

MINUTES OF THE REGULAR MEETING OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF METTAWA, ILLINOIS, HELD AT THE HOUR OF 7:00 P.M. ON JUNE 15, 2021 IN THE SAVANNA ROOM

A. CALL TO ORDER

Mayor Urlacher called the meeting to order at 7:00 p.m.

Mayor Urlacher stated Illinois has entered into Phase 5 of the Restore Illinois Plan, all Village meetings will be held in-person with no capacity limitation.

B. ROLL CALL

Upon a call of the roll, the following were:

Present: Trustees Armstrong, Bohm, Clark, Maier, Pink (7:05), Towne and Mayor Urlacher

Absent: None

Mayor Urlacher declared a quorum present.

Also, on the Call: Village Attorney, Jim Rhodes of Klein Thorpe & Jenkins, Ltd; Village Clerk, Sandy Gallo; Village Treasurer, Amy Weiland; Representative from James Anderson Company, Scott Anderson; Financial Consultant, Dorothy O'Mary

C. APPROVAL OF THE MINUTES

D. APPROVAL OF THE BILLS

Trustee Maier stated the Finance Committee have reviewed the invoices and one additional bill for Commonwealth Edison in the amount of \$113.87 has been added.

As a result, the Committee approves the new billing amount of \$110,640.17.

It was moved by Trustee Maier and seconded by Trustee Towne to approve payment of the bills.

Upon a call of the roll, the following voted:

Aye: Trustees Armstrong, Bohm, Clark, Maier, Pink and Towne

Nay: None

Mayor Urlacher declared the motion carried and the bills will be paid.

E. TREASURER'S REPORT

Presentation of the Treasurer's Summary Report for the Month of May 2021. It was moved by Trustee Maier and seconded by Trustee Armstrong that the Board acknowledges receipt of the May 2021 Treasurer's Summary Report and it be placed on file.

Trustee Maier added the treasurer's report is aligned with the budget. After all of the expenses are compensated, the Village will have a surplus of \$39,500.

Upon a call of the roll, the following voted:

Aye: Trustees Armstrong, Bohm, Clark, Maier, Pink and Towne

Nay: None

Mayor Urlacher declared the motion carried.

F. PUBLIC HEARING

G. COMMUNICATIONS AND PETITIONS FROM THE PUBLIC

1. Citizens to be heard not listed elsewhere on this Agenda
2. Written Communications of Citizens to be Read

H. COMMISSION AND COMMITTEE AND OTHER REPORTS

1. Finance Committee

- a. Recommendation of the Tax Rebate Ordinance

Trustee Maier stated that the Finance Committee recommends the approval of the tax rebate ordinance. This year's ordinance amount has been increased to \$750,000. The one change for this year's process includes, completing the application online. The submission period will be 12 weeks with a due date or postmarked by October 1st. The online application will be tested prior to it being posted on the Village website.

- b. Update on the Review of Standard Operating Procedures for Accounts Payable and Check Requests

Trustee Maier asked the Finance Committee to review the two standard operating procedures for next month and provide any modifications. Trustee Maier said no changes will be made for the audit of FY2020-2021.

- c. Other Matters

2. Public Works Committee

- a. Update on the Approved Stormwater Plans for Little Saint Mary Road (near 15141) Meadowoods/Southwoods Intersection, Old School/Bradley Intersection, and the West Side of Bradley Road Near Oasis Park

Trustee Pink asked Village Engineer Scott Anderson if he had the drafted plans for these four locations. Village Engineer Scott Anderson indicated he did not. Trustee Pink asked if the Village is required to request bids for a job that is over a dollar amount of \$20,000. Mayor Urlacher confirmed this statement. Trustee Pink remarked this drainage work will be going out to bid.

b. Update on the Community Solar Clearinghouse Solution Program

Trustee Pink indicated the Board will need to determine if they would like to proceed to the next step within the solar clearinghouse program. Trustee Pink indicated she will need a consensus to draft a resolution as the next step. Trustee Towne indicated he supports the solar program. The Board's consensus was for Village Attorney Rhodes to draft a resolution endorsing the program for the residents.

c. Recommendation to Approve Shoulder Maintenance at Lake Forest Meadows by Forest Builders

Trustee Pink stated during prior year's annual shoulder maintenance for the Lake Forest Meadows subdivision was not captured on the list of areas to be maintained. Village Engineer Scott Anderson remarked all shoulders should be approved for maintenance not only Lake Forest Meadows.

