



Village of Lake in the Hills

600 Harvest Gate, Lake in the Hills, Illinois 60156

Committee of the Whole Meeting

July 24, 2007

Call To Order

The meeting was called to order at 7:31 p.m. Present were Trustees Harlfinger, Murawski, Bogdanowski, Mulcahy, Wakeman, Yensen, and President Plaza.

Also present were Village Administrator Gerald Sagona, Director of Public Safety James Wales, Chief of Support Services Mary Frake, Public Works Director Fred Mullard, Village Engineer Dave Van Camp, Parks and Rec. Director Trudy Wakeman, Finance Director Pete Stefan, Community Development Director Dan Olson, Village Attorney Brian Borgmann and Village Clerk Denise Wasserman Haugk.

Audience Participation:

Rob Parrish – Parish Paving Pyott Road – He doesn't believe the lot at 8713 has a hardship and therefore, he feels that he should be able to comply. By granting him a variance, it will impact Mr. Parrish business with storm water run off. Mr. Parrish went on to describe several possibilities that Mr. Hagele to take to get his building to code. Mr. Parrish encourages the board to take a closer look at the request.

Administrator:

Director of Public Safety:

Purchase – Decatur Electronics – In-Squad Digital Video System Equipment and Radar Units – presented by Director of Public Safety James Wales - During the current fiscal year budget, the department has budgeted for two additional in-squad video systems to bring the total to eleven (11) units, as well as funds to acquire three radar units that will tie into the video system. Total amount budgeted for the 2 camera units and 3 radar units was \$19,500. In discussion with Decatur Electronics, the manufacturer of the current video system used and whom the Department has served as a beta site for the squad cameras, they have offered to exchange the overhead consoles of the units in the current video system, comprised of nine video cameras, which work on a Linux based system, and replace them with Windows based consoles. They will also add the two additional Windows based squad video systems that were budgeted and the three budgeted radar system units that integrate with the video system for a total package price of \$18,500. The equipment the Department would obtain are demo units but the units will come with a full one year warranty. This is a substantial savings in upgrading the entire in-squad video system while obtaining the additional number of units needed for the line units. Motion was made to place this item on the Village Board Agenda.

Purchase – Radicom – Dispatch Console -presented by Chief of Support Services Mary Frake -During the current fiscal year, a 3 position dispatch console has been budgeted for acquisition, to replace the current aging dispatch console. As advised previously, an RFP was published and responses opened on

June 4, 2007. The Department received three responses on the RFP, one from Mercury Systems, one from Radicom and one from Chicago Communications. A spreadsheet detailing the information in the RFP responses was given to the Board. Mercury Systems had the lowest response at \$229,863.92 however they were non-compliant in several areas considered significant. Radicom had the next lowest response at \$250,314, along with a reduction of this price to \$248,514 for trade-in of the current console. Along with the RFP were two options totaling an additional \$4,790 (40" rotating resource cabinet and four wireless headset adapters). This would bring the total package price from Radicom to \$253,304. Per the RFP requirements, an outright purchase price is provided as well as three different lease/purchase plans. As an FYI, additional items required from other vendors (some at a cost to the ETSB) total \$7,980, bringing the total price for the console to \$261,284. Amount budgeted for the new console was \$325,000. The Department had originally looked at a lease purchase plan and had required information on same in the RFP in order to spread the cost of the equipment over five years. The Finance Director has advised that after review, the outright purchase option is recommended and a budget amendment will be prepared to reflect that the entire purchase will be made in this year's budget in lieu of financing it over five years. Trustee Mulcahy wondered about the life of the console. According to Chief Frake the current system should have lasted ten years, however they were notified that the system would not be supported after 2009. Motion was made to place this item on the Village Board agenda.

