

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

**April 3, 2023**

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

Present: Trustees Jeff Berger, Tom Garvey, John Zalak, Rick Gieser, Mary Frusolone and Matt McCarthy, Village Clerk Julia Schwarze and Mayor Frank Saverino, Sr.

Absent: None

Also Present: Village Manager Bob Mellor, Assistant Village Manager Joe Carey, Assistant to the Village Manager Brianna Bacigalupo, Community Development Director Don Bastian, Director of Engineering Services Bill Cleveland, Finance Director Jon Batek, Public Works Director Phil Modaff, Assistant Director of Public Works Brad Fink, Chief of Police Bill Holmer, Human Resources Director Caryl Rebholz, Information Technology Director Marc Talavera and Village Attorney Jim Rhodes

**ROLL CALL AND PLEDGE OF ALLEGIANCE:** *All present. After the Roll Call and Pledge of Allegiance, Trustee Zalak asked for a moment of silence for Batavia Police Officer Joe Gudella who was raised in Carol Stream and passed away tragically on March 27<sup>th</sup>.*

**MINUTES:**

*Trustee McCarthy moved and Trustee Frusolone made the second to approve the Minutes of the March 20, 2023 Village Board Meeting. The results of the roll call vote were as follows:*

*Ayes: 6 Trustees Berger, Garvey, Zalak, Gieser, Frusolone and McCarthy*

*Nays: 0*

*Abstain: 0*

*Absent: 0*

*The motion passed.*

Trustee Gieser moved and Trustee Zalak made the second to approve the Minutes of the March 20, 2023 Special Workshop Meeting. The results of the roll call vote were as follows:

Ayes: 6 Trustees Berger, Garvey, Zalak, Gieser, Frusolone and McCarthy  
Nays: 0  
Abstain: 0  
Absent: 0

The motion passed.

**LISTENING POST:**

1. Proclaiming April Sikh Awareness Month. Proclamation read by Trustee Berger.
2. Addresses from Audience (3 Minutes). Mr. Satnaam Singh Mago representing the Sikh community thanked the Mayor and Village Board for Proclaiming April, Sikh Awareness Month.

**CONSENT AGENDA:**

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

Ayes: 6 Trustees Berger, Garvey, Zalak, Gieser, Frusolone and McCarthy  
Nays: 0  
Abstain: 0  
Absent: 0

The motion passed.

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

Ayes: 6 Trustees Berger, Garvey, Zalak, Gieser, Frusolone and McCarthy

Nays: 0

Abstain: 0

Absent: 0

The motion passed.

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

Ayes: 6 Trustees Berger, Garvey, Zalak, Gieser, Frusolone and McCarthy

Nays: 0

Abstain: 0

Absent: 0

The motion passed.

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

**22-0056 – SBA Monarch Towers III, LLC/T-Mobile – 877-901 E. Geneva Road**  
Height Variation for a Stealth Antenna Tower (continued from the March 13, 2023 meeting)

**Recommended Approval Subject to Conditions 5-0**  
The Village Board concurred with Plan Commission’s recommendation.

**23-0002 – New Asian Spa – 383 N. Gary Avenue**

Special Use Permit for a Massage Establishment

**Recommended Approval Subject to Conditions 5-0**  
The Village Board concurred with Plan Commission’s recommendation.

**Recommendation to approve a Contract Extension with H&H Electric for Emergency Street Light Repairs Services with a 7% price increase for the period May 1, 2023 through April 30, 2024, pursuant to the provisions of section 5-8-3(B) and subsection 5-8-14(N) of the Village Code of Ordinances:**

The Village Board approved a Contract Extension with H&H Electric for Emergency Street Light Repairs Services with a 7% price increase for the period May 1, 2023 through April 30, 2024.



