | | SHEET INDEX | |
|---------------|---|---|---|-------------|---|
| 4 | 3 | 2 | 1 | SHEET NAME | |
| ARCHITECTURAL | | | | | |
| | | | | G0.00 | COVER SHEET, DRAWING INDEX AND PROJECT INFO |
| | | | | AS1.01 | SITE PLAN |
| | | | | AS1.02 | SITE DETAILS |
| | | | | A1.01 | LOT 1 FLOOR PLAN |
| | | | | A1.02 | LOT 2 OPTION 1 FLOOR PLAN |
| | | | | A1.03 | LOT 2 OPTION 2 FLOOR PLAN |
| | | | | A3.01 | LOT 1 EXTERIOR ELEVATIONS COLOR |
| | | | | A3.02 | LOT 2 OPTION 1 ELEVATIONS |
| | | | | A3.03 | LOT 2 OPTION 2 ELEVATIONS |
| | | | | A3.03 | CANOPY ELEVATIONS |
| | | | | | PHOTOMETRICS |

PROJECT DIRECTORY

OWNER
 VEQUITY LLC
 400 N. STATE ST
 SUITE 400
 CHICAGO, IL 60654
 P. 312-985-0987

ARCHITECT OF RECORD
 ILEKIS ASSOCIATES
 223 WEST JACKSON BLVD
 SUITE 1000
 CHICAGO, IL 60606
 P. 312-419-0009

CIVIL ENGINEER:
 WATERMARK ENGINEERING RESOURCES, LTD
 2831 GINGER WOODS PARKWAY SUITE 100
 AURORA, IL 60502
 P. 630-375-1800

PROJECT STATEMENTS

THESE DOCUMENTS WERE PREPARED UNDER MY SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL LOCAL BUILDING CODES.

ALPHONSE A. ILEKIS
 LICENSE EXPIRES 11/30/18

ENERGY STATEMENT

I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP). I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THE PLANS FOR ADDRESS 425 E GENEVA RD CAROL STREAM, IL FULLY COMPLY WITH THE REQUIREMENTS OF CHAPTER 18-13, ENERGY CONSERVATION OF THE MUNICIPAL CODE OF ARLINGTON HEIGHTS AS WELL AS THE STATE OF ILLINOIS ENERGY CONSERVATION AS REQUIRED BY STATE LEGISLATION.

DATE: 09/27/19 ILLINOIS LICENSE # 01-9612
 ALPHONSE A. ILEKIS (ARCHITECT)
 LICENSE EXPIRES 11/30/20

CODE SUMMARY

SEE AS1.01 FOR ALL REVIEW AND SUMMARIES.

DIGGING NOTICE

CONTRACTOR TO VERIFY ALL LOCAL REQUIREMENTS IF DIGGING IS REQUIRED.

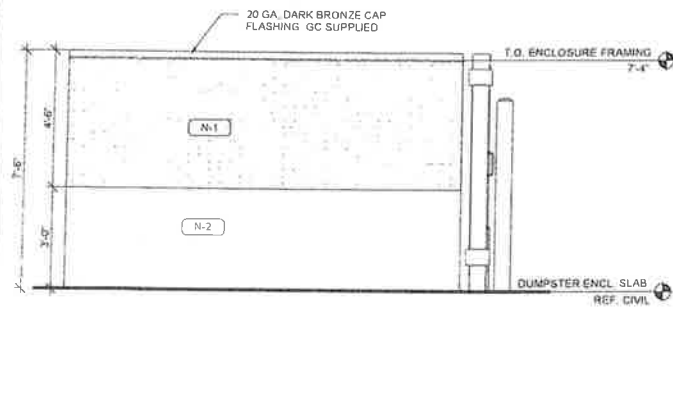
NOTE

RETAIL BUILDING
 PROJECT # 1814-31
 425 E GENEVA ROAD
 CAROL STREAM, IL 60188

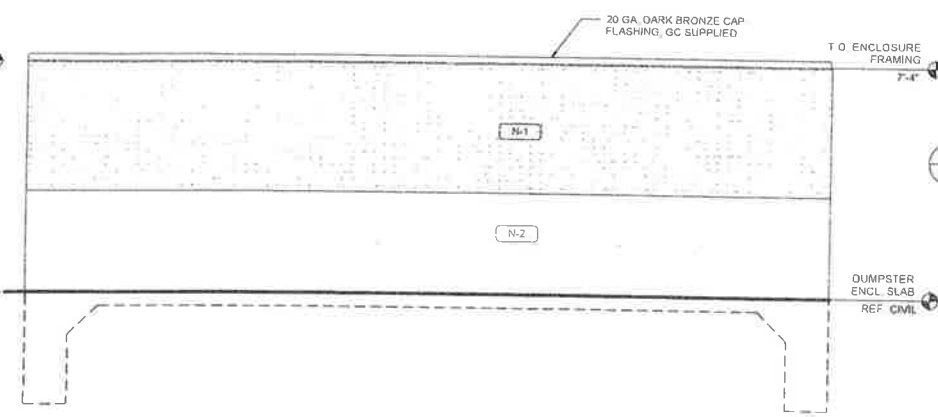
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|----------|--------------------------|
| 05/11/20 | ISSUED PER CITY COMMENTS |
| 04/14/20 | ISSUED FOR CITY REVIEW |

COVER SHEET,
 DRAWING INDEX
 & PROJECT INFO

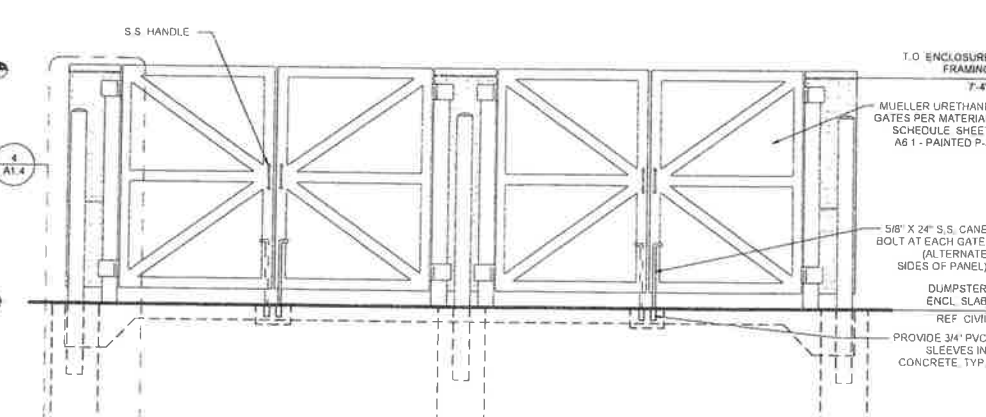
G0.00



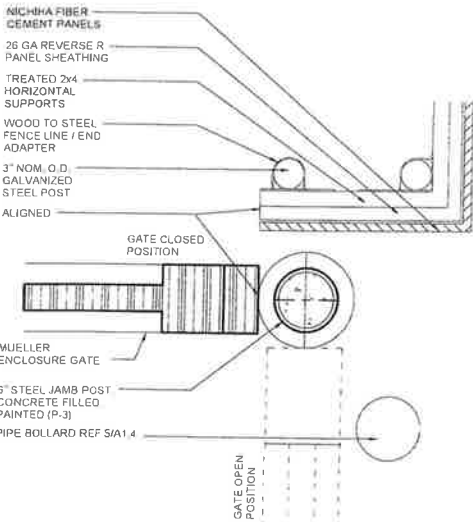
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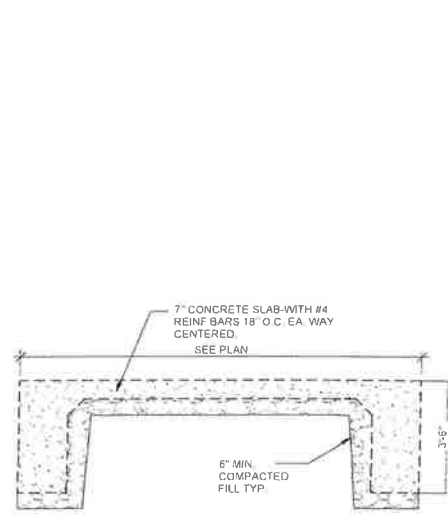
9 REAR DUMPSTER ENCL. ELEVATION
3/8" x 1'-0"



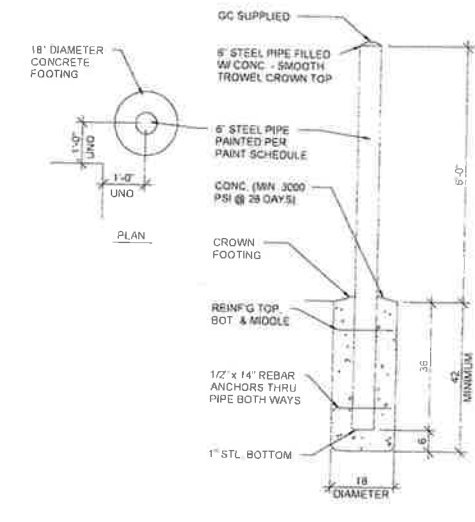
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3/8" x 1'-0"



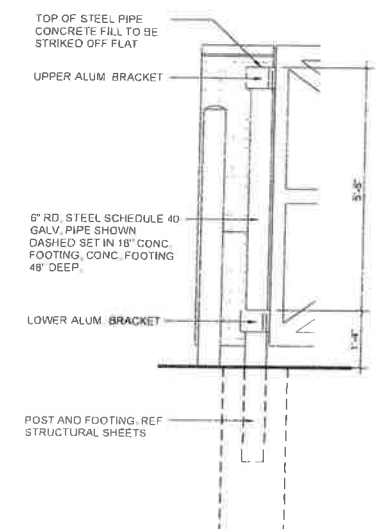
7 DETAIL - GATE
1/2" x 1'-0"



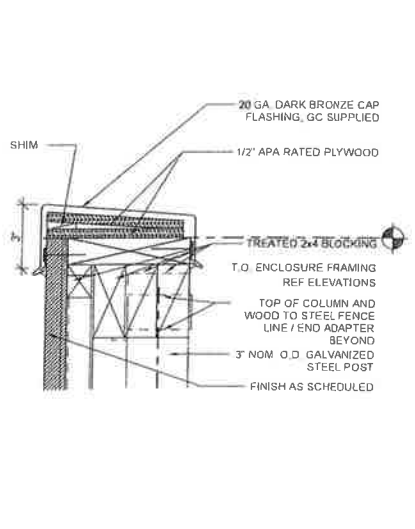
6 DUMPSTER ENCL. FOUNDATION SECTION
3/8" x 1'-0"



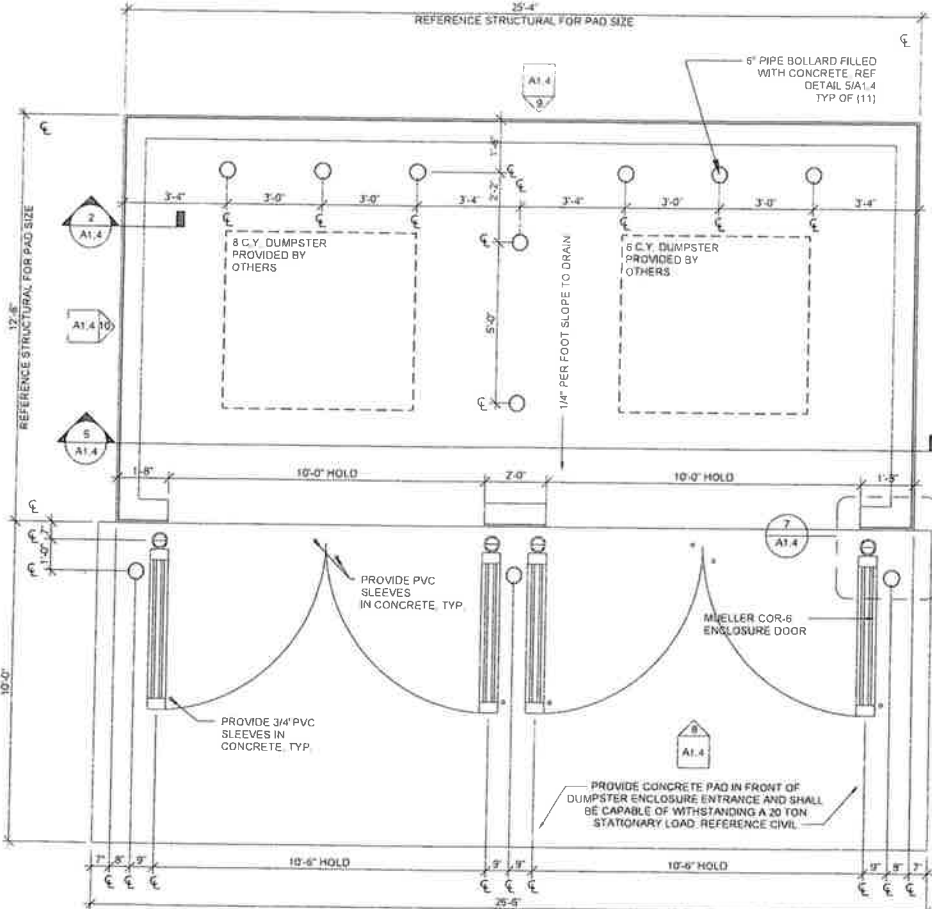
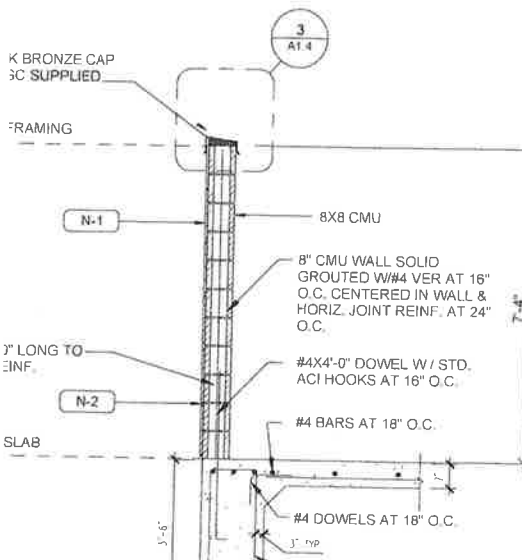
5 TYPICAL BOLLARD SECTION
1/2" x 1'-0"



4 GATE BOLLARD DETAIL
1/2" x 1'-0"



3 DETAIL - COPING
3" x 1'-0"



1 DUMPSTER ENCLOSURE PLAN
3/8" x 1'-0"

CITY APPROVED RECEIVED
MAY 14 2020
COMMUNITY DEVELOPMENT DEPT

CLIENT:
vequity
400 N. State
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312-885-0887
Email: info@vequity.com
www.vequity.com

