



**Minutes
Board of Trustees Meeting
July 16, 2012 – 7:00 p.m.
Deer Park Vehe Barn
23570 W. Cuba Road, Deer Park, Illinois 60010**

1) Pledge of Allegiance

A meeting of the Board of Trustees of the Village of Deer Park was held on July 16, 2012 at 7:00 p.m. at Vehe Barn, 23570 W. Cuba Road, in the Village of Deer Park, in the Counties of Lake and Cook, Illinois. President Kellermann called the meeting to order at 7:06 p.m. Village Officials and guests recited the Pledge of Allegiance.

2) Roll Call and Determination of a Quorum

Upon Roll Call, the following were present: Thomason, Czarnik, Finley, Olson and Denny and President Kellermann. Trustee Sands entered at 8:18 p.m. and exited 8:35 p.m. via phone.

Others present included Village Administrator Connors, Village Attorney Bateman and Bateman, Clerk Schroeder and Treasurer McAndrews. Village Engineer was absent.

3) Approval of Agenda

President Kellermann recommended approval of the agenda as presented. The agenda was accepted as it was presented.

4) Approval of Minutes and/or Receive Approved Minutes

A. Approval and Release of Special Board of Trustees Meeting Minutes of June 18; and the Regular BOT April 16 (tabled from BOT 06 18 12); May 21, 2012*

Motion: Trustee Finley moved, seconded by Trustee Thomason, to approve SBOT 6/18/12 and BOT 4/16/12 and 5/21/12 with minor amendments.

Ayes: Denny, Olson, Finley, Czarnik and Thomason

Nays: None

Absent: Sands

Motion Carried. 5/0

B. Receive Approved Building Review Board Meeting Minutes of August 8, 2011 and Draft Tourism Committee Meeting Minutes of July 5, 2012*

The Board accepted and received the presented Committee meeting minutes.

5) Public Comments – Sign up prior to meeting on sign-in sheet on podium; 5 minutes time limit

President Kellermann noted that this meeting is a limited public forum for public comments, but any statements made and/or opinions expressed therein do not necessarily reflect the views of the Village but represent only the views of the persons making such statements and/or presenting such opinions who are solely responsible for the content thereof.

Mike Timlin of 17 Wehrer Road expressed his concerns about the recent drought and water usage in the Village. President Kellermann noted that issue is on the agenda for discussion later.

Kurt Eldrup of former Muddy Paw business expressed his concerns the boundary agreement that affected this property at that time. He is asking for compensation from the Village for the negative impact it had on his property. Mr. Eldrup presented the President with a box of documents relating to this matter.

Deborah Barry of 412 Bramble Lane acknowledged former Kildeer Police hire as new Lake County Police officers.

Ms. Barry suggested offering the Vehe Barn to use as a cooling center. She further pointed out a huge tree down in Bramble Park and asked the Village to look at it.

Ms. Barry recommended a more formal “roll call” be specific with the Board member’s name to show which person voted. She further suggested posting mp3 of meeting audio on the website. She also offered to help set up text based pdf format of agenda packets to make the material “searchable”.

Resident on Deer Path Road expressed concern with safety and traffic on the Deer Path road.

Residence at 20610 Deer Path Road noted their mailbox knocked down and expressed concern for children's safety with high traffic. They asked for speed limit signage and striping the edge of the road. President Kellermann noted staff will work with resident on this matter.

Trustee Thomason suggested making the road part-time one way.

With no further comments President Kellermann closed comments at 7:40 p.m.

**6) Lake County Sheriff
Monthly Reports***

Sergeant Keller introduced the two new hired Patrol Officers that were formerly with the Kildeer Police.

Sergeant Keller addressed the Deer Park resident concerns and will continue the presence on Deer Path Road and around the community.

Presentation – Senior Living Development – Hamilton Partners

Tim Beechick of Hamilton Partners provided a presentation for a senior living development. Mr. Beechick introduced the partners: Joe McEllwee and Len Kleinjan of Haeger Engineering.

The proposed development is located on 8 acres on Lake Cook Road.

