



Village of Lake in the Hills

600 Harvest Gate, Lake in the Hills, Illinois 60156

Committee of the Whole Meeting

February 26, 2019

Call To Order

The meeting was called to order at 7:30p.m. Present were Trustees Harlfinger, Huckins, Dustin, Bogdanowski, Bojarski, Artinghelli and President Ruzanski.

Also present were Village Administrator Jennifer Clough, Assistant Village Administrator/Finance Director Shane Johnson, Chief of Police Dave Brey, Public Works Director Dan Kaup, Community Service Director Fred Mullard, Village Engineer Chad Piper, Water Superintendent Ryan McDillon, Village Attorney Brad Stewart and Village Clerk Cecilia Carman.

Pledge of Allegiance was led by President Ruzanski

Audience Participation: None

Public Works:

Water Fund Presentation: Water Superintendent Ryan McDillon gave an update on the Water Main project. He stated the 18 year water project ended in 2017. This had led to fewer main breaks and added fire protection. The treatment plants have also been updated, which has decreased labor costs. The next step will be to paint and update the four elevated tanks. Financially the project has help freeze water rates for the residents.

Award a Preliminary and Design Engineering Services Contract for the SSA 51 Water Main Project- Presented by Public Works Director Dan Kaup - In November of 2018, the County of McHenry consented to the Village of Lake in the Hills' establishment of a Special Service Area (SSA) in its incorporated jurisdiction in response to the Village's desire to replace its water system infrastructure that lies outside municipal boundaries.

In December of 2018, the Village Board adopted the Fiscal Year 2019 budget, which included expenditures from the Water Fund for the engineering necessary to design the infrastructure improvements for the SSA, which has been named SSA 51.

Earlier this month, Village staff released a Request for Proposal (RFP) for preliminary and design engineering services for the SSA 51 water main project. The RFP opportunity was published in the Northwest Herald on February 6, 2019, and on February 19, 2019, the Village received and opened four sealed proposals. The four proposals ranged from a low of \$90,360.00 from HR Green, Inc., of McHenry, IL, to a high proposal of \$152,317.00. Village staff have been working with HR Green for over a decade, have been satisfied with their work and believe that they are qualified to perform the preliminary an design engineering services that are needed for this project.

Financial Impact-In 2018, a Water Fund budget request in the amount of \$150,000.00 for fiscal year 2019 was approved for this project for preliminary and design engineering services and also construction management services. However, the project timeline that was established earlier this month places the

construction management portion of the project in 2020. As such, Village staff will request funding for construction management services in the 2020 budget and will spend \$90,360.00 in 2019 for preliminary and design engineering services.

Staff recommends a motion to award a contract to HR Green, Inc., of McHenry, IL, in the amount of \$90,360.00 for Preliminary and Design Engineering Services for the SSA 51 Water Main Project. Motion was made to place this item on the Village Board Agenda

Community Service:

Conditional Use for Outdoor Sales/Open Sales Lot Accessory to Principle Use at 8595 Pyott Road-presented by Community Service Director Fred Mullard- Herb Biedermann of Lemon Grove Trucks requests a conditional use permit to operate a commercial used truck sales facility at 8595 Pyott Road, Unit E. Resale of used commercial trucks. Trucks to be sold include general-purpose trucks, such as flatbed and dump trucks, and special purpose trucks, such as bucket trucks and cranes. Semi-tractors and trailers are not intended to be part of the sales operation. Some restoration of trucks will take place onsite. The area is predominately business oriented. The use is compatible with the proposed future land use. The applicant plans to operate the facility all day Monday through Friday and possibly on Saturday. The bulk of the vehicles will be outside.

Conditional Use for Outdoor Sales/Open Sales Lot Accessory to Principle Use requires a Conditional Use permit in the M-1 zoning district. Automotive Service is a permitted use in the M-1 District. The outdoor sales lot is on the parcel adjacent to the building housing the principle use. Staff recommends the following conditions as part of approval of the conditional use:

- All significant automotive service work will be performed inside the building unless physical requirements make it impossible to comply.
- No vehicles visible from Pyott Road may be missing any major vehicle body parts.

The Planning & Zoning Commission conducted a public hearing on February 18, 2019. No comments were made by the public at the hearing. The Commission recommended approval by a vote of 7-0.

Staff recommends a motion to approve an ordinance granting a Conditional Use for Outdoor Sales/Open Sales Lot Accessory to Principle Use with additional conditions at 8595 Pyott Road, Unit E on parcel 19-17-400-003. Motion was made to place this item on the Village Board Agenda

Conditional Use for Automotive Service at 9114 Virginia Street--presented by Community Service Director Fred Mullard-Jason Dobler of JD Auto Specialists, Inc. requests a conditional use permit to operate an automotive maintenance and repair facility at 9114 Virginia Street, Unit 107. The applicant proposes establishing a general automotive maintenance and repair facility. The area is predominately business oriented. There is one automotive service in this complex and a few more in adjacent complexes. The use is compatible with the proposed future land use. The applicant plans to operate the shop all day Monday through Friday and half days on Saturday. He anticipates the shop will have five service bays.

An automotive service requires a conditional use permit in the B-4 zoning district. Staff recommends the following conditions as part of approval of the conditional use:

- All automotive service work will be performed inside the building
- No inoperative vehicles will remain outside the building overnight
- All new and used automotive parts will be stored inside the building.

The Planning & Zoning Commission conducted a public hearing on February 18, 2019. No comments were made by the public at the hearing. The Commission recommended approval by a vote of 7-0.

Staff recommends a motion to approve an ordinance granting a conditional use for an automotive service with additional conditions at 9114 Virginia Street on parcel 19-22-100-014. Motion was made to place this item on the Village Board Agenda.

Board of Trustees:

Trustee Harlfinger – None at this time

Trustee Dustin – None at this time.

Trustee Huckins - None at this time

Trustee Bojarski - None at this time

Trustee Bogdanowski - None at this time

Trustee Artinghelli - None at this time

President Ruzanski will recommend the appointment of Wendy Anderson to the Parks and Recreation Board at the Village Board Meeting Thursday February 28, 2019. He also received a call that the MCCG May 22, 2019 meeting will be in Lake in the Hills at Boulder Ridge Country Club.

Audience Participation: Herbert Biedermann of Lemon Grove Trucks stated he believes his new business will be a great asset for the Village. He normally sells six to eight trucks a month.

Adjournment: There being no further business to discuss, the Committee of the Whole meeting was adjourned at 7:45 pm.

Submitted by,

Cecilia Carman
Village Clerk