

**COMMITTEE MEETING**  
**THE VILLAGE BOARD OF THE VILLAGE OF ISLAND LAKE**  
**July 5, 2007, 7:30 pm**

**CALL TO ORDER** Mayor Thomas P. Hyde called the meeting to order at 7:30 pm.

**ROLL CALL** Roll call indicated the following present: Trustees Garling, Herrmann, Ponio, Sadoski, Saville and Verciglio.

Also in attendance was: Willie Kootstra, Public Works and Connie Mascillino, EMA Director.

1. Presentation of Rimas Development preliminary plan by Next Realty and Manhard Consultants

Scott Willson of Manhard, Michael Weaver of Next Realty and David Caplan of Next Realty introduced themselves to the Board. Mayor Hyde passed out to the Board the preliminary plan. They are looking to obtain an understanding of what the Village is willing to work with. Mr. Weaver provided a background of Next Realty. They have under contract to purchase the subject property from Rimas Lodge. They are suggesting for this property a development which incorporates commercial and residential elements. The residential is near the lake. Mr. Willson described the conceptual preliminary plan. They are looking for initial feedback from the Board to understand where the Village is with this type of project/plan. Mr. Willson said that they went before the TAC committee last week. The property is about 145 acres located at 176 and River Road. The property straddles River Road. There is a mix use from single family lots, approximately 10,000 square feet, about 75 by 130 to 135 feet deep. The plan follows the Village's R3 zoning. The plan is very much so evolving and changing Mr. Willson reported. The wetland areas have been noted. The SE corner has the multi-family housing which would be something like 4 to 6 unit buildings. They would plan to zone and title but they will not do the actual building as they are not builders per say. There may be an opportunity from the seller to keep one portion in tact for the Church that is already there. For the commercial areas they are considering a pharmacy, restaurants, offices, etc. At the TAC meeting in question was a possible River road alignment. Mr. Willson contacted IDOT and there are not any immediate plans for such a re-alignment. There are no plans that the state is aware of at this time. Single family lots back up to the lake and on the east side, these properties will have great views of the lake. They plan to take out invasive species of plants and enhance the area. The lake is considered a wetland so there is a buffer associated with it per the Army Core. The property is about 145 acres, 64 of which will not be developed so they would actually develop 81 acres. Gross density is 1.9 units per acre and the net density is 3.4 units per acre. On the East side, 4.2 units per acre and the West side, 3 units per acre. Total is 125 units of single family and 152 of multi-family. Some lots are larger approximately 10,000 square feet and some are below being approximately 8,000 square feet. Baxter & Woodman has reviewed the plan and submitted a review letter for everyone's review. Mr. Willson said there will be walking path along the East side which was suggested by Mayor Hyde at the TAC meeting. Mr. Willson compared this development to Aspen Shores in Wauconda. That development is only 11 acres, on the waterfront, 90 units on 11 acres, 8 units per acres and they have 24 boat slips. The townhomes would be approximately 1400 to 2500 square feet.

Trustee Garling stated that he would like to see more sidewalks. Mr. Weaver replied that yes, the Board should expect to see the normal items such as curb and gutter, sidewalks, etc. They concur. Their plan is to annex into the Village. They do not however have control on the 106 homes.

Trustee Ponio expressed concern for the traffic especially already on Burnett Road and River Road. He stated that that area already gets very backed up with traffic, almost to a stop. He commented that now one would not only have to look left and right but across the street too. He said signalization would greatly help. Trustee Ponio liked the commercial concept. He added that Island Lake is limited for commercial development and that the Village needs to take advantage of River Road for commercial development. Mr. Willson said that he discovered that the function of the signal on River Road created much of the traffic problems. The signal is not signaling correctly. Mr. Willson explained that Hwy 176 is a SRA route road. He does not envision full access. Trustee Garling commented that that would be even more traffic on River Road. Mr. Willson pointed out the area they are considering for Senior Living as well as there is a flexible/to be determined zoning area within the development.

Trustee Herrmann stated that she feels that the development is way too dense. She commented that in looking at Highwood Estates, they too are premium lots; however, even with the buffer, it is too crowded. She said that this development would be backing up to Highwood Lake Estates and felt that this whole area is now looking too soldiered in there. Trustee Herrmann said that the previous Boards, in looking at the Village's Comprehensive Plan, it states that the Village will not be adding any more multi-family

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housing. Trustee Saville questioned the townhomes that are proposed. Mr. Willson said that they are typical townhomes. Single owner. It's so early in the process that they are not concrete on the look, style, etc., yet. Trustee Saville stated that he agrees with Trustee Herrmann. He said that it is their responsibility to be good stewards of the Village's land. Trustee Garling inquired if the Waters Edge townhome area is just as crowded and Trustee Herrmann replied that the lots are larger in that development. Trustee Ponio questioned if Mr. Willson and Mr. Weaver have looked at Dowell Road yet to see what the Village has been approving over the past few years. He suggested that they take a look.

