

REVISED MINUTES OF TOWER LAKES  
BOARD OF TRUSTEES MEETING

Date: May 19, 2003

Location: Village Office

Time: 7:35 pm

**ROLL CALL:** Present: President Kuskowski, Trustees Aitken, Adams, Rigali, Gidley, Cantieri (late), Parro, and Village Clerk Leitner. Also in attendance: Dorothy Pratt, Deputy Village Clerk and newsletter correspondent.

**1. PLEDGE:** President Kuskowski called the meeting to order and led the Pledge of Allegiance. Sign in sheet circulated.

**2. SWEAR IN RE-ELECTED TRUSTEES:** The Honorable Sarah Lessman came to swear in the re-elected trustees: Trustees Aitken, Gidley and Parro.

**3. APPROVAL OF MINUTES:** Motion was made by Trustee Parro and seconded by Trustee Aitken to approve the minutes of the April, 2003 as amended and followed by a voice vote.

**4. PLAN COMMISSION: *Vignocchi Annexation Request Presentation/Discussion:*** Richard Nakon, counsel for Harry J. Vignocchi, requests Tower Lakes approval through an amendment to the Boundary Agreement allowing Vignocchi to annex to the Village of Wauconda. Presently, Vignocchi falls within Tower Lakes' purview under the intergovernmental boundary agreement, and requires TL approval to transfer to Wauconda's jurisdiction. By changing to Wauconda jurisdiction, he can take advantage of Wauconda's agricultural zoning ordinances. Mr. Vignocchi wants to rezone his property from residential to agricultural, allowing him to expand his landscape and nursery facilities. If Tower Lakes requires him to stay within Tower Lakes' jurisdiction, the desired change to agricultural zoning will have to go through Lake County.

Mark Polinko of ILT Vignocchi, explained Vignocchi's goal to expand the existing business to include retail space and demonstration/ display areas, called Montale Gardens. It will be similar to Pasquesi's in Lake Barrington. Vignocchi's adjoining property owners have been notified, and some residents came to the Tower Lakes village board meeting (see sign-in sheet). President Kuskowski opened the floor to questions from the Board. Inquiry was made about the taxes generated by the plan. The sales taxes paid in 2002 were \$30,000.00, but that amount is expected to go up. The facility will employ four landscape designers full time. Mr Polinko cannot project traffic flow increases. Vignocchi's storage facility in Island Lake may have some retail at some time in the future, but it is really a construction and maintenance facility. There is no plan to bring that equipment and materials to the Wauconda facility.

As for the jurisdiction change request, Mr Nakon noted that Mr Vignocchi has had previous litigation with Lake County on other development issues and does not want to deal with Lake County on this zoning request. The zoning change to Ag is a better fit for the business of Montale Gardens. The property is not contiguous to TL for annexation purposes, and they can get municipal services from Wauconda, though Ag zoning does not require them to get sewer and water service there.

The Tower Lakes Plan Commission recommended keeping the boundary jurisdiction as written in the boundary agreement. Plan Commission Chairman Greg Valicka summarized the Plan Commission's public hearing concerning Vignocchi Landscape's request for annexation to Wauconda, see attached Plan Commission meeting minutes from Feb 13, 2003 meeting.

Pres Kuskowski invited discussion from others in attendance. LC Board Rep Steve Mountsier explained that the litigation mentioned was over a nuisance to the neighbors and an ordinance violation. Since then, Mr Vignocchi has kept the bargain made with Lake County, and LC has no problem with him. Mountsier noted that Tower Lakes' decision has far reaching ramifications and impacts all of us. Placing this property in Wauconda makes it much more valuable for future development because of the access to sewer and water. Keeping the property in Lake County will hold it to the existing zoning ordinances. This development will increase traffic.

Jim Fisher, an adjoining neighbor said that if a sign is put up, traffic from Rte 12 will increase, and his property cannot be buffered without a 60 foot fence. Currently, that part of the street is all residential, so please honor the boundary agreement and keep it in the TL district.

Pres Kuskowski would like further analysis. Protection of the wetlands is important, among other considerations, and Pres Kuskowski would like to consult with the Village Attorney. He asked Mr Nakon whether Mr. Vignocchi would consider restricting the granting to just this usage so that in the future if a tract housing development were considered, the property would revert back to 1 or 2 acre zoning. Mr Nakon will have to check with Mr Vignocchi. The Village Board deferred voting on the Plan Commission's recommendation to a future meeting.

**5. ZBA:** No report.

**6. BUILDING AND ZONING:** *Building permits-* on file at the Village office.

*Ordinance Violations-*none this month

*Village Code Amendments*—In accordance with State requirements, Village Attorney Bateman has submitted proposed building fees and penalty schedule to the Illinois Building Commission for review and approval, and there has been no contest from the state. Therefore, all nine ordinances may be approved by the Board. **MOTION:** Tr Gidley made a motion to approve all nine ordinances changing building fees and penalty schedules, seconded by Tr Adams: **VOTE:** AYES: Pres Kuskowski, Trustees Rigali, Adams, Parro, Gidley, Aitken, Cantieri.

*Outbuilding Discussion*- as recommended by the Plan Commission, Tr Cantieri would like to request that the Village Attorney prepare an outbuilding ordinance to be presented to the board.

*Wolishin's property*- submitting documentation to obtain a new building permit. TL has asked for drawings.

**7. and 8. TREASURER'S REPORT AND FINANCE REPORT:** Acting Treas Gidley distributed the monthly expenditures summary, profit and loss statement, YTD budget expenditures.

Draft of Managerial Budget presented and discussed.

