

**Village of Wadsworth
Minutes of the Regular Board Meeting
Held at the Village Hall
September 16, 2008**

- Call to Order:** President Ryback called the meeting of the Village Board of Trustees to order at 7:36pm.
- Pledge of Allegiance:** President Ryback led the Pledge of Allegiance.
- Roll Call:** In attendance were Village President Glenn Ryback, Village Trustees John Nordigian, Mike DeMarco, Ken Harvey, Candye Nannini, Lynn Schlosser, and Debbie Spurgeon, Village Clerk Evelyn Hoselton, Village Administrator Moses Amidei and Village Attorney William Stanczak.
- Approval of Agenda:** A motion was made by Harvey and seconded by Schlosser to approve the agenda with the following changes. Item 11d was added regarding construction of an accessory building at 38395 Chicago Avenue.
- Voice vote: Ayes all, Nays none. Motion carried
- Approval of the Minutes of the meeting held 8/19/08** Motion by Spurgeon, seconded by Schlosser, to approve the minutes of 8/19/08 as presented.
- Voice vote: Ayes all, Nays none. Motion carried
- Approval of the Minutes of the meeting held 9/02/08** Motion by Nordigian, seconded by Nannini, to approve the minutes of 9/02/08 as presented. Corrections were requested.
- Motion by Nordigian to table minutes.
- Correspondence 9/02/08-9/16/08:** All correspondence received at the Village Hall from September 2, 2008 through September 16, 2008 was reviewed and placed on file.
- Public Comment:** Rich Zielinski of Chicago Avenue reported that an accessory building was constructed last Saturday that is viewed outside his window without a permit. He asked about Village policy regarding procedure and enforcement. Trustee Schlosser noted the issue would be discussed under 11d. Joyce Shelly of Cashmore Road noted that additional brush removal was needed along Wadsworth Road, east of Cashmore Road, to improve visibility. She noted that Mill Creek Road north of Route 173 needed grading. Schlosser indicated that brush removal/tree trimming in the village is currently being completed and will be handled with this project. Mill Creek base repairs award is up for approval tonight, to be completed in October.
- Ms. Shelly also asked which committee was in charge of concerts in the park and was concerned that state liquor laws may have been violated. Attorney Stanczak will review the issue.
- Treasurer's Report:** A motion was made by Nannini, seconded by DeMarco, to approve the Treasurer's report dated August 31, 2008 as presented by Treasurer Kwiecinski.
- Roll Call Vote: All Ayes, Nays none. Motion carried.
- Checks Issued 8/20/08 to 9/16/08** A motion was made by Nannini, seconded by DeMarco, to approve the checks issued from August 20, 2008 through September 16, 2008 in the amount of \$76,272.71 as reported by Treasurer Kwiecinski.
- Roll Call Vote: All Ayes, Nays none. Motion carried.

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Bill Paid as of 9/16/08

A motion was made by Nannini, seconded by Nordigian, to approve the bills to be paid as of August 19, 2008 in the amount of \$15,283.37 as noted in the report of Treasurer Kwiecinski.

Roll Call Vote: All Ayes, Nays none. Motion carried.

Ordinances and Resolutions:

None

Old Business:

None

New Business:

A motion was made by DeMarco, seconded by Spurgeon, to establish the 2008 Halloween Trick-or-Treat date and time as October 26 from 1PM to 4 PM. Administrator Amidei noted that Gurnee and Waukegan are also using this time and date.

Voice Vote: All Ayes, Nays none. Motion carried.

A motion was made by DeMarco, seconded by Nordigian, to accept the landscape plan and parking lot plan for the Savannah House Restaurant. Amidei indicated both plans had been reviewed by Village Planner Christensen. Owner Mary Bennett was present to answer questions. Discussion followed regarding usage of various building areas. It was noted that the front balcony was not for patron's use and the plat reference to "house" should be changed to "business."

Roll Call Vote: All Ayes, Nays none. Motion carried

Bennett asked to install landscaping in phases as some plantings would not survive the winter if planted now. Amidei suggested a bond be held for those items not planted until spring. He will confer with Christensen on the matter.

Amidei referenced letters regarding the Belle Foret subdivision which has been complete for several years. McClure Engineering, Lake County Stormwater Management and Village Planner Christensen have all accepted the project. Some landscaping remains to be done. The construction letter of credit will be expiring soon, being replaced by a two year maintenance bond. No action was taken.

Schlosser noted an accessory building had been constructed without a permit, but felt that seven days was not enough time for the resident to correct the situation and suggested it be discussed at the October 21 meeting. Amidei reviewed the letter he had sent to the resident and the reply from the resident. Schlosser made a motion, seconded by Harvey, to waive penalties until the resident returns from vacation.

Roll Call Vote: Ayes-Schlosser, Harvey. Nays Nordigian, DeMarco, Spurgeon, Nannini
Motion failed

Village President's Report:

President Ryback clarified the issue of using Village letterhead. In the future, if a letter containing information which may be construed as controversial is being sent out, he would like to know about it first rather than hearing about it from the recipients.

The issue with paying a vendor's bill later than usual – In the past 16 months one payment has been withheld or sent out late. The manner in which this particular vendor's employee spoke to him was in very poor taste. When he is told that a situation is going to be corrected, that is what he expects. An answer of "too bad" or "it's too late" or "you are out of luck" is not very professional.

