



Village of Lake in the Hills

600 Harvest Gate, Lake in the Hills, Illinois 60156

Committee of the Whole Meeting

August 26, 2008

Call To Order

The meeting was called to order at 7:33 p.m. Present were Trustees Harlfinger, Murawski, Bogdanowski, Mulcahy, Huckins, Yensen, and President Plaza.

Also present were Village Administrator Gerald Sagona, Assistant Village Administrator Shannon Andrews, Director of Public Safety James Wales, Public Works Director Fred Mullard, Village Engineer Dave Van Camp, Finance Director Pete Stefen, Parks and Rec. Director Trudy Wakeman, Community Development Director Dan Olson, Village Attorney Jennifer Gibson Village and Village Clerk Denise Wasserman Haugk.

Audience Participation:

Administrator:

Presentation – Grafton Township Food Pantry Operation – John Rossi– presented by Village Administrator Gerald Sagona - Mr. John Rossi, Grafton Township Supervisor, gave a brief presentation about the operation of the Grafton Township Food Pantry and how it impacts residents from the Village of Lake in the Hills. This is an informational item only. Trustee Yensen spoke briefly about the pantry as well and the changing demographics of those visiting food pantries.

Agreement – Denali Spectrum Operations, LLC – Tower 1 – presented by Village Administrator Gerald Sagona – The agreement with T-Mobile calls for the placement of a cellular antenna on the Oakleaf elevated storage tank (Tower 1). The agreement monetarily provides for a one time payment of \$15,000 and \$2,170.07 monthly rent for the use of the facility. The annual rent increases by four percent (cumulative) each year over the 25 year duration of the agreement. The total payment for the duration of the agreement is \$1,099,494.43. The agreement has been reviewed and approved by the Village Attorney and the Public Works Department. The Board was given a copy of the agreement. Motion was made to place this item on the Village Board Agenda.

Director of Public Safety:

Wings and a Halo – Eagle Scout in audience – Kathleen Cory – Director of With Wings and A Halo – a group that provides new books to children in times of crises. They stock backpacks in squad cars. The LITH PD has been using the program for about two months.

Dan Pedraza August 2nd and 3rd LITH Troop #369 – Pass out pictures regarding his efforts to put together 400 backpacks. They put together 500 backpacks.

Community Development:

Ordinance – Conditional Use Permit – 1391 Industrial Drive Unit D, (Platinum Auto Service Plus, Inc.) – presented by Community Development Director Dan Olson – The applicants, Christopher and Angela Hickman of Platinum Auto Service Plus, are requesting a Conditional Use Permit to operate an automobile repair (major and minor) and service facility in approximately 3,100 square feet at 1391 Industrial Drive, Unit D, which is part of Lot 3 in Larsen Industrial Park. The applicants are prospective tenants in the building and plan to start with a single bay/lift with the hope of expanding to three lifts in the future. The Zoning Ordinance requires three parking spaces per bay, and there are currently only three parking spaces on the site that could be apportioned to Unit D, so additional parking would be required. For security reasons, the applicants plan to park as many cars as possible indoors overnight. A public hearing was held in front of the Planning and Zoning Commission on August 18th. By a vote of 4 to 0 (Commissioners Borkgren and Covone were absent), the Commission recommended approval of the Conditional Use Permit to operate and automobile repair (major and minor) and service facility subject to the following conditions: 1) that six additional parking spaces be striped in the rear of the building; 2) that vehicles in for repair or service be parked in the rear of the building; and 3) that no vehicle be in repair or service for longer than 30 days. Motion was made to place this item on the Village Board Agenda.

Engineer:

Parks and Recreation:

Ordinance – Amending Chapter 8, Parks and Playgrounds, of the Municipal Code – presented by Parks and Recreation Director Trudy Wakeman – Chapter 8, Section 8.01 Definitions of the Municipal Code was amended to include Cheswick Place Park. In addition, the following Sections were updates as follows: Section 8.03 Operation of Vehicles, adds that Municipal Vehicles are exempt from this section; that Section 8.10A Use of Park Area, replaces the word Attendants with Parks and Recreation staff; that Section 8.18 A Rental Facilities for Recreational Use, removes Indian Trail Beach House as a rental facility, and adds designated public areas at Village Hall; and that Sections 8.03, 8.04 and 8.07 have been updated to reflect a title change from Chief of Police to Director of Police and Public Safety. Trustee Mulcahy wondered if there could be something included regarding the driving on grounds for set up of major events. According to the current ordinance it is permissible to drive on the grounds with written permission from either the Director of Public Safety or the Director of Parks and Recreation. Motion was made to place this item on the Village Board Agenda.

