

# Village of Carol Stream

## BOARD MEETING

### AGENDA

NOVEMBER 1, 2021

6:00 P.M.

*Village Board meeting is being held virtually to the public until further notice due to the pandemic.*

*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 October 18, 2021 Village Board Meeting.

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

1. Halloween Decorating Contest Winners:



Big Pumpkin – 392 Flint Trail



Family Fun – 887 Horseshoe Court



Judges Favorite – 1233 Seabury Circle

2. Swearing in – Steve Cadle as Police Sergeant
3. Proclamation Designating October 30, 2021 as Pastor Carlton Arthurs Day.
4. Proclamation Designating November 27, 2021 as Small Business Saturday.
5. 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. Police Pension Fund – Compliance Report FY21  
*Consistent with requirements of Public Act 95-0950, the Police Pension Fund submits an annual Compliance Report for receipt by the Village Board.*

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#### 2. Plan Commission/Zoning Board of Appeals

- a. 21-0051 – Chicago Exotic Exchange Club – 575 Randy Road

*Special Use Permit for Vehicle Sales*

*Special Use Permit for Outdoor Vehicle Storage*

*Fence Variation*

**Recommended Approval with Conditions 6-0**

- b. 21-0053 – Gerzevske Lane/Concordia Wireless – 265 Gerzevske Lane

*Special Use Permit for Outdoor Activities and Operations*

*Special Use Permit for Repair Service*

*Height Variation*

*Temporary Parking Lot Variation*

*Landbanked Parking Variation*

**Recommended Approval with Conditions 6-0**

- c. 21-0054 – Route 64, LLC – 27W174 North Ave & 2N441 County Farm Rd

*Plat of Consolidation*

**Recommended Approval 6-0**

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

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

1. Presentation of preliminary plan for the Klein Creek Stabilization project from Kuhn Road to Thunderbird Trail.
2. Recommendation to approve a contract with GovTemps USA to staff an Accounts Clerk position within the Finance Department at a cost of \$1,398.40 per week for the period of November 1, 2021 through October 31, 2022.

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

1. Ordinance No. 2021-11-\_\_\_\_ Approving Special Use Permits for Vehicle Sales and Outdoor Vehicle Storage, and a Fence Variation (Chicago Exotic Exchange Club/575 Randy Road). *See F.2.a.*

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2. Ordinance No. 2021-11-\_\_\_\_ Approving Special Use Permits for Outdoor Activities and Operations and for Vehicle Repair and Service, Height Variation, Temporary Parking Lot Variation, and Landbanked Parking Variation (Gerzevske Lane LLC/Concordia Wireless, 265 Gerzevske Lane). See F.2.b.

#### **J. RESOLUTIONS:**

1. Resolution No. \_\_\_\_ A Resolution to Record the Determination of the Corporate Authorities of the Village of Carol Stream of the Amounts of Money Estimated to be Necessary to be Raised by Taxation on Taxable Property for the Fiscal Year Beginning May 1, 2021, and Ending April 30, 2022. *This action is required by the Illinois Truth in Taxation Act (35 ILCS 200/18-60) and must be completed no sooner than 20 days prior to adoption of the final 2021 property tax levy. The Village is requesting a tax levy totaling \$3,800,000 and the Library is requesting a tax levy totaling \$3,744,461 for 2021. The combined total tax levy represents a decrease of 0.1% over taxes extended in 2020. Final adoption of the tax levy is scheduled for the Village Board meeting of December 6, 2021.*
2. Resolution No. \_\_\_\_ Authorizing a Plat of Consolidation (Route 64, LLC, 27W174 North Avenue and 2N441 County Farm Road) PIN # 01-36-204-014 and 01-36-204-019. See F.2.c.

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

1. Raffle License Application – Glenbard North High School Basketball Program. *Request for approval of a raffle license and waiver of the fee and manager's fidelity bond for their yearly raffle to be held on December 1, 2021 with ticket sales starting November 12, 2021.*
2. Raffle License Application – Carol Stream Rotary Club. *Request for approval of a raffle license and waiver of the fee and manager's fidelity bond for their Ultimate Golf Raffle to be held on February 10, 2022 with ticket sales starting November 2, 2021.*

*Village of Carol Stream*

**BOARD MEETING**

**AGENDA**

**NOVEMBER 1, 2021**

**6:00 P.M.**

*Village Board meeting is being held virtually to the public until further notice due to the pandemic.*

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

**L. PAYMENT OF BILLS:**

1. Regular Bills: October 19, 2021 through November 1, 2021.
2. Addendum Warrants: October 19, 2021 through November 1, 2021.

**M. REPORT OF OFFICERS:**

1. Mayor:
2. Trustees:
3. Clerk:
4. Treasurer's Report: *Revenue/Expenditure Statements and Balance Sheet for the Month ended September 30, 2021.*

**N. EXECUTIVE SESSION:**

**O. ADJOURNMENT:**

<b>LAST ORDINANCE</b>	<b>2021-10-51</b>	<b>LAST RESOLUTION</b>	<b>3224</b>
<b>NEXT ORDINANCE</b>	<b>2021-11-52</b>	<b>NEXT RESOLUTION</b>	<b>3225</b>

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

**October 18, 2021**

Mayor Frank Saverino, Sr. called the Regular Meeting of the Board of Trustees to order at 6:00 p.m. and directed Clerk Julia Schwarze to call the roll.

Present: Trustees Jeff Berger, Tom Garvey, John Zalak, Rick Gieser, Matt McCarthy and Mayor Frank Saverino, Sr.

Absent: Trustee Mary Frusolone

Also Present: Village Manager Bob Mellor, Assistant Village Manager Joe Carey, Assistant to the Village Manager Tia Messino, Village Clerk Julia Schwarze, Community Development Director Don Bastian, Director of Engineering Services Bill Cleveland, Public Works Director Phil Modaff, Chief of Police Bill Holmer, Human Resources Director Caryl Rebholz, Information Technology Director Marc Talavera, and Village Attorney Jim Rhodes

**MINUTES:**

*Trustee McCarthy moved and Trustee Zalak made the second to approve the Minutes of the October 4, 2021 Village Board Meeting. The results of the roll call vote were as follows:*

*Ayes: 5 Trustees Berger, Garvey, Zalak, Gieser and McCarthy*

*Nays: 0*

*Abstain: 0*

*Absent: 1 Trustee Frusolone*

*The motion passed.*

*Trustee Berger moved and Trustee Gieser made the second to approve but not release the Executive Session Minutes of the October 4, 2021 Village Board Meeting. The results of the roll call vote were as follows:*

*Ayes: 5 Trustees Berger, Garvey, Zalak, Gieser and McCarthy*

*Nays: 0*

*Abstain: 0*

*Absent: 1 Trustee Frusolone*

*The motion passed.*

**LISTENING POST:**

1. Proclamation Designating October 24<sup>th</sup> Rotary International World Polio Day –  
*read by Trustee Gieser*
2. Addresses from Audience (3 Minutes) – *None*

**PUBLIC HEARINGS:**

*None.*

**CONSENT AGENDA:**

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

*Ayes: 5 Trustees Berger, Garvey, Zalak, Gieser and McCarthy*

*Nays: 0*

*Abstain: 0*

*Absent: 1 Trustee Frusolone*

*The motion passed.*

*Trustee McCarthy moved and Trustee Gieser 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 Berger, Garvey, Zalak, Gieser and McCarthy*

*Nays: 0*

*Abstain: 0*

*Absent: 1 Trustee Frusolone*

*The motion passed.*

*Trustee Zalak moved and Trustee McCarthy made the second to approve the Consent Agenda for this meeting by Omnibus Vote. The results of the roll call vote were as follows:*

*Ayes: 5 Trustees Berger, Garvey, Zalak, Gieser and McCarthy*

*Nays: 0*

*Abstain: 0*

*Absent: 1 Trustee Frusolone*

*The motion passed.*

*The following items were approved on the Consent Agenda for this meeting:*

**Approval of Independent Contractor Agreements for Snowplowing:**

*The Village Board approved the sample Independent Contractor Agreement and Addendums for Snowplowing and authorized the Village Manager to sign the Agreements with AJD Concrete Construction Corp, Abbott Tree Care and Aspen at the rates specified.*

**Approve a Motion Authorizing the Village Manager to execute an Agreement between the Village of Carol Stream and Clarke Environmental Mosquito Management, Inc. for Mosquito Abatement Services (Wayne Township) for the period 2022 through 2025:**

*The Village Board approved an Agreement between the Village of Carol Stream and Clarke Environmental Mosquito Management, Inc. for Mosquito Abatement Services (Wayne Township) for the period of 2022 through 2025.*

**Morton Road Improvements – St. Charles Road to North Avenue:**

*The Village Board awarded a contract for Phase II Design Services of the Morton Road Improvements Project to Rempe-Sharpe and Associates, Inc. for a cost not to exceed \$45,163.00.*

**Sanitary Sewer Extension for 250 N. Gary Avenue; Change Order 1-Water Service Repair and Change Order 2-Contaminated Soil Delay:**

*The Village Board approved Change Order No. 1 for a cost of \$3,578.85 for repairing the water service line and Change Order No. 2 for a cost of \$28,403.16 relating to the standby costs.*

**Ordinance No. 2021-10-50 Amending Chapter 8, Article 6 of the Carol Stream Traffic Code – Parking Schedules (Stopping, Standing or Parking Prohibited; Signs Required) with regard to Fox Court and the drop off and pick up of students from Evergreen School:**

*The Village Board approved amending Chapter 8, Article 6 of the Carol Stream Traffic Code – Parking Schedules (Stopping, Standing or Parking Prohibited; Sign Required) with regard to Fox Court and the drop off and pick up of students from Evergreen School.*

**Ordinance No. 2021-10-51 Amending Chapter 5 “Taxation and Finance” of the Carol Stream Village Code with regard to the Imposition of an Amusement Tax on Plays of Video Gaming Terminals – Video Gaming Push Tax:**

*The Village Board approved amending Chapter 5 “Taxation and Finance” of the Carol Stream Village Code regarding the Imposition of an Amusement Tax on Plays of Video Gaming Terminals – Video Gaming Push Tax.*

**Reappointment to the Plan Commission/Zoning Board of Appeals:**

*The Village Board reappointed Frank Parisi as Chairperson to the Plan Commission/Zoning Board of Appeals for a 5 year term expiring October 31, 2026.*

**Raffle License Application:**

*The Village Board approved raffle licenses and waived the fee and manager’s fidelity bond for Glenbard North High School Theatre Boosters for their Fall/ Winter/ Spring performances during the 2021-2022 season.*

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

*The Village Board approved payment of Regular Bills dated October 18, 2021 in the amount of \$1,996,723.74. The Village Board approved the payment of Addendum Warrant of Bills from October 5, 2021 thru October 18, 2021 in the amount of \$664,897.20.*

**Non-Consent Agenda Items:**

- 1. Agenda Item H.1. was pulled off the consent agenda by Trustee McCarthy in order to allow for a separate presentation by Public Works Street Supervisor Jason Pauling of the 2021-2022 Snow and Ice Control Plan. Upon completion of the presentation, Mr. Pauling and Public Works Director Modaff fielded questions from Board members.*
- 2. Agenda item I.2. concerning the imposition of a Video Gaming Push Tax was pulled off the consent agenda by Trustee Garvey who wished to explain his opposition to the tax. A discussion ensued of the pros and cons associated with gaming in Carol Stream. After each Board member had a chance to speak on the topic, Trustee Zalac moved and Trustee McCarthy made the second to Amend Chapter 5 “Taxation and Finance” of the Carol Stream Village Code with regard to the Imposition of an Amusement Tax on Plays of Video Gaming Terminals – Video Gaming Push Tax. The results of the roll call vote were as follows:*



*Ayes: 4 Trustees Berger, Zalak, Gieser and McCarthy*

*Nays: 1 Trustee Garvey*

*Abstain: 0*

*Absent: 1 Trustee Frusolone*

*The motion passed as Ordinance No. 2021-10-51.*

### **REPORT OF OFFICERS:**

*Trustee Berger congratulated the Glenbard North Girls' Tennis Team on a strong season; reminded residents of the Carol Stream Covid vaccine booster event on October 27<sup>th</sup>; asked that drivers be extra cautious on Halloween; and commended the library on their recently completed renovations.*

*Trustee Garvey revisited the subject of vaccine mandates and the Healthcare Right of Conscience Act. He denounced Executive orders by the Governor as a violation of one's bodily autonomy and individual freedoms and stated his agreement with those who are fighting against vaccine mandates.*

*Trustee Zalak announced the Rotary annual winter coat and clothing drive from November 1<sup>st</sup> - January 28<sup>th</sup>; asked drivers to be careful around forest preserves and residential areas during the Halloween season; gave a big shout-out to Trustee McCarthy for sharing his Bags Tournament expertise in the fundraiser for Officer Chris Harpling; thanked the Village Tavern and staff for all their hard work hosting the fundraiser; and asked everyone to keep the military and first responders in their prayers and thoughts.*

*Trustee Gieser gave an update on the Halloween Decorating Contest with nomination submissions due by October 22<sup>nd</sup> and judging on October 25<sup>th</sup>; reminded residents that trick-or-treating hours are 3-7pm on October 31<sup>st</sup>; reported his upcoming talk with Cub Scouts regarding civic involvement; commended the Rotary on nearing the completion of their mission to eradicate polio; and encouraged people to get vaccinated and take advantage of the Carol Stream vaccine booster event on October 27<sup>th</sup>.*

*Trustee McCarthy stated his belief that vaccinations should be an individual's choice, but noted that they can be very effective, for example, in the case of the vaccine which has nearly wiped out polio. He reminded people to change the batteries in their smoke detectors with the upcoming time change; asked residents to check that their storm drains are clear; and thanked all sponsors and volunteers and everyone who came out to support Officer Chris Harpling at the very successful October 17<sup>th</sup> fundraiser.*

*Assistant to the Village Manager Messino reminded residents to go to our website at [carolstream.org](http://carolstream.org) for details of the upcoming October 27<sup>th</sup> vaccine booster event and November 6<sup>th</sup> pumpkin, textiles and electronics recycling event.*

*Clerk Schwarze commended Trustees McCarthy and Zalak for their tireless efforts to make the Officer Harpling fundraiser such a huge success last weekend. It was a great cause, and also served to showcase a fabulous Carol Stream restaurant. She reminded residents to shop AND dine in Carol Stream.*

*Attorney Rhodes asked all drivers to please pay attention to trick-or-treaters; congratulated Trustees McCarthy and Zalak on a successful bags tournament; reported proposed legislative updates, encouraging residents to contact their legislators; and explained the meaning of Home Rule vs. Non-home Rule.*

*Village Manager Mellor commended Plan Commission/Zoning Board of Appeals Chairperson Frank Parisi for being a great leader and an asset to our Village; announced the Public Works flushing of fire hydrants over the next two weeks; and congratulated Trustee Berger's Purdue Boilermakers for defeating #2 Iowa this last weekend.*

*Mayor Saverino thanked Community Development Director Bastian and Planning and Economic Development Manager Farace and their staff for their relentless work to bring new businesses to Carol Stream. On the subject of vaccination mandates, he stated that each person needs to do what they think is right; and he thanked the Board and staff for their prayers and covering for him when his wife was very ill and in the hospital.*

*At 7:16p.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: 5 Trustees Berger, Garvey, Zalak, Gieser and McCarthy*

*Nays: 0*

*Abstain: 0*

*Absent: 1 Trustee Frusolone*

*The motion passed.*

FOR THE BOARD OF TRUSTEES

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Frank Saverino, Sr., Mayor

ATTEST:

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Julia Schwarze, 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  
October 25, 2021.***

Chairman Parisi called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 6:00 p.m. and directed Patty Battaglia, Planning and Permitting Assistant, to call the roll.

The results of the roll call vote were:

Present: 6 Commissioners Battisto, Meneghini, Morris, Petella, Tucek and Chairman Parisi

Absent: 1 Commissioner Christopher

Also Present: Tom Farace, Planning and Economic Development Manager; Patty Battaglia, Planning and Permitting Assistant and a representative from County Court Reporters

**MINUTES:**

Commissioner Petella moved and Commissioner Tucek seconded the motion to approve the minutes of the Regular Meeting held on October 11, 2021.

The results of the roll call vote were:

Ayes: 4 Commissioners Christopher, Morris, Petella, Tucek and Chairman Parisi

Nays: 0

Abstain: 2 Commissioners Battisto and Meneghini

Absent: 1 Commissioner Christopher

The motion passed by a unanimous vote.

**PRESENTATION:**

**Case #21-0054- Route 64, LLC – 27W174 North Avenue & 2N441 County Farm Road**  
- Plat of Consolidation

Chairman Parisi asked the applicant to give his presentation.

Mr. David Cooper stated the Plat of Consolidation combines the two properties of 27W174 North Avenue and 2N441 County Farm Road in order to create one PIN number.

Chairman Parisi asked Mr. Farace if he wanted to add information.

Mr. Farace stated Mr. Cooper was here previously for a zoning request for the two parcels at the northeast corner of North Avenue and County Farm Road and for a variation and special use permits. The provision was to consolidate both of those parcels into one lot that would be a little under one acre in size. Since the Plat meets all of our requirements, Staff is recommending approval.

Chairman Parisi asked for comments or questions from the Commission and there were none.

Commissioner Petella moved and Commissioner Meneghini seconded the motion with no further discussion.

The results of the roll call vote were:

Ayes: 6 Commissioners Battisto, Meneghini, Morris, Petella, Tucek and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 1 Commissioner Christopher

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, November 1, 2021, at 6:00 PM for review.

**PUBLIC HEARING:**

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

The results of the roll call vote were:

Ayes: 6 Commissioners Tucek, Petella, Meneghini, Battisto, Morris and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 1 Commissioner Christopher

The motion passed by unanimous vote.

**Case #21-0053 – Gerzevske Lane/Concordia Wireless – 265 Gerzevske Lane**

- Special Use Permit for Outdoor Activities and Operations
- Special Use Permit for Repair Service
- Height Variation
- Temporary Parking Lot Variation
- Landbanked Parking Variation

Chairman Parisi swore in Mr. Mark Nosky, architect from Charles Vincent George Architects and Mr. Tim Frisbie from Engineering Resource Associates.

Mr. Nosky stated the proposed warehouse is two stories with the ground floor a warehouse including a multi-tenant space and the upper floor will be office space. Permission has been granted from the railroad company to remove the existing railroad tracks. Phase I would be building the standard office area on the second floor. Phase II would be to build an additional office area as the need arises.

Mr. Frisbie stated we are proposing the building be located in the middle of the parcel with parking around the entire exterior. We've run an auto-turn analysis to prove semi-trailers and fire trucks can navigate going in either direction. There are landscape islands in the front and around the perimeter of

the site. The outdoor storage area in the rear will be screened with an eight foot tall fence and gated to allow cars to enter and prevent crime. There will be a Knox-box system so the Fire Department can access this area. There is no flood plain associated but there are some storm sewer pipes that will be rerouted around the entire site. We are proposing some landbanked parking due to the majority of the workforce still working remote at this time. There will also be a 90 foot antenna tower used for training.

Chairman Parisi asked for questions from the audience and there were none, and then asked Mr. Farace to provide a Staff Report.

Mr. Farace stated the Director from Concordia is here as well if the Commission has any operational questions. He then added two Special Use Permits are being requested for Outdoor Activities and Operations-storage of equipment, materials and vehicles, as well as vehicle repair and service. They are also requesting a variation to exceed 55 feet for a 90 foot antenna tower for training purposes, a variation to allow a temporary parking lot to remain for longer than 18 months and a variation to allow the landbanking of parking spaces as well as allow said landbanked spaces to be in a paved area instead of greenspace. Concordia Wireless currently occupies a tenant space just south of this property and the applicant was here previously to get approval for a temporary storage lot as they were going to move forward eventually to construct a two-story, 66,000 square foot building which is being proposed tonight. Main entry is located on the northern most side of the property from Gerzevske Lane with parking around the property on the north, south and west sides. Storage lot will be located in the rear of the property for materials, equipment and trailers. Landscaping is proposed per the UDO requirements. There will be some smaller tenant spaces approximately 2,400-2,700 square feet, but the majority of the building will be occupied by Concordia. Since the second floor of the building is proposed to be constructed in two phases, Staff had a concern originally with how that would look visually with the upper level having an unfinished appearance, but the architect indicated the back portion of the upper level is going to have the finished or painted look so it will match the remainder of the color schemes on the building. It will be a precast, concrete building with two different color panels along with an articulated panel on the front of the building with windows for a nice, contemporary look. Staff is supportive of the Special Use request. The Fire District reviewed the location and the mechanisms used for the 90 feet antenna for training purposes and felt comfortable supporting the use as long as they have access for safety reasons. Staff supports this variation request and the variation request to allow landbanked spaces with conditions to be paved instead of greenspace. Due to a time restraint for permission on removing the existing railroad tracks, Staff is comfortable allowing an additional year (November 2022) for the temporary parking lot to exceed the previous approval of 18 months which expires in November of this year.

Commissioner Parisi asked for questions or comments from the Commission.

Commissioner Petella asked if all the mechanicals will be on the roof.

Mr. Nosky stated the mechanicals will be on the roof with access from the inside of the building.

Commissioner Morris asked since they are currently the tenant in a building to the south, if they will continue to remain there, vacate or buy that building.

Mr. GM Sadat stated they would vacate in two years.

Chairman Parisi asked Mr. Farace if the underground storm water was reviewed by the Engineering Department and Mr. Farace stated yes.

Chairman Parisi asked Mr. Farace if the landbanked parking variation takes into account Phase II.

Mr. Farace stated yes, the architect looked at the overall square footage of the entire building and deducted some square footage allowed per code, and calculated parking for Concordia and the other smaller tenants.

Chairman Parisi asked about the height of the building in comparison to the road and if the building was over 40 feet tall.

Mr. Nosky stated the first floor is 28 feet and the remainder equals 40 feet in height.

There was a brief discussion about the street elevation compared to the building height.

Commissioners Battisto, Meneghini and Morris had no questions.

Commissioner Petella moved and Commissioner Meneghini seconded the motion with no further discussion.

The results of the roll call vote were:

Ayes: 6 Commissioners Battisto, Meneghini, Morris, Petella, Tucek and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 1 Commissioner Christopher

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, November 1, 2021, at 6:00 PM for review.

**21-0051 – Chicago Exotic Exchange Club – 575 Randy Road**

- Special Use Permit for Vehicle Sales
- Special Use Permit for Outdoor Vehicle Storage
- Fence Variation

Chairman Parisi swore in Dr. Syed Naveed and Rafiq Javeri from Chicago Exotic Exchange Club and asked for them to give their presentation.

Dr. Naveed stated the business would not be a high transaction car lot. They will be doing a collection and exchange of cars that will happen through the dealership.

Chairman Parisi asked Mr. Farace to provide a Staff Report.

Mr. Farace stated the applicant is seeking Special Use approval for vehicle sales, Special Use for Outdoor Vehicle Storage and a variation to install a fence in the exterior side yard along Randy Road. This proposal is for a high-end car dealership that will have on-site and on-line sales with about 25 vehicles on the property. Some will be stored inside the building and some in the sales lot located in the north portion of the parking lot. Vehicle deliveries will be made with the other operators the applicant has collaborated with. The customers can view the vehicles in the showroom or online. Customer parking is proposed on the east side of the property with employee parking, for the 8-10 employees, located on the south side of the building meeting parking code requirements. This has been a vacant building for quite a while that is not in the best shape, but the applicant is going to do some improvements to the building, parking lot and add landscaping. An open style fence is proposed along the north and east property lines. For security purposes, a variation is being requested because the fence along Schmale Road will

need to go past the front of the building. Façade upgrades and new windows are also proposed. Staff believes this is a good use of the property and is supportive of the Special Use requests and the fence variation request.

Chairman Parisi asked for questions from the audience and there were none.

Chairman Parisi asked for questions from the Commission.

Commissioner Morris asked how they plan on protecting the high-end cars from thieves with a 4 foot fence.

Dr. Naveed stated we have an alarm system, a monitoring system and a GPS system on the cars. The most expensive cars will be on the inside.

Mr. Farace stated the Police Department also completed a review and made a recommendation for a fence for security purposes.

Commissioner Petella stated this fence would not be code in a residential area since we are going to one type of fence for the whole village.

Mr. Farace stated the shadow box fence would not be an appropriate fence at this location because it is more of a solid fence.

Commissioner Petella asked if this business goes out of business, does this variation for the fence stay or do they have to take it down when they leave.

Mr. Farace stated it would depend on how the Commission words the request. I'm not sure if the next people who come in would want the fence.

Commissioner Tucek asked if Dynamic Investments, to the north, put up their fence and if the proposed fence for this case would be similar.

Mr. Farace stated Dynamic did erect their fence and the proposed fence for this case would be similar.

Chairman Tucek asked if there would be lights in the parking lot.

Dr. Naveed stated there would be brand new light poles and they are trying to make it solar generated.

Mr. Farace mentioned that a photometric or lighting plan would be part of the permit review process to ensure the property is well lit.

Commissioners Battisto, Meneghini and Chairman Parisi had no questions.

Commissioner Meneghini moved and Commissioner Tucek seconded the motion with no further discussion.



The results of the roll call vote were:

Ayes: 6 Commissioners Battisto, Meneghini, Morris, Petella, Tucek and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 1 Commissioner Christopher

The motion passed by unanimous vote.

This case will go before the Village Board on Monday, November 1, 2021, at 6:00 PM for review.

Chairman Parisi asked for a motion to close the Public Hearing. Commissioner Morris moved and Commissioner Tucek seconded the motion with no further discussion.

The results of the roll call vote were:

Ayes: 6 Commissioners Battisto, Meneghini, Morris, Petella, Tucek and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 1 Commissioner Christopher

The motion passed by unanimous vote.

**NEW BUSINESS:**

**OLD BUSINESS:**

**OTHER BUSINESS:**

Chairman Parisi asked for a motion to cancel the November 8, 2021, PC/ZBA Meeting. Commissioner Petella moved and Commissioner Morris seconded the motion.

The results of the roll call vote were:

Ayes: 6 Commissioners Battisto, Meneghini, Morris, Petella, Tucek and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 1 Commissioner Christopher

The motion passed by unanimous vote.

**ADJOURNMENT:**

At 6:51 p.m. Commissioner Meneghini moved and Commissioner Battisto seconded the motion to adjourn the meeting.

The results of the roll call vote were:

Ayes: 6 Commissioners Battisto, Meneghini, Morris, Petella, Tucek and Chairman Parisi

Nays: 0

Abstain: 0

Absent: 1 Commissioner Christopher

The motion passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,

\_\_\_\_\_  
Patty Battaglia  
Planning and Permitting Assistant

Minutes approved by Plan Commission on this \_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

\_\_\_\_\_  
Chairman

*Mayoral Proclamation*

AGENDA ITEM  
C-3 11/1/21

**WHEREAS**, Pastor Carlton Arthurs was born in Belize, Central America on August 8, 1932; and

**WHEREAS**, we celebrate the life and legacy of Pastor Arthurs as we mourn our loss; and

**WHEREAS**, Pastor Arthurs developed a relationship with God and worship which helped him overcome many struggles in his life; and

**WHEREAS**, Pastor Arthurs felt called to preach the word of God to the world and dedicated himself to communicating the gospel with love and engagement; and

**WHEREAS**, Pastor Arthurs married his wife Sheila on March 7, 1964 and they had four children; and

**WHEREAS**, Pastor Arthurs founded Wheaton Christian Center Church in 1977 and the Anointed Word Radio then followed by the establishment of the Carol Stream Wheaton Christian Center; and

**WHEREAS**, Pastor Arthurs preached the Gospel to the Chicagoland area for more than 35 years supporting his community with love and devotion; and

**WHEREAS**, Pastor Arthurs shared his wisdom in his writings; and

**WHEREAS**, the Village of Carol Stream is stronger and more connected because of the actions of Pastor Carlton Arthurs.

**NOW THEREFORE BE IT PROCLAIMED** THAT I, MAYOR FRANK SAVERINO SR. & THE BOARD OF TRUSTEES OF CAROL STREAM, DUPAGE COUNTY, ILLINOIS in the exercise of its home rule powers do hereby designate that Saturday, October 30<sup>th</sup>, 2021 be

*Pastor Carlton Arthurs Day in the Village Carol Stream*

and encourage all residents and staff to celebrate the wonderful contributions Pastor Carlton Arthurs made in our community.

PROCLAIMED this 1<sup>st</sup> DAY of NOVEMBER 2021.

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Frank Saverino Sr. - Mayor

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Julia Schwarze, Village Clerk

**PROCLAMATION**

**Designating November 27, 2021 as Small Business Saturday**

WHEREAS, the Village of Carol Stream celebrates our local small businesses and the contributions they make to our community; and

WHEREAS, according to the United States Small Business Administration, there are currently 28.8 million small businesses in the United States, they represent 99.7 percent of all businesses with employees in the United States, are responsible for 63 percent of net new jobs created over the past 20 years; and

WHEREAS, on average, 33 percent of consumers' holiday shopping will be done at small, independently-owned retailers and restaurants; and

WHEREAS, 76 percent of all consumers plan to go to one or more small businesses as part of their holiday shopping; and

WHEREAS, the Village of Carol Stream supports our local businesses that create jobs, boost our local economy and preserve our neighborhoods; and

WHEREAS, advocacy groups as well as public and private organizations across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday; and

NOW, THEREFORE, BE IT PROCLAIMED THAT I, MAYOR FRANK SAVERINO SR. & THE BOARD OF TRUSTEES OF CAROL STREAM, DuPAGE COUNTY, ILLINOIS in the exercise of its home rule powers does hereby designate

**November 27, 2021 as Small Business Saturday**

in Carol Stream and encourages residents to support small businesses and merchants on Small Business Saturday and throughout the year.

PROCLAIMED this 1<sup>st</sup> DAY of NOVEMBER 2021.

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Frank Saverino Sr. - Mayor

ATTEST:

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Julia Schwarze, Village Clerk

*Village of Carol Stream*  
Interdepartmental Memo

**TO:** Bob Mellor, Village Manager  
**FROM:** Jon Batek, Finance Director  
**DATE:** October 20, 2021  
**RE:** **Police Pension Fund Municipal Compliance Report**

Attached is the annual compliance report which was approved by the Police Pension Board at their meeting on October 18, 2021. This report and its contents are required annual disclosures to the Village Board as identified in Public Act 95-0950 which became effective 8/29/08.

Most of the contents of this report were drawn from the Village's Comprehensive Annual Financial Report for the year ended April 30, 2021 and the most recently completed actuarial valuation of the fund as of May 1, 2021. This item should be placed on an upcoming Village Board agenda for receipt.

THE VILLAGE OF CAROL STREAM,  
ILLINOIS  
POLICE PENSION FUND  

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PUBLIC ACT 95-0950  
MUNICIPAL COMPLIANCE REPORT  
  
FOR THE FISCAL YEAR ENDED  
APRIL 30, 2021

**THE VILLAGE OF CAROL STREAM, ILLINOIS  
POLICE PENSION FUND**

**Public Act 95-950 - Municipal Compliance Report  
For the Fiscal Year Ending April 30, 2021**

The Pension Board certifies to the Board of Trustees of the Village of Carol Stream, Illinois on the condition of the Pension Fund at the end of its most recently completed fiscal year the following information:

- 1) The total cash and investments, including accrued interest, of the fund at market value and the total net position of the Pension Fund:

	<u>Current Fiscal Year</u>	<u>Preceding Fiscal Year</u>
Total Cash and Investments (including accrued interest)	<u>\$64,799,165</u>	<u>\$52,938,476</u>
Total Net Position	<u>\$64,788,265</u>	<u>\$52,936,461</u>

- 2) The estimated receipts during the next succeeding fiscal year from deductions from the salaries of police officers and from other sources:

Estimated Receipts - Employee Contributions	<u>\$636,200</u>
Estimated Receipts - All Other Sources	
Investment Earnings	<u>\$4,535,900</u>
Municipal Contribution	<u>\$3,176,132</u>

- 3) The estimated amount required during the next succeeding fiscal year to (a) pay all pensions and other obligations provided in Article 3 of the Illinois Pension Code, and (b) to meet the annual requirements of the fund as provided in Sections 3-125 and 3-127:

(a) Pay all Pensions and Other Obligations	<u>\$4,972,900</u>
(b) Annual Requirement of the Fund as Determined by:	
Illinois Department of Insurance	<u>N/A</u>
Private Actuary - Lauterbach & Amen, LLP	
Recommended Municipal Contribution	<u>\$3,176,132</u>
Statutory Municipal Contribution	<u>\$2,502,631</u>

**THE VILLAGE OF CAROL STREAM, ILLINOIS  
POLICE PENSION FUND**

**Public Act 95-950 - Municipal Compliance Report  
For the Fiscal Year Ending April 30, 2021**

- 4) The total net income received from investment of assets along with the assumed investment return and actual investment return received by the fund during its most recently completed fiscal year compared to the total net income, assumed investment return, and actual investment return received during the preceding fiscal year:

	Current Fiscal Year	Preceding Fiscal Year
Net Income Received from Investment of Assets	\$12,015,208	\$2,906,201
Assumed Investment Return		
Illinois Department of Insurance	N/A	6.50%
Private Actuary - Lauterbach & Amen, LLP	7.00%	7.00%
Actual Investment Return	20.41%	5.64%

- 5) The total number of active employees who are financially contributing to the fund:

Number of Active Members	65
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- 6) The total amount that was disbursed in benefits during the fiscal year, including the number of and total amount disbursed to (i) annuitants in receipt of a regular retirement pension, (ii) recipients being paid a disability pension, and (iii) survivors and children in receipt of benefits:

	Number of	Total Amount Disbursed
(i) Regular Retirement Pension	43	\$3,583,849
(ii) Disability Pension	1	\$47,471
(iii) Survivors and Child Benefits	2	\$122,567
Totals	46	\$3,753,887



**THE VILLAGE OF CAROL STREAM, ILLINOIS  
POLICE PENSION FUND**

**Public Act 95-950 - Municipal Compliance Report  
For the Fiscal Year Ending April 30, 2021**

7) The funded ratio of the fund:

	<u>Current Fiscal Year</u>	<u>Preceding Fiscal Year</u>
Illinois Department of Insurance	N/A	61.43%
Private Actuary - Lauterbach & Amen, LLP	64.97%	63.57%

8) The unfunded liability carried by the fund, along with an actuarial explanation of the unfunded liability:

Unfunded Liability:

Illinois Department of Insurance	N/A
Private Actuary - Lauterbach & Amen, LLP	\$31,648,228

The accrued liability is the actuarial present value of the portion of the projected benefits that has been accrued as of the valuation date based upon the actuarial valuation method and the actuarial assumptions employed in the valuation. The unfunded accrued liability is the excess of the accrued liability over the actuarial value of assets.

9) The investment policy of the Pension Board under the statutory investment restrictions imposed on the fund.

Investment Policy - See Attached.

Please see Notes Page attached.

CERTIFICATION OF MUNICIPAL POLICE  
PENSION FUND COMPLIANCE REPORT

The Board of Trustees of the Pension Fund, based upon information and belief, and to the best of our knowledge, hereby certify pursuant to §3-143 of the Illinois Pension Code 40 ILCS 5/3-143, that the preceding report is true and accurate.

Adopted this 18<sup>th</sup> day of Oct, 2021

President Joe A. Minich Date 10/18/21

Acting Secretary [Signature] Date 10/19/21  
(Assistant)

**THE VILLAGE OF CAROL STREAM, ILLINOIS  
POLICE PENSION FUND**

**Public Act 95-950 - Municipal Compliance Report  
For the Fiscal Year Ending April 30, 2021**

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INDEX OF ASSUMPTIONS

- 1) Total Cash and Investments - as Reported at Market Value in the Audited Financial Statements for the Years Ended April 30, 2021 and 2020.

Total Net Position - as Reported in the Audited Financial Statements for the Years Ended April 30, 2021 and 2020.

- 2) Estimated Receipts - Employee Contributions as Reported in the Audited Financial Statements for the Year Ended April 30, 2021 plus 3.25% Increase (Actuarial Salary Increase Assumption) Rounded to the Nearest \$100.

Estimated Receipts - All Other Sources:

Investment Earnings - Cash and Investments as Reported in the Audited Financial Statements for the Year Ended April 30, 2021, times 7% (Actuarial Investment Return Assumption) Rounded to the Nearest \$100.

Municipal Contributions - Recommended Tax Levy Requirement as Reported by Lauterbach & Amen, LLP, Actuarial Valuation for the Year Ended April 30, 2021.

- 3) (a) Pay all Pensions and Other Obligations - Total Non-Investment Deductions as Reported in the Audited Financial Statements for the Year Ended April 30, 2021, plus a 25% Increase, Rounded to the Nearest \$100.

(b) Annual Requirement of the Fund as Determined by:

Illinois Department of Insurance - No April 30, 2021 Actuarial Valuation available at the time of this report.

Private Actuary - Lauterbach & Amen, LLP:

Recommended Amount of Tax Levy as Reported by Lauterbach & Amen, LLP in the April 30, 2021 Actuarial Valuation.

Statutorily Required Amount of Tax Levy as Reported by Lauterbach & Amen, LLP in the April 30, 2021 Actuarial Valuation.

**THE VILLAGE OF CAROL STREAM, ILLINOIS  
POLICE PENSION FUND**

**Public Act 95-950 - Municipal Compliance Report  
For the Fiscal Year Ending April 30, 2021**

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**INDEX OF ASSUMPTIONS**

- 4) Net Income Received from Investment of Assets - Investment Income (Loss) net of Investment Expense, as Reported in the Audited Financial Statements for the Years Ended April 30, 2021 and 2020.