Ordinance – Amending Section 41.10B, Parking Prohibited, of the Municipal Code -presented by Chief of Support Services Mary Frake - The drive leading from Haligus Road to the Public Works facility is located immediately adjacent to Sunset Park. Public Works has advised that during certain times, individuals using the park have been parking their vehicles along the drive, potentially inhibiting traffic flow to and from the Public Works facility. As such a recommendation has been made to prohibit parking along the drive during specific time frames. Motion was made to place this item on the Village Board Agenda.

Memorandum of Understanding with Red Cross -presented by Chief of Support Services Mary Frake - The Department is in the process of completing the most recent review of the various emergency plans in place. As part of the review, the Department is looking to solidify in writing assistance the Department would potentially be seeking from outside entities should a major emergency develop within the community. One such entity is the Red Cross. The Department has been in communication with them to enter into such written understanding and a copy of the pending MOU was given to the Board for review. Trustee Yensen mentioned that there is a county wide FEMA plan. She wondered if this was a supplemental plan to the county's plan. Motion was made to place this item on the Village Board Agenda.

Community Development:

Ordinance – Granting Variations for the Property at 8713 Pyott Road – presented by Community Development Director Dan Olson - In July 2003, the Planning and Zoning Commission recommended approval and the Board of Trustees approved a variance to reduce the south side yard setback of 8713 Pyott Road in order to build a 12,000 square foot building. Because no building permit had been issued for the variance within a year, it was no longer valid. Therefore the applicant has submitted another application for the same variance. Since the applicant's 2003 request for a variance, landscape standards have been added to the Zoning Ordinance. The applicant is now also requesting variances to reduce the north pavement setback and to reduce required perimeter landscape plantings in both side yards and the rear yard to 0 plantings. The applicant is proposing to build an approximately 12,000 square foot office/

warehouse building on the 43,800 square foot site zoned M-1 Limited Manufacturing. The applicant is requesting a variation to Section 9.4 of the Zoning Ordinance to permit a building within the required side yard setback and variations to Sections 26.3-1, 26.3-6, and 26.6-1 of the Zoning Ordinance in order to pave a driveway within the required side perimeter landscape yard and to have no landscape plantings in the side and rear yards. A public hearing was held in front of the Planning and Zoning Commission on

July 16, 2007. By a vote of 5 to 1 (Commissioner Covone was opposed; Commissioner Stroud was absent), the Commission recommended, for the purpose of constructing a 12,000 square foot commercial building on the subject property as depicted on the site plan received by the Village on March 29, 2007,

approval of a variance to Section 9.4 of the Zoning Ordinance to decrease the south side yard building setback requirement from 20 feet to 6 feet, and approval of a variance to Sections 26.3-1, Section 26.3-6 and Section 26.6-1 to reduce the north pavement setback from 10 feet to 0 feet and to reduce the required perimeter plantings in the side and rear yards to 0 plantings, subject to the following conditions: 1) that the applicant first construct an 8 foot tall board-on-board fence to extend, along the south side lot line, from the rear end of the current phase of building to the rear lot line, along the whole of the rear lot line, and, on the north lot line, from the rear lot line for 100 feet, and 2) that the applicant plant 150% of the required front yard landscape plantings in the front yard. Staff is further recommending that the following timeframe conditions be added: 1) that the applicant secure a permit for construction of the building within 3 months of the date of the ordinance granting the variation, and 2) that the applicant have a minimum 3000 square foot first phase of the building "under roof" by December 31, 2007. Mr. Hagele has provided a letter (attached) noting his anticipated time frames for a permit (6 months).