**Recommendation to approve a contract for Tree Purchase and Planting Services with The Fields on Caton Farm, Inc. in the amount of \$34,643.00:**

*The Village Board approved a contract for Tree Purchase and Planting Services with The Fields on Caton Farm, Inc. in the amount of \$34,643.00.*

**Ordinance No. 2023-04-10, An Ordinance Authorizing the Amendment of the Annual Budget of the Village of Carol Stream for the Fiscal Year Ending April 30, 2023:**

*The Village Board authorized an amendment to the Annual Budget of the Village of Carol Stream for the Fiscal Year Ending April 30, 2023 to provide expenditure authority for items that were not previously anticipated or incorporated within the originally approved budget.*

**Ordinance No. 2023-04-11 Amending Chapter 16 - Unified Development Ordinance of the Code of Ordinances of the Village of Carol Stream (Fuel Sales as a Special Use in the B-1 District):**

*The Village Board amended Chapter 16 of the Unified Development Ordinance of the Carol Stream Code of Ordinances regarding Fuel Sales as a Special Use in the B-1 District.*

**Ordinance No. 2023-04-12 Approving a Variation to Increase the Height of an Antenna Structure (SBA Monarch Towers III, LLC/T-Mobile - 877-901 E. Geneva Road):**

*The Village Board approved a variation to increase the height of an antenna structure (SBA Monarch Towers III, LLC/T-Mobile) located at 877-901 E. Geneva Road.*

**Ordinance No. 2023-04-13 Approving a Special Use Permit for a Massage Establishment (New Asian Spa - 383 N. Gary Avenue):**

*The Village Board approved a Special Use Permit for a Massage Establishment for New Asian Spa located at 383 N. Gary Avenue.*

**Resolution No. 3300 Declaring Surplus Property owned by the Village of Carol Stream:**

*The Village Board declared surplus property owned by the Village of Carol Stream, which includes a Public Works street sweeper, trailers and various water reclamation center equipment.*

**Resolution No. 3301 Authorizing a Plat of Consolidation (Casey's Retail Company, Northeast Corner of Gary Avenue and Lies Road). PIN # 02-20-404-012, 02-20-404-013, 02-20-404-015, 02-20-404-016:**

*The Village Board approved a Plat of Consolidation for Casey's Retail Company located at the Northeast Corner of Gary Avenue and Lies Road.*

**Sound Amplification Permit – VetBros Pet Education Charitable Fund:**

*The Village Board approved a Sound Amplification Permit and waived the fee for their Charity Dog Show to be held at the Ross Ferraro Town Center on August 6, 2023.*

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

*The Village Board approved processing of payment of Regular Bills dated April 3, 2023 in the amount of \$518,360.14. The Village Board approved processing of the payment of Addendum Warrant of Bills from March 21, 2023 thru April 3, 2023 in the amount of \$688,142.73.*

**NON-CONSENT AGENDA ITEMS:**

*Trustee Zalak pulled Items F.1.a. and I.3. off the Consent Agenda in order to have a separate discussion about bike rack placement at the new Casey’s at 1025 N. Gary Avenue. Casey’s Petitioner was in attendance and agreed to work with the Plan Commission and staff to come up with a safe location for the bike rack.*

*Trustee Zalak moved and Trustee McCarthy made the second to approve an Amendment to a Special Use Permit for a Planned Development, and a Special Use Permit for Fuel Sales (Casey’s Retail Company, 1025 N. Gary Avenue), subject to the condition that Petitioner will work with staff to move the bike rack to a safe location. The results of the roll call vote were as follows:*

- Ayes: 6 Trustees Berger, Garvey, Zalak, Gieser, Frusolone and McCarthy*
- Nays: 0*
- Abstain: 0*
- Absent: 0*

*The motion passed as Ordinance No. 2023-04-14.*

**REPORT OF OFFICERS:**

*Trustee Berger announced that on Saturday October 7<sup>th</sup> Carol Stream Chamber Foundation will be hosting a 5K as a scholarship fundraiser. They are looking for volunteers. He encouraged voting tomorrow, Election Day.*

*Trustee Garvey had no report.*

*Trustee Zalak reminded everyone to check their carbon monoxide and smoke detectors; encouraged voters to do their homework and vote tomorrow; and asked for thoughts and prayers for people suffering from destructive storms and our military and first responders.*



Trustee Gieser reminded everyone of the Community Food Drive going on now through April 21<sup>st</sup> and listed various drop-off locations; thanked the Sikh community for attending our Village Board meeting tonight and stated that it was an honor to have them with us; and wished Village Clerk Schwarze a speedy recovery.