**Assumed Investment Return:**

Illinois Department of Insurance - Preceding Fiscal Year Interest Rate Assumption as Reported in the April 30, 2020 Actuarial Valuation. No April 30, 2021 Actuarial Valuation available at the time of this report.

Private Actuary - Current and Preceding Fiscal Year Interest Rate Assumption as Reported in the Years Ended April 30, 2021 and 2020 Actuarial Valuations.

Actual Investment Return -Net Income Received from Investments as Reported Above as a Percentage of the Average of the Beginning and Ending Balances of the Fiscal Year Cash Investments, Excluding Net Investment Income, Gains, and Losses for the Fiscal Year Return Being calculated, as Reported in the Audited Financial Statements for the Fiscal Years Ended April 30, 2021 and 2020.

- 5) Number of Active Members - Illinois Department of Insurance Annual Statement for April 30, 2021 - Schedule P.
- 6) (i) Regular Retirement Pension - Illinois Department of Insurance Annual Statement for April 30, 2021 - Schedule P for Number of Participants and Expense page 1 for Total Amount Disbursed.
- (ii) Disability Pension - Same as above.
- (iii) Survivors and Child Benefits - Same as above.

**THE VILLAGE OF CAROL STREAM, ILLINOIS  
POLICE PENSION FUND**

**Public Act 95-950 - Municipal Compliance Report  
For the Fiscal Year Ending April 30, 2021**

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INDEX OF ASSUMPTIONS

7) The funded ratio of the fund:

Illinois Department of Insurance - Preceding Fiscal Year Net Present Assets as a percentage of Total Assets as Reported in the April 30, 2020 Actuarial Valuation. No April 30, 2021 Actuarial Valuation available at the time of this report.

Private Actuary - Current and Preceding Fiscal Year Net Present Assets as a percentage of Total Assets as Reported in the April 30, 2021 and 2020 Actuarial Valuations.

8) Unfunded Liability:

Illinois Department of Insurance - Deferred Asset (Unfunded Accrued Liability) - No April 30, 2021 Actuarial Valuation available at the time of this report.

Private Actuary - Deferred Asset (Unfunded Accrued Liability) as Reported by Lauterbach & Amen, LLP in the April 30, 2021 Actuarial Valuation.

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# Village of Carol Stream

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## POLICE PENSION FUND INVESTMENT POLICY

### 1.0 **Policy:**

The fundamental goal of the Carol Stream Police Pension Fund is to provide retirement and other benefits to fund participants. As such, the Pension Fund Board of Trustees (Board) will invest fund assets solely in the interests of fund participants and beneficiaries for the exclusive purpose of providing retirement and other benefits to fund participants and beneficiaries. This criterion applies to specific investments and to the entire investment policy established by the Fund.

### 2.0 **Scope:**

This investment policy applies to the assets of the Police Pension Fund of the Village of Carol Stream.

### 3.0 **Prudence:**

Investments shall be made with care, skill, prudence and diligence that a prudent person acting in like capacity and familiar with such matters would use in the conduct of an enterprise of like character with like aims. (Prudent Expert Rule)

3.1 The standard of prudence to be used shall be the “**prudent investment expert**” standard and shall be applied in the context of managing an overall portfolio. Pension Fund Trustees acting in accordance with written procedures and the investment policy and exercising due diligence shall be relieved of personal responsibility for an individual security’s credit risk or market price changes, provided deviations from expectations are reported in a timely fashion and appropriate action is taken to control adverse developments.

### 4.0 **Investment Philosophy:**

The Board believes that fund assets should be managed in a fashion that reflects the fund’s unique liabilities and funding resources, incorporating accepted investment theory and related, empirical evidence. Specifically, the Board has adopted the following principles:

- A. That Asset allocation is the key determinant of return and, therefore, commitments to asset allocation targets will be maintained through a disciplined rebalancing program.
- B. That diversification, both by and within asset classes, is the primary control element.
- C. That passive fund portfolios are suitable investment strategies, especially in highly efficient markets.
- D. That “market timing” (defined as bringing an asset class below policy minimums) is precluded as an acceptable investment strategy.

### 5.0 **Goals and Objectives:**

For total fund assets, the goals are as follows:

- A. To preserve the actuarial soundness of the fund in order to meet benefit obligations.
- B. In order to meet its needs, the investment strategy of the Fund is to emphasize total return; that is, the aggregated return from capital appreciation and dividend and interest income.

The Fund seeks long term growth of principal while avoiding excessive market risk. Short term volatility will be tolerated in as much as it is consistent with the volatility of a comparable market index.

- C. Long-term (one to two market cycles) rate of return, net of fees, in excess of the policy benchmarks.
- D. The assets of the Fund shall be invested in a manner that is consistent with generally accepted standards of fiduciary responsibility. The safeguards which would guide a prudent expert will be observed. All transactions undertaken on behalf of the Fund will be for the sole benefit of the participants and beneficiaries of the Fund.
- E. The investment portfolio shall remain sufficiently liquid to meet all cash flow requirements that may be reasonably anticipated.
- F. The investment program shall be operated in conformance with federal, state and other legal requirements.

#### **6.0 Delegation of Authority:**

Authority to manage the Village of Carol Stream Police Pension Fund's investment program is derived from the following:

The establishment of investment policies is the responsibility of the Police Pension Board (Board). Management and administrative responsibility for the investment program is the responsibility of the Board who has established written procedures for the operation of the investment program as defined in this policy. Included procedures are: safekeeping, delivery vs. payment, investment accounting, wire transfer

agreements and collateral/depository agreements. Such procedures include explicit delegation of authority to persons responsible for investment transactions. No person may engage in an investment transaction except as provided under the terms of this policy and the procedures established by the Board. The Board shall be responsible for all transactions undertaken and shall establish a system of controls to regulate the activities of subordinate officials. The Board may from time to time amend the written procedures in a manner not inconsistent with this policy or with state statutes.

#### **7.0 Ethics and Conflicts of Interest:**

Officers and employees involved in the investment process shall refrain from personal business activity that could conflict with the proper execution and management of the investment program, or that could impair their ability to make impartial decisions. Employees and investment officials shall disclose any material interests in financial institutions with which they conduct business. They shall further disclose any personal financial/investment positions that could be related to the performance of the investment portfolio. Officers shall refrain from undertaking personal investment transaction with the same individual with whom business is conducted on behalf of their entity.

#### **8.0 Authorized Financial Dealers and Institutions:**

The Village Treasurer will maintain a list of financial institutions authorized to provide investment services. In addition, a list will also be maintained of approved security broker/dealers selected by credit worthiness. All authorized firms must be "primary" dealers or regional dealers that qualify under Securities and Exchange Commission Rule 15C3-1 (uniform net capital rule). No public deposit shall be made except on a qualified public depository as established by state statutes.

Unless transacted by the Investment Manager, all financial institutions and broker/dealers who desire to become qualified bidders for investment transactions must supply the Treasurer with the following:

- audited financial statements
- Proof of FINRA certification
- proof of state registration
- completed broker/dealer questionnaire
- certification of having read the Pension Fund's investment policy
- depository contracts

A periodic review of the financial condition and registration of qualified bidders will be conducted by the Treasurer.

#### 9.0 **Authorized and Suitable Investments:**

The Fund may invest in any type of security allowed for in Illinois Compiled Statutes (40 ILCS 5/1-113.1-113.4a), as it may be amended from time to time include:

- 1) Interest bearing direct obligations of the United States of America.
- 2) Interest bearing obligations to the extent that they are fully guaranteed or insured as to payment of principal and interest by the United States of America.
- 3) Interest bearing bonds, notes, debentures, or other similar obligations of agencies of the United States of America. For the purposes of this Section, "agencies of the United States of America" includes: (i) the Federal National Mortgage Association; (ii) federal land banks, federal intermediate credit banks, federal farm credit banks, and any other entity authorized to issue direct debt obligations of the United States of America under the Farm Credit Acts of 1971 or amendments to that Act; (iii) federal home loan banks and the Federal Home Loan Mortgage Corporation; and (iv) any agency created by Act of Congress that is authorized to

issue direct debt obligations of the United States of America.

- 4) Interest bearing savings accounts or certificates of deposit, issued by federally chartered banks or savings and loan associations, to the extent that the deposits are insured by agencies or instrumentalities of the federal government.
- 5) Interest bearing savings accounts or certificates of deposit, issued by State of Illinois chartered banks or savings and loan associations, to the extent that the deposits are insured by agencies or instrumentalities of the federal government.
- 6) Investments in credit unions, to the extent that the investments are insured by agencies or instrumentalities of the federal government.
- 7) Interest bearing bonds of the State of Illinois.
- 8) Pooled interest bearing accounts managed by the Illinois Public Treasurer's Investment Pool (Illinois Funds) in accordance with the Deposit of State Moneys Act and interest bearing funds or pooled accounts managed, operated, and administered by banks, subsidiaries of banks, or subsidiaries of bank holding companies in accordance with the laws of the State of Illinois.
- 9) Interest bearing bonds or tax anticipation warrants of any county, township, or municipal corporation of the State of Illinois.
- 10) Direct obligations of the State of Israel, subject to the conditions and limitations of item (5.1) of Section 1-113.
- 11) Money market mutual funds managed by investment companies that are registered under the federal Investment Company Act of 1940 and the Illinois Securities Law of 1953 and are diversified, open-ended management investment companies; provided that the portfolio of the money market mutual fund is limited to

the following: (i) bonds, notes certificates of indebtedness, treasury bills, or other securities that are guaranteed by the full faith and credit of the United States of America as to principal and interest; (ii) bonds, notes debentures, or other similar obligations of the United States of America or its agencies; and (iii) short term obligations of corporations organized in the United States with assets exceeding \$400,000,000, provided that (A) the obligations mature no later than 180 days from the date of purchase, (B) at the time of purchase, the obligations are rated by at least 2 standard national rating services at one of their 3 highest classifications, and (C) the obligations held by the mutual fund do not exceed 10% of the corporation's outstanding obligations.

- 12) General accounts of life insurance companies authorized to transact business in Illinois.
- 13) Any combination of the following, not to exceed 55% of the pension fund's net assets: (1) separate accounts that are managed by life insurance companies authorized to transact business in Illinois and are comprised of diversified portfolios consisting of common or preferred stocks, bonds, or money market instruments; (2) separate accounts that are managed by insurance companies authorized to transact business in Illinois, and are comprised of real estate or loans upon real estate secured by first or second mortgages and (3) Mutual Funds that meet the following requirements: (i) the mutual fund is managed by an investment company and registered under the Federal Investment Company Act of 1940 and registered under the Illinois Securities Law of 1953; (ii) the mutual fund has been in operation for at least 5 years; (iii) the mutual fund has total net assets of \$250 million or more, and; (iv) the mutual fund is comprised of diversified portfolio of

common or preferred stocks, bonds, or money market instruments. (4) through an investment adviser, invest a portion of the assets in common and preferred stocks authorized for investments of trust funds under the laws of the state of Illinois. The stocks must meet all of the following requirements: (a) The common stocks are listed on a national securities exchange or board of trade (as defined in the federal Securities Exchange Act of 1934 and set forth in Section 3.G of the Illinois Securities Law of 1953) or quoted in the national Association of Securities Dealers Automated Quotation System National Market System (NASDAQN MS), (b) The securities are of a corporation created or existing under the laws of the United States or any state, district, or territory thereof and the corporation has been in existence at least 5 years, (c) The corporation has not been in arrears on payment of dividends on its preferred stock during the preceding 5 years, (d) the market value of stock in any one corporation does not exceed 5% of the cash and invested assets of the pension fund, and the investments in the stock of any one corporation do not exceed 5% of the total outstanding stock of that corporation, (e) the straight preferred stocks or convertible preferred stocks are issued or guaranteed by a corporation whose common stock qualifies for investment by the board, (f) the issuer of the stocks has been subject to the requirements of Section 12 of the federal Securities Exchange Act of 1934 and has been current with the filing requirements of Sections 13 and 14 of that Act during the preceding 3 years.

- 14) Corporate bonds managed through an investment advisor must meet all of the following requirements:

- (1) The bonds must be rated as investment grade by one of the 2 largest rating services at the time of purchase.



(2) If subsequently downgraded below investment grade, the bonds must be liquidated from the portfolio by the managers within 90 days after being downgraded.

The fund's total investment in separate accounts and mutual funds shall not exceed 55% of the market value of the pension fund's net present assets stated in its most recent annual report on file with the Illinois Department of Insurance.

Except for pecuniary interests permitted under subsection (f) of Section 3-14-4 of the Illinois Municipal Code or under Section 3.2 of the Public Officer Prohibited Practices Act, no person acting as treasurer or financial officer or who is employed in any similar capacity by or for a public agency may do any of the following:

- have any interest, directly or indirectly, in any investments in which the agency is authorized to invest.
- have any interest, directly or indirectly, in the sellers, sponsors, or managers of those investments.
- receive, in any manner, compensation of any kind from any investments in which the agency is authorized to invest.

Any public agency may also invest any public funds in a Public Treasurers' Investment Pool (Illinois Funds) created under Section 17 of the State Treasurer Act. Any public agency may also invest any public funds in a fund managed, operated, and administered by a bank, subsidiary of a bank, or subsidiary of a bank holding company or use the services of such an entity to hold and invest or advise regarding the investment of any public funds.

To the extent a public agency has custody of funds not owned by it or another public agency and does not otherwise have authority to invest such funds, the public agency may invest such funds as if they were its own. Such funds must be released to the appropriate person at the earliest reasonable time,

but in no case exceeding 31 days, after the private person becomes entitled to the receipt of them. All earnings accruing on any investments or deposits made pursuant to the provisions of this Act shall be credited to the public agency by or for which such investments or deposits were made, except as provided otherwise in Section 4.1 of the State Finance Act or the Local Governmental Tax Collection Act, and except where by specific statutory provisions such earnings are directed to be credited to and paid to particular fund.

#### 10.0 Collateralization:

It is the policy of the Fund and in accordance with the GFOA's Recommended Practices on the Collateralization of Public Deposits (attachment 1), the Fund requires that funds on deposit in excess of FDIC limits be secured by some form of collateral. The Fund will accept any of the following assets as collateral:

- Government Securities
- Obligations of Federal Agencies
- Obligations of Federal Instrumentalities
- Obligations of the State of Illinois

(The Fund reserves the right to accept/reject any form of the above named securities.)

The Fund also requires that all depositories that hold the Fund's deposits in excess of the FDIC limit must provide and sign a Collateralization Agreement (attachment 2).

The amount of collateral provided will not be less than 110% of the fair market value of the net amount of public funds secured. The ratio of fair market value of collateral to the amount of funds secured will be reviewed monthly, and additional collateral will be required when the ratio declines below the level required and collateral will be released if the fair market value exceeds the required level. Pledged collateral will be held in safekeeping, by an independent third party depository, or the Federal Reserve Bank of Boston

designated by the Fund and evidenced by a safekeeping agreement. Collateral agreements will preclude the release of the pledged assets without an authorized signature from the Fund.

#### 11.0 **Safekeeping and Custody:**

All fixed income security transactions entered into by the Fund shall be conducted on a delivery-verses-payment (DVP) basis. Securities will be held by one third party custodian designated by the Treasurer and evidenced by safekeeping receipts plus any tri-party arrangements utilized by mutual funds and/or repurchase agreements.

#### 12.0 **Diversification:**

In order to reduce the risk of default, the investment portfolio of the Fund shall not exceed the following diversification limits unless specifically authorized by the Board:

- No nonbank financial institution shall hold more than 40% of the Fund's investment portfolio, exclusive of U.S. Treasury securities in safekeeping.
- Monies deposited at a financial institution shall not exceed 75% of the capital stock and surplus of that institution.
- Deposits in the Illinois Public Treasurer's Investment Pool (Illinois Funds) shall not exceed 50% of the Fund's investment portfolio.
- Brokered certificates of deposit shall not exceed 25% of the Fund's investment portfolio.

#### 13.0 **Equity Selection Criteria:**

The following criteria will be used in selecting an Equity Fund or investment consideration. Criteria may be added to, deleted from, or modified as agreed by the Board provided at a minimum all statutory requirements are met.

Equity selection criteria include style, manager longevity, fund longevity, MorningStar rating, net

asset size, performance over comparable index, consistency of style, positive risk adjusted return and competitive fees.

- **Style:** The style will be consistent with the asset allocation mix as previously identified.
- **Manager Longevity:** Manager tenure of a minimum of five years managing the fund. Consistency of the underlying team should be documented.
- **Fund Longevity:** The fund must have been in existence for at least five years.
- **Morningstar Rating:** Four or Five star Morning-star rating.
- **Net Asset Size:** The net asset size of the individual equity fund must be at least \$500,000,000.
- **Consistency of Style:** The fund must demonstrate a five-year consistency of style. Minimal "style drifting" will be accepted.
- **Positive Risk Adjusted Return:** The fund will demonstrate a five-year positive risk adjusted return.
- **Competitive Fees:** Annual expenses, consulting fees, front load, transaction costs and all other fees associated with the purchase and maintenance of the investment will be competitive as compared to like investment. All fees will be fully disclosed.

In accordance with the Investment Sustainability requirements of the Illinois Pension Code, the Board recognizes material, relevant, and decision-useful sustainability factors have been or are regularly considered by the Board, within the bounds of financial and fiduciary prudence, in evaluating investment decisions. Such factors include, but are not limited to: (1) corporate governance and leadership factors; (2) environmental factors; (3) social capital factors; (4) human capital factors; and (5) business model

and innovation factors, as provided under the Illinois Sustainable Investing Act. (40 ILCS 5/1-113.6 and 1-113.17)”

#### 14.0 **Rebalancing Policy:**

The primary purpose of rebalancing is to ensure that the Fund adheres to its strategic asset allocation, which is the Fund’s explicit statement of its investment approach. Secondly, historical analysis of portfolio returns when rebalancing is used indicates that rebalancing reduces volatility and may add modest value, in comparison to a similar portfolio that is not rebalanced.

To rebalance its portfolio cost-effectively, the Fund will carry out rebalancing in a hierarchical fashion. First, employee and employer contributions and withdrawals of cash will be used to maintain target allocations. Second, when capital distributions are required, income from dividends and interest payments will be used to re-establish target allocations. Third, manager securities will be liquidated from the over-funded manager(s) until the target allocations are met.

The Fund will review the portfolio annually for rebalancing and no more frequently than quarterly. Rebalancing shall be within the ranges as outlined in Section 12: Diversification.

#### 15.0 **Internal Controls:**

The Board is responsible for establishing and maintaining an internal control structure designed to insure that the assets of the Fund are protected from loss, theft or misuse. The internal control structure shall be designed to provide reasonable assurance that these objectives are met. The concept of reasonable assurance recognizes that (1) the cost of the control should not exceed the benefits likely to be derived; and (2) the valuation of costs and benefits require estimates and judgments by management.

Accordingly, the Board shall establish a process for annual independent review by an external auditor to assure compliance with policies and procedures. The internal controls shall address the following points:

- Control of collusion
- Separation of transaction authority from accounting and record keeping
- Custodial safekeeping
- Avoidance of physical delivery securities
- Clear delegation of authority to subordinate staff members.
- Written confirmation of telephone transactions for investments and wire transfers
- Development of a procedure for making wire transfers

#### 16.0 **Performance Standards:**

The investment portfolio will be managed in accordance with the parameters specified within this policy. The portfolio should obtain a market average rate of return during a market/economic environment of stable interest rates. Portfolio performance should be compared to appropriate benchmarks on a regular basis. Over the investment horizon established in this statement, it is the goal to meet or exceed: The return of 50% Barclays Government Credit Index and 50% Russell 3000.

#### 16.1 **Performance Benchmarks-Fixed:**

The fixed income assets shall be invested in one of two distinct strategies. (1) actively managed utilizing a professional money manager and (2) internally, utilizing a passive strategy that is managed per the policies and procedures established by the Board. The goal of the Board, over a market cycle, shall be to meet or exceed the returns of the Barclays Government Credit Index.

## 16.2 Performance Benchmarks - Equities:

The goal of each investment manager mutual fund/separate account, over the investment horizon, shall be to:

- 1) Meet or exceed the market index, or blended market index, selected and agreed upon by the Trustees that most closely correspond to the style of investment management.
- 2) Display an overall level of risk in the portfolio which is consistent with the risk associated with the benchmark specified above. Risk will be measured by the standard deviation of quarterly returns.

## 17.0 Investment Manager Performance Review and Evaluation:

Performance reports generated by the Investment Consultant shall be compiled at least quarterly and communicated to the Trustees for review. The investment performance of total portfolios as well as asset class components will be measured against commonly accepted performance benchmarks. Consideration shall be given to the investment objectives, goals and guidelines as set forth in this statement. The Trustees intend to evaluate the portfolio(s) over at least a three year period, but reserve the right to terminate a manager for any reason including the following:

- Investment performance which is significantly less than anticipated given the discipline employed and the risk parameters established, or unacceptable justification of poor results.
- Failure to adhere to any aspect of this statement of investment policy, including communication and reporting requirements.
- Significant qualitative changes to the investment management organization.

Investment managers shall be reviewed regularly regarding performance, personnel, strategy, research capabilities, organizational and business matters, and other qualitative factors that may impact their ability to achieve the desired investment results.

## Mutual Fund Watch/Termination Criteria

Mutual funds will be monitored on a quarterly basis based on the following:

- Qualitative change in manager's stated style
- Significant professional turnover at management organization
- Quantitative excessive historical underperformance
- Less favorable risk adjusted returns as measured by Sharpe, down capture, or peer comparison
- Excessive style drift measured by  $R_2$
- Overlap or incompatibility with existing fund managers

## 18.0 Reporting:

An investment report should be regularly provided to the Police Pension Board. The report will include the following:

- A listing of individual securities held at the end of the reporting period.
- Listing of investments by maturity date.
- The percentage of the total portfolio which each type of investment represents.
- The percentage of the total portfolio which each institution is holding.
- The percentage of the total portfolio broken down by defined maturity periods.
- Principal and type of investment by fund.

## 18.1 Marking to Market:

A statement of the market value of the portfolio shall be issued at least quarterly. This will ensure that the minimal amount of

review has been performed on the investment portfolio in terms of value and subsequent price volatility. Review should be consistent with the GFOA Recommended Practice on Mark-to-Market Practices for State and Local Government Investment Portfolios and Investment Pools (attachment 3).

**19.0 Investment Policy Adoption:**

The Fund's investment policy shall be adopted by resolution of the Carol Stream Police Pension Fund. This policy shall be reviewed on an annual basis and any modifications made thereto must be approved by the Police Pension Board and re-filed with the Department of Insurance.


Approved 04-20-11  
Approved 08-22-16  
Approved 04-20-20

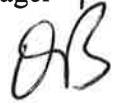
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Village of Carol Stream Police Pension

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

**TO:** Robert Mellor, Village Manager

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

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

**DATE:** October 26, 2021

**RE:** **Agenda Item for the Village Board Meeting of November 1, 2021**  
**PC/ZBA Case 21-0051, Chicago Exotic Exchange Club – 575 Randy Road, Special Use Permit for Vehicle Sale, Special Use Permit for Outdoor Vehicle Storage, and Fence Variation**

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Dr. Syed Naveed requests approval of a Special Use Permit for vehicle sales for a high-end used car dealership (Chicago Exotic Exchange Club) to be located at 575 Randy Road. In addition, a Special Use Permit is requested for outdoor vehicle storage, and a variation is requested to allow a fence along the Schmale Road property frontage. The proposed dealership will allow for both on-site and online sales. Vehicles are proposed to be stored both outside in parking spaces north of the building which will be designated as the sales lot, and inside the building. Customers will be able to view vehicles either in the sales lot, within the indoor showroom, or online. With 60 on-site spaces provided and 34 parking spaces required for the proposed business per the UDO, there is more than adequate parking for the dealership.

Site, landscaping, and building improvements are proposed, including the resurfacing and restriping of the parking lot, installation of new landscaping along the north and east sides of the property, installation of new signage, and installation of composite cement panels and new windows on the east façade to enhance the Schmale Road side of the building. A five-foot tall decorative aluminum fence is also proposed along the north and east sides of the property for screening and security purposes. Given the location of the fencing along the east side of the property, a variation is required for the fence to extend into the exterior side yard. Staff supports the variation in this instance to allow for partial screening and for security of the vehicle storage areas along the roadway, and does not believe the open style fence will have a negative visual impact on motorists. Staff also supports vehicle sales use and associated outdoor storage of vehicles, and believes the proposed improvements will greatly enhance the property and the building.

The staff report presenting the request, with supporting documentation, was transmitted to the Village Board with the PC/ZBA packet on October 22, 2021. At its meeting on October 25, 2021, by a vote of 6-0, the PC/ZBA recommended approval of the Special Use and Variation requests subject to the conditions in the October 25, 2021 staff report.

If the Village Board concurs with the PC/ZBA recommendation, they should approve the Special Use Permits for Vehicle Sales and Vehicle Storage, and Fence Variation for Chicago Exotic Exchange Club, subject to the conditions contained within the Ordinance, and adopt the necessary Ordinance.

cc: Dr. Syed Naveed, Chicago Exotic Exchange Club

*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:** October 27, 2021

**RE:** **Agenda Item for the Village Board Meeting of November 1, 2021  
PC/ZBA Case 21-0053, Gerzevske Lane LLC/Concordia Wireless – 265 Gerzevske Lane, Special Use Permit for Outdoor Activities and Operations, Special Use Permit for Vehicle Service and Repair, Height Variation, Temporary Parking Lot Variation, and Landbanked Parking Variation**

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G.M. Sadat with Gerzevske Lane LLC/Concordia Wireless requests approval of Special Use Permits for outdoor activities and operations for the storage of equipment, materials, and trailers, and for vehicle repair and service, along with a variation to increase the height of a training tower, a variation to extend the time period for a temporary gravel parking/storage lot, and a variation to landbank parking spaces, in conjunction with the development of the property at 265 Gerzevske Lane. Concordia Wireless occupies a tenant space in the multi-tenant building at 361 Randy Road, which is located directly south of the subject property. In 2019, Concordia purchased the 265 Gerzevske property, in anticipation of constructing a building for their business and including a storage area. In May 2020, the applicant came before the PC/ZBA for a request to construct a temporary gravel parking and storage lot on the subject property for a maximum of 18 months until the completion of a newly constructed building and hard-surfaced parking/storage yard. The PC/ZBA recommended approval of the project, and the Village Board approved the request under Ordinance No. 2020-05-16.

Proposed development will include the construction of a 66,364 square foot office/warehouse building for Concordia Wireless and additional smaller tenants, a vehicle repair and service area inside the building, a rear outdoor storage lot for trailers, equipment, and steel materials, and a 90-foot tall training antenna tower. The exterior of the building will be constructed of white and gray precast panels, with panels with applied stone proposed on the west (front) side of the building facing Gerzevske. Landscaping is proposed on the property to meet requirements of the UDO, and the rear storage area will be fenced accordingly. Variations include an increase in height from 55 feet to 90 feet for an antenna tower in the rear of the property for training purposes for Concordia technicians, to allow the temporary gravel storage lot to remain until November 2022 if it is not already removed as part of the development of the 265 Gerzevske property, and to allow parking spaces to be landbanked in the rear storage area of the development based on telecommuting capabilities of Concordia employees. Staff supports the variation requests in this instance, and also supports the Special Use requests.

The staff report presenting the request, with supporting documentation, was transmitted to the Village Board with the PC/ZBA packet on October 22, 2021. At its meeting on October 25, 2021, by a vote of 6-0, the PC/ZBA recommended approval of the Special Use and Variation requests subject to the conditions in the October 25, 2021 staff report.

If the Village Board concurs with the PC/ZBA recommendation, they should approve the Special Use Permits and Variations for Gerzevske Lane LLC/Concordia Wireless, subject to the conditions contained within the Ordinance, and adopt the necessary Ordinance.

ec: G.M. Sadat, Gerzevske Lane LLC/Concordia Wireless

*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:** October 26, 2021

**RE:** **Agenda Item for the Village Board Meeting of November 1, 2021**  
**PC/ZBA Case 21-0054, Route 64, LLC – 27W174 North Avenue and 2N441 County Farm Road, Plat of Consolidation**

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In August 2021, the Village Board approved zoning requests for the subject properties, including a zoning map amendment, special use permits for outdoor display of merchandise and outdoor activities and operations, and variations associated with the annexation of the properties into the Village. The applicant is now requesting the approval to consolidate both parcels into a single lot, which was a condition of approval for the project.

Two existing parcels, which are 0.374 acres and 0.50 acres in size, will be consolidated into one lot of approximately 0.874 acres. Staff from Community Development, Engineering Services and the Village Clerk's office have reviewed the plat of consolidation and deem it acceptable.

The staff report presenting the request, with supporting documentation, was transmitted to the Village Board with the PC/ZBA packet on October 22, 2021. At its meeting on October 25, 2021, by a vote of 6-0, the PC/ZBA recommended approval of the Plat of Consolidation. Should the Board concur with the Plan Commission's recommendation regarding the Plat of Consolidation, they should approved the plat and adopt the necessary resolution.

ec: David and Ryan Cooper (via e-mail)



# Village of Carol Stream

AGENDA ITEM  
H-1 11/1/21

## Interdepartmental Memo

TO: Bob Mellor, Village Manager  
FROM: Gregory R. Ulreich, Stormwater Administrator  
DATE: October 28, 2021  
SUBJECT: **Staff Presentation re: Klein Creek Streambank Stabilization**  
Series of Presentations on the Scope and Funding

Sufficient progress has been made in the pre-final design of the streambank stabilization projects for the sections that are scheduled to start construction next calendar year (i.e. Sections I & III) that staff believes a presentation updating the Board of Trustees would be beneficial.

Staff anticipates conducting a series of 10-15 minute presentations, followed by a 5-10 minute Q&A session, over the next 3 Board meetings on the following topics:

- November 1<sup>st</sup>: Section I (A&B) – Kuhn Rd to Thunderbird Trl
- November 15<sup>th</sup>: Section III – Illini Dr to Mitchell Lakes
- December 6<sup>th</sup>: Section II (Thunderbird Trl to Illini Dr), Section IV (Klein Creek to Gary Ave, and Funding Summary

Each presentation will contain a high-level overview to the construction limits, as well as a detailed review of a handful of key areas that may benefit from having Trustee feedback regarding design concepts and costs. The key areas of the Section I (A&B) presentation will be as follows:

- Management of Native Plantings in the two, Village-owned, open spaces between Fire Station No. 28 and Arrowhead Trl (north of Klein Creek) and between Kuhn Rd and the WRC (south of Klein Creek).
- WRC Outfall reconfiguration, Recreational Trail extension, WRC Access Bridge replacement, and Educational Signage.
- Pollinator Meadow rehabilitation.
- Easton Park HOA land donation.
- Recreational Trail extension to Memorial Park.

The presentation will also briefly touch on the affected properties, the estimated cost of construction, and the anticipated schedule up to advertising for construction. The presentation will be then be posted afterwards to [the Village's webpage](#) for Klein Creek Streambank Stabilization for public reference. After this series of reports and discussions with the Village Board, our intention is to meet with residents at an “open house” or public meeting.

cc: Bill Cleveland, Engineering Services Director  
Jon Batek, Finance Director  
Phil Modaff, Public Works Director

# *Village of Carol Stream.*

## Interdepartmental Memorandum

**DATE:** October 19, 2021

**TO:** Robert Mellor, Village Manager

**FROM:** Jon Batek, Finance Director

**SUBJECT:** **Contract Accounts Clerk Position – GovTemps USA**

Beginning in July of 2017, the Finance Department budget included the services of a full-time contract position staffed through GovTemps USA to supplement our workforce due to the multi-year AMR meter change-out program. This position was previously staffed by Alyssa Retske who was recently hired by the Village into the position of Accounts Clerk (payroll).

To ensure no disruption to the AMR replacement program, we asked GovTemps to provide available interested candidates to staff the vacant position. Accounting Manager Barb Wydra and myself interviewed Rey Arguilles on October 13th. We found Mr. Arguilles' background and skill set to be a good match for the position and recommend he fill the current contract vacancy.

The attached contract has a term of one year and conforms with similar agreements executed with GovTemps over the past several years. The contract rate of \$1,398.40 per week is included within the current year budget and is also consistent with the pay scale for existing Accounts Clerk positions within the Finance Department.

Should you concur with this recommendation, this item may be placed on the Village Board's November 1, 2021 meeting agenda for further consideration and action.

## EMPLOYEE LEASING AGREEMENT

**THIS EMPLOYEE LEASING AGREEMENT** (this "Agreement") is made this 1st day of November, 2021 ("Effective Date") by and between **GOVTEMPSUSA, LLC**, an Illinois limited liability company ("GovTemps"), and **Village of Carol Stream** (the "Municipality") (GovTemps and the Municipality may be referred to herein individually as "Party" and collectively as the "Parties").

### RECITALS

The Municipality desires to lease certain employees of GovTemps to assist the Municipality in its operations and GovTemps desires to lease certain of its employees to the Municipality on the terms and conditions contained herein.

### AGREEMENT

**NOW, THEREFORE**, in consideration of the mutual covenants and conditions set forth below, and other good and valuable considerations, the receipt and sufficiency of which are mutually acknowledged by the Parties, the Parties hereby agree as follows:

#### SECTION 1 SCOPE OF AGREEMENT

**Section 1.01. Worksite Employee.** The Municipality hereby agrees to engage the services of GovTemps to provide, and GovTemps hereby agrees to supply to the Municipality, the personnel fully identified on **Exhibit A** hereto, hereinafter the "Worksite Employee." **Exhibit A** to this Agreement shall further identify the employment position and/or assignment ("Assignment") the Worksite Employee shall fill at the Municipality and shall further identify the base compensation for each Worksite Employee, as of the effective date of this Agreement. The Parties agree that **Exhibit A** shall establish the framework by which GovTemps shall hire and supply the Worksite Employee and shall not represent a binding obligation that the Municipality accept placement for any Worksite Employee identified on **Exhibit A**. The Municipality shall provide written direction to GovTemps as to the specific need and details for each Worksite Employee at any time during the term of this Agreement. **Exhibit A** may be amended from time to time by a replacement **Exhibit A** signed by both GovTemps and the Municipality. GovTemps shall have the authority to assign and/or remove the Worksite Employee, provided, however, that the Municipality may request, in writing, at the sole discretion of the Municipality, that GovTemps remove the Worksite Employee and such request shall not be withheld by GovTemps. The Parties hereto understand and acknowledge that the Worksite Employee shall be subject to the Municipality's day-to-day supervision.

**Section 1.02. Independent Contractor.** GovTemps and Worksite Employee are and shall remain independent contractors, and not employees, agents, partners of, or joint venturers with, the Municipality. The Worksite Employee shall remain the employee of GovTemps at all times during the term of this Agreement. GovTemps shall have no authority to bind the Municipality to any commitment, contract, agreement or other obligation without the Municipality's express written consent.

**SECTION 2**  
**SERVICES AND OBLIGATIONS OF GOVTEMPS AND MUNICIPALITY**

**Section 2.01. Payment of Wages.** GovTemps shall timely pay the wages and related payroll taxes of the Worksite Employee from GovTemps's own account in accordance with federal and Illinois law and GovTemps's standard payroll practices. GovTemps shall withhold from such wages all applicable taxes and other deductions elected by the Worksite Employee. GovTemps shall timely forward all deductions to the appropriate recipient as required by law. The Municipality hereby acknowledges that GovTemps may engage a financial entity to maintain its financing and record keeping services, which may include the payment of wages and related payroll taxes in accordance with this Section 2.01. The Municipality agrees to cooperate with any such financial entity to ensure timely payment of (i) wages and related payroll taxes pursuant to this Section 2.01, and (ii) Fees pursuant to Section 3.03.

**Section 2.02. Workers' Compensation.** To the extent required by applicable law, GovTemps shall maintain and administer workers' compensation, safety and health programs. GovTemps shall maintain in effect workers' compensation coverage covering all Worksite Employee and complete and file all required workers' compensation forms and reports.

**Section 2.03. Employee Benefits.** GovTemps shall provide to Worksite Employee those employee benefits fully identified on **Exhibit B** hereto. GovTemps may amend or terminate any of its employee benefit plans according to their terms. All employee benefits, including severance benefits for Worksite Employee will be included in Fees payable to GovTemps under Section 3.01 of this Agreement. At no time shall the Municipality City be required to pay any amount in addition to the fees set forth in Section 3.01 and **Exhibit A**.

**Section 2.04. Vacation, Sick and Personal Leave.** The Worksite Employee shall not be entitled to any paid leave during his or her placement for employment with the Municipality. Should the Worksite Employee be absent from work for whatever reason, the Municipality notify GovTemps within forty-eight (48) hours of the absence, and GovTemps shall deduct the absence from the fees due pursuant to Section 3.01, provided that if an absence injury occurs on a Friday or weekend, said absence shall be reported on the next business day.

**Section 2.05. Maintenance and Retention of Payroll and Benefit Records.** GovTemps shall maintain complete records of all wages and benefits paid and personnel actions taken by GovTemps in connection with any of the Worksite Employee, shall retain control of such records at such GovTemps location as shall be determined solely by GovTemps, and shall make such records available as required by applicable federal, state or local laws.

**Section 2.06. Other Obligations of GovTemps.** GovTemps shall be responsible for compliance with any federal, state and local law that may apply to its Worksite Employee(s).