Mayor Urlacher indicated this agenda item will be further discussion at the Committee level.

d. Other Matters

3. Parks and Recreation Committee

a. Update on the Building of a Berm on the Village Lot Located on Route 60 and St. Marys Road

Trustee Bohm stated the contractor has agreed to the Village's terms.

b. Update on the Development of a Five-Year Parks and Recreation Plan

Trustee Bohm stated the Committee has reviewed all of the Village's open space parcels utilizing the WRD Environmental Inc., 2015 recommendation report for each lot. The Committee will incorporate the Grainger parcels into the 5-year plan once the purchase has been completed.

c. Update on the Tree Location for the Plant Trees for Communities Initiative Program

Trustee Bohm stated the Committee will select the location and the type of tree to plant to for this program at the August meeting.

d. Recommendation to Approve the Annual Trail Maintenance with Material and Weed Treatment by Forest Builders

Trustee Bohm stated the Committee recommends Forest Builders to complete the annual trail maintenance. Trustee Clark inquired what the budget was set for the annual trail maintenance. Trustee Maier replied \$21,000.

- e. Recommendation to Approve the Poul's Nursery Landscaping Watering Proposal at MacLean Preserve at Oasis Park in the Amount of \$1,800

Trustee Bohm stated with the current drought, Poul's Nursery Landscaping will be watering all of the trees and shrubs at the MacLean Preserve at Oasis Park. The Committee recommends the approval of Poul's Nursery Landscaping watering proposal. Trustee Bohm indicated a gator truck will be used for the trees closer to the berm. No tree bags will be used. In addition, Poul's Nursery Landscaping will be replacing a few dead trees this fall.

- f. Other Matters

4. Public Safety

- a. Other Matters

Trustee Armstrong stated the number of incidents reported from Howe Security is low within the Village.

Resident, Dr. Fantus (14253 W. Riteway Road) inquired what actions can be taken with the high speeding occurring on Bradley Road. Trustee Armstrong said she will be researching this matter. Mayor Urlacher said he is considering having discussions with Lake County Sheriff's Department along with Trustee Armstrong to support the Village. Pam Fantus agrees the Village needs to place speed tables to deter drivers from speeding.

Resident, Amy Weiland (14805 W Old School Road) indicated she is concerned to pull out of her driveway due to the high-speed drivers on Old School Road.

5. Zoning, Planning and Appeals Commission Report

I. BUSINESS FROM THE BOARD:

1. Mayor's Report

- a. Village of Green Oaks Railroad Crossing Grading on Bradley Road on June 21st-23rd

Mayor Urlacher indicated Green Oaks will be grading their railroad crossing which will limit access going north on Bradley Road during these three days.

- b. Appointment of Zoning, Planning and Appeals Commission Member

Mayor Urlacher stated last month Wendie Clark was appointed to fill a vacancy on the Board. As a result, the Chair would like to appoint Matt Witten to fill the vacancy of the Zoning, Planning and Appeals Commission.

A motion was made to appointment Matt Witten as a Zoning, Planning and Appeals Commissioner. The motion was made by Trustee Bohm and seconded by Trustee Maier.

Trustee Pink added Matt Witten had expressed interest in volunteering for the Village and now he has been appointed a commissioner.

