

**Village of Deer Park
Regular Board Meeting Minutes
August 19, 2002**

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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, August 19th, 2002 at Charles Quentin Elementary School in the Village of Deer Park, Lake County, Illinois.

Due to the absence of President Karl, Clerk Smith called the meeting to order at 8:06 PM. Upon roll call the following were present: Trustees Benjamin, Dowell, Gifford, Kizior, Plautz, and Werch. Other Village Officials present were Engineer Gordon, Plan Commission Member John Lahr, Administrator Diesen-Dahl, Clerk Smith, and Attorney Hargadon. Clerk Smith declared a quorum.

MOTION: by Benjamin second by Gifford to elect Trustee Werch as President Pro Tem. Trustee Werch accepted the nomination. Upon unanimous voice vote, Trustee Werch was elected President Pro Tem.

Guests present were: Steve Lenet (United Land Development); Stephen Jouzapaitis (United Land Development); Ray Elvey (Deer Park Town Center); David Stuercke (Motorola); Christine Foh (Motorola); James Gray (Motorola); Larry Edwards (123 Rue Touraine); Sang Sohn (112 Rue Touraine); Eric Peterson (Daily Herald); Fred Slingo (20140 Park Hill); Jim Mozer (20252 Park Hill); Jack Honomichl (20290 Park Hill); Jim Kraner (113 Lois Lane); Paul Sanborn (512 Rue Royale); Garrett Vojack (Rue Vallee); Bob Barrett (170 Chicago St., Cary); John Czaje (515 Rue Royale); Wanda Czaje (515 Rue Royale); Rober Brock (Rocks Ann Construction); Carrie Groeller (219 Rue Touraine); Mary Lahr (201 Rue Touraine).

2. AGENDA CHANGES AND ANNOUNCEMENTS

None.

3. CONSENT AGENDA

- A. Minutes from the Zoning Board of Appeals Meeting 7/15/02
- B. Minutes from the Board of Trustees Regular Meeting 7/15/02
- C. Minutes from the Plan Commission Meeting 8/5/02
- D. Amended Minutes from the Board of Trustees Regular Meeting 5/20/02
- E. Deer Park Playfields—Pay Request #1
- F. Plum Grove Road—Pay Request #1
- G. Authorization to bid for Snow Plow Season 2002 -2003

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

YES: (5)

NO: (0)

Motion Carried 5/0

4. VARIATION REQUEST—407 HYPPOINT DRIVE

There was no quorum for the Zoning Board of Appeals meeting scheduled. Item tabled until next month.

5. MOTOROLA FINAL PLAT OF SUBDIVISION

Attorney Jim Gray, representing Motorola, addressed the Board concerning the request for approval for the Final Plat of Subdivision and the Declaration of Covenants, Conditions, and Restrictions. Approval of documents is being sought to facilitate flexibility in financing the property; there is no change in the conceptual use of the property from the approved plans.

The Plan Commission has reviewed and approved subject to comments and approval of Attorney Hargadon, and subsequent review and approval of Commission Member John Lahr. Documents have been reviewed and approved by both Attorney Hargadon and Commissioner Lahr.

Attorney Hargadon noted that Motorola and other developers have agreed to restrict water draws from wells to one hour per day, or less (able to draw from the pond as needed). Attorney Hargadon has written confirmation from all three developers agreeing to restrict

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indefinitely until the Village has resolved the issues raised by Commission Member Lahr and others.

MOTION: by Gifford second by Dowell to approve the Motorola Final Plat of Subdivision subject to: approval of lenders' changes by Attorney Hargadon and receipt from Motorola of outstanding fees owed to the Village. Upon roll call:

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

NO: (0)

RECUSED: (1) Kizior

Motion Carried 4/0

6. PREAPPLICATION FROM UNITED LAND DEVELOPMENT--TOWNHOMES

Comprehensive Plan allows for higher density residential proposals for the Triangle. This proposal is being brought to determine whether or not the proposal should proceed to the Plan Commission for consideration.

