

**Village Board Meeting Minutes**  
**VILLAGE OF ISLAND LAKE**  
**3720 Greenleaf Avenue, Island Lake, IL 60042**  
**September 8, 2016, 7:30 p.m.**

1. **Call to Order** at 7:31 p.m. by Mayor Amrich
2. **Roll Call** Present Trustees Becker, Beeson, Burke, Hartogh, Jenkins and Johns; Absent none  
Also present: Chief Sciarrone, Brian Bartnick, Ed McGinty, David McArdle
3. **Pledge of Allegiance** led by Mayor Amrich
4. **Public Comments** Peter Nelson: stated that he and his wife were Honor Flight guardians, thanked Clerk Cooper for enlisting summer camp kids and other letters and asked people to encourage veterans to participate in this event that is at no cost to them. They needn't be active combat veterans or reside in Lake County. Information is on the Lake County Honor Flight website. Mayor Amrich thanked Peter expressed gratitude that people care about veterans. Ted Kipp acknowledged a call from Prairieland and good service, mentioned an Autism fundraising event noon – 6:00 at Sideouts. Peggy Raynor: Asked for a lower fee than \$500 for 3 days for a Solicitor's Permit to hand out bags with her logo and Coldwell Bankers'. Attorney McArdle responded: That's a variance request and it can be on the Agenda for the 9/22/16 meeting. Jennifer Monday of Lioness Club requested permission for the Harvest Moon Bonfire at Converse Park on October 15, 2016 at 5:30 – 9:00 or 10:00. Mayor Amrich responded that the event was welcome.

**5. Committee and Department Reports**

- a. Public Works
- b. Lakes, Parks, Recreation, and Education
- c. Economic Development and Grants  
Grant Committee: Monday, September 19 (Sandy will provide information to post)
- d. Building and Zoning
- e. Police, Public Safety, and Ordinances
- f. Finance and Administration

**6. Consent Agenda**

- a. **Approval payment of bills totaling: \$212,464.96**
- b. **Approval minutes** of from 8/11/2016 and 8/25/2016 Village Board Meetings  
Discussion: Trustee Johns asked for a correction to the August 11, 2016 minutes, page 2, paragraph 2. He did not state that Public Works received no raises, but that they did not get the ones they asked for.

Motion to approve Consent Agenda with correction to minutes by Trustee Johns, Second by Trustee Jenkins

Ayes: Trustees Becker, Beeson, Burke, Hartogh, Jenkins and Johns; Nays: none

**Motion carried.**

## 7. Towering Oaks Revised Proposal Presentation and Village Board Concept Consensus

by Brian Harris and Chris Shaxted

Chris Shaxted of True Homes stated that the public hearing with comments for the development was held. Brian Harris: 9/10/2015 was first presentation for this development. Plan Commission gave feedback on the project. Public vs. private streets was discussed at the hearing. Sheltering Oak property of 5 acres; 23 10,000 of lots from Roberts Road to Beech Street. The 6.5 acre parcel is already in Village. An annexation petition draft was submitted. Plat #1 includes 78 residential units compatible with the surrounding land uses. Tower Oaks will be the only R4 zoning in the Village; 8 multi-family areas exist with R5. The development is also consistent with the 2012 Route 176 master plan that identifies the Sheltering Oak property as multi-family. Two preliminary plats were displayed.

**Preliminary Plat #1** was presented at the Planning and Zoning Commission hearing. It consists of 78 residences, a 60 foot public right-of-way throughout, 136 off-street parking spaces and 13 buildings of six-unit clusters with private entrances to each unit. Sixty-four units are one-bedroom units of 690 square feet; and 14 are two-bedroom units of 850 square feet. Eight of the residences would be 100% handicap accessible and two units would be for sight and sound sensory impaired. Sixteen of the residences will be adaptable for handicap accessibility in the future. A 3,000 square foot community center available only to residents of Towering Oaks will be in the center of the property.

**Preliminary Plat #2** includes the same number and size of residences as Plat #1, private streets fully curbed and guttered and built to Village standards and 138 parking spaces. Ten buildings contain six and eight-unit clusters. The Community Center is the same as in Preliminary Plat #1. Points of access remain the same as in Plat #1.