Mr. Weaver reported to the Board that this has been somewhat of a difficult negotiation. Their perspective at this time is that the density proposed, or close to it, is necessary in order to make this project work. Trustee Garling questioned how long it would take to develop and sell and Mr. Weaver replied about 3 to 5 years. They would create the master plan for this PUD and then begin looking for developers. Trustee Sadoski stated that she does not see any parks within this development. She stated that this is not safe for children as there is no where to go to play. She said that homes are going in, so there's going to be children, yet there's no where for them to go. Trustee Garling questioned the cost of the homes and Mr. Weaver replied that the homes would be approximately a half a million and the townhomes would be less. The lake front homes would be a premium. Trustee Herrmann stated that single family homes effect the schools but that townhomes usually bring younger couples, professionals and/or those who are just married, and don't necessarily have any children. Trustee Garling asked if there would be access to the lake and Mr. Weaver replied that it is deed restricted to those that are there. There would be access to the main area. Mr. Willson and Mr. Weaver again, after being asked, stated that they are still conceptualizing and do not have plans yet if this will be gated or not, what the look of the townhomes will be, etc. It is too early in the process.

## 2. Presentation by Lake County Partners

Dave Young, of Lake County Partners, introduced himself to the Board and provided the background on Lake County Partners. They stimulate capital investment and help create and maintain jobs. They assist businesses in growing and help them to stay competitive in Lake County. He provided the Board Members with a copy of the Summary of Understanding which would be between the Village and Lake County Partners. Mr. Young reviewed with the Board the booth that Island Lake participated in and the flyer/brochure that was created. The Village paid about \$400 last year to participate. Trustee Garling stated that he sees Lake County Partners as a natural resource for the Village to use. He said that the studies that they complete and publish alone would be a great help. Mayor Hyde pointed out though that it is a two way street between the Village and Lake County Partners. The Village has to participate in order to get what they need out of Lake County Partners. Mr. Young pointed out that the resource directory if constantly being updated and refreshed. Trustee Ponio pointed out that the idea is is that people should get everything they need within 10 miles. In about 20 minutes, you should and can get to about anything and 20 minutes is not too far. Mr. Young explained convenience retail and pointed out that things have to be looked at that just make sense to be there especially, for convenience reasons. These only bring some employment growth though. Many retailers, when deciding where to go, look at both day time as well as night time users. Trustee Saville stated that Island Lake has not changed that much since 1970. He said that it is up to them to change and to change the attitudes so change occurs and is accepted. He said that the image has to be changed for Island Lake in order to grow. Trustee Garling commented that infrastructure has to be looked at too. Much has to be re-built.

## 3. Discussion of possible business license ordinance for the Village

Trustee Saville stated that this is being brought up for discussion as a possibility for the Village businesses. The purpose is to be rules, regulations, etc., into place that are not there. Trustee Ponio said that most larger communities have business licenses. He said that yes, it assists to regulate and manage businesses. He asked if Mr. Saville had spoken to the Chamber yet. Trustee Garling replied that public safety is a serious issue and that there are public health issues as well to be concerned with. He said that like Mr. Ponio pointed out a couple weeks ago, what if a business is storing stuff and it spills out, the Village has a right to know as well as the residents have a right to know for public safety and health reasons. Trustee Ponio questioned what about outside businesses that come into the Village to work. He said that in some Village's, they pay a \$20 yearly fee and obtain a license in order to work in a town or Village. The Village can obtain a state license number for these businesses and they pay a fee to work in the Village. Trustee Saville commented that it's the right thing to do to have checks and balances. Right now, there is no uniformity. Trustee Garling added that enforcement would need to take

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place. Trustee Herrmann stated that in the past, when this was up for discussion, that this was not to make money. She explained that the Village is not necessarily aware of some of the businesses in the Village and this would assist with that. She said that they talked about creating a business directory and the fees from the business licenses would pay for the printing then of this directory. Trustee Ponio commented that a fee structure would need to be worked on. Mayor Hyde replied that a template would be good to look at in order to start this process and gather examples. Trustee Sadoski said that Clerk Kaczmarek and Mr. DeSort provided many examples in the packet that they already put together.

