

**Village Board Meeting Agenda**  
**VILLAGE OF ISLAND LAKE**  
**3720 Greenleaf Avenue, Island Lake, IL 60042**  
**March 10, 2016, 7:30 p.m.**

1. **Call to Order** 7:30 by Mayor Amrich
2. **Roll Call** Present: Trustees Becker, Beeson, Burke, Hartogh, Jenkins, and Johns  
Also present: Police Chief Anthony Sciarrone, Attorney Jennifer Gibson,  
Treasurer Ed McGinty, and Lake Management Committee Chair Ken Wick
3. **Pledge of Allegiance** led by Mayor Amrich
4. **Public Comments** included: An inquiry about a house built by William Ryan builders being too close to lot line and concern that the building went forward without a variance; Trustee Burke responded that he would look at the site the next day. A comment about observation of a building contractor soliciting work who did not have a Solicitation Permit, suggested the requirement be mentioned in the next Village Newsletter, and inquired about the procedure. A comment about etiquette in addressing the Board with proper titles and respect.

**Developer Chris Schaxted of True Homes, assisted by Brian Harris, presented a draft of a proposal for 84 affordable rental units on approximately 13 acres on Roberts Road.** The December 2015 plan proposed affordable senior housing for ages 55+. A revised proposal, for which the developers intend to apply to Illinois Housing Development Authority (IDHA) for funding, proposes these significant changes: 1) remove age restriction to serve a larger audience and 2) create a Tax Incremental Funding (TIF) District. Rents would be income qualified and based on a sliding rent scale. Fourteen single-floor buildings would have a total of seventy 1-bedroom units and fourteen 2-bedroom units. Development would also include a clubhouse facility, a recreation center, and an office. Mr. Schaxted explained that by creating a TIF, the Village of Island Lake would be the only taxing body to receive taxes from the property and would, at its discretion allocate the tax money as it saw fit. He explained that the preliminary application for funding was due the following Monday and results of preliminary application round would come in May. A subsequent full application would have to include Village Board approval for the TIF. He requested for the preliminary application a letter from the Village stating that it likes the project, agrees with the plan and the TIF, and it works within the Village. He stated that without this, the project doesn't work. He also stated that the revised plan would most likely still be attractive to 55+ tenants.

Mayor Amrich polled the Board and received these responses. Trustee Hartogh: would not support the TIF and did not want to put extra burden on school district as a result of eliminating age restriction Trustee Jenkins: found the offer more attractive for senior housing and was not in favor of any TIFs. Trustee Becker: asked if IDHA required the TIF and stated he was not in favor of a TIF. Mr. Schaxted responded it could be a cause of having the application rejected. Trustee Johns: stated that he'd love to see it built and something done with the property, but that the TIF was not in the best interest of the Village and could put a burden on the schools if the Village used the money for infrastructure. He praised previous projects done by Mr. Harris and stated that he looked forward to Mr. Harris coming to the Board with future projects. Trustee Burke: it was an attractive project for 55 and over and no TIF. It was no longer attractive to him without those elements. He is not for the TIFs. Trustee Beeson: was happy with 55 and older, condensed subdivision for some who might

leave here now with no impact on schools. Parking would be an issue with new proposal.

Mr. Schaxted said they would weigh options and see if the project would work without the TIF. Trustee Becker asked if there were other projects in the area that are being evaluated by the requested letter. Mr. Schaxted mentioned the November and March rounds of projects, but they are different from his proposal: none in Lake County and four in McHenry County. Trustee Becker suggested he submit application without TIF and see what happens.

Audience comment included: doesn't pay its weight for schools; crime and parking are issues. Mr. Schaxted stated that impact fees to the Village over the 18-month build out would be approximately \$1.3 million.

## 5. Committee and Department Reports

- a. Public Works report
- b. Lakes, Parks, Recreation, and Education
- c. Economic Development and Grants: Special mention of gratitude for painting of Hyde Park grant proposal, rendered and donated by Christine Beeson
- d. Building and Zoning
- e. Police, Public Safety, and Ordinances
- f. Finance and Administration

## 6. Consent Agenda

- a. **Approve payment of bills** totaling: **\$302,887.35**
- b. **Approve minutes** of from 2/12/2016, 2/25/2016 Village Board Meetings and 2/2/2016 Special Meeting of Certain Trustees and the Mayor.

