

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

July 20, 2015

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

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

Absent: Trustee Greg Schwarze

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

*All persons physically present at meeting unless noted otherwise

Mayor Frank Saverino, Sr. led those in attendance in the pledge of allegiance.

MINUTES:

Trustee Hennessey moved and Trustee McCarthy made the second to approve the Minutes of the July 6, 2015 regular Board Meeting of the Village Board. The results of the roll call vote were as follows:

Ayes: 5 Trustees Hennessey, LaRocca, Gieser, Frusolone and McCarthy

Abstain: 0

Absent: 1 Trustee Schwarze

The motion passed.

Trustee Frusolone moved and Trustee LaRocca made the second to approve but not release the Minutes of the July 6, 2015, Executive Session Meeting of the Village Board. The results of the roll call vote were as follows:

Ayes: 5 Trustees Hennessey, LaRocca, Gieser, Frusolone and McCarthy

Abstain: 0

Absent: 1 Trustee Schwarze

The motion passed.

LISTENING POST:

1. Representative Ives and Senator Connelly. *Not present.*
2. Year of the Volunteer Spotlight: Carole Ellermeier, President of the Carol Stream Historical Society. *Carole Ellermeier shared information on the Carol Stream Historical Society and its efforts to preserve the history of Carol Stream.*
3. Addresses from Audience (3 Minutes). *The following individuals addressed the Village Board:*

Terri Cox, Matanky Realty Group-property marketed for 2 years, feels this is the highest and best use for the property, supports Pilot project.
Betsy Sentowski, resident of Windsor Park, opposes Pilot project.
Don Oppermann, Holiday Inn, opposes Pilot project.
Greg Jones, Ancel Glink, attorney for Holiday Inn, opposes Pilot project.
Christina Morrison, Law Offices of Day & Robert P.C., opposes Pilot project.
William Tazsch, resident of Windsor Park, opposes Pilot project.
Dee Spink, 168 Surrey Drive, requests petitioner install a sound absorbing wall.
Linda Rias-Surman, resident of Easton Park, expressed concerns about the sound attenuating wall.
Alan Johnson, resident of Windsor Park, opposes Pilot project.
Jason Lundy, attorney for Windsor Park, opposes Pilot project.
Tom Burney, attorney for Pilot, supports Pilot project.

PUBLIC HEARINGS:

1. Public Hearing: An amendment to the Pre-Annexation Agreement for the property located at 27W371 North Avenue, and the property located at the northeast corner of St. Charles Road and Morton Road, to allow for a five year extension to the Agreement which is currently set to expire on September 11, 2015.

Trustee McCarthy moved and Trustee Gieser made the second to open the public hearing on an Amendment to the Pre-Annexation Agreement for the property located at 27W371 North Avenue and the property located at the northeast corner of St. Charles Road and Morton Road. The results of the roll call vote were as follows:

Ayes : 5 Trustees LaRocca, Gieser, Frusolone, Weiss and McCarthy

Nays: 0

Absent: 1 Trustee Schwarze

Village Attorney Rhodes stated the Public Hearing was noticed in the Examiner. Petitioner stated he and his business John & Tony's Restaurant would very much like to be a part of Carol Stream.

Trustee Frusolone moved and Trustee Hennessey made the second to close the public hearing on an Amendment to the Pre-Annexation Agreement for the property located at 27W371 North Avenue and the property located at the northeast corner of St. Charles Road and Morton Road. The results of the roll call vote were as follows:

Ayes: 5 Trustees LaRocca, Gieser, Frusolone, Weiss and McCarthy

Nays: 0

Absent: 1 Trustee Schwarze

CONSENT AGENDA:

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

Ayes: 5 Trustees Hennessey, LaRocca, Gieser, Frusolone and McCarthy

Nays: 0

Absent: 1 Trustee Schwarze

The motion passed.

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

Ayes: 5 Trustees Hennessey, LaRocca, Gieser, Frusolone and McCarthy

Nays: 0

Absent: 1 Trustee Schwarze

The motion passed.

