

**Village of Wadsworth
Minutes of the Regular Board Meeting
Held at the Village Hall
September 18, 2007**

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

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, Lynn Schlosser and Debbie Spurgeon, Village Clerk Evelyn Hoselton, Village Administrator Moses Amidei, Village Attorney William Stanczak and Village Treasurer David Kwiecinski. Absent: John Nordigian.

Approval of Agenda: A motion was made by DeMarco and seconded by Schlosser to approve the agenda for the meeting of 9/18/07 with the following changes: added Trustee Comments section prior to Executive Session, deleted the word "previous" and add dates 8/7, 8/21, and 9/04/07 for minutes to be reviewed. Item 13C was added to cover roadside real estate signs and residential businesses. Nannini again asked to strike the second public input. Mayor noted that several nearby communities offer two public input times.

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

Approval of the Minutes of the meetings held 8/7, 8/21, 9/04: Nannini and Spurgeon asked for copies of tapes from meetings of 8/7/07 and 8/21/07 for review. Amidei agreed to make copies of tapes by Friday. Nannini also noted that 8/7 minutes were incomplete. Suggestion by Clerk that Court Reporter might be able to transcribe tapes from meeting of 8/7/07 as minutes must be approved in chronological order. DeMarco agreed to hire a court reporter to catch up and have unbiased and accurate minutes. Motion by Harvey, seconded by DeMarco to hire court reporter to transcribe tapes for 8/7, 8/21 and 9/4 meetings.

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

Correspondence 9/04/07-9/18/07: All correspondence received at the Village Hall from September 4, 2007 through September 18, 2007 was reviewed and placed on file.

Public Comment: Joyce Shelley, 38330 N. Cashmore Road referred to minutes of 7/17/07 regarding corrections to the online source for previous Wadsworth newsletter history story. The minutes suggested Shelley would inform the online source, when in fact it was the Newport Historical Society that would be submitting the information. She also asked about executive session minutes, which are due for review and release at least twice yearly.

Julie Tochor, 13326 W. Hidden Springs, Chestnut Trails, commented on the commercial property along Route 173 and would like to know if a plan has been submitted. Mrs. Tochor is not against commercial development but would like an upscale Lake Forest style if it will be there anyway. Tochor noted that commercial is happening on Zion's two corners now and is inevitable on the other two. If it comes, will this Board help keep it in Wadsworth? She wanted to know if the trustees are in favor of keeping commercial property that is going to be developed. Tochor does not want to see any Wadsworth property given to Zion and noted that residents who live closest would be the most impacted in this case. She will circulate petitions in several areas to learn resident's views.

Treasurer's Report: A motion was made by Nannini and seconded by Schlosser to approve the Treasurer's report as of August 31, 2007 as presented by Treasurer Kwiecinski. Schlosser questioned increase in health insurance cost. Administrator Amidei noted they were his costs.

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

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**Checks Issued
08/22/07 to 9/18/07**

A motion was made by Nannini and seconded by DeMarco to approve the checks issued August 22, 2007 through September 18, 2007 in the amount of \$76,459.01 as reported by Treasurer Kwiecinski. Trustee Harvey asked if the band had been paid their \$7000 in this amount. Nannini replied that it was within budget. He asked how many people were in attendance. Police estimated 150 attendees. Harvey estimated a per capita cost.

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

Bill Paid as of 9/18/07

A motion was made by Nannini and seconded by DeMarco to approve the bills to be paid as of 9/18/07 in the amount of \$178,593.42 as noted in the report of Treasurer Kwiecinski.

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

Village President's Report:

None

**Committee Reports:
Parks and Village Hall:**

Spurgeon reported a new gas line to the garage has been installed. Amidei indicated the parking lot will now be seal coated and striped the weekend of 9/22/07

Road and Bridge:

Schlosser reported paving in Southeast District finished. Adams Road landscaping is underway and final lift of asphalt pavement soon to be scheduled. Southeast District still awaiting new street sign installations. Two snow removal bids received; one from Kirschhoffer Trucking and Kelly Landscaping. Amidei and Schlosser met with A T & T about the details and placement of 3 video boxes within the Viillage. A T & T seemed uncertain of quantity of boxes and will recheck.

Finance:

Nannini noted Winthrop Harbor police were sent to Adams Road after reports of speeding were made to Amidei. Several citations were issued on Adams Road. Nannini noted that Winthrop Harbor is very responsive to resident's complaints.

**Ordinances and Resolutions:
Annex surrounded territory**

A motion was made by DeMarco and seconded by Spurgeon to adopt an Ordinance Annexing Certain Surrounded Territory. (Com-Ed ROW)

Roll call vote: All Ayes, Nays – none. Motion carried. Nordigian absent.