**Points of comparison:** Streets are private instead of public. Open space increases from 61% to 74%. Front yard variance is no longer needed. Two spaces are added; ratio is about 1.79. Number of buildings is reduced from 13 to 10. Most unit clusters increase from 6 to 8. Impervious surfaces and paving decrease 11%.

**Other information:** Buildings will be architecturally consistent but number of one and two-bedroom units per cluster may vary. All units will have a private rear entrance. A variety of exterior color palettes will be available. Funding restrictions limit one-bedroom units to maximum of two occupants and two-bedroom units to maximum of three. Units have individual heating and cooling systems and laundry hookups. No homeowners association will be created as occupants are not owners. True Homes or an affiliate will manage the site. It is a maintenance free community for residents.

True Homes has agreed to all current fees for one and two-bedroom multi-family. The project will generate \$1,030,000 to the Village, the Sanitary District, and the schools. The Village will receive parks, lake, permit and library fees of approximately \$597,000; schools will receive \$135,000; the sanitary district will receive \$298,000. True Homes is looking for consensus to move forward with one of the plans and then obtain preliminary plan approval. With a positive response for funding, they would like to move to final engineering and legal constraints.

**Questions/Comments included:** Request for floor plan for 10 unit. Response: No 10 unit buildings are proposed. Safety concern about proximity of tot lot to detention pond in the area behind clubhouse: Is it fenced and if so, what is the height of the fence? Response: Tot lot is removed. Concern that the distance from back of unit to the detention pond is not great enough. Response: Distance would be greater in private street plan: estimate of 25-30 feet at

high water mark. Smaller pond will be detention. Larger will be open water/retention. Trusted Johns asked before the meeting about handicap spaces and the need to relocate them to between sidewalks, in nearest accessible space to the units. On the drawings they are shown in the corners. Also asked about Recess curb and gutter with truncated domes at handicaps. Response: That will be in new drawings.

Concern: Only count only 12 handicap parking spaces—not 15 are shown. Response: There will be 15. Concern: There does not appear to be much of a garbage area—only three. It will be hard for seniors and handicapped to get to them. Response: Looks like we need at least two more; they will all be fenced. Question: Will there be a tot lot? Response: No tot lot will be included due the demographics targeted--just open space.

Attorney McArdle comments: He met with staff and crafted letter a based on comments. Options are to send the letter now, wait for more input or put it off until the required special annexation hearing. Publication must be 15 days before. He asked for direction on how much input the Village Board would like to have on it beyond what was already given. The letter is suggestive—not demanding in most cases. Attorney McArdle reviewed the letter with the Board item by item.

Concern about liability with issuance of occupancy permits with incomplete exterior conditions in the event of injury. Response: True Homes is liable: McArdle additional note: It would be a weak case to go after Village.

McArdle: The Village has reasonable impact fees. We shouldn't have to back off these costs. Response: We would typically negotiate these and it is late in the process. About \$1,200,000 was the available information for the pro forma. We'll go back and look at them. We're coming out of a recession; there's only so much we can spend.

Question: Are we deciding which plan we like better? Response: Decide tonight if you are good with the way the private streets are laid out. Brian Bartnick brought up the issue. Comment: Brian Bartnick prefers the private streets. Board consensus on concept: Private streets version is preferred, per the August 31 plan submitted with tot lot removed.

Next step: Set this for annexation hearing when True Homes gets back to the Village about the Annexation Agreement.

**8. Approval for purchase of 2015 Ford F-350, SD Regular Cab and accessories in the amount of \$43,974.00 and 2016 Ford F-550 Cassis, SD Regular Cab and accessories in the amount of \$77,965.00 from Currie Motors Frankfort Inc.**

Discussion: Items are budgeted. Add an amount to include plow for F-550. It is part of the truck.