Steve Lenet, Landscape Architect and Urban Planner (329 W 18th St., Chicago, IL), presented the proposal to the Board on behalf of petitioners (United Land Development). Petitioner is the contract purchaser of the property from its current owner.

Property is 3.84 acres located on the south side of Long Grove Road and to the west of the Deer Park Town Center. Comprehensive Plan calls for a potential rowhouse development. Proposal calls for 29 townhomes in a cluster fashion with 1 main point of ingress/egress off of Long Grove Road. Homes are in groupings of 3, 4, and 5 units per building around the site, maximizing views created by mitigated wetlands from the Deer Park Town Center. On-site detention will be located on the east side of the site. Units will have 2-car garages with 2 additional parking spaces in front of each unit on the apron. Guest parking will be scattered throughout the site, allowing for 121 parking spaces for the 29 dwelling units. Density is 7 – 8 dwelling units per acre—slightly less than rowhouses. Petitioner feels that the use is consistent with the Comprehensive Plan given the population base consistent with the Deer Park Town Center and the irregular shape of the site. Mr. Lenet noted that additional easement of 20' to allow for widening of Long Grove Road has been noted on the site plan. Site would require variation for front setback of 50' (versus 70') from the reservation for the widening.

Several large spruce trees may be transplanted for potential screening of the Deer Park Town Center and framing of the wetlands view. Native deciduous materials would be primary landscaping material.

Architecture would be primarily brick fascia with drivit or stucco on the second floor. Pictures representative of other developments completed by United Land Development were distributed to Trustees.

Board comments:

Trustee Gifford noted lack of open space in the plan, too many front-loading garages. Mr. Lenet indicated that building coverage is at 25.4%; impervious spaces account for 50%. Birms and landscaping would help to shield Long Grove Road.

Requested clarification on non-resident parking; Mr. Lenet indicated total of 28 spaces.

Requested information on potential water usages required for the site. Attorney Hargadon indicated that the Village allocation remaining is approximately 52,000 GPD. Steven Jouzapaitis indicated that standard estimates would range from 200 – 500 GPD/dwelling unit.

Trustee Kizior indicated a desire to work towards integration with property to the west; potentially changing road to allow for future access.

Also reiterated concern over lack of green space due to the size of the parcel.

Trustee Dowell requested information regarding subdivision completed by United Land Development at Northwest Highway and Quentin. Mr. Lenet indicated that the units were approximately 2,000 to 2,200 square feet and priced at \$375,000 – 380,000.

Confirmed that development would require water and sewer hook-in.

Requested clarification on variances needed—Mr. Lenet indicated that a variation from the setback to the road would be required, with the potential for one or two other variations needed.

Agreed with comment regarding front-loading garages.

Trustee Plautz expressed concern over the number of children impacting the schools regardless of demographic data, and belief that buses would need to access site for young children.

Also reiterated concern over density; not just a design issue.

Trustee Benjamin noted that setback to Long Grove Road would be very close. Trustee Benjamin expressed the opinion that the plan is too dense with too much asphalt and too much building. Expressed concern over the cul-de-sac supporting a school bus, garbage truck, etc. Mr. Lenet indicated that buses would pick up at Long Grove Road; turning templates would demonstrate needed radii. Additionally, Mr. Lenet indicated that townhomes do not generally generate many children; they are targeted for first time or move-down buyers. Mr. Lenet noted that the Illinois School Consumer Service which supplies demographic data for dedication and donation ordinances throughout the northwest supports this statement.

Attorney Hargadon requested verification that wetlands buffers would be met by this plan; Mr. Lenet indicated that the plan does provide the required buffers. Additionally, Attorney Hargadon indicated that the detention pond would need to meet both MWRD and LCSWM requirements; Mr. Lenet indicated an awareness of these requirements.

Trustee Dowell requested information regarding landscape irrigation requirements. Mr. Lenet indicated that preliminary discussions have centered around the use of fee simple lots and common areas.

