



Village of Lake in the Hills

600 Harvest Gate, Lake in the Hills, Illinois 60156

Committee of the Whole Meeting

March 20, 2007

Call To Order

The meeting was called to order at 7:30 p.m. Present were Trustees Harlfinger, Murawski, Bogdanowski, Sloan, Wakeman, Yensen, and President Plaza.

Also present were Village Administrator Gerald Sagona, Director of Public Safety James Wales, Public Works Director Fred Mullard, Village Engineer Dave Van Camp, Parks and Rec. Director Trudy Wakeman, Community Development Director Dan Olson, Village Attorney Greg Barry and Village Clerk Denise Wasserman Haugk.

Audience Participation:

Administrator:

Issuance of an Electronic or Mechanical Amusement License – Handle with Care Hand Car Wash and Detail Center – presented by Village Administrator Gerald Sagona – Handle With Care Hand Car Wash and Detail Center has submitted an Electronic or Mechanical Amusement License from Relaxation Inc. This business has added a vending massage chair to their waiting room. Per Section 32.02 of the Village Code, new machines must be Village Board approved. Motion was made to place this item on the Village Board Agenda.

Raffle License – Lake in the Hills/Algonquin Falcons Youth Football Organization - presented by Village Administrator Gerald Sagona – The Lake in the Hills/Algonquin Falcons Youth Football Organization is requesting a raffle license. All provisions of Section 31.02 of the Village Code have been met. The Lake in the Hills/Algonquin Falcons Youth Football Organization unanimously voted to request a waiver of the fidelity bond requirement associated with the Raffle Application Form. Motion was made to place this item on the Village Board Agenda.

Director of Public Safety:

Community Development:

Ordinance – Amending Section 43.09, Noise, of the Municipal Code - presented by Community Development Director Dan Olson - Proposed is an amendment to Section 43.09 “Noise” of the municipal Code to clarify the language under Section A (4) related to what construction activities fall under the time restrictions. We are proposing language that will delete the heading of the subsection, which is “Construction” to “Site Development Activity”. The specific activities will be clarified by deleting “construction” and adding “site work” (e.g. grading), “road construction” and “building construction”. Language was also added noting the regulations apply to a specific site development activity. This will help to avoid the hour restrictions from possibly being construed to apply to the

operation of construction related equipment associated with an established business. Motion was made to place this item on the Village Board Agenda.

Ordinance - 2007 Zoning Map - presented by Community Development Director Dan Olson - State statute requires municipalities to approve and publish their Official Zoning Map by the end of March every year. The map is divided into two sections (east and west). In addition to the attached electronic version of the zoning map, a full size hard copy of the map will be provided in your mailboxes for your review. Motion was made to place this item on the Village Board Agenda.

Ordinance – Conditional Use/Development Plan – 1530 Industrial Drive, Lot 1, Imhoff Industrial Park (Grand Sport Center) - presented by Community Development Director Dan Olson - The applicant, Brian Korte of Korte Architecture, on behalf of the property owner, is requesting a Conditional Use Permit to operate a boat sales, boat storage and repair, and automobile sales facility at 1530 Industrial Drive, which is Lot 1 in the Imhoff Industrial Park (northeast corner of Pyott Road and Industrial Drive). The applicant is proposing to build a 13,800 square foot building primarily for high-end boat sales, with some limited auto sales. The proposed building will be located on the eastern portion of the lot, with access coming off of Industrial Drive. The parking and display area will be located in front of the building facing Pyott Road. The applicant has also asked for some discretion in the landscape requirements in order to maintain visibility of boats on display for sale. The proposed plan meets landscape requirements except for: 1) berming along Pyott Road and Industrial Drive, 2) 4 over story trees along Pyott Road, and 3) 2 over story trees in parking lot islands. The applicant has exceeded the shrub requirements by 4 along Pyott Road and an additional 6 in the remaining yards. The staff and Commission approved of the reduced landscaping as allowed in Section 26 “Landscape Standards” of the Zoning Ordinance. In response to a request by the Planning and Zoning Commission, the applicant has added planters with shrubs and perennials along part of the building facing Pyott Road. The applicant is requesting a partial waiver to the masonry requirement. The applicant proposes no masonry material on the north and east elevations, which do not have street frontage. Approximately 38% of the west elevation (facing Pyott Road), and 35% of the south elevation (facing Industrial Drive) has masonry material, which meet the minimum requirements spelled out in the Ordinance. The proposed building is similar in appearance to others in the surrounding area. A public hearing was held in front of the Planning and Zoning Commission on March 12th. By a vote of 7 to 0, the Commission recommended approval of the Conditional Use Permit to operate a boat sales, boat storage and repair, and automobile sales facility and also approval of the Development Plan, subject to the condition that all comments were addressed to staff’s satisfaction prior to Village Board action. All comments have now been satisfactorily addressed. Colin Taheny of the neighboring Cory Properties to the east spoke in favor of the use at this location. He requested that the landscaping and building be complimentary to the neighbors’ view of the building. Trustee Harlfinger thought the building looked great, however, he had a question. Mark Miller from Grand Sport took to the microphone. Trustee Harlfinger questioned if there would be enough room in the passage way for loading/unloading. Mr. Miller indicated there would be enough room. According to Mr. Miller there is a 35ft. width that can more than accommodate any deliveries. Trustee Harlfinger also wondered about the brick in the back of the building. He would like to see the brick in the back of the building match the existing buildings in the area. Motion was made to place this item on the Village Board Agenda.