PROJECT TEAM
ILEKIS
ILEKIS ASSOCIATES
223 W. JACKSON BLVD
SUITE 1000
CHICAGO, IL 60606

312-419-0009 www.ilekis.com
THESE DOCUMENTS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE APPLICABLE CODES AND BUILDING REGULATIONS.
ALPHONSE S. ILEKIS, ARCH.
CONTRACT: 2017-04-000007-01-01, REV: 01/25/2018

NOTE:

RETAIL BUILDING
PROJECT # 1814-31
425 E GENEVA ROAD
CAROL STREAM, IL 60188

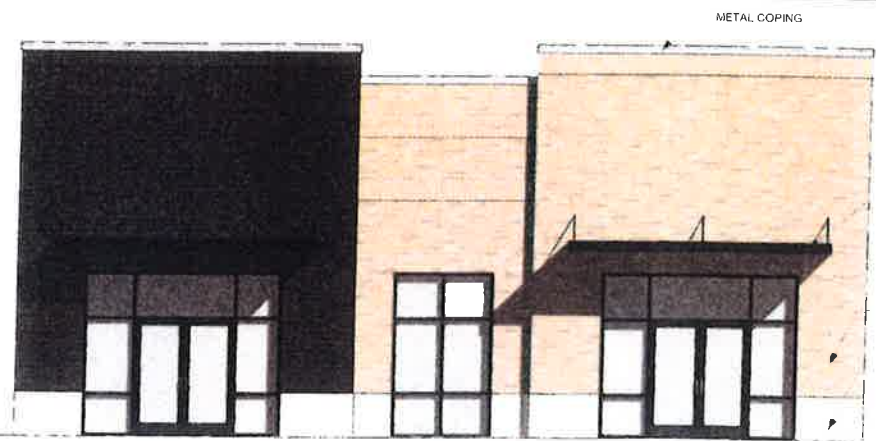
DATE ISSUED FOR:

05/11/20 ISSUED PER CITY COMMENTS

04/14/20 ISSUED FOR CITY REVIEW

SITE DETAILS

AS1.02



1 West
3/16" = 1'-0"

T.O. PARAPET
24' - 0"

T.O. LOWER
PARAPET
22' - 0"

CANOPY COLOR AND STOREFRONT
LOCATION SUBJECT TO CHANGE

T.O. STOREFRONT
10' - 0"

MASONRY FINAL COLORS TBD

MASONRY BASE FINAL COLOR TBD

GRADE
0' - 0"



2 East
3/16" = 1'-0"

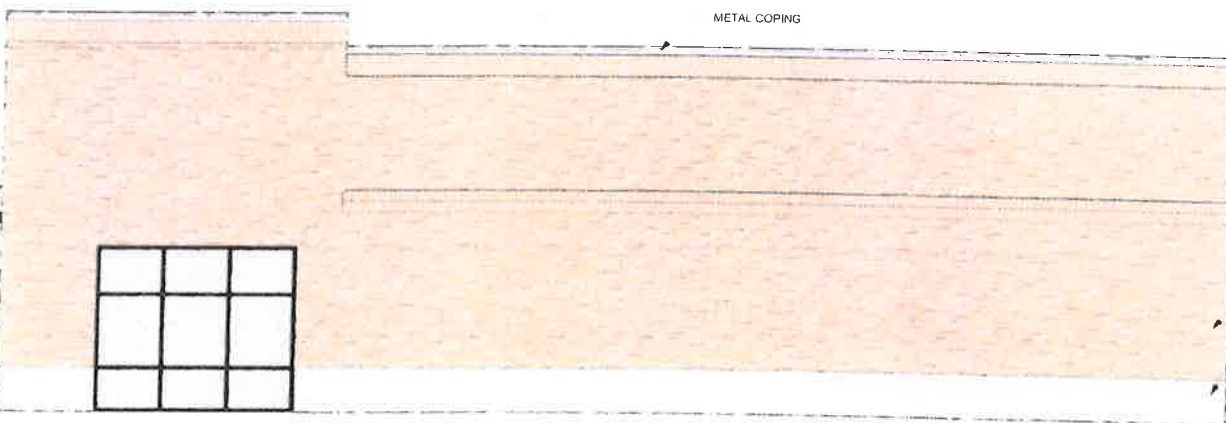
T.O. LOWER
PARAPET
22' - 0"

T.O. STOREFRONT
10' - 0"

MASONRY FINAL COLORS TBD

MASONRY BASE FINAL COLOR TBD

GRADE
0' - 0"



3 South
3/16" = 1'-0"

T.O. PARAPET
24' - 0"

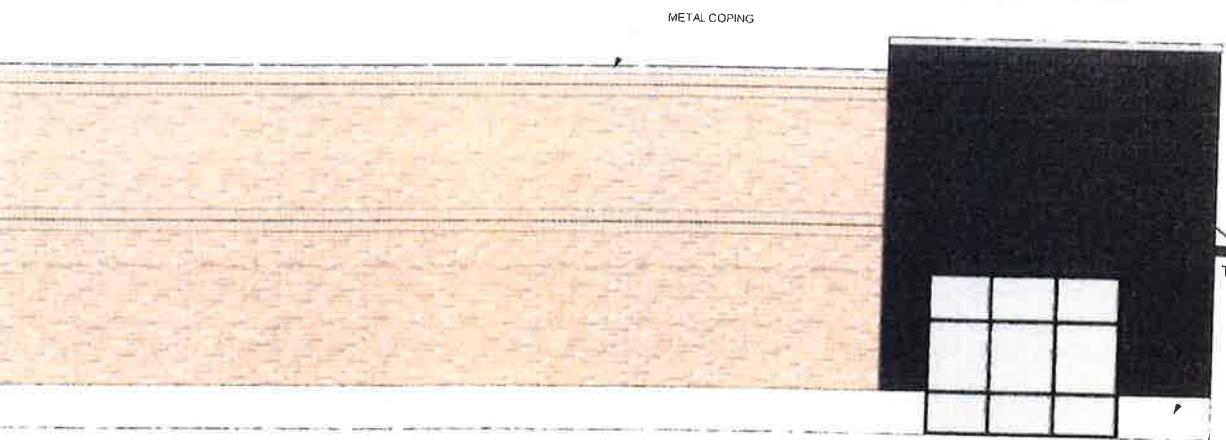
T.O. LOWER
PARAPET
22' - 0"

T.O. STOREFRONT
10' - 0"

MASONRY FINAL COLORS TBD

MASONRY BASE FINAL COLOR TBD

GRADE
0' - 0"



4 North
3/16" = 1'-0"

T.O. PARAPET
24' - 0"

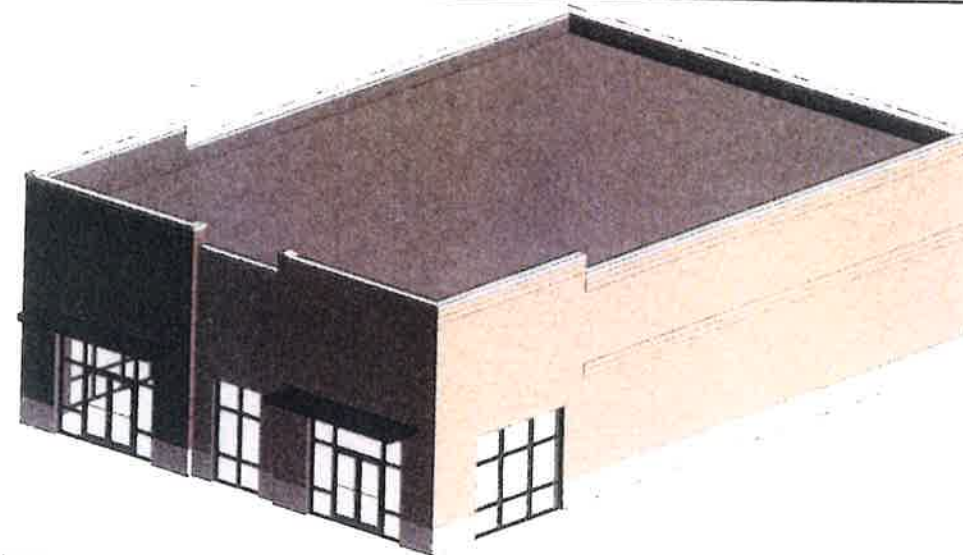
T.O. LOWER
PARAPET
22' - 0"

T.O. STOREFRONT
10' - 0"

MASONRY FINAL COLORS TBD

MASONRY BASE FINAL COLOR TBD

GRADE
0' - 0"



5 PERSPECTIVE VIEW

CITY APPROVAL
RECEIVED
MAY 14 2020
COMMUNITY DEVELOPMENT
DEPT

CLIENT
vequity

Vequity
400 N. State
Suite 400
Chicago, IL 60654
312-885-0987
Email: info@vequity.com
www.vequity.com

PROJECT TEAM

ILEKIS
ARCHITECTS

ILEKIS ASSOCIATES
223 W. JACKSON BLVD
SUITE 1000
CHICAGO, IL 60606

312-419-0009 www.ILEKIS.com
THESE DOCUMENTS WERE PREPARED UNDER MY
SUPERVISION AND TO THE BEST OF MY KNOWLEDGE
COMPLY WITH THE APPLICABLE CODES AND BUILDING
REGULATIONS.
ALPHEUS A. ILEKIS AIA
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NOTE

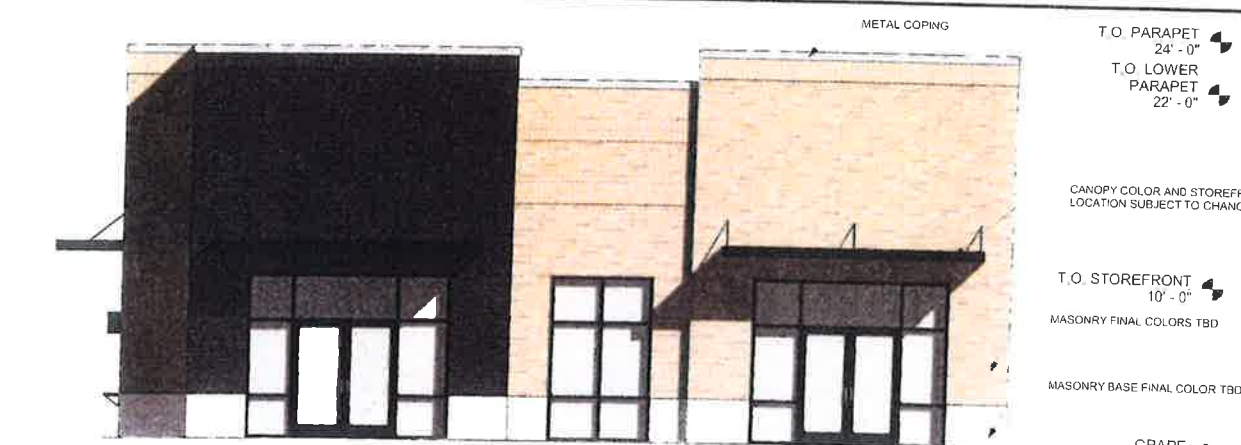
RETAIL BUILDING
PROJECT # 1814-31
425 E. GENEVA ROAD
CAROL STREAM, IL 60188

DATE ISSUED FOR

| DATE | ISSUED FOR |
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05/11/20 ISSUED PER CITY COMMENTS
04/14/20 ISSUED FOR CITY REVIEW

LOT 2 OPTION 1
EXTERIOR
ELEVATIONS
A3.02



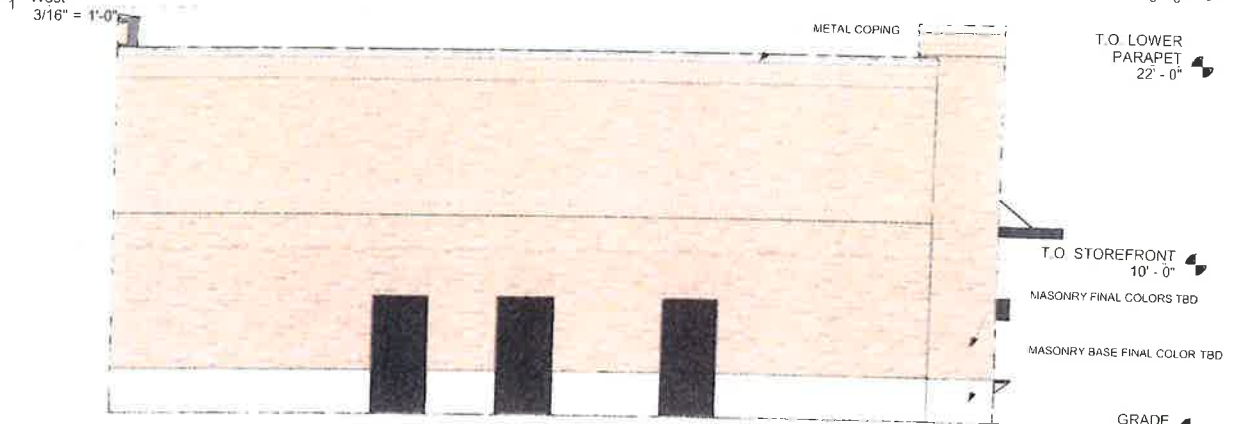
T.O. PARAPET 24' - 0"
 T.O. LOWER PARAPET 22' - 0"

CANOPY COLOR AND STOREFRONT LOCATION SUBJECT TO CHANGE

T.O. STOREFRONT 10' - 0"
 MASONRY FINAL COLORS TBD

MASONRY BASE FINAL COLOR TBD

GRADE 0' - 0"