The developers distributed a proposed plan to the full Board. The developers further presented the site plan and were available to answer questions from the Board.

The developers asked the Board for their feedback on the concept plan before pursuing further action.

Trustee Thomason noted the proposed building is a four story building. Trustee Thomason noted that sales tax is not generated by this use and that property owners do not pay property taxes to the Village. It was noted that the resident and guests would use the nearby shops to generate sales tax revenue.

Trustee Czarnik expressed his support for the use of the land.

Trustee Thomason asked about ambulance service. It was noted that the facility would have medical staff on hand and ambulance service could be expected. Trustee Thomason expressed his support and asked about employees. It was noted this facility would generate 70-75 full-time (40-50 admin) total and 10-15 in building daily.

Trustee Denny asked the grade of construction. Mr. Joe McElwee noted the construction is grade A scale, high class residency. Trustee Finley asked if comparable to The Garlands. Mr. McElwee noted that this facility is not a buy-in and not as expensive as The Garlands, but high grade construction.

At this time, Len Klenjar of Haeger Engineering presented the site plan and answered questions from the Board.

Village Administrator Connors noted that the PUD and agreement with Hamilton would have to be amended for this use. Village Administrator Connors noted the developers at this time, are looking for the Board's feedback on whether or not to pursue this project.

Trustee Denny encouraged the developers to move forward as to provide an upscale class A development.

Trustee Finley pointed out the bike path around the facility.

Trustee Czarnik noted a ground-breaking for 2013.

Village Administrator noted the process of hearing this proposed development would go to the Plan Commission for a public hearing.

Trustee Finley pointed out the open space/vacant land surrounding the facility.

The Board thanked the developers for their presentation.

Motion: Trustee Finley moved, seconded by Trustee Thomason, to have Tim Beechick of Hamilton Development pursue the Senior Center development concept.

All Ayes – 4 Ayes/0 Nays/2 Absent (Czarnik and Sands) Motion Carried. 4/0

7) Village Engineer – Report(s) & Recommendation(s)

- i) Pay Request#2 – Johnson Paving for 2012 Road Program in the amount of \$486,484.93***

Village Engineer Gordon explained this item and noted still waiting for the core sampling, therefore he recommends tabling this item until he receives the results.

This item was tabled until special meeting on July 30th.

Trustee Sands exited via phone at 8:35 p.m.

- ii) Pay Request by Gewalt Hamilton to Lake County SMC for Soil Erosion and Sediment Control Review Fee for Long Grove Road Culvert Extension Project in the amount of \$1,040.00***

Village Engineer explained and recommended approval.

Motion: Trustee Olson moved, seconded by Trustee Czarnik, to approve items ii and iii, pay request by Gewalt Hamilton to Lake County SMC for Soil Erosion and Sediment Control Review Fee for Long Grove Road Culvert Extension Project in the amount of \$1,040.00 and Pay Request by Gewalt Hamilton to Lake County SMC for Preliminary Jurisdictional Determination Fee for Rainbow Road Drainage Improvements in the amount of \$1,080.00.

Ayes: Finley, Olson, Denny Czarnik and Thomason

Nays: None

Absent: Sands

Motion Carried 5/0

- iii) Pay Request by Gewalt Hamilton to Lake County SMC for Preliminary Jurisdictional Determination Fee for Rainbow Road Drainage Improvements in the amount of \$1,080.00*
see above**

iv) Meadow Lane Drainage – Bid Results and Recommendation to approve and award the bid to Bartnick Construction, Inc., in the amount of \$54,498.00*

Village Engineer Gordon this item and recommends approval.

Motion: Trustee Denny moved, seconded by Trustee Thomason, to approve Meadow Lane Drainage – Bid Results and Recommendation to approve and award the bid to Bartnick Construction, Inc., in the amount of \$54,498.00

Ayes: Czarnik, Finley, Olson, Denny and Thomason

Nays: None

Absent: Sands

Motion Carried. 5/0

Village Engineer Gordon provided an update on the Quentin Road Path.

