

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

**September 7, 2010**

Mayor Frank Saverino, Sr. called the Regular Meeting of the Board of Trustees to order at 8:00 p.m. and directed Village Clerk Beth Melody to call the roll;

Present: Mayor Frank Saverino, Sr., Trustees Anthony Manzzullo, Don Weiss, Greg Schwarze, Matt McCarthy, Rick Gieser and Pam Fenner

Absent: None

Also Present: Village Manager Joe Breinig, Assistant Village Manager Bob Mellor, Attorneys James Rhodes and Jason Guisinger, Village Clerk Beth Melody and Deputy Village Clerk Wynne Progar

Mayor Saverino led those in attendance in the Pledge of Allegiance.

**MINUTES:**

Due to the illness of the Deputy Clerk, the Minutes of the Meeting of August 16, 2010 will be available at the next meeting.

**AUDIENCE PARTICIPATION AND PUBLIC HEARINGS:**

**Proclamation; Disaster Preparedness Month was read by Trustee Fenner**

**Proclamation: National Chamber of Commerce Week was read by Trustee Gieser**

**Proclamation: Prostate Cancer Awareness Month was read by Trustee Weiss**

**CONSENT AGENDA:**

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

Ayes: 6 Trustees Manzzullo, Weiss, Schwarze, McCarthy, Gieser & Fenner

Nays: 0

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

Ayes: 6 Trustees Manzzullo, Weiss, Schwarze, McCarthy, Gieser & Fenner

Nays: 0

1. Special Use Amendment/Vary GAC Standards – 120 Tubeway  
**Ordinance 2010-09-44**
2. Text Amendment – Zoning Code – Comm. Photography in I District  
**Ordinance 2010-09-45**

3. Text Amendment – Sign Code – Political signs – **Ordinance 2010-09-46**
4. Removed from the Table/ Continued to another meeting -Reclassify & fill Water/Sewer Supervisor
5. Removed from the Table/Continued to another meeting – Amend R. 2411 Adopting the 2009-2010 Employee Pay Plan (See above)
6. Approved: Lease Agreement for Multifunction Photocopier
7. Carol Stream Park District Request for Waiver of Building Permit Fees For 2010/2011 projects – (Comment below)
8. Advance Auto Parts – temporary waiver of Village Code for promotional Event
9. Waiver of fee – Sound Amplification fee – Spring Trail Elementary & PTO
10. Waiver of fee – Sound Amplification fee - Outreach Community Center
11. Regular Bills, Addendum Warrant of Bills

Comments: Trustee Gieser commented that any out of pocket expenditures by the Village will be passed onto the Park District prior to permit approval.

Trustee Manzullo moved and Trustee Fenner made the second to approve the items on the Consent Agenda by Omnibus Vote. The results of the roll call vote were:

Ayes:           6       Trustees Manzullo, Weiss, Schwarze, McCarthy, Gieser & Fenner  
Nays:           0

The following is a brief description of those items approved on the Consent Agenda for this meeting.

**Special Use Amendment/Vary GAC Standards – 120 Tubeway- Ordinance 2010-09-44:**

At their meeting on August 23, 2010 the Combined Plan Commission/Zoning Board of Appeals recommended approval of an amendment to a Special Use in accordance with the recommendations in the staff report. They also approved a variation to the Gary Avenue Corridor review in accordance with staff recommendations, which include reinstalling the dark glass windows. The Board concurred with the recommendation and adopted Ordinance 2010-09-44, AN ORDINANCE GRANTING AN AMENDMENT TO A SPECIAL USE AND VARIATIONS TO THE GARY AVNUE ORRIDOR LANDSCAPTE STANDARDS (120 TUBEWAY).

**Text Amendment– Zoning Code– Comm. Photography in the I Industrial District - Ordinance 2010-09-45:**

The Board adopted Ordinance 2010-09-45, AN ORDINANCE AMENDING CHAPTER 16 OF THE MUNICIPAL CODE OF THE VILLAGE OF CAROL STREAM PERTAINING TO PHOTOGRAPHY STUDIOS (COMMERCIAL) – (ZONING CODE).