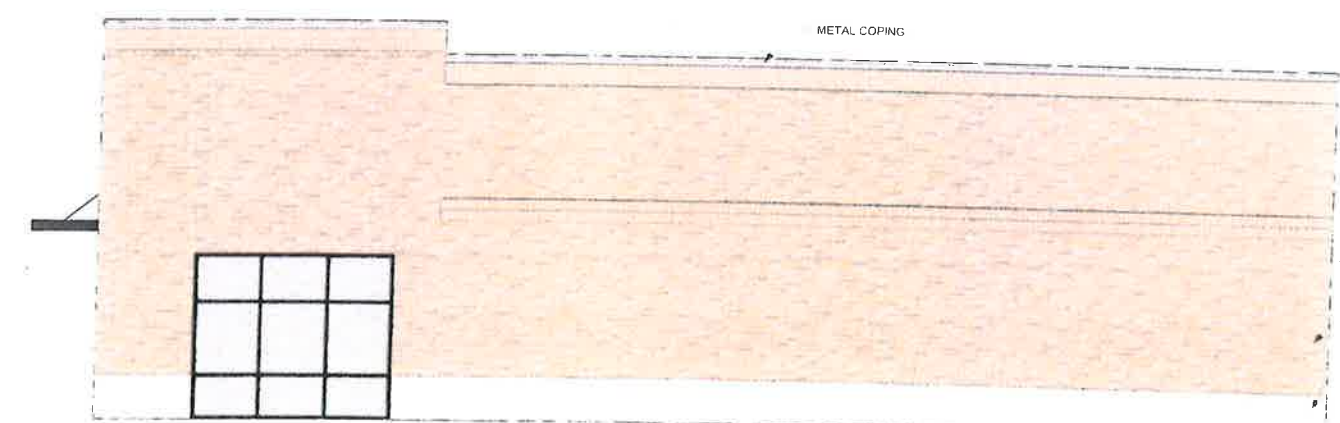


T.O. LOWER PARAPET 22' - 0"

T.O. STOREFRONT 10' - 0"
 MASONRY FINAL COLORS TBD

MASONRY BASE FINAL COLOR TBD

GRADE 0' - 0"

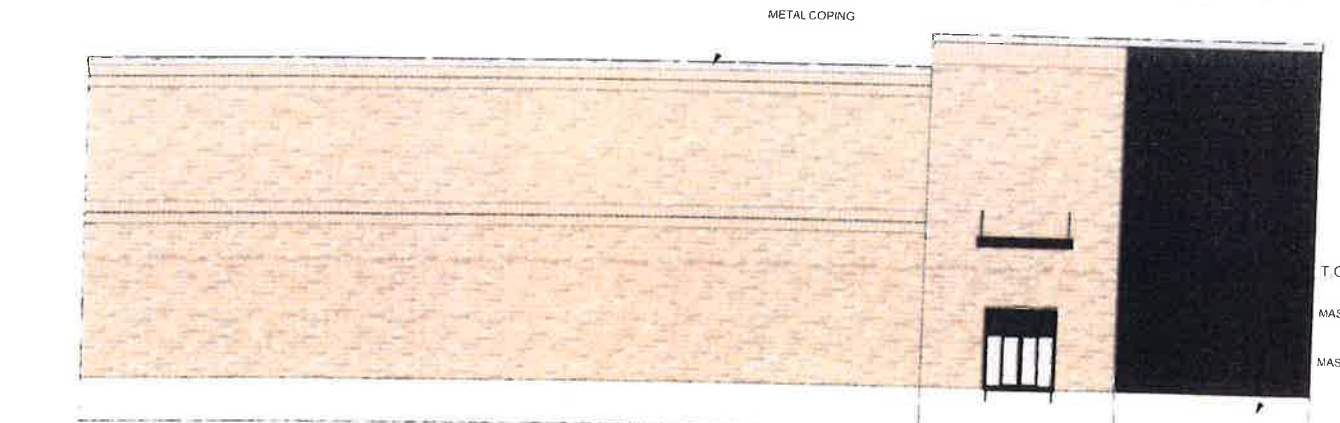


T.O. PARAPET 24' - 0"
 T.O. LOWER PARAPET 22' - 0"

T.O. STOREFRONT 10' - 0"
 MASONRY FINAL COLORS TBD

MASONRY BASE FINAL COLOR TBD

GRADE 0' - 0"

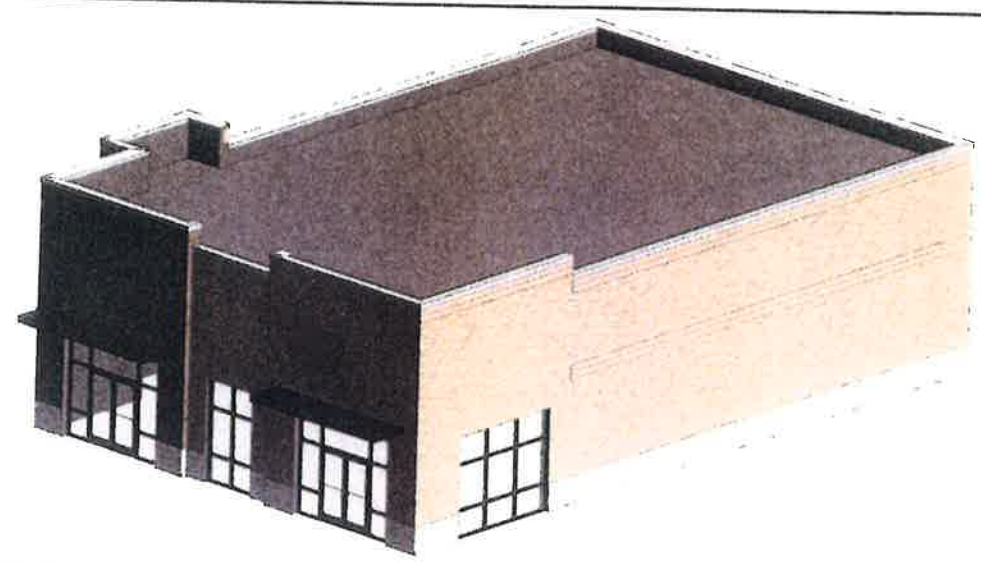


T.O. PARAPET 24' - 0"
 T.O. LOWER PARAPET 22' - 0"

T.O. STOREFRONT 10' - 0"
 MASONRY FINAL COLORS TBD

MASONRY BASE FINAL COLOR TBD

GRADE 0' - 0"



5 PERSPECTIVE VIEW

CITY APPROVAL
 REC
 MAY 14 2020
 COMMUNITY DEVELOPMENT DEPT

CLIENT
vequity
 Vequity
 400 N. State
 Suite 400
 Chicago, IL 60654
 312-985-0987
 Email: info@vequity.com
 www.vequity.com

PROJECT TEAM
LEKIS
 LEKIS ASSOCIATES
 223 W. JACKSON BLVD
 SUITE 1000
 CHICAGO, IL 60606
 312-419-0009 www.LEKIS.com
THESE DOCUMENTS ARE PREPARED UNDER THE SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORM WITH THE APPLICABLE CODES AND BUILDING REGULATIONS. ALTHOUGH I AM AN ARCHITECT AND NOT A REGISTERED PROFESSIONAL ENGINEER, I HAVE NOTED ANY CONFLICTS BETWEEN THE ARCHITECTURAL AND STRUCTURAL REQUIREMENTS.

NOTE

RETAIL BUILDING
 PROJECT # 1814-31
 425 E GENEVA ROAD
 CAROL STREAM, IL 60188

| DATE | ISSUED FOR |
|----------|--------------------------|
| 05/11/20 | ISSUED PER CITY COMMENTS |
| 04/14/20 | ISSUED FOR CITY REVIEW |

LOT 2 OPTION 2
 EXTERIOR
 ELEVATIONS
 A3.03

CAROL STREAM PUBLIC LIBRARY

616 Hiawatha Drive • Carol Stream, IL 60188
(630)-653-0755 • FAX (630) 653-6809
www.cslibrary.org

May 20, 2020

To: The Honorable Mayor Frank Saverino and
Members of the Board of Trustees of the
Village of Carol Stream

Cc: Bob Mellor, Village Manager

Re: Board of Library Trustees of the Village of Carol Stream
Annual Report 2019-2020

Pursuant to the Local Library Act (75 ILCS 5/4-10), the Board of Library Trustees of the Village of Carol Stream submits the following Annual Report for the Fiscal Year ending April 30, 2020 on the condition of its trust.

- Part I – Itemized Statement of the various funds received from the library fund and from other sources (subject to annual audit)-**Exhibit 1**
- Part II – Itemized statement of the objects and purposes for which those sums of money have been expended (subject to annual audit)-**Exhibit 2**
- Part III – a statement of the number of books and periodicals available for use, and the number and character thereof circulated
- Part IV – A statement of the real and personal property acquired by legacy, purchase, gift or otherwise
- Part V – A statement of the character of any extensions of library service which have been undertaken
- Part VI – Blank (*This amendment to 75 ILCS 5/4-10, passed August 22, 2017.*)
- Part VII – A statement as to the amount of accumulations and the reasons thereof (subject to annual audit)
- Part VIII – A statement as to any outstanding liabilities including those for bonds still outstanding or amounts due for judgements, settlements, liability insurance, or for amounts due under a certificate of the board
- Part IX – Any other statistics, information and suggestions that may be of interest

Part III

Total number of books (including audiobooks, eBooks and eAudiobooks) is 139,069. The Library subscribes to 22 newspapers, 140 print magazines and has 3696 downloadable eMagazine subscriptions. Paper copies of print back issues of six months to one year are available. The Library circulated 257,796 items during FY 19/20.

Part IV

The Library did not acquire any property over the past year.

Part V

- The Youth Services Department offered 248 programs with 7,265 attendees. The Adult Services Department offered 51 programs with 1,688 attendees. 36 Teen programs were offered with 522 attendees. In addition, the Library held a special outdoor summer event for the community with an additional 180 attendees. *Program offerings and attendance were significantly lower than in past years due to the Library Renovation project. Majority of all program offerings were done offsite.*
- Outreach Services continued to young adults, senior citizens, schools, the business community, Carol Stream Outreach Community Center, and local preschools. The Library participated in the Christmas Sharing Program, Food Drive collection, Holiday Tree Lighting, National Night Out, Charity Dog Show, Town Center concerts, 4th of July Parade, Summer Free Lunch Program, local school events, and other social service projects in the Community. The Library participated or presented at thirty-three offsite events or activities during the year and provided monthly Homebound deliveries of Library materials to local senior centers and individual patrons.
- The Teen Advisory Board (TAB) meets and plans exciting programs for teens in the community.
- The Middle School Library Crew is comprised of students in grades 5-8 that are interested in sharing books, movies and games and helping to brainstorm programs for their age group.
- The Library circulates wireless hotspots. They are available for a one-week check-out period (with up to two-renewals) to Carol Stream Library cardholders.
- Carol Stream Library card holders have the opportunity to check out a Museum Adventure Pass for free or reduced admission to local area museums on a first come/first serve basis. 197 passes were checked out during FY 19/20.
- The Library has study rooms available for individuals and groups to reserve. *The rooms were not available during the majority of the 2019/2020 renovation project.*
- The Library has meeting room space available for community groups and organizations to reserve. *Meeting Rooms were not available during the 2019/2020 renovation project.*
- The Library provides access to public computers, a scanner/translator, FAX, printer, copier, Wi-Fi and wireless/remote printing.
- The Library's Website, www.cslibrary.org, offers patrons 24/7 service with the opportunity to download eAudiobooks, eBooks, eMagazines, streaming video and music, access to online subscription databases, as well as the ability to register for programs and meeting room use through their home computers and other electronic devices.
- The Library has a mobile application for patrons to access the Library with their smartphones and other devices. 10,787 users have downloaded the application during FY 19/20.
- Live online chat and texting with librarians is available during regular Library hours to immediately respond to patrons' informational needs. Portable chargers are available for check out for patrons who need to charge their electronic devices. Bike locks are available for check out for riders to secure their bicycles.
- The Library's newsletter is delivered every month to the residents of Carol Stream to inform them of Library collections, services and programs.
- The Library offers patrons the opportunity to subscribe to an e-newsletter.

Part VI *No longer required.***Part VII**

The Library Board continues to implement, within its financial plan, the accumulation of funds for the purpose of completing capital improvement projects, making major repairs, providing for catastrophic emergency, and special projects. This past fiscal year the Library had \$460,451 (subject to audit) remaining in the General Fund to add to the Library's Reserve. In anticipation of this surplus, \$215,000 of that amount was transferred in April to two of the Library's Special Funds (\$200,000 to CM&R Fund and \$15,000 to the Liability Fund). The surplus this year was a result of staffing adjustments, staff vacancies, new vendor contracts and reductions in some of our yearly expenses.

Part VIII

In FY 2019 the Library Board entered into an Intergovernmental Loan Agreement (ILA) with the Village of Carol Stream for \$2,000,000 for ten years. The annual loan repayment is \$234,461.

Part IX


- The Library underwent an extensive interior renovation to the existing building during FY 19/20 to provide the community with a welcoming environment that includes new furnishings, additional seating, dedicated Quiet Reading Room, Early Literacy and Middle School areas, a vending café, an outdoor patio and much more.
- Percentage of population (39,711) registered with Library cards is 45 %, 17,742 cardholders.
- Digital Services: There were 130,893 visits to the Library's Web page and remote access to the Library's subscription databases via the Web page numbered 38,897 (4.9% increase). 43,211 eAudiobooks, eBooks, and music CDs were downloaded through the Library's subscription services via the Library web page and mobile application (16.3% increase). 2811 videos were streamed from the Library's online streaming service Hoopla (54.4% increase). 5,525 eMagazines were downloaded with the Library's downloadable online magazine service RBdigital (50% increase).
- There were 22,752 users of our public access computers for 19,466 hours. *Due to the Renovation Project the number of available public computers during FY 19/20 were reduced by half.*
- Social Media: The Library's Facebook page has 2,218 Followers, 2,210 Likes and had 801,352 views in FY19/20. Instagram has 697 followers and had 42,866 views of posts in FY19/20. Twitter has 1,205 followers and had 397,600 views of posts in FY19/20.
- Adult reference staff answered 22,500 questions and Youth reference staff answered 9,905 questions for a total of 32,405.
- 514 patrons reserved the study rooms for a total of 686 hours. *New study rooms were made available to the public December 19, 2019-March 13, 2020.*
- Due to the COVID-19 Pandemic and shelter-in-place order, the Library closed the physical building to the public beginning March 14, 2020. Library staff has been working remotely and promoting the Library's online services that include downloadable eBooks, eAudiobooks, eMagazines, music and streaming video as well as subscription databases. Reference services via phone and online chat are available as well as online library card

registration. In addition online programming has been offered and is in further development to expand our offerings for the future

CERTIFICATION

This Annual Report is filed by the Carol Stream Public Library pursuant to the Local Library Act (75 ILCS 5/4-10) for the fiscal year commencing May 1, 2019 and ending April 30, 2020.

Signed:


Susan Westgate
Library Director

Attest:

I, the undersigned President of the Board of Library Trustees of the Village of Carol Stream, hereby state that the foregoing entitled:

BOARD OF LIBRARY TRUSTEES OF THE VILLAGE OF CAROL STREAM ANNUAL
REPORT 2019-2020

is a true and accurate report of the activities of the Carol Stream Public Library for the year stated.