Motion to approve purchases as stated above with the amended amount not to exceed the addition of \$130,000 by Trustee Johns, Second by Trustee Hartogh

Ayes: Trustees Becker, Beeson, Burke, Hartogh, Jenkins and Johns; Nays: none

**Motion carried.**

**9. Motion to approve agreement with Third Millennium Services for purchase of Vehicle and Boat Licensing software and printing and mailing of renewal notices in the amount of \$14,680.00 for the first year (including and \$4,580.00 annually for subsequent years.**

Ed McGinty: We are changing to BS&A that has no software for this—recommended Millennium. Millennium is the largest vehicle sticker company in the nation—and the only one

in IL. Savings will be \$7,000 per year over current system. It's a good deal and pays for itself in 2 ½ years. Question: will \$4,580 increase? Response: If postal rates increase it could.

Motion to approve the agreement with Third Millennium as stated above by Trustee Jenkins, Second by Trustee Becker

Ayes: Trustees Becker, Beeson, Burke, Hartogh, Jenkins and Johns; Nays: none

**Motion carried.**

**10. Motion to authorize Mayor Amrich to sign contract with DRS Skinners' Amusements Inc. for Lakefest 2017 (July 7, 8, and 9)**

Discussion: It is the same as the previous two years and is fair for our size town.

Motion to authorize Mayor Amrich to sign the DRS Skinners' Amusement Contract as stated above by Trustee Burke, Second by Trustee Jenkins

Ayes: Trustees Becker, Beeson, Burke, Hartogh, Jenkins and Johns; Nays: none

**Motion carried.**

**11. Motion to approve donation (including installation) of an arbor and bench for Big Island Park**

Discussion: A resident whose daughter is getting married wants to donate.

Motion to approve donation and installation of arbor and bench on Big Island by Trustee Johns, Second by Trustee Hartogh

Ayes: Trustees Becker, Beeson, Burke, Hartogh, Jenkins and Johns; Nays: none

**Motion carried.**

**12. Discussion of surveillance cameras at Veterans Park and Victory Garden**

Trustee Burke: Existing camera doesn't work. Internet service is needed. The payphone gets vandalized; we want to protect helicopter. We are looking into costs. If we can afford it this year, we should get it; if not, purchase next year. Research for alternatives will continue. No action yet.

**13. Mayor Comments** included: A Circle K rep called about putting a gas station on the northwest corner of 176 and River Rd. He may come to a meeting. (It would have to be annexed.) Concert in the Park tomorrow; Venetian Night on Saturday.

**14. Trustee Comments** included: Trustee Beeson: Buy your circus tickets here at the village. \$12.00 adults and \$6.00 for kids; the Village makes more on presales. Trustee Johns: expressed concern about the dilapidated building at 128 State Rd. building and the high weeds around; he asked what was going on with it. Response by Trustee Burke: There's a new roof on it. Wayne is on it and has given a citation on it. Weeds were to be cut by 9/8/16. It may have been sold. Wayne Schnell: Penalty will kick in by weekend. Trustee Hartogh: Question for Chief Sciarrone about resident that comes down Eastway every night (9:00 – 9:15 p.m.) and early in the morning on a loud motorbike. Response: Chief will look into it. Trustee Beeson said a resident approached him and asked about the possibility of beer sales at next year's Concerts in the Park. He asked how the Village Board would feel about it. Trustee Becker Response: Offer to Lions first; if they decline go from there. Trustee Beeson: Resident from Eastway wants to get rid of stop sign at Juniper and Eastway because no one stops at it. The resident may come to a board meeting. Clerk Cooper: 2017 Iris vehicle sticker; office remodel plans in progress and attending two training for elections. Chief Sciarrone: Fire & Police Commission met, new officers

**15. Public Comments** included. Liz McGinty: Are there security cameras at Converse? You might want to consider. It's a reasonable thought that if someone is driving past 6-8 foot

weeds, no one should have to call about it. Ted Kipp: RE: surveillance cameras, if someone catches a perpetrator, there should be consequences. Ordinance stating penalties and posted at sites. Chief: We have a parental responsibility ordinance already and it's enforceable.

**16. Adjournment**

Motion to adjourn by Trustee Jenkins; second by Trustee Hartogh

Ayes: 6; Nays: 0. **Motion carried and meeting adjourned at 9:18 p.m.**