1. Award a Contract for Construction Services for the WRC Pumping Station Rehabilitation Project.
2. Award of Contract for Engineering Design Services-Lies Road LAFO Project-County Farm Road to Kuhn Road.
3. Ordinance No. 2015-07-14 Authorizing the Execution of a First Amendment to the Pre-Annexation Agreement.
4. Resolution No. 2815 Approving Local Agency Agreement for Federal Participation-Lies Road Bike Trail, from Gary Avenue to Schmale Road.
5. Resolution No. 2816 Approving Local Agency Agreement for Federal Participation-Kuhn Road Bike Trail from Lies Road to Army Trail Road.
6. Parents and Teens Together, Inc. (P.A.T.T.) requests waiver of fees for the amplification permit, raffle license and manager fidelity bond.
7. Raffle License Application for five Summer Concerts.
8. Payment of Regular and Addendum Warrant of Bills.

Trustee McCarthy moved and Trustee Hennessey 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: 5 Trustees Hennessey, LaRocca, Gieser, Frusolone and McCarthy

Nays: 0

Absent: 1 Trustee Schwarze

The motion passed.

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

Award a Contract for Construction Services for the WRC Pumping Station Rehabilitation Project:

The Village Board approved a contract to DPS Equipment Services, Inc. for construction services in the amount of \$446,000.00 for the WRC Pumping Station Rehabilitation Project.

Award of Contract for Engineering Design Services-Lies Road LAFO Project-County Farm Road to Kuhn Road:

The Village Board approved an Agreement with Transystems Corporation for Professional Services to provide Phase I and II engineering for the Lies Road LAFO project in an amount not to exceed \$33,971.10.

Ordinance No. 2015-07-14 Authorizing the Execution of a First Amendment to the Pre-Annexation Agreement:

The Village Board approved the First Amendment to the Pre-Annexation Agreement with Badway Real Estate and Investments, LLC. And First State Bank.

Resolution No. 2815 Approving Local Agency Agreement for Federal Participation – Lies Road Bike Trail, from Gary Avenue to Schmale Road:

The Village Board approved the IDOT Agreement establishing guidelines for the contract and funding of the Lies Road Bike Trail project.

Resolution No. 2816 Approving Local Agency Agreement for Federal Participation-Kuhn Road Bike Trail from Lies Road to Army Trail Road:

The Village Board approved the IDOT Agreement establishing guidelines for the contract and funding of the Kuhn Road Bike Trail project.

Parents and Teens Together, Inc. (P.A.T.T.) requests waiver of fees for the amplification permit, raffle license and manager fidelity bond:

The Village Board approved a waiver of fees for the amplification, raffle and manager fidelity bond in conjunction with their 10th Anniversary fund raiser.

Raffle License Application for Five Summer Concerts:

The Village Board approved a waiver of fees for the upcoming summer concerts with regard to the Illinois Chapter of Operation Support Our Troops America.

Regular Bills and Addendum Warrant of Bills:

The Village Board approved payment of the Regular Bills dated July 20, 2015 in the amount \$1,705,717.49. The Village Board approved the payment of the Addendum Warrant of Bills from June 16, 2015 thru July 6, 2015 in the amount of \$562,918.77.

Non Consent Agenda

1. PLAN COMMISSION

#14357 - Bluestone Single Tenant Properties - 170-200 W. North Avenue

Zoning Code Text Amendment

To add automobile and commercial vehicle fueling plaza as a special use in the B-3 service district.

RECOMMENDED APPROVAL 5-2

Concur with Plan Commission recommendations.

To add automobile and commercial vehicle fueling plaza to the schedule of parking requirements and a definition for the use.

RECOMMENDED APPROVAL 7-0

Concur with Plan Commission recommendations.

Text amendments to the Zoning Code to add automobile and commercial vehicle fueling plaza as a special use in the B-3 Service District, to add a definition for the use, and to add the use to the schedule of required parking.

