

**Village Of Wadsworth  
Minutes of the Regular Board Meeting  
Held at the Village Hall  
June 5, 2007**

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

**Pledge of Allegiance:** President Ryback led the Pledge of Allegiance.

**Roll Call:** In attendance were Village President Glenn Ryback, Village Trustees Mike DeMarco, Ken Harvey, Candye Nannini, John Nordigian, Lynn Schlosser.  
Absent: Debbie Spurgeon  
Also present: Village Clerk Evelyn Hoselton, Village Administrator Moses Amidei and Village Attorney William Stanczak.

**Approval of Agenda:** A motion was made by Candye Nannini and seconded by Mike DeMarco to approve the agenda for the meeting June 5, 2007 as presented.

Voice vote: Ayes all, Nays none. Spurgeon absent. Motion carried.

**Approval of Minutes of the Meeting Held May 15, 2007:** A motion was made by John Nordigian and seconded by Lynn Schlosser to approve the minutes of the May 15, 2007 meeting as presented by the clerk to all the board members.

Schlosser asked modifications be added to a few sections for clarity, Ryback will go over the amended minutes with the Clerk after the additions added. Approval of minutes will wait until next meeting.

**Correspondence  
5/1/07 – 5/15/07:** The clerk reported that all correspondence received at the Village Hall from 5/15/07 thru 6/5/07 was reviewed and placed on file.

**Public Comments:** **Bill Francour** regarding parkways: wants to know status of Mill Creek Woodlands not even 1/3 done and what if grass doesn't come in? Amidei reports that the Village needed to find a new source for dirt. The Village found one and the dirt has been leveled now and has had a couple of good days of rain, the Village is monitoring the project and the grass should grow better with the new dirt. The Village will monitor but give it 3-4 weeks and if not finished call Village. Lynn Schlosser will keep an eye on it also.

**Lee Nepstad** wants to know what can be done with Hart street, it is still gravel and the snow plows have removed most of the gravel from the road. The road used to be taken care of by Newport Township and they would grade it each year and replace the gravel, this has not happened in five years. The road is driven on quite a bit and if it keeps going at the current rate it will soon be just mud. What is the future outlook regarding this road? Schlosser clarifies that the road was just annexed in the past year and a half. Schlosser advises will be looking at adding gravel, will have Public Works look at it.

**Rick Bergstrom** formerly lived on Chaplin, constructed a new home on Pickford. The required road extension was estimated by the Village Engineer to cost \$34,608.09. Resident borrowed against Chaplin home for letter of credit for road installation. After the road was approved resident requested letter of credit be released in order to sell first home and occupy new house. Ken Furlan and inspector Pat Maddox, noted no grass yet growing on opposite side of new street. An agreement was reached to have Bergstrom provide a \$4,000.00 check which the Village would hold until the grass came up so resident could sell his Chaplin house. At that time the resident would get his money back. Resident agreed and Board approved. When grass was present resident was approved for refund. Bergstrom was then told only \$532.00 would be released as the other \$3468.00 is a maintenance bond for a period of two years. Resident states that none of this was explained to him and Furlan's verbal agreement suggested that the money was coming back to him when the grass was growing. Residence is only house on road. Amidei explained that resident had to extend Pickford in order to provide access, required by Village code. As cost of road extension was \$34,680.10, a letter of credit for 10% was needed. Resident reported he went to two banks for letter of credit and fees were high. He feels he was deceived as no one explained 2 year bond of \$3,468.00. The fee is required of any developer extending a roadway.

Extensive discussion by Board of returning all or none of the amount in question or allowing resident to post a \$3,468 Certificate of Deposit with Village for two years.

Nordigian made a motion, seconded by Schlosser that the petitioner be allowed to post a certificate of deposit rather than post a bond  
Ayes: Nordigian, Schlosser Nays: DeMarco, Nannini, Harvey.