Upon a call of the roll, the following voted:

Aye: Trustees Armstrong, Bohm, Clark, Maier, Pink and Towne

Nay: None

Mayor Urlacher declared the motion carried.

c. 2021 First Review of Executive Session Minutes

Mayor Urlacher said it is required by state law that the Village review their Executive Session Minutes two times each year for a possible release. At this time, no minutes will be released.

d. Building Report

Mayor Urlacher thanked Village Engineer Scott Anderson for the monthly building report and said it would be placed on file.

e. Other Matters

Mayor Urlacher commented the Village Clerk will provide details about the Village picnic in Friday's communication. The Village has completed the mapping required by JULIE. As of June 14th, JULIE has been active for the Village. Resident will need to call JULIE prior to digging. The JULIE call number will be provided to residents in Friday's communication and posted on the Village website.

Mayor Urlacher stated the Village entered into a contract with Lake County Sheriff to be billed on a per call usage. The Village has seen significantly savings due to the reduction of calls made to the Sheriff in the last few years. In 2019, 693 calls were made for the year with a savings of \$5,000. In 2020, 631 calls with savings of \$11,000 and in 2021 we had 511 calls with a great savings.

Mayor Urlacher reflected on the real estate sales within the Village. The real estate transactions have increased significantly from 2019 of 6 homes being sold. In 2021, 20

homes have already been sold with 3 pending to close. The Village's real estate revenue has experienced a big spike.

- f. Village Administrator's Report

2. SELECTION OF CONSENT AGENDA

The Chair would like to entertain establishing a consent agenda for any or all the items listed under New Business on the agenda. The Mayor asked if there were any items listed under the New Business that a Trustee does not wish to approve under the Consent Agenda.

3. UNFINISHED BUSINESS

- a. A motion to remove from the table the Discussion Regarding the Findings of Fact and Recommendation from the Zoning, Planning and Appeals Commission for Docket 20-V-S-1: 14175 W. Old School Road, Mettawa, Illinois for the application for a variation to Section 15.120 (C) minimum side yard and Section 15.1204 (F) maximum lot coverage.

Mayor Urlacher indicated the Rojas case will continue to be tabled until the July's Board meeting.

- b. Discuss and Consideration CASE NOS. 20-TA 1 and 20-SU-1: 14077 W. Old School Road, Mettawa, Illinois – Application for a text amendment to Section 15.1106 H. of the Village of Mettawa Zoning Ordinance and for a Special Use for a Place of Public Assembly located within an R-1 Residential District. An Ordinance Amending the Village of Mettawa Code of Ordinances, Chapter 15, Zoning Regulations, Article 11, Special Uses, Section 15.1106, Additional Regulations for Public Assemblies

Mayor Urlacher stated the petitioner would like to address the Board.

Danielle Grcic, St. Basil's Church Attorney, 6767 N. Milwaukee, Niles IL. Ms. Grcic thanked the Board for their continuous support during this process. Ms. Grcic said after reviewing the ordinance that was presented by the Board, she recommended that the agenda item be tabled until the July meeting. This additional month will allow the applicant to meet and discuss why the Village and the church are polar opposites in this case. St. Basil's Church continues to be a good neighbor and they look forward in working with the Village.

Mayor Urlacher requested from Ms. Grcic if the residents could ask a few questions, followed by the Board members.

Dr. Fantus provided the Board members a print out. Mayor Urlacher reminded Dr. Fantus he could not submit any new evidence after the public hearings. The information provided was not new evidence. Village Attorney Rhodes said comments can be made of

the public hearings. Dr. Fantus submitted a 6-page document. Dr. Fantus indicated he reviewed the various public hearing transcripts for this case. The church stated their banquet facility is not a commercial business, however, they have rentals opportunities for their halls. Dr. Fantus added the church's Facebook posted today indicated a golf outing on July 24th. Dr. Fantus provided the definition of a neighborhood. Various neighborhoods throughout Mettawa have opposed the text amendment for their expansion. The church's original subdivision was established in 1979 and the church was built in 1980-1983 on 10 acres. In 1999, St. Basil's Church purchased the structure with an additional 10 acres. In 2016, architecture plans were displayed in their vestibule during the Village picnic. As a result, an expansion to this structure should be opposed. Ms. Grcic indicated she will not comment on Dr. Fantus' presentation.