## 4. Discussion of Trustee Committee assignments

Mayor Hyde stated that these individuals will be up for vote next week. He passed out what he has thus far for recommendation letters and will supply the Board with the remaining letters as they come in.

## 5. Discussion of Lions Club permits for upcoming events (Use of Watertower Park and for parking, the adjacent property, for CornFest August 19<sup>th</sup>, 2 raffle permits along with waiving of the fee, use of picnic tables/water meter/electricity/dumpster/5 standard porta-potties & 1 handicapped/1 sink/12+ garbage cans , advertising on Village kiosk 10 days prior to the event, temporary tent permit, sign permit) and Request for permission to solicit funds for Lions Club International Candy Day sales on Saturday, October 6<sup>th</sup>.

Trustee Verciglio reviewed the request from the Lions Club regarding upcoming events. This will be on next weeks agenda for a vote.

Public Comment Any person wishing to address the Village Board must be recognized by the Mayor and provide their name and address for the record.

Motion by Trustee Garling, properly seconded to open the meeting to the floor. All in favor.

Tom Kaczmarek, 703 Fox Trail: Mr. Kaczmarek stated that he likes the idea of the business licenses and would like to see the Board pursue this. He said that former Trustee Hellmann brought in a city planning group and they strongly pointed out that a plan needs to developed and put into place. They had stated that businesses will not invest in a Village if the Village does not hold all the businesses accountable and enforce the codes. Mr. Kaczmarek said that the Village has not done well in the past with putting aside property for commercial areas for the Village such as where Waters Edge now exists. He added that this was prime commercial area that was instead turned into residential. Trustee Herrmann commented that like with the Rimas Lodge development plan that was presented tonight, what if, like in many communities, you take the main level of the multi-family units and turn the main level into commercial so there's more opportunity for commercial development in the Village. Mr. Kaczmarek asked if the proper departments, such as the Police Department, have updated lists of businesses and how to get in contact with them. Clerk Kaczmarek replied that Mr. DeSort supplies them with updates on an ongoing basis.

Motion by Trustee Garling, properly seconded to bring the meeting back to the Board. All in favor.

#### Items from the Village Clerk, Trustees and Department Heads

- Clerk Kaczmarek stated that Willie Kootstra volunteered to donate his time to re-wire the Board Room so that the microphones work. She thanked him and asked if the Board would be okay with this and the Board appeared to support this action.
- Trustee Saville stated that he would like to see a Village ordinance amended. He would like to see the sound ordinance updated as well as the impact fee ordinance to include monies to go to the Police Department, Public Works, etc.
- Trustee Saville requested Executive Session for personnel with regard to vacation time.
- Trustee Saville went over with the Board the \$3000 per house for Park and Rec that is built in within the Covered Bridge Annexation Agreement. He said that the Village ordinance that's in place has a \$1000 already per house to go to Parks and Recreation. He questioned how, with the Hillside Estates proposed annexation and parks, how the Board expects the grass to get cut and the parks to be maintained. He said that the Village already has many parks, plus

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there's new parks being added, and doesn't see how Public Works can handle all the grass cutting on their own. Trustee Saville feels that Park and Recreation should cut their own lawns in the parks. He added that Public Works does not have the man power to cut all these lawns. He explained that they cut the grass now but that the parks can't possibly be manicured due to the amount of hours already involved in just cutting the lawns. Trustee Saville stated that possibly Park and Recreation should be responsible to cut their own parks. Or that the grass cutting be farmed out to an outside source. Prevailing Wage does not apply to landscapers. He said that Public Works can do the roadways; however, they can't handle all the parks too. Trustee Saville said that there are only 2 men in the Parks Departments and they don't even have enough equipment. Mayor Hyde replied that the money coming in is not designed to pay wages though. Mr. Kootstra added that the Village already has about 14 parks to maintain. Trustee Garling replied that a park is a park and the Parks and Recreation Department should probably be cutting their own parks/lawns. Trustee Ponio questioned how all the grass has gotten cut in the past and Mayor Hyde replied that usually the Village hires 2 people for the summer. Mr. Kootstra explained that the 2005 budget has 2 + people built into the budget, in 2006 there was 1 and in 2007 the budget only had one person. Mayor Hyde stated that if 2 people are put on, full time, that it gets done pretty well. He also said that Hillside Estates is the only development that the Board has really squeezed for a lot of parks. Trustee Saville commented that its not that Public Works doesn't want to do it, they are just short handed. Mayor Hyde said that it was looked at once before to farm the grass cutting out. Mr. Kootstra replied that at this point, for the rest of the year, it would probably be best to hire a service. Trustee Garling said that better planning does need to take place with monies coming in as once it's spent, it's gone. Trustee Ponio questioned what it costs to maintain a street and Mr. Kootstra replied that there are so many variables to consider. The engineering study that was done last year says that the Village is not spending enough money on streets. Trustee Ponio questioned the new developments coming into the Village and if they are a burden on the Village and if the money coming in is really covering these burdens. Trustee Saville again recommended amended the impact fee ordinance. Trustee Herrmann said that the Board needs to come up with a reason, as the ordinance is amended, as to why monies are needed in these particular areas. She doesn't necessarily agree even with the \$500 for the lake. She suggested that this be discussed now, as Trustee Saville is recommending, and decisions be made so during budget season, this can be put into place. Trustee Herrmann explained that the Village does estimate how many houses

