

**Village of Wadsworth  
Minutes of the Regular Board Meeting  
Held at the Village Hall  
August 23, 2018**

- Call to Order-Public Hearing:** President Ryback called a Public Hearing at 6:00 PM to consider an Amended and Restated Annexation Agreement between and among the Village of Wadsworth, an Illinois Municipal Corporation located in Lake County, Illinois and: 1) Alicia Meling - the owner of the property located 43028 North US HWY 41, which property is referenced as P.I.N. Number 03-04-300-061; 2) Chicago Title Land Trust Company, Successor Trustee to Bank of Waukegan, under Trust Agreement dated January 22, 2002 and known as Trust Number 204433, is the owner of record of approximately 5 acres of real property located at 43098 US HWY 41, which property is referenced as P.I.N. Number 03-04-300-022; 3) Chicago Title Land Trust Company as Successor Trustee to Grand Premier Trust and Investment, Inc., N.A. as Successor Trustee to American National Bank and Trust Company of Waukegan, as Trustee under Trust Agreement Dated July 17, 1973 and Known as Trust Number 474, is the owner of record of approximately 11.11 acres of real property located at 43102 and 43110 N. U.S. Highway 41 in the Village of Wadsworth, Illinois, which property is referenced as P.I.N. Numbers 03-04-300-054 and 03-04-300-055 - the use and development of the said property is subject to an annexation agreement between the Village and Young, dated May 15, 2012 per Wadsworth Ordinance 2012-867 and recorded on July 3, 2012 as Document No. 6869042; and 4) Philip A. Ogden, Jr., and Betty Ogden are the owners of record of approximately 2.19 acres of real property located at 43010 N. U.S. Highway 41 in the Village of Wadsworth, Illinois, which property is referenced as P.I.N. Number 03-04-300-062 - the use and development of the said property is subject to an annexation agreement between the Village and Ogden dated September 4, 2007 per Wadsworth Ordinance 2007-738, and recorded on September 9, 2007 as Document No. 6239422; said document was corrected and recorded on October 29, 2007 as Document Number 6262344; and subsequently amended per Wadsworth Ordinance 2009-798 on December 1, 2009, recorded on December 11, 2009 as Document Number 6550094.
- Roll Call:** In attendance were Village President Glenn Ryback, Village Trustees Geralyn Hansen, Ken Harvey, Robert Hayden, Doug Jacobs and James Zegar, Village Clerk Evelyn Hoselton, Village Administrator Moses Amidei and Village Attorney Kurt Asprooth. Trustee Ben Dolan was absent.
- Presentation:** A complete presentation was made by the Village Attorney of the project status and items proposed for action today. Additionally, Chad Bruner with Love's added project details and estimated dates for construction.
- Village Board Comment:** Ryback asked the Village Board for comment. Trustees had no further questions
- Public Comment:** Ryback asked for Public Comment three times, and hearing none, closed the floor to Public Comment.
- Close of Public Hearing:** A motion was made by Zegar, seconded by Hansen, to close the Public Hearing. Voice vote: Ayes-all Nays-none Motion carried.
- Call to Order-Public Hearing:** President Ryback called a Public Hearing at 6:11 PM to consider an amendment to the Village's existing Comprehensive Plan Future Land Use Plan Map (Ordinance 2014-933; later amended via Ordinance 2018-1036); the Village seeks to reclassify a property, with a common street address of 43098 North US HWY 41, Zion, IL 60099; Parcel Identification Number 03-04-300-022 from the 5+ Acre Residential future land use designation to the Commercial future land use designation.