Mr. Rob Parrish, of 8715 Pyott Road, spoke in opposition to the variations. He felt that he would be negatively impacted by the narrow distance between his building and the applicant's proposed building and by stormwater runoff, that the applicant's proposed plan is not feasible given County access and septic requirements, and stormwater and snow storage issues, and that the applicant should not receive more favorable treatment given his history of violations. Mr. Les Barnes of 8705 Pyott Road, commented on the unsightly condition of the property. Trustee Bogdanowski wondered about the setback standards. They are the same as before, however the landscape requirements were not the same. Trustee Mulcahy gave a brief overview of the process. He wondered if Mr. Hagele was trying to build a building to fit the property or trying to make the property fit the building he wanted. If it's the second option than there needs to be a hardship. Trustee Mulcahy is not sure that there is a hardship. Though he may have voted in favor three years ago, he would no longer support this request, because the applicant has not been in compliance. He does not trust the septic will fit in, or that the landscaping will be done. He does not see a hardship here. He feels a smaller commercial building could be built on the site and comply with the ordinances. Trustee Mulcahy also takes into account the neighboring business in the area. If they are willing to go on record with possible complaints, they should be heard. Trustee Harlfinger also does not feel the proposed building would fit. He has several other concerns as well. Trustee Harlfinger does not mind a building being placed on the parcel of land, however, he feels the applicant need to come up with new building plans. He too, commented that nothing has been acted on in three years, and Trustee Harlfinger does not necessarily believe that this project will follow the guidelines that the Village has yet again set. Trustee Yensen mentioned that after reviewing the current violations on the property and the complaints from neighbors, she has reservations that this project will ever get off the ground and the time frame for such. She also is concerned with the size of the building. She is worried that he has in the past not complied with Village timelines. She does not think she can support this plan. Motion was made to place this item on the Village Board Agenda.

Engineer:

Parks and Recreation:

Permit for Pyrotechnic Fireworks Display – Mad Bomber Fireworks – Summer Sunset Festival – presented by Parks and Recreation Director Trudy Wakeman - Section 43.06B of the Municipal Code requires the operator of a pyrotechnics display to request a permit from the Village Board. In accordance with Section 43.06B, attached is a permit application from Mad Bomber Fireworks requesting approval of a permit for a pyrotechnics display for September 2, 2007 in association with the Summer Sunset Festival. The waiver of the \$250 application fee is also requested. Motion was made to place this item on the Village Board Agenda.

Payment Request – Schroeder Asphalt Services, Inc. – Bike Path at Reed Road, Haligus Road and Larsen Park - presented by Parks and Recreation Director Trudy Wakeman - The bike paths at Reed Road, Haligus Road, and Larsen Park were awarded to Schroeder Asphalt Services, Inc. on October 12, 2006 for \$201,344.40. Schroeder Asphalt Services, Inc. is requesting Progress Payment No. 2 in the amount of \$13,184.10. The Public Works Department supports the progress payment. Payroll documentation is on file. Copies of the pay request, waivers, and recommendation were given to the Board for review and consideration. Motion was made to place this item on the Village Board Agenda.

Public Works:

Payment Request – Jetco Ltd – Repainting of Tower No. 1 – presented by Public Works Director Fred Mullard - On Thursday, September 14, 2006, the Board awarded a contract to Jetco Ltd. to repaint Tower 1 at a cost of \$219,860.00. Jetco Ltd. Has completed 95 percent of the contracted work and is requesting Progress Payment 2 in the amount of \$50,362.20. Copies of the invoice, partial lien waiver and recommendation were given to the Board for consideration. Payroll documentation is on file. Motion was made to place this item on the Village Board Agenda.

Payment Request – V3 Construction – Sunset Park Parking Lot– presented by Public Works Director Fred Mullard - The Sunset Park Parking Lot Project was awarded to V3 Construction on April 13, 2006 for \$810,357.41. Previously approved change orders adjusted the project cost to \$869,186.42. V3 Construction is requesting Progress Payment 7 in the amount of \$214,793.86 for work completed to date. The Public Works Department supports the progress payment. Payroll documentation is on file. Copies of the pay request, waivers, and recommendation were given to the Board for review and consideration. Motion was made to place this item on the Village Board Agenda.

