

MINUTES OF TOWER LAKES

PRESIDENT AND BOARD OF TRUSTEES SPECIAL MEETING

Date: May 31, 2000

Location: Village Office

Time: 7:05 P.M.

President Fitzpatrick called the meeting to order.

SIGN-IN:

See Attached Sign-In list.

ZONING VARIANCES:

- **Kubala Residence- 221 West Lakeshore Drive:** President Fitzpatrick stated that the Larry Gold, Chair of the ZBA reported that there is one minor procedural matter to be corrected. The ZBA minutes and their proceedings had to reflect that the height variance was 37 feet and that it was being measured from the lowest point of grade not the front of the home.

Zoning variance ordinance will include the conversion of the existing first floor bedroom into a library and the construction and maintenance of a second story addition to the existing residence with the new addition including 4 bedrooms and 2 bathrooms, the construction with a height of 37 feet which exceeds the 27 feet height limitation in Sec. 1401.

Trustee Heagarty made a motion to adopt the Zoning Variation Ordinance for the Kubala residence/property at 221 W. Lakeshore Drive which was seconded by Trustee Cantieri. A roll call vote followed: AYES: Aitken, Cantieri, Heagarty, Jansing, and Kuskowski. NAYES: None. Absent: Parro.

■ **Fuller Residence - 327 E. Lakeshore Drive:** President Fitzpatrick stated that at the last Board meeting there was a height and front set back question, and confusion as to which street the residence faced – Tower instead of E. Lakeshore. Variances requested include: substandard lot at 17,000 sq. ft; side yard setback – 9ft vs. 10 – 14.8; and the front yard setback – 20 ft. vs. 25; building height of 32 ft vs. 27ft; and it is a tear down.

Trustee Cantieri stated that the Village of Barrington has recently passed an ordinance regarding tear downs regarding total sq. feet of living space in relation to the lot. This is the third tear down in Tower Lakes – the trend is happening and the Board should consider such an ordinance. Trustee Cantieri will provide copies of the ordinance to the Trustees for discussion. President Fitzpatrick also agreed that it may be time to look at the ordinance and discuss it.

Trustee Heagarty made a motion to adopt the zoning variance at 327 E. LakeShore and Trustee Jansing seconded the motion. A roll call vote followed: AYES: Aitken, Cantieri, Heagarty, Jansing, and Kuskowski. NAYES: None. Abstain: Parro – arrived at 7:17 P.M.

Crimmins Residence – 404 Melrose Drive: Mr. Gold reported on this request since it is a new request that was heard before the ZBA. The Crimmins are requesting a Variation from Zoning Ordinance 13.03 (2) Building projections which requires a maximum of 24 inches or less. The Crimmins are requesting seeking a 7.9 feet front door projection from the front of their house. However, there was some concern among the ZBA that a front yard setback may be required. The ZBA approved the projection, believing that only one or the other variance was needed.

President Fitzpatrick stated that the Village Attorney included both the front yard and projection variances.

Trustee Heagarty made a motion to approve the zoning variance (up to an 8 ft projection and an 11 ft front yard setback) for the Crimmins property at 404 Melrose Drive which was seconded by Trustee Parro. A roll call vote followed: AYES: Aitken, Cantieri, Heagarty, Jansing, Kuskowski, and Parro. NAYES: None.

MFT Resolution: Trustee Jansing made a motion to adopt the MFT Resolution which was seconded by Trustee Jansing. A roll call vote followed: AYES: Aitken, Cantieri, Heagarty, Jansing, Kuskowski, and Parro. NAYES: None.

Appointments: President Fitzpatrick made the following appointments: Dorothy Hawkes, Mike Rigali, Randy Speiss, Greg Valicka, Tom Kubala, Mark Stadler, and Barb Kolasinski to serve on the Plan Commission through May 2002; Larry Gold, Margaret Aitken, and Rick Hoffman to serve on the ZBA through May 2005; and the following to serve 1 year terms through May 2001: Rick Jansing, Acting Treasurer; Jane Cochrane, Deputy Treasurer and Village Collector; Madeline Chulumovich, Village Clerk; Dorothy Pratt, Deputy Clerk; James Bateman, Village Attorney, Rich Bergland, Village Arborist, and Richard Gillette, ESDA Director. The Board did not object to the appointments.

Monthly Production Report: The Monthly Production Report and Year-to-Date Summary are available at the Village Office.

Grandview Drive: Rep. Beaubien and Sen. Peterson got \$400,000 in state funds for the Grandview Drive project that is being supported by Tower Lakes, North and Lake Barrington, Cuba Township, and SD 220. The \$400,000 is for the widening of Grandview to provide for a holding lane to turn southbound, a right turn lane northbound and deceleration lane northbound on 59. The total price tag is \$1.2 million. The long term solution is a traffic light, but there are restrictions.

Pass Thru Expenses: Trustee Jansing made a motion to authorize the payment of pass thru expenses of \$21,299.15 to Fields of Green with Trustee Parro seconding the motion. A roll call vote followed: AYES: Aitken, Cantieri, Heagarty, Jansing, Kuskowski, and Parro. NAYES: None.

Road Paving: President Fitzpatrick stated that 5 businesses have picked up packets for bidding on the Tower Lakes road paving project.

Village Office Rehab: President Fitzpatrick commended Trustee Cantieri for taking the initiative in rehabbing the office and at a very reasonable cost. President Fitzpatrick also commended residents Al Guntow and Dick Lathan for their landscaping work.

MEETING ADJOURNED:

At 8:37 P.M., Trustee Heagarty made a motion to adjourn which was seconded by Trustee Jansing and followed by unanimous voice vote.

Respectfully Submitted,

Madeline M. Chulumovich

Village Clerk