

**Village of Deer Park
Regular Board Meeting Minutes
October 15, 2001**

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1. CALL TO ORDER

The Regular meeting of the Board of Trustees of the Village of Deer Park was held on Monday, October 15th, 2001 at Charles Quentin Elementary School in the Village of Deer Park, Lake County, Illinois.

President Karl called the meeting to order at 8:04 pm. Upon roll call the following were present: President Karl, Trustees Benjamin, Dowell, Gifford, Kizior, Plautz, and Werch. Other Village Officials present were Administrator Diesen-Dahl, Clerk Smith, Engineer Gordon, Plan Commissioner Thrun, and Attorney Scott Hargadon. President Karl declared a quorum.

Guests present were: Jon Hitcho (cusd 95); Bob Barrett (170 Chicago St., Cary); Carrie Groeller (Rue Vallee); John Lahr (Plan Commission Member and resident of Rue Vallee); Chris Lajiness (Rue Vallee); Martin A. Jackson (Rue Vallee); Madga Galant (Rue Vallee); Mary Lahr (Rue Vallee); Sherry Lajiness (Rue Vallee); Roger Finley (Deer Park); Rita Kelleher (Deer Park); Eric Peterson (Daily Herald); Bill Hughes (Deer Park); Stephen Hegarty (501 Rue Royale); Lynn Casden (Rue Vallee); Rick Richter (218 N Wicker Drive); Bill Koutsis (Squires Homeowners' Association).

2. CONSENT AGENDA

Minutes from:

- A. Board of Trustees Regular Meeting 9/17/01
- B. Zoning Board of Appeals Meeting 9/17/01
- C. Plan Commission Regular Meeting 10/2/01.

MOTION: by Gifford second by Dowell to accept the Consent Agenda.

Upon Voice Vote:

YES: (6)

NO: (0)

Motion Carried 6/0

3. COMPREHENSIVE PLAN UPDATE

Village Planner Kon Savoy (Teska Associates) presented to the Board an update for the Comprehensive Plan pertaining to the area known as the Triangle. Planner Savoy noted that the update as presented represented the culmination of approximately one year of public meetings with the Plan Commission and public. The purpose of the Comprehensive Plan is to provide a framework/blueprint for future development (as opposed to zoning); a proactive statement of the Vision for the community. Planner Savoy reviewed the 1997 Comprehensive Plan, noting the commitment to open space and preservation of natural areas, noted portions of the Plan realized, and reviewed in detail the proposed Update.

The Update contains five components integrated into a unified substantial package:

- *Rand Road Corridor – Retail Concentrations
- *Lake Cook Road Corridor – Buildings set back substantially from the road; remain as natural as possible.
- *Long Grove Road North Corridor – Referred to as the “Little Triangle”; lower FAR; preservation area.
- *Long Grove Road South Corridor – True mixed use area
- *Open Space and greenways.

Plan Commission Chairman Howard Thrun acknowledged the work the Plan Commission members and Planner Savoy put into creating the Update; and endorsed the plan as presented. Chairman Thrun noted high infrastructure costs associated with the remaining areas of the Triangle, view of these areas as transitional areas between residential and retail areas, and trade-offs to achieve open space. Chairman

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Thrun did note the existence of a "Quentin Road Corridor" with similar setbacks to Lake Cook Corridor, and different than any other residential setbacks.

Board Comments/Questions:

President Karl indicated concern over the concept of apartments or condominiums. Concerns center around issues of building heights and taxing of services, transients, and potential for decay of rental developments; President Karl noted that he would be more comfortable with "empty nester" or assisted living units.

Additionally, President Karl indicated that he would prefer language concerning impact to wells be removed from the Update and addressed separately. Board members concurred, requesting that language be added preferring sources other than wells for water, with deep-water wells as last option.

Trustee Benjamin asked how water and sewer would be provided to these areas. President Karl indicated that sewer could be provided by MWRD; water availability would depend on allocation available through Palatine.

Trustee Kizior inquired into the availability of water from the Village of Lake Zurich. President Karl indicated that this would not currently be an option; however, it would technically be feasible in the future. Trustee Kizior also indicated a desire to restrict building heights and guidelines.