Public Works:

Final Acceptance/Letter of Credit – Meadows Subdivision Wetland Mitigation - Presented by Public Works Director Fred Mullard – Shorewood Properties had requested the release of a letter of credit and a cash deposit which were being held awaiting acceptance by the Corps of Engineers of the wetland mitigation. The Corps of Engineers has since signed off on the completion of the mitigation actions. With this, Shorewood Properties requests the Village release Letter of Credit 6700113526-202 for \$9,368.50 to Shorewood Properties LLC. Shorewood Properties will present a deed for the property in exchange for the release of the funds. SEC Group and Public Works have inspected the development and recommend its acceptance by the Village, as well as concur with the release of the letter of credit and cash deposit. Copies of the Corps of Engineers release letter, recommendation from SEC Group and the Agreement were given to the Board for consideration. Motion was made to place this item on the Village Board Agenda.

Bond Reduction – Lake Pointe Phase 1 Subdivision – Presented by Public Works Director Fred Mullard – Par Development has requested that Bond No. 6492571 and Bond No. 6492575 for public infrastructure improvements at the Lake Pointe Phase 1 subdivision be reduced to \$22,418.75 and \$653,037.50 respectively. More than 50 percent of the public infrastructure improvements are complete. SEC Group has reviewed and recommends the reduction in the letter of credit. Copies of letters from Par Development and SEC Group were given to the Board for review and consideration. 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 Huckins – **Community Advisory Council for Randall Road Liaison Report** -

Trustee Yensen – **McHenry County Transportation Liaison Report** -

Trustee Bogdanowski – **Business Relations Committee Liaison Report** -

Trustee Joe Murawski – **Senior Liaison Report** – ☺

Trustee Paul Mulcahy - **Planning and Zoning Commission Liaison Report** –

President:

A. Proclamation – Chamber of Commerce Week

Audience Participation:

Rachel Dubin – 235 Indian Trail – She is concerned about theft and burglary increase, especially on her block. Cars have been broken into on her block. Director Wales mentioned that there have been several hot spots around town. The PD is working on investigations however, this does take time. According to Director Wales a good portion of the thefts were done to unlocked automobiles. There are most likely a few individuals doing a majority of the auto burglaries.

Randi Russell – 232 Indian Trail – She is concerned with the beach being two houses down. There is a lot of noise (radio and vulgarities) coming from the area. She would like to know what could be done to eliminate the drugs and negativity from the area. She does not feel the area is being controlled very well. Director Wales mentioned that vulgarities are not to be expected, however, without knowing who is exactly making the noise, they can't charge anyone. Director Wales mentioned that they will try and increase patrol. He also encourages the residents to call anytime they have an issue.

Jeff Dubin – 235 Indian Trail – His radar detector was stolen about two years ago. He was questioned by the Police as to why he had a radar detector. The PD said they'd look into it, and he never heard back from them. Mr. Dubin would like to know why there are so many squad cars just sitting around and not patrolling the neighborhoods. Mr. Dubin also feels it is unnecessary for the PD to pull him and anyone else over for a dirty license plate. He does not feel confident in the duties of the PD. Director

Wales would be more than happy to sit down with Mr. Dubin and discuss past issues. Mr. Dubin also mentioned that cars go down Indian Trail at 40 or 50 MPH. Director Wales briefly discussed several volunteer programs the Village has created for residents to monitor speeding situations.

Jeff Dubin – He also had questions regarding the pipe work in the area. He is unhappy with the water and smell of the water. He feels it is undrinkable. Trustee Harlfinger chimed in briefly. He is unaware of any smell/change in the water in the area since the pipe replacements. Mr. Dubin has been told by PW to run the water for 30 seconds or so. He's done that and he still does not feel the water is up to par. Trustee Harlfinger mentioned that the problem may be coming from pipes. The homes in the area are decades old and may have old and corroding pipes. Mr. Dubin also questioned the work done in his front yard. Fred Mullard will have someone look at his front property to see if there is anything the Village needs to rectify.

Adjournment: There being no further business to discuss, the Committee of the Whole meeting was adjourned at 8:22 p.m.

Submitted by,

Denise Wasserman Haugk
Village Clerk