**Section 2.07. Direction and Control.** The Parties agree and acknowledge that the Municipality has the right of direction and control over the Worksite Employee, including matters of discipline, excluding removal or reassignment, as provided for by Section 1.01. The Worksite Employee shall be supervised, directly and indirectly, and exclusively by the Municipality's supervisory and managerial employees.

**Section 2.08. Obligations of the Municipality.** As part of the employee leasing relationship, the Municipality hereby covenants, agrees and acknowledges:

(a) The Municipality shall comply with OSHA and all other health and safety laws, regulations, ordinances, directives, and rules applicable to the Worksite Employee or to his or her place of work;

(b) With respect to the Worksite Employees, the Municipality shall comply with all applicable employment-related laws and regulations, including and, without limitation, Title VII of the Civil Rights Act of 1964, as amended, (Title VII), the Americans With Disabilities Act of 1990 (ADA), the Age Discrimination in Employment Act (ADEA), the Equal Pay Act of 1963, the Civil Rights Acts of 1866 and 1871 (42 U.S.C. § 1981), the Family and Medical Leave Act of 1993, the Fair Labor Standards Act of 1938, the National Labor Relations Act, the Employee Retirement Income Security Act of 1974, the Illinois State Constitution, the Illinois Human Rights Act, and any other federal, state or local law, statute, ordinance, order, regulation, policy or decision regulating wages and the payment of wages by GovTemps, prohibiting employment discrimination or otherwise establishing or relating to rights of employees;

(c) The Municipality shall retain the right to exert sufficient direction and control over the Worksite Employee as is necessary to conduct the Municipality's business and operations, without which the Municipality would be unable to conduct its business, operation or comply with any applicable licensure, regulatory or statutory requirements;

(d) The Municipality shall, at its sole discretion, have the right to have the Worksite Employee removed at any time and for any reason, in accordance with Section 1.01;

(e) The Municipality agrees that the Municipality shall pay no wages, salaries or other forms of direct or indirect compensation, including employee benefits, to Worksite Employee and that Worksite Employee shall receive all direct or indirect compensation including employee benefits from GovTemps;

(f) The Municipality shall report to GovTemps any injury to any Worksite Employee of which it has knowledge within forty-eight (48) hours of acquiring such knowledge, provided if an injury occurs on a Friday, weekend or holiday, said injury shall be reported on the next business day. If a Worksite Employee is injured in the course of performing services for the Municipality, the Municipality and GovTemps shall follow the procedures and practices regarding injury claims and reporting, as determined by GovTemps. Upon receipt of notification from GovTemps or its insurance carrier that an injured Worksite Employee is able to return to work and perform "light duty," the Municipality may, but shall not be required, to make available an appropriate light duty work assignment for such Worksite Employee, but only if such light duty assignment is available and feasible; and

(g) The Municipality shall report all on-the-job illnesses, accidents and injuries of the Worksite Employee to GovTemps within forty-eight (48) hours following notification of said injury by employee or employee's representative, provided if an illness, accident or injury occurs on a Friday, weekend or holiday, said illness, accident or injury shall be reported on the next business day.

**SECTION 3  
FEES PAYABLE TO GOVTEMPS**

**Section 3.01. Fees.** The Municipality hereby agrees to pay GovTemps fees for the services provided under this Agreement in the form of the base compensation as identified by the parameters set forth on **Exhibit A** and specifically agreed to at the time the Worksite Employee is placed with the Municipality. Fees shall not become due until the Worksite Employee is placed with the Municipality and actually begins working. Fees shall be paid for the actual days worked by the Worksite Employee, provided the Municipality reports said absence in accordance with Section 2.04, and any fees due shall be reduced to account for any reported absences of the Worksite Employee.

**Section 3.02. Increase in Fees.** There shall be no increase in fees during the term of this Agreement. Provided, however, should the Municipality decide to increase the base compensation as provided for and identified on **Exhibit A**, the fee shall be adjusted as set forth in Section 3.01

**Section 3.03. Payment Method.** Following the close of each month during the term of this Agreement, GovTemps shall provide the Municipality a written invoice for the fees owed by the Municipality pursuant to this Agreement for the prior month. Within thirty (30) days following receipt of such invoice, the Municipality shall pay all invoiced amounts by check, wire transfer or electronic funds transfer to GovTemps to an account or lockbox as designated on the invoice.

**SECTION 4  
INSURANCE**

**Section 4.01. General and Professional Liability Insurance.** The Municipality shall maintain in full force and effect at all times during the term of this Agreement a Comprehensive (or Commercial) General Liability and Professional Liability (if applicable) insurance policy or policies (the "Policies"), with minimum coverage in the amount of \$1,000,000 per occurrence, \$3,000,000 aggregate. At a minimum, the Policies shall insure against bodily injury and property damage liability caused by on-premises business operations, completed operations and/or products or professional service and non-owned automobile coverage.

At all times during the term of this Agreement, GovTemps shall procure and maintain insurance to protect GovTemps from claims arising out of Commercial General Liability and Professional Liability, with minimum coverage in the amount of \$1,000,000 per occurrence and \$2,000,000 aggregate.

**Section 4.02. Certificate of Insurance.** Upon request, either Party shall provide the other Party with one or more Certificates of Insurance, verifying the Municipality's compliance with the provisions of Section 4.01.

**Section 4.03. Automobile Liability Insurance.** If the Worksite Employee drives a Municipal or personal vehicle for any reason in connection with his or her Assignment, the Municipality and GovTemps shall both maintain in effect automobile liability insurance which

shall insure the Worksite Employee, GovTemps and the Municipality against liability for bodily injury, death and property damage.

## **SECTION 5 DURATION AND TERMINATION OF AGREEMENT**

**Section 5.01. Effective and Termination Dates.** Section 5.01. Effective and Termination Dates. The Effective Date of this Agreement is the date that this Agreement is last signed by GovTemps on the signature page (the "Effective Date"). The period during which the Worksite Employee works at the Municipality is defined as the ("Term"). The Term commences on the Effective Date and will continue for the period identified on the attached Exhibit A, or until it is terminated in accordance with the remaining provisions of this Section 5. For the purposes of this Agreement, the date on which this Agreement expires and/or is terminated is the ("Termination Date").

**Section 5.02. Termination of Agreement for Failure to Pay Fees.** If the Municipality fails to timely pay the fees required under this Agreement, GovTemps may give the Municipality notice of its intent to terminate this Agreement for such failure and if such failure is remedied within thirty (30) days, the notice shall be of no further effect. If such failure is not remedied within the thirty (30) day period, GovTemps shall have the right to terminate the Agreement upon expiration of such remedy period.

**Section 5.03. Termination of Agreement for Material Breach.** If either Party materially breaches this Agreement, the non-breaching Party shall give the breaching Party notice of its intent to terminate this Agreement for such breach and if such breach is remedied within ten (10) days, the notice shall be of no further effect. If such breach is not remedied within the ten (10) day period, the non-breaching Party shall have the right to immediately terminate the Agreement upon expiration of such remedy period.

**Section 5.04. Termination of Agreement For Reason Other than Material Breach.** Either Party may terminate this Agreement for reason other than material breach by giving fourteen (14) days prior written notice to the other Party. Upon such termination, GovTemps shall be paid for the time period through the effective date of termination.

**Section 5.05. Termination of Agreement to execute Temp-to-Hire Arrangement.** At the end of the term of the agreement, as outlined in Section 5.01, the Municipality may hire the Employee as a permanent employee of the Municipality. If the Municipality exercises this option, the sum of two weeks gross salary is payable to GovTempsUSA, LLC within thirty (30) days of the permanent employment date. If the Municipality does not exercise the Temp-to-Hire Arrangement by the end of the contract, as outlined in Section 5.01, it agrees not to extend an offer of employment to the Employee for two years after the conclusion of this agreement. If an offer is made within two years after the conclusion of this agreement, as outlined in Section 5.01, then the two weeks gross salary fee is payable to GovTempsUSA, LLC within thirty (30) days of the permanent employment date.

## **SECTION 6 NON-SOLICITATION**

**Section 6.01. Non-Solicitation.** The Municipality acknowledges GovTemp's legitimate interest in protecting its business for a reasonable time following the termination of this Agreement. Accordingly, the Municipality agrees that during the term of this Agreement and for a period of two (2) years thereafter, the Municipality shall not solicit, request, entice or induce Worksite Employee to terminate his or her employment with the GovTemps, nor shall the Municipality hire Worksite Employee as an employee.

**Section 6.02. Injunctive Relief.** The Municipality recognizes that the rights and privileges granted by this Agreement are of a special, unique, and extraordinary character, the loss of which cannot reasonably or adequately be compensated for in damages in any action at law. Accordingly, the Municipality understands and agrees that GovTemps shall be entitled and limited to equitable relief, including a temporary restraining order and preliminary and permanent injunctive relief, to prevent or enjoin a breach of Section 6.01 this Agreement.

**Section 6.03. Survival.** The provision of this Section 6 shall survive any termination of this Agreement.

## **SECTION 7 DISCLOSURE AND INDEMNIFICATION PROVISIONS**

**Section 7.01. Indemnification by GovTemps.** GovTemps agrees to indemnify, defend and hold the Municipality and its related entities or their agents, representatives or employees (the "Municipality Parties") harmless from and against all claims, liabilities, damages, attorney's fees, costs and expenses ("Losses") (a) arising out of GovTemps's breach of its obligations under this Agreement, (b) related to the actions or conduct of GovTemps and its related business entities, their agents, representatives and employees, including the Work Site Employees (the "GovTemps Parties"), taken or not taken with respect to the Worksite Employees that relate to events or incidents occurring during or subsequent to the term of this Agreement, and (c) arising from any act or omission on the part of GovTemps or any of the GovTemps Parties.

**Section 7.02. Indemnification by the Municipality.** The Municipality agrees to indemnify, defend and hold the GovTemps Parties harmless from and against all Losses (a) arising out of the Municipality's breach of its obligations under this Agreement, and (b) arising from any act or omission on the part of the Municipality or any of the Municipality Parties. Notwithstanding the foregoing, the Municipality shall have no obligations to the GovTemps Parties under this Section with respect to Losses arising out of events or incidents occurring before or after the term of this Agreement.

**Section 7.03. Indemnification Procedures.** The Party that is seeking indemnity (the "Indemnified Party") from the other Party (the "Indemnifying Party") pursuant to this Section 7, shall give the Indemnifying Party prompt notice of any such claim, allow the Indemnifying Party to control the defense or settlement of such claim and cooperate with the Indemnifying Party in all matters related thereto; provided however that, prior to the Indemnifying Party assuming such defense and upon the request of the Indemnified Party, the Indemnifying Party shall demonstrate to the reasonable satisfaction of the Indemnified Party that the Indemnifying Party (a) is able to fully pay the reasonably anticipated indemnity amounts under this Section 7 and (b) takes steps satisfactory to the Indemnified Party to ensure its continued ability to pay such amounts. In the



event the Indemnifying Party does not control the defense, the Indemnified Party may defend against any such claim at the Indemnifying Party's cost and expense, and the Indemnifying Party shall fully cooperate with the Indemnified Party, at no charge to the Indemnified Party, in defending such potential Loss, including, without limitation, using reasonable commercial efforts to keep the relevant Worksite Employee available. In the event the Indemnifying Party controls the defense, the Indemnified Party shall be entitled, at its own expense, to participate in, but not control, such defense. The failure to promptly notify the Indemnifying Party of any claim pursuant to this Section shall not relieve such Indemnifying Party of any indemnification obligation that it may have to the Indemnified Party, except to the extent that the Indemnifying Party demonstrates that the defense of such action has been materially prejudiced by the Indemnified Party's failure to timely give such notice.

**Section 7.04. Survival of Indemnification Provisions.** The provisions of this Section 7 shall survive the expiration or other termination of this Agreement.

## **SECTION 8 ADDITIONAL PROVISIONS**

**Section 8.01. Amendments.** This Agreement may be amended at any time and from time to time, but any amendment must be in writing and signed by all of the Parties to this Agreement.

**Section 8.02. Binding Effect.** This Agreement shall inure to the benefit of and be binding upon the Parties and their respective heirs, successors, representatives and assign. Neither Party may assign its rights or delegate its duties hereunder without the express written consent of the other Party, which consent shall not be unreasonably withheld.

**Section 8.03. Counterpart Execution.** This Agreement may be executed and delivered in any number of counterparts, each of which shall be an original, but all of which together shall constitute one and the same instrument. This Agreement may be executed and delivered via facsimile.

**Section 8.04. Definitions.** Terms and phrases defined in any part of this Agreement shall have the defined meanings wherever used throughout the Agreement. The terms "hereunder" and "herein" and similar terms used in this Agreement shall refer to this Agreement in its entirety and not merely to the section, subsection or paragraph in which the term is used.

**Section 8.05. Entire Agreement.** This Agreement constitutes the entire agreement between the Parties regarding GovTemps's provision of Worksite Employee to the Municipality, and contains all of the terms, conditions, covenants, stipulations, understandings and provisions agreed upon by the Parties. This Agreement supersedes and takes precedence over all proposals, memorandum agreements, tentative agreements, and oral agreements between the Parties, made prior to and including the date hereof, and not specifically identified and incorporated in writing into this Agreement. No agent or representative of either Party hereto has authority to make, and the Parties shall not be bound by or liable for, any statement, representation, promise, or agreement not specifically set forth in this Agreement.

**Section 8.06. Further Assurances.** Each of the Parties shall execute and deliver any and all additional papers, documents and other assurances and shall do any and all acts and things reasonably necessary in connection with the performances of their obligations hereunder and to carry out the intent of the parties hereto.

**Section 8.07. Gender.** Whenever the context herein so requires, the masculine, feminine or neuter gender and the singular and plural number shall each be deemed to include the other.

**Section 8.08. Notices.** Notices given under this Agreement shall be in writing and shall either be served personally or delivered by certified first class U.S. Mail, postage prepaid and return receipt requested or by overnight delivery service. Notices also may effectively be given by transmittal over electronic transmitting devices such as Telex or facsimile machine if the Party to whom the notice is being sent has such a device in its office, provided that a complete copy of any notice shall be mailed in the same manner as required for a mailed notice.

Notices shall be deemed received at the earlier of actual receipt or three days from mailing date. Notices shall be directed to the Parties at their respective addresses shown below. A Party may change its address for notice by giving written notice to the other Party in accordance with this Section:

If to GovTemps:	GOVTEMPSUSA, LLC 630 Dundee Road, Suite 130 Northbrook, Illinois 60062 Attention: Michael Earl Telephone: 847-380-3240 x104 Email: mearl@govhrusa.com
-----------------	--

If to the Municipality:	Village of Carol Stream 500 North Gary Avenue Carol Stream, IL 60188 Attention: Robert Mellor Telephone: 630-871-6250 Email: rmellor@carolstream.org
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**Section 8.09. Section Headings.** Section and other headings contained in this Agreement are for reference purposes only and shall not affect in any way the meaning or interpretation of this Agreement.

**Section 8.10. Severability.** If any part or condition of this Agreement is held to be void, invalid or inoperative, such shall not affect any other provision hereof, which shall continue to be effective as though such void, invalid or inoperative part, clause or condition had not been made.

**Section 8.11. Waiver of Provisions.** The failure by one Party to require performance by the other Party shall not be deemed to be a waiver of any such breach, nor of any subsequent breach by the other Party of any provision of this Agreement. Such waiver shall not affect the validity of this Agreement, nor prejudice either Party's rights in connection with any subsequent

action. Any provision of this Agreement may be waived if, but only if, such waiver is in writing signed by the Party against whom the waiver is to be effective.

**Section 8.12. Confidentiality.** Each Party shall protect the confidentiality of the other's records and information and shall not disclose confidential information without the prior written consent of the other Party. Each Party shall reasonably cooperate with the other Party regarding any Freedom of Information Act (FOIA) request calling for production of documents related to this Agreement.

**Section 8.13. Governing Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Illinois applicable to contracts made and to be performed entirely within such state, except the law of conflicts. The parties agree that any claims, disputes, actions or causes of action arising out of this Agreement or relating to the breach thereof shall be brought before a court of proper jurisdiction in Lake County, Illinois.

**IN WITNESS WHEREOF,** the Parties hereto have caused this Agreement to be duly executed as of the day and year first above written.

GOVTEMPSUSA, LLC,  
an Illinois limited liability company

By: Joellen J. Cademartori  
Name: Joellen J. Cademartori  
Title: President/Co-owner

MUNICIPALITY  
Village of Carol Stream

By: \_\_\_\_\_  
Name: Robert Mellor  
Title: Village Manager

**EXHIBIT A**  
**Worksite Employee and Base Compensation**

WORKSITE EMPLOYEE: Rey Arguilles

POSITION/ASSIGNMENT: Outsourced Accounts Clerk

POSITION TERM: November 1, 2021 – October 31, 2022

Agreement may be extended annually, with agreement among all parties.

Please review Section 5 of this agreement for complete terms of the position.

BASE COMPENSATION: \$34.96 per hour for hours worked, based on a forty (40)

hour work week (\$1,398.40 per week). Standard hours will be paid unless reported

to GovTempsUSA, LLC via email at payroll@govtempsusa.com on the Monday after

the prior work week. See Exhibit B for additional Benefits.

GOVTEMPSUSA, INC.:

MUNICIPALITY:

By: 

By: \_\_\_\_\_

Date: October 19, 2021

Date: \_\_\_\_\_

This Exhibit A fully replaces all Exhibits A dated prior to the date of the Company's signature above.

**EXHIBIT B**  
**Summary of Benefits**

**Municipality Holidays**

New Year's Day  
Presidents' Day  
Memorial Day  
Independence Day  
Labor Day  
Thanksgiving  
Day after Thanksgiving  
Christmas Eve  
Christmas Day

**Paid Time Off**

10 days paid time off for contract duration

ORDINANCE NO. 2021-\_\_-\_\_

**AN ORDINANCE APPROVING SPECIAL USE PERMITS FOR VEHICLE SALES AND OUTDOOR VEHICLE STORAGE, AND A FENCE VARIATION (CHICAGO EXOTIC EXCHANGE CLUB / 575 RANDY ROAD)**

**WHEREAS**, Dr. Syed Naveed with Chicago Exotic Exchange Club, hereinafter referred to as the Petitioner, has petitioned the Village of Carol Stream for Special Use Permits for vehicle sales and outdoor vehicle storage in accordance with Section 16-3-11 of the Unified Development Ordinance; and a Variation from Section 16-5-8 of the Unified Development Ordinance to allow a fence in the exterior side yard; on the property legally described in Section 3 herein and commonly known as 575 Randy Road, Carol Stream, Illinois; and

**WHEREAS**, pursuant to Section 16-8-4 (K) and 16-8-4 (L) of the Unified Development Ordinance, the Combined Plan Commission/Zoning Board of Appeals held a public hearing on the above petition on October 25, 2021 following proper legal notice of said public hearing, after which the Commission recommended to the Mayor and Board of Trustees of the Village that the Special Use Permits and Variation be approved; and

**WHEREAS**, the Combined Plan Commission/Zoning Board of Appeals has filed its Findings and Recommendations regarding the Special Use Permits and Variation 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 proposed vehicle sales business with outdoor storage will provide an amenity to members of the community and others interested in purchasing a vehicle.*
2. Will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare. *The proposed business will operate in a manner that should not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.*
3. Will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. *With proposed fencing, landscaping, and other enhancements, the proposed 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. *Surrounding properties are already developed. As such, there should be no impact on the normal and orderly development and improvement of surrounding properties.*
5. Will provide adequate utilities, access roads, drainage and other important and necessary community facilities. *Adequate utilities, access roads, drainage and other public improvements are 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.*

**SECTION 2:**

The Mayor and Board of Trustees of the Village, after examining the Variation requests, and the Findings and Recommendations of the Combined Plan Commission/Zoning Board of Appeals, have determined and find that, with respect to the requested Variation:

1. The requested variation arises from an exceptional situation related to topography, surroundings or conditions of a specific piece of property, or by reason of exceptional narrowness or shallowness. *While there is no topographic or condition specific to the property to give rise to grant the variation, it is not believed that the open style fence will produce a negative impact to surrounding properties, and will provide security for the proposed outdoor vehicle storage area.*
2. There are difficulties or a particular hardship in the way of carrying out the strict letter of the fence standards. *The proposed fence would not be allowed to extend past the east wall of the building according to fence standards, which would disallow the added protection of fencing for the proposed dealership.*
3. The fence will not impair an adequate supply of light and air to adjacent property. *The open style of the proposed fence will not impair light or air to adjacent properties.*
4. The fence will not endanger the public safety. *The proposed fence will not endanger the public safety given its open style and limited height.*
5. The fence will not unreasonably diminish or impair established property values within the surrounding area. *The proposed fence, in conjunction with other site and landscaping improvements, will increase property values within the surrounding area.*
6. The fence will not impair the public health, safety, comfort, morals or welfare of the inhabitants of the village. *The fence along the east side of the property will not impair the public health, safety, comfort, morals or welfare of the inhabitants of the village.*

**SECTION 3:**

The Special Use Permits and Variation, as set forth in the above recitals, are hereby approved and granted to Chicago Exotic Exchange Club, subject to the conditions set forth in Section 4, upon the real estate commonly known as 575 Randy Road, Carol Stream, Illinois, and legally described as follows:

LOT 1 IN NARCO 8TH INDUSTRIAL SUBDIVISION IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 31, 1977 AS DOCUMENT NUMBER R77-77400, IN DUPAGE COUNTY, ILLINOIS, EXCEPT THAT PART THEREOF DEDICATED FOR RIGHT OF WAY FOR ROAD AND OTHER PUBLIC PURPOSES BY DOCUMENT NO.R83-17971, AS FOLLOWS: THAT PART OF LOT 1 OF NARCO 8TH INDUSTRIAL SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 31, 1977 AS DOCUMENT R77-77400, IN DUPAGE COUNTY, ILLINOIS, LYING EAST OF THE FOLLOWING DESCRIBED LINE: COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 33 WITH THE PROLONGATION OF THE NORTH LINE OF SAID LOT 1; THENCE WESTERLY AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 97.51 FEET TO A POINT OF BEGINNING; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT OF RADIUS 904.93 FEET AND HAVING A TANGENT WHICH FORMS AN ANGLE OF 75 DEGREES 38 MINUTES 52 SECONDS TO THE LEFT OF THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 87.97 FEET TO THE POINT OF TANGENCY; THENCE SOUTHWESTERLY ALONG LINE TANGENT TO THE DESCRIBED CURVE, A DISTANCE OF 156.50 FEET; THENCE SOUTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 1 DEGREE 39 MINUTES 59 SECONDS TO THE LEFT OF THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 95.37 FEET TO THE SOUTHEAST CORNER OF SAID LOT 1, IN DUPAGE COUNTY, ILLINOIS (EXCEPT THAT PORTION PREVIOUSLY DEDICATED).

hereinafter referred to as the Subject Property.

**SECTION 4:**

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

1. That all improvements, including but limited to the parking lot, landscaping, building façade, and fencing upgrades, must be built, installed, and maintained in accordance with the attached plans and exhibits;
2. That the landscape 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;



3. That all potential maintenance work shall occur inside the building, and not within the storage lot. Likewise, any disabled vehicles shall not be stored in the lot;
4. That only vehicles associated with the business shall be allowed to be stored in the storage lot or inside the building, and the storage of recreational vehicles, construction materials, and other equipment shall not be allowed in the storage lot or inside the building;
5. That vehicles and trailers shall not be allowed to back into the property from Schmale Road;
6. That the applicant must obtain the required sign permits prior to the installation of any new signage; and that the existing sign cabinet on the east side of the building shall be removed in conjunction with façade improvements; and
7. That the site and business must be maintained and operated in accordance with all State, County and Village codes and regulations.

**SECTION 5:**

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

1. Site Plan (Exhibit A, dated September 29, 2021), prepared by Designhaus Architecture, 860 Lively Boulevard, Elk Grove Village, Illinois, 60007.
2. Floor Plan (Exhibit B, received September 30, 2021).
3. Building Elevation Renderings (Exhibits C-1 through C-3), dated September 29, 2021), prepared by Designhaus Architecture, 860 Lively Boulevard, Elk Grove Village, Illinois, 60007.
4. Landscape Plan and Details (Exhibits D-1 through D-3, dated September 25, 2021), prepared by A Garden Guy Landscape Design.
5. Fence Detail (Exhibit E, received September 30, 2021).

**SECTION 6:**

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

**SECTION 7:**

The failure of the owner or other party in interest, or a subsequent owner or other party in interest, to strictly comply with the terms and conditions of this Ordinance, after execution of this Ordinance, shall subject the owner or party in interest to the penalties set forth in Section 16-8-5 of the Carol Stream Unified Development Ordinance 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 1<sup>st</sup> DAY OF NOVEMBER, 2021.

AYES:

NAYS:

ABSENT:

---

Frank Saverino, Sr. Mayor

ATTEST:

---

Julia Schwarze, Village Clerk

I, Dr. Syed Naveed, being the owner and/or party in interest of the Subject Property legally described in this ordinance, do hereby accept, concur, and agree to develop and use the Subject Property in accordance with the terms and conditions of this Ordinance, and I understand that if I do not do so, I am subject to the penalties set forth in Section 16-8-5 of the Carol Stream Unified Development Ordinance, and/or termination of the special use permits. Chicago Exotic Exchange Club further agrees to indemnify, hold harmless and defend the Village, and its officers, agents and employees from any and all claims, lawsuits, liabilities damages and costs incurred as a result of the approvals as granted herein.

---

Date

---

Owner/Party In Interest

RECEIVED  
SEP 30 2021  
COMMUNITY DEVELOPMENT  
DEPT

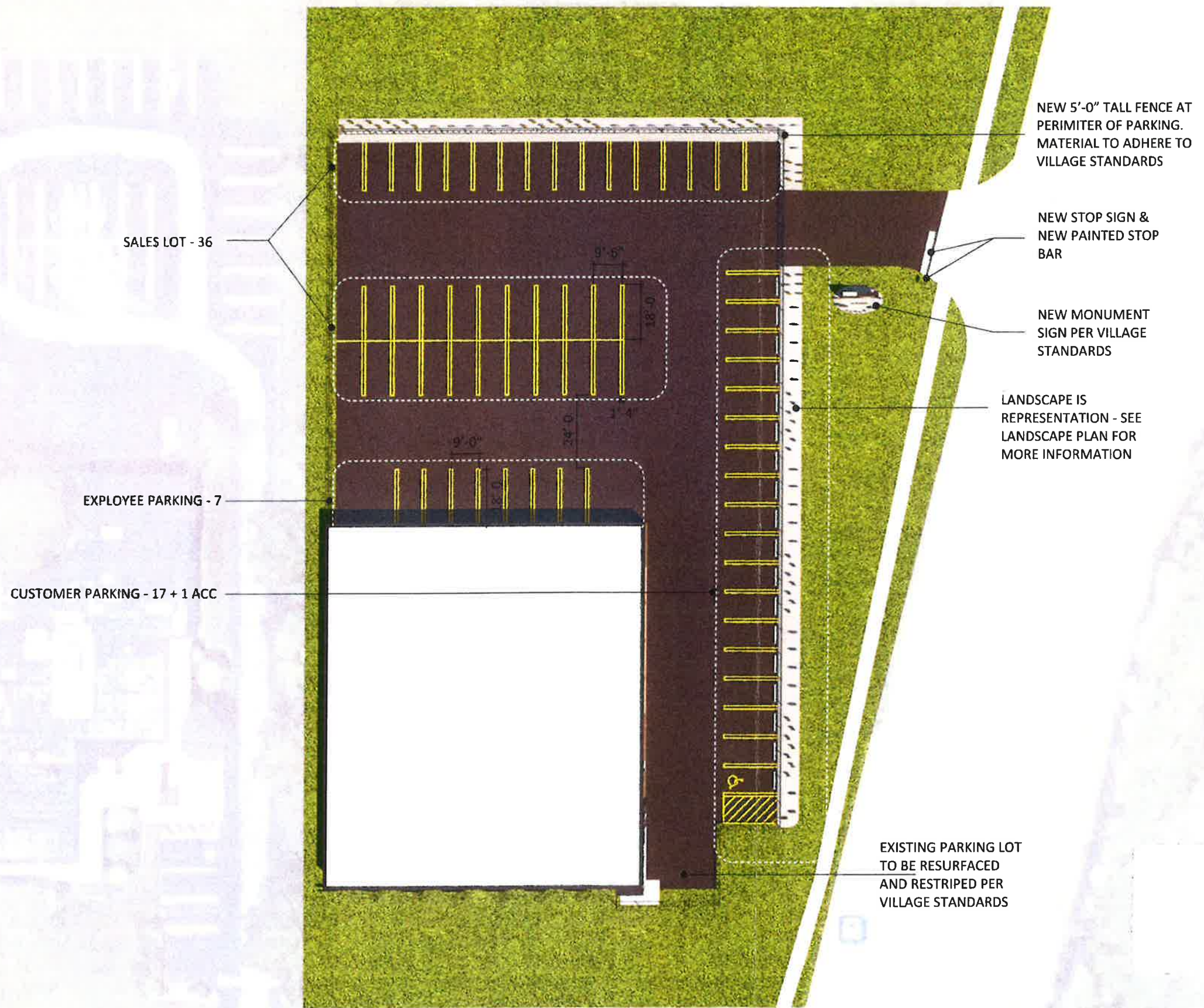


EXHIBIT A

 SITE PLAN - NTS

RECEIVED

SEP 30 2021

COMMUNITY DEVELOPMENT  
DEPT

\*Red indicates parking stalls inside the building

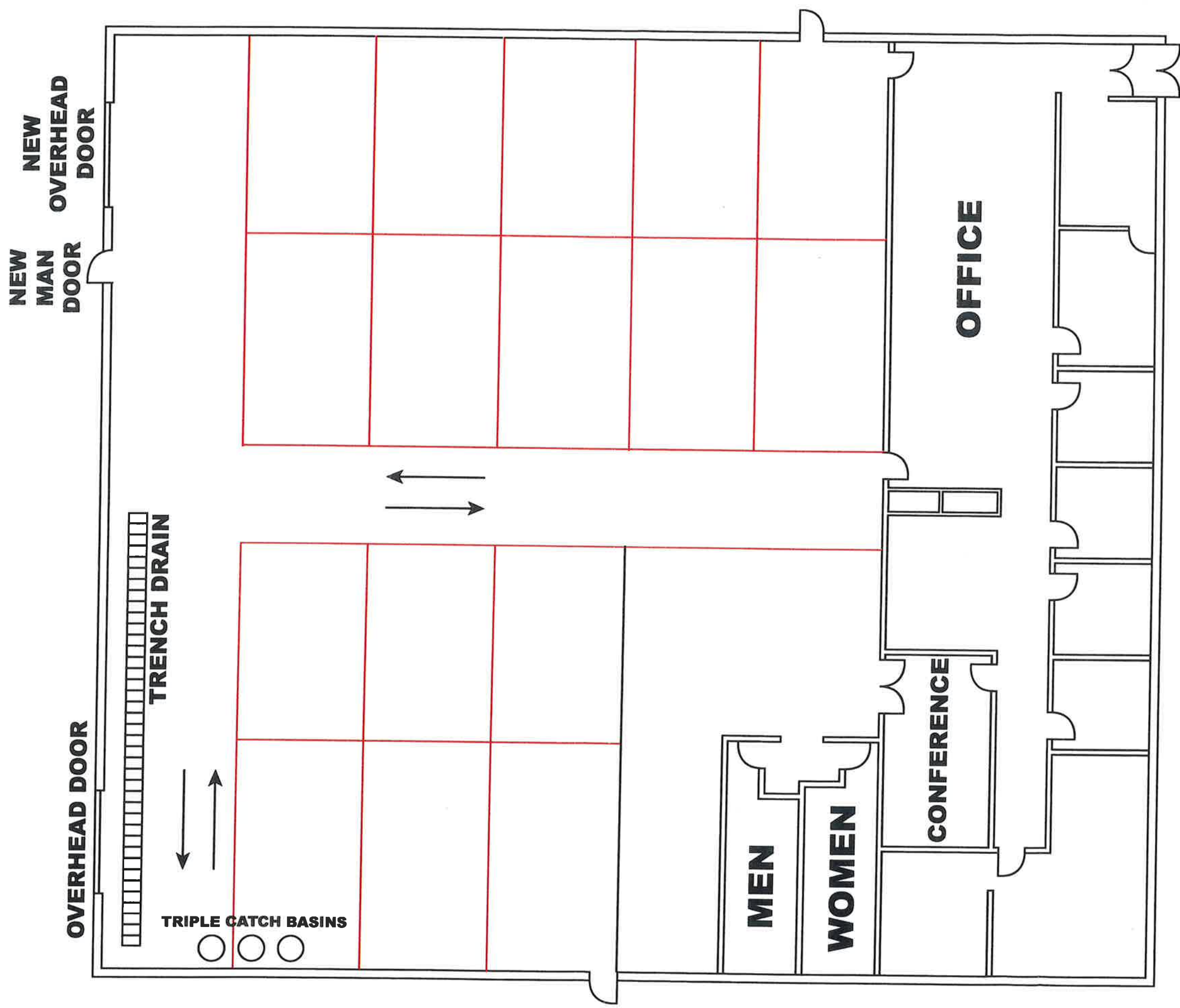


EXHIBIT B

NEW 5'-0" TALL FENCE.  
MATERIAL TO ADHERE TO  
VILLAGE STANDARDS

NEW COMPOSITE  
CEMENT PANELS  
OVER EXISTING BRICK

EXISTING WINDOWS  
TO REMAIN

NEW FIBER CEMENT  
PANELS OVER  
EXISTING BRICK

NEW WINDOWS FOR VEHICLE  
DISPLAY

BUILDING  
NUMBER

NEW COMPANY  
SIGNAGE

NEW COMPOSITE  
CEMENT PANELS  
OVER EXISTING BRICK

NEW DOOR IN  
EXISTING OPENING

RECEIVED  
SEP 30 2021  
COMMUNITY DEVELOPMENT  
DEPT

575

Company Sign

EXHIBIT C-1

designhaus inc  
architecture

800 West 51st St. | Chicago, IL 60609  
Tel: 773.592.5111 | Fax: 773.592.5112 | www.designhaus.com

575 Randy Rd.  
Carol Stream IL 60188

DATE: 09/23/21  
TIME: 10:00 AM  
BY: [Signature]

RE1.0

EXISTING SIDEWALK  
TO REMAIN

EXISTING TREES  
TO REMAIN

NEW STOP SIGN & NEW  
PAINTED STOP BAR

NEW MONUMENT SIGN  
PER VILLAGE STANDARDS

EXISTING PARKING LOT  
TO BE RESURFACED  
AND RESTRIPE PER  
VILLAGE STANDARDS

NEW MAN DOOR &  
DRIVE-IN-DOOR

LANDSCAPE IS  
REPRESENTATION - SEE  
LANDSCAPE PLAN FOR  
MORE INFORMATION

NEW SECURITY  
GATE

RECEIVED  
SEP 30 2021  
COMMUNITY DEVELOPMENT  
DEPT

designhaus  
LANDSCAPE ARCHITECTURE

1100 West Lake Street, Suite 100  
Carol Stream, IL 60188  
630.583.1100  
www.designhaus.com

575 Randy Rd.  
Carol Stream IL 60188

EXHIBIT C-2

EXISTING WINDOWS  
TO REMAIN

NEW WINDOWS FOR  
VEHICLE DISPLAY

RECEIVED  
SEP 30 2021  
COMMUNITY DEVELOPMENT  
DEPT

NEW COMPANY  
SIGNAGE

NEW COMPOSITE  
CEMENT PANELS  
OVER EXISTING  
BRICK

LANDSCAPE IS  
REPRESENTATION - SEE  
LANDSCAPE PLAN FOR  
MORE INFORMATION

Company Sign

411' 5" 411' 6" 411' 5" 411' 6"

10' 11"

EXHIBIT C-3

designhaus  
architecture

860 Lake Blvd. Elk Grove Village, Illinois 60007  
p. 847.593.5010 f. 847.593.5012 www.dhaustrch.com

575 Randy Rd.  
Carol Stream IL 60188

project: 21-485  
date: 03/29/21  
revision: 01

RE1.2

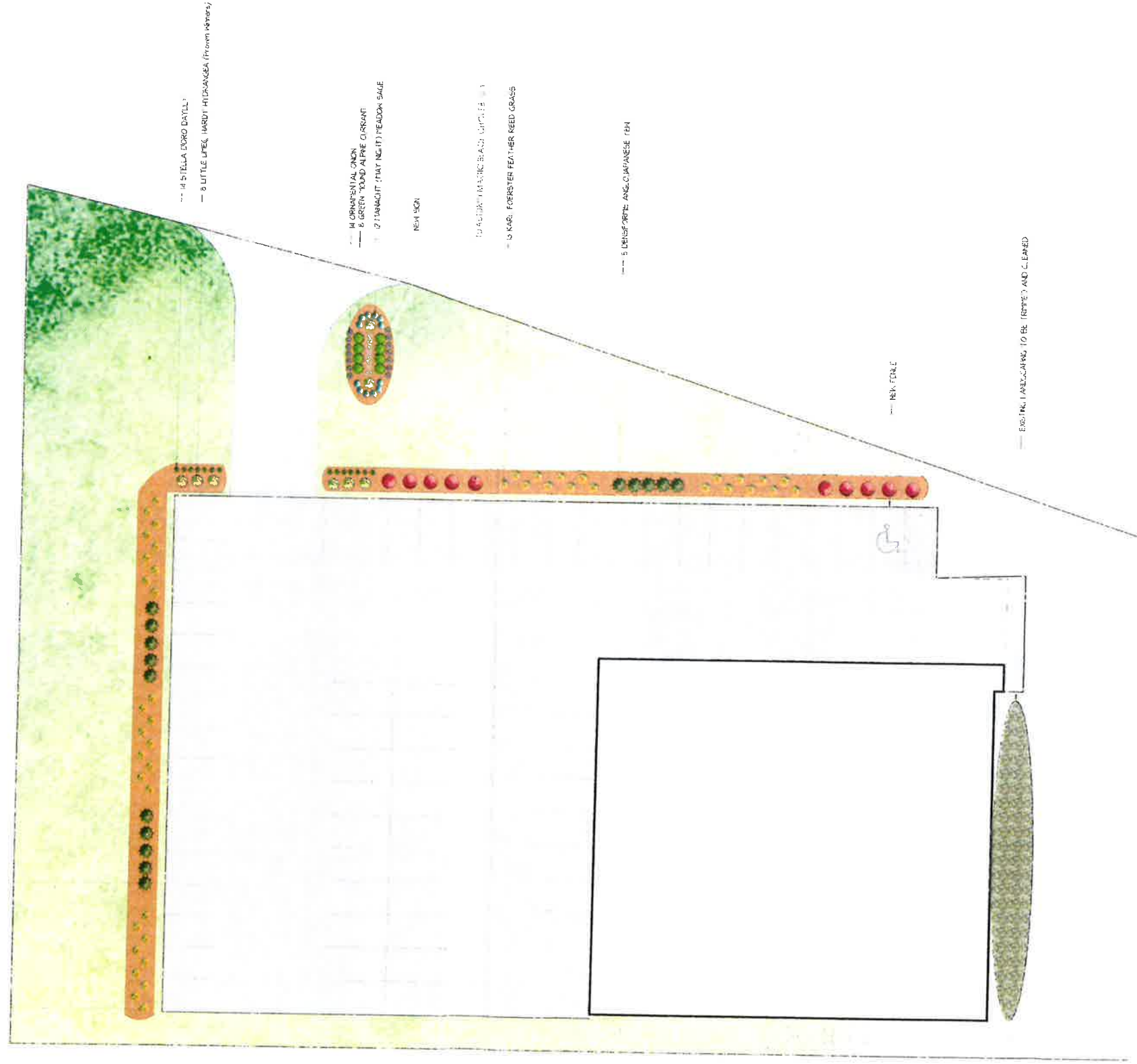


RECEIVED  
 OCT 07 2021  
 COMMUNITY DEVELOPMENT  
 DEPT

Qty	Botanical Name	Common Name	Size/Condition
<b>Shrubs</b>			
7	<i>Aronia melanocarpa</i> 'Autumn Magic'	AUTUMN BLACK CHOKEBERRY	36"
8	<i>Hydrangea paniculata</i> 'Jared' pp#22,330, chr#3914 (Proven Winners)	LITTLE LIME, HARDY HYDRANGEA (Proven Winners)	#3
8	<i>Ribes alpinum</i> 'Green Mound'	GREEN MOUND ALPINE CURRANT	18'
5	<i>Taxus x media</i> 'Densiformis'	DENGFORMIS ANGLO JAPANESE YEW	24"
<b>Ornamental Grasses</b>			
45	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	KARL FOERSTER FEATHER REED GRASS	1G
<b>Perennials and Annuals</b>			
4	<i>Allium rostratum</i>	ORNAMENTAL ONION	1G
4	<i>Hemerocallis</i> 'Stella d'Oro'	STELLA DORO DAYLILY	1G
2	<i>Soliva nemerosa</i> 'Monacht (May Night)'	MANAUGHT (MAY NIGHT) MEADOW SAGE	1G

27 KARL FOERSTER FEATHER REED GRASS

10 DENGFORMIS ANGLO JAPANESE YEW



575 RANDY RD.  
 575 RANDY RD.  
 CAROL STREAM

client:	date:	revision:
scale:	9.25.2021	
drawn by:	checked by:	drawing #:
MATT MILYNSKI		2

A GARDEN GUY, INC.  
 LANDSCAPE DESIGN  
 www.agardenguylandscaping.com

EXHIBIT D-1

975 RANDY RD

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OCT 06 2021  
COMMUNITY DEVELOPMENT



©2016 Hortycopia, Inc.