Trustee Werch noted that, as commercial development was proposed for the Triangle, the Board did not approve every proposal. Additionally, strong messages were sent to developers regarding matters of open space, levels of greenery, water factors, and other issues important to the Village. Trustee Werch believes the Board should likewise consider these factors due to the strong deviation such a development would represent within the Village. As in the past, the Board seeks no development rather than the wrong development, looking for the highest and best use for development. Trustee Werch indicated that the plan contains twice the density and half of the green space desired, with no special amenities desired included.

Resident Comments:

Resident Carrie Groeller disputed the contention that townhomes do not generally bring children, citing developments in Des Plaines. Discussion ensued with Mrs. Groeller and Mr. Lenet regarding the demographics and market of the homes.

Resident Mary Lahr verified that the parcel in question was 3.84 acres with 25.4% building coverage, translating to 29 units on 1 acre of land. Mrs. Lahr also requested assurance that there would be no wells on the property, noting the proposals currently being referred to the Plan Commission including wells. Mrs. Lahr inquired concerning the impact on the plan if the plan included well and septic. Mr. Lenet indicated that the plan could not include well and septic.

Resident Larry Edwards requested the plan be displayed for better viewing from the public.

MOTION: by Plautz second by Gifford to refer this petition to the Plan Commission with comments made. Upon roll call:

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

NO: (1) Plautz

Motion Carried 4/1

7. ENGINEERS' REPORT

A. Drainage Improvements

Project includes storm sewer installation on Hidden Pines and storm sewer replacement at Meadow Lane. Thirteen bids received, ranging from \$99,430 to \$63,288. Low bid was received from Rocks Ann Construction. The Village accepts the low bid, with the provision for full-time construction observation as this is the first municipal project of this type for Rocks- Ann Construction.

MOTION: by Dowell second by Benjamin to accept the low bid from Rocks-Ann Construction as outlined in the letter from Engineer Gordon dated 8/16/02. Condition of granting of contract to be acceptance of a single payment upon 100% completion of the project.

Upon roll call:

YES: (5) Benjamin, Dowell, Gifford, Kizior, Plautz

NO: (0)

Motion Carried 5/0

B. Park Hill Drainage Update

- i) Soils consultant developing sites for groundwater evaluation. Recommendation should be received this week; information to be sent out to the residents as soon as possible after receipt to obtain permission for placement of wells.
- ii) Swale cleared out and lined with a rock channel (maintenance item). Discovered field tiles found which may be blocked by nearby willow tree.

MOTION: by Dowell second by Kizior to approve an expenditure of up to \$2500 for televising and possible routing of blocked drain near Park Hill Subdivison/Robinson Fields Subdivision per request from Engineer Gordon.

Upon roll call:

YES: (5) Benjamin, Dowell, Gifford, Kizior, Plautz

NO: (0)

Motion Carried 5/0

- iii) Engineer Gordon met with Subdivision Engineer regarding punch list of items; letter was sent Friday to Russ McElwain. Lot 4 is still in essentially the same condition as reported in July (debris gone, fill still present). Developer needs the fill for completion of the house.

Resident Jim Mozer thanked the Board for efforts towards resolving this issue. Mr. Mozer indicated that he has a hole in his yard filled with water, and expressed the hope that the Board will move expeditiously.

Resident Jack Honomichl requested clarification on the televising procedure.

Engineer Gordon noted that the Board may need to consider addition of a storm sewer system running down Park Hill Drive to Lois Lane to pick up drainage from the east, diverting it from the back yards on Park Hill. Engineer Gordon to review elevations and downstream effect of such an alternative.

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- iv) Quentin Road Improvements
Lake County requiring easements at Long Grove and Quentin Road intersection be dedicated for future improvements as part of the Quentin Road improvements.

Attorney Hargadon indicated that prior discussions were to grant to the County along D'Angelo Park, both on the south side of Long Grove and the west side of Quentin, a total of 20 feet—10' of which would be right of way, and 10' of which would be roadway easement. Subsequent discovery of utilities in the area require an additional 10' of easement for the utilities to allow burial underground.

Preliminary approval of the grant of easements and right of way would facilitate moving forward with the Deer Park/Lake County master agreement.