Harvey then suggested all money be refunded to resident. Nannini and DeMarco disagreed as bond is required by ordinance. Agreement that Certificate of Deposit be held for one year was found acceptable. Wadsworth will post a "No Outlet" sign and maintain road.

Motion reconsidered by Harvey, seconded by Schlosser. \$3,468 Certificate of Deposit will be held by village for one year.

**Roll call vote: Ayes: Nordigian, Schlosser, Harvey,  
Nays: DeMarco, Nannini Spurgeon absent. Motion carried.**

## **PUBLIC COMMENTS CONTINUED**

**Dave Richards:** presented packet that the County gave him regarding his Subdivision, one of the comments regarding the Plats states, per Article 10, Section 10.4 collector streets are required to provide a minimum of a 50 ft ½ width right of way. Delany Road is shown on proposed plat to be a 33 feet, 17 additional feet should be provided unless the highway authority (which is Wadsworth) provides in writing notification that the additional right of way is not required. This will affect the open space area and the lot area total. Moses spoke with Richards who told him he would comply with the requirement but cannot do without reconfiguring the ponds. County indicated that they will be okay with 33 feet if Wadsworth agrees in writing. Under

Village ordinance Delaney Rd is a major arterial road and would require a 60 ft right of way.

Nannini made a motion, seconded by Harvey, to formalize an agreement to reduce the right of way requirement from 50 ft to 33 ft.

**Roll call vote: All ayes. Spurgeon absent. Motion carried.**

**Boy Scout representative** (Monika Pellitier) requests to rent the large shelter Thursday, June 14, 2007, for boy scout activities and requests, that since this is a Thursday evening, if the fee could be waived.

Motion by DeMarco, seconded by Nordigian, to waive fee for the Boy Scout event June 14, 2007.

**Voice vote: All ayes, Spurgeon absent. Motion carried.**

## **ORDINANCES AND RESOLUTIONS**

Adoption of Ordinance establishing Certain prevailing wage rates: **2007- 730** Nordigian made a motion, seconded by Schlosser, to approve Ordinance for the establishment of prevailing wage rates for 2007.

**Roll Call Vote all Ayes, Spurgeon absent. Motion carried.**

Adoption of ordinance amending the stop sign ordinance for Oakcrest Lane and Cashmore Rd **2007-731** Schlosser made a motion to amend the stop sign ordinance for Oakcrest Lane and Cashmore Rd., seconded by Nordigian.

**Roll call vote: all Ayes, Spurgeon absent. Motion carried.**

Adoption of an ordinance amending the conditional use permit for Wadsworth Crossing Property and amending the Wadsworth Crossing Signage Ordinance **2007-732** Nannini brings up the fact that the roof line is now changed from the original C.U.P. granted. Need to amend along with the proposed amendments. Much discussion held regarding what plan revision is and what the ordinance amendment proposed would accomplish and if it needs to be brought back to the next meeting. Original plans approved in the ordinance are dated 9-21-01. After discussion the plans are not approved what was approved was the concept of the Phase II building of 18,000 sq ft. Builder will have to get the plans approved at another meeting. Builder will need to provide each member and the engineer with a set of plans for review before the plans can be approved at another meeting.

Motion made by Nannini, seconded by Nordigian, to consider the signage package and square footage as a minor amendments to the original CUP and signage ordinance.

**Roll call vote Ayes: all Nays: none. Spurgeon absent. Motion carried.**

Motion made by Harvey, seconded by Nannini, to adopt amendment of the conditional use permit previously granted to allow minor modification and amendment in accordance with the petition of WC Acquisition, LLC, to allow an increase in the building size in retail space from 18,000 sq ft

to 20,375 sq ft, and to amend the sign package to permit a 192 sq ft monument sign and additional individual store front signs according to the signage rendering prepared by Renner Architects and attached hereto as Exhibit "A".