Special Use Permits

Planned Unit Development

Automobile and Commercial Vehicle Fueling Plaza

Special use approvals to allow for the redevelopment of the property with an automobile and commercial vehicle fueling facility, including a convenience store and quick service restaurant.

RECOMMENDED APPROVAL SUBJECT TO CONDITIONS 7-0

Concur with Plan Commission recommendations.

Preliminary/Final Planned Unit Development Plan

Preliminary/Final Planned Unit Development plan approval for an automobile and commercial vehicle fueling plaza and a future retail out lot.

RECOMMENDED APPROVAL SUBJECT TO CONDITIONS 7-0

Concur with Plan Commission recommendations.

North Avenue Corridor Review

Approval of building architecture and materials, landscape plan and site design for proposed automobile and commercial vehicle fueling plaza in accordance with North Avenue Corridor regulations.

APPROVED SUBJECT TO CONDITIONS 6-1 (No Village Board Action Necessary)

Sign Code Variations

Requests to allow ground signs along North Avenue and Gary Avenue to

measure 15 feet in height versus 10 and 6 feet as allowed, respectively.
DENIED 6-1 (see accompanying staff memorandum)

Final Plat of Subdivision

Approval of a Final Plat of Subdivision to create a two-lot subdivision, one for the proposed automobile and commercial vehicle fueling plaza and one as a future retail out lot.

RECOMMENDED APPROVAL 7-0 (Defer Village Board Action Until Final Engineering Plans are ready for Approval)

Ordinance No. 2015-07-15 Amending Chapter 16, of the Code of Ordinances of the Village of Carol Stream (Zoning Code-Automobile and Commercial Vehicle Fueling Plaza)

Trustee LaRocca moved and Trustee Hennessey made the second to approve this item. The results of the roll call vote were as follows:

Ayes: 5 Trustees Hennessey, LaRocca, Gieser, Frusolone and McCarthy

Nays: 0

Absent: 1 Trustee Schwarze

Ordinance No. 2015-07-16 Approving a Special Use Permit for Planned Unit Development and to allow an Automobile and Commercial Vehicle Fueling Plaza in the B-3 Zoning District, and a Preliminary/Final Planned Unit Development Plan (Bluestone Single Tenant Properties, LLC, 170-200 W. North Ave.)

Trustee McCarthy moved and Trustee Frusolone made the second to approve this item. The results of the roll call vote were as follows:

Ayes: 5 Trustees Hennessey, LaRocca, Gieser, Frusolone and McCarthy

Nays: 0

Absent: 1 Trustee Schwarze

Report of Officers:

Trustee LaRocca thanked all the residents for their input and comments on the Pilot project. He feels Pilot will be positive to the Village.

Trustee Gieser thanked all the residents for attending the meeting and commenting on the Pilot development. Concert for the Troops has been rescheduled for Wednesday, August 19th. Food drop offs for the troops are still being accepted.

Trustee Hennessey thanked residents for their comments on the Pilot project. Not sure any development would be acceptable to neighbors on this property. The property has been vacant for 4 years. He appreciates everyone's passion.

Trustee Frusolone stated this was not an easy decision for the Village Board. She read every correspondence she received on this project and visited the Pilot site and adjoining properties many different times and did not notice excessive noise levels. Trustee Frusolone requested that Bluestone Properties be a good neighbor.

Trustee McCarthy agrees with all the other Trustee's comments. Each Trustee did their homework on this project before making their decisions. Trustees make their decisions based on what is best for all of Carol Stream. The next concert at Town Center is this Thursday.

Village Clerk Czarniecki thanked Carole Ellermeier for her volunteer activity spotlight. She stated she was not at the last Village Board meeting because she and her husband went to see her son graduate from Army boot camp and she was very proud of that. The audience applauded.