Ordinance Amendment/Conditional Use – 99 Boulder Drive (PAR Development) – presented by Community Development Director Dan Olson - The applicant has submitted a zoning application to

allow for the establishment of business offices at the subject site. The real estate office (ERA) that was located there previously and that was granted a conditional use permit in 2005 has moved out. Evergreen Landscaping would like the authority to have their business office at the location and Fairway Realty also has space in the building. The applicant is requesting the zoning authority to allow a reestablishment of business offices in the location. In order to do this the applicant is requesting an amendment to the 2005 Ordinance to include "business offices" as an allowable conditional use and the granting of a conditional use permit for "business offices" for the subject site. The term "business office" is being used because it's consistent with the language in the zoning ordinance. If approved any other type of business office would be allowed, unless it was specifically mentioned in the zoning ordinance (e.g. medical offices). The only condition that was recommend was to continue the limitation on the two ground signs on the site. The Planning and Zoning Commission conducted a public hearing on March 12th, and the Commission recommended approval of the application by a vote of 6 to 1 (Commissioner Covone voted no). There was one resident who spoke at the hearing and had concerns regarding the use of Sandstone Dr. in Boulder Ridge by the trucks of Evergreen Landscaping to gain access to the office. Mr. Bob Stell of Evergreen noted they would make sure their trucks use Algonquin Road to get to the office. Trustee Sloan mentioned that the new business is already in the building. Mr. Olson mentioned that the Village notified the business that they were in error of a Village ordinance. Trustee Yensen wondered about the neighbor opposition. Trustee Harlfinger is concerned with the turn-around at that property. He would like to see a business in the building that is going to stay there. Trustee Bogdanowski wondered about the area that needs to be fenced. Mr. Sagona mentioned that the project is on hold due to the Algonquin Road widening project. The fence will be put in place once the widening is started. Motion was made to place this item on the Village Board Agenda.

Engineer:

Parks and Recreation:

Plan Approval – Village Hall Open Space – presented by Parks and Recreation Director Trudy Wakeman – The Village Board approved in the FY07 budget for the funding of Phase I of the Village Hall Open Space plan. Hitchcock Design Group presented the layout plan which includes a path, 24' shelter, and landscape. Trustee Sloan wondered about the platform height of the structure versus the parking lot. The structure will be about three feet lower than the parking lot. Trustee Sloan thought the rendition looked nice. Trustee Harlfinger questioned the roof of the shelter structure. He is a bit weary of the design itself. Trustee Yensen was concerned that there be a compatible transition from the Village Hall building to the shelter structure. Trustee Wakeman liked the two level roof. President Plaza mentioned that with gazebos of this size they typically have a two tiered roof. Trustee Harlfinger is concerned that this structure is not a Prairie Style. Motion was made to place this item on the Village Board Agenda.

Public Works:

Purchase – Standard Equipment Company – Vacuum Street Sweeper – presented by Public Works Director Fred Mullard - Proposals for a vacuum street sweeper were opened on Thursday, February 15, 2007. The four proposals received ranged from a low of \$132,500.00 from Temco Machinery Inc. to a high of \$185,631.00. The fourth lowest proposal submitted was from Standard Equipment Company. They submitted the lowest proposal for equipment that substantially met the specifications in the Request for Proposal. There were three lower proposals; however, they did not meet the specifications.

Two members of the Public Works Department evaluated two demo machines in the field. With respect to all relevant factors, staff opinion was unanimous that the Elgin Whirlwind MV Dual model vacuum street sweeper was the most suitable for the present and future needs of Public Works. Public Works recommends accepting the fourth lowest bidder's proposal from Standard Equipment Company at a cost of \$190,891.00, which includes the five-year extended warranty. Copies of the recommendation and minutes from the proposal opening were given to the Board for review and consideration. Motion was made to place this item on the Village Board Agenda.