MOTION: by Gifford second by Kizior to approve additional 10' for easement in addition to the previous 10' of right of way and 10' of roadway easement previously discussed.

Upon voice vote:

YES: (5)

NO: (0)

Motion Carried 5/0

- v) Easement—Triangle Watermain and Sanitary Improvements
Easement needed for future lift station at Barrett property on Long Grove Road (50' easement). Property owner has already agreed; Board needs to accept grant of the easement.

MOTION by Gifford second by Kizior to accept the grant of a 50' easement along Long Grove Road. Upon voice vote:

YES: (5)

NO: (0)

Motion Carried 5/0

8. VISIONSCAPE PROPOSALS

- A. Two culverts in disrepair at Rue Royale and Rou Touraine.

MOTION: by Plautz second by Kizior to approve an expenditure of \$5734 for replacement of culverts at Rue Touraine and Rue Royale per request from Trustee Kizior and per estimate from VisionScape dated 8/2/02.

Upon roll call:

YES: (5) Benjamin, Dowell, Gifford, Kizior, Plautz

NO: (0)

Motion Carried 5/0

- B. Proposal to remove concrete in center of Waddington Court to allow homeowners to create cul-de-sac. Waddington Ct. is not yet a dedicated Village street; need approval of owner.

MOTION: by Kizior second by Plautz to approve an expenditure of \$910 for removal of 30' diameter of asphalt out of cul de sac on Waddington Court, subject to owners' written approval, per request from Trustee Kizior and per estimate from VisionScape dated 8/2/02.

Upon roll call:

YES: (5) Benjamin, Dowell, Gifford, Kizior, Plautz

NO: (0)

Motion Carried 5/0

- C. Deer Path Road—shrubs have been removed to improve line of sight; center of road is deteriorating. Inside radius also needs to be widened. Affects approximately 105' of road.

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MOTION: by Benjamin second by Gifford to approve an expenditure of \$3473 to repair 105' x 3' section of Deerpath Road per request by Trustee Kizior and per estimate from VisionScape dated 8/2/02.

Upon roll call:

YES: (5) Benjamin, Dowell, Gifford, Kizior, Plautz

NO: (0)

Motion Carried 5/0

9. REPORTS

A. Trustee Dowell—Finance

- i. Board earlier approved sodding of Triangle playfields; should allow for use next spring.
- ii. Trustee Dowell attended Mayor's Breakfast in place of President Karl.
- iii. Working on 5-year budget; plan to present at September Board of Trustees Meeting.

B. Trustee Gifford—Planning and Zoning

Trustee Gifford and President Karl met with Kildeer Village President and Administrator to continue discussions on the Deer Park/Kildeer Boundary Agreement. Discussions have centered around potential rezoning west of Quentin Road, annexation, revenue sharing (Bacchus), property tax rebates, and length of term of agreement. Kildeer Board to review.

C. Trustee Benjamin—Parks and Recreation

- i) Charlie Brown Park lighting proposal presented. Lights to be on 15' high pole with sight shield and photo cell. Same fixtures as used at Bright Horizons. Total cost for lights as proposed \$9852.80.

MOTION: by Dowell second by Gifford to accept the proposal for Charlie Brown Park lot lighting in an amount not to exceed \$10,000, with the stipulation that horizontal dispersion be minimized, decision on type of bulb to be determined by Trustee Benjamin.

Upon roll call:

YES: (5) Benjamin, Dowell, Gifford, Kizior, Plautz

NO: (0)

Motion Carried 5/0

- ii) Estimate on Vehe Farm tot lot--\$32,433. Item tabled until further information on installation available.
- iii) Resurface Charlie Brown Park tennis court—estimates discussed. Board would like work to be done in spring to avoid weather damage. Item tabled to December for bid in January.
- iv) Baseball backstop—Charlie Brown Park.

MOTION: by Benjamin second by Dowell to approve the installation of a baseball backstop at Charlie Brown Park for an amount not to exceed \$5,000.