Village Manager Breinig stated the Village did not take this project lightly and it was not a slam dunk. The Village placed a large amount of information on this project on our website. Please look for the Flood Brothers advertisement in the Examiner for new garbage pickup boundaries. The National Night Out is scheduled for August 4, 2015. Guns vs Hoses blood drive is set for August 5th.

Mayor Saverino stated there was a lot of thought and homework that went into deliberation of the Pilot project. The Village of Carol Stream does not like making mistakes and is counting on Pilot to do the right thing and be a good neighbor. Thank you to Windsor Park Manor residents. You conducted yourselves with class.

At 9:25 p.m. Trustee McCarthy moved and Trustee Frusolone made the second to adjourn the meeting to Executive Session to discuss Salary Schedule for one or more classes of municipal employees, Section 2.C.2. There will be no Village Board action following Executive Session and the meeting will adjourn thereafter. The results of the roll call vote were as follows:

Ayes: 5 Trustees Hennessey, LaRocca, Gieser, Frusolone and McCarthy

Nays: 0

Absent: 1 Trustee Schwarze

The motion passed.

FOR THE BOARD OF TRUSTEES

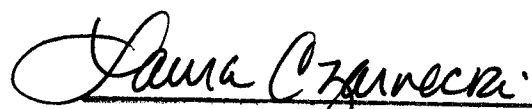
Frank Saverino SR
Frank Saverino, Sr., Mayor

ATTEST:

Laura Czarnecki
Laura Czarnecki, Village Clerk

Minutes approved by the President and Board of Trustees on this

3RD day of August, 2015.



Village Clerk



8:08-8/12



8

SIGN-IN SHEET FOR LISTENING POST/PUBLIC COMMENT Request to Speak

All audience participation must be recognized by the Mayor or Mayor Pro Tem. Citizens wishing to address the Mayor and Village Board on any specific item which appears on the agenda or any topic not listed on the agenda may do so at the beginning of the meeting at 7:30 p.m. under the "Listening Post" section. After being recognized by the Mayor, please walk to the podium and state your name and address for the record. When there is a controversial issue or large group present, the Mayor may limit the amount of time allocated to those who want to speak and all who speak are asked to comply with the established time limit and Listening Post/Public Comment Guidelines for Village Board Meetings posted in the Board Room and attached to this sheet. Because the Village Board often has a full agenda and must complete the work of the Village, you are asked not to repeat comments or questions that have already been discussed. This Sign-In Sheet must be completed and submitted to the Village prior to the start of the Board meeting at 7:30 p.m. Please provide the following required information for each speaker and state whether you wish to speak on an agenda or non-agenda item (Please Print).

Name & Date: Linda Rias - Durman
July 20, 2015 7, 20, 15

Address: 150 Lype Drive Easton Park

Email Address and/or Phone Number to Facilitate Contact with You (Optional - we do not share this information):
708.382-0701

Discussion Topic/Comments (What you wish to discuss with the Village Board):
what kind of "sound attenuating wall" is being constructed & how well it reduce the noise at my property

less than 1/4 mi from Pilot.

Is this an Agenda or Non-Agenda Item?
ON Non Agenda - really don't know



8:13-8:21



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Name & Date:

ALAN JOHANSON 07/20/2015

Address:

332 Kensington Pl, Carol Stream

Email Address and/or Phone Number to Facilitate Contact with You (Optional - we do not share this information):

Bluestone Pilot Truck Stop

Discussion Topic/Comments (What you wish to discuss with the Village Board):

Propriety of a truck stop next to Windsor -

Is this an Agenda or Non-Agenda Item?

Agenda



8:21 - 8:24

10



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Name & Date:

JASON LUNDY 7/20/15

Address:

POLSINELLI, PC, 161 N. CLARK ST. #4200, CHICAGO, IL

Email Address and/or Phone Number to Facilitate Contact with You (Optional - we do not share this information):

jlundy@polsinelli.com | 312-873-3604

Discussion Topic/Comments (What you wish to discuss with the Village Board):

WINSON PARK OBJECTIONS TO PILOT DEVELOPMENT

Is this an Agenda or Non-Agenda Item?