President
Board of Library Trustees

(Seal)

EXHIBIT 1 - FY 20 Income Received (subject to audit)

| ACCT # | Account Name | |
|--------------------------------------|-----------------------------------|------------------|
| GENERAL FUND REVENUES | | |
| Property Taxes | | |
| | Property Tax | 3,132,159 |
| | PPR Taxes | 40,854 |
| Interest Income | | |
| | Interest Income -- Investments | 27,651 |
| Patron Payments | | |
| | Fines & Fees | 10,659 |
| | Public Copier Payments | 10,089 |
| | Non-Resident Card Fees | 1,764 |
| | Sale Items | 0 |
| | Donations | 586 |
| | Developer Contributions | 0 |
| | RBP/ILL Reimbursements | 51 |
| Grants | | |
| | Per Capita Grant | 49,639 |
| | Other Grants/Awards | 0 |
| | Other Income | 2,919 |
| | TOTAL GENERAL FUND REVENUE | 3,276,371 |
| SPECIAL FUND REVENUES | | |
| Building Renovation Loan Fund | | |
| | Property Tax | 236,358 |
| | Interest Income Investments | 109 |
| IMRF Fund | | |
| | Property Tax | 166,473 |
| | Interest Income Investments | 2,312 |
| FICA Fund | | |
| | Property Tax | 156,384 |
| | Interest Income Investments | 1602 |
| Audit Fund | | |
| | Property Tax | 12,613 |
| | Interest Income Investments | 103 |
| Liability Fund | | |
| | Property Tax | 1260 |
| | Interest Income Investments | 974 |

EXHIBIT 1 - FY 20 Income Received (subject to audit)

| ACCT # | Account Name | |
|---------------|------------------------------------|--------------------|
| | Capital Maint. & Repair | |
| | Interest Income Investments | 68,659 |
| | Building Renovation Loan | 2,000,000 |
| | Working Cash Fund | |
| | Interest Income Investments | 772 |
| | TOTAL SPECIAL FUND REVENUES | 2,647,619 |
| | TOTAL INCOME FY 2019 | \$5,923,990 |

EXHIBIT 2 - FY 20 EXPENSES (subject to audit)

| ACCT # | Account Name | |
|----------------------------------|------------------------------------|------------------|
| GENERAL FUND EXPENDITURES | | |
| 5100 | SALARIES | |
| 5101 | EXEMPT STAFF SALARIES | 516,086 |
| 5102 | NON-EXEMPT STAFF SALARIES | 1,140,749 |
| 5103 | CUSTODIAL SALARIES | 69,238 |
| 5104 | BENEFITS-MED/LIFE/DENTAL | |
| 5105 | PROFESSIOANL EDUCATION | 14,773 |
| 5106 | MEMBERSHIPS | 3,232 |
| 5107 | BENEFITS -- Life insurance | 1,805 |
| 5108 | BENIFITS -- Health Insurance | 224,420 |
| 5109 | BENEFITS -- Other | 1,555 |
| 5110 | TRUSTEE DEVELOPMENT | 1,118 |
| | TOTAL | 1,972,976 |
| 5200 | PLANT MAINTENANCE | |
| 5201 | SUPPLIES | 12,656 |
| 5202 | MAINTENANCE/REPAIR | 2,852 |
| 5203 | MAINTENANCE CONTRACTS | 39,489 |
| 5204 | Landscape Maintenance/Snow Removal | 11,655 |
| 5205 | FURNITURE/EQUIPMENT | 13,403 |
| 5206 | ELECTRIC - COMM EDISON | 21,768 |
| 5207 | WATER/SEWER | 2,299 |
| 5208 | INSURANCE (PROPERTY) | 9,892 |
| | TOTAL | 114,014 |
| 5300 | BUSINESS EXPENSE | |
| 5301 | POSTAGE | 6,043 |
| 5302 | OFFICE & EQUIPMENT SUPPLIES | 5,927 |
| 5303 | LIBRARY PRINTING | 2,788 |
| 5304 | EQUIPMENT LEASING | 20,723 |
| 5305 | MILEAGE REIMBURSEMENT | 2,460 |
| 5306 | LEGAL NOTICES | 547 |
| 5308 | BUSINESS PHONE | 9,350 |
| 5309 | ACCOUNTING SERVICE | 12,238 |
| 5310 | MATERIAL RECOVERY FEES | 859 |
| 5311 | PAYROLL SERVICE | 7,019 |
| 5312 | ATTORNEY FEES | 7,616 |
| 5314 | OTHER CONSULTANTS | 0 |
| 5315 | OTHER EXPENDITURES | 1,522 |
| 5317 | BANK & CREDIT CARD FEES | 25 |
| 5319 | SECURITY SERVICE | 20,465 |

EXHIBIT 2 - FY 20 EXPENSES (subject to audit)

| ACCT # | Account Name | |
|---------------|---|----------------|
| 5320 | DONATION EXPENSE | 1,098 |
| 5321 | HUMAN RESOURCES EXPENSE | 8,671 |
| | TOTAL | 107,351 |
| 5400 | CIRCULATION & MATERIALS PROCESSING, INCLUDING AUTOMATED SERVICES | |
| 5401 | AUTOMATION HARDWARE | 25,664 |
| 5402 | ISP & WEB PAGE HOSTING | 5,997 |
| 5403 | COMPUTER SOFTWARE | 29,686 |
| 5404 | TECH SUPPORT & REPAIR | 12,547 |
| 5405 | TECHNICAL SERVICES SUPPLIES | 13,371 |
| 5406 | CIRCULATION SUPPLIES | 3,233 |
| 5408 | TECH SERVICES ONLINE RESOURCES | 16,076 |
| 5409 | RBP/ILL EXPENSES | 405 |
| 5410 | SWAN CONSORTIUM | 47,092 |
| 5411 | VILLAGE IT SERVICES | 100,595 |
| | TOTAL | 254,666 |
| 5500 | SERVICES | |
| 5501 | YOUTH SERVICES PROGRAMS | 17,435 |
| 5503 | ADULT/TEEN SERVICES PROGRAMS | 10,503 |
| 5505 | LIBRARY NEWSLETTER | 47,378 |
| 5509 | LIBRARY PUBLICITY & PROMOTION | 10,788 |
| | TOTAL | 86,104 |
| 5600 | COLLECTION DEVELOPMENT | |
| 5601 | YOUTH SERVICES BOOKS | 28,157 |
| 5606 | YOUTH SERVICES MEDIA | 8,695 |
| 5630 | ADULT SERVICES BOOKS | 46,559 |
| 5634 | ONLINE RESOURCES | 50,872 |
| 5635 | MAGAZINES & NEWSPAPERS | 10,621 |
| 5637 | ADULT SERVICES MEDIA | 26,214 |
| 5651 | DIGITAL MEDIA | 60,054 |
| 5652 | GRANT AWARD EXPENSE (Databases) | 49,639 |
| | TOTAL | 280,811 |
| | GENERAL FUND EXPENDITURES | |
| 5100 | SALARIES | 1,972,976 |
| 5200 | PLANT MAINTENANCE | 114,014 |
| 5300 | BUSINESS EXPENSE | 107,351 |
| 5400 | CIRCULATION & MATERIAL Proc.... | 254,666 |
| 5500 | SERVICES | 86,104 |

EXHIBIT 2 - FY 20 EXPENSES (subject to audit)

| ACCT # | Account Name | |
|----------------------------------|--|---------------------|
| 5600 | COLLECTION DEVELOPMENT | 280,811 |
| | TOTAL | 2,815,922 |
| SPECIAL FUND EXPENDITURES | | |
| | Account Name | |
| | BUILDING RENOVATION LOAN FUND | 236,467 |
| | LIABILITY INSURANCE FUND | 26,092 |
| | FICA FUND | 129,869 |
| | IMRF FUND | 179,865 |
| | AUDIT FUND | 10,053 |
| | Capital Maintenance & Repair Fund | 35,901 |
| | Special Capital Projects in CM&R Fund | 4,294,321 |
| | TOTAL | 4,676,101 |
| | General Fund Expenditures | 2,815,922 |
| | Special Fund Expenditures | 4,676,101 |
| | Total Expenditures | \$ 7,492,023 |

**Village of Carol Stream
Schedule of Bills
For Village Board Approval on MAY 26, 2020**

AGENDA ITEM
L-1 6/1/20

| <u>Vendor / Description</u> | <u>Amount</u> | <u>Account Number</u> | <u>Account Description</u> | <u>Invoice No.</u> | <u>Purchase Order</u> |
|--|---------------|-----------------------|----------------------------|--------------------|-----------------------|
| ACCURATE OFFICE SUPPLY CO | | | | | |
| COPY PAPER - 20 BOXES | 597.80 | 01590000-53317 | OPERATING SUPPLIES | 509082 | |
| OFFICE SUPPLIES | 30.37 | 01640100-53314 | OFFICE SUPPLIES | 510482 | |
| PEN, PAPER | 2.89 | 01520000-53314 | OFFICE SUPPLIES | 509082 | |
| | <u>631.06</u> | | | | |
| ADVANCE AUTO PARTS PROFESSIONAL | | | | | |
| AP BATTERY | 135.89 | 01696200-53354 | PARTS PURCHASED | 2420-463197 | |
| AP BEARINGS | 64.99 | 01696200-53354 | PARTS PURCHASED | 2420-463213 | |
| AP LIGHT | 6.11 | 01696200-53354 | PARTS PURCHASED | 2420-463395 | |
| AP SEALS | 35.22 | 01696200-53354 | PARTS PURCHASED | 2420-463924 | |
| AP SPARK PLUG | 77.46 | 01696200-53354 | PARTS PURCHASED | 2420-463321 | |
| AP STABILIZER | 35.69 | 01696200-53354 | PARTS PURCHASED | 2420-463721 | |
| AP TAX CREDIT-ORIGINAL INV.462825 | -2.80 | 01696200-53354 | PARTS PURCHASED | 2420-463328 | |
| AP TIE ROD ENDS | 109.34 | 01696200-53354 | PARTS PURCHASED | 2420-463383 | |
| BRAKE PARTS CLEANER | 90.15 | 01696200-53317 | OPERATING SUPPLIES | 2420-463026 | |
| MR CREDIT | -37.77 | 01696200-53354 | PARTS PURCHASED | 2420-462824 | |
| MR O2 SENSOR | 34.97 | 01696200-53354 | PARTS PURCHASED | 2420-462825 | |
| | <u>549.25</u> | | | | |

**Village of Carol Stream
Schedule of Bills
For Village Board Approval on MAY 26,2020**

| <u>Vendor / Description</u> | <u>Amount</u> | <u>Account Number</u> | <u>Account Description</u> | <u>Invoice No.</u> | <u>Purchase Order</u> |
|--|-----------------|-----------------------|----------------------------|--------------------|-----------------------|
| AMAZON.COM | | | | | |
| 2 THERMOMETERS | 119.98 | 01560000-53390 | COVID - 19 RESPONSE | 9254608 | |
| AP HOOK | 133.60 | 01696200-53354 | PARTS PURCHASED | 1419420 | |
| BLANK MEDIA | 270.00 | 01662700-53317 | OPERATING SUPPLIES | 7241814 | |
| BLANK MEDIA | 307.89 | 01662700-53317 | OPERATING SUPPLIES | 0817019 | |
| DESK CALENDAR | 14.99 | 01662700-53317 | OPERATING SUPPLIES | 9580258 | |
| DRIVES | 205.78 | 01662700-53317 | OPERATING SUPPLIES | 2209848 | |
| EVIDENCE SUPPLIES | 105.42 | 01662700-53317 | OPERATING SUPPLIES | 3297811 | |
| EVIDENCE SUPPLIES | 137.98 | 01662700-53317 | OPERATING SUPPLIES | 8397846 | |
| GUN LIGHT PARTS | 239.76 | 01662700-53323 | WEAPONS | 5433849 | |
| HANDSOAP | 138.95 | 01696200-53317 | OPERATING SUPPLIES | 3890639 | |
| IMPACT DRIVER | 98.77 | 01696200-53316 | TOOLS | 6669808 | |
| MEDICAL GRADE GLOVES COVID-19 | 239.80 | 01560000-53390 | COVID - 19 RESPONSE | 1615457 | |
| MR SEAT | 101.94 | 01696200-53354 | PARTS PURCHASED | 1251412 | |
| SHOTGUN PATCHES | 21.98 | 01662700-53317 | OPERATING SUPPLIES | 7348239 | |
| SUPPLIES | 46.32 | 01662700-53317 | OPERATING SUPPLIES | 7701834 | |
| SUPPLIES | 164.85 | 01662700-53317 | OPERATING SUPPLIES | 7701834 | |
| SURFACE POWER ADAPTER 4/24/20 | 31.97 | 01652800-53317 | OPERATING SUPPLIES | 6444263 | |
| UPS, USB, CD PARTS | 251.54 | 01652800-53317 | OPERATING SUPPLIES | 3417865 | |
| USB CHARGER | 18.99 | 01662700-53317 | OPERATING SUPPLIES | 0064256 | |
| USB POWER | 37.98 | 01662700-53317 | OPERATING SUPPLIES | 1227429 | |
| WATERPROOF TAPE | 25.98 | 01696200-53317 | OPERATING SUPPLIES | 4943457 | |
| | 2,714.47 | | | | |
| AMERICAN WATER WORKS ASSOCIATION | | | | | |
| CREDIT-PREVIOUS RPT | -7.91 | 01620100-53317 | OPERATING SUPPLIES | 1774641 | |
| | -7.91 | | | | |
| ARMBRUST PLUMBING & HEATING INC | | | | | |
| BACK FLOW TEST | 215.90 | 01680000-53319 | MAINTENANCE SUPPLIES | 126764 | |
| | 215.90 | | | | |

