

MINUTES OF TOWER LAKES  
BOARD OF TRUSTEES MEETING

Date: June 16, 2003

Location: Village Office

Time: 7:35 pm

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

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

**2. APPROVAL OF MINUTES:** Motion was made by Trustee Parro and seconded by Trustee Cantieri to approve the minutes of the May 2003 as amended and followed by a voice vote.

**3. CUBA TOWNSHIP HIGHWAY DEPT-TOM GOOCH-**was coming to discuss taxes, but is ill. Rescheduled for next month.

**14. URBAN FORESTRY- Pres Kuskowski elected to hear the report from the Reforestation Committee at this time.** Reforestation Plan—Randy Spiess reported approximately 20 responses to the Village's offer to assist residents in reforesting our village by splitting the cost of specified trees with purchasing residents. Approximately 55 trees were purchased by residents through this program—a great response. Trees will be delivered September 6, 2003. Tree availability was as advertised, except for the sugar maples, which they couldn't get. Residents who chose sugar maples can select hill oak, chickapin oak or a hackberry instead or decline the substitution. The Reforestation Committee will contact residents and notify of change and the delivery date.

**4. PLAN COMMISSION:**

**Impact Fee Ordinance-**Pres Kuskowski invited discussion from the board on the Impact Fee Ordinance drafted by BACOG and presented to the Village Board for adoption last month. BACOG's Janet Agnoletti pointed out that one of the issues Tower Lakes needs to decide is whether the village collects the fees and remits to the four benefiting districts or whether each of the four benefiting districts collects the fees. Ms Agnoletti said all the districts have approved the ordinance "as is". Pres Kuskowski and Tr Parro agree that the districts should collect the fees. In addition, the Board would like to retain clauses that: allow impact fees to be imposed on properties not yet built but already platted; use the modified 4 bedroom district table; update land values annually based on the CPI versus having each district provide an updated report; and use the land values written in the BACOG report. All village trustees voiced their support of the ordinance with provisions selected. Village Attorney Bateman will be directed to draw up a version of the ordinance

as modified by Board requests.

**Vignocchi Annexation Request Presentation/Discussion:** Last month Mr Vignocchi's representative, Mr Nakon, presented a request for Tower Lakes' approval allowing Vignocchi to annex his Ivanhoe Road property to the Village of Wauconda. Pres Kuskowski will meet with Wauconda Officials to discuss amending the annexation agreement to provide for reversion of the parcel to one or two acre parcels if the proposed garden center no longer exists. It was noted that other members of the boundary agreement need to agree to annexing the property with Wauconda. Discussion ensued over value to Tower Lakes in keeping this property in unincorporated Lake County vs incorporating in Wauconda. All taxes will go to Wauconda. Jim Fisher, a neighbor adjoining the Vignocchi property, said that if a retail store sign is put up for the proposed retail center, traffic from Rte 12 will increase, and his property cannot be buffered without a sixty foot fence. Currently, that part of the street is all residential, so please honor the boundary agreement and keep it in Tower Lakes' jurisdiction. Mr. Fisher is concerned that if jurisdiction changes, Mr Vignocchi may not build the garden center, but have achieved the annexation with its looser restrictions. Board action was deferred pending receipt of proposed language change. The Board would also like to explore preventing Mr Fisher's concern.

## **5. ZBA: No Report.**

## **6. BUILDING AND ZONING**

**As of May 31, 2003, Independent Inspections is no longer doing the Village's inspections.** Village Attorney Bateman said we cannot force them to complete inspections on permits they have issued, even those we have paid for. The Village is advertising for replacement services.

*Building permits-* on file at the Village office.

*Ordinance Violations-*boat in driveway.

*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 transaction list by vendor and the monthly expenditures summary, profit and loss statement, YTD budget expenditures. Draft of Managerial Budget presented and discussed. Note two road completion bond refunds requested. Cuba Township bill will be paid.