8) Village Attorney – Report(s) & Recommendation(s)

Status Report Regarding Village Hall Sign – Limitless Design and Construction Contract

Village Attorney Bateman noted the addendums to the contract and pending comments from the contractor.

Attorney Bateman noted that this was Board approved subject to his review. President Kellermann noted that this would come back to the Board.

9) Reports from President, Trustees, Administrator, Treasurer and Clerk

A. President Kellermann

i) Presentation – Senior Living Development – Hamilton Partners
See above

ii) Building Review Board (BRB) Recap

iii) Electric Aggregation Program Update

President Kellermann noted the bid results will be presented at the special Board of Trustee meeting on July 30th at 7:00 p.m.

iv) Emergency Management Update

President Kellermann provided an update and noted information will soon be released.

v) Office Relocation to Barn Lower Level

1. Village Office Renovation \$7,940 - \$14,633*

President Kellermann noted that during his meeting with Village Staff, they have expressed the desire not to move from the farm house until a permanent plan has been decided. President Kellermann noted staff has plans to paint, order work stations to better utilize the space and efficiency of an operating office.

Trustee Thomason expressed his support to create a more workable area for staff.

Trustee Denny expressed his support.

2. Lighting Fixtures \$2,000

This was tabled

vi) Appointments:

1. Plan Commission – Mitch Wohl

Motion: Trustee Olson moved, seconded by Trustee Finley, to advise and consent the approval to appoint Mitch Wohl on the Plan Commission and Zoning Board.

Ayes: Czarnik, Thomason, Denny, Sands, Olson and Finley

Nays: None

Motion Carried. 6/0

2. Zoning Board – Mitch Wohl and Bill Koutsis

President Kellermann nominates Mitch Wohl and Bill Koutsis a position on the Zoning Board.

Motion: Trustee Thomason moved, seconded by Trustee Denny, to advise and consent the approval to appoint Bill Koutsis and Mitch Wohl on the Zoning Board.

Ayes: Olson, Finley, Czarnik, Denny, Thomason and Sands

Nays: None

Motion Carried. 6/0

3. Tourism Committee – Roger Hankin

Motion: Trustee Olson moved, seconded by Trustee Czarnik, to advise and consent the approval to appoint Roger Hankin on the Tourism Committee.

Ayes: Thomason, Finley, Sands, Denny, Olson and Czarnik

Nays: None

Motion Carried. 6/0

4. Tourism Committee – Chairperson Rita Finley

President Kellermann **tabled** this item.

vii) DiMucci Update

President Kellermann announced the Zoning Board meeting will be held this Wednesday.

viii) Vehe Barn Oversight

President Kellermann provided an update and expressed the need for assistance with the barn.

ix) Water Conservation

President Kellermann referenced the information provided by BACOG regarding the concerns of the recent draught in surrounding communities.

There was general discussion regarding conserving water/ restrict water usage and sending out a CTY message regarding this concern. Trustee Czarnik expressed his concern regarding water usage.

Trustee Denny expressed his concern with restricting water usage on residents that own lake/pond and noted other communities with water bans have city water.

Trustee Denny suggested educating people about the recent water concerns.

Trustee Finley agreed with Trustee Denny on educating the residents and not adopting an ordinance restricting water usage.

President Kellermann suggested posting the BACOG article on the Village website.

Trustee Czarnik expressed his support for a CTY message meeting regarding water usage.

Trustee Thomason noted that he supports educating the public.

B. Village Trustee Denny – Finance/Public Safety

i) Sales Tax Report*

Trustee Denny highlighted the report as it was presented.

ii) Status of SSA Bond Refinancing Efforts*

Trustee Denny noted he would like to have a presentation by BMO at the August Board meeting. Trustee Denny explained the scope of the refinancing process and answered questions from the Board.

iii) Audit Update

Trustee Denny provided an update on the recent audit. Trustee Denny noted that the auditors had many favorable comments about the Village financials. There were several complements to the Treasurer.