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Ryback reported a discussion with Newport Township George Pavelich, indicating that since the township building referendum had failed, plans for the building have been delayed. As they have no offices presently and have been recognized for working from their cars' trunks, they will be leasing space at the Old Mill Creek Village Hall. Apparently there is an abundance of space available there for records storage, offices and meetings. In the near future their meetings will be held there rather than here.

President Ryback reported that the Route 173 Corridor Council met last week and some of the discussion centered around the current usage restriction on future buildings on the Centerpoint property. The current wording for warehouse use limits the amount of building space to be utilized for warehousing at 50% maximum. Many inquiries over the past months apparently have gone elsewhere as potential users cannot guaranty only 50% would be used for warehouse. It has been suggested that this restriction be re-visited. Building architecture and future jobs may be a different approach to achieving a similar result. Lake County is studying this factor now and wants Board members from all area communities to be open to suggestions they will provide over the next few months.

Discussion followed regarding how warehousing would benefit the community. Amidei stated that the concept might be different and he would request examples. A recent inquiry by a pharmaceutical company providing \$70,000 annual income employment positions would not qualify since product manufacturing was involved. He noted that all three agencies (Lake County, Wadsworth, Old Mill Creek) would need agreement to change the 50% limitation. Trustees indicated they would not agree to a change unless on a case by case basis. DeMarco stated that warehousing would not enhance the area.

Village Attorney's Report: Attorney Stanczak had no report.

Village Administrator Report: Mr. Amidei reported he sent the Orchard Hills IEPA letter out. They agreed to reply by noon on October 3, 2008. He attended a Park District meeting where an approved master conceptual plan was discussed. They will now hire an engineering firm to do the plans and a consultant to review plans. Only trees will be moved this year. On September 30, a ZBA meeting will be held regarding Krause Electric to consider the Conditional Use Permit and the text amendment to the zoning code.

Amidei reported that Wadsworth Crossing was acquired in a foreclosure sale. The bank and new owner intend to complete the building. They are now in their "due diligence" phase and have some tenants planned. When everything is done they will sell the property. A property manager is seeking an operator for the gas station. Amidei is seeking an updated letter of credit for the site improvements and an updated replacement bond for the wastewater treatment plant.

After several months and numerous phone calls, Amidei received a return call from Union Pacific Railroad regarding the poor condition of the Adams Road crossing. They know of the problem and will try to repair it.

**Committee Reports:
Road and Bridge:** Schlosser reported on a potential stormwater ditch maintenance policy. She noted some subdivision covenants require residents to repair and maintain ditches. She asked to have the Village Engineer propose an ordinance that would include ditch maintenance not only when roads are repaved, but when water flow is not adequate.

Finance: Nannini distributed Finance Committee meeting minutes. She described the payment process of a typical invoice and stated this was brought to the attention of the Finance Committee due to some irregularities. Four examples were cited. Two were of check issuance being delayed and two were of bills being paid that were never approved by the board. The committee recommended a resolution outlining a procedure for bill approval and payment. The committee also discussed presenting a "Bills to be Paid" report at each meeting.

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A motion was made by Nannini, seconded by Schlosser, to have the Village Attorney draft a resolution outlining policies for paying village bills. Harvey noted the Village President was elected as the chief executive officer and may sometimes need to withhold payments if a vendor has not performed to their standard, which he can only do with Board consensus.

Roll Call Vote: All Ayes, Nays none. Motion carried.

Ordinance: Trustee Nordigian had no report.

Parks and Village Hall: Trustee Spurgeon is concerned about an apparent ordinance violation related to meeting minutes preparation. Board agreed to discuss further.

Road and Bridge: A pre-construction meeting was recently held for Mill Creek Road repairs. The Birchwood Estates drainage project is going smoothly. The gas company will pay to have the new pipe installation moved to the west side of Delany Road as there are two gas mains (regular and transmission) on the east side. Schlosser suggested President Ryback meet with Beach Park President Jensen to discuss blocking access to the new Orchard Hills project through Beach Road, a Beach Park street. Ryback agreed to meet with Jensen. Amidei will also discuss Beach Road at an IDOT meeting planned for next Wednesday (September 24) regarding Green Bay Road improvements.

Planning Zoning Plats: Trustee DeMarco reported that the Van Zelst subdivision meeting was delayed.

Finance: Nannini estimated over 200 people attended the September 6 Concert in the Park. She reported the total cost for 4 concerts was \$13,433.78. The budget was \$20,000.

Public Service: Trustee Harvey inquired about the farmhouse on Yorkhouse Road which had recently burned. It is boarded-up but has no roof and debris is all about the property. He believes it is a hazard and should be demolished. He also asked about Winthrop Harbor police patrolling beyond Wadsworth village limits and parking in Waukegan. The officer present and Administrator Amidei discussed extents of village boundaries. Harvey discussed front-yard and side-yard lot definitions regarding placement of accessory buildings and to be notified of committee meetings when one is scheduled.

Adjournment: There being no further business, the meeting adjourned at 9:50PM on a motion by Nordigian and seconded by Harvey.

Voice vote: All Ayes. Nays – none. Motion carried.

Evelyn Hoselton, Village Clerk

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