Payment Request/Change Order – V3 Construction – Lake Scott Restoration– presented by Public Works Director Fred Mullard - The Lake Scott Restoration Project was awarded to V3 Construction on April 13, 2006 for \$322,433.13. Previously approved change orders adjusted the project cost to \$337,123.13. All work was completed on May 9, 2007. V3 Construction is submitting a request for Balancing Change Order 2 in the form of a credit for \$9,859.70 and final Progress Payment 5 in the amount of \$32,726.34. The Village is in possession of a maintenance bond for \$32,726.34. The Public Works Department supports the balancing change order and progress payment. Payroll documentation is on file. Copies of the pay request, waivers, and recommendation were given to the Board for review and consideration. President Plaza wondered about the resident that came to the meeting a few weeks ago. Director Mullard explained that he met with her and several neighbors to figure out the problems.

Though the resident was not thrilled, she understands now what is happening out her way. Motion was made to place this item on the Village Board Agenda.

Contract – Play –n-Scape Inc. – Replacement of Stoneybrook Park Playground Equipment– presented by Public Works Director Fred Mullard - Proposals for the Stoneybrook Park Playground Replacement Project were opened on Wednesday, July 18, 2007. The five proposals received ranged from a low of \$44,460.00 from Play-n-Scape Inc. to a high of \$77,242.00. Public Works recommends accepting the lowest bidder's proposal from Play-n-Scape Inc. at a cost of \$44,460.00. Copies of the recommendation and minutes from the proposal opening were given to the Board for review and consideration as well as pictures of the proposed equipment. The three new pieces replace one large multi-purpose piece. The swings, see-saw, climber, and small children's play equipment, shown on the layout plan, will remain in place. Trustee Wakeman wondered about the differences between this plan and the original plan that came in over budget. Mr. Mullard briefed the board on the change. The Parks and Recreation Board is okay with the change. Motion was made to place this item on the Village Board Agenda.

Airport – Ground Lease – PAP-68 (John Major) T-Hangar Space Leases – ET-04 (Blue Skies Flying Services and WT-19 (Paul Linder) – presented by Public Works Director Fred Mullard - The Lake in the Hills Airport Rules and Regulations require airport tenants to enter into applicable leases, licenses or storage agreements. John Major is entering into an agreement for a new Ground Lease for Hangar PAP-68. Blue Skies Flying Service is entering into a new T-Hangar Space Lease for ET-04 and Paul Linder is entering into a new T-Hangar Space Lease for WT-19. All have signed the appropriate lease document. Motion was made to place this item on the Village Board Agenda.

Finance Director:

Organizations and Developers:

Board of Trustees:

Trustee Harlfinger – **Planning and Zoning Commission Liaison Report –**

Trustee Wakeman – **Community Advisory Council for Randall Road Liaison Report –** On July 25th there will be a public hearing regarding the Randall Road improvements.

Trustee Yensen – **McHenry County Transportation Liaison Report –** A resolution was passed for 433 W. Algonquin Rd. for demolition. Another resolution regarding the master plan for future improvements. They also discussed a grant for services. The next meeting is scheduled for August 1st.

Trustee Bogdanowski – **Business Relations Committee Liaison Report –** Discussion was had on the Business Survey results. He requested the survey results be passed to the Board. The selection for the Gordon Larson award will go to Joy Community Church.

Trustee Joe Murawski – **Senior Liaison Report –** No report. Trustee Yensen stopped by the meeting today. The seniors are happy.

Trustee Paul Mulcahy - **Parks and Recreation Board Liaison Report -**

President:

A. Appointments

1. Business Relations Committee – Mary Siewenie (08-13-07 – 08-13-10)
2. Business Relations Committee – Colin Taheny (08-13-07 – 08-13-10)
3. Parks & Recreation Board – Ron Sloan (08-22-07 – 08-22-11)

Audience Participation:

Rich Hagele – he has a septic drawing that was drawn by an engineer. He did meet the setback requirements on the sewer. There was never a permit issued for the driveway initially.

Adjournment: There being no further business to discuss, the Committee of the Whole meeting was adjourned at 8:38 p.m.

Submitted by,

Denise Wasserman Haugk
Village Clerk