Trustee Frusolone encouraged voting in tomorrow's election and reminded voters of the new "Vote Anywhere" option; commended Public Works on an amazing job handling recent storms; thanked the Sikh community for teaching us about their unique culture; thanked residents for donating to help out the two Carol Stream families who suffered losses in recent house fires; and commended Chief Holmer and the Police Department for organizing the memorial service procession for Officer Gudella.

Trustee McCarthy offered condolences to the family and friends of Officer Gudella and thanked the CSPD for their role in his memorial procession; commended the Sikh community for preaching love, peace and equality; congratulated Public Works Director Modaff on his retirement announcement; encouraged voting in tomorrow's election; and thanked residents for rallying around the two families who suffered house fires, stating this is an example of our "One Team Carol Stream."

Assistant to the Village Manager Bacigalupo gave special event sponsorship updates and referred potential sponsors to our [carolstream.org](http://carolstream.org) website for additional details.

Village Clerk Schwarze reminded elected officials and supervisors that Statements of Economic Interest are due by May 1<sup>st</sup> without penalty; congratulated the Sikh community for their well-deserved Proclamation tonight; congratulated Director Modaff on his upcoming retirement; commended Carol Stream staff for obtaining the Tree City USA designation again; invited volunteers to join her April 29<sup>th</sup> cleanup of the Great Western Trail; announced Dodgeball Hero Night with Carol Stream Firefighters and Police on Friday April 14<sup>th</sup>; wished everyone who celebrates a happy Passover or happy Easter; and reminded residents to shop and dine Carol Stream.

Attorney Rhodes congratulated the Sikh community on their Proclamation; reported legislative updates and shared the good news of a positive outcome on the proposed TIF bill; and wished a belated happy birthday to Trustee Frusolone.

Village Manager Mellor gave road construction and bike trail project updates; reported tree planting in parkways and native pollinator species planting at Town Center Basin on Earth Day, April 22<sup>nd</sup>; announced Carol Stream's partnership with the Conservation Foundation for the sale of rain barrels; and gave an update on the FY24 budget with adoption slated for April 17<sup>th</sup>.

Mayor Saverino thanked the Sikh community for their contributions to our community; encouraged voting tomorrow, Election Day; told Director Modaff he would miss him and thanked him for his service to our village; offered kudos to Public Works staff for how they

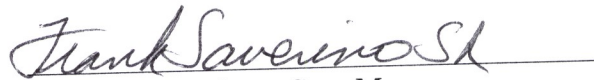
handled recent weather events; shared a story of kindness he experienced at the local Jewel recently which showed how Carol Stream is a family; and encouraged participation in the Community Food Drive.

At 6:53 p.m., Trustee McCarthy moved and Trustee Frusolone made the second to adjourn the meeting to Executive Session to discuss deliberations concerning salary schedules for one or more classes of employees pursuant to 5/ILCS 120/2(c)(2) and the appointment, employment, compensation, discipline, performance or dismissal of a specific employee pursuant to 5/ILCS 120/2(c)(1), then to adjourn directly from Executive Session. The results of the roll call vote were as follows:

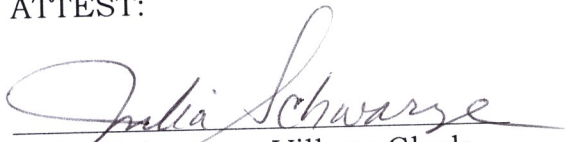
Ayes: 6 Trustees Berger, Garvey, Zalak, Gieser, Frusolone and McCarthy  
 Nays: 0  
 Abstain: 0  
 Absent: 0

The motion passed.

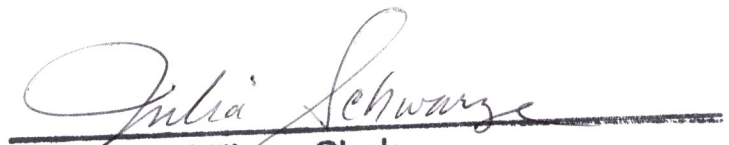
FOR THE BOARD OF TRUSTEES

  
 Frank Saverino, Sr., Mayor

ATTEST:

  
 Julia Schwarze, Village Clerk

Minutes approved by the President and Board of Trustees on this  
17<sup>th</sup> day of April, 2023.

  
 7 Village Clerk