



COMMITTEE OF THE WHOLE
February 20, 2018
Immediately Following the Village Board Meeting

MINUTES

Roll Call: Taylor x Vogel x Jarvis Waldenstrom
Davies x Shores x Nicodemus x

PUBLIC COMMENT – AGENDA ITEMS: None.

1. APPROVAL: MINUTES OF THE REGULAR MEETING OF FEBRUARY 6, 2018

Trustee Nicodemus made a motion, seconded by Trustee Shores, to approve the Minutes of the Regular Meeting of February 6, 2018. On voice vote - all “aye”. Motion carried.

2. DISCUSSION: SPECIAL USE PERMIT – 1040 HARRIS ROAD

Mayor Taylor stated the Village has received a request from the homeowner to install roof mounted solar panels. He noted the Village has granted several of these requests in the past. He stated the required notices were sent to the neighbors who support the request. He also noted the Plan Commission/Zoning Board of Appeals unanimously recommended granting the request.

After a brief discussion it was the consensus of the Committee to recommend to the Village Board granting of the request.

3. DISCUSSION: FENCE ORDINANCE VARIANCE REQUEST – 590 ARLINGTON LANE

Mayor Taylor stated the Village has received a request to authorize a Fence Ordinance variance to allow a six foot high closed fence on a corner lot rather than a four foot high open fence. He stated a four foot high open fence exists now. However, a pool is located in the rear yard and the residents believe increasing the height will reduce the chances of pedestrians climbing the fence and using the pool.

He stated the applicant obtained signatures of neighbors supporting the request and the new fence would not present a vehicular sight obstruction. Mayor Taylor stated the Plan Commission/Zoning Board of Appeals unanimously recommended granting the request.

Mayor: Rhiett Taylor
Trustees: Shawn M. Vogel ~ Ronald L. Jarvis ~ Kevin D. Waldenstrom ~ Elizabeth Davies ~ Adam R. Shores ~ Heather S. Nicodemus
Village Clerk: Cynthia E. Lee

Trustee Davies made a motion to recommend to the Village Board granting of the Fence Ordinance variance request at 590 Arlington Lane. Trustee Nicodemus 2nd. All “ayes”. Motion carried.

4. DISCUSSION: ZONING ORDINANCE AMENDMENTS

Mayor Taylor stated he and the Village Board recently asked staff to suggest revisions to the Zoning Ordinance to streamline the approval process for residential solar panel installations. He stated the Village authorized several installations recently and it is becoming routine. He stated he supports staff’s recommended revisions.

Trustee Nicodemus asked if notifying adjacent neighbors would still be part of the process. Zoning Officer Smith stated it still would be. Trustee Shores asked if the location of the panels on the roof is addressed in the revisions. Zoning Officer Smith stated that is already addressed in the existing ordinance.

The consensus of the Committee was to recommend the amendments to the Village Board for adoption.

5. DISCUSSION: GELATIN PROPERTY

Mayor Taylor stated that at its January 13th meeting the Board directed work begin on the engineering design of site improvements as depicted in the concepts by Camiros. The Board also directed further input from the Park District be gathered and the concept plan be posted on the Village’s website for public input. He noted numerous public comments were received.

He stated staff is recommending, at minimum, the following base improvements be completed prior to the August target opening date:

- Full site grading including detention pond and cardio hill
- Road construction to Central Park with on-street parking (including lighting)
- Watermain/sanitary sewer service to near the proposed pavilion
- Storm sewer improvements to improve off-site and on-site drainage
- Installation of basic turf grass
- Design and construction engineering

Mayor Taylor noted the refined cost estimate for these improvements is \$1,099,800 which is a \$513,667 reduction from the earlier individual prices. He noted there is an estimated \$1,439,900 in available capital dollars for FY 18/19. In addition, the Conservation Fund balance is \$316,053 and the Landfill Host Fee Fund balance is \$885,785 both of which could be utilized. He stated he is recommending the Board, at minimum, recommend designing and bidding the base improvements immediately and then other improvements can be discussed.

Trustee Vogel made a motion to authorize the design and bidding of the six base improvements as described on the Engineer’s Opinion of Probable Cost dated February 9, 2018. Trustee Shores 2nd. All “ayes”. Motion carried.

Mayor Taylor then asked what additional improvements beyond the base improvements are preferred by the Committee. He suggested upgrading Railroad Avenue which would entail curbing, lighting, installation of a path and resurfacing. He noted that will be the main entrance to the park and present a first impression. Trustee Vogel agreed. Trustee Davies stated that utility burial and removal would also enhance the aesthetics of the area. Trustee Shores stated he believes enhancing the condition of the smoke stack is important as it is the centerpiece of the property. Mayor Taylor asked if the minimum rehab would be sufficient for the short term. Village Engineer Heinz said it would be. However, some interim maintenance would be needed.

A discussion ensued on which paths should be installed. The consensus of the Committee was the blue and green paths as depicted on the preliminary geometric plan should be installed.

Trustee Nicodemus stated she would like to see the 117 parking spaces constructed.

After brief additional discussion, Mayor Taylor stated that in addition to the base six items the Committee seems to prefer the following items to also be constructed in the short term:

- The 117 space parking lot
- The green and blue paths as depicted on the preliminary geometric plan
- The upgrades to Railroad Avenue
- The burial/removal of overhead utility lines
- The minimum smoke stack rehab

Trustee Vogel asked if all of the improvements could be completed by the target date of August 2018. Village Engineer Heinz stated he believes they can be completed. Trustee Vogel stated he is very concerned about spending this amount of money in the short term. Trustee Nicodemus stated she would prefer to spend the money now since the Village has the ability as to in the future when the Village may not have the money. Mayor Taylor noted the annual budget workshop is in March and the Village's financial position can be re-evaluated at that time. Trustee Shores stated he would like to spend the money now to maximize the initial positive impact of the project.

Trustee Davies made a motion to authorize the design and bid of the additional improvements itemized by Mayor Taylor. Trustee Shores 2nd. Mayor Taylor, Trustee Davies, Shores, Nicodemus – “aye”. Trustee Vogel – “nay”. Motion carried.

6. OTHER BUSINESS: None.

7. ADJOURNMENT: Trustee Davies made a motion, seconded by Trustee Nicodemus, to adjourn. On voice vote – all “aye”. Motion carried.

The meeting was adjourned at 8:05 p.m.