**Village of Carol Stream
Schedule of Bills
For Village Board Approval on MAY 26,2020**

| <u>Vendor / Description</u> | <u>Amount</u> | <u>Account Number</u> | <u>Account Description</u> | <u>Invoice No.</u> | <u>Purchase Order</u> |
|--|-----------------|-----------------------|------------------------------|--------------------|-----------------------|
| ARTISTIC ENGRAVING | | | | | |
| SAILER SHADOWBOX | 370.00 | 01660100-53317 | OPERATING SUPPLIES | 15154 | |
| | <u>370.00</u> | | | | |
| B & F CONSTRUCTION CODE SERVICES, INC | | | | | |
| 19-512-NEWC, 250 N SCHMALE NEW BLDG-PLAN REVIEW | 933.43 | 01643700-52253 | CONSULTANT | 53652 | |
| | <u>933.43</u> | | | | |
| BEDROCK EARTHSCAPES LLC | | | | | |
| 20/21 POND WETLAND MAINTENANCE | 5,115.00 | 01620600-52272 | PROPERTY MAINTENANCE | 1233 PO-462620 | 20210004 |
| | <u>5,115.00</u> | | | | |
| BHFX DIGITAL IMAGING | | | | | |
| LRG PRINTER SUPPLIES | 649.00 | 01620100-53317 | OPERATING SUPPLIES | 363520 | |
| | <u>649.00</u> | | | | |
| BLOOMING COLOR OF ST CHARLES | | | | | |
| ARIDE & DUI BOOKS | 200.00 | 01662300-53317 | OPERATING SUPPLIES | 0030517364M | |
| ARIDE & DUI BOOKS | 500.00 | 01662300-53317 | OPERATING SUPPLIES | 0030456819M | |
| ARIDE & DUI BOOKS | 900.00 | 01662300-53317 | OPERATING SUPPLIES | 0030410927M | |
| ARIDE & DUI BOOKS | 900.00 | 01662300-53317 | OPERATING SUPPLIES | 0030545550M | |
| BUSINESS CARDS-BULLERI | 38.12 | 01660100-53317 | OPERATING SUPPLIES | 264159 | |
| BUSINESS CARDS-BUSCH | 38.12 | 01660100-53317 | OPERATING SUPPLIES | 261205 | |
| BUSINESS CARDS-JOY | 38.12 | 01660100-53317 | OPERATING SUPPLIES | 262057 | |
| | <u>2,614.36</u> | | | | |
| BLOOMINGDALE TOWNSHIP | | | | | |
| MOSQUITO ABATEMENT-APR 2020 PO-3698 | 8,719.50 | 01670100-52269 | MOSQUITO ABATEMENT | 40002 PO-20200013 | |
| | <u>8,719.50</u> | | | | |
| CANON FINANCIAL SERVICES INC | | | | | |
| ADMIN COPIER 4/1-4/30/20 | 910.00 | 01652800-52226 | OFFICE EQUIPMENT MAINTENANCE | 21338492 | |
| | <u>910.00</u> | | | | |

**Village of Carol Stream
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| <u>Vendor / Description</u> | <u>Amount</u> | <u>Account Number</u> | <u>Account Description</u> | <u>Invoice No.</u> | <u>Purchase Order</u> |
|--|-----------------|-----------------------|------------------------------|---------------------|-----------------------|
| CANON SOLUTIONS AMERICA | | | | | |
| COPIER USE DEC 2019-MAR 2020 | 2,077.54 | 01652800-52226 | OFFICE EQUIPMENT MAINTENANCE | 4032450280 | |
| SUPPLY PROGRAM MAR-JUN 2020 | 1,333.85 | 01652800-52226 | OFFICE EQUIPMENT MAINTENANCE | 4032325488 | |
| | <u>3,411.39</u> | | | | |
| CAPUTO'S NEW FARM PRODUCE- CAROL STREAM INC | | | | | |
| HAND SANI COVID-19 | 198.00 | 01560000-53390 | COVID - 19 RESPONSE | 00172731 | |
| PAPER BAGS, PLATES COVID-19 | 4.99 | 01560000-53390 | COVID - 19 RESPONSE | 00863717 | |
| | <u>202.99</u> | | | | |
| CAROL STREAM LAWN & POWER | | | | | |
| EDGER BLADES | 31.98 | 01670400-53317 | OPERATING SUPPLIES | 445499 | |
| RETURN | -336.94 | 01670400-53350 | SMALL EQUIPMENT EXPENSE | 445873 | |
| | <u>-304.96</u> | | | | |
| CDW GOVERNMENT LLC, CDW GOVERNMENT,CDWG | | | | | |
| MSEA CO-TERM CHARGE 4/24/20 | 381.75 | 01652800-52255 | SOFTWARE MAINTENANCE | 1C1GZL1 | |
| | <u>381.75</u> | | | | |
| COMCAST CABLE | | | | | |
| ELEVATOR PHONE SERVICE 4/20-5/19/20 | 96.65 | 01652800-52230 | TELEPHONE | 0010112 04/16/20 | |
| ELEVATOR PHONE SERVICE 3/20-4/19/20 | 86.65 | 01652800-52230 | TELEPHONE | 0010112 03/16/20 | |
| INTERNET FEE 03/20/20-04/19/20 | 86.95 | 01664700-53330 | INVESTIGATION FUND | 0483228 03/16/20 | |
| | <u>270.25</u> | | | | |
| COMED | | | | | |
| KUHN RD/RT 64-CAMERA 4/17-5/18/20 | 34.31 | 01662300-52298 | ATLE SERVICE FEE | 4202129060 05/18/20 | |
| | <u>34.31</u> | | | | |
| COSTCO WHOLESALE | | | | | |
| RETIREMENT PICS-ZOCHERT, SAILER | 3.87 | 01660100-53317 | OPERATING SUPPLIES | 372313080 | |
| | <u>3.87</u> | | | | |

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|---|-----------------|-----------------------|------------------------------|--------------------|-----------------------|
| DASH MEDICAL GLOVES | | | | | |
| COVID-19 | 143.80 | 01560000-53390 | COVID - 19 RESPONSE | CSL0367229 | |
| | <u>143.80</u> | | | | |
| DELUXE TOWING | | | | | |
| MP12405 SQUAD CAR TOW | 20.00 | 01662700-52244 | MAINTENANCE & REPAIR | 90965 | |
| | <u>20.00</u> | | | | |
| DELUXE INC | | | | | |
| PRINTED MATERIALS | 1,500.00 | 01662300-53317 | OPERATING SUPPLIES | 573268 | |
| | <u>1,500.00</u> | | | | |
| DLT SOLUTIONS | | | | | |
| ARCHIVE MANAGER SUPPORT | 1,662.75 | 01652800-52255 | SOFTWARE MAINTENANCE | 4832071A | |
| | <u>1,662.75</u> | | | | |
| DOCUMENT IMAGING DIMENSIONS, INC | | | | | |
| IT TONER | 89.00 | 01652800-52226 | OFFICE EQUIPMENT MAINTENANCE | 1775 | |
| PD RECORDS TONER | 298.00 | 01652800-52226 | OFFICE EQUIPMENT MAINTENANCE | 1777 | |
| SOU PRINTER REPLACEMENT 4/3/20 | 289.99 | 01652800-54412 | OTHER EQUIPMENT | 1776 | |
| | <u>676.99</u> | | | | |
| DOLLAR TREE | | | | | |
| SPRAY BOTTLES COVID-19 | 5.00 | 01560000-53390 | COVID - 19 RESPONSE | 035391 | |
| TRAVEL BOTTLES COVID-19 | 21.00 | 01560000-53390 | COVID - 19 RESPONSE | 028747 | |
| | <u>26.00</u> | | | | |
| DRIVERS LICENSE GUIDE COMPANY | | | | | |
| ID CHECKING GUIDES | 81.80 | 01662700-52234 | DUES & SUBSCRIPTIONS | 760266 | |
| | <u>81.80</u> | | | | |

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|---|-----------------|-----------------------|----------------------------|--------------------|-----------------------|
| DUPAGE CHRYSLER DODGE JEEP | | | | | |
| AP CONDENSER | 244.67 | 01696200-53354 | PARTS PURCHASED | 79283 | |
| AP FILTER | 401.56 | 01696200-53354 | PARTS PURCHASED | 79307 | |
| AP NOZZLE | 36.64 | 01696200-53354 | PARTS PURCHASED | 79224 | |
| AP SHIELD | 56.59 | 01696200-53354 | PARTS PURCHASED | 79269 | |
| AP TRANS FLUIDS | 90.40 | 01696200-53354 | PARTS PURCHASED | 79243 | |
| AP VALVE | 40.50 | 01696200-53354 | PARTS PURCHASED | 79340 | |
| OUTSOURCING REPAIR | 252.60 | 01696200-53353 | OUTSOURCING SERVICES | 200933 | |
| OUTSOURCING REPAIR | 397.97 | 01696200-53353 | OUTSOURCING SERVICES | 200973 | |
| | 1,520.93 | | | | |
| DUPAGE COUNTY ANIMAL CARE & CONTROL | | | | | |
| ANIMAL CONTROL-CSP20006983, 8042 | 325.00 | 01662700-52249 | ANIMAL CONTROL | 7116 | |
| | 325.00 | | | | |
| DUPAGE COUNTY DIVISION OF TRANSPORTATION | | | | | |
| HIGHWAY PERMIT APPLICATION FEE | 102.25 | 06320000-54470 | STREET RESURFACING | 20000416 | |
| | 102.25 | | | | |
| FACEBOOK INC | | | | | |
| AD-FACEBOOK 3/15/20 | 1.12 | 01520000-52240 | PUBLIC NOTICES/INFORMATION | Q722CQW932 | |
| | 1.12 | | | | |
| FULL LIFE SAFETY CENTER | | | | | |
| RAIN JACKET, PANTS | 49.23 | 04200100-53324 | UNIFORMS | 52208 | |
| RAIN JACKET, PANTS | 49.24 | 04100100-53324 | UNIFORMS | 52208 | |
| | 98.47 | | | | |
| GALLS LLC | | | | | |
| UNIFORM SWAT-BOSHART | 104.72 | 01660100-53324 | UNIFORMS | 015167718 | |
| UNIFORM-BABOR | 130.26 | 01662700-53324 | UNIFORMS | 015293879 | |
| UNIFORM-BABOR | 386.74 | 01662700-53324 | UNIFORMS | 015386773 | |
| | 621.72 | | | | |

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|--|------------------|-----------------------|----------------------------|--------------------|-----------------------|
| GMIS INTERNATIONAL | | | | | |
| 2020-2021 GMIS REGISTER | 300.00 | 01652800-52234 | DUES & SUBSCRIPTIONS | 300005876 | |
| | <u>300.00</u> | | | | |
| GO DADDY | | | | | |
| SSL CERTIFICATE RENEW | 159.98 | 01652800-52255 | SOFTWARE MAINTENANCE | 166061606 | |
| | <u>159.98</u> | | | | |
| GRAINGER | | | | | |
| LAUNDRY DETERGENT COVID-19 | 47.25 | 01560000-53390 | COVID - 19 RESPONSE | 9501206255 | |
| SAFETY PIN | 17.10 | 01696200-53317 | OPERATING SUPPLIES | 9474382166 | |
| | <u>64.35</u> | | | | |
| HOME DEPOT | | | | | |
| CORD COVER | 13.98 | 01662400-53317 | OPERATING SUPPLIES | 059406 | |
| STEEL HANDLE TOTE COVID-19 | 59.94 | 01560000-53390 | COVID - 19 RESPONSE | 6012663 | |
| | <u>73.92</u> | | | | |
| ILLINOIS ASSN OF CHIEFS OF POLICE | | | | | |
| IACP 2020 REFUND-INCROCCI | -299.00 | 01660100-52223 | TRAINING | 5690-REF INCROCCI | |
| IACP 2020-REFUND COOPER | -299.00 | 01660100-52223 | TRAINING | 5679-REF COOPER | |
| IACP 2020-REFUND CUMMINGS | -299.00 | 01660100-52223 | TRAINING | 5699-REF CUMMINGS | |
| IACP 2020-REFUND JUNGERS | -299.00 | 01660100-52223 | TRAINING | 5660-REF JUNGERS | |
| ILACP 2020 REFUND-ZOCHERT | -299.00 | 01660100-52223 | TRAINING | 5675-REF ZOCHERT | |
| | <u>-1,495.00</u> | | | | |
| ILLINOIS MUNICIPAL LEAGUE | | | | | |
| AD-POLICE CHIEF JOB 4/10/20 | 35.00 | 01600000-52228 | PERSONNEL HIRING | 3599937692 | |
| | <u>35.00</u> | | | | |

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|---|-----------------|-----------------------|----------------------------|--------------------|-----------------------|
| INTERNET PURCHASE MASTERCARD | | | | | |
| AD-POLICE CHIEF JOB | 100.00 | 01600000-52228 | PERSONNEL HIRING | 00020 | |
| AD-POLICE CHIEF JOB 4/13/20 | 300.00 | 01600000-52228 | PERSONNEL HIRING | 1719713172 | |
| CLOTH ALLOW-BLAIR TAX REFUND (FANATICS.COM) | -3.81 | 01664700-53324 | UNIFORMS | 27928772004-REF | |
| CLOTH ALLOW-ROE | 61.57 | 01662400-53324 | UNIFORMS | 130084733-1 | |
| WEBINAR-GREG ULREICH 4/23/20 | 79.00 | 01620600-52223 | TRAINING | 96594 | |
| | 536.76 | | | | |
| IT GLUE | | | | | |
| IT DOCUMENT SOFTWARE | 114.00 | 01652800-52255 | SOFTWARE MAINTENANCE | 178043428 | |
| | 114.00 | | | | |
| JET BRITE CAR WASH INC | | | | | |
| CAR WASH 4/1/20-4/30/20 | 195.00 | 01662700-52244 | MAINTENANCE & REPAIR | 3923 | |
| | 195.00 | | | | |
| JOE COTTON FORD | | | | | |
| AP SHAFT | 177.04 | 01696200-53354 | PARTS PURCHASED | 1962 | |
| | 177.04 | | | | |
| KAMMES AUTO & TRUCK REPAIR INC | | | | | |
| STATE INSPECTIONS | 280.00 | 01696200-53353 | OUTSOURCING SERVICES | 130671 | |
| | 280.00 | | | | |
| KARA COMPANY INC | | | | | |
| PROJECT DIARIES | 85.28 | 01622200-53317 | OPERATING SUPPLIES | 193978 | |
| | 85.28 | | | | |
| KENNAY FARMS DISTILLING, LLC | | | | | |
| HAND SANITIZER COVID-19 | 300.00 | 01560000-53390 | COVID - 19 RESPONSE | 7DN7 | |
| HAND SANITIZER COVID-19 | 810.00 | 01560000-53390 | COVID - 19 RESPONSE | RF6P | |
| | 1,110.00 | | | | |