Purchase – Woodstock Ford – 1 ½ ton Dump Truck– presented by Public Works Director Fred Mullard - On Thursday, March 1, 2007 proposals were opened for the purchase of a 1.5 ton dump truck with snow plow and de-icing equipment. The four proposals received ranged from a low of \$67,999.00 from Sutton Ford to a high of \$71,344.00. The new 2007 EPA regulations on diesel fuel engines and the large increase in steel prices have increased the purchase price of this truck. Woodstock Ford met all specifications. Public Works recommends accepting the low bid of \$69,866.48 from Woodstock Ford. Copies of the recommendation, minutes from the proposal opening were given to the Board for review and consideration. Motion was made to place this item on the Village Board Agenda.

Purchase – Woodstock Ford – 1 ton Pick-up Truck– presented by Public Works Director Fred Mullard - On March 1, 2007 proposals were opened for the purchase of a 1 ton 4 x 4 pick-up truck with equipment. The four proposals received ranged from a low of \$35,330.48 from Woodstock Ford to a high of \$41,775.00. Woodstock Ford met all specifications. Public Works recommends accepting the low bid of \$35,330.48 from Woodstock Ford. Copies of the recommendation and minutes from the proposal opening were given to the Board for review and consideration. Motion was made to place this item on the Village Board Agenda.

Agreement – Patnick Construction, Inc. – 2007 Water Replacement Project– presented by Public Works Director Fred Mullard - On March 8, 2007 nine sealed bids for the 2007 Water Main Replacement Project were opened at Public Works. The nine bids ranged from a low of \$1,198,317.00 from Patnick Construction, Inc. to a high of \$1,956,015.75. The engineer's opinion of probable construction costs for the project is \$1,479,600.63. Smith Engineering recommends awarding the contract to Patnick Construction, Inc. A copy of the bid tabulation and a letter of recommendation from Smith Engineering were given to the Board for their review and consideration. Motion was made to place this item on the Village Board Agenda.

Agreement Amendment – Hanson Professional Services – Services Associated with Land Acquisition– presented by Public Works Director Fred Mullard - On October 28, 2004, the Village of Lake in the Hills and Hanson Professional Services entered into an agreement for special services associated with the acquiring of three parcels of land owned by Athans, Meyer and Material Services for the purpose of relocating Pyott Road and the bike path. Through title searches and surveys, it became apparent that a small parcel of land, approximately 1/10 of an acre, abutting Meyer Material needs to be purchased in order to connect the bike path. The proposed amendment to accomplish a plat of survey and an environmental site assessment for the parcel of land was given to the Board for review and consideration. This agreement has been approved by the Illinois Department of Transportation, Division of Aeronautics and is eligible for future reimbursement. Amendment 1 and the agenda cover sheet for the original agreement have also been given to the Board for review. Motion was made to place this item on the Village Board Agenda.

Finance Director:

Organizations and Developers:

Board of Trustees:

Trustee Harlfinger - **Parks and Recreation Board Liaison Report -**

Trustee Wakeman - **Business Relations Committee Liaison Report** – She toured Public Works. She thinks it is great. She wanted to thank Smith Engineering for the Patnick evaluation.

Trustee Yensen - **Senior Liaison Report** – Trudy Wakeman and Trustee Yensen met with residents around the Bark Park on Sunday. A thanks to Wanda and her family for opening their house for the meeting. The consensus was evergreens and prairie grasses. They would like to see 50% of landscaping built out in one year, 25% in year two and the last 25% in year three. The residents would also like the park closed at 8:00 pm instead of 9:00 pm. President Plaza would not agree to making it an 8:00 closing in the summer, however, he would like to see the park open a bit later in the morning. A resident mentioned that the residents are in favor of seasonal hours. A resident in the audience wondered about the time frame. President Plaza mentioned that since this was not in the budget, the time frame is not known. When Trudy Wakeman gets more info/numbers together she will notify the residents about the impending board meeting.

Trustee Bogdanowski - **McHenry County Council of Government Liaison Report -**

Trustee Joe Murawski - **County Transportation Liaison Report -**

Trustee Ron Sloan - **Planning and Zoning Committee Liaison Report -**

President:

Appointment - Administrative Hearing Officer (Thursday)

Appointment – Police Commission – Dennis Walters – 04-30-07 to 04-30-10 (Thursday)

Appointment – Police Pension Board – Stan Helgerson – 04-30-07 to 04-30-09 (Thursday)

Audience Participation:

Village Administrator Gerald Sagona passed out information from the Rotary regarding the upcoming rib fest.

Adjournment: There being no further business to discuss, the Committee of the Whole meeting was adjourned at 8:34 p.m.

Submitted by,

Denise Wasserman Haugk

Village Clerk

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