**Village of Wadsworth  
Minutes of the Regular Board Meeting  
Held at the Village Hall  
August 23, 2018**

- Roll Call:** In attendance were Village President Glenn Ryback, Village Trustees Geralyn Hansen, Ken Harvey, Robert Hayden, Doug Jacobs and James Zegar, Village Clerk Evelyn Hoselton, Village Administrator Moses Amidei and Village Attorney Kurt Asprooth. Trustee Ben Dolan was absent.
- Presentation:** A complete presentation was made by the Administrator Amidei of the project's current status and for items proposed for action today. He also explained the standing or the current maps and the proposed changes to accommodate the Love's project.
- Village Board Comment:** Ryback asked the Village Board for comment. Trustees had no further questions
- Public Comment:** Ryback asked for Public Comment three times, and hearing none, closed the floor to Public Comment.
- Close of Public Hearing:** A motion was made by Zegar, seconded by Harvey, to close the Public Hearing. Voice vote: Ayes-all Nays-none Motion carried.
- Call to Order:** President Ryback called the meeting of the Village Board of Trustees to order at 6:20 pm.
- Pledge of Allegiance:** President Ryback led the Pledge of Allegiance.
- Roll Call:** In attendance were Village President Glenn Ryback, Village Trustees Geralyn Hansen, Ken Harvey, Robert Hayden, Doug Jacobs and James Zegar, Village Clerk Evelyn Hoselton, Village Administrator Moses Amidei and Village Attorney Kurt Asprooth. Trustee Ben Dolan was absent
- Special Business:** Newport Township Assessor Jerome Behrens was in attendance to discuss the "blue card" annual assessment notices that were recently mailed to all Township property owners. He noted not only his many years as a property appraiser, but also the past nine years as Township Assessor. He further noted that Newport has the lowest percentage increase of all townships within Lake County for the current assessment cycle. He answered questions Trustees asked and encouraged anyone with questions to meet at his office to discuss the accuracy of their assessment.
- Public Comment:** There was no Public Comment.
- Establish Consent Agenda:** A motion was made by Trustee Harvey, seconded by Trustee Jacobs, to establish a consent agenda for the following items:
- a. Approval of the August 7, 2018 Village Board Meeting Minutes.
  - b. Approval of the Treasurer's Report as of July 31, 2018.
  - c. Approval of Checks Issued Between Meetings, July 18, 2018 to August 23, 2018, totaling \$207,218.96.
  - d. Approval of Pay Request #2 related to 2018 village Roadway Improvement Program in the amount of \$340,978.38 to Peter Baker and Son Company.
  - e. Approval of Bills To Be Paid as of August 23, 2018 in the amount of \$380,820.01.
- Voice vote: Ayes-all Nays-none. Motion carried. Trustee Dolan absent.
- Approval of Consent Agenda:** A motion was made by Trustee Harvey, seconded by Trustee Zegar, to approve the consent agenda as presented.
- Roll call vote: Ayes-all Nays-none. Motion carried. Trustee Dolan absent.
- Discussion of removed topics:** There were no removed topics.

**Village of Wadsworth  
Minutes of the Regular Board Meeting  
Held at the Village Hall  
August 23, 2018**

**Old Business:**

Amidei referred to a Resolution regarding Love's Trucks Stops. There was no further discussion.

A motion was made by Harvey, seconded by Hayden, to Adopt a Resolution Authorizing and Approving an Amendment and Restated Annexation Agreement for Love's Truck Stops.

Roll call vote: Ayes-all Nays-none. Motion carried. Trustee Dolan absent.  
Resolution #2018-277.

Amidei then referred to a proposed Annexation Ordinance, which he briefly outlined.

A motion was made by Harvey, seconded by Zegar, to Adopt an Ordinance Annexing Certain Territory to the Village of Wadsworth at both 43028 and 43098 North US Highway 41.

Roll call vote: Ayes-all Nays-none. Motion carried. Trustee Dolan absent.  
Ordinance #2018-1045.

Amidei then referred to the Wadsworth Comprehensive Plan.

A motion was made by Harvey, seconded by Zegar, to Adopt an Ordinance Amending the Wadsworth Comprehensive Plan relating to property located at 43098 North US Highway 41.

Roll call vote: Ayes-all Nays-none. Motion carried. Trustee Dolan absent.  
Ordinance #2018-1046.

Lastly, Amidei referred to a proposed Ordinance approving a Planned Unit Development and Zoning Map amendments.

A motion was made by Harvey, seconded by Zegar, to Adopt an Ordinance Approving a Planned Unit Development and Zoning Map Amendments related to the Love's Truck Stop project.

Roll call vote: Ayes-all Nays-none. Motion carried. Trustee Dolan absent.  
Ordinance #2018-1047.