ORNAMENTAL ONION  
*Allium rebdonense*



©2016 Hortycopia, Inc.

AUTUMN MAGIC BLACK CHOKEBERRY  
*Aronia melanocarpa 'Autumn Magic'*



©2016 Hortycopia, Inc.

KARL FOERSTER FEATHER REED GRASS  
*Calamagrostis x acutiflora 'Karl Foerster'*



©2016 Hortycopia, Inc.

STELLA D'ORO DAYLILY  
*Hemerocallis 'Stella d'Oro'*



Proven Winners ColorChoice

LITTLE LIME® HARDY HYDRANGEA (Proven Winner  
*Hydrangea paniculata 'Jane'* pp#22,330, cbr#3914



©2016 Hortycopia, Inc.

GREEN MOUND ALPINE CURRANT  
*Ribes alpinum 'Green Mound'*



MAINACHT (MAY NIGHT) MEADOW SAGE  
*Salvia nemorosa* 'Mainacht (May Night)'



DENSIFORMIS ANGLOJAPANESE YEW  
*Taxus x media* 'Densiformis'

## EXHIBIT D-3

RECEIVED  
SEP 30 2021  
COMMUNITY DEVELOPMENT  
DEPT

## Conceptual Fencing Design and Style



EXHIBIT E

ORDINANCE NO. 2021-\_\_-\_\_

**AN ORDINANCE APPROVING SPECIAL USE PERMITS FOR OUTDOOR ACTIVITIES AND OPERATIONS AND FOR VEHICLE REPAIR AND SERVICE, HEIGHT VARIATION, TEMPORARY PARKING LOT VARIATION, AND LANDBANKED PARKING VARIATION (GERZEVSKE LANE LLC/CONCORDIA WIRELESS, 265 GERZEVSKE LANE)**

**WHEREAS**, G.M. Sadat with Gerzevske Lane LLC/Concordia Wireless, hereinafter referred to as the Petitioner, has petitioned the Village of Carol Stream for Special Use Permits for outdoor activities and operations for the storage of equipment, materials, and trailers, and for vehicle repair and service, in accordance with Section 16-3-11 of the Unified Development Ordinance; a Variation from Section 16-4-15 (E) of the Carol Stream Unified Development Ordinance to allow an antenna tower to exceed 55 feet in height; a Variation from Section 16-5-2 (B)(3)(c) of the of the Carol Stream Unified Development Ordinance to allow a temporary parking lot to remain for longer than 18 months; and a Variation from Section 16-5-2 (B)(4)(b)(iii) of the Carol Stream Unified Development Ordinance to allow the landbanking of parking spaces, and to allow said landbanked spaces to be in a paved area instead of greenspace; on the property legally described in Section 3 herein and commonly known as 265 Gerzevske Lane, Carol Stream, Illinois; and

**WHEREAS**, pursuant to Section 16-8-4 (K) and 16-8-4 (L) of the Unified Development Ordinance, the Combined Plan Commission/Zoning Board of Appeals held a public hearing on the above petition on October 25, 2021 following proper legal notice of said public hearing, after which the Commission recommended to the Mayor and Board of Trustees of the Village that the Special Use Permits and Variations be approved; and

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

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

**SECTION 1:**

The Mayor and Board of Trustees of the Village of Carol Stream, after examining the Petition for 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 proposed office/warehouse building with outdoor storage and repair services will provide an expanded facility for an existing business in town.*
2. Will not be unreasonably detrimental to or endanger the public health, safety, morals, comfort or general welfare. *The proposed business will operate in a manner that should not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.*

3. Will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood. *With proposed fencing, landscaping, and other enhancements, the proposed 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. *Surrounding properties are already developed. As such, there should be no impact on the normal and orderly development and improvement of surrounding properties.*
5. Will provide adequate utilities, access roads, drainage and other important and necessary community facilities. *Adequate utilities, access roads, drainage and other public improvements are 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.*

**SECTION 2:**

The Mayor and Board of Trustees of the Village, after examining the Variation requests, and the Findings and Recommendations of the Combined Plan Commission/Zoning Board of Appeals, have determined and find that, with respect to the requested Variations:

1. The requested variations arise from conditions that are unique to the subject property, that are not ordinarily found in the same zoning district and that are not a result of the owner's intentional action. *Height variations have been granted to other antenna towers in the Village similar to the proposed training tower, and other properties in the Village have also been granted landbanked parking variations to allow reduced on-site parking based on current employee demand. The extension to allow a gravel parking/storage lot to remain longer than 18 months is somewhat unique, but can be supported in this instance given the applicant working diligently on the office/warehouse project.*
2. The variations to be granted will not alter the essential character of the neighborhood in which the subject property is located, nor substantially or permanently impair use or development of adjacent property. *If the variations are granted, it is not believed the essential character of the locality will be altered with the training tower, landbanked parking, or gravel parking lot extension given the industrial nature of the surrounding properties. Likewise, the gravel parking lot will eventually be removed once the development project moves forward.*
3. The strict application of the applicable standards will constitute an unnecessary physical hardship (not economic hardship) because the property cannot be used for an otherwise allowed use without coming into conflict with applicable site development standards. *The training tower, at a 90 foot height, will provide*

*technicians with a genuine experience of working on antennas and equipment, as compared to constructing a tower at a reduced height. Similarly, an increase in telecommuting allows the applicant to utilize a reduced number of on-site parking spaces for employees for the development. In regards to the gravel parking lot, the 18-month timeframe is requested to be extended for an additional year, but the gravel lot will be removed once the development project commences.*

4. The variations are the minimum action necessary to alleviate the hardship and observes the spirit of this UDO. *It is believed that the spirit of the UDO will be maintained with the taller training tower, which is similar to other antenna towers in the Village, and similar landbanked parking variation requests have been approved at other locations in the Village as well. The gravel parking lot extension allows the storage of equipment and trailers to remain while the applicant obtains permits for the development project, but the lot will be removed once construction begins on the project.*
5. The variations desired will not adversely affect the public health, safety, or general welfare or impair the purposes or intent of the UDO or the comprehensive plan. *It is not believed the requested variations will adversely affect the public health, safety, or general welfare or impair the purposes or intent of the UDO or the comprehensive plan.*

**SECTION 3:**

The Special Use Permits and Variation, as set forth in the above recitals, are hereby approved and granted to Gerzevske Lane LLC/Concordia Wireless, subject to the conditions set forth in Section 4, upon the real estate commonly known as 265 Gerzevske Lane, Carol Stream, Illinois, and legally described as follows:

LOT 1 IN KOMATSU RESUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 10, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 4, 1991 AS DOCUMENT R91-162468, IN DUPAGE COUNTY, ILLINOIS.

hereinafter referred to as the Subject Property.

**SECTION 4:**

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

1. That all improvements, including but limited to the parking lot, landscaping, building façade, and fencing upgrades, must be built, installed, and maintained in accordance with the attached plans and exhibits;
2. That the landscape 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;

3. That all potential maintenance work shall occur inside the building, and not within the storage lot or parking lot. Likewise, any disabled vehicles shall not be stored outside of the building;
4. That only vehicles associated with the business shall be allowed to be stored in the storage lot or inside the building, and the storage of recreational vehicles and other equipment not associated with the business shall not be allowed in the storage lot or inside the building;
5. That vehicles and trailers shall not be allowed to back into the property from Gerzevske Lane;
6. That the temporary gravel parking lot and fencing shall be removed and restored to its original condition by November 18, 2022 if not already removed as part of the development of the 265 Gerzevske property;
7. 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;
8. 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;
9. That Knox padlocks will be provided on the gates around the property, and the Fire Protection District and Village Police Department will be provided keys to said padlocks for access onto the property;
10. That a detail of the fence and gate, denoting height, style, and material, be provided to the Community Development Department for review and approval prior to Village Board review of the project;
11. That if there is evidence in the future that there is insufficient on-site employee/visitor parking, then additional on-site parking shall be required to be provided and outdoor storage shall be reduced, and that the Village shall work with the business in determining how many additional parking spaces shall need to be provided;
12. That the landbanked parking variations shall be specifically granted to Gerzevske Lane LLC/Concordia Wireless and not to the property, and that at the time that a new main tenant enters the building, the property owner shall either apply for a reaffirmation of the landbanked parking variations, which will require review by the Plan Commission/Zoning Board of Appeals and final approval by the Village Board, or they shall provide the number of parking spaces required by the Unified Development Ordinance based upon the use of space of the building tenant(s);
13. That the applicant must obtain building permits for all of the proposed work, and that building permit plans shall denote that the antenna tower shall be



constructed of galvanized steel and shall be a natural metal color, and maintained as such;

14. That a guaranty, in the form of a letter of credit or performance bond, approved by the Village Attorney and the Community Development Director, or a cash deposit made with the Village Treasurer for 20% of the total cost estimate of landscaping for the construction in January 1 dollars for the current year, shall be provided by the applicant for all required landscape improvements. Such guaranty shall be executed before building permits are issued. The 20% landscaping deposit shall be held in escrow for a period of 18 months past the time of planting and will be refunded on approval of the village, unless extended by the village per § 16-8-4(N)(10)(c);
15. That the applicant must obtain the required sign permits prior to the installation of any new signage; and
16. That the site and business must be maintained and operated in accordance with all State, County and Village codes and regulations.

**SECTION 5:**

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

1. Cover Sheet (Exhibit A, received September 28, 2021), prepared by Engineering Resources Associates, 35701 West Avenue, Suite 150, Warrenville, Illinois, 60555.
2. Demolition Plan (Exhibit B, received September 28, 2021), prepared by Engineering Resources Associates, 35701 West Avenue, Suite 150, Warrenville, Illinois, 60555.
3. Geometry Plan (Exhibit C, received September 29, 2021), prepared by Engineering Resources Associates, 35701 West Avenue, Suite 150, Warrenville, Illinois, 60555.
4. Utility Plan (Exhibit D, received September 28, 2021), prepared by Engineering Resources Associates, 35701 West Avenue, Suite 150, Warrenville, Illinois, 60555.
5. Grading and Erosion Control Plan (Exhibit E, received September 28, 2021), prepared by Engineering Resources Associates, 35701 West Avenue, Suite 150, Warrenville, Illinois, 60555.
6. Landscape Plan (Exhibit F, received September 28, 2021), prepared by Weaver Consultants Group, 1315 Bond Street, Suite 108, Naperville, Illinois, 60563.
7. Floor Plans (Exhibits G-1 through G-4, received September 28, 2021), prepared by Charles Vincent George Architects, 1245 E. Diehl Road, Suite 101, Naperville, Illinois, 60563.

8. Elevations (Exhibits H-1 through H-3, received September 28, 2021), prepared by Charles Vincent George Architects, 1245 E. Diehl Road, Suite 101, Naperville, Illinois, 60563.
9. Renderings (Exhibits I-1 through I-2, received September 28, 2021), prepared by Charles Vincent George Architects, 1245 E. Diehl Road, Suite 101, Naperville, Illinois, 60563.
10. Antenna Tower Drawing (Exhibit J, received September 29, 2021), prepared by Concordia, 361 Randy Road, Unit 101, Carol Stream, Illinois, 60188.

**SECTION 6:**

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

**SECTION 7:**

The failure of the owner or other party in interest, or a subsequent owner or other party in interest, to strictly comply with the terms and conditions of this Ordinance, after execution of this Ordinance, shall subject the owner or party in interest to the penalties set forth in Section 16-8-5 of the Carol Stream Unified Development Ordinance 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 1<sup>st</sup> DAY OF NOVEMBER, 2021.

AYES:

NAYS:

ABSENT:

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

ATTEST:

\_\_\_\_\_  
Julia Schwarze, Village Clerk

I, G.M. Sadat, being the owner and/or party in interest of the Subject Property legally described in this ordinance, do hereby accept, concur, and agree to develop and use the Subject Property in accordance with the terms and conditions of this Ordinance, and I understand that if I do not do so, I am subject to the penalties set forth in Section 16-8-5 of the Carol Stream Unified Development Ordinance, and/or termination of the special use permits. Gerzevske Lane LLC/Concordia Wireless further agrees to indemnify, hold harmless and defend the Village, and its officers, agents and employees from any and all claims, lawsuits, liabilities damages and costs incurred as a result of the approvals as granted herein.

---

Date

---

Owner/Party In Interest

# WAREHOUSE DEVELOPMENT

265 GERZEVSKE LANE, CAROL STREAM IL  
 JOB NO. 161109.A0  
 PRELIMINARY ENGINEERING: SEPTEMBER 29, 2021

RECEIVED  
 SEP 28 2021  
 COMMUNITY DEVELOPMENT  
 DEPT



ENGINEERING RESOURCE ASSOCIATES  
 3571 WEST AVENUE, SUITE 150  
 WARRENVILLE, ILLINOIS 60555  
 PHONE (630) 393-2152  
 www.eraonline.com

CONCORDIA WIRELESS  
 361 RANDY ROAD, SUITE 101  
 CAROL STREAM, IL 60188

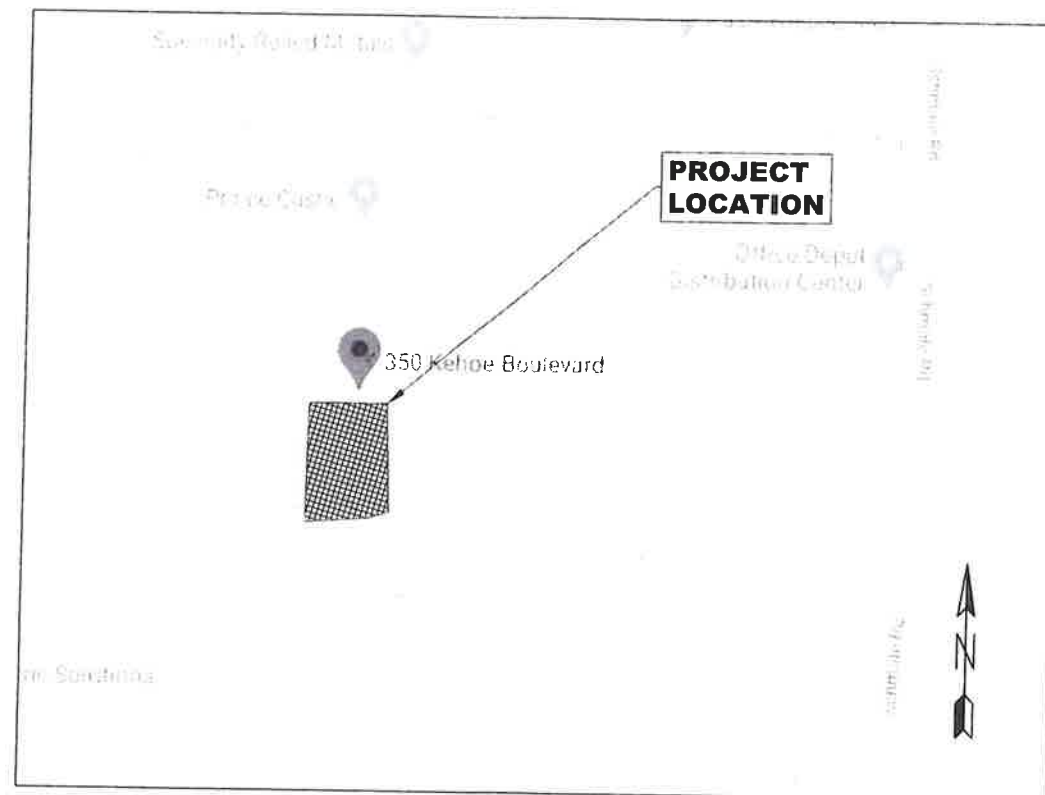
WAREHOUSE DEVELOPMENT  
 265 GERZEVSKE LANE, CAROL STREAM, IL  
 PROJECT: 161109.A0

DATE : 09-27-2021  
 PROJECT # : 161109.A0  
 DESIGNED BY : TF  
 DRAWN BY : TF  
 CHECKED BY : NAV  
 DESCRIPTION: 2021-09-23: REVISION #1

C-1.0  
 SHEET

**INDEX TO DRAWINGS**

C-1.0	COVER
C-2.0	GENERAL NOTES
C-3.0	EXISTING CONDITIONS PLAN
C-4.0	DEMOLITION PLAN
C-5.0	GEOMETRY PLAN
C-6.0	UTILITY PLAN
C-7.0	GRADING & EROSION CONTROL PLAN
C-8.0 : C-8.2	CONSTRUCTION DETAILS
T-1.0 : T-1.2	AUTO-TURN ANALYSIS



AREA SUMMARY  
 134,945 SF = 3.098 AC

PARCEL 02-33-300-035  
 ZONING CLASSIFICATION  
 I = INDUSTRIAL

SECTION 33 T40N R10E

LOCATION MAP



ENGINEERING RESOURCE ASSOCIATES

EXHIBIT A

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF THE SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE LOT IMPROVEMENTS OR ANY PART THEREOF, OR THAT IF SUCH WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES, SO THAT THE DEVELOPMENT SHALL NOT ADVERSELY INCREASE FLOOD ELEVATIONS OR DECREASE FLOOD CONVEYANCE CAPACITY UPSTREAM OR DOWNSTREAM OF THE PROJECT AREA.

Engineer: \_\_\_\_\_  
 Seal:



Timothy D. Frisbie  
 IL. P.E. NO. 062-070810  
 Expires November 30, 2021

PRELIMINARY SET (NOT FOR CONSTRUCTION)

It's smart    It's free    It's the law

Call Before You Dig  
**JULIE**  
 ILLINOIS ONE-CALL SYSTEM

Call before you dig  
**800.892.0123**

2416 GALEN DRIVE  
 CHAMPAIGN, ILLINOIS 61821  
 PHONE (217) 351-6268  
 FAX (217) 355-1902

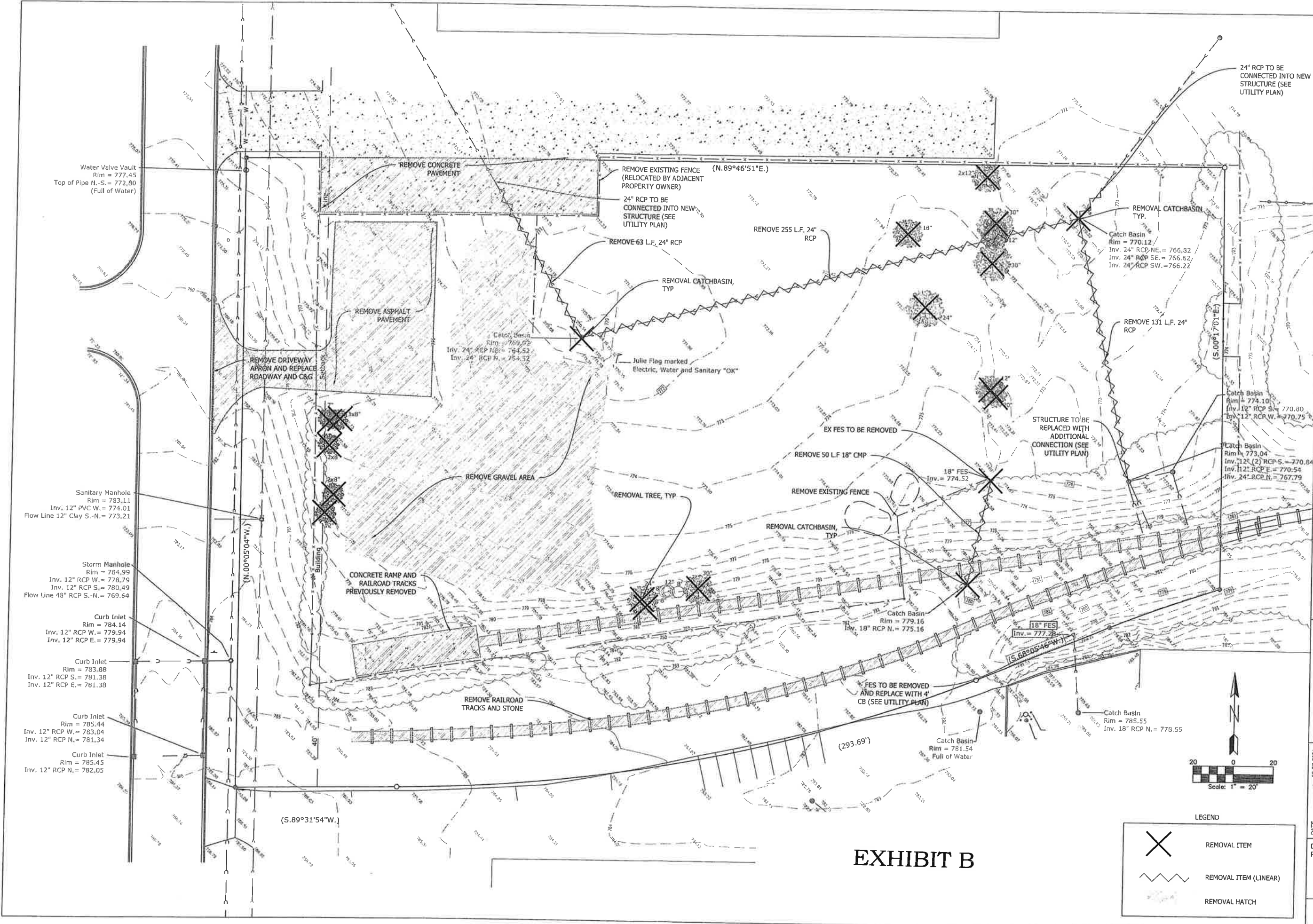
3571 WEST AVENUE, SUITE 150  
 WARRENVILLE, ILLINOIS 60555  
 PHONE (630) 393-3060  
 FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875  
 CHICAGO, ILLINOIS 60606  
 PHONE (312) 474-7841  
 FAX (312) 474-6099

©: \PROJECTS\ConcordiaWireless\161109.A0\_350KehoeCarolStream\CADD\SHEETS\161109.A0\_SHT\_C-1.0\_Cover.dwg



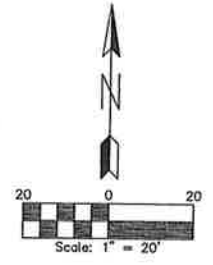
DATE	08-27-2021
PROJECT #	161109.A0
DESIGNED BY	TF
DRAWN BY	TF
CHECKED BY	NAV
DESCRIPTION	2021-08-23; REVISION #1



**EXHIBIT B**

**LEGEND**

- REMOVAL ITEM
- REMOVAL ITEM (LINEAR)
- REMOVAL HATCH



Water Valve Vault  
Rim = 777.45  
Top of Pipe N.-S. = 772.80  
(Full of Water)

Sanitary Manhole  
Rim = 783.11  
Inv. 12" PVC W. = 774.01  
Flow Line 12" Clay S.-N. = 773.21

Storm Manhole  
Rim = 784.99  
Inv. 12" RCP W. = 778.79  
Inv. 12" RCP S. = 780.49  
Flow Line 48" RCP S.-N. = 769.64

Curb Inlet  
Rim = 784.14  
Inv. 12" RCP W. = 779.94  
Inv. 12" RCP E. = 779.94

Curb Inlet  
Rim = 783.88  
Inv. 12" RCP S. = 781.38  
Inv. 12" RCP E. = 781.38

Curb Inlet  
Rim = 785.44  
Inv. 12" RCP W. = 783.04  
Inv. 12" RCP N. = 781.34

Curb Inlet  
Rim = 785.45  
Inv. 12" RCP N. = 782.05

Catch Basin  
Rim = 769.02  
Inv. 24" RCP NE. = 764.52  
Inv. 24" RCP N. = 764.52

REMOVAL CATCHBASIN  
TYP.  
Catch Basin  
Rim = 770.12  
Inv. 24" RCP NE. = 766.82  
Inv. 24" RCP SE. = 766.62  
Inv. 24" RCP SW. = 766.22

Catch Basin  
Rim = 774.10  
Inv. 12" RCP S. = 770.80  
Inv. 12" RCP W. = 770.75

Catch Basin  
Rim = 773.04  
Inv. 12" (2) RCP S. = 770.84  
Inv. 12" RCP E. = 770.54  
Inv. 24" RCP N. = 767.79

Catch Basin  
Rim = 779.16  
Inv. 18" RCP N. = 775.16

Catch Basin  
Rim = 785.55  
Inv. 18" RCP N. = 778.55  
Full of Water

(S.89°31'54"W.)

(N.00°05'04"W.)

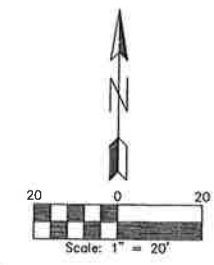
(N.89°46'51"E.)

(S.00°17'01"E.)

(S.68°05'46"W.)

(293.69')

RECEIVED  
 SEP 29 2021  
 COMMUNITY DEVELOPMENT  
 DEPT



**ENGINEERING**  
 RESOURCE ASSOCIATES  
 100 W. WASHINGTON ST. SUITE 150  
 WARSAW, IL 60555  
 PHONE (847) 393-3000  
 FAX (847) 393-3152  
 www.eraassociates.com

2021  
 COMMUNITY DEVELOPMENT  
 DEPT

**CONCORDIA WIRELESS**  
 361 BARRY ROAD, SUITE 101  
 CAROL STREAM, IL 60108

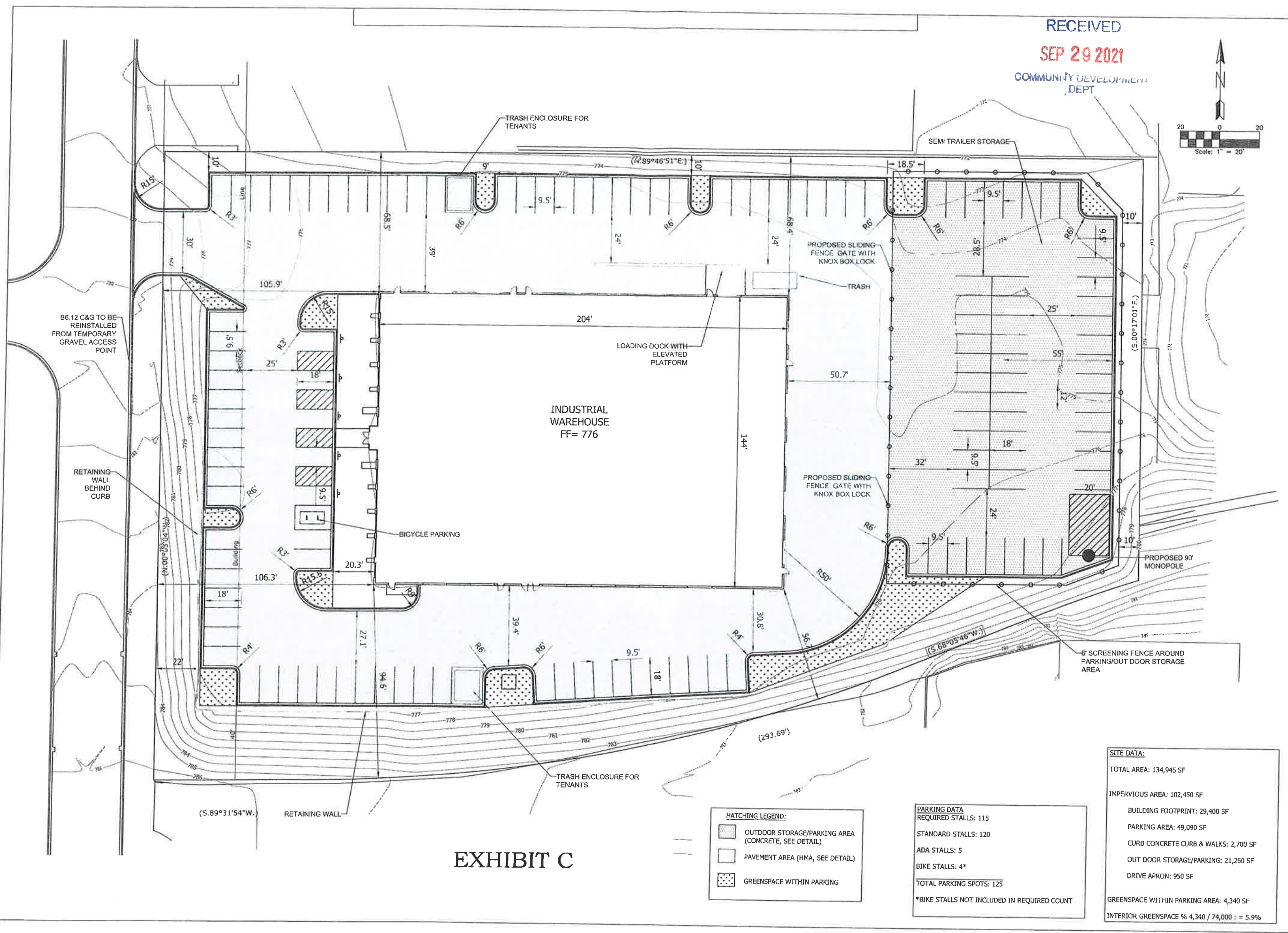
**WAREHOUSE DEVELOPMENT**  
 265 GERBERE LANE, CAROL STREAM, IL  
 PROJECT: 161109.A0

DATE	08-27-2021
PROJECT #	161109.A0
DESIGNED BY	TF
DRAWN BY	TF
CHECKED BY	NAV
DESCRIPTION	2021-09-23: REVISION #1

DATE	08-27-2021
PROJECT #	161109.A0
DESIGNED BY	TF
DRAWN BY	TF
CHECKED BY	NAV
DESCRIPTION	2021-09-23: REVISION #1

GEOMETRY PLAN  
**C-5.0**  
 SHEET

G:\PROJECTS\ConcordiaWireless\161109.A0\_350xhwhd\CarStream\CAD\VSHEETS\161109.A0\_SHT C-5.0\_Geometry.dwg



**EXHIBIT C**

**HATCHING LEGEND:**

[Dotted pattern]	OUTDOOR STORAGE/PARKING AREA (CONCRETE, SEE DETAIL)
[Horizontal lines]	PAVEMENT AREA (HMA, SEE DETAIL)
[Stippled pattern]	GREENSPACE WITHIN PARKING

**PARKING DATA**

REQUIRED STALLS: 115

STANDARD STALLS: 120

ADA STALLS: 5

BIKE STALLS: 4\*

TOTAL PARKING SPOTS: 125

\*BIKE STALLS NOT INCLUDED IN REQUIRED COUNT

**SITE DATA:**

TOTAL AREA: 134,945 SF

IMPERVIOUS AREA: 102,450 SF

BUILDING FOOTPRINT: 29,400 SF

PARKING AREA: 49,090 SF

CURB CONCRETE CURB & WALKS: 2,700 SF

OUT DOOR STORAGE/PARKING: 21,260 SF

DRIVE APRON: 950 SF

GREENSPACE WITHIN PARKING AREA: 4,340 SF

INTERIOR GREENSPACE % 4,340 / 74,000 = 5.9%

B6.12 C&G TO BE REINSTALLED FROM TEMPORARY GRAVEL ACCESS POINT

RETAINING WALL BEHIND CURB

(S.89°31'54"W.)

