

**Village of Wadsworth
Minutes of the Village Board Meeting
Held at the Village Hall
June 6, 2006**

Call to Order: President Furlan called the meeting of the Village Board of Trustees to order at 7:30 P.M.

Pledge of Allegiance: President Furlan led the Pledge of Allegiance.

Roll Call: In attendance were Village President Ken Furlan, Village Trustees Mike DeMarco, Candye Nannini, John Nordigian, Glenn Ryback and Lynn Schlosser, Village Clerk Christine Stickler and Attorney William Stanczak. Trustee Debbie Spurgeon was absent.

Approval of Agenda: Furlan made an addition to the agenda under Old Business, 9b Consideration of a Pole Barn on 9th Street. A motion was made by DeMarco and seconded by Nannini to approve the 6/6/06 agenda as amended.

Voice vote: Ayes all; Nays none; Absent Spurgeon. Motion carried.

Approval of the Minutes of the Meeting Held 5/16/06: The minutes of the regular Village Board meeting held 5/16/06, as presented by the clerk to all Board members, were approved on a motion by Schlosser and seconded by DeMarco.

Voice vote: Ayes all; Nays none; Abstain: Schlosser. Absent Spurgeon. Motion carried.

Correspondence: All correspondence received at the Village hall from 5/17/06 through 6/6/06 was reviewed and placed on file. A letter from Fire Chief Mark Kirschhoffer was received thanking the Village for updating the preemption system for traffic signals at the Wadsworth Road and Route 41 intersection.

Public Comment: Rosario Fico noted that the Richards Subdivision was approved at a Lake County Zoning Board sub-committee meeting on 6/5/06 with an R-1 zoning. This approval came after both the County Plan Commission and Zoning Board of Appeals denied the plan. Mr. Fico asked if the Village will again be filing an objection letter when it goes to the County Board for final approval. Furlan noted that the issue will be discussed later in the meeting.

Mr. and Mrs. J. Bullock requested to go on record that they object and are displeased with the Village's decision to change the zoning of the Stonegate Subdivision from AG to SR.

Mark Stricklin, project manager of the Cornerstone Community Church addressed the Board regarding the temporary occupancy permit for the church. Stricklin stated that the church was not aware that the temporary occupancy permit did not apply to sanctuary. They completed the punchlists from Bleck and from SWM and assumed that since the temporary occupancy permit was sufficient to hold elections in the building that they could also use the building for services and cancelled

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their agreement to hold services at there temporary location. Stricklin claimed that there was a misunderstanding with the building inspector and asked if the Board would extend the occupancy permit to include the sanctuary even though the terms of the CUP were not completed. Stricklin noted that the landscaping and excavating that needs to be finished will cost approximately \$50,000., that the Village has a letter of credit for \$104,000. to ensure that the improvements will be completed and that it is better to plant the trees in the fall. Furlan stated that he did not feel that there was any miscommunication on the part of the Village building inspector and the real issue is that the Cornerstone Community Church has not met the requirements stated in the original CUP agreement and, therefore, cannot be issued an occupancy permit. In addition, the Village Engineer and stormwater management have not issued final approval documentation to the Board. Discussion was held and it was agreed that if landscaping is going to remain a part of the CUP completion requirements, this becomes a precedent for future projects. There was also a concern by the trustees that they could not make an informed decision without the final information from the Village Engineer and stormwater management. It was noted, however, that some form of temporary occupancy agreement could be possible if all other inspections were received and a deadline date could be settled for the installation of the trees. A motion was made by Nannini and seconded by DeMarco to adhere to the requirements of the original conditional use permit for the Cornerstone Community Church that requires all landscaping to be completed before an occupancy permit can be issued.

Roll call vote: Ayes - Ryback, DeMarco, Schlosser and Nannini. Nays Nordigian. Absent Spurgeon. Motion carried.

Ordinances & Resolutions:
2006-688 Rezoning
Certain Property in the
Southeast District:

A motion was made by DeMarco and seconded by Nannini to adopt Ordinance 2006-688 Rezoning Certain Property. The property being rezoned from the AG to the SD District covers the following areas in the Southeast District: the area southerly of Martin Street, easterly of Woodland Avenue, westerly of Bayonne Avenue and northerly of Beach Street; and the areas annexed in 2004 and 2005 that is southerly of 27th Street, easterly of Sunset Road, westerly of Bayonne Avenue and northerly of the lots on the south side of 29th Street.

Adopted

Roll Call Vote: Ayes – Ryback, Nordigian, DeMarco, Schlosser and Nannini. Nays none. Absent Spurgeon. Motion carried.

2006-689 Rezoning
Certain Property
Stonegate Subdivision:

A motion was made by DeMarco and seconded by Nannini to adopt Ordinance 2006-689 Rezoning Certain Property. The property being rezoned from the AG to SR District is commonly known as the Stonegate Subdivision.

Adopted

Roll Call Vote: Ayes – Nordigian, DeMarco, Schlosser and Nannini. Nays Ryback. Absent Spurgeon. Motion carried.