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|---|----------------|-----------------------|------------------------------|--------------------|-----------------------|
| KEVRON PRINTING | | | | | |
| TOW REPORTS | 416.15 | 01662600-53315 | PRINTED MATERIALS | 20-46662 | |
| | <u>416.15</u> | | | | |
| KOHL'S | | | | | |
| CLOTH ALLOW-BUSCH | -9.27 | 01664700-53324 | UNIFORMS | 6026571083 | |
| CLOTH ALLOW-BUSCH | 62.41 | 01664700-53324 | UNIFORMS | 6026571083 | |
| CLOTH ALLOW-BUSCH | 95.18 | 01664700-53324 | UNIFORMS | 6026571083 | |
| | <u>148.32</u> | | | | |
| KONICA MINOLTA BUSINESS SOLUTIONS | | | | | |
| COPY MACHINE SSU | 39.66 | 01662500-52226 | OFFICE EQUIPMENT MAINTENANCE | 9006612356 | |
| | <u>39.66</u> | | | | |
| LABOR RELATIONS INFORMATION SYSTEM | | | | | |
| SUBSCRIPTION RENEWAL 4/22/20-4/16/22 | 250.00 | 01660100-52234 | DUES & SUBSCRIPTIONS | 1442 | |
| | <u>250.00</u> | | | | |
| LECHNER & SONS | | | | | |
| MATS, TOWELS, WIPES 3/25/20 | 51.99 | 01670100-53317 | OPERATING SUPPLIES | 2736609 | |
| MATS, TOWELS, WIPES 4/1/20 | 51.99 | 01670100-53317 | OPERATING SUPPLIES | 2739195 | |
| MATS, TOWELS, WIPES 4/15/20 | 51.99 | 01670100-53317 | OPERATING SUPPLIES | 2744487 | |
| MATS, TOWELS, WIPES 4/8/20 | 51.99 | 01670100-53317 | OPERATING SUPPLIES | 2741672 | |
| TOWELS/WIPES-3/25/20 | 46.53 | 01696200-53317 | OPERATING SUPPLIES | 2736609 | |
| TOWELS/WIPES-4/1/20 | 46.53 | 01696200-53317 | OPERATING SUPPLIES | 2739195 | |
| TOWELS/WIPES-4/15/20 | 46.53 | 01696200-53317 | OPERATING SUPPLIES | 2744487 | |
| TOWELS/WIPES-4/8/20 | 46.53 | 01696200-53317 | OPERATING SUPPLIES | 2741672 | |
| | <u>394.08</u> | | | | |
| LIFESAVERS CONFERENCE INC | | | | | |
| LIFESAVER CONFERENCE CANCELED-CLUEVER | -350.00 | 01662300-52223 | TRAINING | 10006725 | |
| | <u>-350.00</u> | | | | |

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|-----------------------------------|---------------|-----------------------|----------------------------|--------------------|-----------------------|
| LIVE VIEW GPS INC | | | | | |
| GPS EQUIPMENT JAN 2020 | 348.00 | 01664700-53330 | INVESTIGATION FUND | 381492 | |
| MONTHLY FEE APR 2020 | 79.90 | 01664700-53330 | INVESTIGATION FUND | 387722 | |
| | <u>427.90</u> | | | | |
| LOWE'S HOME CENTERS | | | | | |
| FLAG POLE PARTS | 12.40 | 01680000-53319 | MAINTENANCE SUPPLIES | 6151599 | |
| LAUNDRY SOAP | 27.96 | 04101500-53317 | OPERATING SUPPLIES | 16961286 | |
| ZEP CHEMICAL SPRAY COVID-19 | 34.86 | 01560000-53390 | COVID - 19 RESPONSE | 022468 | |
| | <u>75.22</u> | | | | |
| LYNN PEAVEY COMPANY | | | | | |
| EVIDENCE PACKAGING | 521.60 | 01662400-53317 | OPERATING SUPPLIES | 368422 | |
| NEEDLE TUBES | 41.40 | 01662400-53317 | OPERATING SUPPLIES | 368566 | |
| | <u>563.00</u> | | | | |
| MARTIN IMPLEMENT SALES INC | | | | | |
| STUMP GRINDER RENTAL | 704.00 | 01670700-52264 | EQUIPMENT RENTAL | R22565 | |
| | <u>704.00</u> | | | | |
| MENARDS | | | | | |
| SUPPLIES FOR CODA 3/31/20 | 194.20 | 03395000-52315 | CANINE SERVICES | 004748 | |
| | <u>194.20</u> | | | | |
| MINDI THOMAS | | | | | |
| 3 THERMOMETERS | 254.97 | 01560000-53390 | COVID - 19 RESPONSE | 7901014 | |
| | <u>254.97</u> | | | | |
| MNJ TECHNOLOGIES DIRECT | | | | | |
| SCANNER CABLE 4/24/20 | 10.30 | 01652800-53317 | OPERATING SUPPLIES | 0001254792 | |
| | <u>10.30</u> | | | | |

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|---|------------------|-----------------------|----------------------------|--------------------|-----------------------|
| MOWERS AND MORE | | | | | |
| TWO EXMARK 72" MOWERS | 35,408.00 | 10670000-54415 | VEHICLES | 18200 PO-3796 | |
| | <u>35,408.00</u> | | | | |
| NEENAH FOUNDRY COMPANY | | | | | |
| SEWER LID | 107.00 | 01670600-53317 | OPERATING SUPPLIES | 364659 | |
| STORM GRATE | 107.00 | 01670600-53317 | OPERATING SUPPLIES | 363986 | |
| | <u>214.00</u> | | | | |
| O'REILLY AUTO PARTS | | | | | |
| AP STEERING SHAFT | 156.45 | 01696200-53354 | PARTS PURCHASED | 5514-224560 | |
| RETURN-ORIGINAL INV. 5514-224560 | -156.45 | 01696200-53354 | PARTS PURCHASED | 5514-224619 | |
| | <u>0.00</u> | | | | |
| ONSET COMPUTER CORP | | | | | |
| WATER LEVEL LOGGERS & WELL CAPS | 2,780.28 | 01620600-53350 | SMALL EQUIPMENT EXPENSE | 170720 PO-462618 | |
| | <u>2,780.28</u> | | | | |
| PENN CREDIT | | | | | |
| PENN CREDIT COLLECTION FEES-MAR 2020 | 17.00 | 01000000-45420 | FALSE ALARMS - FINES | 120869 | |
| | <u>17.00</u> | | | | |
| POMPS TIRE SERVICE | | | | | |
| AP TIRE | 107.41 | 01696200-53354 | PARTS PURCHASED | 410761387 | |
| | <u>107.41</u> | | | | |
| PORTER LEE CORPORATION | | | | | |
| BEAST INTERGRATION WITH HEXAGON 3/23/20 | 1,800.00 | 01652800-52255 | SOFTWARE MAINTENANCE | 23603 | |
| | <u>1,800.00</u> | | | | |
| PSYCHOTHERAPY NETWORKER | | | | | |
| SSU SUBSCRIPTION | 10.00 | 01662500-52234 | DUES & SUBSCRIPTIONS | MBT2020 | |
| | <u>10.00</u> | | | | |

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|-----------------------------|------------------|-----------------------|------------------------------|----------------------|-----------------------|
| PUMP SOLUTIONS #1 | | | | | |
| ORGANIC PUMP | 1,842.00 | 01670200-53350 | SMALL EQUIPMENT EXPENSE | 34132 | |
| | <u>1,842.00</u> | | | | |
| R GUNS | | | | | |
| GUN STOCK | 59.00 | 01662700-53323 | WEAPONS | 010317 | |
| | <u>59.00</u> | | | | |
| RAY O'HERRON CO | | | | | |
| AMMUNITION | 1,080.00 | 01662700-53321 | AMMUNITION | 2018853-CA | |
| ARMOR | 570.00 | 01660100-53324 | UNIFORMS | 2023881 | |
| UNIFORM-BACIDORE | 93.75 | 01662300-53324 | UNIFORMS | 2019897 | |
| UNIFORM-C. CADLE | 56.00 | 01662700-53324 | UNIFORMS | 2019393 | |
| UNIFORM-EAGAN | 194.90 | 01662700-53324 | UNIFORMS | 2022263 | |
| UNIFORM-EBY | 44.00 | 01664700-53324 | UNIFORMS | 2019746 | |
| UNIFORM-FRY | 159.95 | 01662700-53324 | UNIFORMS | 2019395 | |
| UNIFORM-FUENTES | 266.99 | 01662700-53324 | UNIFORMS | 2017515 | |
| UNIFORM-HLOUSEK | 149.99 | 01662700-53324 | UNIFORMS | 2018992 | |
| UNIFORM-JOY | 130.99 | 01662700-53324 | UNIFORMS | 2018434 | |
| UNIFORM-LARSEN | 33.00 | 01662700-53324 | UNIFORMS | 2022276 | |
| UNIFORM-MABBITT | 33.00 | 01662700-53324 | UNIFORMS | 2016904 | |
| UNIFORM-NIELSEN | 169.45 | 01662700-53324 | UNIFORMS | 2022265 | |
| UNIFORM-RUDELICH | 183.99 | 01662300-53324 | UNIFORMS | 2019898 | |
| UNIFORM-RUDELICH | 317.95 | 01662300-53324 | UNIFORMS | 2022264 | |
| | <u>3,483.96</u> | | | | |
| REFUNDS MISC | | | | | |
| #1925849, STORMWATER REFUND | 14,622.15 | 01-24320 | STORM WATER SECURITY DEPOSIT | 640 E NORTH AVE 5/20 | |
| | <u>14,622.15</u> | | | | |

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|---|-----------------|-----------------------|----------------------------|---------------------|-----------------------|
| REFUNDS PRESERVATION BONDS | | | | | |
| 20-00001-ROW, #2284064, 666 ADOBE-BOND REFUND | 300.00 | 01-24302 | ESCROW - GRADING | 666 ADOBE CT 05/20 | |
| 20-0273-DRVW, #2278698 | 300.00 | 01-24302 | ESCROW - GRADING | 487 BLACKHAWK 5/20 | |
| 20-0283-PATI, #2281105, PATIO BOND REFUND | 200.00 | 01-24302 | ESCROW - GRADING | 800 STANFORD 5/20 | |
| 20-0298-DRVW, #2281523, DRIVEWAY BOND REFUND | 300.00 | 01-24302 | ESCROW - GRADING | 721 SAND CREEK 5/20 | |
| 20-0330-DRVW, #2283620, DRIVEWAY BOND REFUND | 300.00 | 01-24302 | ESCROW - GRADING | 717 SAND CREEK 5/20 | |
| | <u>1,400.00</u> | | | | |
| REFUNDS TAX STAMPS | | | | | |
| 31402, 907 CHATHAM DR-STAMP REFUND | 1,170.00 | 11000000-41208 | REAL ESTATE TRANSFER TAX | STAMP 31402 | |
| | <u>1,170.00</u> | | | | |
| RESTAURANT-MASTERCARD | | | | | |
| MORRISON TELECONFERENCE-DUNKIN DONUTS 4/8/20 | 10.99 | 01660100-53317 | OPERATING SUPPLIES | 032849 | |
| | <u>10.99</u> | | | | |
| ROAD FABRICS | | | | | |
| ROAD FABRIC | 237.60 | 06320000-54470 | STREET RESURFACING | 037158 | |
| | <u>237.60</u> | | | | |
| RUSSO POWER EQUIPMENT | | | | | |
| AP CARBURETOR | 224.51 | 01696200-53354 | PARTS PURCHASED | SPI10127858 | |
| SNAPSHOT-NORTH AVE | 2,249.55 | 01670400-53317 | OPERATING SUPPLIES | SPI10173832 | |
| | <u>2,474.06</u> | | | | |
| SAE CUSTOMS INC | | | | | |
| ANTENNA PLUS | 573.75 | 01662700-52244 | MAINTENANCE & REPAIR | 2291 | |
| MINI-COMET | 933.54 | 01662700-52244 | MAINTENANCE & REPAIR | 2243 | |
| | <u>1,507.29</u> | | | | |

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Schedule of Bills
For Village Board Approval on MAY 26,2020**

| <u>Vendor / Description</u> | <u>Amount</u> | <u>Account Number</u> | <u>Account Description</u> | <u>Invoice No.</u> | <u>Purchase Order</u> |
|-----------------------------------|-----------------|-----------------------|----------------------------|--------------------|-----------------------|
| SEAWAY SUPPLY CO | | | | | |
| PAPER PRODUCTS | 46.00 | 04201600-53317 | OPERATING SUPPLIES | 154722 | |
| PAPER PRODUCTS | 46.00 | 01670400-53317 | OPERATING SUPPLIES | 154722 | |
| | <u>92.00</u> | | | | |
| SNAP ON INDUSTRIAL | | | | | |
| REPLACEMENT TOOLS | 112.08 | 01696200-53316 | TOOLS | ARV/43247041 | |
| | <u>112.08</u> | | | | |
| STANDARD EQUIPMENT COMPANY | | | | | |
| MR DEFLECTOR | 1,748.66 | 01696200-53354 | PARTS PURCHASED | P20462 | |
| MR HOSE | 1,172.59 | 01696200-53354 | PARTS PURCHASED | P20603 | |
| MR ROLLER | 422.78 | 01696200-53354 | PARTS PURCHASED | P20461 | |
| | <u>3,344.03</u> | | | | |
| SUBURBAN DRIVELINE INC | | | | | |
| AP CARRIER | 486.52 | 01696200-53354 | PARTS PURCHASED | 00153833 | |
| | <u>486.52</u> | | | | |
| SUBURBAN LABORATORIES INC | | | | | |
| WATER SAMPLES | 530.00 | 04201600-52279 | LAB SERVICES | 175108 PO-3712 | |
| | <u>530.00</u> | | | | |
| TACTICAL GEAR | | | | | |
| CLOTH ALLOW-BOSHART | 69.19 | 01662400-53324 | UNIFORMS | 3005047 | |
| UNIFORM-SWAT GEAR BOSHART | 490.58 | 01662700-53324 | UNIFORMS | 2984158 | |
| | <u>559.77</u> | | | | |