RETAINING WALL

TRASH ENCLOSURE FOR TENANTS

SEMI TRAILER STORAGE

PROPOSED SLIDING FENCE GATE WITH KNOX BOX LOCK

TRASH

LOADING DOCK WITH ELEVATED PLATFORM

BICYCLE PARKING

PROPOSED SLIDING FENCE GATE WITH KNOX BOX LOCK

PROPOSED 90° MONOPOLE

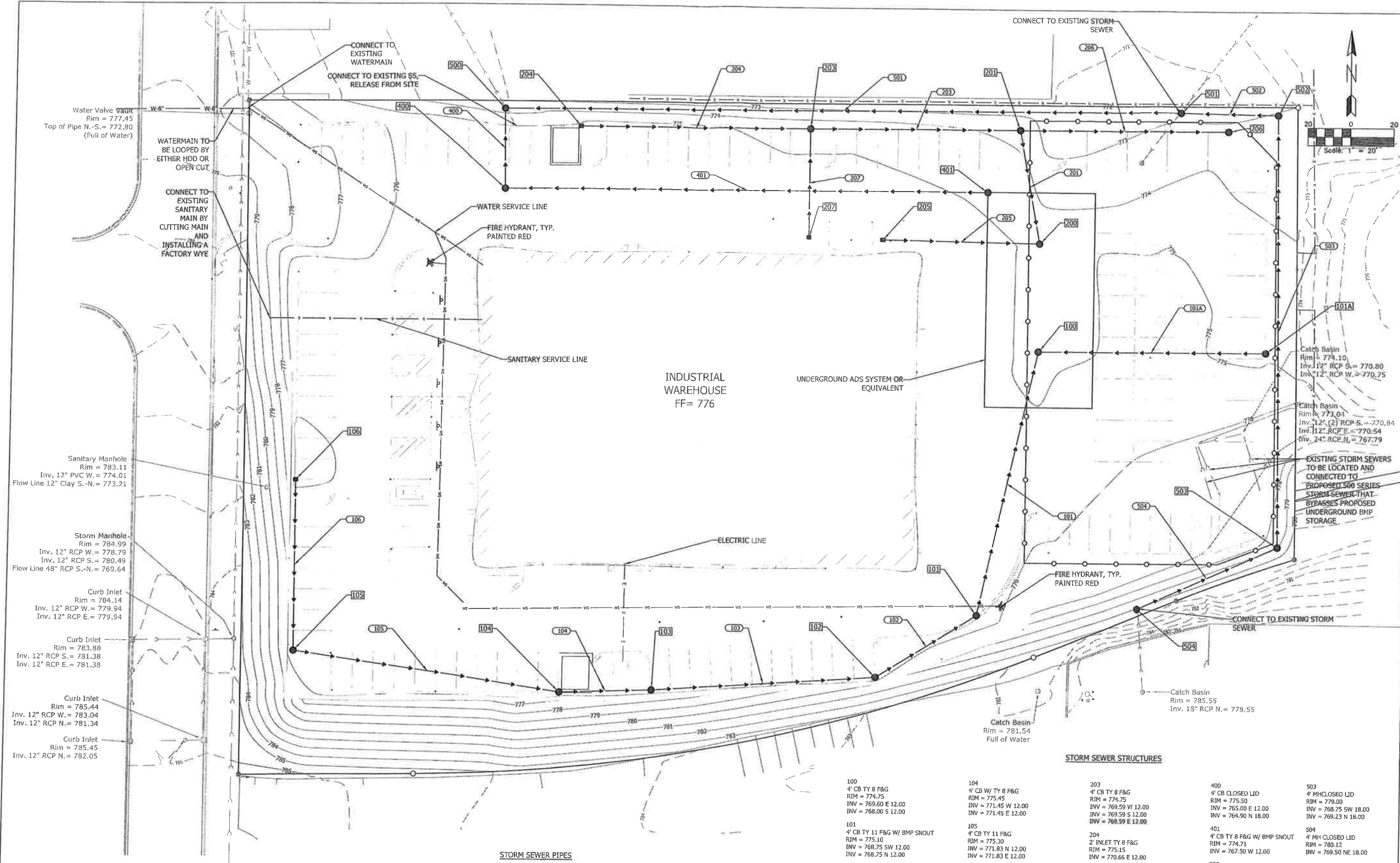
6' SCREENING FENCE AROUND PARKING/OUT DOOR STORAGE AREA

TRASH ENCLOSURE FOR TENANTS



DATE	08-27-2021
PROJECT #	161109.A0
DESIGNED BY	TF
DRAWN BY	TF
CHECKED BY	NAV
DESCRIPTION	2021-09-29: REVISION #1

UTILITY PLAN
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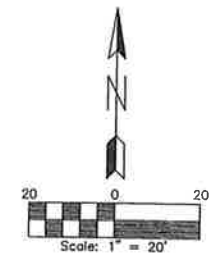
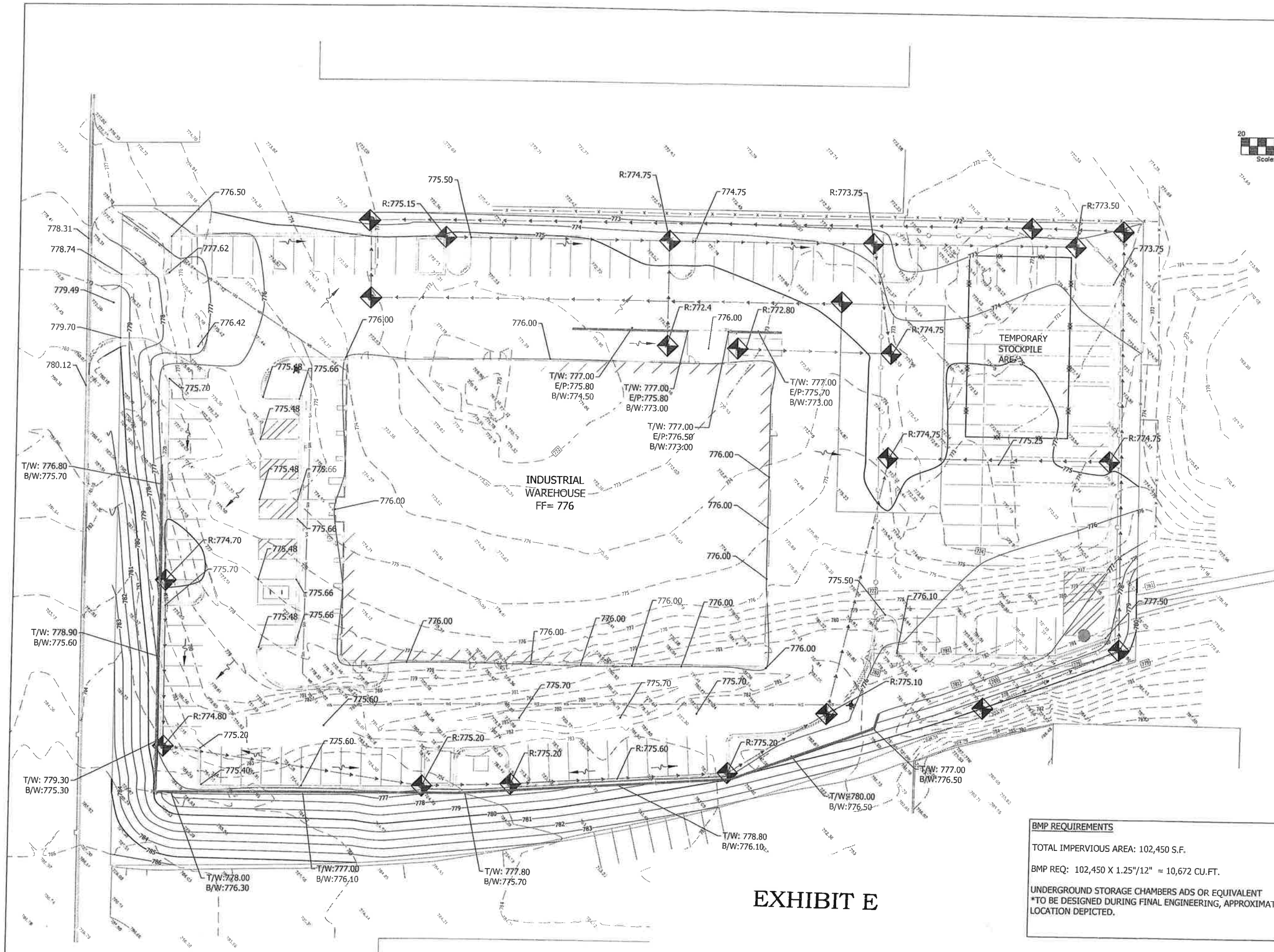
**STORM SEWER PIPES**

101: 124LF - 12" STORM SEWER @ 0.61%	201: 53LF - 12" STORM SEWER @ 1.58%	401: 224LF - 12" STORM SEWER @ 1.12%
101A: 106LF - 12" STORM SEWER @ 0.49%	203: 98LF - 12" STORM SEWER @ 1.10%	501: 315LF - 18" STORM SEWER @ 1.01%
102: 55LF - 12" STORM SEWER @ 2.81%	204: 107LF - 12" STORM SEWER @ 1.00%	502: 45LF - 18" STORM SEWER @ 0.98%
103: 104LF - 12" STORM SEWER @ 1.00%	205: 73LF - 12" STORM SEWER @ 1.00%	503: 198LF - 18" STORM SEWER @ 1.02%
104: 43LF - 12" STORM SEWER @ 0.31%	206: 97LF - 12" STORM SEWER @ 0.53%	504: 71LF - 18" STORM SEWER @ 1.06%
105: 124LF - 12" STORM SEWER @ 0.30%	207: 50LF - 12" STORM SEWER @ 1.00%	
106: 78LF - 12" STORM SEWER @ 1.49%	400: 37LF - 18" STORM SEWER @ 1.00%	

**STORM SEWER STRUCTURES**

100 4' CB W/ TY 8 F&G RIM = 774.75 INV = 769.60 E 12.00 INV = 768.00 S 12.00	104 4' CB W/ TY 8 F&G RIM = 775.45 INV = 771.45 W 12.00 INV = 771.45 E 12.00	203 4' CB TY 8 F&G RIM = 774.75 INV = 769.59 W 12.00 INV = 769.59 S 12.00 INV = 769.59 E 12.00	400 4' CB CLOSED LID RIM = 775.50 INV = 765.00 E 12.00 INV = 764.90 N 18.00	503 4' MH CLOSED LID RIM = 779.00 INV = 768.75 SW 18.00 INV = 769.23 N 18.00
101 4' CB TY 11 F&G W/ BMP SNOOT RIM = 775.10 INV = 768.75 SW 12.00 INV = 768.75 N 12.00	105 4' CB TY 11 F&G RIM = 775.30 INV = 771.83 N 12.00 INV = 771.83 E 12.00	204 2' INLET TY 8 F&G RIM = 775.15 INV = 770.66 E 12.00	401 4' CB TY 8 F&G W/ BMP SNOOT RIM = 774.71 INV = 767.50 W 12.00	504 4' MH CLOSED LID RIM = 780.12 INV = 769.50 NE 18.00
101a 4' CB TY 8 F&G W/ BMP SNOOT RIM = 774.75 INV = 770.12 W 12.00	106 2' INLET TY 11 F&G RIM = 774.77 INV = 772.99 S 12.00	205 4' CB TY 11 F&G W/ BMP SNOOT RIM = 773.06 INV = 769.05 W 12.00 INV = 769.06 N 12.00	500 4' MH CLOSED LID RIM = 769.07 INV = 763.41 E 18.00 INV = 764.53 S 18.00	501 4' MH CLOSED LID RIM = 771.22 INV = 766.68 E 18.00 INV = 766.58 W 18.00
102 4' CB TY 11 F&G RIM = 775.21 INV = 770.28 W 12.00 INV = 770.28 NE 12.00	200 4' CB TY 8 F&G W/ BMP SNOOT RIM = 773.06 INV = 769.05 W 12.00 INV = 769.06 N 12.00	206 4' CB TY 11 F&G W/ BMP SNOOT RIM = 773.74 INV = 768.52 W 12.00 INV = 769.89 S 12.00 INV = 768.52 E 12.00	502 4' MH CLOSED LID RIM = 771.77 INV = 767.23 S 18.00 INV = 767.13 W 18.00	
103 4' CB TY 11 F&G RIM = 775.21 INV = 771.32 W 12.00 INV = 771.32 E 12.00	201 4' CB TY 11 F&G RIM = 773.74 INV = 768.52 W 12.00 INV = 769.89 S 12.00 INV = 768.52 E 12.00	207 2' INLET TY 8 F&G RIM = 775.83 INV = 770.09 N 12.00		

**EXHIBIT D**



**BMP REQUIREMENTS**

TOTAL IMPERVIOUS AREA: 102,450 S.F.

BMP REQ: 102,450 X 1.25"/12" = 10,672 CU.FT.

UNDERGROUND STORAGE CHAMBERS ADS OR EQUIVALENT  
 \*TO BE DESIGNED DURING FINAL ENGINEERING, APPROXIMATE  
 LOCATION DEPICTED.

**EXHIBIT E**

**ENGINEERING**  
 RESOURCE ASSOCIATES  
 3070 WEST ARLING  
 WAREHAVILLE, ILLINOIS 60555  
 PHONE (630) 393-3669  
 www.resourceass.com



**CONCORDIA WIRELESS**  
 361 RANDY ROAD, SUITE 101  
 CAROL STREAM, IL 60188

**WAREHOUSE DEVELOPMENT**  
 265 GERZEVSKIE LANE, CAROL STREAM, IL  
 PROJECT: 161109-A0

DATE	DESCRIPTION
08-27-2021	161109-A0
09-23-2021	REVISION #1

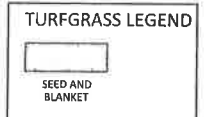
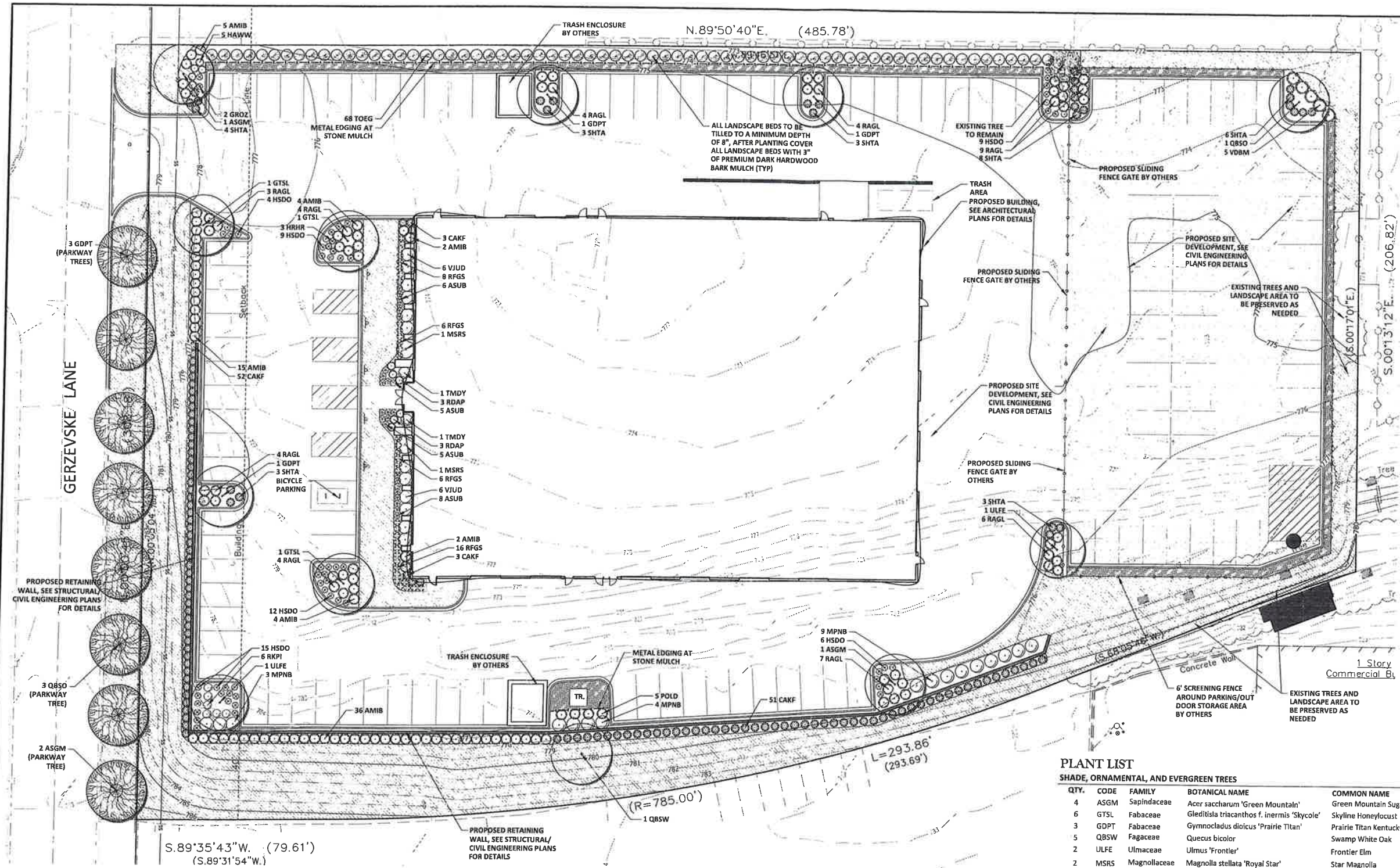
DESIGNED BY	TF
DRAWN BY	TF
CHECKED BY	NAV

GRADING AND  
 EROSION  
 CONTROL PLAN

**C-7.0**  
 SHEET

G:\PROJECTS\ConcordiaWireless\161109-A0\_350x400x400\161109-A0\_SIT\_C-7.0\_Grading\_Plan.dwg





**LANDSCAPE NOTE:**  
 1. PROPOSED GRADING: THE PROPOSED GRADING AS SHOWN IS FOR CONTRACTOR REFERENCE ONLY AT THE TIME OF THIS PLANS CREATION. CONTRACTOR SHALL VERIFY ALL PROPOSED CONDITIONS WITH THE LATEST/CURRENT CIVIL ENGINEERING PLANS.

**RECEIVED**  
**SEP 28 2021**  
 COMMUNITY DEVELOPMENT DEPT

**CONCORDIA WIRELESS**  
 265 GERZEVSKE LANE  
 CAROL STREAM, IL  
 LANDSCAPE PLAN

NO.	DATE	REVISION DESCRIPTION
1	08/25/2021	SITE PLAN UPDATE
2	08/25/2021	SITE PLAN UPDATE
3	09/27/2021	SITE PLAN UPDATE

**PLANT LIST**

SHADE, ORNAMENTAL, AND EVERGREEN TREES					
QTY.	CODE	FAMILY	BOTANICAL NAME	COMMON NAME	SIZE
4	ASGM	Sapindaceae	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2.5"
6	GTSL	Fabaceae	Gleditsia triacanthos f. inermis 'Skycole'	Skyline Honeylocust	2.5"
3	GDPT	Fabaceae	Gymnocladus dioica 'Prairie Titan'	Prairie Titan Kentucky Coffeetree	2.5"
5	QBSW	Fagaceae	Quercus bicolor	Swamp White Oak	2.5"
2	ULFE	Ulmaceae	Ulmus 'Frontier'	Frontier Elm	2.5"
2	MSRS	Magnoliaceae	Magnolia stellata 'Royal Star'	Star Magnolia	48" MS
68	TOEG	Cupressaceae	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6'-7"
DECIDUOUS AND EVERGREEN SHRUBS					
QTY.	CODE	FAMILY	BOTANICAL NAME	COMMON NAME	SIZE
68	AMIB	Rosaceae	Aronia melanocarpa 'Morton'	Iroquois Beauty™ Black Chokeberry	3 Gal.
5	HAWW	Hydrangeaceae	Hydrangea arborescens 'NCHAS'	Invincibelle Wee White® Hydrangea	3 Gal.
16	MPNB	Myricaceae	Myrica pensylvanica	Northern Bayberry	5 Gal.
4	POLD	Rosaceae	Physocarpus opulifolius 'Donna May'	First Editions® Little Devil™ Ninebark	3 Gal.
45	RAGL	Anacardiaceae	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	5 Gal.
6	RDAP	Rosaceae	Rosa 'Meimirote'	Apricot Drift® Groundcover Rose	3 Gal.
6	RKPI	Rosaceae	Rosa 'Radtkoplink'	Pink Double Knock Out® Rose	3 Gal.
5	VDBM	Adoxaceae	Viburnum dentatum 'Christom'	Blue Muffin® Arrowwood Viburnum	5 Gal.
12	VIUD	Adoxaceae	Viburnum x juddii	Judd Viburnum	5 Gal.
2	TMDY	Taxaceae	Taxus x media 'Densiflora'	Dense Yew	5 Gal.
PERENNIALS AND ORNAMENTAL GRASSES					
QTY.	CODE	FAMILY	BOTANICAL NAME	COMMON NAME	SIZE
25	ASUB	Amaryllidaceae	Allium 'Summer Beauty'	Summer Beauty Onion	1 Gal.
2	GROZ	Geraniaceae	Geranium 'Gerwat'	Rozanne Geranium	1 Gal.
3	HRHR	Asphodelaceae	Hemerocallis 'Red Hot Returns'	Happy Ever Appster™ Red Hot Returns	1 Gal.
54	HSDO	Asphodelaceae	Hemerocallis 'Stella de Oro'	Ruby Sentinel Daylily	1 Gal.
			Rudbeckia fulgida var. sullivanti 'Little Goldstar'	Little Goldstar Black-eyed Susan	1 Gal.
36	RFGS	Asteraceae	Calamagrostis x acutiflora 'Karl Foerster'	Feather Reed Grass	1 Gal.
109	CAKF	Poaceae	Sporobolus heterolepis 'Tara'	Dwarf Prairie Dropseed	1 Gal.
30	SHTA	Poaceae			

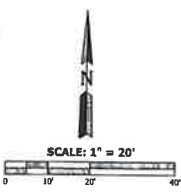
**EXHIBIT F**



LANDSCAPE PLAN  
 PREPARED BY  
 KENNETH M. PRICE, PLA

**Weaver Consultants Group**

OFFICE LOCATION:  
 WEAVER CONSULTANTS GROUP  
 118 WIND STREET, SUITE 104  
 SAFFERVILLE, ILLINOIS 62453  
 (630) 717-4948  
 wcggrp.com



RECEIVED  
 SEP 28 2021  
 COMMUNITY DEVELOPMENT  
 DEPT

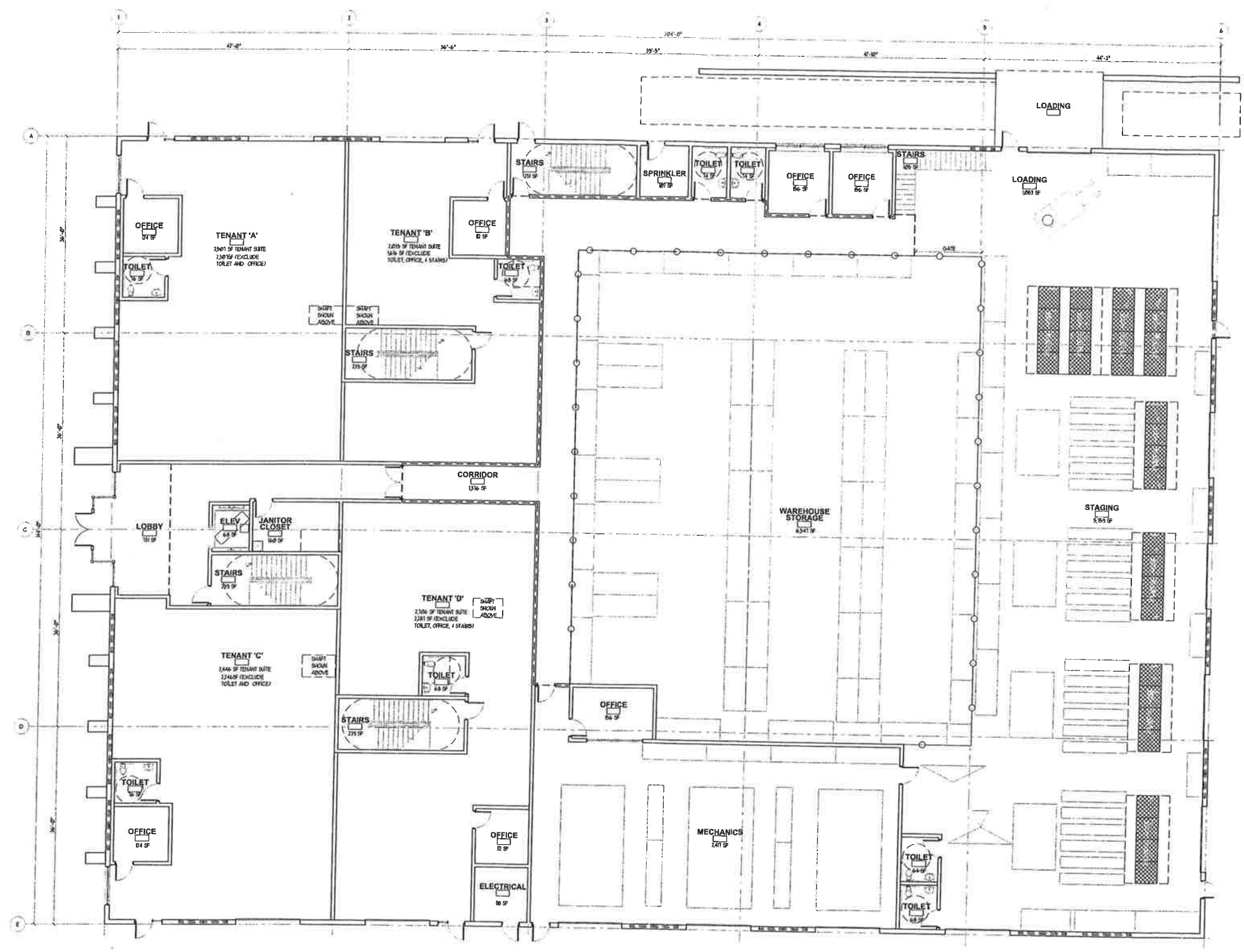
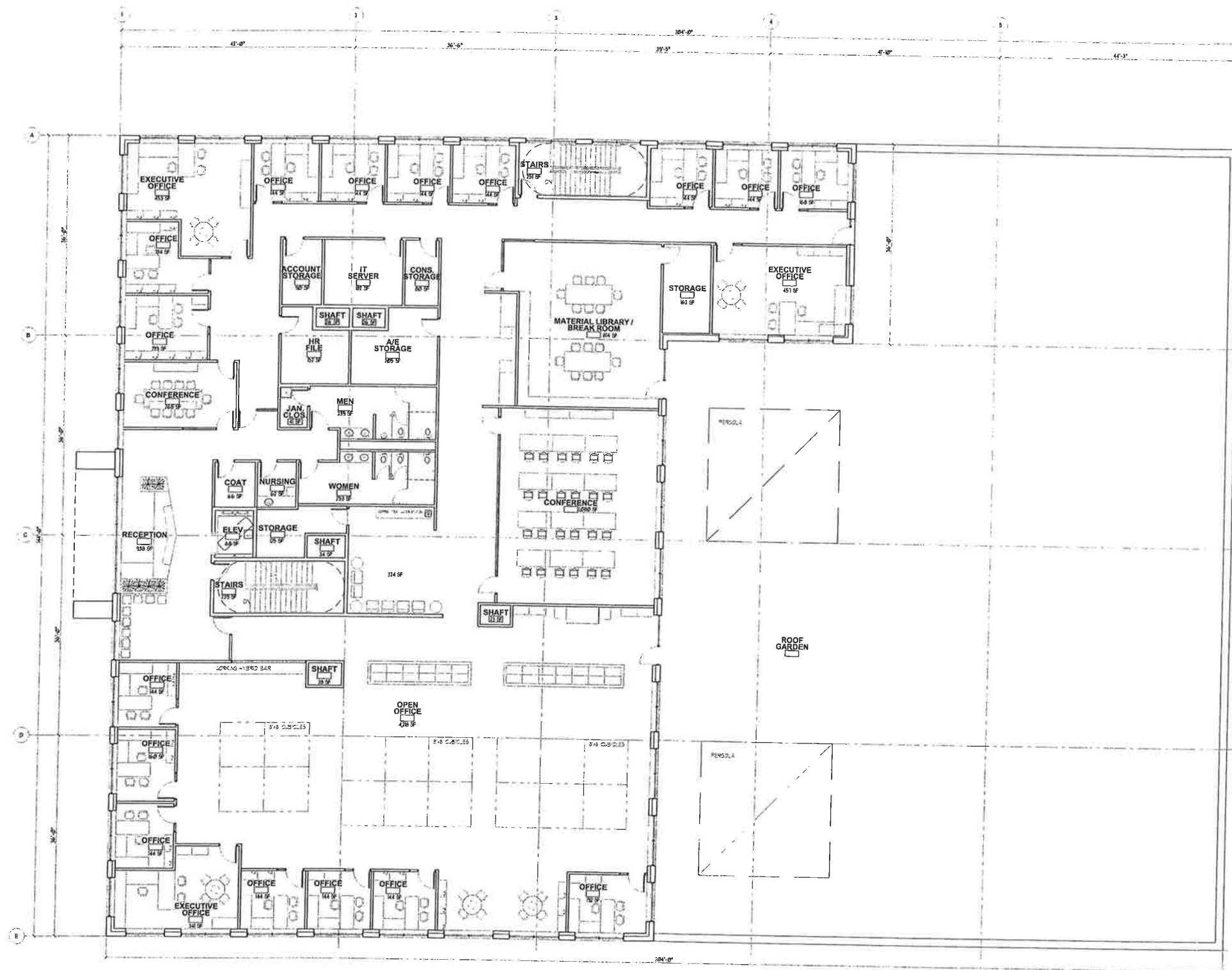


EXHIBIT G-1

N  
 SCHEME 9  
 FIRST FLOOR PLAN  
 SCALE: 1/8" = 1'-0" 75,471 SF  
 --- LINE TYPE INDICATES CORRIDOR AREA

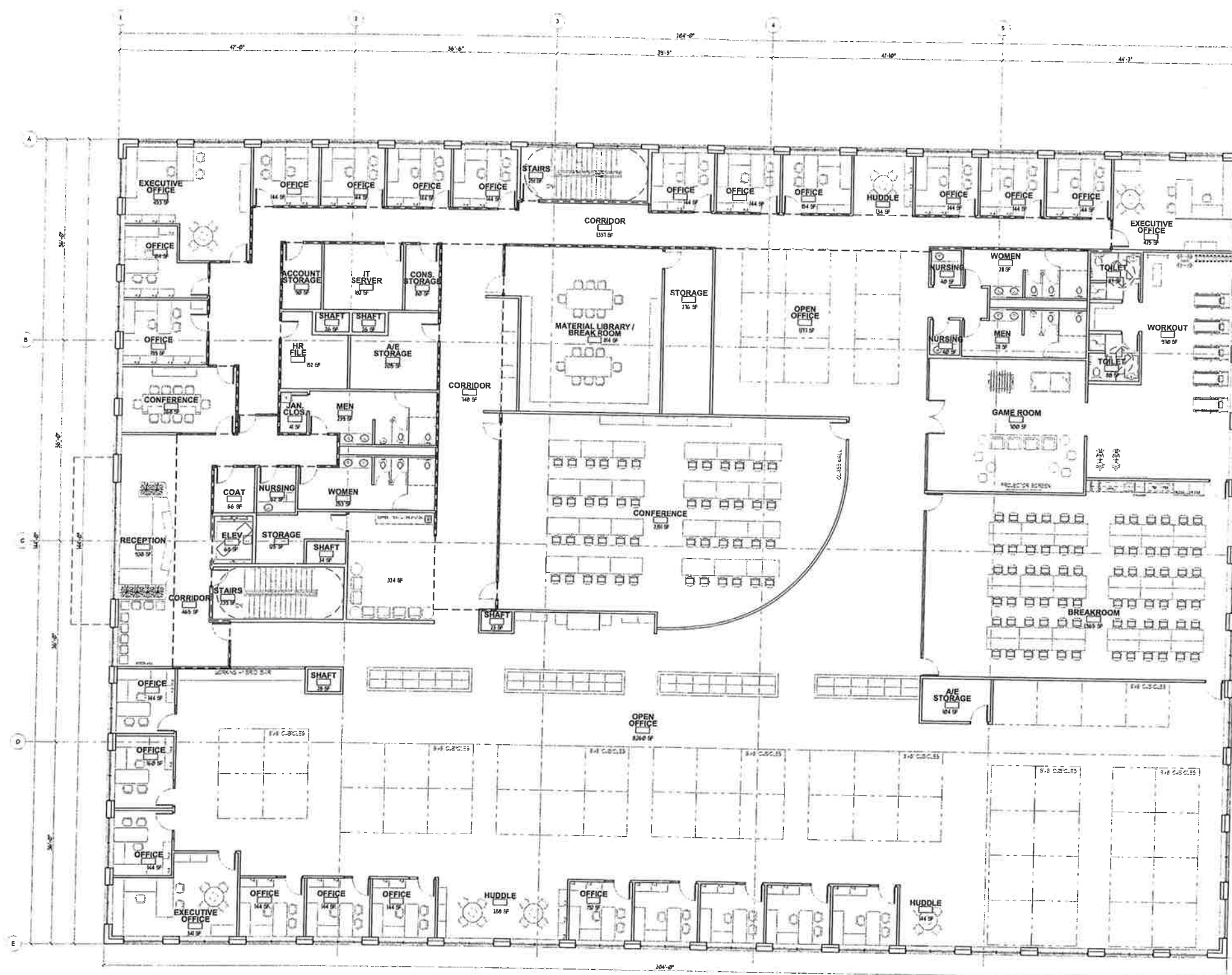
RECEIVED  
SEP 28 2021  
COMMUNITY DEVELOPMENT  
DEPT



N  
SCHEME 9  
SECOND FLOOR PLAN - PHASE I  
SCALE: 1/8" = 1'-0" 1/8" = 1'-0"

EXHIBIT G-2

RECEIVED  
 SEP 28 2021  
 COMMUNITY DEVELOPMENT  
 DEPT



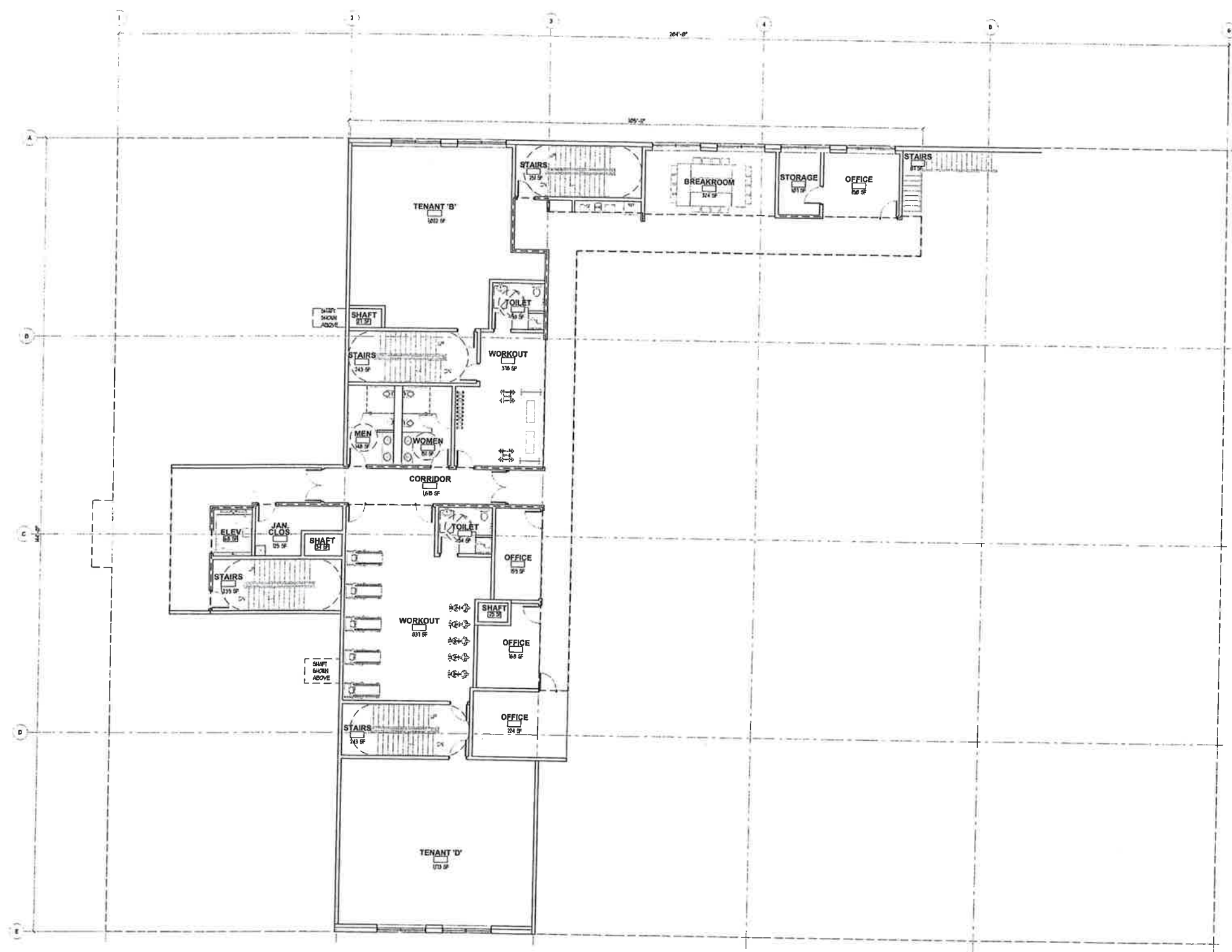
**SCHEME 9**  
**SECOND FLOOR PLAN - PHASE II**  
 SCALE: 1/8" = 1'-0"  
 75,316 SF  
 --- LINE TYPE DENOTES CORRIDOR AREA

EXHIBIT G-3

Concordia Wireless - Zoning Submittal  
 265 Gerzevske Lane - Carol Stream, IL Owner: Gerzevske Lane LLC  
 September 28, 2021 | project 2020-156

  
 charles vincent george  
 ARCHITECTS  
 1245 E. Diehl Rd. Suite 101 • Naperville, IL 60563  
 P: 630.357.2023 • F: 630.357.2662