Trustee Clark asked Dr. Fantus if he knew the square footage of St. Basil's Church 2016 displayed plans. Dr. Fantus did not note this information at that time.

Trustee Maier commented to Ms. Grcic in 2017, the church had a third-party consultant draft an expansion plan. The 2017 plans were mentioned during their public hearing. During your testimony you also indicated no overall growth was anticipated, therefore, your church does not need a larger facility, what has changed. Ms. Grcic responded the results of the 2017 showed they do not anticipate exponential growth. However, the parishioners, should not be contained in the same space. St. Basil's Church has programs that further their purpose. Their purpose is to serve their spirituality and education to the children. What has changed with the expansion plan is to dedicate rooms to their purpose. After their fellowship in the social hall, the children would move into their respective classroom without needing to move walls or chairs to provide that setting. Trustee Maier asked Ms. Grcic if the 2016 or 2017 vision plan had incorporated these plans. Ms. Grcic could not respond what those plans indicated. Trustee Maier asked if the Board members or the Village Attorney could obtain a copy of 2017 plans. Ms. Grcic replied she is unable to change the plans. Ms. Grcic replied the Board should respect the work in progress and understand things can be modified. Mayor Urlacher replied the Board is looking to see the drafted plans from 2016/2017. Ms. Grcic replied she will need to talk to her client prior to committing to provide the Board a document from 2016 as a commitment. Ms. Grcic said she has not seen the plans.

Trustee Towne commented he attended all of the public hearings, however, St. Basil's Church indicated they were willing to listen to the Board suggestions and make changes. The ZPA did a terrific job extending the square footage during the meeting. St. Basil's Church did not make any attempt to make any changes that were recommended. Ms. Grcic responded they are a religious organization that does not have endless amount of funds to review plans with limited resources. Trustee Towne added the plans were not discussed with the ZPA prior to them being drafted, which could have resulted in a better outcome.

Resident, Mary Maish (14080 W Old School Road) stated she understood the church has limited funds for the process. She asked why the plans could not be scaled down. Ms.

Maish inquired on how many children were being serviced each week. Mike Kosanovich replied over 100-110 children, the number varied over the last few months. Ms. Maish inquired how many classrooms were needed for their children. Mr. Kosanovich indicated two small classrooms are required and two small auxiliary rooms. Mr. Kosanovich indicated he would be happy to provide access to any one during their Sunday service classrooms to better understand the issues. Ms. Maish indicated her family also attended school on Saturday for different language class. All subjects are held in two rooms and they do not have multi-rooms for the educational lessons to be delivered. Ms. Grcic responded their parish has an education component and their religion has a unique way of handling this process. Mayor Urlacher asked that Mike Kosanovich and Mary Maish exchange information to allow Mary to attend St. Basil's classes to understand the matter.

Dr. Fantus commented that during August 11, 2020 public hearing the church commented they have 97 enrolled students, 30 students on average on Friday and 36 on average on Sunday.

Trustee Pink stated the church's catering policy is posted online, which can mean you will host functions from anywhere. Ms. Grcic responded the catering components is part of their fundraising. Ms. Grcic repeated no catering is done for a commercial purpose. The catering is for fundraising component of this organization. Ms. Grcic indicated St. Basil's Church has 130 parishioners. Ms. Grcic replied many Serbian Orthodox churches have the same required rooms for their parishioner needs. The kitchen is used to serve parishioner families. Trustee Pink indicated the church has not compromised on any recommendation. Ms. Grcic responded the church included 9 components to their proposed text amendment, one component would result in a special use to allow dialogue with the Village to address some of these issues.

