

VILLAGE OF TOWER LAKES BOARD MEETING

Date: December 18, 2006

Time: 7:35pm

Location: Village Hall

Attendance: Pres Gidley, Trustees Bolger, Parro, deVries, Fitzgibbons, Baggett, Building Inspector Cantieri, Village Treasurer Rolfs, Village Clerk Leitner.

1) Roll Call, Pledge and Sign In:

2) Finance report —Management Report from Doug Taveirne, Dam Snell and Taveirne, our auditor. Final has been prepared and submitted to the state. He noted that there were not many accounting changes required this year, since the GASB-34 changes were implemented last year. Also not much change in village's investment notes. Village Records and the asset records are in good shape. He noted that the village uses cash basis accounting. The analysis of assets is on an Individual Fund Basis, and Schedules 1-4 were gone over in detail (on file at the Village Office). DST points out that our internal controls are good, i.e. segregation of duties, we have only one credit card available for office use, so that's easily managed and the checkbooks are also well managed. We do need to implement similar controls at the water company, which does not operate in as organized a fashion.

3) Approval of Minutes: approval of minutes of the November, 2006 meeting: motion to approve the minutes as amended made by Tr deVries, seconded by Tr Fitzgibbons and followed by a voice vote: ayes: Pres Gidley, Trs Bolger, Parro, deVries, Fitzgibbons.

4) Plan Commission: No report.

5) ZBA: Zoning Board Of Appeals meeting held December 7, 2006 to hear the variance petition of Greg Miller 314 East Lake Shore Drive, Tower Lakes IL 60010, who requested variations to construct an addition to his existing home.

Zoning ordinance variation requests are:

1.) Section 10-6-4(B)(2) relating to side yard setback. Setback requirement is average $100 \text{ Ft.} \times 12\% = 12.0 \text{ Ft}$ for the south side of this property. Existing porch is 3.82 Ft. from the South property line, encroaching by 8.18 Ft. (the "South Addition"). Note: Miller proposes to remodel existing screened porch but remodel to this requires variation.

2.) Section 10-6-3 relating to maximum lot coverage requirement. The addition on a footprint of 900 Sq. Ft. will include a new 2-car garage, 1 BD/1BA and a new kitchen (the "North Addition"). For Zoning District A-2, maximum lot coverage is 12.5% or 1,271 Sq Ft. Existing home already has a lot coverage ratio of 24.8%, or 2,520 Sq. Ft., which includes the 1900 sq ft house footprint plus the 615 sq ft porch. The north side addition will increase the lot coverage ratio to 36.0%, or a total of 3,420 Sq. Ft.

Miller advised that the screened porch is a pre-existing issue dating back to when the home was constructed and the proposed enclosed porch will encroach no further than present (the “South Addition”). The other proposed addition (the “North Addition”) is within all zoning code requirements, save the maximum lot ratio.

One ZBA member noted that the addition would not obstruct the view of the lake from the neighbors, with the exception of one neighbor whose home was on Devonshire and at least 200 feet away. Another member was concerned that an enlarged driveway would increase the runoff, but Miller said the increased hard surfaced area would be small.

The ZBA recommended to the Village Board that variances be approved regarding zoning ordinance Section 10-6-4(B)(2) to allow for a side yard setback encroachment of 8.18 Ft. from the South property line (the “South Addition”), and from Section 10-6-3 to allow for the addition of 900 Sq. Ft. (the “North Addition”), increasing the lot coverage ratio to 36.0%.

The Village Board’s question is how does this decision fit within what the Plan Commission is trying to do. Mr Miller spoke, stating that he is attempting to fix the aesthetic challenges while keeping the visual impact down.

Tr deVries asked whether she felt she needed to recuse herself as the neighbor across the street.

Motion to accept the recommendation of the ZBA made by Tr Parro, seconded by Tr Fitzgibbons followed by a roll call vote: AYES: Bolger, Parro, deVries, Fitzgibbons, Baggett, Gidley.

Motion to pass the ordinance was deferred as the Village Board felt the language of the ordinance did not clearly state the Village Board’s decision. Mr. Miller stated that a delay of the Board’s vote by one month will not negatively affect his project.

6) Old Business: Leicht Property—The member villages of the Intergovernmental Boundary Agreement, including Island Lake, North Barrington, Lake Barrington, Wauconda, Port Barrington will vote to allow his property to be included in Wauconda’s boundary. Once the property is annexed he can begin his project and the Tower Lakes police contract will commence.

West Lake Shore Drive Easement—negotiations in progress.

DECO Grant Extension—refers to the \$35,000.00 grant secured by former Pres Kuskowski for improvement to the Village Hall. It is due to expire and cannot be extended. The balance of unspent funds must be returned.

7) Health and Sanitation: Tr Bolger has no report.

8) Stormwater Management: Tr Bolger checked with Lake County and learned the Village is not certified to perform stormwater drain evaluations and probably couldn't be certified.

9) Building and Zoning: 3 permits granted this month are on file at the Village office. Consideration of three zoning ordinance text amendments—as presented by the Plan Commission, regarding: the high water mark definition; the required thirty day wait after demolition; and the definitions of side yard and front yard. These have been sent to the Village Attorney for drafting ordinances. A Public Hearing will be required for their passage.

10) Treasurer's Report: Motion to pay Bills made by Tr Parro, seconded by Tr Baggett and followed by a Roll Call vote: AYES: Trs Bolger, Parro, deVries, Fitzgibbons, Baggett, Pres Gidley. Income/Expense and Year-to-date reports reviewed. SSA payment due by the end of the year. Water Company—12/31/06 is their year end, but they've only billed the Village through August. Village needs to organize the water company internal accounting. Also, Aqua claims to have paid the Village an extra payment of \$45,000.00 in 2003. Treas Rolfs has asked for documentation of this, but Aqua has produced nothing.

Village Board approved stipend of \$200 quarterly to Village President to be applied towards cell phone and travel expenses.

11) Police Report: On file at the village office.

The Connect CTY program (reverse 9-1-1) has been well received.

Tornado Siren Alarms—Allie Widmar is heading their acquisition.

12) Roads: Tr Parro reported that Village entrance monument light fixtures vendor did not work out, and Tr deVries has ordered new ones through a different vendor.

Snow removal through Cuba Township was slow during the big snowstorm. CT has increased the number of township roads/villages that it plows.

13) Utilities: Water system alarms to be installed. Well No. 4 (Indian Trail) bidding is in process. Alzabar will perform the utility audit.

14) Urban Forestry: Tr deVries conducting a tree inventory. Lake County will provide a 50/50 match for tree maintenance. Village Tree Commissioner is an appointed position.

New Village Clerk still needed. This stipended position offers a great opportunity to work with the Village Board, Plan Commission and the Zoning Board of Appeals. Learn what makes the Village tick! Opportunity to shape the job to your schedule. Will work with the Village Office Manager to designate recently approved 500 hours of paid office time.

Three trustees and the President's positions are up for reelection this spring, including trustee positions held/most recently held by Parro, Baggett, Gidley as well as the president's post. Finance background useful; residents from Fenview and Country Club Estates very welcome and encouraged to participate.

15) BACOG meeting –BACOG head Janet Agnoletti could not stay for the Village meeting, but delivered handouts for the Board. She can return next month if requested.

Motion made to adjourn made, seconded and followed by a voice vote.

Respectfully submitted,

Kathleen Leitner
Village Clerk