Trustee Kizior concurred with the concept of these areas as transitional, and indicated that he would not be in favor of apartments or increased density (population).

Trustee Werch expressed the belief that the term "multi-family" carries a negative connotation; he would prefer the term "higher density", and then explore the different forms this density could take. Trustee Werch is opposed to any impact on cUSD 95, although he would support higher density single family units, empty nester, or senior living; clearly the Board would not favor rental apartments.

Trustee Gifford requested clarification of FAR's and impact on potential development. Trustee Gifford concurred with concerns over apartments.

Trustee Dowell questioned impact of including/removing housing aimed at young professionals on the rest of the development, and asked for clarification on the Village Green concept presented. Planner Savoy indicated that Village Green development would be small scale development to provide limited service and retail needs of the community. This development would not be intended to increase traffic; rather, to serve the immediate area.

Trustee Plautz noted that the Plan represents "a little bit for everyone", but expressed concern regarding impact on schools, and need for water issues to be addressed.

Resident Comments/Questions:

Chris Lajiness (Rue Vallee) spoke on behalf of the Rue Vallee Homeowners' Association. Mr. Lajiness raised the following concerns:

- *Parking issues-residential areas
- *Town Square proposed would be immediately across from residential areas, increasing light exposure and traffic to these areas
- *Long Grove and Quentin—mistake to include high density due to impact upon infrastructure
- *Water issues

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- *Traffic and lights—Hamilton and Motorola have already brought a burden to residents; future planning should not increase this burden
- *Impact on schools
- **"Buffer" concept needs to be developed between residents and Village.

Mr. Lajiness warned that future development in this area is critical, and that increased pressure on local services or damage to wells could result in class action suits.

Mr. Lajiness indicated that the Rand Road corridor plan, in his opinion, would be an improvement over what currently exists.

Magda Galant (Rue Vallee) questioned the time frame involved in the development of the plan. Board members noted that time frames are dependent upon developer interest; no new developments are currently being considered at this time.

John Hitcho (cUSD 95) noted that the District would not endorse or oppose developments under consideration. However, Mr. Hitcho requested the Village consider the impact on the School District of any new developments, keeping in mind that approximately two years are required to realize any increase in taxes from developed properties. Mr. Hitcho also requested the Village notify the District of approval of developments impacting the District. President Karl indicated that the Village is interested in evaluating impact fees; looking for consistency between Districts 220 and 95. President Karl requested Mr. Hitcho identify information pertinent to the determination of impact fees.

Stephen Hegarty (501 Rue Royale) questioned the need to develop these areas, given the economic conditions.

Carrie Groeller (Rue Vallee) noted that transit is required for the type of upscale neighborhoods mentioned in the Update, and questioned plans for potential transit to service (none are pending). Ms. Groeller also questioned the setbacks along Quentin Road, noting that the Fire Station appears to be closer than 100'. Engineer Gordon indicated that the Fire Station does meet the setback requirement.

Rick Richter (218 N Wicker Dr) questioned option to access land from Long Grove Road North access from Long Grove Road; Planner Savoy illustrated potential access areas. Additionally, Mr. Richter noted that high-end apartments may still create "lively areas", as singles often room together splitting rents. As a result, rent alone may not serve to control the environment in rental units.

Board Action Requested:

Planner Savoy to make the following changes:

- *The Board is not comfortable with the inclusion of apartments (rental units) in the plan, with the exception of senior living units. Elimination of terms "condominium" or "townhome" and replace with descriptors such as "single family attached" or "single family detached" to avoid any negative connotations. Housing must represent an investment in the community.
- *Long Grove South—eliminate Option 1.
- *Address Quentin Road Corridor and principles applied to this area.
- *Highlight desire to minimize light spillage and sign requirements in developments.
- *Municipal services—water—eliminate specifics concerning water acquisition, noting that public water supplies from other villages would be first avenue of supply, followed by deep water wells.