Mayor Urlacher thanked everyone for their comments and presentation.

A motion was made to table the Ordinance Amending the Village of Mettawa Code of Ordinances, Chapter 15, Zoning Regulations, Article 11, Section 15.1106, Additional Regulations for Public Assemblies as recommended by the Zoning, Planning and Appeals Commission. The motion was made by Trustee Towne and seconded by Trustee Pink.

Upon a call of the roll, the following voted:

Aye: Trustees Armstrong, Bohm, Clark, Maier, Pink and Towne

Nay: None

Mayor Urlacher declared the motion carried.

Mayor Urlacher thanked the church representatives for attending this meeting.

4. NEW BUSINESS

a. Approval of an Ordinance Declaring Surplus Funds and Directing Local Tax Reimbursements Pursuant to the Illinois Fiscal Responsibility Law

It was moved by Trustee Towne and seconded by Trustee Clark to approve the ordinance declaring surplus funds and directing local tax reimbursements pursuant to the Illinois Fiscal Responsibility law.

Upon a call of the roll, the following voted:

Aye: Trustees Armstrong, Bohm, Clark, Maier, Pink and Towne

Nay: None

Mayor Urlacher declared the motion carried.

b. Approval of the Shoulder Maintenance at Lake Forest Meadows by Forest Builders

The Chair will entertain the motion to table the approval of the shoulder maintenance at Lake Forest Meadows by Forest Builders. It was moved by Trustee Maier and seconded by Trustee Armstrong.

Upon a call of the roll, the following voted:

Aye: Trustees Armstrong, Bohm, Clark, Maier, Pink and Towne

Nay: None

Mayor Urlacher declared the motion carried.

c. Approval of the Annual Trail Maintenance with Material and Weed Treatment by Forest Builders

It was moved by Trustee Bohm and seconded by Trustee Armstrong to approve the annual trail maintenance with material and weed treatment by Forest Builders.

Trustee Towne said the amount of material and treatment for this project has normally ranged between \$8,000 and \$10,000.

Upon a call of the roll, the following voted:

Aye: Trustees Armstrong, Bohm, Clark, Maier, Pink and Towne

Nay: None

Mayor Urlacher declared the motion carried.

d. Approval of Poul's Nursery Landscaping Watering Proposal at MacLean Preserve at Oasis Park in the Amount of \$1,800

It was moved by Trustee Maier and seconded by Trustee Armstrong to approve the Poul's Nursery Landscaping watering proposal at MacLean Preserve at Oasis Park in the amount of \$1,800.

Upon a call of the roll, the following voted:

Aye: Trustees Armstrong, Bohm, Clark, Maier, Pink and Towne

Nay: None

Mayor Urlacher declared the motion carried.

e. Approval of a Resolution Approving the Release of Certain Executive Session Minutes of the President and Board of Trustees of the Village of Mettawa

It was moved by Trustee Maier and seconded by Trustee Bohm to approve the resolution approving the release of certain executive session minutes of the President and Board of Trustees of the Village of Mettawa.

Upon a call of the roll, the following voted:

Aye: Trustees Armstrong, Bohm, Clark, Maier, Pink and Towne

Nay: None

Mayor Urlacher declared the motion carried.

J. EXECUTIVE SESSION

K. CALL TO RECONVENE

L. ROLL CALL

M. MATTERS REQUIRING ACTION ARISING AS A RESULT OF THE EXECUTIVE SESSION

N. ITEMS TO BE REFERRED

O. FOR INFORMATION ONLY

P. ADJOURNMENT

With no further business to conduct, it was moved by Trustee Armstrong and seconded by Trustee Pink that the meeting be adjourned.

Upon a call of the roll, the following voted:

Aye: Trustees Armstrong, Bohm, Clark, Maier, Pink and Towne

Nay: None

Mayor Urlacher declared the motion carried and the meeting adjourned at 8:15 p.m.

Sandy Gallo, Village Clerk