AGENDA



8:24-8:30



11

SIGN-IN SHEET
FOR LISTENING POST/PUBLIC COMMENT
Request to Speak

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Name & Date:

Tom Burney, Attorney for Petitioners 07/20/2015

Address:

40 W. Brink St. Crystal Lake, IL

Email Address and/or Phone Number to Facilitate Contact with You (Optional - we do not share this information):

tburney@zawlaw.com

Discussion Topic/Comments (What you wish to discuss with the Village Board):

Attorney for Petitioners

Is this an Agenda or Non-Agenda Item?

Agenda



SIGN-IN SHEET
FOR LISTENING POST/PUBLIC COMMENT
Request to Speak

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Name & Date: MATANKY REALTY GROUP
 TERRI COX 7/20/2015

Address: CHIC
 200 N LASALLE STE 2350 IL
 60601

Email Address and/or Phone Number to Facilitate Contact with You (Optional - we do not share this information):

TCOX@MATANKY.COM

Discussion Topic/Comments (What you wish to discuss with the Village Board):

170 W NORTH AVE CAROL STREAM

Is this an Agenda or Non-Agenda Item?

AGENDA



7.48 TO 7.49



2

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Name & Date:

Betsy Sentowski 7/20/15

Address:

130 Windsor Park Dr Carol Stream

Email Address and/or Phone Number to Facilitate Contact with You (Optional - we do not share this information):

Discussion Topic/Comments (What you wish to discuss with the Village Board):

Is this an Agenda or Non-Agenda Item?



749-754

3



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Name & Date:

DON OPPERMAN 7/20/15

Address: 290 S. MAIN PL
CAROL STREAM, IL 60188

Email Address and/or Phone Number to Facilitate Contact with You (Optional - we do not share this information):

630/665-0090

Discussion Topic/Comments (What you wish to discuss with the Village Board):

PILOT FUELING PLAZA (TRUCK STOP)!

Is this an Agenda or Non-Agenda Item?

AGENDA



7:54-800



4

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FOR LISTENING POST/PUBLIC COMMENT
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Name & Date:

Greg Jones / ANCEL GILKRE 7/12/13

Address:

140 S. DEARBORN ST, 6TH FLOOR CHICAGO IL

Email Address and/or Phone Number to Facilitate Contact with You (Optional - we do not share this information):

Discussion Topic/Comments (What you wish to discuss with the Village Board):

F1 - PILOT

Is this an Agenda or Non-Agenda Item?

* what do you think the voters will think *



801-804



5

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Name & Date:

Christina Morrison / Day & Robert P.C. 7/20/15

Address:

306 E 5th Ave Ste 305, Naperville, IL

Email Address and/or Phone Number to Facilitate Contact with You (Optional - we do not share this information):

Discussion Topic/Comments (What you wish to discuss with the Village Board):

F.I

Is this an Agenda or Non-Agenda Item?



8.05.807

6



SIGN-IN SHEET

FOR LISTENING POST/PUBLIC COMMENT

Request to Speak

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Name & Date:

WILLIAM L TAEZSOFF 1 1

Address:

130 WINDSOR PARK DRIVE Carol Stream
IL

Email Address and/or Phone Number to Facilitate Contact with You (Optional - we do not share this information):

Discussion Topic/Comments (What you wish to discuss with the Village Board):

Proposed Truck Stop

Is this an Agenda or Non-Agenda Item?

Yes + Vote in Carol Stream



8:08 - 8:08

7



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Name & Date:

Dee Spink 7/20/15

Address:

168 Surrey Dr.

Email Address and/or Phone Number to Facilitate Contact with You (Optional - we do not share this information):

hayleesdeed@comcast.net

Discussion Topic/Comments (What you wish to discuss with the Village Board):

I would like to discuss having a
attenuating wall that absorbs sound,
not just to pacify us.

Is this an Agenda or Non-Agenda Item?

on Agenda