will be built per year and what the fees are that will be collected for those houses and that it's part of the budget planning. Mayor Hyde said that if you let the one time costs go by, for example if you never pave the parking lot of a park it'll never get paved once the money is gone. He said the money has to be forecasted, set up and planned and now this is the first time the Village will be getting in large dollars from a development. Trustee Saville reported that in speaking with Attorney Puma, he too agreed that it would be better to farm out the grass cutting/it would be more economical, than to add to that division of public works at this time. Mayor Hyde suggested using summer helpers as that is the Village's lowest cost vs. putting full time employees out there to cut grass. Trustee Saville stated that there is \$125,000 available. Mayor Hyde replied that it's up to the Board; however, if that's money that came in on an asset, from development, etc., once it's gone, it's gone. That is why Trustee Saville said he is pointing this out. Better planning needs to occur so there's monies going into other departments in order to properly maintain the Village. Trustee Verciglio said that there is a budget problem. One time money coming in has to be dealt with carefully. He added that these are all good ideas; however, they are already into a budgeted year.

- Trustee Saville mentioned the copy of the FOIA letters that were provided to the Board regarding individuals that were requesting a copy of the letter that Mayor Hyde said he received from the States Attorney regarding Village Open Meetings Act violations. Mayor Hyde said that the States Attorney came last week for the presentation because the States Attorney said that the Village has Open Meetings Act violations. Mayor Hyde said the letter was not from the States Attorney but rather from the Village Attorney acknowledging the States Attorney. Trustee Saville spoke with Attorney Puma a couple of weeks ago and Mayor Hyde said that Attorney Puma was the one who co-wrote the letter. Trustee Saville stated that the way he understood it was that he was under the impression that the States Attorney was coming in. Mayor Hyde said she only came because of the fact that there was a violation in the Open Meetings Act. Trustee Herrmann questioned where that documentation is. Mayor Hyde said it's not a document per say. He said it was documentation from a meeting that the Village Attorney had with the States Attorney. Mayor Hyde said, from that meeting, he recommended that the Board have the States Attorney come in and make a presentation

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as a way to appease the concerns that were there about the illegal meeting. In doing so, Mayor Hyde presented this option to the Board and the Board decided to take that option and that States Attorney came in last week. Mayor Hyde questioned if there is something wrong with the letter that he had sent to Greg Guido and Trustee Saville replied that there appears to be something wrong with the entire situation. Mayor Hyde said the States Attorney is the one that founded the complaint. Trustee Saville said that when Mayor Hyde mentioned, in a meeting, that there was a letter from the States Attorney – Mayor Hyde interrupted and said that he did not say that and that what he had said is that he has a letter from our Attorney acknowledging that and that Trustee Saville is saying that and that he is grabbing words – Trustee Saville said it's in the meeting minutes. The Mayor said that he had a letter from the States Attorney regarding an Open Meetings Act violation and that the States Attorney was coming in here to let the Board know exactly what the violation was that had to do with Mr. Guido. Mayor Hyde said he has no idea what's in the meeting minutes. Trustee Saville questioned why it is that Mayor Hyde is the only one that knows about this letter. Trustee Saville again stated that the Mayor said it was a letter from the States Attorney. Mayor Hyde replied that if he said that, he did not mean that and that it's a letter from our Attorney about the States Attorney. He said he gave the Board the option to decide how to handle this and the Board agreed that was the option to have them come in. Trustee Saville said that Attorney Puma had explained to him that it was not worth fighting and that even though there was no violation, to go ahead and take the suggestions from the States Attorney and have the presentation. He added that it turned out to be a good thing and that the Board learned that the Committees are running short and that they actually need 5 instead of 3. Trustee Saville commented that he does not believe very much unless it is documented proof.