**Text Amendment – Sign Code – Political signs – Ordinance 2010-09-46:**

The Board adopted Ordinance 2010-09-46, AN ORDINANCE AMENDING ARTICLE II OF CHAPTER 6 OF THE MUNICIPAL CODE OF THE VILLAGE OF CAROL STREAM – (SIGN CODE) - (POLITICAL SIGNS).

**Approved: Lease Agreement for Multifunction Photocopier:**

The Board approved a lease agreement with Xerox for a 4 year lease of a WCP 7765 at a cost savings of over \$9,000 on the 7765 model compared to the current model over the four year lease.

**Carol Stream Park District Request for Waiver of Building Permit Fees For 2010/2011 projects:**

The Board approved the waiver of permit fees for the Carol Stream Park District for 2010/2011 projects, except for out of pocket expenses.

**Advance Auto Parts – temporary waiver of Village Code for promotional Event:**

The Board approved a temporary waiver of the Village Code to allow an inflatable monster truck to be put up and taken down daily for a promotional event that will end on September 25<sup>th</sup>.

**Waiver of fee – Sound Amplification fee – Spring Trail Elementary & PTO:**

The Board approved the waiver of fee and approved a sound amplification fee for the Spring Trail Elementary School & PTO Back to School Event.

**Waiver of fee – Sound Amplification fee - Outreach Community Center:**

The Board approved the waiver of fee and approved a sound amplification fee for the Fiesta Latina to be held on September 24<sup>th</sup> at the Outreach Community Center.

**Regular Bills, Addendum Warrant of Bills:**

The Board approved the payment of the Regular Bills in the amount of \$847,633.60. The Board approved the payment of the Addendum Warrant of Bills in the amount of \$719,929.57.

**REGULAR MEETING:**

**Award of Contract for Consultant Services to Kane, McKenna and Associates:**

Trustee Schwarze said that the creation of a TIF District at the corner of North Avenue and Schmale Road talks about the affect of the District regarding property tax and he would like to know what other effects this would have since the Village does not levy a property tax.

Village Manager Breinig asked a representative from Kane, McKenna to explain how the TIF would affect the Village. Mr. Rychlicki said that if the municipality has a property tax, they would be required to deposit into the TIF fund 10 % of funds that would be the property tax assessed on the TIF property and those funds must come from any other source of funds such as sales tax, or utility tax. But the amount would be only from uses from within the TIF district.

Trustee Weiss asked if the Board would allow an explanation of what this TIF district is and why it is important to commercial redevelopment for the viewing audience.

Mr. Rychlicki said that since there is a lack of revenue sharing or grants to help redevelop older properties and revitalize a under developed areas to bring in new tax generating uses for the municipality. Once the TIF process has gone through a totally transparent process of getting the property designated a TIF District. The equalized assessed value is determined by County Clerk and the Assessor and is frozen at that level. Any increase in assessed valuation of business property will be split from the total taxes and will be put into a special tax allocation fund. The TIF funds can be used for

rehabilitation and redevelopment only within the geographic area of the TIF District, and the funds may only be used for development cost and not for payroll or other fees within the Village. When all redevelopment and rehabilitation are complete, the TIF is dissolved; the taxing bodies then receive the increased tax amount on the new assessment of the improved facilities.

Mr. Breinig noted that an Industrial TIF was recently paid off and closed and that the only active TIF is at Geneva Crossing.

Mr. Rychlicki commented that he was part of the group that worked with the Village on the Industrial TIF. He also noted that one perceived drawback of creating a TIF district is from the major taxing districts such as the Schools Districts which are 60/65% of the levy and say that the TIF funding is getting funds that should be going to the schools. That perception is flawed because without a TIF there would not be a way to increase the valuation of the district.

Trustee Schwarze moved and Trustee McCarthy made the second to award a contract for Consultant Services to Kane, McKenna and Associates for the development of a Tax Increment Financing District with a not-to-exceed amount of \$30,000. The results of the roll call vote were:

Ayes:	6	Trustees Manzzullo, Weiss, Schwarze, McCarthy, Gieser & Fenner
Nays:	0	

#### REPORT OF OFFICERS:

Trustee Manzzullo asked everyone to pray for our troops and their families.

Trustee McCarthy commented that it is getting dark earlier each day and reminded residents to watch for kids running, or riding bicycles and also asked that parents make sure there are reflectors on the back and front of bicycles.