iv) Approval of Expenditures Totaling \$223,398.84(accounts payable in the amount of \$226.19 check register \$1,348.12; plus payroll in the amount of \$21,787.53)*

*Motion: Trustee Denny moved, seconded by Trustee Czarnik, to Approval of Expenditures Totaling \$223,398.84(accounts payable in the amount of \$226.19 check register \$1,348.12; plus payroll in the amount of \$21,787.53)**

Ayes: Olson, Finley, Czarnik, Thomason, and Denny

Nays: None

Absent: Sands

Motion Carried. 5/0

- v) **Approval of the Investments Held Report for June 30, 2012 in the amount of \$2,002,052.83***

Motion: Trustee Denny move, seconded by Trustee Thomason, to Approval of the Investments Held Report for June 30, 2012 in the amount of \$2,002,052.83

Ayes: Czarnik, Finley, Olson, Thomason and Denny

Nays: None

Absent: Sands

Motion Carried. 5/0

C. Village Trustee Thomason - Parks & Recreation*

i) Vehe Outbuildings Repair

Trustee Thomason provided an update on this project. Trustee Thomason noted that the low bidder was interviewed and their inability to get a bond. Trustee Thomason noted that the second lowest bidder will be presented at the next Board meeting.

Village Administrator Connors noted that the second lowest is Tyler Cole builders. Administrator Connors noted that the office lighting of \$2,000 could be included with that project.

ii) Cost of Crushed Stone for Path Vehe Property

Trustee Thomason noted that he and Village Engineer walked the site and getting three vendors for bids. Trustee Thomason noted that he received positive feedback from adjacent neighbors. Trustee Thomason noted the cost will come from the out-building savings.

iii) Hamilton Park Improvements Update

Trustee Thomason noted the homeowners association is looking at examples provided by Village Engineer Gordon and pricing will be presented at the August meeting. Trustee Thomason noted this would probably be a two year project.

iv) New Baseball Field Report

Trustee Thomason noted that staff is working on scheduling a meeting with both baseball leagues to discuss possibilities.

v) Village Park Repairs

Trustee Thomason provided an update status of the Insurance Company relating to the park repairs and to be complete within 60 days.

D. Village Trustee Olson – Vehe Farm - Updates*

i) Website Progress

Trustee Olson noted that staff has had a little training and introduction to some reference materials. Website updating is working well.

ii) Vehe Property Update

Trustee Olson noted there was some minor water seepage occurred in the barn's lower level.

iii) Office Upgrade

Trustee Olson noted the continued problems with the new e-mail system. It features only partial integration with Outlook, login required each time, address book complications. He suggested it might be better to use a dedicated account at g-mail, or Comcast or other providers. The information would need to change the information on the website.

Trustee Olson notes indicate this would be a good time to enlist the help of a trainer to assist our staff in better utilizing Adobe Acrobat in the preparation of meeting agendas and minutes.

iv) Tourism Committee Report

Trustee Finley provided a report on the Tourism Committee activities.

v) BACOG Highlights

Trustee Olson provided brief BACOG highlights regarding the Dimucci matter.

E. Village Trustee Finley – Health, Sanitation & Public Utilities

i) Quentin Road Walking Path Connection

Trustee Finley noted the project is moving forward.

ii) Lake County Tourism – Hampton Inn

Trustee Finley recommended Lake County Tourism membership for Hampton Inn in the amount of \$1,000.

Trustee Olson explained the benefits of the membership.

Motion: Trustee Finley moved, seconded by Trustee Olson, to approve membership with Lake County Tourism for the Hampton Inn, in the amount of \$1,000.

Ayes: Thomason, Czarnik, Finley, Denny and Olson

Nays: None

Absent: Sands

Motion Carried. 5/0

iii) Brand Development Update

Trustee Finley noted that she would have more information at the next meeting.

iv) Clarke

Trustee Finley noted the increase of West Nile disease. If no further mosquito sprays are needed this year, Village Administrator can request a credit. Each spray application is \$1,900 per application.