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Changes to be reviewed by the Board at the November meeting for approval.
Plan Commission Chairman Thrun accepted this approach (Update will not be sent back to the Plan Commission for final review prior to approval.)

4. ENGINEERS REPORT

A. Vehe Farm-Schroeder Payment Request

MOTION: By Gifford second by Kizior to approve payment to Schroeder in the amount of \$132,156.90 (total less 10% retainage) for work done at Vehe Farm. Upon roll call:

YES: (6) Benjamin, Dowell, Gifford, Kizior, Plautz, Werch

NO: (0)

Motion Carried 6/0

B. Swansway Ponds

Engineer Gordon indicated maintenance needed for Swansway Ponds subdivision in the form of drainageway maintenance.

MOTION: By Gifford second by Kizior to approve \$1,000 for maintenance for plant growth and silt removal at Swansay Ponds. Upon roll call:

YES: (6) Benjamin, Dowell, Gifford, Kizior, Plautz, Werch

NO: (0)

Motion Carried 6/0

C. Hamilton Park

Trustee Benjamin requested consideration of water issues at Hamilton Park arresting turf development. Engineer Gordon indicated that the a portion of the park was originally intended as a dry bottom detention facility. Engineer Gordon has met with a turf specialist and obtained recommendations; Engineer Gordon and Trustee Benjamin to evaluate and present potential alternatives to the Board.

D. Deer Path Road Snowplow Turnout

Board evaluated costs for creation of a snowplow turnout on Deerpath Road. Consensus reached not to create turnout.

5. COAL FIRED POWER PLANT RESOLUTION

BACOG did not pass this resolution; resolution tabled until further information received.

6. RESOLUTION REQUEST: NATIONAL FRENCH WEEK

MOTION: By Werch second by Gifford to declare Nov. 7 – 13, 2001 as National French Week. Upon voice vote:

YES: (6)

NO: (0)

Motion Carried 6/0

7. ATTORNEY MATTERS

A. Ordinance 01-40: Amendment to Deer Park Municipal Code Chapter 93: Nuisances

Prohibits unreasonable use of motorcycles, mini-bikes, all-terrain vehicles, motor driven scooters, go-karts, snowmobiles or similar off-road motorized vehicles.

B. Ordinance 01-41: Amendment to Deer Park Municipal Code Chapter 73: Permitted Street Traffic

Prohibits unlicensed motorcycles, mini-bikes, all-terrain vehicles, motor driven scooters, go-karts, snowmobiles or similar off-road motorized vehicles on public streets and rights of way in the Village.

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MOTION: By Werch second by Benjamin to adopt Ordinances 01-40 and 01-41 pertaining to nuisances and vehicles prohibited on Village property. Upon roll call:
YES: (6) Benjamin, Dowell, Gifford, Kizior, Plautz, Werch
NO: (0) Motion Carried 6/0

8. VILLAGE OFFICE ENTRANCE SIGNS

Trustee Kizior and Administrator Diesen-Dahl presented proposals. Board requested revisions-especially that the "Village of Deer Park" be more prominent on the signs. Trustee Kizior and Administrator Diesen-Dahl to work on new design.

9. WEST NILE VIRUS

President Karl noted that the Board will need to evaluate control measures for mosquito larvae in the future, while acknowledging the influence of the many wetlands in the area.

10. LAKE COUNTY SOIL AND WATER CONSERVATION DISTRICT PLANT SALE

The Lake County Soil & Water Conservation District will be holding their annual plant sale and fish sale. Information to be included in the newsletter; VFF to discuss.

11. ELA COMMUNITIES FOR SUCCESS REQUEST

Dialogue to be held 11/10 at 8:00 a.m. President Karl unable to attend; encouraged others to attend as able.

MOTION: By Benjamin second by Kizior to authorize \$250 for support of Ela Communities for Success. Upon roll call:

YES: (4) Benjamin, Dowell, Gifford, Kizior

NO: (1) Werch

RECUSED: (1) Plautz

Motion Carried 4/1

12. REPORTS

A. President Karl

No change in status of fences at residences in violation of ordinances at Lake Cook and Ela roads. Attorney Hargadon to pursue; suits to be filed, if necessary.