Speed limits 21st, Delany Rd

Motion was made by Schlosser and seconded by Harvey to adopt an Ordinance amending the Village Code Regarding Establishing a Speed Limit for 21st Street west of Delany Road of 25 mph and Delany Road north of Route 173 as 35 mph.

Roll call vote: All Ayes, Nays – none. Motion carried. Nordigian absent.

NTFD Temp Bldg Use

Motion was made by Harvey and seconded by Nannini to adopt an Ordinance Approving the Granting of a Temporary Use Permit for Newport Township Fire Protection District at 39010 Caroline Avenue

Roll call vote: All Ayes, Nays – none. Motion carried. Nordigian absent.

Old Business:

None.

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New Business:

Discussion of Dennis Greenspon equestrian center requesting a temporary certificate of occupancy. Mr. Greenspon requested a temporary CO upon completion of first barn so horses may be housed. Administrator Amidei noted verbage in CUP requiring completion of site work and landscaping prior to issuance of occupancy permit. Owner noted LCSMC made changes to site plan necessitating revised landscaping. New plan will be submitted for review. Nannini pointed out that Greenspon needs to apply for amendment to CUP, covering requested changes. Attorney Stanczak concurred. Greenspon was informed of all items needing attention prior to next meeting. Administrator Amidei and Attorney Stanczak will work with all parties to update situation.

Trustee Schlosser reported concern regarding weekend real estate information signs placed in ROW of County Roads within Village advertising housing developments in neighboring communities. Also concerned about off-site sign in Weiler's Nursery on Route 173 for Winthrop Harbor subdivision. Also noted Sal's Landscaping has a small business sign at the front of his residence on Wadsworth Road. This business was ordered to cease operating about 2 years ago. Attorney Stanczak will investigate.

Village Attorney's Report:

None

Village Administrator Report:

Amidei discussed follow-up with A T & T for right-of-way work and will be attending a seminar Friday in Woodridge regarding current practices and trends. It is his understanding we continue to have rights regarding placement for where the two planned equipment boxes will be situated. Beach Park may encounter up to thirteen such installations.

Public comment

Mr. Alessi would like a No Outlet sign near front of Chestnut Trails as traffic speeds out when they learn these are not through streets. Jean Hamilton indicated favor for the Fun Fest, Egg Hunt and Concert in the Park. Julie Tochor concerned \$20,000 concert money could be used for other purposes. Concerns about unmowed grass along Wadsworth Road in downtown area. Amidei had not received a signed complaint to pursue. President has spoken to resident and will sign complaint if needed. Amidei will send violation notice for lack of mowing grass and take further action as necessary.

Village Trustee Comments:

Attachment "A"

Adjournment:

There being no further business, the meeting adjourned at 9:25PM on a motion by Harvey and seconded by DeMarco.

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

Evelyn Hoselton, Village Clerk

Attachment A
Trustee Comments
Village of Wadsworth Board Meeting Minutes
September 18, 2007

De Marco: Last meeting, I asked you a couple of questions. I wanted to try and bring the board up to speed on what had transpired at the meeting with Heartland Development at Green Bay Road and 173. The other was with Centerpoint, the meeting you had on the tollway and 173. Can you share with us what transpired at those meetings?

Ryback: Centerpoint was ... they brought back a plan that was dated from last year, I believe, 06.

DeMarco: Which one are we talking about now, Heartland or Centerpoint?

Ryback: Centerpoint

DeMarco: Centerpoint, OK

Ryback: They brought back a plan that had some office buildings, some other buildings, and some retail along the south side and north side of Route 173.

De Marco: Did we get a copy?

Ryback: It's basically the same thing we have downstairs from last time and I have to tell you I have to get back with them to see what

Nannini: But I thought that they had cancelled their interest in that.

Ryback: That's just what I have heard in the last, let's see today is Tuesday, yesterday.

Amidei: Yeah, I've got calls that the property is probably going to be sold. Basically what I advise people again is, whoever calls and inquires about that property, all of our zoning code regulations are online. You can develop according to the OR standards or you can develop according to the Gateway standards. So, whoever buys it, they know what they have to do.

DeMarco: Great answer.

Nannini: You heard that is was sold?

Amidei: I've gotten a call from a title company. Somebody is looking into a transaction. I gave them copies of our ordinances and all of our maps so they know this is what is going to be expected, not only by Wadsworth, but Lake County and Old Mill Creek.

Ryback: And the one on the other side of town, they have not acquired the property along Green Bay Road in it's entirety. They are at a crossroads right now.

DeMarco: Green Bay Road on the east side, west side, north, south?

Ryback: Green Bay Road, south of 173, on the west side of the road.

Nannini: South of the gas station. How far does it go down?

DeMarco: It starts at the tavern?

Nannini: No, it starts at the gas station.