**Roll call vote. Ayes: all Nays: none, Spurgeon absent. Motion carried.**

**NEW BUSINESS:**

**Discussion of Bid  
Results for 2007 MFT and  
Non-MFT road projects**

Schlosser reported Village Engineer estimated the MFT work on 21<sup>st</sup> St (chip and seal) and Magnolia (maintenance) at \$81591.05. The actual low bidder was Peter Baker and Son at \$93,906.92. The increase in material costs may be why the bids are higher than the engineer's estimates, At the next meeting we will also have to provide a supplemental resolution to increase the difference of the approved amount from the low bidder. The difference of \$12,316.00 must be approved by State Statute. The new supplemental resolution will be required due to cost increases.

The non-MFT work was estimated at \$283,277.50 by the Village Engineer. The lowest bid came in \$49,152.00 lower than the estimate for the work to be performed at Adams Rd near Cambridge. Curran Contracting was the low bidder at \$234,126.00. Note it does say as corrected, as Bleck found a transposition of numbers in the bid. Doesn't change the fact that they are the low bidder.

**Schlosser will bring these bids to the next meeting for a vote.**

**Beach Park School District  
#3, Increase of District Impact**

**Jennifer Nolde** discusses info in the packets regarding impact fee agreement. There has been a lot of growth in the last 5 or 6 years asking that the Village increase the impact fee such as Zion just approved. They have not been successful in Village of Beach Park in getting an increased impact fee. She is hoping to get Wadsworth on board so they can try to get Village of Beach Park to agree. Nordigian will go to a Beach Park meeting and advise if they approve the increased impact fee, Wadsworth would go along also if the Board agrees. Same calculation as what was approved for Zion Benton High School. Elementary schools typically get a larger amount in dollars as they service 9 grades, K-8. Impact fees would go to new school construction and infrastructure improvements if an existing school is impacted by the development. Consensus of the Board is that is Beach Park approves they would go along also.

**Discussion of development  
Plans and annexation  
Agreement for Lehman  
Industrial Development  
at 43010 Old Highway 41**

**Bud Reed** appeared last May regarding annexation of the property at the end of Russell Rd and US 41. They have done due diligence for the property and plans are approved by everybody except Wadsworth. Owner of the property is at point of experiencing significant capital outlay, and is seeking Village input prior to that with a copy of plans and annexation agreement just to be certain nothing has been missed. Two buildings are proposed. The front building (which is closer to Old Skokie Rd) is 10,400 sq feet, the west building is 11,000 to 12,000 sq ft. It would be built in two phases, the front building first and the 2<sup>nd</sup> building

at a later date. The owners would like to move on annexation but would appreciate any comments. No residents or outside storage (autos, etc.) planned, it would be tenant occupied, types of usage probably contractors, plumbers, heated storage. They are seeking LI-2 zoning. Bleck's last letter indicated the plans call for 16 storage units, 36 employees. The final permits will be regulated. Discussion of signage. The disconnection phrase on page 10 of the annexation agreement concerns Schlosser. DeMarco supports the process, feels it will be good for the area. Discuss public hearing proceeding, drafting ordinances simultaneously with the petitioner's obtaining IDOT bond, SME fees, acceptance letters from Village professionals.

DeMarco made a motion Seconded by Nordigian to authorize Village Attorney to draft an ordinance adopting the annexation agreement.

**Roll call vote Ayes: all Nays: none. Spurgeon absent. Motion carried.**

## **VILLAGE PRESIDENT REPORT**

Last Wednesday he met with two people from Lake County Transportation Division regarding Wadsworth Road. Wadsworth road is on their books to reconstruct in 2010. The picture is posted downstairs on the wall, they only brought the 1<sup>st</sup> phase starting at the river and comes down and ends in front of St. Pat's Church. The plans for the turn lane are on the missing part of the plan so unsure where they intend to end it. At that time there was a request for parking places and sidewalks if we want those added they would add them into the project, get the bulk pricing, but Wadsworth would pay for the parking spaces (so much per stall and sidewalks) If we want decorative lighting the cost would be ours also but they would include it in the plan. Just for review and it is downstairs. Schlosser wants to record she wasn't invited to the meeting. It was an oversight. Amidei explains the picture is a concept not a final plan and Road and Bridge committee will provide further review and comments for Division of Transportation. County provides road up to the curb, anything more the Village will fund. Current concept is a two-lane road with center turn lane to ease traffic flow, etc. Plan reflects maximum number of parking spaces possible, provided so excess ones can be deleted during future discussion. DeMarco said this should be handled by Road and Bridge Committee and not Village President since it is their responsibility. Board concurred.