RECEIVED  
SEP 28 2021  
COMMUNITY DEVELOPMENT  
DEPT

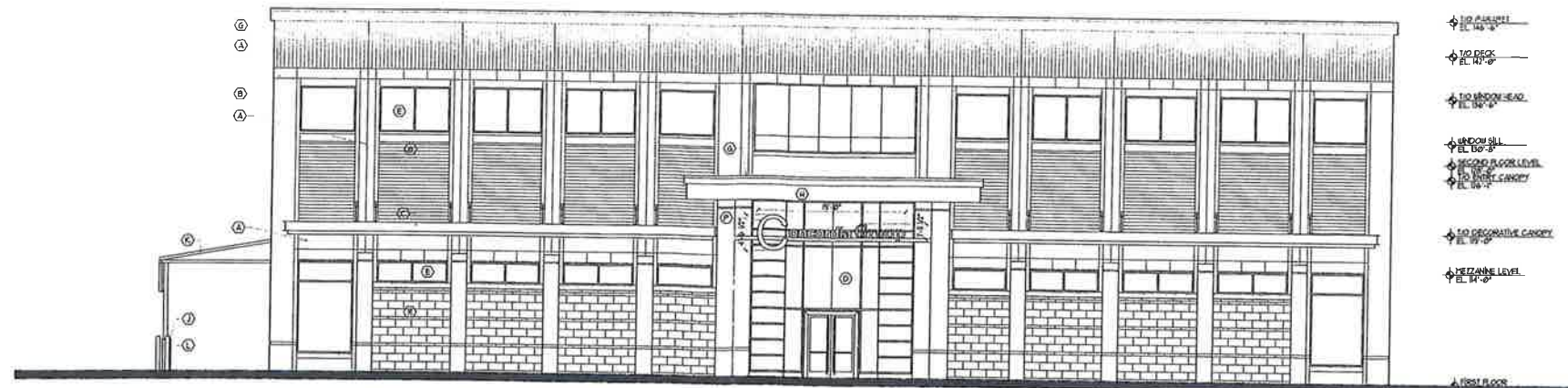


**SCHEME 9  
MEZZANINE LEVEL**  
SCALE: 1/8" = 1'-0"  
8,899 SF  
--- LINE TYPE DENOTES CORRIDOR AREA

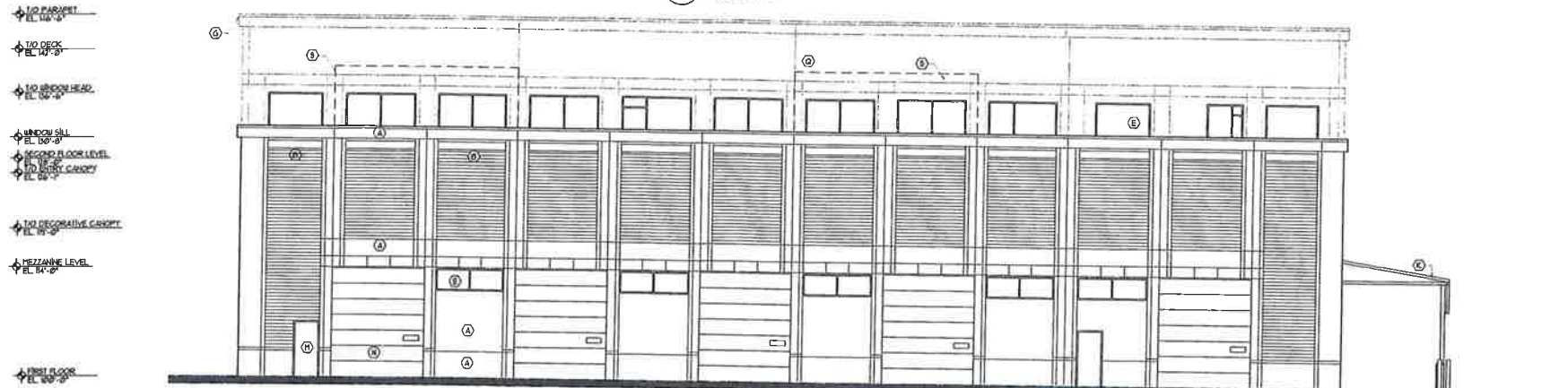
EXHIBIT G-4

**ELEVATION KEY NOTES**

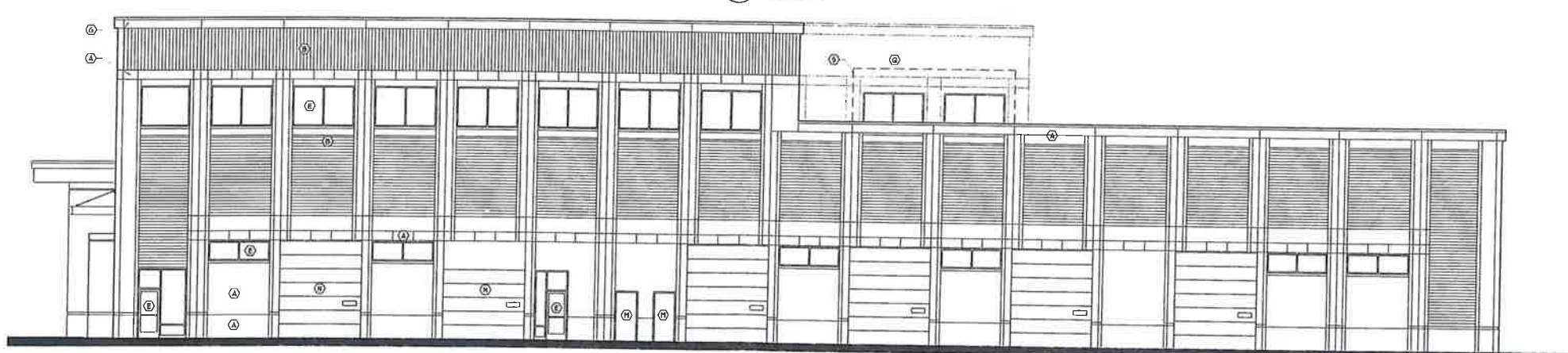
- ① PAINTED INSULATED PRECAST PANEL - COLOR TYPE A - BENJAMIN MOORE, ORILLANT WHITE CC-80
- ② PAINTED INSULATED PRECAST PANEL - COLOR TYPE B - BENJAMIN MOORE, GRAY TINT 141
- ③ HIGH PERFORMANCE PAINTED STRUCTURAL STEEL
- ④ ALUMINUM FRAMED CURTAIN WALL AND 7" INSULATED GLAZING SYSTEM, SOLARBAN XL 10
- ⑤ ALUMINUM FRAMED STOREFRONT AND 7" INSULATED GLAZING SYSTEM, SOLARBAN XL 10
- ⑥ PRECAST PANEL WITH APPLIED STONE
- ⑦ PREFINISHED METAL COPING
- ⑧ PREFINISHED METAL PANEL
- ⑨ BOLLARDS
- ⑩ PREFINISHED STAKING SEAM ROOFING AT LOADING DOCK
- ⑪ PAINTED PRECAST RETAINING WALL
- ⑫ INSULATED HOLLOW METAL DOOR AND FRAME, PAINTED
- ⑬ OVERHEAD DOOR
- ⑭ BUILDING ROOF, 4:12
- ⑮ EPS - COLOR TO MATCH PRECAST PANELS
- ⑯ PERGOLA STRUCTURE



**A WEST ELEVATION - PHASE I**  
SCALE: 1/4"=1'-0"



**B EAST ELEVATION - PHASE I**  
SCALE: 1/4"=1'-0"



**C SOUTH ELEVATION - PHASE I**  
SCALE: 1/4"=1'-0"



**D NORTH ELEVATION - PHASE I**  
SCALE: 1/4"=1'-0"

RECEIVED  
SEP 28 2021

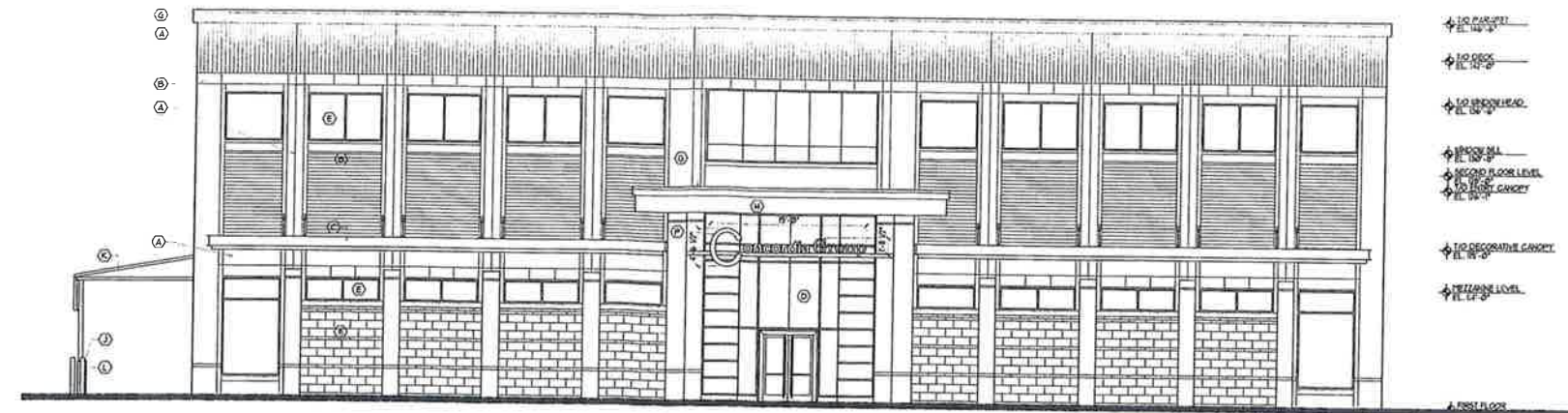
COMMUNITY DEVELOPMENT  
DEPT

EXHIBIT H-1

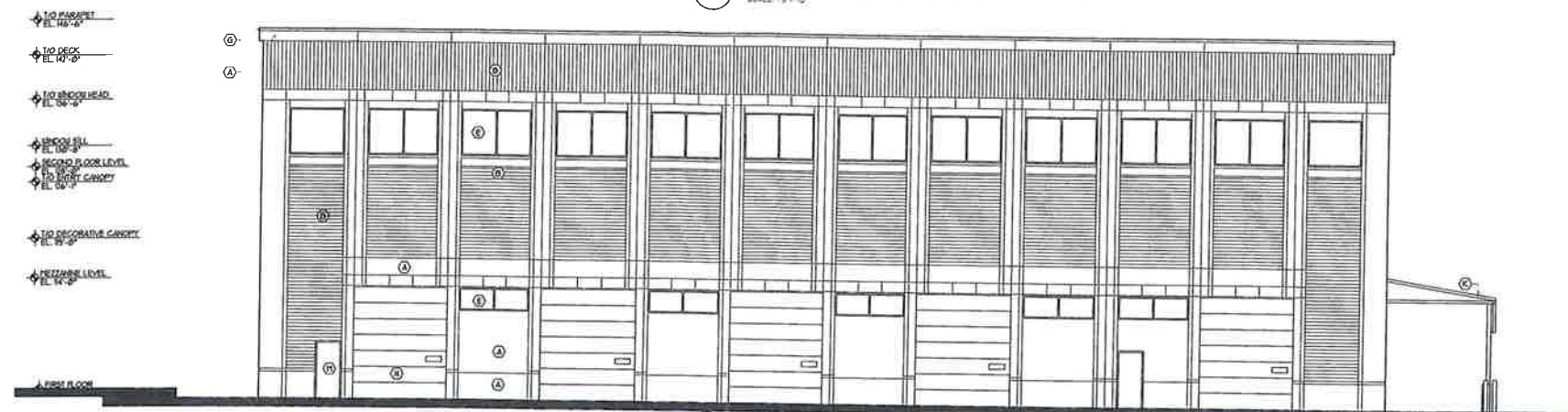


**ELEVATION KEY NOTES**

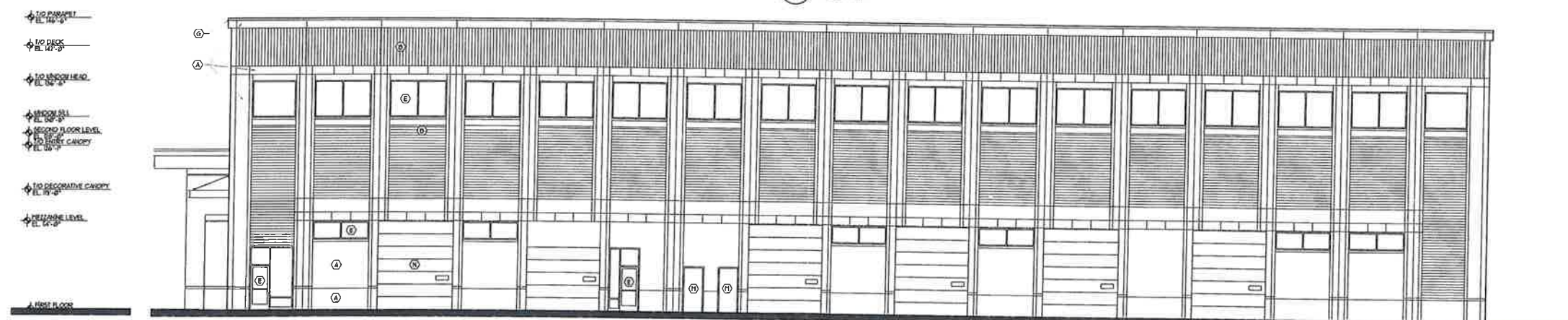
- ① PAINTED INSULATED PRECAST PANEL - COLOR TYPE A - BENJAMIN MOORE, BRILLIANT WHITE OC-60
- ② PAINTED INSULATED PRECAST PANEL - COLOR TYPE B - BENJAMIN MOORE, GRAY TINT 63
- ③ HIGH PERFORMANCE PAINTED STRUCTURAL STEEL
- ④ ALUMINUM FRAMED CURTAIN WALL AND 1" INSULATED GLAZING SYSTEM, SOLARBAN XL 10
- ⑤ ALUMINUM FRAMED STOREFRONT AND 1" INSULATED GLAZING SYSTEM, SOLARBAN XL 10
- ⑥ PRECAST PANEL WITH APPLIED STONE
- ⑦ PREFINISHED METAL COPING
- ⑧ PREFINISHED METAL PANEL
- ⑨ BOLLARDS
- ⑩ PREFINISHED STANDING SEAM ROOFING AT LOADING DOCK
- ⑪ PAINTED PRECAST RETAINING WALL
- ⑫ INSULATED HOLLOW METAL DOOR AND FRAME, PAINTED
- ⑬ OVERHEAD DOOR
- ⑭ BUILDING SIGNAGE 4' W.



**A WEST ELEVATION - PHASE II**  
SCALE 1/8"=1'-0"



**B EAST ELEVATION - PHASE II**  
SCALE 1/8"=1'-0"



**C SOUTH ELEVATION - PHASE II**  
SCALE 1/8"=1'-0"

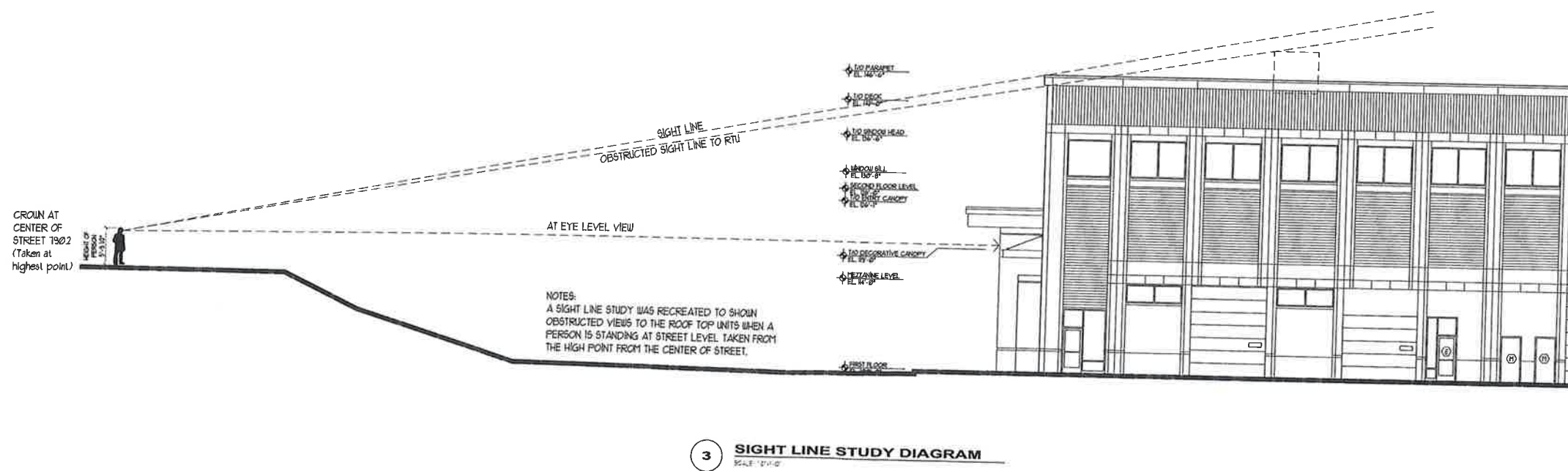
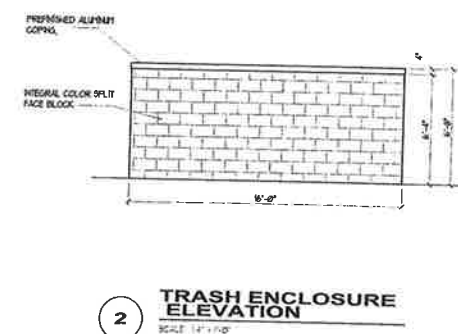
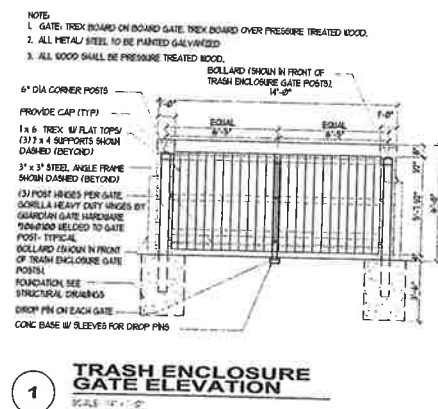


**D NORTH ELEVATION - PHASE II**  
SCALE 1/8"=1'-0"

RECEIVED  
**SEP 28 2021**  
 COMMUNITY DEVELOPMENT  
 DEPT

EXHIBIT H-2





**EXHIBIT H-3**



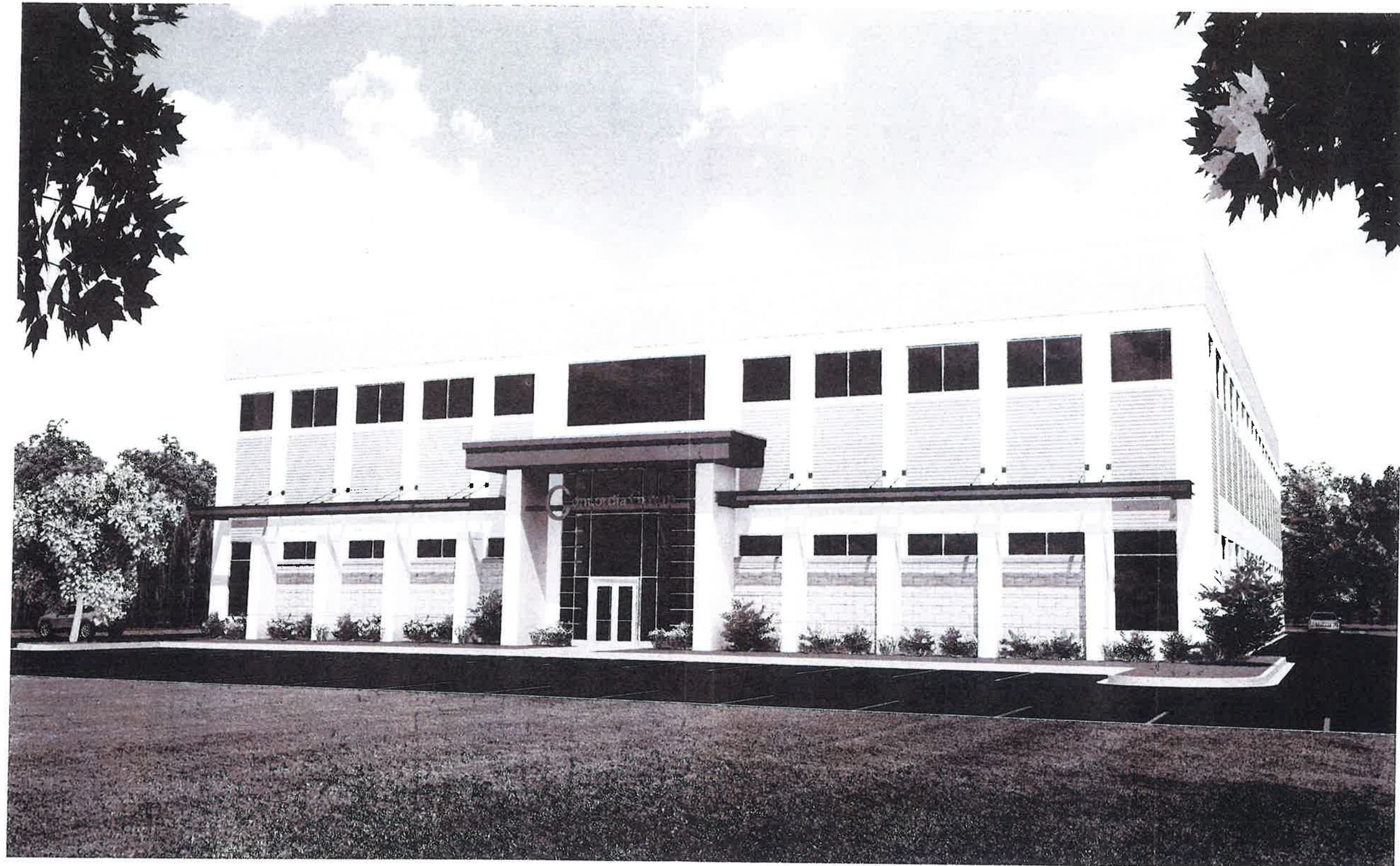


Concordia Wireless Warehouse  
265 Gerzevske Lane - Carol Stream, Illinois  
September 28th, 2021 | Project 2020 - 156

EXHIBIT I-1



charles vincent george  
ARCHITECTS



RECEIVED  
SEP 28 2021  
COMMUNITY DEVELOPMENT  
DEPT

Concordia Wireless Warehouse  
265 Gerzevske Lane - Carol Stream, Illinois  
September 28th, 2021 | Project 2020 - 156

EXHIBIT I-2



charles vincent george  
ARCHITECTS

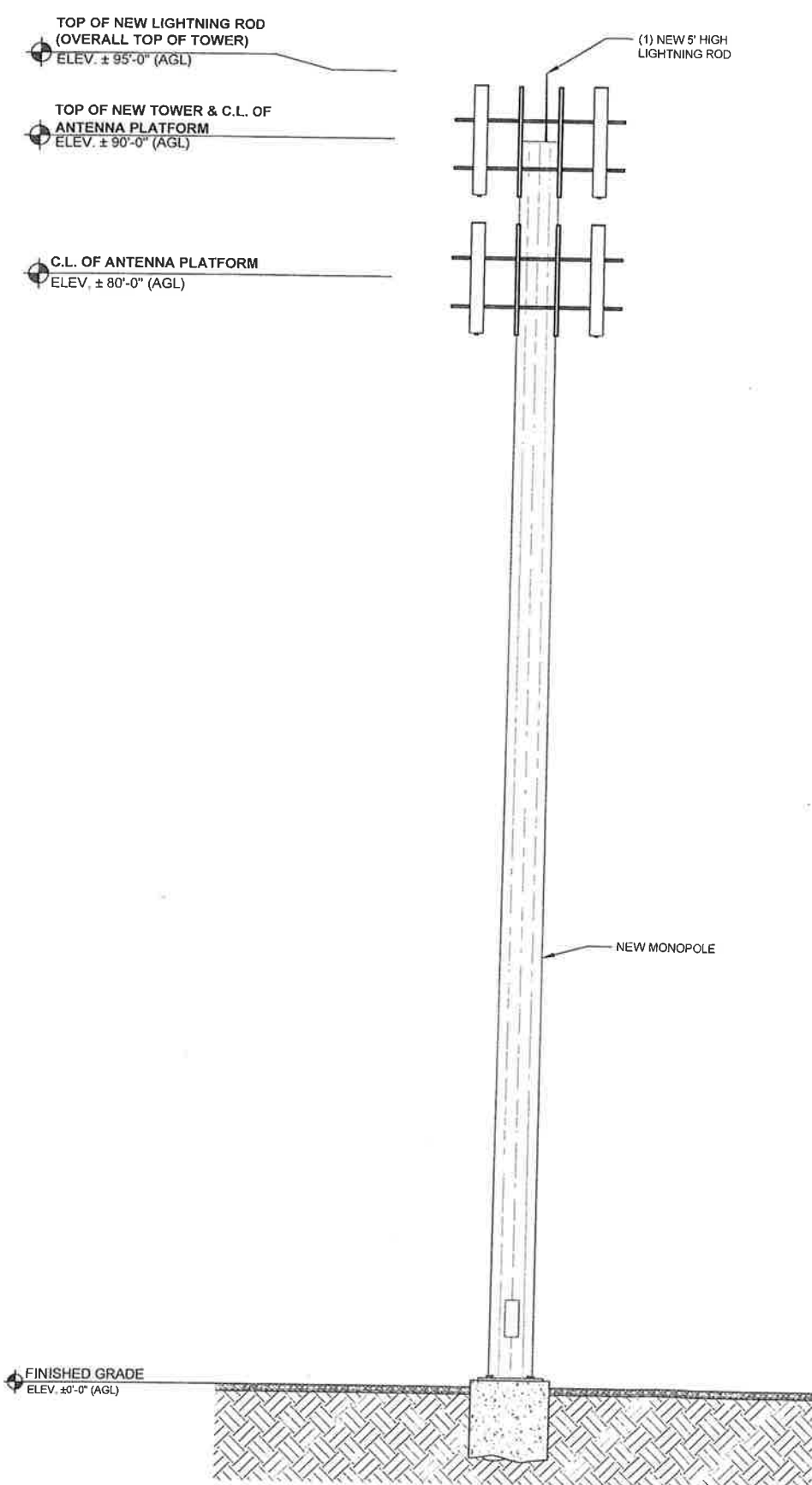


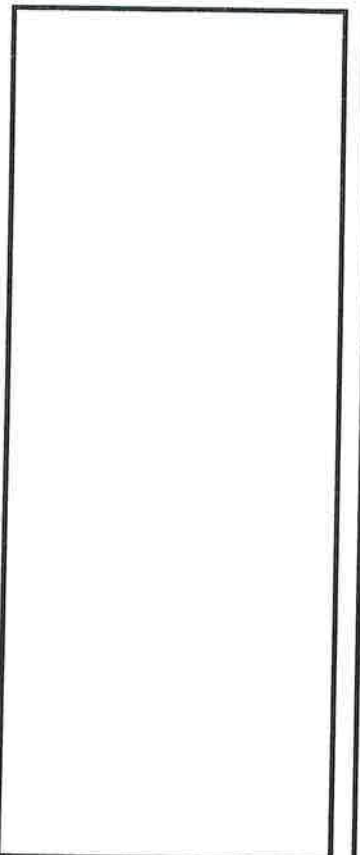
EXHIBIT J

1 TOWER ELEVATION  
SCALE: 1/8"=1'-0" (1/8"=2'-0" IF 11X17 SHEET SIZE)

RECEIVED  
SEP 29 2021  
COMMUNITY DEVELOPMENT  
DEPT

**concordia**  
381 RANDY RD, UNIT 101  
CAROL STREAM, IL 60188  
MAIN: (647) 981-0801  
PROFESSIONAL DESIGN FIRM LICENSE # 184-004952

DRAWN BY: JR	CHECKED BY: PS
CHECKED BY: RH	APPROVED BY: GMS



265 GERZEVSKE LANE  
CAROL STREAM, IL 60188

SHEET TITLE:  
SITE ELEVATION


SHEET NUMBER:  
**A-2**

# Village of Carol Stream

## Interdepartmental Memorandum

**DATE:** October 21, 2021

**TO:** Robert Mellor, Village Manager

**FROM:** Jon Batek, Finance Director 

**COPY:** Susan Westgate, Director, Carol Stream Library

**SUBJECT:** 2021 Property Tax Levy

Adoption of the combined Village and Library tax levy requires a two-meeting process and must be completed in time to file an approved levy ordinance in the DuPage County Clerk's Office no later than the last Tuesday in December. Even though the approved levy ordinance includes the levies for both the Village and Library, each will be itemized separately on property tax bills mailed around May 1<sup>st</sup> of each year.

### **Step 1: Determination of Property Taxes to be Levied (Monday, November 1, 2021)**

The first step in the levy process involves a determination by the corporate authorities of the amount of funds needed to be raised by the property tax as referenced below:

The Illinois "Truth in Taxation Act" (35 ILCS 200/18-60) requires the following:

*Sec. 18-60. Estimate of taxes to be levied. Not less than 20 days prior to the adoption of its aggregate levy, hereafter referred to as "levy", the corporate authority of each taxing district shall determine the amounts of money, exclusive of any portion of that levy attributable to the cost of conducting an election required by the general election law, hereafter referred to as "election costs", estimated to be necessary to be raised by taxation for that year upon the taxable property in its district. (Source: P.A. 82-102; 88-455.)*

The attached Village Board resolution incorporates the Village and Library proposed 2021 tax levies. The Village levy amount is stated at **\$3,800,000** and represents no increase from the prior year levy. The Library's proposed levy is stated at **\$3,744,461** and is reflected in Library Board resolution # 295 adopted on October 20, 2021 which is attached as **Exhibit A**. The Library's levy request for 2021 represents an increase of \$70,000 from their 2020 levy. For purposes of the tax cap calculations, this is an increase of \$30,968 or 0.8% over taxes extended in 2020. For reference, the allowable CPI increase permitted under the tax caps for 2021 is 1.4%, thus the Library levy request would be approved within the limitations imposed by the tax caps.

**Exhibit B** summarizes the combined Village/Library property tax levy for 2021 which will be billed to property owners on or about May 1, 2022 and collected in June and September 2022. Since property taxes in Illinois are collected in arrears, the 2021 levy actually supports the Village and Library current FY21/22 budgets, not the fiscal year in which the funds are actually received (FY22/23).

### **Step 2: Determination of Need for Truth in Taxation Hearing**

The Truth in Taxation Act requires notification and public hearing on the proposed tax levy if the amount estimated in Step 1 above is greater than 105% of the prior year taxes extended. These requirements are stipulated in 35 ILCS 200/18-70 as follows:

*Sec. 18-70. More than 5% increase; notice and hearing required. If the estimate of the corporate authority made as provided in Section 18-60 is more than 105% of the amount extended or estimated to be extended, plus any amount abated by the corporate authority prior to extension, upon the final aggregate levy of the preceding year, exclusive of election costs, the corporate authority shall give public notice of and hold a public hearing on its intent to adopt an aggregate levy in an amount which is more than 105% of the amount extended or estimated to be extended upon the final aggregate levy extensions, plus any amount abated, exclusive of election costs, for the preceding year. The hearing shall not coincide with the hearing on the proposed budget of the taxing district. (Source: P.A. 86-957; 88-455.)*

Since the combined proposed levies of the Village and Library result in a net decrease of 0.1% compared to 2020 taxes extended by the County, **no Truth in Taxation hearing is required prior to the adoption of the 2021 property tax levy.**

### **Step 3: Adoption of Tax Levy Ordinance (Monday, December 6, 2021)**

With no requirement to hold a public hearing, the proposed final 2021 property tax levy may be considered for final approval at the December 6 Village Board meeting. Following approval, the levy will be filed in the DuPage County Clerk's Office.

**Resolution No. \_\_\_\_\_**

**A Resolution to Record the Determination of the  
Corporate Authorities of the Village of Carol Stream  
of the Amounts of Money Estimated to be Necessary to be  
Raised by Taxation on Taxable Property for the Fiscal Year  
Beginning May 1, 2021, and Ending April 30, 2022**

**WHEREAS**, Chapter 35, Section 200/18-60 of the Illinois Compiled Statutes requires that not less than twenty (20) days prior to the adoption of its aggregate levy, the corporate authorities of each taxing district shall determine the amount of money estimated to be necessary to be raised by taxation for that year upon the taxable property in its district; and

**WHEREAS**, the Mayor and Board of Trustees of the Village of Carol Stream has determined that the amount required to be raised by property tax for general corporate purposes of the Village for the fiscal year beginning May 1, 2021, and ending April 30, 2022, is Three Million Eight Hundred Thousand Dollars (\$3,800,000); and

**WHEREAS**, the Board of Trustees of the Carol Stream Public Library has determined through the adoption of Library Resolution #295 on October 20, 2021, that the amount required to be raised by property tax for the benefit of the Library for the fiscal year beginning May 1, 2021, and ending April 30, 2022, is Three Million Seven Hundred Forty Four Thousand, Four Hundred Sixty One Dollars (\$3,744,461) for general corporate, audit, IMRF, Social Security, tort immunity insurance and special debt service purposes;

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

SECTION 1: The estimate of the amount of money necessary to be raised by taxation for the year 2021 on the taxable property in the Village of Carol Stream to meet the operating budget of the Village of Carol Stream exclusive of election and debt service costs, as determined by the Carol Stream Mayor and Board of Trustees, is Three Million Eight Hundred Thousand Dollars (\$3,800,000).

SECTION 2: The estimate of the amount of money necessary to be raised by taxation for the year 2021 on the taxable property in the Village of Carol Stream to meet the operating budget of the Carol Stream Public Library exclusive of election and debt service costs, as determined by the Carol Stream Library Board of Trustees, is Three Million Seven Hundred Forty Four Thousand, Four Hundred Sixty One Dollars (\$3,744,461).

SECTION 3: The amount of property tax extended upon the 2020 property tax levy ordinance including abatements, exclusive of election and debt service costs, was Seven Million Five Hundred Fifty One Thousand, Five Hundred Thirty Six Dollars (\$7,551,536); and the amount estimated to be levied upon the 2021 property tax levy ordinance to be hereafter adopted (\$7,544,461) is 99.9% of the amount of property taxes extended upon the 2020 tax levy ordinance.

SECTION 4: The Finance Director of the Village of Carol Stream is hereby authorized and directed to prepare a tax levy ordinance based upon this estimate and to present such tax levy ordinance for passage and approval not less than twenty (20) days after this determination of the amount required to be raised by taxation on taxable property within the Village.

SECTION 5: This Resolution shall be in full force and effect from and after its passage and approval.

PASSED AND APPROVED THIS 1<sup>st</sup> DAY OF NOVEMBER, 2021.

AYES:

NAYS:

ABSENT:

**Approved** by the Mayor of the Village of Carol Stream, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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

ATTEST:

\_\_\_\_\_  
Julia Schwarze, Village Clerk



BOARD OF LIBRARY TRUSTEES of the  
VILLAGE OF CAROL STREAM, ILLINOIS  
RESOLUTION # 295

# Exhibit A

RE: 2021 REQUEST FOR TAX LEVY

WHEREAS, the Board of Library Trustees passed its Fiscal 2022 Budget / Appropriation, on March 17, 2021 as attached hereto and included in Exhibit A; and

WHEREAS, Exhibit A, which also describes the FY 2022 appropriation, and describes anticipated expenditures in the amount of \$4,240,111; and

WHEREAS, funds derived as income from sources other than tax receipts are anticipated to total \$111,650 for the fiscal year 2022.

WHEREAS, a total amount of \$3,744,461 is needed from tax receipts in addition to the amount received from other sources to satisfy the anticipated financial needs of the Library for fiscal year 2021.

RESOLVED that:

Section 1: The President and Board of Trustees of the Village of Carol Stream, Illinois are hereby requested to include in their appropriation ordinance for the fiscal year commencing on the first day of May 2021 and ending on the thirtieth day of April 2022 the following:

- A. Taxes to be levied to maintain the Public Library pursuant to Illinois Compiled Statutes, Chapter 75, Act 5, Sec. 3-4 shall be: \$3,180,000 or as much thereof as may be authorized by law, but in no event shall such tax levy for maintenance and operation of the Carol Stream Public Library exceed 0.60 percent of the value of all such taxable property as equalized or assessed by the Department of Revenue pursuant to the anticipated expenditures and financial requirements detailed in Exhibit A.
- B. Taxes to be levied for participation in the Illinois Municipal Retirement Fund, as provided in Illinois Compiled Statutes Ch. 40, Act 5, Section 22-403, *et sec.*, in addition to all other taxes heretofore levied, in the sum of \$175,000.
- C. Taxes to be levied for participation in the FICA, as provided in Illinois Compiled Statutes Ch. 40, Act 5, Section 22-403, *et sec.*, in addition to all other taxes heretofore levied, in the sum of \$125,000.
- D. Taxes to be levied for the Liability Insurance Fund, as provided in Illinois Compiled Statutes Chapter 745, Act 10, Section 9-107, *et sec.*, in addition to all other taxes heretofore levied, in the sum of \$20,000.
- E. Taxes to be levied for the Annual Audit as provided in Illinois Compiled Statutes, Chapter 50, Act 310, Section 9, *et sec.*, in addition to all other taxes heretofore levied, in the sum of \$10,000.
- F. Taxes to be levied for debt service pursuant to an Intergovernmental Loan Agreement between the Village of Carol Stream and the Board of Library Trustees of the Carol Stream Library as approved by the Library Board of Trustees, dated October 17, 2018, in the sum of \$234,461.

Section 2: That pursuant to Illinois Compiled Statutes, Chapter 75, Act 5, Sec. 5-8, the Board of Library Trustees shall accumulate and set apart as a Capital Improvement and Repair Fund for the

purchase of sites and buildings, for the construction and equipment of buildings, for the rental and repair of buildings acquired for library purposes, and for repairs and alterations of library buildings and equipment, the unexpended balances of the proceeds annually received from taxes not in excess of the statutory limits and pursuant to plans to be developed by the Board of Library Trustees.

Section 3: That the funds derived from sources other than the Tax Levy may be allotted by the Board of Library Trustees to such budgeted items and in such amounts as said Board may determine within the limits of said budget.

Section 4: That the unexpended balance of any item or items of said Budget as set forth in this Resolution may be expended in making up any deficiency in any other item or items in the same general Budget made by this Resolution.

Section 5: That the President and Board of Trustees of the Village of Carol Stream are further requested to include in their levy ordinance the following statement:


All ordinances and parts of ordinances conflicting with any of the provisions of this ordinance be and the same are hereby modified and repealed, and if any item or portion thereof of this levy is for any reason held invalid, such decision shall not affect the validity of the remaining portion of this ordinance.