Motion to approve Consent Agenda by Trustee Hartogh; second by Trustee Becker  
Ayes: Trustees Becker, Beeson, Burke, Hartogh, Jenkins, and Johns; Nays: none.

**Motion carried**

## 7. Adoption of Ordinance 1526-16 *An Ordinance Amending Title 7 of the Island Lake Village Code Regarding Motor Vehicles and Traffic.*

Trustee Becker explained that he requested to eliminate the 15-minute "grace" period for parking after 2:00 a.m. to make the Ordinance clearer, and that the Ordinance would still allow people to make prior arrangements for overnight parking 14 times during a year.

Motion to adopt Ordinance 1525-16 by Trustee Burke; second by Trustee Beeson  
Ayes: Trustees Becker, Beeson, Burke, Hartogh, and Jenkins; Nay: Trustee Johns.

**Motion carried**

## 8. Adoption of Ordinance 1527-16 *An Ordinance Increasing the Administrative Towing Fee*

Discussion: Administrative Towing Fees do not apply to victims of accidents. They apply to DUI and driving with revoked license cases. Holiday Hills raised theirs to \$500.00; Wauconda and Lake Zurich are still at \$250.00. Attorney Gibson stated that \$500.00 is the most common.

Motion to adopt Ordinance 1527-16, raising the Administration Towing fee from \$250.00 to \$500.00 by Trustee Johns; second by Trustee Beeson

Ayes: Trustees Becker, Beeson, Hartogh, Jenkins, and Johns; Nay: Trustee Burke

**Motion carried**

**9. Approval of Additional Kelly-Miller Circus Date** for September 25, 2016

Motion to approve additional day for Kelly-Miller Circus Contract by Trustee Hartogh; second by Trustee Becker

Ayes: Trustees Becker, Beeson, Burke, Hartogh, and Johns; Nay: Trustee Jenkins.

**Motion carried**

**10. Approval of Raffle Permit Request** for Island Lake Lioness Club and waiving of fee

Motion to approve Raffle Permit Request by Trustee Jenkins; second by Trustee Beeson

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

**Motion carried**

**11. Presentation on “Mayor’s Monarch Pledge”** National Wildlife Foundation project by Scott Hoffman was postponed until the March 24, 2016 Meeting.

**12. Mayor Comments** Closing for sale of Midway Drive property slated for April 1, 2016; stuffing of Easter Egg Hunt eggs took place in the Board Room prior to Budget Meeting; David Kaplan and Associates represents a client interested in putting a gas station similar to Thornton’s and storage units at 176 and Darrell Road intersection next to Camping World; Mayor pointed out entrance/egress issues and that the concept would not likely be welcome to the Board; Wauconda High School Class of 1966 will have Reunion events in Island Lake: at Sideouts for Ice Breaker and at West Ridge Banquets for Reunion Dinner.

**13. Trustee Comments** General comments in response to gas station and storage concept were: *How many gas stations do we need? How would Thornton’s like it? How about a restaurant or Lowe’s? It might hurt new BP. Client may decide to put it across the street from Taco Bell—out of Island Lake.* Hartogh: Thanked Christine Beeson for the painting, and Trustee Johns for suggesting the high school students, and Ken Wick and Trustee Burke for grant application help; encouraged people to shop Island Lake. Trustee Jenkins: reminder about Dinner Dance on April 2, 2016; Trustee Becker: How about a restaurant on the corner of 176 and Darrell; Chatterbox is backing off; Impound [Administrative Towing] Fee passed; we will look at other charges to see what needs changing. Johns: Brian Bartnick will go on Tuesday [March 15, 2016] to pick up bus, so he’ll be out a couple days; Transfiguration has a Fish Fry from 5:00-7:00 p.m. every Friday throughout Lent and all are welcome; a special group from El Salvador will perform at the March 11 dinner. Trustee Burke: Thanked Christine Beeson; Trustee Beeson: Dinner dance mention. Item from Clerk: Mentioned form created to express interest in serving on Village Committee

**14. Public Comments** included: suggestion to speak with mayors of Wilmette and Winnetka experiences with William Ryan Homes and R-4 zoning changes under consideration; suggestion that Board address members of audience with appropriate decorum; expressed support for using the big island form Monarch habitat, that many flowering plants attract butterflies, and that National Wildlife Federation provided seeds

**15. Adjournment** 9:04 p.m.

Motion to adjourn by Trustee Hartogh; second by Trustee Becker

Ayes: 6; Nays: 0 **Motion carried**