B. Trustee Dowell - Finance

Future donation requests should clarify charitable status of requesting organizations.

C. Trustee Benjamin – Parks and Recreation

1. Old Farm Road Outlot—plan received tonight from Planner Savoy. Plan to be presented next month.
2. Charles E. Brown Park reimbursement has been received. Check for \$3,600 received (\$1600 more than expected) for participation in refurbishing and memorial to David Boes.

D. Administrator Diesen-Dahl

1. Water is being hooked up at Vehe Farm; may need new water heater.
2. Additional storage needed. Administrator Diesen-Dahl to work with B&Z Inspector Holmes to evaluate possibilities for second floor storage at Vehe Farm.
3. Flag pole ordered for the office.

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- E. Clerk Smith
 - 1. Request for newsletter items.
 - 2. Village website—Board extended thanks to Kent Smith for service donated to the Village in the creation and maintenance of the website.

- E. Trustee Plautz – Health and Sanitation
 - 1. Requested Board meetings begin earlier to avoid late hours. Board consensus to keep meeting start time at 8:00; Board to consider additional meetings, if necessary.
 - 2. Need to complete inventory list of items at Village Office. Administrator Diesen-Dahl to discuss with other Villages. Plats of Subdivision and Variation and Ordinances predating LBB most important documents.

- G. Trustee Kizior – Roads and Public Utilities
 - 1. Oak Ridge Homeowners' Association request for "No Thru Traffic Signs". Administrator Diesen-Dahl to work with VSI (only on Village property). Engineer Gordon to work with County to obtain cross street signs for Long Grove Road.
 - 2. Dead tree on Woodberry Lane in Village right of way requiring removal-quotes available at next meeting.
 - 3. Chapel Hill restoration for retention pond-currently have bid for \$2500. Village is not under legal obligation for this restoration. Trustee Kizior to request Homeowners' Association participate in the cost of restoration.

- H. Trustee Werch – Public Safety
 - 1. Vehe Farm Foundation event well received.
 - 2. CAC event held last week-Village received recognition for support. Grant monies for Ela Festival of the Arts have expired; private and Village contributors' support will be necessary for the event to continue. President Karl extended thanks to Trustee Werch for his service on the Board on behalf of the Village.
 - 3. Gewalt Hamilton has software & 2000 BAGIS data. Village & individuals can now request information.

13. PUBLIC COMMENTS

Resident Mary Lahr informed the Board that construction trucks are using Rue Royale and Rue Touraine to park and turn around. Trustee Werch to request Kildeer police monitor the situation.

14. TEMPORARY ADJOURNMENT

MOTION: By Gifford second by Dowell to temporarily adjourn to Executive Session to discuss potential litigation involving the Village. Upon voice vote:

YES: (6)

NO: (0)

Motion Carried 6/0

The meeting was temporarily adjourned at 11:11 p.m.

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15. REOPEN REGULAR MEETING

MOTION: By Dowell second by Gifford to reopen the Regular Meeting of the Board of Trustees. Upon voice vote:

YES: (6)

NO: (0)

Motion Carried 6/0

The meeting reopened at 11:51 p.m.

16. CASH DISBURSEMENTS

Additions for Gitchels, painting, and elevator service.

MOTION: by Dowell second by Gifford to approve the Cash Disbursements dated 10/15/01, as amended, in the amount of \$297,355.39. Upon roll call:

YES: (6) Benjamin, Dowell, Gifford, Kizior, Plautz, Werch

NO: (0)

Motion Carried 6/0

17. TREASURERS REPORT

MOTION: by Dowell second by Gifford to approve the Treasurers Report dated 9/30/01. Upon voice vote:

YES: (6)

NO: (0)

Motion Carried 6/0

18. ADJOURNMENT

Motion: by Gifford second by Kizior to adjourn. Upon voice vote:

YES: (6)

NO: (0)

Motion Carried 6/0

The Regular Meeting of the Board of Trustees was adjourned at 11:59 p.m..

Richard C. Karl
Village President

Sandra R. Smith
Village Clerk