**Monthly Bills: Motion** to approve the bills was made by Trustee Gidley and seconded by Trustee Rigali, and followed by a Roll Call vote: **VOTE:** AYES: Trustees Rigali, Adams, Parro, Gidley, Aitken, Cantieri.

Finance Committee meeting to be scheduled- estimated collections were overstated by about \$17,000.00; trustees need to pare the budget down. Planned within the next two weeks. Set for June 2<sup>nd</sup>, 2003.

**9. POLICE REPORT: *Monthly Activities Report***-Tr Aitken presented the 440 monthly activities report, on file at the Village office.

*Report on Wagner Fen Fire*-Assistant Chief Bill Glade and Captain Joe Arizzi (incident commander on April 27, 2003) discussed procedures for brush fires. Usually the fire department can handle them quite quickly. But the weather and topography made these April 27<sup>th</sup> fires different. They try to assign equipment in places where they can see the progress of the fire.

On the morning of April 27<sup>th</sup>, a Lake Barrington resident placed a courtesy call to the Wauconda fire department of his intent to burn that day. At the time, wind speeds were 0-5mph. The Fire Dept does not give permission or permits to burns. The first call the fire department received was from the resident himself as a non-emergency call, at 1:15pm. At the same time, a 911 call came in from 24714 Nodding Flower. The fire department sent equipment to Nodding Flower, because it was clearly in the path of the fire, based on the wind direction. The fire department was able to get 40 pieces of equipment to the site (a "box" alarm) from 21 departments, including 5 brush fire trucks. A total of 90 personnel were on site within ten minutes, 30 of which were from Wauconda. Numerous homes were at risk. The fire departments priorities are to save lives and save property. They conducted after-fire interviews with six residents.

Pres Kuskowski invited questions from the residents in attendance. Maureen Meyer and another resident made calls at 12:15pm to TL police department non-emergency number. The resident complaint that police officer did not get out his car and come to view the problem from her back yard. Officer said that from the car he could see the fire, and it did not look to be out of control. Dr Pesavento did follow the police officer, coincidentally, and did not see any fire either.

Captain Arizzi and TL Police Chief Sinacore strongly suggested calling 911 when you

need assistance. It was explained by both of them that, here in Lake County, if you need an officer from either department to respond to a situation, you must call 911. The non-emergency number may not be attended if an officer is out responding to another matter.

*Dispatch Contract Extension*—Police committee meeting to discuss. Tr Aitken will establish meeting.

**10. STORM WATER MANAGEMENT:** Three calls from residents with standing water issues after the heavy rains.

**11. ROADS:** *Overweight Vehicle Permit Ordinance*—should be revisited to include a blanket project permit- to be reviewed next month. New map is out and is on the internet site. Water company digs will be relandscaped. Cuba Township will reduce the amount of salt used on the roads next year. They currently use the amount recommended by the state. Cuba Township has been reseeded in Fenview where the grass is burned out and the residents have called to complain. Cuba township came through Fenview and deposited dirt and seed seemingly randomly. Pres Kuskowski said Cuba Township made the determination; The Village did not direct their actions. Locust tree trimming will occur on Fenview.

**12. HEALTH AND SANITATION:**

*Compost bins* sale went well in Wauconda. Next month there is an electronics collection. *Coyotes in the fen* off of Fenview—resident Belinda Wadas contacted CFC, but they were not helpful. Neighbors seek permission to have traps put on their property, at the village's expense.

*Garbage pickup*—Pres Kuskowski will meet with Garbage Company to define “small appliances”.

**13. UTILITIES:**

- *Water System* Pres Kuskowski reported that the water usage is normal.
- *JULIE* wants to charge us differently rather than by usage –TR Adams will look into.
- *Water bill from the construction company* has yet to be paid. Tr Gidley discussed with Consumers, who also has not been paid. Tr Adams will follow up.

**14. URBAN FORESTRY:** No report.

*TREE COMMISSION 2003:* Pres Kuskowski appointed the following residents to the tree commission: Randy Spiess, Mark Shircel, John Yancey, Sue Cochrane, Daryl Voska. See the Village Website for a new page on Urban Forestry.

**15. BACOG REPORT:** GIS committee holding meeting to pick a new consultant to update the GIS system.

**16. PUBLIC COMMENTS:** No comments.

**17. OLD BUSINESS:** Leicht meeting in Wauconda on May 15 postponed again because

the site plans have been revised but are not yet available.

**18. NEW BUSINESS:**

*Interim Reports*-Pres Kuskowski wants interim reports two weeks after a monthly meeting to update trustees, and encourage use of committee meetings as possible.

*Barrington Memorial Park*- Pres Kuskowski mentioned the Barrington memorial park to honor public safety officials, where the United Methodist church burned down.

Personalized pavers are available for sale to help fund the project, and Pres Kuskowski suggested TL purchase one. **Motion** to purchase a personalized paver was made by Tr Rigali, seconded by Tr Gidley and followed by a Roll call vote: ***VOTE:*** AYES: Trustees Rigali, Adams, Parro, Gidley, Aitken, Cantieri.

*NIPC*—wants \$170.00 dues.

*Tax Levy*-Tr Gidley— tax levy has been steady for years, but we are going to be required to charge additional fees to increase income or collections or else raise levy and taxes. Increasing the levy requires a referendum.

**MEETING ADJOURNED:** Motion to adjourn the Village Board meeting made by Trustee Rigali, seconded by Trustee Gidley and followed by unanimous voice vote.

Respectfully Submitted,

Kathleen Leitner  
Village Clerk  
06-11-03