## **VILLAGE ADMINISTRATOR REPORT**

### **HB 1500/SB 678**

Updates from the State put in your box periodically on former HB 1500 regarding statewide franchise for companies, in this case AT&T. From what he understands this bill is dead but has been revived in SB 678 which is revised and has greater acceptance. Call him with questions.

### **Fire Marshall Agreement**

New law provides for every elevator in the State of IL to be registered with State Fire Marshall. Anyone who works on an elevator has to be registered. Wadsworth has advised State that a local program is in place. Thompson presently does our inspections, plan reviews, etc. Law provides for state fire marshall to enter into an agreement with local municipalities which allow them to do their own local program. The letter sent was required because that agreement was not yet written. Wadsworth will continue own local program, inspecting elevators

twice yearly. We technically adopted codes, but it was the older codes and these are the newer codes. Whenever a building code is adopted, it includes elevator codes but since we have not yet adopted the new building code, specific elevator codes required adoption. Language in law requires certain elevators be brought up to code by 2009.

After speaking with Thompson Elevator, law would not affect Wadsworth, as we only have 3 wheelchair lifts not elevators. Resolution needed which permits Village President to enter into an agreement with the State Fire Marshall. We have a couple of weeks to review. Thompson indicates all their clients are doing this.

DeMarco made a motion, seconded by Nordigian, authorizing the Village attorney to draft a resolution allowing the Village President to enter into an agreement with the office of the IL State Fire Marshall.

**Voice vote all ayes, Spurgeon absent. Motion carried.**

Next meeting new zoning map may be finalized. Moses can provide the old map the new map and a document that indicates all the changes to the zoning map as previously requested. Can this be put on next week's agenda for approval? Yes. Basic changes are Forest View Subdivision is indicated on the map some properties indicated on the old map as in Wadsworth but they are not. Some in Wadsworth that are indicated as not in Wadsworth, street labels, etc.

**Trustee Comments:**

Schlosser update: Bleck says Cambridge finally did fix the guard rail on Adams Road bridge. Plans in next couple of weeks to meet about snow Plowing contract, will need dates from committee members for availability. One third of Mill Creek Woodlands snowplowing parkway damage is now complete.

Nannini: Debbie asked her to report that the flowers done outside were done by Fiore and they are working on a plan for the walkway. Newsletter forthcoming with concert information.

**MOTION TO GO TO EXECUTIVE SESSION**

Motion to go into executive session made by Nannini and seconded by Harvey to discuss personnel.

**Roll Call vote: Ayes: all Nays: none Spurgeon absent. Motion carried.**

**MOTION TO RETURN TO  
OPEN SESSION**

Motion to return to open session made by DeMarco seconded by Nordigian at 10:44 pm. Ayes: all, Nays: none **Spurgeon absent. Motion carried.**

Motion made by DeMarco, seconded by Nannini, to increase Village Administrator's annual salary \$7,000.00.

Roll call vote: Ayes: all Nays: none. Spurgeon absent. Motion carried.

Motion made by DeMarco, seconded by Schlosser to increase Joan Clavey, Pat Pasko, Bob January and Jan Sine wages by 3.5%.

Roll call vote: Ayes: all Nays: none, Spurgeon absent. Motion carried

**MOTION TO ADJOURN:**

Motion by DeMarco seconded by Nordigian to adjourn meeting at 10:46 PM.

**Voice vote Ayes: all Nays: none, Spurgeon absent. Motion carried.**

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Evelyn Hoselton, Village Clerk