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- 2006-690 Table of Uses:** A motion was made by DeMarco and seconded by Schlosser to adopt Ordinance 2006-690 Amending the Village Code Regarding the Table of Uses permitted in zones.
- Adopted** Roll Call Vote: Ayes - Ryback, Nordigian, DeMarco, Schlosser and Nannini. Nays none. Absent Spurgeon. Motion carried.
- 2006-691 Greenspon CUP:** A motion was made by Nannini and seconded by DeMarco to adopt Ordinance 2006-691 Granting a Conditional Use Permit to Dennis Greenspon for the construction and operation of a commercial stable and riding academy on approximately 29 acres of land on the west side of Delany Road about $\frac{3}{4}$ of a mile north of Route 173. The establishment shall be known as Hidden Knoll Stables and Riding Academy and must be completed in two years.
- Adopted** Roll Call Vote: Ayes - Ryback, Nordigian, DeMarco, Schlosser and Nannini. Nays none. Absent Spurgeon. Motion carried.
- Wadsworth Trails:** A motion was made by Ryback and seconded by Nordigian to adopt an ordinance approving the amendment of certain declarations of covenants for Wadsworth Trails Homeowners Association regarding maintenance of the scenic corridor. Due to the lack of specific details being listed in the ordinance, a motion was made by DeMarco and seconded by Nannini to postpone action on the Wadsworth Trails ordinance until the 6/20/06 meeting.
- Voice vote: Ayes all; Nays none. Absent Spurgeon. Motion carried.
- 2006-692 Regarding Footing Tile Drainage Systems:** A motion was made by Ryback and seconded by DeMarco to adopt Ordinance 2006-692 Amending the Village Code Regarding Footing Tile Drainage Systems. The ordinance amends approved materials.
- Adopted** Roll Call Vote: Ayes - Ryback, Nordigian, DeMarco, Schlosser and Nannini. Nays none. Absent Spurgeon. Motion carried.
- Old Business:**
- Pit Bulls:** Richard Charette previously addressed the Board regarding the control of pit bulls in the Village. North Chicago and Beach Park have adopted pit bull or other ferocious dog ordinances. The issue was referred to the Ordinance Committee for further discussion and a recommendation for wording of an enforceable ordinance.
- Pole Barn 9th & Delany:** Paul Burke owns property at 42371 N. Delany Road and would like to expand the existing pole barn to 8400 square feet. No one lives on the premises full time, but international business associates of Mr. Burke use the house when they are in the area. A motion was made at the 6/6/06 meeting to approve the pole barn addition; however, the vote was postponed to allow time for the trustees to physically inspect the property. DeMarco and Nannini inspected the property and noted that there were three storage containers on the property and several automobiles. A

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motion was made by Nordigian and seconded by DeMarco to approve the addition to the pole barn subject to the removal of the three storage containers prior to the issuance of a permit and adherence to the normal building processes.

Voice vote: Ayes all; Nays none. Absent Spurgeon. Motion carried.

New Business:

**Truck Weight Class
Adams Road:**

Scott Byron of Scott Byron & Co. addressed the Board to request an amendment to his CUP to change the truck weight class for trucks that travel across Adams Road bridge for their business. The original CUP granted in 2001 provided for a Class III trucks. For the past five years they have been using Class II trucks as that is what is needed to conduct their business. Prior to the CUP, the Adams Road Bridge was being used as a Class II Route. Byron stated that the Class III approval on the CUP was an error, as their original intent was to operate the business from that location. Furlan noted that Byron has not produced the retail sales or the office that was expected at the time of the CUP approval. A motion was made by Nannini and seconded by Schlosser to authorize the Village Attorney to prepare the necessary paperwork to amend Section 7 of the Scott Byron CUP to allow for the Class II Truck Route over Adams Road Bridge.

Roll Call Vote: Ayes - Ryback, Nordigian, DeMarco, Schlosser and Nannini. Nays none. Absent Spurgeon. Motion carried.

Alliance Realty Group:

John N. Steele, President of Alliance Realty Group, Inc., requested approval of the subdivision of his property located at 38043 N. DeWoody Road. Steele submitted plans for a simple subdivision of the property from 1 lot to 2 lots. The square footage of the subdivision meets the requirement of the Village Code 11-1-9 and no improvements are being requested for either parcel. A motion was made by Ryback and seconded by DeMarco to authorize the Village Attorney to prepare the necessary documentation for the Steele Subdivision as presented.

Voice vote: Ayes all; Nays none. Absent Spurgeon. Motion carried.

Relay for Life Proclamation:

A motion was made by Ryback and seconded by DeMarco to authorize the Village President to sign a proclamation from the Village of Wadsworth stating that the summer of 2006 be proclaimed "Relay for Life Summer".

Voice vote: Ayes all; Nays none. Absent Spurgeon. Motion carried.

