

VILLAGE OF LAKE BARRINGTON

Minutes of Regular Meeting of the Board of Trustees

Held July 9, 1984

A regular meeting of the Board of Trustees of the Village of Lake Barrington was called to order by the President at 8:15 p.m. in the Village Hall, Kelsey Road, on July 9, 1984. On roll call, the following answered:

Present: President Wood, Trustees Krueger, Miller, Tucker, and Stephens
Absent: Trustees O'Connor, Rebmann
Also present: Attorney Springer, Building Commissioner Donini, Plan Commission Chairman Dalitsch

A motion was made by Trustee Miller and seconded by Trustee Krueger to approve the minutes of the June 4, 1984 meeting as corrected. On roll call, the vote was:

Yeas: Trustees Miller, Krueger, Tucker, Stephens
Nays: None
The motion carried.

There was no treasurer's report.

A motion was made by Trustee Krueger and seconded by Trustee Stephens to pay the bills as read by the clerk.

Mayfair Carpets	\$ 1,766.98
Jeff Foszcz	275.00
Ray Donini	925.00
Joanne E. Larson	300.00
Joanne E. Larson - petty cash	87.75
Illinois Bell Telephone	120.83
Springer, Casey, Haas, Dienstag & Silverman	3,782.08
Clarke Outdoor Spraying Co., Inc.	453.57
Ralph H. Jensen	706.00
Wight Consulting Engineers, Inc.	151.25
Lake Co. Department of Planning	36.46
Barton Stationers	38.40
Commonwealth Edison	16.54
Barrington Press, Inc.	46.08

On roll call, the vote was:

Yeas: Trustees Krueger, Stephens, Tucker and Miller
Nays: None
The motion carried.

A motion was made by Trustee Miller and seconded by Trustee Krueger to pay the Wight Consulting Engineers, Inc. invoice in the amount of \$5,107.07 out of Motor Fuel Tax funds. On roll call, the vote was:

Yeas: Trustees Miller, Krueger, Tucker and Stephens
Nays: None
The motion carried.

Building Commissioner Donini gave a report on the dumping that has been taking place on the Van Gemert lot, the East 1/2 of Lot 8, and supplied photos of the materials dumped on the side. He stated that a "Stop Dumping" order was placed on the property and was ignored. Mr. Van Gemert stated that between the back of his lot and Pepper Lake is a gravel road and that there are 3,000 sq. ft. that are unusable. If it is filled in properly, it could be used for his business. The logs and oil drums were on the property when he purchased it. He proposes to fill in the excavated area at the back of the property to the gravel

road in the lake. He had made arrangements for fill from Rt. 14 maintenance work to be brought in to his lot. Also, he had asked K Koncrete to bring in gravel, black dirt and concrete. However, in his absence, they brought in loads of debris.

Attorney Springer stated that there was a clear standard in our ordinance prohibiting dumping in any water. A plan could be submitted to the village engineer for his perusal provided that whatever is proposed does not create a public health or safety nuisance.

Discussion ensued re Pepper Lake and according to Mr. Barnas, Pepper Lake's level is determined by the water table. It rises and falls and overflows in time of high water through a tile that feeds out of the lake into Flint Creek via a drainage ditch.

It was agreed that Mr. Van Gemert remove the debris from the water and submit a plan to the village engineer. Trustee Stephens stated that if it were not cleaned up satisfactorily, a fine should be administered.

President Wood recognized Mr. Stephen Merrick, attorney for JBL Associates. He requested the Board consider adopting a resolution authorizing a Memorandum of Agreement regarding the issuance of \$2,000,000 industrial revenue bonds for the purpose of purchasing land, constructing a building, and purchasing certain additional equipment. Partners are members of the board of CTI and Louis Barnas. There will be no change in the zoning on the proposed parcel, a 5 acre lot located on the west side of Pepper Road. The building, after its construction, will be leased in its entirety to CTI and would be approximately 60,000 sq. ft. in size. The front of the structure will be 2 stories in height in order to accommodate offices; the remainder would be 1 story with a design similar to the building just completed to the north on Pepper Road. Approximately 1 1/2 acres would be reserved for the septic field and the 100% expansion septic area. Estimates are that 80 employees would use the facility; plans are to provide parking for 100+ autos. The life of the bonds would be 15 years, the entire amount may not be necessary, and that arrangements have been made to sell them to Harris Bank. It was stated that 100% of the project will be funded by the bond proceeds.

Trustee Stephens questioned drainage on the property since the proposed building and parking would cover so much area of the total available. Mr. Barnas replied that the lot drains to the rear and then to the north. There have been no test borings done on the parcel yet. Trustee Stephens and Krueger voiced concern about drainage and appearance of the structure. Attorney Merrick assured the trustees that this is a preliminary action and there is another formal action in the future. A motion was made by Trustee Krueger and seconded by Trustee Miller to adopt Resolution No. 84-R-14, authorizing the execution of a Memorandum of Agreement for the issuance of industrial revenue bonds for JBL Associates. On roll call, the vote was:

Yeas: Trustees Krueger, Miller, and Stephens
Nay: Trustee Tucker
The motion carried.

Trustee Tucker informed the Board that the developer of Grandview Estates, 2nd Addition, was having difficulty in constructing the roadway. Work has been stopped until agreement can be reached.

Plan Commission Chairman announced two July meetings of the Plan Commission -- July 12 re Application for Resubdivision of Lot 27 in the industrial park and July 26 re business licensing.

Discussion ensued re the filling by Mr. Jones on Lot 32 in the industrial park. It was the consensus that Attorney Springer draft a letter to the U. S. Army Corps of Engineers stating that we would agree that the

fill be removed and the site restored to its former condition with erosion control measures taken.

A motion was made by Trustee Stephens and seconded by Trustee Krueger that the interim franchise agreement with Illinois Bell Telephone Co. be extended until October 31, 1984. On roll call, the vote was:

Yeas: Trustees Stephens, Krueger, Miller and Tucker
Nays: None
The motion carried.

Attorney Springer addressed the question of the special service taxing district proposed for Lake Barrington Shores. He has researched the enabling ordinance for the PUD and the transcripts of the hearings. The ordinance states that the village "shall have no responsibility with respect to these facilities." The transcript contains testimony given by George Wight that there were 3 options under which the various services could be provided (potable water, waste treatment, garbage disposal, etc.)--by government (county or MSD district), by the developer or by the village. Option No. 2 was chosen. An amendment may be necessary to the Special Use-PUD Ordinance as it now stands.

After discussion, the clerk was directed to order a plaque for installation at the dedication of the Wienecke parcel which the Board scheduled for Saturday, September 29, 1984.

It was the consensus to hold the tax levy at the amount of \$3,200 for the fiscal year May 1, 1984 through April 30, 1985. A motion was made by Trustee Miller and seconded by Trustee Krueger to adopt Resolution No. 84-R-15 to that effect. On roll call, the vote was:

Yeas: Trustees Miller, Krueger, Tucker and Stephens
Nays: None
The motion carried.

A motion was made by Trustee Miller and seconded by Trustee Krueger to refer the Request for Variation submitted by Joseph D. Foreman to the Plan Commission for its consideration and recommendation. On roll call, the vote was:

Yeas: Trustees Miller, Krueger, Tucker and Stephens
Nays: None
The motion carried.

A motion was made by Trustee Miller and seconded by Trustee Krueger to adjourn the meeting. The voice vote was unanimous and the meeting was adjourned at 10:10 p.m.

Respectfully submitted,



Joanne E. Larson
Village Clerk