

Village of Carol Stream

Special Meeting of the Village Board

Economic Development-Overview, Opportunities and Focus Moving Forward

FY21 Budget Status and Planning for FY22

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

October 19, 2020

7:00 p.m. – 8:34 p.m.

Meeting Notes

ATTENDANCE:

Mayor Frank Saverino
Trustee Rick Gieser
Trustee John LaRocca
Trustee Matt McCarthy
Trustee John Zalak
Trustee Greg Schwarze

Bob Mellor, Village Manager
Joe Carey, Assistant Village Manager
Tia Messino, Asst. to the Village Manager
Jon Batek, Finance Director
Bill Cleveland, Engineering Director
Phil Modaff, Public Works Director
Don Bastian, Community Dev. Director
Marc Talavera, I. T. Director
Bill Holmer, Police Chief
Caryl Rebholz, Human Resources Director
Tom Farace, Plan & Econ Dev Mgr

ABSENT: Trustee Mary Frusolone

The meeting was called to order at 7:00 p.m. by Mayor Saverino, Sr. and the roll call read by Assistant to the Village Manager Tia Messino. The result of the roll call vote was as follows:

Present: Mayor Saverino, Sr., Trustees Zalak, LaRocca, Gieser, Schwarze and McCarthy

Absent: Trustee Frusolone

Economic Development – Overview, Opportunities and Focus Moving Forward

Community Development Director Bastian and Planning and Economic Development Manager Farace led the Board in a discussion of the Village's Economic Development efforts, Overview, Opportunities and Focus Moving Forward. A Power Point presentation was presented and attached hereto as Exhibit A. The following feedback and comments were made at the workshop:

- Trustees Gieser and McCarthy stated they would support a gas station/ convenience store use at either the NE or SE corner of Gary and Lies. They referred to an existing Shell-anchored facility at Lake Street and Gary Avenue in Roselle as a good example of what they would like to see. Trustee Zalak initially said he would be okay with the use at the NE corner but not the SE corner. He later stated he would need to be convinced to allow such a development at the SE corner.
- On the topic of allowing café-style video gaming establishments in vacant inline center spaces, most Trustees expressed an opinion of "we have to listen" to these types of requests moving forward, although Mayor Saverino reiterated that "we do not want bars". One of the concerns of allowing café-style video

gaming establishments in the past was that if such a facility lost or surrendered its video gaming license, the remaining business would essentially be a bar, with very limited food service.

- The Mayor and other Trustees suggested that strip center owners who were allowed to have café-style video gaming would need to commit to improving their buildings or properties, if we had the legal authority to require such improvements notwithstanding any violations of building, zoning or property maintenance codes.
- Trustees discussed the possibility of allowing video gaming at Pilot. Pros and cons were noted. Mayor Saverino noted that extended truck parking in violation of the two-hour parking limitation was a regular occurrence. Trustee Zalak stated that the parking restriction was essentially unenforceable. Trustee Schwarze felt that video gaming at Pilot was “worth a look”. Staff has not spoken to anyone from Pilot about video gaming. Staff noted that Pilot’s 2015 Special Use approval contains a condition of approval specifically prohibiting video gaming at the Carol Stream facility. Staff noted that to allow video gaming, the Plan Commission would need to conduct a public hearing to amend the 2015 approval ordinance to delete the condition prohibiting the use.
- Video gaming at truck stops, would need to comply with State Statutes regarding such use.
- Several Trustees expressed an interest in having a brewery or craft distillery in Carol Stream.
- Trustee McCarthy expressed an interest in “having this discussion again soon”.

Finance Director Batek provided a status on the Fiscal Year 2021 budget and planning for the Fiscal Year 2022 budget and said report is attached hereto as Exhibit B.

- Staff recommended that the list of previously frozen budget items be presented to the Village Board for approval at their November 2, 2020 Board meeting. The Village Board concurred with this recommendation.
- Staff requested pre-authorization to bid the previously frozen, tree trimming services so the contract could be awarded at the November 16 Board meeting so work can begin prior to the onset of winter. The Village Board concurred with this recommendation.

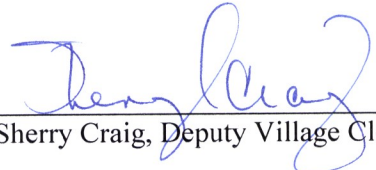
There being no further business, Trustee McCarthy moved and Trustee Gieser made the second to adjourn the Special Board meeting. The meeting was adjourned unanimously at 8:34 p.m.

FOR THE BOARD OF TRUSTEES



Frank Saverino, Sr., Mayor

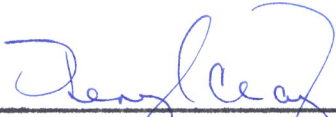
ATTEST:



Sherry Craig, Deputy Village Clerk

Minutes approved by the President and Board of Trustees on this

2ND day of NOVEMBER, 2020.



DEPUTY Village Clerk