Section 6: That the President and the Board of Trustees of the Village of Carol Stream be aware that the Illinois Statutes require that the levy ordinance be duly passed and a certified copy be recorded with the DuPage County Clerk on or before the last Tuesday in December 2021.

Resolution passed this 20<sup>th</sup> day of October, 2021 by a vote of:

Ayes: 5, Nays: 0, Absent or not voting: 0

Approved:

  
Justin Lynch, President  
Board of Library Trustees


Attest:

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

**2021 REQUEST FOR TAX LEVY**

was duly adopted by said Board of Trustees at a valid meeting on October 20, 2021.

Seal:

  
Mansi Patel, Secretary  
Board of Library Trustees

			FY 21/22 Appropriation
			Approved 3/17/21
ACCT #	Account Name		
	<b>GENERAL FUND REVENUES</b>		
<b>3000</b>	<b>Property Taxes</b>		
3001	Property Tax – Current		3,180,000
3002	Property Tax – Non-Current		1,000
<b>3100</b>	PPR Taxes		30,000
<b>3200</b>	<b>Interest Income</b>		
3201	Interest Income -- Taxes		500
3202	Interest Income -- Investments		10,000
<b>3300</b>	<b>Patron Payments</b>		
3301	Fines & Fees		5,000
3302	Public Copier Payments		6,000
3303	Non-Resident Card Fees		2,000
3304	Sale items		650
<b>3400</b>	Donations		1,000
<b>3500</b>	Developer Contributions		1,000
<b>3600</b>	RBP/ILL Reimbursements		500
<b>3700</b>	<b>Grants</b>		
3701	Per Capita Grant		50,000
3702	Other Grants/Awards		1,000
3800	Other Income		3,000
	<b>TOTAL REVENUES</b>		<b>3,291,650</b>
	<b>GENERAL FUND EXPENDITURES</b>		
<b>5100</b>	<b>SALARIES</b>		
5101	Exempt Staff Salaries		603,000
5102	Non-exempt Staff Salaries		1,279,300
5103	Custodial Salaries		78,000
<b>5104</b>	<b>Benefits-Med/Life/Dental</b>		
5105	Professional Education		15,000
5106	Memberships		4,000
5107	Benefits -- Life Insurance		2,000
5108	Benefits -- Health Insurance		250,000
5109	Benefits – Other		2,000
5110	Trustee Development		3,000
	<b>TOTAL</b>		<b>2,236,300</b>
<b>5200</b>	<b>PLANT MAINTENANCE</b>		
5201	Supplies		20,000
5202	Maintenance/Repair		10,000
5203	Maintenance Contracts		42,000
5204	Landscape Maintenance/Snow Removal		15,000
5205	Furniture/Equipment		10,000

			FY 21/22 Appropriation
			Approved 3/17/21
ACCT #	Account Name		
5206	Electric-Com Ed		45,000
5207	Water/Sewer		10,000
5208	Insurance (Property)		11,000
	<b>TOTAL</b>		<b>163,000</b>
<b>5300</b>	<b>BUSINESS EXPENSE</b>		
5301	Postage		6,000
5302	Office & Equipment Supplies		7,000
5303	Library Printing		4,000
5304	Equipment Leasing		17,000
5305	Mileage Reimbursement		2,000
5306	Legal Notices		600
5308	Business Phone		12,000
5309	Accounting Service		15,000
5310	Material Recovery Fees		1,000
5311	Payroll Service		7,500
5312	Attorney Fees		8,000
5314	Other Consultants		8,000
5315	Other Expenditures		7,000
5317	Bank & Credit Card Fees		100
5319	Security Service		21,000
5320	Donation Received Expense		0
5321	Human Resources Expense		10,000
	<b>TOTAL</b>		<b>126,200</b>
<b>5400</b>	<b>CIRCULATION &amp; MATERIALS PROCESSING, INCLUDING AUTOMATED SERVICES</b>		
5401	Automation Hardware		10,000
5402	ISP and Web Page Hosting		16,500
5403	Computer Software		18,000
5404	Tech Support & Repair		15,000
5405	Technical Services Supplies		5,000
5406	Circulation Supplies		6,000
5408	Tech Serv Online Resources		16,500
5409	RBP/ILL Expenses		500
5410	SWAN Consortium		47,000
5411	Village IT Services		98,000
	<b>TOTAL</b>		<b>232,500</b>
<b>5500</b>	<b>SERVICES</b>		
5501	Youth Services Programs		32,000
5503	Adult/Teen Programs		29,000
5505	Library Newsletter		47,000

			FY 21/22 Appropriation
			Approved 3/17/21
ACCT #	Account Name		
5509	Library Publicity and Promotion		20,000
	<b>TOTAL</b>		<b>128,000</b>
<b>5600</b>	<b>COLLECTION DEVELOPMENT</b>		
5601	Youth Services Books		50,000
5606	Youth Services Media		25,000
5630	Adult Services Books		75,000
5634	Online Resources		45,000
5635	Magazines & Newspapers		11,000
5637	Adult Services Media		50,000
5651	Digital Media		100,000
5652	Grant/Award Expense (Databases)		49,650
	<b>TOTAL</b>		<b>405,650</b>
	<b>GENERAL FUND EXPENDITURES</b>		
5100	SALARIES		2,236,300
5200	PLANT MAINTENANCE		163,000
5300	BUSINESS EXPENSE		126,200
5400	CIRCULATION & MATERIAL PROC...		232,500
5500	SERVICES		128,000
5600	COLLECTION DEVELOPMENT		405,650
	<b>TOTAL EXPENDITURES</b>		<b>3,291,650</b>
	<b>GENERAL FUND REVENUES</b>		
	LIBRARY TAX		3,135,000
	OPERATING REVENUE		156,650
	<b>TOTAL REVENUES</b>		<b>3,291,650</b>
	<b>OTHER FINANCING SOURCES/FUNDS</b>		
<b>Class 80</b>	<b>BUILDING RENOVATION LOAN FUND (new Fund line)</b>		
80-3001	Special Debt Service Tax Levy		234,461
80-3002	Interest income		
80-8000	Loan payment expense		234,461
	Net Difference		0
	<b>Fund Balance April 30, 2019</b>		<b>0</b>

			FY 21/22 Appropriation
			Approved 3/17/21
ACCT #	Account Name		
<b>WORKING CASH FUND</b>			
20-3001	Working Cash Levy		0
20-3202	Interest on investments		0
	<b>TOTAL</b>		0
20-6920	Transfer to General Fund		0
	<b>Fund Balance April 30</b>		<b>48,361</b>
<b>Class 50 LIABILITY INSURANCE FUND</b>			
50-3001	Liability Insurance Levy		20,000
50-3202	Interest on Investments		0
50-3300	LIMRIC UCGA Dividend		0
	<b>TOTAL</b>		20,000
50-7101	Liability Insurance		19,000
50-7102	Risk Management expense		3,000
50-7103	Unemployment Comp. Insurance		5,000
	<b>TOTAL</b>		27,000
	Net Difference		-7,000
	Fund Balance, May 1	(FY20 audit)	33,279
	April 2020 Transfer from Gen. Fund		
	<b>Reserve Balance April 30</b>		<b>26,279</b>
	<b>Reserve in Months</b>		<b>11.68</b>
<b>Class 30 FICA FUND</b>			
30-3001	FICA Tax Levy		125,000
30-3202	Interest on Investments		0
30-5104	FICA Benefit		150,000
	Net Difference		-25,000
	Fund Balance, May 1	(FY20 audit)	92,814
	<b>Reserve Balance April 30</b>		<b>67,814</b>
	<b>Reserve in Months</b>		<b>5.43</b>

			FY 21/22
			Appropriation
			Approved 3/17/21
ACCT #	Account Name		
<b>Class 40</b>	<b>IMRF FUND</b>		
40-3001	IMRF Tax Levy		175,000
40-3202	Interest on Investments - IMRF		0
40-5104	IMRF Benefit		220,000
	Net Difference		-45,000
	Fund Balance, May 1	(FY20 audit)	111,845
	<b>Reserve Balance April 30</b>		<b>66,845</b>
	<b>Reserve in Months</b>		<b>3.65</b>
<b>Class 60</b>	<b>AUDIT FUND</b>		
60-3001	Audit Levy		10,000
60-3202	Interest on Investments		
60-7201	Audit Expense		13,000
	Net Difference		-3,000
	Fund Balance, May 1	(FY20 audit)	6,619
	<b>Reserve Balance April 30</b>		<b>3,619</b>
	<b>Reserve in Months</b>		<b>3.34</b>
<b>Class 70</b>	<b>CAPITAL MAINTENANCE &amp; REPAIR FUND</b>		
	<b>CAPITAL MAINTENANCE &amp; REPAIR REVENUE</b>		
70-3001	Interest on Investments		
70-3202	Grant Funds		
70-3203	Building Renovation Loan		
70-3702	<b>TOTAL</b>		
	<b>CAPITAL MAINTENANCE &amp; REPAIR EXPENDITURES</b>		
70-7301	MAJOR REPAIRS		
70-7301			
<b>70-7400</b>	<b>OTHER CAPITAL EXPENDITURES</b>		
7401	Furniture		10,000
7402	Parking Lot Repair/Maintenance		12,000
7403	Building Repair		50,000
7404	Landscape		125,000

			FY 21/22
			Appropriation
			Approved 3/17/21
ACCT #	Account Name		
7405	Memorials		2,000
7406	OTHER EXPENDITURES		50,000
	Subtotal		249,000
<b>70-7500</b>	<b>Special Projects</b>		
7503	VOIP Phone System		
7504	Light Bright Fixture		
7505	Recover Partition Wall		15,000
7506	Office & Staff Room Door Wraps		10,000
7507	Automation Equipment		30,000
7508	Library Renovation Project		
7509	Security Upgrades		
	Total		304,000
	FUND BALANCE	(Feb. 2021)	1,506,318
	April 2021 Transfer from Gen. Fund		150,000
	FUND BALANCE, APRIL 30		1,352,318



# Exhibit B

## VILLAGE OF CAROL STREAM PROPOSED 2021 PROPERTY TAX LEVY (Collected in 2022)

	2020 Taxes <u>Extended</u>	2021 Proposed <u>Levy</u>	\$ <u>Inc/(Dec)</u>	% <u>Inc/(Dec)</u>
<b>VILLAGE LEVY:</b>				
Operating	3,838,042.91	3,800,000.00	(38,042.91)	-1.0%
Bond Payments	-	-	-	
<b>Total</b>	<b>3,838,042.91</b>	<b>3,800,000.00</b>	<b>(38,042.91)</b>	
<b>LIBRARY LEVY:</b>				
Operating				
Corporate	3,169,009.85	3,180,000.00	10,990.15	
Special Debt Service Tax Levy	234,461.00	234,461.00	-	
IMRF	151,626.39	175,000.00	23,373.61	
Audit	10,830.46	10,000.00	(830.46)	
Tort/Liab	20,307.11	20,000.00	(307.11)	
Social Security	127,257.86	125,000.00	(2,257.86)	
Operating Total	3,713,492.67	3,744,461.00	30,968.33	0.8%
Bond Payments	-	-	-	
<b>Total</b>	<b>3,713,492.67</b>	<b>3,744,461.00</b>	<b>30,968.33</b>	<b>0.8%</b>
<b>TOTAL, VILLAGE AND LIBRARY</b>				
Operating <sup>1</sup>	7,551,535.58	7,544,461.00	(7,074.58)	-0.1%
Bond Payments	-	-	-	0.0%
<b>Total</b>	<b>7,551,535.58</b>	<b>7,544,461.00</b>	<b>(7,074.58)</b>	<b>-0.1%</b>

<sup>1</sup> Total operating increase is subject to required public hearing under the Truth in Taxation Act if percentage increase, excluding debt, is greater than 5.0% of taxes extended in 2020.

**Public hearing is NOT required**

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

**A RESOLUTION AUTHORIZING A PLAT OF CONSOLIDATION  
(ROUTE 64, LLC, 27W174 NORTH AVENUE AND 2N441 COUNTY FARM ROAD)  
PIN# 01-36-204-014 AND 01-36-204-019**

**WHEREAS**, David Cooper with Route 64, LLC, hereinafter referred to as the Petitioner, has requested approval of a Plat of Consolidation to create one lot of approximately 0.874 acres at 27W174 North Avenue and 2N441 County Farm Road, in accordance with Section 16-8-4 (O)(4) of the Carol Stream Code of Ordinances; and

**WHEREAS**, the Plan Commission/Zoning Board of Appeals (the "Combined Board") of the Village of Carol Stream, at their meeting on October 25, 2021, considered the Plat of Consolidation and has found it to be in conformance with applicable Codes and Ordinances of the municipality relating to the particular property herein proposed to be consolidated; and

**WHEREAS**, the Combined Board made its recommendation to the Corporate Authorities regarding the approval of this plat.

**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 Plat of Consolidation, such document being attached to and made a part of this Resolution as Exhibit "A", drawn by Steinbrecher Land Surveyors, Inc., 141 S. Neltnor Boulevard, West Chicago, IL 60185.

**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 1<sup>st</sup> day of November, 2021.

AYES:

NAYS:

ABSENT:


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

ATTEST:

\_\_\_\_\_  
Julia Schwarze, Village Clerk



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

**TO:** Robert Mellor, Village Manager  
**FROM:** Ann Delort - Secretary   
**DATE:** October 14, 2021  
**RE:** ***Raffle License Request-Boys Basketball Program***  
***Glenbard North High School***

The Boys Basketball Program at Glenbard North High School will be selling raffle tickets from November 12, 2021 to November 29, 2021 with the drawing on December 1, 2021. The cost is \$10.00 per raffle ticket and prizes will be \$500, \$100 and \$50. All other money raised would go towards summer leagues, tournaments, uniforms and equipment.

They have requested a waiver of all license fees as indicated in the attached letter request. The raffle license application and required documentation is on file in the Administration office for your review.

Please place this on the agenda for the November 1, 2021 Board meeting for Board's approval.

Enclosure



# GLENBARD NORTH HIGH SCHOOL

"Home of the Panthers"

Dr. John Mensik, Principal

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990 N. Kuhn Road, Carol Stream, IL 60188, (630) 653-7000, [www.glenbardnorthhs.org](http://www.glenbardnorthhs.org)

October 13, 2021

To Whom It May Concern:

The Boys Basketball program at Glenbard North High School is planning to do its yearly raffle. Money raised in this raffle will be used to purchase equipment and uniforms for our players. We are requesting that the license fee be waived for this raffle

Sincerely,

Mr. Gary Heilers

Assistant Boys Basketball Coach

Physical Education, Health, and Driver Education Department Chair

(630) 681-3181

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WHERE EXCELLENCE IS TRADITION

Mr. Eric Johansen, Assistant Principal for Operations • Mr. John Healy, Assistant Principal for Instruction  
Ms. Debra Cartwright, Assistant Principal for Student Services • Mr. Matt Bowser, Assistant Principal for Athletics

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

**TO:** Bob Mellor, Village Manager  
**FROM:** Sandy Belongia, Interdepartmental Aide  
**DATE:** October 26, 2021  
**RE:** Carol Stream Rotary Club Ultimate Golf  
Raffle License Application – Fee Waiver

The Carol Stream Rotary Club is holding an Ultimate Golf Raffle and requests approval to conduct a raffle drawing Thursday, February 10, 2022 to be held at the Carol Stream Holiday Inn. Raffle tickets will be sold from November 02, 2021 – February 10, 2022 for \$100.00 per ticket. The Rotary Club has also submitted the attached letter respectively requesting a waiver of the license fee.

Please place this request on the agenda for Monday, November 1, 2021 for the Board's review and approval. The raffle license application and required documentation is on file in the Village Clerk's office for your review.

Thank you.

Attachment

Robert A. McNees  
Linda U. Kim

Attorneys at Law

195 Hiawatha Drive  
Carol Stream, IL 60188

**Phone** (630) 665-8811

**Fax** (630) 665-5260

October 26, 2021

Mayor Frank Saverino  
and Board of Trustees  
Village of Carol Stream  
500 North Gary Avenue  
Carol Stream, IL 60188

RE: Carol Stream Rotary Club  
Ultimate Golf Raffle  
February 10, 2022

Dear Mayor Saverino and Trustees;

Enclosed please find the Raffle License Application for the Carol Stream Rotary Club Ultimate Golf Raffle to be held on February 10, 2022. As in past years with other of our events, we would appreciate it if the Village would waive its license fees and bond requirements in connection with the raffle.

I believe we previously provided the Village with the results of this year's Chili Open Raffle. As you may be aware, the raffle is but one element of our fundraising efforts in the Chili Open. Last year we raised about \$1,255.00 in gross raffle ticket sales. We gave out \$600.00 to raffle winners. Attached is a copy of the Reporting Form for the 2021 event.

Using the total 2021 Chili Open proceeds, we set aside \$5,000.00 to donate to Repeat Boutique in Carol Stream. We also used the balance of the total proceeds to help support Rotary charitable causes such as Carol Stream Christmas Sharing, Glenbard North Post Prom, and collegiate scholarships.

Funds from this raffle will be used to fund the club's charitable giving to Rotary's community causes, such as scholarships, Christmas Sharing, Neighborhood Food Pantries, Glenbard North Post Prom, Humanitarian Service Project, etc.

Thank you for your anticipated cooperation and assistance in this matter.

Very truly yours,

MCNEES & ASSOCIATES, LLC

By: \_\_\_\_\_

Robert A. McNees

RAM/mlc  
Enclosure

**Village of Carol Stream  
Schedule of Bills  
For Village Board Approval on NOVEMBER 01, 2021**

AGENDA ITEM  
2-1 11/1/21

<u>Vendor / Description</u>	<u>Amount</u>	<u>Account Number</u>	<u>Account Description</u>	<u>Invoice No.</u>	<u>Purchase Order</u>
<b>ACCURATE OFFICE SUPPLY CO</b>					
OFFICE SUPPLIES	9.96	01600000-53314	OFFICE SUPPLIES	553399	
OFFICE SUPPLIES	71.37	01600000-53314	OFFICE SUPPLIES	553309	
	<u>81.33</u>				
<b>ACQUA CONTRACTORS CORP.</b>					
SANITARY SEWER EXTENSION	-6,430.64	04-21232	RETAINAGE - ACQUA CONTRACTOR	2102-1 PO-462645	
SANITARY SEWER EXTENSION	321,532.01	04101500-54480	CONSTRUCTION	2102-1 PO-462645	
	<u>315,101.37</u>				
<b>AEP ENERGY</b>					
100 DELLA CT 09/07-10/06/21	9.41	01670300-53213	STREET LIGHT ELECTRICITY	3013130378 10/07/21	
1025 LIES RD 09/15-10/14/21	34.99	01670300-53213	STREET LIGHT ELECTRICITY	3013130446 10/18/21	
491 CHEYENNE 09/16-10/15/21	20.97	01670300-53213	STREET LIGHT ELECTRICITY	3013130413 10/18/21	
512 CANYON TRL 09/16-10/15/21	18.59	01670300-53213	STREET LIGHT ELECTRICITY	3013130402 10/18/21	
796 PAWNEE 09/16-10/15/21	55.36	01670300-53213	STREET LIGHT ELECTRICITY	3013130435 10/18/21	
	<u>139.32</u>				
<b>AMERICAN ROAD MAINTENANCE</b>					
ASPHALT REJUVINATION 2021	15,204.20	11-21344	RETAINAGE AMERICAN ROAD MAIL	7013 PO-462653	
ASPHALT REJUVINATION 2021	22,467.50	11740000-55486	ROADWAY CAPITAL IMPROVEMEN	17013 PO-462653	
	<u>37,671.70</u>				
<b>APPLIED COMMUNICATIONS GROUP (ACG)</b>					
SECURITY CAMERA-FAIL	340.00	01652800-52253	CONSULTANT	1988	
	<u>340.00</u>				
<b>AVI SYSTEMS INC</b>					
MULTI-PURPOSE ROOM-AUDIO VISUAL EQUIPMI	15,824.20	11740000-55487	FACILITY CAPITAL IMPROVEMENT	88757123 PO-1926	
	<u>15,824.20</u>				



**Village of Carol Stream  
Schedule of Bills  
For Village Board Approval on NOVEMBER 01,2021**

<u>Vendor / Description</u>	<u>Amount</u>	<u>Account Number</u>	<u>Account Description</u>	<u>Invoice No.</u>	<u>Purchase Order</u>
<b>B &amp; F CONSTRUCTION CODE SERVICES, INC</b>					
FIRE ALARM REVIEW-521 SCHMALE RD	175.00	01643700-52253	CONSULTANT	57526	
FIRE PLAN REV-430 KIMBERLY DR, 21-2708-FIRE	350.00	01643700-52253	CONSULTANT	57597	
FIRE PLAN REV-865 GENEVA RD, 21-2546-FIRE	200.00	01643700-52253	CONSULTANT	57598	
FIRE SPRINKLER REV-390 KIMBERLY DR, 21-2709-	375.00	01643700-52253	CONSULTANT	57610	
	<b>1,100.00</b>				
<b>BAXTER &amp; WOODMAN INC</b>					
PUMP STATION IMPROVEMENTS, PAY #2	2,540.89	04201600-54480	CONSTRUCTION	0228083 PO-3939	
WATER SYSTEM-ERP CONSULTANT	1,200.00	04200100-52253	CONSULTANT	0228088 PO-3930	
WRC CONSTRUCTION-DEWATERING	4,690.37	04101100-54480	CONSTRUCTION	0228254 PO-3906	
	<b>8,431.26</b>				
<b>BEDROCK EARTHSCAPES LLC</b>					
POND MAINTENANCE CONTRACT	5,300.00	01620100-52358	POND/STORM MAINTENANCE	1749 PO-462650	
BASIN RETROFIT PROJECT-UNIT 1	1,010.00	11740000-55488	STORMWATER UTILITIES	1756 PO-462586	
	<b>6,310.00</b>				
<b>COMED</b>					
KUHN RD, RT64 09/16-10/15/21	33.15	01662300-52298	ATLE SERVICE FEE	4202129060 10/15/21	
MASTER ACCT-5025 09/15-10/14/21	486.57	01670300-53213	STREET LIGHT ELECTRICITY	5853045025 10/19/21	
	<b>519.72</b>				
<b>COMPASS MINERALS AMERICA INC</b>					
ROAD ROCK SALT	1,874.10	01670200-53335	SALT	869620 PO-3890	
ROAD ROCK SALT	3,908.84	01670200-53335	SALT	872091 PO-3890	
ROAD ROCK SALT	5,277.51	01670200-53335	SALT	871331 PO-3809	
ROAD ROCK SALT	18,981.17	01670200-53335	SALT	870533 PO-3890	
ROAD ROCK SALT	37,345.76	01670200-53335	SALT	869677 PO-3890	
ROAD ROCK SALT	40,850.58	01670200-53335	SALT	866584 PO-3890	
	<b>108,237.96</b>				

**Village of Carol Stream  
Schedule of Bills  
For Village Board Approval on NOVEMBER 01,2021**

<u>Vendor / Description</u>	<u>Amount</u>	<u>Account Number</u>	<u>Account Description</u>	<u>Invoice No.</u>	<u>Purchase Order</u>
<b>CONSTELLATION NEW ENERGY</b>					
1015 LIES RD 09/15-10/14/21, 60817207001	74.06	04201600-53210	ELECTRICITY	7280332-21 10/15/21	
106 GOLDENHILL 09/21-10/20/21, 60863415201	24.14	01670600-53210	ELECTRICITY	7280332-24 10/21/21	
1128 EVERGREEN TRL 09/17-10/18/21, 6084027	46.66	04101500-53210	ELECTRICITY	7280332-25 10/19/21	
124 GERZEVSKE 09/15-10/14/21, 60817223401	2,716.20	04201600-53210	ELECTRICITY	7280332-17	
1348 CHARGER CT 09/15-10/14/21, 6081720580	247.67	04101500-53210	ELECTRICITY	7280332-20 10/15/21	
1350 TALL OAKS 09/16-10/15/21, 60828158701	34.75	04101500-53210	ELECTRICITY	7280332-29 10/18/21	
1415 MAPLE RIDGE 09/17-10/18/21, 608402032	208.79	01670600-53210	ELECTRICITY	7280332-28 10/19/21	
1N END THORNHILL 09/15-10/14/21, 633740900	77.85	01670300-53213	STREET LIGHT ELECTRICITY	7280332-6 10/15/21	
200 TUBEWAY 09/07-10/06/21, 0746635501	158.92	04101500-53210	ELECTRICITY	7280332-18 10/07/21	
300 KUHN RD 09/16-10/15/21, 60828170201	1,468.45	04201600-53210	ELECTRICITY	7280332-19 10/18/21	
301 ANTELOPE 09/16-10/15/21, 60828135001	53.71	01670300-53213	STREET LIGHT ELECTRICITY	7280332-11 10/18/21	
391 FLINT 09/16-10/15/21, 60828159801	43.62	01670300-53213	STREET LIGHT ELECTRICITY	7280332-12 10/18/21	
391 ILLINI DR 09/16-10/15/21, 60828171201	105.93	01670600-53210	ELECTRICITY	7280332-26 10/18/21	
451 SILVERLEAF 09/16-10/15/21, 60828117601	35.51	01670300-53213	STREET LIGHT ELECTRICITY	7280332-1 10/18/21	
500 GARY AVE 09/16-10/15/21, 60828180001	91.53	01670300-53213	STREET LIGHT ELECTRICITY	7280332-5 10/18/21	
506 CHEROKEE 09/16-10/15/21, 60828165301	39.51	01670300-53213	STREET LIGHT ELECTRICITY	7280332-4 10/18/21	
850 LONGMEADOW 09/16-10/15/21, 60828157001	91.67	01670600-53210	ELECTRICITY	7280332-23 10/18/21	
879 DORCHESTER 09/16-10/15/21, 60828135301	19.38	01670600-53210	ELECTRICITY	7280332-22 10/18/21	
880 PAPOOSE CT 09/16-10/15/21, 60828135501	88.99	01670300-53213	STREET LIGHT ELECTRICITY	7280332-13 10/18/21	
990 DEARBORN 09/16-10/15/21, 60828169601	49.30	01670300-53213	STREET LIGHT ELECTRICITY	7280332-10 10/18/21	
	<b>5,676.64</b>				
<b>CORE &amp; MAIN LP</b>					
STAINLESS T-BOLTS	406.00	04201600-53317	OPERATING SUPPLIES	P736804	
VALVE INSTALL-KUHN RD	1,266.60	04201600-52244	MAINTENANCE & REPAIR	P752405	
VALVE PARTS-KUHN RD	525.66	04201600-52244	MAINTENANCE & REPAIR	P684300	
	<b>2,198.26</b>				
<b>DUPAGE COUNTY ANIMAL CARE &amp; CONTROL</b>					
ANIMAL SVC-SEP 2021	450.00	01662700-52249	ANIMAL CONTROL	13045	
	<b>450.00</b>				

**Village of Carol Stream  
Schedule of Bills  
For Village Board Approval on NOVEMBER 01,2021**

<u>Vendor / Description</u>	<u>Amount</u>	<u>Account Number</u>	<u>Account Description</u>	<u>Invoice No.</u>	<u>Purchase Order</u>
<b>DUPAGE COUNTY RECORDER</b>					
RECORDING R2021-151685	57.00	01520000-52233	RECORDING FEES	40358364	
	<u>57.00</u>				
<b>FGM ARCHITECTS</b>					
EOC DESIGN SERVICES 09/28-10/01/21	1,576.25	01560000-55487	FACILITY CAPITAL IMPROVEMENT	21-3073.02-6 PO-2167	
	<u>1,576.25</u>				
<b>GEOSYNTEC CONSULTANTS</b>					
STORMWATER STUDY-SEP 2021	22,800.30	11740000-55488	STORMWATER UTILITIES	187449819 PO-462641	
	<u>22,800.30</u>				
<b>GOVTEMPSUSA LLC</b>					
AMR CLERK-M SOLOMACHA 09/26, 10/03/21	2,156.00	04201400-52253	CONSULTANT	3824141 PO-3909	
AMR CLERK-M SOLOMACHA 10/10, 10/17/21	2,148.30	04201400-52253	CONSULTANT	3833700 PO-3909	
LIBRARY TECH-N BOYD 10/10, 10/17/21	3,699.20	01652800-52253	CONSULTANT	3833699 PO-1925	
OFFICE MANAGER-D KALKE 10/10, 10/17/21	3,267.20	01590000-52253	CONSULTANT	3833698	
	<u>11,270.70</u>				
<b>IDEMIA IDENTITY &amp; SECURITY</b>					
LIVESCAN 10/01/21-09/30/22	6,413.00	01660100-52226	OFFICE EQUIPMENT MAINTENANCE	141917 PO-4663107	
	<u>6,413.00</u>				
<b>IEPA</b>					
LOAN PAYMENT 10/15/21	14,982.20	04100100-56491	LOAN INTEREST	BILL 34 317-1772	
LOAN PAYMENT 10/15/21	199,342.99	04100100-56490	LOAN PRINCIPAL	BILL 34 317-1772	
	<u>214,325.19</u>				
<b>ILLINOIS STATE POLICE/DIRECTOR</b>					
COURT ORDERED PAYMENT	600.00	01-24238	IL STATE POLICE ASSET FORFEIT	21MR945/CSPC2101957	
	<u>600.00</u>				

**Village of Carol Stream  
Schedule of Bills  
For Village Board Approval on NOVEMBER 01,2021**

<u>Vendor / Description</u>	<u>Amount</u>	<u>Account Number</u>	<u>Account Description</u>	<u>Invoice No.</u>	<u>Purchase Order</u>
<b>IMPERIAL SURVEILLANCE</b>					
CONSULTATION, BATTERY BACKUP	3,506.00	01652800-52253	CONSULTANT	160945 PO-1947	
	<u>3,506.00</u>				
<b>INTEGRITY ENVIRONMENTAL SERVICES, INC</b>					
SEWER EXT PROJECT-SITE MONITORING 09/13-0	560.00	04101500-54480	CONSTRUCTION	21-10015 PO-462657	
	<u>560.00</u>				
<b>JULIE INC</b>					
JULIE 09/30/21	328.79	01670600-52272	PROPERTY MAINTENANCE	2021-0387 09/30/21	
JULIE 09/30/21	328.79	01670300-52272	PROPERTY MAINTENANCE	2021-0387 09/30/21	
JULIE 09/30/21	328.79	04201600-52272	PROPERTY MAINTENANCE	2021-0387 09/30/21	
JULIE 09/30/21	328.80	04101500-52272	PROPERTY MAINTENANCE	2021-0387 09/30/21	
	<u>1,315.17</u>				
<b>JET BRITE CAR WASH INC</b>					
CAR WASH 09/01-09/30/21	4.00	01643700-53317	OPERATING SUPPLIES	4404	
CAR WASH 09/01-09/30/21	260.00	01662700-52244	MAINTENANCE & REPAIR	4408	
	<u>264.00</u>				
<b>JOHN L FIOTI</b>					
ADJUDICATION-OCT 2021	525.00	01570000-52238	LEGAL FEES	CS 10-21	
	<u>525.00</u>				
<b>LANDSCAPE MATERIAL &amp; FIREWOOD SALES INC</b>					
DIRT, SEED	233.50	01670400-53317	OPERATING SUPPLIES	49139	
TOP SOIL 10/06/21	415.00	01670400-53317	OPERATING SUPPLIES	49018	
	<u>648.50</u>				
<b>LAW OFFICE OF MICHELLE L MOORE LTD</b>					
PROSECUTION-OCT 2021	2,400.00	01570000-52235	LEGAL FEES-PROSECUTION	2021-10	
PROSECUTION-OCT 2021	6,357.38	01570000-52312	PROSECUTION DUI	2021-10	
	<u>8,757.38</u>				

**Village of Carol Stream  
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For Village Board Approval on NOVEMBER 01,2021**

<u>Vendor / Description</u>	<u>Amount</u>	<u>Account Number</u>	<u>Account Description</u>	<u>Invoice No.</u>	<u>Purchase Order</u>
<b>LRS HOLDINGS LLC</b>					
STREET SWEEP-OCT 2021	9,045.88	01670600-52272	PROPERTY MAINTENANCE	PS407371 PO-3870	
	<u>9,045.88</u>				
<b>MARK E RADABAUGH</b>					
TAPING, EDITING 10/18/21	100.00	01590000-52253	CONSULTANT	21-0189	
	<u>100.00</u>				
<b>MICHELE LOPEZ</b>					
MEAL-REFUND, LOPEZ 10/03-10/08/21	35.77	01670100-52223	TRAINING	IPSI 2021-LOPEZ	
	<u>35.77</u>				
<b>MOTION INDUSTRIES</b>					
MOBILE HOSE CRIMPER	258.56	01696200-53350	SMALL EQUIPMENT EXPENSE	IL10-720122 PO-3915	
MOBILE HOSE CRIMPER	387.84	01696200-53350	SMALL EQUIPMENT EXPENSE	IL10-714346 PO-3915	
MOBILE HOSE CRIMPER	2,776.42	01696200-53350	SMALL EQUIPMENT EXPENSE	IL10-721765 PO-3915	
MOBILE HOSE CRIMPER	2,807.79	01696200-53350	SMALL EQUIPMENT EXPENSE	IL10-715602 PO-3915	
	<u>6,230.61</u>				
<b>NICOR</b>					
124 GERZEVSKE LN 09/17-10/19/21	42.24	04201600-53230	NATURAL GAS	13811210007 10/19/21	
1348 CHARGER CT 09/20-10/20/21	134.74	04101500-53230	NATURAL GAS	86606011178 10/20/21	
200 TUBEWAY DR 09/16-10/15/21	44.14	04101500-53230	NATURAL GAS	14309470202 10/15/21	
	<u>221.12</u>				
<b>PARKER CONCRETE PLACEMENT, INC</b>					
CONVEYOR RENTAL	3,357.50	01670200-52264	EQUIPMENT RENTAL	12779 PO-3949	
	<u>3,357.50</u>				
<b>PENN CREDIT</b>					
PENN COLLECTION FEES-SEP 2021	25.50	01000000-45402	ORDINANCE VIOLATIONS	130511	
	<u>25.50</u>				

**Village of Carol Stream  
Schedule of Bills  
For Village Board Approval on NOVEMBER 01,2021**

<u>Vendor / Description</u>	<u>Amount</u>	<u>Account Number</u>	<u>Account Description</u>	<u>Invoice No.</u>	<u>Purchase Order</u>
<b>PHYSICIANS IMMEDIATE CARE-CHICAGO</b>					
POST OFFER PHYSICALS	95.00	01660100-52236	EMPLOYEE SERVICES	4228192	
POST OFFER PHYSICALS	290.00	01600000-52225	EMPLOYMENT PHYSICALS	4228192	
	<b>385.00</b>				
<b>PRIME LANDSCAPING GROUP, LLC</b>					
MOWING-OCT 2021	6,419.50	01670400-52272	PROPERTY MAINTENANCE	1579 PO-3873	
PLANTING BEDS-OCT 2021	3,114.54	01670400-52272	PROPERTY MAINTENANCE	1576 PO-3865	
	<b>9,534.04</b>				
<b>REFUNDS MISC</b>					
21-2654-DRVW, #000257-0056, 917 MOCCASIN	48.00	01000000-42307	BUILDING PERMITS	917 MOCCASIN-2021	
BASSETT 2021-REFUND SHIN, KIM	150.00	01000000-47407	MISCELLANEOUS REVENUE	BASSETT 2021-KINTA	
BASSETT 2021-REFUND, CHRISTOPHER SALTMAR	75.00	01000000-47407	MISCELLANEOUS REVENUE	BASSETT 2021-SALTMAR	
STORMWATER, #1635590, 180 KEHOE BLVD-REFI	21,600.00	01-24320	STORM WATER SECURITY DEPOSIT	180 KEHOE BLVD-2021	
	<b>21,873.00</b>				
<b>REFUNDS PRESERVATION BONDS</b>					
#2090880, 470 NORTH AVE-REFUND	19,061.25	01-24302	ESCROW - GRADING	470 NORTH AVE-2021	
20-1238-DRVW, #2351898, 1000 ALAMO CT-REF	300.00	01-24302	ESCROW - GRADING	1000 ALAMO CT-2021	
21-1575-DRVW, #2441858, 276 SPRINGBROOK-F	300.00	01-24302	ESCROW - GRADING	276 SPRINGBROOK-2021	
21-2324-PFOS, #000068-0003, 1345 NARRAGAN!	200.00	01-24302	ESCROW - GRADING	1345 NARRAGANSETT-21	
21-2412-PFOS, #000128-0087,755 BUFFALO CIR-	200.00	01-24302	ESCROW - GRADING	755 BUFFALO CR-2021	
21-2432-DRVW, #000136-0052, 1245 SPRING VA	300.00	01-24302	ESCROW - GRADING	1245 SPRING-2021	
21-2531-DRVW, #000196-0118, 521 ARROWHEA	300.00	01-24302	ESCROW - GRADING	521 ARROWHEAD-2021	
21-2545-DRVW, #000207-0010, 191 SURREY DR-	300.00	01-24302	ESCROW - GRADING	191 SURREY DR-2021	
21-2651-DRVW, #000257-0036, 1254 SPRING VA	300.00	01-24302	ESCROW - GRADING	1254 SPRING VAL-2021	
21-2669-PFOS, #000263-0099, 1111 IDAHO-REFL	200.00	01-24302	ESCROW - GRADING	1111 IDAHO ST-2021	
21-2734-DRVW, #000291-0003, 1308 ANTIGO TF	300.00	01-24302	ESCROW - GRADING	1308 ANTIGO TR-2021	
21-2771-PFOS, #000310-0030, 453 ESSEX PL-REF	200.00	01-24302	ESCROW - GRADING	453 ESSEX PL-2021	
21-2786-PFOS, #000321-0018, 482 BURKE-REFUI	200.00	01-24302	ESCROW - GRADING	482 BURKE-2021	
	<b>22,161.25</b>				