**New Business:**

Discussion was held regarding the Village Engineer's memo concerning the Fall 2018 roadway patching needed in various locations. Following the discussion, action was proposed to waive the competitive bidding process and take advantage of the Lake County Municipal League Joint Bid Purchasing Program Pricing with Chicagoland Paving Company. Chicagoland will offer the same \$38 per square yard pricing as last year.

Amidei noted that \$50,000 was budgeted previously, but the engineer suggested a larger amount. Amidei suggested \$75,000 would be adequate at this time.

A motion was made by Harvey, seconded by Zegar, to waive the competitive bidding process and authorize an amount of \$75,000 for Roadway patching utilizing the Lake County Municipal League Joint Bid Purchasing Program Pricing.

Roll call vote: Ayes-all Nays-none. Motion carried. Trustee Dolan absent.

**Village of Wadsworth  
Minutes of the Regular Board Meeting  
Held at the Village Hall  
August 23, 2018**

**Village President's Report:** President Ryback reported on an upcoming event which Congressman Brad Schneider is hosting at his District office and is requesting area Mayors to attend. He also reported on an upcoming Chicago Metropolitan Agency for Planning Council of Mayors meeting at Willis Tower. North Chicago Mayor Rockingham and Mayor Ryback represent Lake County on the CMAP Council of Mayors. The Lake County Council of Mayors will meet next week at the Lake County Division of Transportation offices in Libertyville regarding updates to the federal highway fund distribution formula. Ryback is Vice-Chair of the Lake County Council of Mayors.

**Village Attorney's Report:** Attorney Asprooth indicated a closing date of October 7 had been established for the property in litigation and the parties would have up to 60 days to comply with the agreed order filed in court. If not completed by 90 days, specific relief is granted to Wadsworth to complete the project.

**Village Administrator Report:** Administrator Amidei received a request to hold the annual Fiestas Patrias Event at 43207 Delany Road on September 9, including the approval of a Special Use Permit Liquor License for Jen G, Incorporated to again sell liquor at the event. The owners were present to answer questions.

A motion was made by Zegar, seconded by Hansen, to Authorize a Liquor License for Jen G, Inc., and Authorization for the event to be held on Sunday, September 9, 2018.

Roll call vote: Ayes-all Nays-none. Motion carried. Trustee Dolan absent.

Amidei reminded Trustees that the annual renewal date for Log Sales Temporary Use Permit at 41453 Delany Road was due. Trustees briefly discussed operations and appearance of log inventory and firewood sales at the site.

A motion was made by Jacobs, seconded by Hayden, to approve the Temporary Use Permit Extension request by Log Sales.

Roll call vote: Ayes-all Nays-none. Motion carried. Trustee Dolan absent.

Amidei briefly discussed the Maplewood Manor Subdivision Drainage Improvement Project proposed by Beach Park. He is awaiting ComEd utility relocation dates and costs and will update the Board at a future meeting as the estimates become available.

**Committee Reports:**

**Finance:** Trustee Harvey reported that two Certificates of Deposit are maturing. He will seek new instruments at current interest rates, which have improved to over 3%.

**Public Service:** Trustee Hansen and Administrator Amidei discussed the Movie in the Park planned for Friday night. Since rain is in the forecast, he may postpone the movie until the following evening if the weather is poor. Trustees agreed to the idea.

**Planning, Zoning and Plats:** Trustee Zegar reported that the Farmers Market is doing well this season. He will meet with The Shanty regarding their increase in business since the grand opening of the addition in May. He also asked to implement some of the Marabella report changes for the next meeting agenda.

**Ordinance Committee:** Trustee Hayden referred to an updated Ordinance printout from Sterling Codifiers and reminded all to update their Ordinance books.

**Parks and Village Hall:** Trustee Jacobs continues to work with a proposed chicken ordinance.

**Village of Wadsworth  
Minutes of the Regular Board Meeting  
Held at the Village Hall  
August 23, 2018**

He also reported that residents in his neighborhood are still concerned about the truck traffic being generated by Mill Creek Nursery and Mike Greco, who may be operating landscape services from property in the Southeast District.

**Road and Bridge:**

Trustee Dolan was absent and did not provide a report.

**Adjournment:**

There being no further business, the meeting adjourned at 7:25 PM on a motion by Harvey, seconded by Hayden.

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

---

Evelyn Hoselton, Village Clerk