**Village of Carol Stream
Schedule of Bills
For Village Board Approval on MAY 26,2020**

| <u>Vendor / Description</u> | <u>Amount</u> | <u>Account Number</u> | <u>Account Description</u> | <u>Invoice No.</u> | <u>Purchase Order</u> |
|--|-----------------|-----------------------|------------------------------|--------------------|-----------------------|
| TARGET | | | | | |
| BOTTLES-HAND SANITIZER | 42.69 | 01560000-53390 | COVID - 19 RESPONSE | 049040278 | |
| WELLBEING PRIZE | 60.00 | 01600000-52340 | WELLNESS PROGRAM | 1066836256309 | |
| WELLBEING PRIZES 4/17/20 | 90.00 | 01600000-52340 | WELLNESS PROGRAM | 1066836256309 | |
| WELLBEING PRIZES 4/17/20 | 150.00 | 01600000-52340 | WELLNESS PROGRAM | 1066836256309 | |
| | <u>342.69</u> | | | | |
| TESTING SERVICE CORP | | | | | |
| QA MATERIAL TESTING MAR-APR 2020 | 4,030.75 | 11740000-55486 | ROADWAY CAPITAL IMPROVEMENTS | IN116552 PO-462617 | |
| | <u>4,030.75</u> | | | | |
| THIRD MILLENIUM ASSOCIATES INCORPORATED | | | | | |
| BILL PRINTING APR 2020 | 1,304.83 | 04103100-52221 | UTILITY BILL PROCESSING | 24800 | |
| BILL PRINTING APR 2020 | 1,304.84 | 04203100-52221 | UTILITY BILL PROCESSING | 24800 | |
| GREEN PAY FEE-APR 2020 | 225.00 | 04103100-52221 | UTILITY BILL PROCESSING | 24801 | |
| GREEN PAY FEE-APR 2020 | 225.00 | 04203100-52221 | UTILITY BILL PROCESSING | 24801 | |
| | <u>3,059.67</u> | | | | |
| TIF 3 NORTH AND SCHMALE RD | | | | | |
| SALES TAX-FEB 2020 | -8,246.48 | 22000000-49340 | SALES TAX CONTRIB - RDA#1 | TIF 3 05/31/20 | |
| SALES TAX-FEB 2020 | 8,246.48 | 01720000-58340 | SALES TAX TFR - RDA#1 | TIF 3 05/31/20 | |
| SALES TAX-FEB 2020 | 8,246.48 | 22-11105 | CASH - TRUST | TIF 3 05/31/20 | |
| | <u>8,246.48</u> | | | | |
| TITAN SUPPLY INC | | | | | |
| DISINFECTANT COVID-19 | 514.40 | 01560000-53390 | COVID - 19 RESPONSE | 3643 | |
| SUPPLIES | 250.20 | 01662700-53317 | OPERATING SUPPLIES | 3642 | |
| TISSUES COVID-19 | 153.60 | 01560000-53390 | COVID - 19 RESPONSE | 3644 | |
| WIPES COVID-19 | 718.00 | 01560000-53390 | COVID - 19 RESPONSE | 3647 | |
| | <u>1,636.20</u> | | | | |

**Village of Carol Stream
Schedule of Bills
For Village Board Approval on MAY 26,2020**

| <u>Vendor / Description</u> | <u>Amount</u> | <u>Account Number</u> | <u>Account Description</u> | <u>Invoice No.</u> | <u>Purchase Order</u> |
|--|-----------------|-----------------------|----------------------------|--------------------|-----------------------|
| TRANE US INC | | | | | |
| HVAC MAINTENANCE-Q/E 7/31/20 | 3,475.00 | 01680000-52244 | MAINTENANCE & REPAIR | 310809313 | |
| | <u>3,475.00</u> | | | | |
| TRANS UNION LLC | | | | | |
| CREDIT CHECKS-MAR 2020 | 182.85 | 01662400-53330 | INVESTIGATION FUND | 03000346 | |
| | <u>182.85</u> | | | | |
| TYCO FIRE & SECURITY (US)MGMT INC | | | | | |
| ALARM-124 GERZEVSKE LN 4/1-6/30/20 | 54.73 | 01670400-52234 | DUES & SUBSCRIPTIONS | 34002426 | |
| ALARM-245 KUHN RD 4/1-6/30/20 | 54.73 | 04100100-52234 | DUES & SUBSCRIPTIONS | 34002452 | |
| ALARM-300 KUHN RD 4/1-6/30/20 | 54.73 | 04200100-52234 | DUES & SUBSCRIPTIONS | 34002401 | |
| | <u>164.19</u> | | | | |
| ULINE SHIPPING SUPPLY SPECIALISTS | | | | | |
| BOXES, SUPPLIES | 617.91 | 01662400-53317 | OPERATING SUPPLIES | 118579925 | |
| | <u>617.91</u> | | | | |
| UPS GROUND SERVICE | | | | | |
| HAVIS DOCK RETURN | 11.59 | 01652800-53315 | PRINTED MATERIALS | 1ZT70P5K0300 | |
| | <u>11.59</u> | | | | |
| USA BLUE BOOK | | | | | |
| SAMPLING ADAPTOR | 121.65 | 04201600-53317 | OPERATING SUPPLIES | 192393 | |
| | <u>121.65</u> | | | | |

**Village of Carol Stream
Schedule of Bills
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| <u>Vendor / Description</u> | <u>Amount</u> | <u>Account Number</u> | <u>Account Description</u> | <u>Invoice No.</u> | <u>Purchase Order</u> |
|-----------------------------------|---------------|-----------------------|----------------------------|----------------------|-----------------------|
| WAL MART | | | | | |
| 3 THERMOMETERS | 226.25 | 01560000-53390 | COVID - 19 RESPONSE | 0363353 | |
| EVIDENCE SUPPLIES | 89.91 | 01662700-53317 | OPERATING SUPPLIES | 028038 | |
| SUPPLIES | 4.28 | 01662700-53317 | OPERATING SUPPLIES | 951517-1 | |
| SUPPLIES | 4.47 | 01662700-53317 | OPERATING SUPPLIES | 951517-3 | |
| SUPPLIES | 57.55 | 01662700-53317 | OPERATING SUPPLIES | 951517-2 | |
| SUPPLIES | 79.68 | 01662700-53317 | OPERATING SUPPLIES | 806932 | |
| | <u>462.14</u> | | | | |
| WALGREENS | | | | | |
| HAND SANITIZER COVID-19 | 2.99 | 01560000-53390 | COVID - 19 RESPONSE | 2004-1603 04/16/20-2 | |
| HAND SANITIZER COVID-19 | 32.88 | 01560000-53390 | COVID - 19 RESPONSE | 2004-1603 | |
| RETIREMENT CARDS-ZOCHERT, MCGUIRE | 15.16 | 01600000-52242 | EMPLOYEE RECOGNITION | 2004-1603 04/16/20-1 | |
| | <u>51.03</u> | | | | |
| WESTERN REMAC INC | | | | | |
| MR DECALS | 46.60 | 01696200-53354 | PARTS PURCHASED | 58120 | |
| | <u>46.60</u> | | | | |

**Village of Carol Stream
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|-----------------------------|-----------------|-----------------------|----------------------------|--------------------|-----------------------|
| WEX BANK | | | | | |
| FUEL 04/30/20 | -191.35 | 01000000-47407 | MISCELLANEOUS REVENUE | 65252000 04/30/20 | |
| FUEL 04/30/20 | 21.19 | 01643700-53313 | AUTO GAS & OIL | 65252000 04/30/20 | |
| FUEL 04/30/20 | 32.23 | 04101100-53313 | AUTO GAS & OIL | 65252000 04/30/20 | |
| FUEL 04/30/20 | 38.52 | 01696200-53313 | AUTO GAS & OIL | 65252000 04/30/20 | |
| FUEL 04/30/20 | 41.07 | 04200100-53313 | AUTO GAS & OIL | 65252000 04/30/20 | |
| FUEL 04/30/20 | 41.14 | 01680000-53313 | AUTO GAS & OIL | 65252000 04/30/20 | |
| FUEL 04/30/20 | 70.92 | 01642100-53313 | AUTO GAS & OIL | 65252000 04/30/20 | |
| FUEL 04/30/20 | 73.79 | 01622200-53313 | AUTO GAS & OIL | 65252000 04/30/20 | |
| FUEL 04/30/20 | 102.70 | 01670100-53313 | AUTO GAS & OIL | 65252000 04/30/20 | |
| FUEL 04/30/20 | 102.70 | 01670300-53313 | AUTO GAS & OIL | 65252000 04/30/20 | |
| FUEL 04/30/20 | 110.69 | 01620100-53313 | AUTO GAS & OIL | 65252000 04/30/20 | |
| FUEL 04/30/20 | 128.38 | 01670600-53313 | AUTO GAS & OIL | 65252000 04/30/20 | |
| FUEL 04/30/20 | 128.38 | 01670700-53313 | AUTO GAS & OIL | 65252000 04/30/20 | |
| FUEL 04/30/20 | 154.05 | 01670500-53313 | AUTO GAS & OIL | 65252000 04/30/20 | |
| FUEL 04/30/20 | 218.24 | 01670400-53313 | AUTO GAS & OIL | 65252000 04/30/20 | |
| FUEL 04/30/20 | 230.42 | 01664700-53313 | AUTO GAS & OIL | 65252000 04/30/20 | |
| FUEL 04/30/20 | 287.52 | 04201400-53313 | AUTO GAS & OIL | 65252000 04/30/20 | |
| FUEL 04/30/20 | 288.02 | 01662400-53313 | AUTO GAS & OIL | 65252000 04/30/20 | |
| FUEL 04/30/20 | 449.32 | 01670200-53313 | AUTO GAS & OIL | 65252000 04/30/20 | |
| FUEL 04/30/20 | 492.89 | 04201600-53313 | AUTO GAS & OIL | 65252000 04/30/20 | |
| FUEL 04/30/20 | 518.44 | 01660100-53313 | AUTO GAS & OIL | 65252000 04/30/20 | |
| FUEL 04/30/20 | 529.73 | 04101500-53313 | AUTO GAS & OIL | 65252000 04/30/20 | |
| FUEL 04/30/20 | 4,723.53 | 01662700-53313 | AUTO GAS & OIL | 65252000 04/30/20 | |
| | 8,592.52 | | | | |
| WHEATON MULCH INC | | | | | |
| SEED, STRAW BLANKET | 624.00 | 01670400-53317 | OPERATING SUPPLIES | 20-0344 | |
| | 624.00 | | | | |

**Village of Carol Stream
 Schedule of Bills
 For Village Board Approval on MAY 26,2020**

| <u>Vendor / Description</u> | <u>Amount</u> | <u>Account Number</u> | <u>Account Description</u> | <u>Invoice No.</u> | <u>Purchase Order</u> |
|--------------------------------|-----------------------------------|-----------------------|----------------------------|--------------------|-----------------------|
| YOUR MEMBERSHIP.COM INC | | | | | |
| AD-POLICE CHIEF JOB 4/10/20 | 200.00 | 01600000-52228 | PERSONNEL HIRING | R47565304 | |
| | <u>200.00</u> | | | | |
| GRAND TOTAL | <u><u>\$143,092.03</u></u> | | | | |

The preceding list of bills payable totaling \$143,092.03 was reviewed and approved for payment.

Approved by:

Robert Mellor

Bob Mellor –Village Manager

Date: 5/26/20

Authorized by:

Frank Saverino Sr. – Mayor

Laura Czarnecki- Village Clerk

ADDENDUM WARRANTS
May 12, 2020 Thru May 26, 2020

| Fund | Check # | Vendor | Description | Amount |
|---------------|---------|----------------------|---------------------------------------|-------------------|
| General | A C H | Wheaton Bank & Trust | Payroll May 4, 2020 thru May 17, 2020 | 615,638.24 |
| Water & Sewer | A C H | Wheaton Bank & Trust | Payroll May 4, 2020 thru May 17, 2020 | 61,685.32 |
| | | | | <u>677,323.56</u> |

Approved this _____ day of _____, 2020

By: _____
 Frank Saverino Sr-Mayor

 Laura Czamecki - Village Clerk

**Village of Carol Stream
 Schedule of Bills
 For Village Board Approval on JUNE 1,2020**

| <u>Vendor / Description</u> | <u>Amount</u> | <u>Account Number</u> | <u>Account Description</u> | <u>Invoice No.</u> | <u>Purchase Order</u> |
|---|-----------------|-----------------------|----------------------------|--------------------|-----------------------|
| ACCURATE OFFICE SUPPLY CO | | | | | |
| OFFICE SUPPLIES | 28.42 | 01610100-53317 | OPERATING SUPPLIES | 510832 | |
| OFFICE SUPPLIES | 119.72 | 01610100-53317 | OPERATING SUPPLIES | 510623 | |
| | <u>148.14</u> | | | | |
| ARAMARK UNIFORM & CAREER APPAREL GROUP INC | | | | | |
| FIRST AID SUPPLIES 2/28/20 | 101.86 | 01590000-53317 | OPERATING SUPPLIES | ORD4-003786 | |
| | <u>101.86</u> | | | | |
| B & F CONSTRUCTION CODE SERVICES, INC | | | | | |
| 365 E NORTH-SPRINKLER PLAN, 20-0277-FIRE | 550.00 | 01643700-52253 | CONSULTANT | 53733 | |
| 393 S SCHMALE-PLAN REVIEW, 20-0291-RMDL | 1,369.37 | 01643700-52234 | DUES & SUBSCRIPTIONS | 53755 | |
| PLUMBING/ INSPECTION APR 2020 | 853.60 | 01643700-52253 | CONSULTANT | 12762 | |
| | <u>2,772.97</u> | | | | |
| BINDER LIFT LLC | | | | | |
| SURGICAL MASKS COVID-19 | 845.84 | 01560000-53390 | COVID - 19 RESPONSE | 20191 | |
| | <u>845.84</u> | | | | |
| CLARKE ENVIROMENTAL MOSQUITO MGMNT | | | | | |
| MOSQUITO ABATEMENT-WAYNE TOWN | 8,325.00 | 01670100-52269 | MOSQUITO ABATEMENT | 001010507 PO-3789 | 20210002 |
| | <u>8,325.00</u> | | | | |