**Keller Williams
Preliminary CUP Presentation:**

Leo Tully of Keller William presented a proposal to build 1 to 3 log home models for sales purposes on approximately 5.8 acres of land located east of Route 41 and West of Old Route 41. One model would be complete and be used as the sales office; the other models would be shell structures. The property is located in the B District and the proposed use is not covered in the permitted or non-permitted uses. The business is part of a nationwide franchise with a five-year renewable franchise license. The

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Board was agreeable to the concept subject to several conditions including but not limited to the following. Drawings showing all the homes must be provided. Approval must be obtained from stormwater management. A perpetual letter of credit will be required. The business must establish a Wadsworth mailing address so that Wadsworth benefits from the sales tax. The CUP must cover all the models that will be build on the property.

**Police Patrol by
Winthrop Harbor PD:**

Nordigian reported that the Public Service Committee met in May with members of the Winthrop Harbor Police Department to review the police patrol contract with the Village of Wadsworth. The Village of Winthrop Harbor approved a \$48.00 per hour cost for services for Wadsworth. A projected income and expense report for the fiscal year 2006-2007 for police protection was reviewed. It is the recommendation of the Public Service Committee to stay on track with the previous amount of hours of patrol even though the grant money is gone. Normal revenues generated would offset some of the expenditure and final police patrol costs would be approximately \$26.97 per hour. This figure does not take into consideration any adjudication court costs and fees. Winthrop Harbor has also purchased a vehicle to be used in Wadsworth and it will be the responsibility of Wadsworth to cover the fuel costs. A motion was made by Nordigian and seconded by Nannini to authorize the Village Attorney to modify Ordinance 2000-542 covering the agreement for police services with the Village of Winthrop Harbor to provide for the continuation of police protection at a cost of \$48.00 per hour plus the cost of fuel for the vehicle. Winthrop Harbor will maintain the current patrol hours subject to the right of the Village of Wadsworth President to control the amount of hours.

Voice Vote: Ayes all; Nays none. Absent Spurgeon. Motion carried.

Avis Investments, Inc.:

Mark Avis presented a proposal for Bloomfield Estates to be developed on a parcel of land approximately 50.7 acres located on Kilbourne Road just north of Wadsworth Meadows. Mr. Avis is seeking an annexation into the Village and approval of a PUD with 25 lots and SR zoning. Mr. Avis has obtained preliminary reviews of the property from Lake County and the IDNR. The proposed homes will be approximately 4,000 sq. ft with an average sales price of \$800,000. Discussion was held on the zoning request, noting that the Comprehensive Plan indicates SE in that area. It was suggested to have the Village professionals review the proposal to determine if it could remain SE under the proposed PUD. It was the general consensus of the Board that Mr. Avis could move forward with annexation and application process.

**Mayor's Report:
Richard's Subdivision:**

Furlan addressed the issue of the Richard's Subdivision (24 lots with R-1 zoning) and asked the Trustees if the Village should submit an objection letter to Lake County. Furlan confirmed Mr. Fiore's comments that although Lake County professionals, the LC Plan Commission and the LC Zoning Board of Appeals all made recommendations against the Richard's Subdivision, a zoning sub-committee recommended approval. The issue is now going before the Lake County Board. A motion was made by

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Nordigian and seconded by Schlosser to authorize the Village Attorney and President to create a letter of resolution to be sent to the Lake County Board objecting to the approval of the Richard's Subdivision. The letter should state that the Village has no objection to the number of proposed lots, but does object to the R-1 zoning. Changing the zoning to R-1 sets a precedent for the surrounding properties, therefore, the Village would prefer that the property remain in estate (2-acre) zoning.

Voice vote: Ayes all; Nays none. Motion carried.

Kirschhoffer Property:

Mark Kirschhoffer inquired about developing some family owned property on Russell Road. The property is 155 acres, 100 of which are in Illinois and the other 55 are in Wisconsin. Kirschhoffer is seeking industrial development and Furlan referred him to Dennis Soderquist in Lake County.

CenterPoint:

Furlan will be meeting with representatives of CenterPoint on 6/16/06 to discuss the Route 173 property.

Attorney's Report:

None.

Trustees' Comments:

Nordigian is working on scheduling a string quartet for a concert in the park in July.

Nannini received information from Officer Bitton regarding free gun locks that are available at the Village Hall. Officer Bitton will submit an article on the gun locks for the next newsletter.

DeMarco noted that Moses Amadei is scheduled to start his job with the Village on 6/19/06. Some compensation issues still need to be resolved.

Schlosser note that Payne & Dolan has started road repairs and Peter Baker is scheduled to begin in two weeks. Schlosser also noted that she spoke with Fire Chief Kirschhoffer regarding the temporary closing of Wadsworth Road at the railroad tracks west of the Fire Department and east of Delany Road. It was suggested that Kirschhoffer write to SMC asking for an immediate response if Adams Road can be used in case of a railroad crossing closing on Wadsworth Road.

Executive Session:

None required.

Adjourn:

There being no further business the meeting adjourned at 10:15 P.M. on a motion by DeMarco, seconded by Schlosser.

Voice vote: Ayes all; Nays none. Motion carried.

Christine E. Stickler, Village Clerk