- Trustee Verciglio reported that he would like for the agenda for the voting meeting the approval to sell alcohol at the LakeFest for the Lions Club as well as waiving of the fee. He requested a temporary tent permit too and the waiving of that fee also.
- Trustee Herrmann reported that she attended the 4<sup>th</sup> of July events and commented that it was well attended. Many residents came up to her during the event and expressed how they enjoyed being at Veteran's Park and why the Village doesn't have LakeFest there also. She added that there is an issue this year as the roads down to LakeFest are under construction and will not be finished by LakeFest. Trustee Herrmann said that this is a safety issue especially with machinery being around, there are holes in the roads, there's barricades, etc., and she doesn't think it's a good idea to have it at Eastway Park. Trustee Sadoski said the lake is there at Veteran's Park, there's washrooms facilities, more parking, etc., and that Trustee Herrmann is right, many would like to see LakeFest at Veteran's Park. Public Safety was the main issue expressed by various Trustees. Trustee Verciglio said there are many vendors that would have to be moved, the power out there would have to be checked, etc. Mr. Kootstra said that power out at Veteran's Park would be an issue. He reported that the Contractor was made aware that LakeFest was July 14<sup>th</sup>. He said that the road condition will be better by the 14<sup>th</sup>. Trustee Ponio asked if it would be paved by then and Mr. Kootstra said that he can not guarantee that. Trustee Garling asked if a shuttle service would be a possibility. Trustee Herrmann also said that the Board has talked about concerts in the park, etc. Mayor Hyde said there is no stage and the parking lot is not paved. He said the park is not finished. Trustee Verciglio said movies in the park was also mentioned. Veteran's Park will be up for consideration for next years LakeFest.

- Trustee Verciglio reported that Cotton Creek has received a partial grant for a weather station. The cost is \$6000 and they received \$2000. The School is looking for a donation from the Village towards this weather station. Classes will be added to the school curriculum on weather which will increase education. Mr. Kootstra said that if the Board considers participating, the Village will have access and use of the weather station as well. Trustee Verciglio stated that other Village businesses have expressed interesting participating also.
- Trustee Ponio questioned who makes sure Julie locates are done. Mr. Kootstra said that the contractors are responsible. Trustee Ponio said that before excavation, everyone is supposed to make sure Julie does the proper locates. He asked Mr. Kootstra, if he doesn't see Julie locates, to make sure that it is done. He asked that work be stopped until it is done. He said that it's a good practice on behalf of the Village.
- Trustee Garling reported that Island Lake Tanning is having a Grand Re-Opening. Jenny Koeppen has invited all to stop by. They will now have a travel agency as part of their tanning salon.

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*Items from the Mayor*

- Mayor Hyde reported that some did not have their garbage picked up on Monday due to the construction down certain roads. He asked Mr. Kootstra to follow up on this matter.
- Mayor Hyde said that he has received complaints on the Island Lake Shopping Center area by the Post Office. The parking lot is often times a mess, it's poorly taken care of, the parking lines are almost non-visible, there's no curbs/curb areas are a mess, the lights and the sign do not work, etc. Mayor Hyde asked Trustee Ponio to follow up with the Building Department on this matter. Mayor Hyde said the entire strip mall needs help with overall cleanliness and appearance. The Handicap parking only sign has a \$50 fee on it and that needs to be taken care of too. Trustee Garling said that businesses are no different from residents and they are required to follow such rules and this should be enforced for businesses as well. Trustee Saville said there should be something enforced here. Culver's takes very well care of their own landscaping and their area is well maintained.
- Mayor Hyde reported that the Board will see soon some bike trail agreements coming forward with regard to parcels of land.

*Motion by Trustee Ponio, properly seconded to go into Executive Session for litigation and personnel. All in favor. The Board took a 5 minute break.*

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*1 Motion by Trustee Herrmann, properly seconded to come out of Executive Session and return to the committee meeting. All in favor.*

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*Action on Executive Session items*

*Motion by Trustee Garling, properly seconded to withhold Interim Police Chief John Fellmann's vacation pay until the Board receives advice from the Village Attorney.*

*Upon roll call, Trustees voted as follows:*

*AYES: Trustees Garling, Herrmann, Ponio, Saville and Verciglio*

*NAYS: Trustee Sadoski*

*ABSENT: None*

*ABSTAIN: None*

*Motion was declared carried.*

*Motion by Trustee Garling, properly seconded to adjourn the committee meeting. Being that no further business was discussed, the meeting adjourned at 11:35 pm. All in favor.*