**Village of Carol Stream
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| <u>Vendor / Description</u> | <u>Amount</u> | <u>Account Number</u> | <u>Account Description</u> | <u>Invoice No.</u> | <u>Purchase Order</u> |
|---|-----------------|-----------------------|----------------------------|---------------------|-----------------------|
| COMED | | | | | |
| 1015 LIES RD 4/16-5/15/20 | 61.90 | 04201600-53210 | ELECTRICITY | 2514004009 05/15/20 | |
| 1025 LIES RD 4/16-5/15/20 | 50.64 | 01670300-53213 | STREET LIGHT ELECTRICITY | 6213120002 05/15/20 | |
| 1128 EVERGREEN 4/20-5/19/20 | 94.81 | 04101500-53210 | ELECTRICITY | 0291093117 05/19/20 | |
| 1350 TALL OAKS DR 4/17-5/18/20 | 61.51 | 04101500-53210 | ELECTRICITY | 2073133107 05/18/20 | |
| 1415 MAPLE RIDGE CT-PUMP 4/20-5/19/20 | 111.51 | 01670600-53210 | ELECTRICITY | 5838596003 05/19/20 | |
| 192 YUMA LN 4/17-5/18/20 | 40.86 | 01670300-53213 | STREET LIGHT ELECTRICITY | 0501137042 05/18/20 | |
| 333 FULLERTON AVE 4/16-5/19/20 | 996.39 | 04201600-53210 | ELECTRICITY | 0300009027 05/20/20 | |
| 391 ILLINI DR-PUMP STATION 4/17-5/18/20 | 164.47 | 01670600-53210 | ELECTRICITY | 4430145023 05/18/20 | |
| 401 TOMAHAWK CT 4/17-5/18/20 | 66.15 | 01670300-53213 | STREET LIGHT ELECTRICITY | 0723076266 05/18/20 | |
| 465 CENTER AVE 4/17-5/18/20 | 71.58 | 01670300-53213 | STREET LIGHT ELECTRICITY | 2859083222 05/18/20 | |
| 633 THUNDERBIRD 4/14-5/18/20 | 110.69 | 01670300-53213 | STREET LIGHT ELECTRICITY | 0455095075 05/18/20 | |
| 850 LONGMEADOW DR-AERATOR 4/17-5/18/20 | 53.82 | 01670600-53210 | ELECTRICITY | 1865134015 05/18/20 | |
| MASTER ACCT 4/21-5/20/20 | 286.02 | 01670300-53213 | STREET LIGHT ELECTRICITY | 5853045025 05/20/20 | |
| | 2,170.35 | | | | |
| CONSTELLATION NEW ENERGY | | | | | |
| 100 DELLA CT-#17389397301 4/8-5/7/20 | 8.94 | 01670300-53213 | STREET LIGHT ELECTRICITY | 7280332-2 05/08/20 | |
| | 8.94 | | | | |
| EARTH INC | | | | | |
| HAULING | 30.00 | 01670500-52265 | HAULING | 21944 | |
| | 30.00 | | | | |
| GENUINE PARTS COMPANY INC | | | | | |
| PARTS 4/1-4/30/20 | 22.56 | 01696200-53317 | OPERATING SUPPLIES | 11007487 04/30/20 | |
| PARTS 4/1-4/30/20 | 34.49 | 01670400-53317 | OPERATING SUPPLIES | 11007487 04/30/20 | |
| PARTS 4/1-4/30/20 | 300.00 | 04201600-54415 | VEHICLES | 11007487 04/30/20 | |
| PARTS 4/1-4/30/20 | 1,887.35 | 01696200-53354 | PARTS PURCHASED | 11007487 04/30/20 | |
| | 2,244.40 | | | | |

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|--|------------------|-----------------------|----------------------------|--------------------|-----------------------|
| GOVTEMPSUSA LLC | | | | | |
| ACCOUNTS CLERK-A RETSKE 5/10, 5/17/20 | 1,176.00 | 04103100-52253 | CONSULTANT | 3526821 | |
| ACCOUNTS CLERK-A RETSKE 5/10, 5/17/20 | 1,176.00 | 04203100-52253 | CONSULTANT | 3526821 | |
| LIBRARY TECH-N BOYD 5/10, 5/17/20 | 3,529.60 | 01652800-52253 | CONSULTANT | 3526820 | |
| OFFICE MANAGER-D KALKE 5/10, 5/17/20 | 3,170.40 | 01590000-52253 | CONSULTANT | 3526819 | |
| PROPERTY INSPECTOR-E HERZOG 5/10, 5/17/20 | 1,470.00 | 01642100-52253 | CONSULTANT | 3526818 | |
| | <u>10,522.00</u> | | | | |
| JOHN L FIOTI | | | | | |
| ADJUDICATION MAY 2020 | 525.00 | 01570000-52238 | LEGAL FEES | CS 05-20 | |
| | <u>525.00</u> | | | | |
| JOHN S NEENAN | | | | | |
| HEAD GEAR WITH SHIELD COVID-19 | 32.25 | 01560000-53390 | COVID - 19 RESPONSE | 83542 | |
| | <u>32.25</u> | | | | |
| JONKO, INC | | | | | |
| STONE 3/19/20 | 1,950.00 | 04201600-53317 | OPERATING SUPPLIES | 2440 | |
| | <u>1,950.00</u> | | | | |
| LANDSCAPE MATERIAL & FIREWOOD SALES INC | | | | | |
| TOPSOIL | 1,090.00 | 01670400-53317 | OPERATING SUPPLIES | 37901 | |
| | <u>1,090.00</u> | | | | |
| LAW ENFORCEMENT TRAINING LLC | | | | | |
| COURTSMART ONLINE TRAINING SUBSCRIPTION | 3,900.00 | 01660100-52234 | DUES & SUBSCRIPTIONS | 392021 | |
| | <u>3,900.00</u> | | | | |
| LRS HOLDINGS LLC | | | | | |
| STREET SWEEPING SERVICES MAY 2020 | 8,825.25 | 01670600-52272 | PROPERTY MAINTENANCE | PS321948 PO-3788 | 20210006 |
| | <u>8,825.25</u> | | | | |

**Village of Carol Stream
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|--|-------------------|-----------------------|----------------------------|----------------------|-----------------------|
| NAPCO STEEL INC | | | | | |
| STEEL | 49.40 | 04201600-54415 | VEHICLES | 438491 | |
| STEEL | 63.50 | 04201600-54415 | VEHICLES | 438480 | |
| STEEL | 425.25 | 04201600-54415 | VEHICLES | 438432 | |
| | 538.15 | | | | |
| NICOR | | | | | |
| 200 TUBEWAY DR 4/20-5/19/20 | 38.32 | 04101500-53230 | NATURAL GAS | 14309470202 05/19/20 | |
| | 38.32 | | | | |
| NOTARY PUBLIC ASSOCIATION OF IL | | | | | |
| NOTARY 2020- DUGO | 54.00 | 01660100-52234 | DUES & SUBSCRIPTIONS | NOTARY 2020-DUGO | |
| | 54.00 | | | | |
| ONSITE STORAGE SYSTEMS, INC | | | | | |
| PURCHASE OF CONTAINER UNIT | 1,850.00 | 01670400-54412 | OTHER EQUIPMENT | 20168 | |
| | 1,850.00 | | | | |
| R & R GARAGE DOOR | | | | | |
| DOOR REPAIRS | 380.00 | 01670400-52244 | MAINTENANCE & REPAIR | 624547 | |
| DOOR REPAIRS | 1,850.00 | 01670400-52244 | MAINTENANCE & REPAIR | 624548 | |
| | 2,230.00 | | | | |
| REDZONE ROBOTICS INC | | | | | |
| SANITARY SEWER-2ND INSTALLMENT (5 YR CONTRACT) | 173,239.20 | 04101500-52244 | MAINTENANCE & REPAIR | INV-13853 PO-462608 | |
| | 173,239.20 | | | | |
| REFUNDS MISC | | | | | |
| 19-51465-SOLR, 827 HURON CT-SOLAR REFUND | 64.00 | 01000000-42307 | BUILDING PERMITS | 827 HURON CT 06/20 | |
| 20-03790-FENC, 381 S MAIN PL-FENCE REFUND | 304.12 | 01000000-42307 | BUILDING PERMITS | 381 S MAIN PL 06/20 | |
| | 368.12 | | | | |

**Village of Carol Stream
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| <u>Vendor / Description</u> | <u>Amount</u> | <u>Account Number</u> | <u>Account Description</u> | <u>Invoice No.</u> | <u>Purchase Order</u> |
|---|------------------|-----------------------|------------------------------|--------------------|-----------------------|
| REFUNDS W&S FINALS | | | | | |
| | 9.92 | 04-12110 | ACCOUNT RECEIV WATER & SEWER | 12991 06/01/20 | |
| | 24.32 | 04-12110 | ACCOUNT RECEIV WATER & SEWER | 17509 06/01/20 | |
| | 26.46 | 04-12110 | ACCOUNT RECEIV WATER & SEWER | 20141 06/01/20 | |
| | 28.83 | 04-12110 | ACCOUNT RECEIV WATER & SEWER | 18260 06/01/20 | |
| | 75.77 | 04-12110 | ACCOUNT RECEIV WATER & SEWER | 19157 06/01/20 | |
| | 107.97 | 04-12110 | ACCOUNT RECEIV WATER & SEWER | 20251 06/01/20 | |
| | 205.17 | 04-12110 | ACCOUNT RECEIV WATER & SEWER | 15235 06/01/20 | |
| | 211.70 | 04-12110 | ACCOUNT RECEIV WATER & SEWER | 19851 06/01/20 | |
| | 240.53 | 04-12110 | ACCOUNT RECEIV WATER & SEWER | 11390 06/01/20 | |
| | 326.98 | 04-12110 | ACCOUNT RECEIV WATER & SEWER | 20578 06/01/20 | |
| | 1,257.65 | | | | |
| RIEKE OFFICE INTERIORS | | | | | |
| WINDOW BARRIERS-VH COVID-19 | 3,690.50 | 01560000-53390 | COVID - 19 RESPONSE | 046824 | |
| | 3,690.50 | | | | |
| RUSH TRUCK CENTERS | | | | | |
| DIAGNOSIS | 223.90 | 01696200-53353 | OUTSOURCING SERVICES | 3019214088 | |
| MA BRAKE CHAMBER | 130.00 | 01696200-53354 | PARTS PURCHASED | 3019390697 | |
| MA FILTERS | 94.32 | 01696200-53354 | PARTS PURCHASED | 3019321604 | |
| MA FILTERS | 183.86 | 01696200-53354 | PARTS PURCHASED | 3019331904 | |
| MA LIGHTS | 55.80 | 04201600-54415 | VEHICLES | 3019182478 | |
| MA LIGHTS | 55.80 | 01696200-53354 | PARTS PURCHASED | 3019182478 | |
| | 743.68 | | | | |
| SERVICE COMPONENTS INC | | | | | |
| LEAK TRUCK UPFIT | 391.93 | 04201600-54415 | VEHICLES | 96746 | |
| | 391.93 | | | | |
| STEPHEN F SCHMIDT CONSULTING, INC. | | | | | |
| POLICE ADMIN-MAY 2020 #3993322496 | 11,500.00 | 01660100-52253 | CONSULTANT | SCHMIDT 05/29/20 | |
| | 11,500.00 | | | | |

**Village of Carol Stream
Schedule of Bills
For Village Board Approval on JUNE 1,2020**

| <u>Vendor / Description</u> | <u>Amount</u> | <u>Account Number</u> | <u>Account Description</u> | <u>Invoice No.</u> | <u>Purchase Order</u> |
|----------------------------------|-------------------|-----------------------|----------------------------|--------------------|-----------------------|
| STRAND & ASSOCIATES | | | | | |
| | 595.10 | 04101500-54480 | CONSTRUCTION | 0160554 PO-462607 | |
| | <u>595.10</u> | | | | |
| TRANS CHICAGO TRUCK GROUP | | | | | |
| NEW LEAK TRUCK | 151,841.00 | 04201600-54415 | VEHICLES | E47450 PO-3723 | |
| | <u>151,841.00</u> | | | | |
| U S POSTMASTER | | | | | |
| POSTAGE WATER BILLS-MAY 2020 | 2,191.64 | 04103100-52229 | POSTAGE | 1529 05/28/20 | |
| POSTAGE WATER BILLS-MAY 2020 | 2,191.65 | 04203100-52229 | POSTAGE | 1529 05/28/20 | |
| | <u>4,383.29</u> | | | | |

**Village of Carol Stream
Schedule of Bills
For Village Board Approval on JUNE 1,2020**

| <u>Vendor / Description</u> | <u>Amount</u> | <u>Account Number</u> | <u>Account Description</u> | <u>Invoice No.</u> | <u>Purchase Order</u> |
|-----------------------------|---------------------|-----------------------|----------------------------|---------------------|-----------------------|
| VERIZON WIRELESS | | | | | |
| CELL PHONES 4/14-5/13/20 | 36.01 | 02385200-52230 | TELEPHONE | 9854616569 05/13/20 | |
| CELL PHONES 4/14-5/13/20 | 38.01 | 01652800-52230 | TELEPHONE | 9854616569 05/13/20 | |
| CELL PHONES 4/14-5/13/20 | 56.15 | 01610100-52230 | TELEPHONE | 9854616569 05/13/20 | |
| CELL PHONES 4/14-5/13/20 | 56.15 | 01640100-52230 | TELEPHONE | 9854616569 05/13/20 | |
| CELL PHONES 4/14-5/13/20 | 56.15 | 01642100-52230 | TELEPHONE | 9854616569 05/13/20 | |
| CELL PHONES 4/14-5/13/20 | 58.52 | 01662700-52230 | TELEPHONE | 9854616569 05/13/20 | |
| CELL PHONES 4/14-5/13/20 | 94.16 | 01600000-52230 | TELEPHONE | 9854616569 05/13/20 | |
| CELL PHONES 4/14-5/13/20 | 96.71 | 01690100-52230 | TELEPHONE | 9854616569 05/13/20 | |
| CELL PHONES 4/14-5/13/20 | 112.30 | 01680000-52230 | TELEPHONE | 9854616569 05/13/20 | |
| CELL PHONES 4/14-5/13/20 | 144.22 | 01643700-52230 | TELEPHONE | 9854616569 05/13/20 | |
| CELL PHONES 4/14-5/13/20 | 178.65 | 01590000-52230 | TELEPHONE | 9854616569 05/13/20 | |
| CELL PHONES 4/14-5/13/20 | 233.23 | 04100100-52230 | TELEPHONE | 9854616569 05/13/20 | |
| CELL PHONES 4/14-5/13/20 | 318.76 | 01620100-52230 | TELEPHONE | 9854616569 05/13/20 | |
| CELL PHONES 4/14-5/13/20 | 433.89 | 01652800-52230 | TELEPHONE | 9854616569 05/13/20 | |
| CELL PHONES 4/14-5/13/20 | 514.89 | 04200100-52230 | TELEPHONE | 9854616569 05/13/20 | |
| CELL PHONES 4/14-5/13/20 | 567.23 | 01670100-52230 | TELEPHONE | 9854616569 05/13/20 | |
| CELL PHONES 4/14-5/13/20 | 2,235.00 | 01652800-52255 | SOFTWARE MAINTENANCE | 9854616569 05/13/20 | |
| CELL PHONES 4/14-5/13/20 | 3,362.51 | 01662700-52230 | TELEPHONE | 9854616569 05/13/20 | |
| | 8,592.54 | | | | |
| GRAND TOTAL | \$404,805.48 | | | | |

The preceding list of bills payable totaling \$404,805.48 was reviewed and approved for payment.

Approved by:



Bob Mellor –Village Manager

Date: 5/29/20

Authorized by:

Matt McCarthy – Mayor Pro Tem

Laura Czarniecki- Village Clerk