Ryback: The gas station is our side, the tavern is Zion.

DeMarco: OK.

Ryback: It starts on our side and goes down to Taylor Lane.

DeMarco: South

Ryback: South and they have not completed their acquisitions, so they didn't want...

Schlosser: Taylor Lane?

Ryback: Yes, Taylor Lane.

DeMarco: Glenn Christensen refers to a conceptual plan here. Do we have that?

Ryback: Yeah. They didn't want to make it public yet because they haven't acquired all of the property.

Schlosser: May I speak?

Ryback: Yes, please.

Schlosser: I understand that you met with them and I understand you have paper work that as a board that is something we should be given. We shouldn't be in the dark about this.

Ryback: No and that is why I met with Mr. Christensen for his opinion on this and had him forward that letter to us.

Schlosser: Can I back up?

Ryback: Sure

Schlosser: We're getting the cart after the horse. We're getting a report on something that we don't even know about and I think that that is wrong. I would prefer to at least know when a report has come out and not just read it from Glenn Christensen. Honestly, to hire Glenn Christensen to write a report or give an opinion really should have gone before the board to authorize the expenditure and the board would review it. When I do a road study and the Village has to pay for the engineer to run a report, typically we ask for the boards' concurrence on it.

Ryback: Well, there's a little bit of confusion

Schlosser: But the bigger thing is to not really know what the discussions were and not be copied on documentation that you received. The board represents the entire Village of Wadsworth and it's kind of embarrassing when you have people sit here in the public and we have to say we don't know. I don't like to do business like that, I don't like to be unprepared. I feel that since we haven't been given the necessary tools for us to do our jobs, we look unprepared and I don't want to do business that way. I just think it's wrong.

Ryback: You may recall earlier on when I said I was going to meet with these folks, we had 1 or 2 trustees that said I shouldn't even go to meet with them

DeMarco: You had more than 2

Spurgeon: I believe it was 4.

Ryback: That's probably my job, to go out and see what's happening in the community. At the time there was a rumor that there was a Home Depot to be built in Wadsworth. It was a rumor. There is no Home Depot to be built here. And I did report that to you. It will be built in Zion, north of Fritz's Tavern

DeMarco: And I guess probably the reason 4 trustees didn't want you to meet with them is exactly where we're at today. It's been a month and a half and we don't have a damn bit of information. We haven't seen a conceptual plan. We have no idea of what's going on. This board is solely responsible for the approval of that development, if there's any development there and there is no reason why this board here should not be the first to get this information. We shouldn't get second hand information from a consultant on what we should do about a development that we have no knowledge of. That's a problem.

Ryback: The developer is not quite completed with what he has done and he's asked that I wait until he's done

Spurgeon: I'm glad you're representing what his wishes are Glenn, by golly. When are you going to start representing what the Village wants?

Ryback: There was no interest in the beginning. As you mentioned, 4 trustees

Nannini: I think you missed the point. The point was we asked you not to attend the meeting because you didn't discuss with us the potentials that were involved and get the feeling of the board that you could present to these developers. That was the point. It wasn't that we didn't want you to go talk to anybody. It was that we wanted you to know what the majority of the board felt so that you could present the right attitude to these developers so they could go in the right direction. That was the point. Do you understand that?

Ryback: You'll recall that when I first learned of all the phone calls that we were receiving downstairs about somebody calling to buy property and disconnect it, I called each and every one of you, except the one because we didn't get hooked up and played phone tag, and I said I need to find out what the rumors are because this is what's happening. I said I need to meet with these people and find out what it's all about and you said, don't even meet with them.

DeMarco: No, that's not exactly what you said.

Nannini: That's not quite what happened.

Ryback: It's on the tape. I've heard it several times. You said don't go

Spurgeon: You have tapes of the conversations you had personally with each one?

Ryback: No, I have tapes of the meeting when 4 trustees said cancel the meetings.

Nannini: Well good, we'll all have those tapes soon.

Spurgeon: You said at the meeting that you would not go to the meetings if that was the board's wishes and the board indicated that was their wish.

DeMarco: That's on the tape too. And I think the board asked that they be made aware of the meeting beforehand and that we shouldn't necessarily be out there trying to court these developers and that we could have the meeting at our convenience. I think those were the statements.

Spurgeon: With the appropriate people. Again, for protection for you, the appropriate person would be the person who chairs that committee.

Ryback: I invited him.

Spurgeon: You invited him to a daytime meeting when he has a day job. I think that was inappropriate.

Ryback: Well, I did bring counsel with. Is that all you wanted to say?

DeMarco: Is that all the information you have on Heartland then?

Ryback: That's all I have.

DeMarco: OK

Nannini: So, are we going to get the see the conceptual plan?

Ryback: You can look at it.

Nannini: OK