F. Village Trustee Sands – Roads & Drainage (via cellphone)

i) Draft Deer Park Resident Survey 2012*

In the absence of Trustee Sands, President Kellermann asked the Board to forward any questions to Trustee Sands or Administrator Connors.

ii) Draft Village of Deer Park Road Improvement Program*

In the absence of Trustee Sands, President Kellermann provided an update on the program.

G. Village Trustee Czarnik – Planning, Development & Zoning

i) Violation Updates

Trustee Czarnik distributed a draft work in progress report of violations.

ii) Promenade Shopping Center Update & Violations

Trustee Czarnik provided a number of violations that received violation letters. Village Attorney will be handling all those not responding to the letter.

iii) Palazzo Development Update

Trustee Czarnik provided a brief highlight of the Palazzo Development Plan Commission meeting on June 25th. Trustee Czarnik noted the plan to open the development by 2013 Holiday.

iv) Presentations - Senior Living Development – Hamilton Partners

Trustee Czarnik provided an update on the proposed development.

v) Building Review Board (BRB) Meeting Recap

Trustee Czarnik provided a brief recap on the BRB meeting with Apple Stores.

vi) Building Review Board Fees Discussion

Trustee Czarnik expressed his concerns with the fees for the Building Review Board process.

H. Village Administrator Connors

i) Status of Vehe Outbuilding and Office Modification Project

- 1. Consideration of Approval of Award of Contract to Integrity Developers, Waukegan, Illinois, for the Vehe Farm Multi-Building Renovation Project in the amount of \$57,150.00 (tabled from SBOT 06 25 12)
Tabled**

ii) Renewal of IMLRMA Coverage for 2013

Village Administrator Connors explained this item.

iii) Debt Recovery Act Report*

Village Administrator Connors explained this item and summarized the program. Attorney Bateman noted that he would further investigate this program.

I. Village Treasurer

None

J. Village Clerk Schroeder

Monthly Clerk Report

Village Clerk Schroeder provided an update on FOIA Activity. Village Clerk reminded the board of the articles that are due July 27.

10) Executive Session: Pending Litigation, Litigation which is Probable or Imminent, Personnel, Consideration of Purchase or Lease of Real Property and Executive Session Minutes

President Kellermann entertained a motion to enter into Executive Session to discuss : Pending Litigation, Litigation which is Probable or Imminent, Personnel, Consideration of Purchase or Lease of Real Property and Executive Session Minutes.

Motion: Trustee Olson moved, seconded by Trustee Finley , to enter into Executive Session at p.m. to discuss Pending Litigation, Litigation which is Probable or Imminent, Personnel, Consideration of Purchase or Lease of Real Property and Executive Session Minutes at 10:53 p.m..

Ayes: Czarnik, Thomason, Finley, Denny and Olson

Nays: None

Absent: Sands

Motion Carried. 5/0

At this time, President Kellermann and Trustees Olson, Finley, Czarnik, Denny and Thomas entered into executive session at 10:53 p.m.

Others present included Village Attorney Bateman & Bateman, Village Administrator Connors, and Clerk Schroeder.

Motion: Trustee Thomason moved, seconded by Trustee Czarnik, to exit Executive Session at 11:59 p.m.

Upon Roll Call – All Ayes – Motion Carried. 5/0

At this time, President Kellermann and Trustees Olson, Finley, Czarnik, Denny and Thomas exited executive session at 11:59 p.m.

Others present included Village Attorney Bateman & Bateman, Village Administrator Connors, and Clerk Schroeder (exit 11:30 am).

11) Any and/or All New Business

12) Adjournment

Motion: Trustee Czarnik moved, seconded by Trustee Denny, to adjourn at 12midnight.

Upon Roll Call – All Ayes – 1 Absent – Motion Carried. 5/0

Respectfully Submitted,

*Elizabeth A. Schroeder
Village Clerk*

*Robert Kellermann
Village President*

(*) Indicates that back-up material is enclosed in meeting agenda packet

The Village of Deer Park is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the Village's facilities, are requested to contact the Village's ADA Coordinator at (847) 726-1648 promptly to allow the Village to make reasonable accommodations for those persons.