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

*Finance Committee Meeting*—estimated collections for Managerial Budget were overstated by about \$17,000.00; trustees need to pare the budget down. Recommend lowering budget by 17,000 by drawing down 5 accounts to accomplish this; mostly

‘discretionary’ spending. Managerial Budget will be so adjusted. All approve.

*Certified Estimate of Revenues*—prepared and ready for filing.

*Appropriations Ordinance*—authority to spend money from the state. Essentially double the budget to cover extraordinary expenses. **Motion** to approve the appropriations

ordinance made by Tr Gidley, seconded by Tr Cantieri and followed by a Roll Call Vote:

**Vote:** AYES: Trustees Aitken, Rigali, Gidley, Cantieri, Parro.

*Prevailing Wage Resolution*—Motion to approve the Prevailing Wage Act Resolution made by Tr Gidley, seconded by Tr Rigali and followed by a Roll Call Vote: AYES Trustees Aitken, Rigali, Gidley, Cantieri, Parro.

SSA-Add Gray house (on Roberts Road) to the SSA: - **Motion** to approve ordinance adding the Gray house to the SSA made by Tr Gidley, seconded by Tr Cantieri, and followed by a roll call vote: all ayes, Tr Adams absent.

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

*Dispatch Contract Extension*—Police committee meeting to discuss. Tr Aitken will establish meeting. Tr Aitken is still working on this.

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

**11. ROADS:** *Overweight Vehicle Permit Ordinance*—re batch permitting—defer to another meeting. This issue 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 no plan to reseed where the grass is burned out. 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.

Inventory of signs- (600 items) completed.

Cuba township completing patching -as determined by Tr Parro and Pres Kuskowski.

**12. HEALTH AND SANITATION:**

*Deer*-South Hills resident seeks assistance in controlling deer access in her yard. No hunting allowed in the village. Trapping not a good idea for the Village Board will not take action.

SWALCO- pickup day went well.

Clarke Mosquito did a two day spraying. Another one coming up.

**13. UTILITIES:**

- Com Ed meeting summarized. Looking for a different way to bill for gas light usage. Seeking different way to be charged by JULIE.
- Cable rate change-notice will go out to residents. Comcast expects to start laying

cable in TL in mid-July.

- **Water System** Pres Kuskowski reported that the water usage is normal.
- *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-Pres Kuskowski elected to hear the report from the Reforestation Committee at this time.** Reforestation Plan –Randy Spiess reported approximately 20 responses to the Village’s offer to assist residents in reforesting our village by splitting the cost of specified trees with purchasing residents. Approximately 55 trees were purchased by residents through this program—a great response. Trees will be delivered September 6, 2003. Tree availability was as advertised, except for the sugar maples, which they couldn’t get. Residents who chose sugar maples can select hill oak , chickapin oak or a hackberry instead, or decline the substitution. The Reforestation Committee will contact residents and notify of change and the delivery date.

**15. BACOG REPORT: no report.**

**16. PUBLIC COMMENTS:** Resident came in requesting assistance—the curbing in front of her house needs replacement. When they moved in, there was a curb, but with the years’ of road resurfacing has leveled the road with the curb. Address: 263 West Lake Shore Drive. Tr Rigali and Pres Kuskowski will see to it this week.

**17. OLD BUSINESS:** Tr Cantieri mentioned the problem of items or plantings placed in village right of way by residents—boulders or posts on East Tower, reflectors all the way through Raleigh and Warwick. Tr Parro said it is because of a soft shoulder. A resident went to the association to have a utility pole removed, or buried, in their yard.

Water bill collection on resident moving out of South Hills.

Gray-resolution of temp occupancy permit. The problem with these is there is no time frame for completion on these.

**18. NEW BUSINESS:** Bike Path-latest set of plans for bike path includes a fence between road and bike path. TLIA has a list of concerns vis-à-vis easements. Make sure this bike path in no way invites or suggests access to the lakes. Meeting on the 9<sup>th</sup> of July, TL Village Hall with Lake County and all interested parties.

Gravel tax bill-Tr Aitken picked up on this error from last year, which has been bumped up again this year.

**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  
06-16-03