Upon roll call:

YES: (5) Benjamin, Dowell, Gifford, Kizior, Plautz

NO: (0)

Motion Carried 5/0

- v) Old Farm Park—Requested Engineer Gordon check on gravel applied; weed removal and plantings needed.

MOTION: by Benjamin second by Gifford to approve an amount not to exceed \$3,000 for plantings and weed removal at Old Farm Park.

Upon roll call:

YES: (5) Benjamin, Dowell, Gifford, Kizior, Plautz

NO: (0)

Motion Carried 5/0

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D. Trustee Plautz—Health and Sanitation

- i) Clarke is supplying map of application sites for mosquito larvacide control.
- ii) Alternative methods of mosquito control discussed.
- iii) Requested report on wells—Engineer Gordon believes will be ready for September meeting of Board of Trustees.
- iv) Administrator Diesen-Dahl to handle arrangements for thanking Trustee Benjamin for service to the Village.
- v) Requested Board address issue of payment to Board.

E. Trustee Kizior

- i) Ela Township Youth Initiative. Kickoff to be held in September.
- ii) Quentin Road landscaping—proposal in October.
- iii) Requested survey to determine resident desires for continuing no left turn out of Deer Park Town Center. Board tabled until work on surrounding roads is completed.

F. Clerk Smith

Village Code is now available to the Village in electronic format; direction sought concerning posting on Village Web Site. Board directed entire Code be posted with disclaimer as to effective date of information.

G. Attorney Hargadon

i) Special Service Area Establishment Ordinances

MOTION: by Gifford second by Kizior to close the regular meeting of the Board of Trustees for purpose of conducting a Public Hearing on the proposed establishment of Special Service Areas #8, 9, and 10. Upon voice vote:

YES: (5)

NO: (0)

Motion Carried 5/0

The Regular Meeting of the Board of Trustees was temporarily adjourned at 10:39.

MOTION: by Benjamin second by Dowell to reconvene the Regular Meeting of the Board of Trustees. Upon voice vote:

YES: (5)

NO: (0)

Motion Carried 5/0

ii) Vehe Farm Foundation Agreement

Concerns from last meeting were incorporated. Trustees Werch and Dowell (both of whom sit on both the Board and the Foundation) have reviewed and approved, as has President Karl.

MOTION: by Kizior second by Benjamin to approve the Vehe Farm Foundation Agreement as amended by Counsel.

Upon roll call:

YES: (5) Benjamin, Dowell, Gifford, Kizior, Plautz

NO: (0)

Motion Carried 5/0

Agreement to be presented to Foundation at next meeting by Trustee Werch.

10. TREASURERS INFORMATION

MOTION: by Dowell second by Gifford to approve the Treasurers Report dated 7/31/02.

Upon roll call:

YES: (5) Benjamin, Dowell, Gifford, Kizior, Plautz

NO: (0)

Motion Carried 5/0

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11. CASH DISBURSEMENTS

MOTION: by Dowell second by Gifford to approve the Cash Disbursements for the period 7/16/02 through 8/19/02 in the amount of \$215,070.98.

Upon roll call:

YES: (5) Benjamin, Dowell, Gifford, Kizior, Plautz,

NO: (0)

Motion Carried 5/0

12. PUBLIC COMMENTS

Resident Mary Lahr had the following comments/questions:

- i) Thanked Trustee Kizior for meeting Friday regarding landscaping.
- ii) Residents were told by Trustee Plautz that meters were going to be installed on the wells in the Triangle. Engineer Gordon indicated that a letter was sent requesting meters. Developers are investigating meters for wells.
- iii) Mrs. Lahr requested that the Board take steps to monitor quantitatively the amount of water drawn from the wells in the Triangle. Board anticipates Village Engineer will present potential alternatives to the Board in the next few months.

13. ADJOURNMENT

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

YES: (5)

NO: (0)

Motion Carried 5/0

The Regular Meeting of the Board of Trustees was adjourned at 11:02 PM.

Henry Werch, President Pro Tem

Sandra R. Smith, Village Clerk