Trustee Fenner said that the first meeting of the Disaster Response Committee will be held on September 14<sup>th</sup> at 7:00 p.m. in the Village Board Room.

Trustee Gieser said that Trustee Manzzullo, the Mayor, Village Manager Breinig, Director of Engineering Services Jim Knudsen and himself spent the better part of today at DuPage County for a stormwater committee meeting where the committee was presented the Klein Creek Water Shed Study and during the meeting went through the different scenarios and recommendations. It was determined that they agreed with Alternative C that there some work done at Armstrong Park. The estimated cost of the project will be \$7.7M. There will be a meeting at some point in the future in this Board Room which will show the PowerPoint presentation that was shown at the Stormwater Committee meeting and copies of the reports and recommendations will be available.

Trustee Gieser said there was a special meeting of the County Board where they were able to approve funds to help pay for flood issues in the Klein Creek Water Shed, including Carol Stream and the western section of DuPage County, as well as other infrastructure issues and projects. Trustee Gieser said that on October 2<sup>nd</sup> he and Robert Guico will be sponsoring a Free Fun/Run/Bike Family Event. It will start at 10:00 a.m. and will utilize the paths all around the Village.

Trustee Schwarze invited everyone to a 9/11 memorial ceremony by the Carol Stream Fire Protection and Carol Stream Police Department Honor Guards at the Town Center at 8:30 p.m. He also noted that there will be an Open House Fire Station 1 from 11:00 a.m. to 2:00 p.m. Trustee Schwarze said that this week is the Chamber of Commerce Week and he encouraged everyone to use Chamber of Commerce Members services and Shop Carol Stream. On a personal note, Trustee Schwarze said that he is retiring from his position of public education coordinator at the end of October.

Trustee Weiss reminded everyone that the 2<sup>nd</sup> anniversary of the Shape of Carol Stream (Carol Steam Town Meeting) will be on Wednesday, September 29<sup>th</sup> at 7 p.m. and the participants will be the Park District, Benjamin School District #25, Districts 93,94, and 87, and Elgin U46, Carol Stream Fire Protection District and the Village of Carol Stream. The event is sponsored by Itasca Bank & Trust. Residents can participate by coming to the meeting, calling on the phone or e-mailing any questions or comments.

Village Clerk Melody said that Deputy Clerk Wynne Progar is on the road to recovery, and is back with us.

Village Manager Breinig said that there will be clean up event following the recent flooding of Klein Creek on October 9th from 8:00 a.m. to noon. Engineering Services is looking for volunteers, especially the home owners that were affected, even if the will make their property accessible to be cleaned up. Please call and volunteer at (630) 871-6220. Mr. Breinig reported that there has been a site inspection by a structural engineer on September 9<sup>th</sup> following the canopy collapse at Carol shire Condos to determine if there is any other structural damage. The Homeowners Association and Building Management are being very cooperative in following up with inspections of the remaining canopies and detouring remaining tenants away from questionable areas.

Mayor Saverino said that he was honored to participate at the 9/11 Ceremony at the Town Center. He said that the contributions that were donated for our troops at the last concert will be delivered to the shipping point as well as a check for monies donated for shipping. Mayor Saverino said that the County Board meetings were frustrating and confusing. Our residents were given the opportunity to say what they felt about getting the flooding stopped. Many motions were made and denied, but the presence of several Mayors and our Representatives Zay and Enger supported and argued for the funds for stormwater for Armstrong Park and repaving of Gary Avenue and were successful. Engineering Director Jim Knudsen said that the driving force for this success was a joint effort with Staff, the Trustees, the residents and our representatives providing information to defend the requests.

At 8:45 p.m. Trustee Fenner moved and Trustee McCarthy made the second to move to Executive Session to discuss Labor Negotiations and to adjourn from that meeting without taking any further action. The results of the roll call vote were:

Ayes:	6	Trustees Manzullo, Weiss, Schwarze, McCarthy, Gieser & Fenner
Nays:	0	

FOR THE BOARD OF TRUSTEES

Frank Saverino SR  
Frank Saverino, Mayor

Beth Melody  
Beth Melody, Village Clerk

Minutes approved by the President and Board of Trustees on this

4<sup>th</sup> day of October, 2010.

*Bob Miller*

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Village Clerk