**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>
<b>REFUNDS TAX STAMPS</b>					
STAMP 32905, 192 SYPE DR-REFUND	1,038.00	11000000-41208	REAL ESTATE TRANSFER TAX	STAMP 32905	
STAMP 32924, 414 WOODHILL DR-REFUND	1,014.00	11000000-41208	REAL ESTATE TRANSFER TAX	STAMP 32924	
	<u>2,052.00</u>				
<b>STRAND &amp; ASSOCIATES</b>					
SANITARY SEWER 09/01-09/30/21	8,046.66	04101500-54480	CONSTRUCTION	0176646 PO-462651	
	<u>8,046.66</u>				
<b>THE BOARD OF TRUSTEES OF THE UNIV OF ILL</b>					
LAB TESTING	80.00	01662300-53317	OPERATING SUPPLIES	H0981 2020-096	
LAB TESTING	80.00	01662300-53317	OPERATING SUPPLIES	H0981 2020-353	
LAB TESTING	80.00	01662300-53317	OPERATING SUPPLIES	H0981 2021-166	
LAB TESTING	105.00	01662300-53317	OPERATING SUPPLIES	H0981 2021-165	
LAB TESTING	180.00	01662300-53317	OPERATING SUPPLIES	H0981 2021-168	
LAB TESTING	180.00	01662300-53317	OPERATING SUPPLIES	H0981 2021-169	
LAB TESTING	180.00	01662300-53317	OPERATING SUPPLIES	H0981 2021-173	
	<u>885.00</u>				
<b>THOMAS ENGINEERING GROUP, LLC</b>					
PHASE III ENG-SCHMALE RD WTR MAIN THRU 09	182.71	04201600-54480	CONSTRUCTION	21-287 PO-462624	
	<u>182.71</u>				
<b>TIM'S AUTO BODY</b>					
REPAIRS-UNIT 30	8,540.95	01696200-53353	OUTSOURCING SERVICES	2778 PO-3949	
	<u>8,540.95</u>				
<b>TRANSYSTEMS CORPORATION</b>					
FAIR OAKS SAFETY IMPROVEMENTS 09/18-10/15	12,430.97	06320000-54469	REBUILD ILLINOIS BOND	5-3768272 PO-462649	
	<u>12,430.97</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>
<b>TYCO FIRE &amp; SECURITY (US)MGMT INC</b>					
VILLAGE HALL 10/01-12/31/21	108.00	01590000-52230	TELEPHONE	36377753	
	<u>108.00</u>				
<b>UNITED SYSTEMS &amp; SOFTWARE, INC</b>					
LARGE METER AMR'S	1,139.71	04201400-53333	NEW METERS	86454	
LARGE METER SUPPLIES	210.00	04201400-53333	NEW METERS	86773	
	<u>1,349.71</u>				
<b>V3 CONSTRUCTION GROUP LTD</b>					
KEHOE BLVD STABILIZATION	7,525.00	11740000-55488	STORMWATER UTILITIES	3 PO-462626	
	<u>7,525.00</u>				
<b>VERIZON WIRELESS</b>					
PHONES 09/14-10/13/21	36.01	02385200-52230	TELEPHONE	989064526	
PHONES 09/14-10/13/21	38.01	01652800-52230	TELEPHONE	989064526	
PHONES 09/14-10/13/21	42.36	01610100-52230	TELEPHONE	989064526	
PHONES 09/14-10/13/21	42.36	01640100-52230	TELEPHONE	989064526	
PHONES 09/14-10/13/21	42.36	01642100-52230	TELEPHONE	989064526	
PHONES 09/14-10/13/21	44.82	01662700-52230	TELEPHONE	989064526	
PHONES 09/14-10/13/21	77.71	01643700-52230	TELEPHONE	989064526	
PHONES 09/14-10/13/21	80.37	01600000-52230	TELEPHONE	989064526	
PHONES 09/14-10/13/21	80.37	01696200-52230	TELEPHONE	989064526	
PHONES 09/14-10/13/21	84.72	01680000-52230	TELEPHONE	989064526	
PHONES 09/14-10/13/21	137.34	01590000-52230	TELEPHONE	989064526	
PHONES 09/14-10/13/21	205.94	04100100-52230	TELEPHONE	989064526	
PHONES 09/14-10/13/21	249.81	01620100-52230	TELEPHONE	989064526	
PHONES 09/14-10/13/21	357.86	01652800-52230	TELEPHONE	989064526	
PHONES 09/14-10/13/21	548.76	04200100-52230	TELEPHONE	989064526	
PHONES 09/14-10/13/21	556.36	01670100-52230	TELEPHONE	989064526	
PHONES 09/14-10/13/21	2,808.67	01662700-52230	TELEPHONE	989064526	
	<u>5,433.83</u>				



**Village of Carol Stream  
Schedule of Bills  
For Village Board Approval on NOVEMBER 01,2021**

<u>Vendor / Description</u>	<u>Amount</u>	<u>Account Number</u>	<u>Account Description</u>	<u>Invoice No.</u>	<u>Purchase Order</u>
<b>WEST SIDE TRACTOR SALES</b>					
OC FILTERS	73.24	01696200-53354	PARTS PURCHASED	N13625	
OC SCHEMATICS	108.50	01696200-53354	PARTS PURCHASED	N13626	
	<b>181.74</b>				
<b>WEX BANK</b>					
FUEL 09/30/21	-221.12	01000000-47407	MISCELLANEOUS REVENUE	74753426 09/30/21	
FUEL 09/30/21	110.66	04200100-53313	AUTO GAS & OIL	74753426 09/30/21	
FUEL 09/30/21	141.25	01680000-53313	AUTO GAS & OIL	74753426 09/30/21	
FUEL 09/30/21	198.32	01670100-53313	AUTO GAS & OIL	74753426 09/30/21	
FUEL 09/30/21	198.32	01670300-53313	AUTO GAS & OIL	74753426 09/30/21	
FUEL 09/30/21	247.91	01670600-53313	AUTO GAS & OIL	74753426 09/30/21	
FUEL 09/30/21	247.91	01670700-53313	AUTO GAS & OIL	74753426 09/30/21	
FUEL 09/30/21	293.03	01620100-53313	AUTO GAS & OIL	74753426 09/30/21	
FUEL 09/30/21	297.49	01670500-53313	AUTO GAS & OIL	74753426 09/30/21	
FUEL 09/30/21	340.78	01640100-53313	AUTO GAS & OIL	74753426 09/30/21	
FUEL 09/30/21	421.44	01670400-53313	AUTO GAS & OIL	74753426 09/30/21	
FUEL 09/30/21	774.62	04201400-53313	AUTO GAS & OIL	74753426 09/30/21	
FUEL 09/30/21	867.67	01670200-53313	AUTO GAS & OIL	74753426 09/30/21	
FUEL 09/30/21	1,327.91	04201600-53313	AUTO GAS & OIL	74753426 09/30/21	
FUEL 09/30/21	1,405.70	04101500-53313	AUTO GAS & OIL	74753426 09/30/21	
FUEL 09/30/21	13,548.12	01662700-53313	AUTO GAS & OIL	74753426 09/30/21	
	<b>20,200.01</b>				
<b>WEX HEALTH, INC.</b>					
FLEX SPENDING-JUL 2021	175.00	01600000-52273	EMPLOYEE SERVICES	0001375587-IN	
	<b>175.00</b>				
<b>WINDY CITY CLEANING EQUIP &amp; SUPPLIES</b>					
PRESSURE WASHER	59.94	01670400-53317	OPERATING SUPPLIES	003523	
	<b>59.94</b>				

**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>
<b>GRAND TOTAL</b>	<u><u>\$914,841.44</u></u>				

**The preceding list of bills payable totaling \$914,841.44 was reviewed and approved for payment.**

**Approved by:**

  
\_\_\_\_\_  
Bob Mellor –Village Manager

**Date:** 10/28/21

**Authorized by:**

\_\_\_\_\_  
Frank Saverino Sr-Mayor

\_\_\_\_\_  
Julia Schwarze- Village Clerk

**ADDENDUM WARRANTS  
OCTOBER 19, 2021 Thru NOVEMBER 1, 2021**

Fund	Check #	Vendor	Description	Amount
General	A C H	Wheaton Bank & Trust	Payroll October 4, 2021 thru October 17, 2021	585,801.95
Water & Sewer	A C H	Wheaton Bank & Trust	Payroll October 4, 2021 thru October 17, 2021	61,695.02
				<u>647,496.97</u>

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2021

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

\_\_\_\_\_  
Julia Schwarze - Village Clerk

Village of Carol Stream  
General Fund Budget Summary  
For the Month Ended September 30, 2021

	MONTH				YTD				BUDGET				
	Last Year Sep	Current Year Sep	Monthly Variance \$ %		Last Year YTD	Current Year YTD	YTD Variance \$ %		Annual Budget	YTD Budget	YTD Actual	Variance \$ %	
<b>REVENUES</b>													
Property Tax	\$ 1,384,436	\$ 1,314,284	\$ (70,152)	-5%	\$ 3,717,913	\$ 3,772,816	\$ 54,903	1%	\$ 3,825,000	\$ 3,825,000	\$ 3,772,816	\$ (52,184)	-1%
Sales Tax	578,073	652,062	73,989	13%	2,662,235	3,193,012	530,777	20%	7,490,000	3,192,198	3,193,012	814	0%
Home Rule Sales Tax	395,748	476,734	80,986	20%	1,835,398	2,295,863	460,465	25%	5,330,000	2,271,618	2,295,863	24,245	1%
State Income Tax	305,071	311,889	6,818	2%	1,885,644	2,387,699	502,055	27%	4,404,000	1,910,912	2,387,699	476,787	25%
Fines (Court, Ord., ATLE, Towing)	108,049	125,576	17,527	16%	511,209	640,412	129,203	25%	1,382,000	582,740	640,412	57,672	10%
Natural Gas Use Tax	8,891	18,707	9,816	110%	138,286	145,896	7,610	6%	610,000	143,215	145,896	2,681	2%
Other Taxes (Use, Hotel, PPRT Video Gaming, Alcohol)	269,095	237,271	(31,824)	-12%	1,052,355	1,187,530	135,175	13%	2,464,100	1,053,120	1,187,530	134,410	13%
Licenses (Vehicle, Liquor, etc.)	4,961	245	(4,716)	-95%	723,462	16,341	(707,121)	-98%	214,200	167,625	16,341	(151,285)	-90%
Cable Franchise Fees	-	-	-	0%	243,660	244,550	890	0%	506,200	210,917	244,550	33,633	16%
Building Permits	47,957	67,452	19,495	41%	354,347	282,154	(72,192)	-20%	638,000	374,000	282,154	(91,846)	-25%
Fees for Services	47,390	110,547	63,157	133%	264,962	327,225	62,262	23%	684,500	342,958	327,225	(15,734)	-5%
Interest Income	1,373	11,665	10,292	749%	15,297	39,166	23,869	156%	105,000	43,750	39,166	(4,584)	-10%
All Other / Miscellaneous	85,323	71,174	(14,149)	-17%	351,849	408,378	56,529	16%	1,087,000	456,333	408,378	(47,956)	-11%
<b>Revenue Totals</b>	<b>\$ 3,236,368</b>	<b>\$ 3,397,606</b>	<b>\$ 161,238</b>	<b>5%</b>	<b>\$ 13,756,615</b>	<b>\$ 14,941,039</b>	<b>\$ 1,184,424</b>	<b>9%</b>	<b>\$ 28,740,000</b>	<b>\$ 14,574,386</b>	<b>\$ 14,941,039</b>	<b>\$ 366,653</b>	<b>3%</b>
<b>EXPENDITURES</b>													
Fire & Police Commission	\$ 3,680	\$ 4,799	\$ 1,119	30%	\$ 5,872	\$ 21,339	\$ 15,468	263%	\$ 38,696	\$ 16,123	\$ 21,339	\$ 5,216	32%
Village Board & Clerk	20,415	11,065	(9,350)	-46%	63,787	94,192	30,405	48%	170,863	71,193	94,192	22,999	32%
Plan Commission & ZBA	266	575	310	117%	1,701	4,107	2,407	142%	6,225	2,594	4,107	1,514	58%
Emergency Services	2,842	2,557	(285)	-10%	17,283	45,839	28,556	165%	58,000	24,167	45,839	21,672	90%
Legal Services	17,001	13,387	(3,614)	-21%	82,050	89,550	7,500	9%	275,700	114,875	89,550	(25,325)	-22%
Administration	59,086	81,488	22,402	38%	371,015	420,107	49,092	13%	932,666	388,611	420,107	31,496	8%
Employee Relations	37,015	41,718	4,702	13%	181,240	195,400	14,160	8%	475,184	197,993	195,400	(2,594)	-1%
Financial Management	53,961	77,143	23,181	43%	314,693	362,274	47,581	15%	725,836	302,432	362,274	59,843	20%
Engineering Services	70,303	71,475	1,172	2%	411,094	435,146	24,053	6%	1,114,420	464,342	435,146	(29,195)	-6%
Community Development	68,341	76,076	7,736	11%	432,762	471,828	39,066	9%	1,066,446	444,353	471,828	27,475	6%
Information Technology	114,936	99,885	(15,051)	-13%	525,205	788,511	263,306	50%	1,406,695	586,123	788,511	202,388	35%
Police	1,187,691	1,315,082	127,391	11%	6,505,290	7,292,537	787,248	12%	17,704,197	7,376,749	7,292,537	(84,212)	-1%
Public Works	250,852	222,052	(28,800)	-11%	1,323,475	1,351,779	28,303	2%	3,692,038	1,538,349	1,351,779	(186,570)	-12%
Municipal Building	26,077	37,111	11,034	42%	130,207	147,730	17,523	13%	396,394	165,164	147,730	(17,434)	-11%
Municipal Garage	(2,913)	4,100	7,013	-241%	(32,132)	8,519	40,652	-127%	-	-	8,519	8,519	100%
Transfers and Agreements	10,924	9,317	(1,607)	-15%	171,771	146,422	(25,349)	-15%	644,000	175,830	146,422	(29,408)	-17%
Town Center	-	21,669	21,669	100%	(50)	38,956	39,006	-78012%	32,640	32,640	38,956	6,316	19%
<b>Expenditure Totals</b>	<b>\$ 1,920,476</b>	<b>\$ 2,089,498</b>	<b>\$ 169,021</b>	<b>9%</b>	<b>\$ 10,505,262</b>	<b>\$ 11,914,236</b>	<b>\$ 1,408,975</b>	<b>13%</b>	<b>\$ 28,740,000</b>	<b>\$ 11,901,537</b>	<b>\$ 11,914,236</b>	<b>\$ 12,700</b>	<b>0%</b>
<b>Net Increase / (Decrease)</b>	<b>\$ 1,315,892</b>	<b>\$ 1,308,109</b>	<b>\$ (7,783)</b>		<b>\$ 3,251,353</b>	<b>\$ 3,026,802</b>	<b>\$ (224,551)</b>		<b>\$ -</b>	<b>\$ 2,672,849</b>	<b>\$ 3,026,802</b>	<b>\$ 353,953</b>	

Village of Carol Stream  
**Water and Sewer Fund Budget Summary**  
For the Month Ended September 30, 2021

	MONTH				YTD				BUDGET				
	Last Year Sep	Current Year Sep	Monthly Variance		Last Year YTD	Current Year YTD	YTD Variance		Annual Budget	YTD Budget	YTD Actual	Variance	
			\$	%			\$	%				\$	%
<b>REVENUES</b>													
Water Billings	\$ 890,100	\$ 792,037	(98,063)	-11%	\$ 4,084,591	\$ 3,986,820	(97,772)	-2%	\$ 9,042,000	\$ 4,047,628	\$ 3,986,820	(60,808)	-2%
Sewer Billings	421,770	363,082	(58,688)	-14%	1,893,625	1,814,574	(79,051)	-4%	4,080,000	1,826,402	1,814,574	(11,828)	-1%
Penalties/Admin Fees	14,305	11,923	(2,382)	-17%	45,487	58,817	13,331	29%	178,000	74,167	58,817	(15,349)	-21%
Connection/Expansion Fees	-	-	-	0%	3,698	-	(3,698)	-100%	28,000	11,667	-	(11,667)	-100%
Interest Income	1,397	14,707	13,310	953%	17,734	15,927	(1,808)	-10%	10,000	4,167	15,927	11,760	282%
Rental Income	17,476	4,429	(13,048)	-75%	68,298	65,285	(3,013)	-4%	164,000	68,333	65,285	(3,048)	-4%
All Other / Miscellaneous	5,111	75	(5,036)	-99%	69,163	78,791	9,628	14%	88,000	14,167	78,791	64,625	456%
<b>Revenue Totals</b>	<b>1,350,159</b>	<b>1,186,253</b>	<b>(163,906)</b>	<b>-12%</b>	<b>6,182,598</b>	<b>6,020,214</b>	<b>(162,383)</b>	<b>-3%</b>	<b>13,590,000</b>	<b>6,046,530</b>	<b>6,020,214</b>	<b>(26,316)</b>	<b>0%</b>
<b>EXPENDITURES</b>													
Salaries & Benefits	136,806	162,114	25,309	18%	734,232	835,706	101,474	14%	2,055,428	869,605	835,706	(33,899)	-4%
Purchase of Water	541,581	508,873	(32,708)	-6%	2,351,406	2,341,337	(10,069)	0%	5,715,000	2,558,305	2,341,337	(216,968)	-8%
WRC Operating Contract	300,126	160,352	(139,774)	-47%	977,259	999,635	22,376	2%	2,049,229	853,845	999,635	145,790	17%
Maintenance & Operating	110,503	560,260	449,757	407%	1,257,375	1,512,039	254,664	20%	2,943,826	1,226,594	1,512,039	285,445	23%
IEPA Loan P&I	214,325	214,325	-	0%	214,325	223,325	9,000	4%	428,650	214,324	223,325	9,001	4%
DWC Loan P&I	-	-	-	0%	54,929	53,948	(981)	-2%	53,948	53,948	53,948	0	0%
Capital Outlay	-	471,895	471,895	100%	92,281	1,697,762	1,605,482	1740%	6,366,000	4,015,000	1,697,762	(2,317,238)	-58%
<b>Expenditure Totals</b>	<b>1,303,341</b>	<b>2,077,821</b>	<b>774,480</b>	<b>59%</b>	<b>5,681,807</b>	<b>7,663,753</b>	<b>1,981,946</b>	<b>35%</b>	<b>19,612,081</b>	<b>9,791,621</b>	<b>7,663,753</b>	<b>(2,127,869)</b>	<b>-22%</b>
<b>Net Increase / (Decrease)</b>	<b>46,818</b>	<b>(891,567)</b>	<b>(938,386)</b>		<b>500,791</b>	<b>(1,643,538)</b>	<b>(2,144,330)</b>		<b>(6,022,081)</b>	<b>(3,745,091)</b>	<b>(1,643,538)</b>	<b>2,101,553</b>	

**Village of Carol Stream**  
**Capital Budget Summary**  
For the Month Ended September 30, 2021

	MONTH				YTD				BUDGET*		
	Last Year	Current Year	Monthly Variance		Last Year	Current Year	YTD Variance		Annual	YTD	% of
	Sep	Sep	\$	%	YTD	YTD	\$	%	Budget	Actual	Total
<b>CAPITAL PROJECTS FUND</b>											
<b>REVENUES</b>											
Electricity Use Tax	\$ 178,507	\$ 179,800	\$ 1,293	1%	\$ 632,064	\$ 780,608	\$ 148,544	24%	\$ 1,825,000	\$ 780,608	43%
Real Estate Transfer Tax	57,116	111,889	54,773	96%	253,544	464,312	210,768	83%	750,000	464,312	62%
Telecommunications Tax	62,081	51,641	(10,439)	-17%	123,497	269,093	145,596	118%	636,000	269,093	42%
Local Motor Fuel Tax	61,151	69,070	7,919	13%	276,886	297,522	20,636	7%	760,000	297,522	39%
Capital Grants	-	42,251	42,251	100%	91,602	88,005	(3,597)	-4%	323,600	88,005	27%
Interest Income	687	8,197	7,510	1092%	9,422	9,244	(178)	-2%	15,000	9,244	62%
All Other / Miscellaneous	-	-	-	0%	-	-	-	0%	-	-	0%
<b>Revenue Totals</b>	<b>\$ 359,542</b>	<b>\$ 462,848</b>	<b>\$ 103,306</b>	<b>29%</b>	<b>\$ 1,387,015</b>	<b>\$ 1,908,784</b>	<b>\$ 521,769</b>	<b>38%</b>	<b>\$ 4,309,600</b>	<b>\$ 1,908,784</b>	<b>44%</b>
<b>EXPENDITURES</b>											
Roadway Improvements	\$ 191,307	\$ 26,586	\$ (164,721)	-86%	\$ 547,665	\$ 451,242	\$ (96,423)	-18%	\$ 1,104,000	\$ 451,242	41%
Facility Improvements	-	54,410	54,410	100%	-	214,023	214,023	100%	1,157,000	214,023	18%
Stormwater Improvements	8,485	23,692	15,207	179%	40,531	141,462	100,930	249%	622,000	141,462	23%
Miscellaneous	215	-	(215)	-100%	452	2,494	2,043	452%	1,000	2,494	249%
<b>Expenditure Totals</b>	<b>\$ 200,007</b>	<b>\$ 104,688</b>	<b>\$ (95,319)</b>	<b>-48%</b>	<b>\$ 588,648</b>	<b>\$ 809,220</b>	<b>\$ 220,572</b>	<b>37%</b>	<b>\$ 2,884,000</b>	<b>\$ 809,220</b>	<b>28%</b>
<b>Net Increase / (Decrease)</b>	<b>\$ 159,534</b>	<b>\$ 358,160</b>	<b>\$ 198,625</b>	<b>125%</b>	<b>\$ 798,367</b>	<b>\$ 1,099,564</b>	<b>\$ 301,196</b>	<b>38%</b>	<b>\$ 1,425,600</b>	<b>\$ 1,099,564</b>	<b>77%</b>

**MFT FUND**

<b>REVENUES</b>											
Motor Fuel Tax Allotments	\$ 137,007	\$ 143,285	\$ 6,278	5%	\$ 561,394	\$ 669,303	\$ 107,908	19%	\$ 1,563,000	\$ 669,303	43%
Capital Grants	-	-	-	0%	872,370	436,185	(436,185)	-50%	872,370	436,185	50%
Interest Income	261	533	272	104%	3,556	862	(2,693)	-76%	5,000	862	17%
<b>Revenue Totals</b>	<b>\$ 137,268</b>	<b>\$ 143,818</b>	<b>\$ 6,550</b>	<b>5%</b>	<b>\$ 1,437,320</b>	<b>\$ 1,106,350</b>	<b>\$ (330,970)</b>	<b>-23%</b>	<b>\$ 2,440,370</b>	<b>\$ 1,106,350</b>	<b>45%</b>
<b>EXPENDITURES</b>											
Street Resurfacing - Capital	\$ -	\$ 566,986	\$ 566,986	100%	\$ 881,865	\$ 1,904,512	\$ 1,022,647	116%	\$ 2,400,000	\$ 1,904,512	79%
Crack Filling	-	-	-	0%	-	-	-	0%	75,000	-	0%
Rebuild Illinois Bond Projects	-	8,719	8,719	100%	-	33,873	33,873	100%	115,000	33,873	0%
<b>Expenditure Totals</b>	<b>\$ -</b>	<b>\$ 575,705</b>	<b>\$ 575,705</b>	<b>100%</b>	<b>\$ 881,865</b>	<b>\$ 1,938,385</b>	<b>\$ 1,056,519</b>	<b>120%</b>	<b>\$ 2,590,000</b>	<b>\$ 1,938,385</b>	<b>75%</b>
<b>Net Increase / (Decrease)</b>	<b>\$ 137,268</b>	<b>\$ (431,886)</b>	<b>\$ (569,155)</b>	<b>-415%</b>	<b>\$ 555,455</b>	<b>\$ (832,034)</b>	<b>\$ (1,387,489)</b>	<b>-250%</b>	<b>\$ (149,630)</b>	<b>\$ (832,034)</b>	<b>556%</b>

\* Due to the uncertainty of timing of various capital improvement projects, no YTD budget estimates are shown.

Village of Carol Stream  
**TIF Fund Budget Summary**  
 For the Month Ended September 30, 2021

NORTH/SCHMALE TIF	MONTH				YTD				BUDGET				
	Last Year	Current Year	Monthly Variance		Last Year	Current Year	YTD Variance		Annual	YTD	YTD	Variance	
	Sep	Sep	\$	%	YTD	YTD	\$	%	Budget	Budget	Actual	\$	%
<b>REVENUES</b>													
TIF Property Taxes	\$ 177,593	\$ 50,863	\$ (126,729)	-71%	\$ 355,185	\$ 352,488	\$ (2,698)	-1%	\$ 385,000	\$ 385,000	\$ 352,488	\$ (32,512)	-8%
Sales Taxes	10,924	9,317	(1,607)	-15%	59,492	49,393	(10,099)	-17%	130,000	54,167	49,393	(4,774)	-9%
Interest Income	55	11	(44)	-80%	709	63	(646)	-91%	1,000	417	63	(353)	-85%
<b>Revenue Totals</b>	<b>188,571</b>	<b>60,191</b>	<b>(128,380)</b>	<b>-68%</b>	<b>415,386</b>	<b>401,944</b>	<b>(13,442)</b>	<b>100%</b>	<b>516,000</b>	<b>439,583</b>	<b>401,944</b>	<b>(37,639)</b>	<b>-9%</b>
<b>EXPENDITURES</b>													
Legal Fees	-	-	-	0%	-	-	-	0%	1,500	625	-	(625)	-100%
Other Expenses	-	-	-	0%	152,688	156,269	3,581	2%	287,000	143,500	156,269	12,769	9%
<b>Expenditure Totals</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0%</b>	<b>152,688</b>	<b>156,269</b>	<b>3,581</b>	<b>2%</b>	<b>288,500</b>	<b>144,125</b>	<b>156,269</b>	<b>12,144</b>	<b>8%</b>
<b>Net Increase / (Decrease)</b>	<b>188,571</b>	<b>60,191</b>	<b>(128,380)</b>		<b>262,698</b>	<b>245,675</b>	<b>(17,023)</b>		<b>227,500</b>	<b>295,458</b>	<b>245,675</b>	<b>(49,784)</b>	



Village of Carol Stream  
**Police Pension Fund Budget Summary**  
 For the Month Ended September 30, 2021

POLICE PENSION FUND	MONTH				YTD				BUDGET					
	Last Year	Current Year	Monthly Variance		Last Year	Current Year	YTD Variance		Annual	YTD	YTD	Variance		
	Sep	Sep	\$	%	YTD	YTD	\$	%	Budget	Budget	Actual	\$	%	
<b>REVENUES</b>														
Investment Income	\$ 1,662,712	\$ 1,009,701	(653,011)	-39%	\$ 5,740,367	\$ 3,229,727	(2,510,641)	-44%	\$ 4,000,000	\$ 1,666,667	\$ 3,229,727	1,563,060	94%	
Employee Contributions	45,766	51,377	5,611	12%	299,661	270,858	(28,803)	-10%	650,000	270,833	270,858	24	0%	
Village Contribution	237,529	254,244	16,715	7%	1,187,645	1,271,220	83,575	7%	3,050,927	1,271,220	1,271,220	0	0%	
Other Revenues	-	-	-	0%	-	-	-	0%	-	-	-	-	0%	
<b>Revenue Totals</b>	<b>1,946,007</b>	<b>1,315,321</b>	<b>(630,686)</b>	<b>-32%</b>	<b>7,227,673</b>	<b>4,771,805</b>	<b>(2,455,869)</b>	<b>-34%</b>	<b>7,700,927</b>	<b>3,208,720</b>	<b>4,771,805</b>	<b>1,563,085</b>	<b>49%</b>	
<b>EXPENDITURES</b>														
Investment and Admin Fees	19,724	4,333	(15,391)	-78%	58,818	180,034	121,216	206%	164,900	68,708	180,034	111,325	162%	
Participant Benefit Payments	308,248	325,583	17,335	6%	1,534,382	1,625,973	91,591	6%	4,457,000	1,648,000	1,625,973	(22,027)	-1%	
<b>Expenditure Totals</b>	<b>327,972</b>	<b>329,916</b>	<b>1,944</b>	<b>1%</b>	<b>1,593,200</b>	<b>1,806,007</b>	<b>212,807</b>	<b>13%</b>	<b>4,621,900</b>	<b>1,716,708</b>	<b>1,806,007</b>	<b>89,298</b>	<b>5%</b>	
<b>Net Increase / (Decrease)</b>	<b>1,618,035</b>	<b>985,405</b>	<b>(632,630)</b>		<b>5,634,473</b>	<b>2,965,798</b>	<b>(2,668,675)</b>		<b>3,079,027</b>	<b>1,492,011</b>	<b>2,965,798</b>	<b>1,473,787</b>		

Village of Carol Stream  
**State and Federal Asset Seizure Fund Summary**  
For the Month Ended September 30, 2021

	MONTH				YTD				BUDGET*		
	Last Year Sep	Current Year Sep	Monthly Variance \$ %		Last Year YTD	Current Year YTD	YTD Variance \$ %		Annual Budget	YTD Actual	% of Total
<b>State Asset Seizure Fund</b>											
<b>REVENUES</b>											
Transfer from General Fund	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%	\$ -	\$ -	0%
State Drug Seizure	651	2,231	1,580	243%	651	11,702	11,050	1697%	-	11,702	100%
State Money Laundering	-	-	-	0%	-	234	234	100%	-	234	0%
State Vehicle Seizure	-	-	-	0%	1,690	11,053	9,363	554%	-	11,053	100%
<b>Revenue Totals</b>	<b>\$ 651</b>	<b>\$ 2,231</b>	<b>\$ 1,580</b>	<b>243%</b>	<b>\$ 2,341</b>	<b>\$ 22,988</b>	<b>\$ 20,647</b>	<b>100%</b>	<b>\$ -</b>	<b>\$ 22,988</b>	<b>100%</b>
<b>EXPENDITURES</b>											
State Drug Seizure	5,864	3,285	(2,579)	-44%	5,972	11,696	5,724	96%	87,150	11,696	13%
State Money Laundering	-	-	-	0%	-	-	-	0%	17,500	-	0%
State Vehicle Seizure	-	-	-	0%	-	-	-	0%	-	-	0%
<b>Expenditure Totals</b>	<b>\$ 5,864</b>	<b>\$ 3,285</b>	<b>\$ (2,579)</b>	<b>-44%</b>	<b>\$ 5,972</b>	<b>\$ 11,696</b>	<b>\$ 5,724</b>	<b>96%</b>	<b>\$ 104,650</b>	<b>\$ 11,696</b>	<b>100%</b>
<b>Net Increase / (Decrease)</b>	<b>\$ (5,213)</b>	<b>\$ (1,054)</b>	<b>\$ 4,159</b>	<b>-80%</b>	<b>\$ (3,631)</b>	<b>\$ 11,293</b>	<b>\$ 14,923</b>	<b>100%</b>	<b>\$ (104,650)</b>	<b>\$ 11,293</b>	<b>100%</b>
<b>Federal Asset Seizure Fund</b>											
<b>REVENUES</b>											
Transfer from General Fund	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%	\$ -	\$ -	100%
Federal DOJ Seizure	-	-	-	0%	-	-	-	0%	-	-	100%
Federal Treasury Seizure	-	-	-	0%	-	-	-	0%	-	-	100%
<b>Revenue Totals</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>	<b>-</b>	<b>\$ -</b>	<b>100%</b>
<b>EXPENDITURES</b>											
Federal DOJ	\$ 643	\$ 636	\$ (7)	-1%	3,073	1,531	(1,542)	-50%	\$ 8,500	\$ 1,531	100%
Federal Treasury	-	-	-	0%	-	-	-	0%	-	-	0%
<b>Expenditure Totals</b>	<b>\$ 643</b>	<b>\$ 636</b>	<b>\$ (7)</b>	<b>-1%</b>	<b>\$ 3,073</b>	<b>\$ 1,531</b>	<b>\$ (1,542)</b>	<b>100%</b>	<b>\$ 8,500</b>	<b>\$ 1,531</b>	<b>100%</b>
<b>Net Increase / (Decrease)</b>	<b>\$ (643)</b>	<b>\$ (636)</b>	<b>\$ 7</b>	<b>-1%</b>	<b>\$ (3,073)</b>	<b>\$ (1,531)</b>	<b>\$ 1,542</b>	<b>100%</b>	<b>\$ (8,500)</b>	<b>\$ (1,531)</b>	<b>100%</b>

\* Due to the uncertainty of timing of revenues and expenditures, no YTD budget estimates are shown.

Village of Carol Stream  
**Equipment Replacement Fund Budget Summary**  
 For the Month Ended September 30, 2021

<b>EQUIPMENT REPLACEMENT FUND</b>	<b>MONTH</b>				<b>YTD</b>				<b>BUDGET*</b>		
	Last Year	Current Year	Monthly Variance		Last Year	Current Year	YTD Variance		Annual	YTD	% of
	Sep	Sep	\$	%	YTD	YTD	\$	%	Budget	Actual	Total
<b>REVENUES</b>											
Transfer - Engineering	\$ -	\$ -	-	0%	\$ -	\$ -	-	0%	\$ -	\$ -	0%
Transfer - Community Dev.	-	-	-	0%	-	-	-	0%	-	-	0%
Transfer - Police	-	-	-	0%	-	-	-	0%	-	-	0%
Transfer - PW Streets	-	-	-	0%	-	-	-	0%	-	-	0%
Transfer - Municipal Building	-	-	-	0%	-	-	-	0%	-	-	0%
Transfer - WRC	-	-	-	0%	-	-	-	0%	-	-	0%
Transfer - Water	-	-	-	0%	-	-	-	0%	-	-	0%
<b>Revenue Totals</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>	<b>\$ -</b>	<b>\$ -</b>	<b>0%</b>
<b>EXPENDITURES</b>											
Vehicles - Engineering	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	0%	\$ -	\$ -	0%
Vehicles - Community Dev.	-	-	-	0%	-	-	-	0%	-	-	0%
Vehicles - Police	-	-	-	0%	-	151,096	151,096	100%	128,000	151,096	118%
Vehicles - PW Streets	73,254	78,111	4,857	7%	113,331	130,716	17,385	15%	131,000	130,716	100%
Vehicles - Municipal Building	-	-	-	0%	-	-	-	0%	30,000	-	0%
Vehicles - WRC	-	-	-	0%	-	-	-	0%	-	-	0%
Vehicles - Water	-	-	-	0%	-	-	-	0%	-	-	0%
<b>Expenditure Totals</b>	<b>\$ 73,254</b>	<b>\$ 78,111</b>	<b>\$ 4,857</b>	<b>7%</b>	<b>\$ 113,331</b>	<b>\$ 281,812</b>	<b>\$ 168,481</b>	<b>149%</b>	<b>\$ 289,000</b>	<b>\$ 281,812</b>	<b>98%</b>
<b>Net Increase / (Decrease)</b>	<b>\$ (73,254)</b>	<b>\$ (78,111)</b>	<b>\$ (4,857)</b>		<b>\$ (113,331)</b>	<b>\$ (281,812)</b>	<b>\$ (168,481)</b>		<b>\$ (289,000)</b>	<b>\$ (281,812)</b>	

\* Due to the uncertainty of timing of vehicle purchases, no YTD budget estimates are shown.

Village of Carol Stream  
**Schedule of Cash and Investment Balances**  
September 30, 2021

FUND	CASH	LGIPs*	INVESTMENTS	TOTAL CASH & INVESTMENTS	LAST YEAR 9/30/2020
GENERAL FUND	\$ 1,363,815.66	\$ 9,470,535.79	\$ -	\$ 10,834,351.45	\$ 12,113,192.14
WATER & SEWER FUND	767,389.89	11,182,255.26	-	11,949,645.15	12,406,402.54
CAPITAL PROJECTS FUND	467,975.26	14,314,616.19	-	14,782,591.45	7,513,180.86
MFT FUND	-	3,472,145.81	-	3,472,145.81	2,537,200.65
EQUIPMENT REPL. FUND	-	4,527,498.13	-	4,527,498.13	3,938,888.12
NORTH/SCHMALE TIF FUND	1,208,532.46	-	-	1,208,532.46	1,066,463.70
POLICE PENSION FUND	95,347.35	143,954.72	67,429,005.04	67,668,307.11	58,469,012.52
ARPA GRANT FUND	-	2,664,710.42	-	2,664,710.42	N/A
STATE ASSET SEIZURE FUND	239,612.70	-	-	239,612.70	274,151.79
FEDERAL ASSET SEIZURE FUND	144,276.92	-	-	144,276.92	152,140.82
<b>TOTAL</b>	<u>\$ 4,286,950.24</u>	<u>\$ 45,775,716.32</u>	<u>\$ 67,429,005.04</u>	<u>\$ 117,491,671.60</u>	<u>\$ 98,470,633.14</u>

\* Local Government Investment Pools (LGIP) include the Illinois Funds and IMET.