



# Village of Lake in the Hills

600 Harvest Gate, Lake in the Hills, Illinois 60156

COMMITTEE OF THE WHOLE MEETING

SEPTEMBER 12, 2024

## Call to Order

The meeting was called to order at 7:30 pm. Present were Trustees Huckins, Dustin, Harlfinger, Bojarski, Anderson, Murphy, and President Bogdanowski.

Also present were Village Administrator Shannon Andrews, Assistant Village Administrator Trevor Bosack, Chief of Police Matt Mannino, Finance Director Pete Stefan, Public Works Director Ryan McDillon, Director of Community Development John Svalenka, Parks and Recreation Director Randy Splitt, Village Attorney Brad Stewart, and Village Clerk Shannon DuBeau.

The Pledge of Allegiance was led by NISRA Executive Director Jim Wiseman and Central Regional Coordinator Anahi Troncoso.

Mr. Wiseman expressed gratitude for Lake in the Hills' involvement in the NISRA cooperative, which provides life enriching experiences and services to children, teens, and adults with disabilities. Last year, 319 of NISRA's registrants were from Lake in the Hills.

As Central Regional Coordinator, Ms. Troncoso serves as the point of contact for families from Lake in the Hills, Huntley, and Crystal Lake. She announced that NISRA's upcoming winter/spring programs will include kickball at Sunset Park, a Lake in the Hills light tour, and a Valentine's Day event at the Lake in the Hills Village Hall. NISRA will also have a presence at the Lake in the Hills outreach events.

Trustee Bojarski shared that, as the mother of a Special Olympics athlete, she has seen the impact that sports can have on disabled kids. She expressed her appreciation for NISRA's staff and programs.

Mr. Wiseman added that he appreciates Lake in the Hills sharing its facilities with NISRA. In 2012, the NISRA Foundation was able to raise \$400k for a therapeutic recreation center at NISRA's Crystal Lake office. The facility is available to all participants.

Trustee Anderson thanked NISRA's staff and added that, as a special education teacher, her students' parents truly appreciate having a place to take their children.

## Audience Participation

Princeton Crossing HOA President Keith Kmilek addressed the Board with a concern over traffic near his residence and requested traffic calming via stop signs and "no thru traffic" signs. Chief Mannino offered to bring this concern to the traffic sergeant. Mr. Kmilek noted that his main concern is the lack of a stop sign for southbound traffic on Ronan Drive at the intersection of Harvard Lane.

Club 400 founder Stewart McVicar came before the Board to thank the Village for its support of his events over the last several years. As a show of thanks, he offered to work a large event where he hopes to book Eddie Vedder as the headliner, and all proceeds will go to the Village. President Bogdanowski recommended Mr. McVicar work with Trustee Murphy on the planning of next year's Summer Sunset Festival.



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## Administration

### **Request to Approve Waiver of Section 43.09, "Noise", of the Lake in the Hills Municipal Code and Waiver of Sign Regulations & Enforcement for Club 400**

Presented by Village Administrator Shannon Andrews

Attached to the agenda please find a letter from Stewart McVicar, with Club 400, requesting enforcement activities be suspended to allow the placement of temporary signage on Henry Lane. He has also requested a waiver of the provisions of Section 43.09, Noise, of the Municipal Code to allow music to be played from 4:30pm until 9:30pm on Saturday, September 28, 2024, from 11am until 4pm on Sunday, September 29, 2024, and from 5:30pm until 10:30pm on Saturday, December 7, 2024, for events being held by Club 400 at 3090 Henry Lane. Finally, he requests that parking be allowed on the following streets for approximately 100-300 guests:

- Northside of Gladstone
- Eastside of Henry Lane
- Southside of Gateway
- Eastside of Albrecht

Accordingly, signage will be placed restricting parking to only one side of the street during the events. This will alleviate street congestion and allow for better traffic flow for residents and emergency vehicle access if necessary.

Club 400 will also be applying for a one-day Event Permit Liquor License for each of the events.

Staff recommends a motion to waive the provisions of Section 43.09, "Noise" from 4:30pm until 9:30pm on September 28, 2024, from 11am until 4pm on September 29, 2024, and from 5:30pm until 10:30pm on Saturday, December 7, 2024, and suspend enforcement activities to allow the requested on-street parking for the event.

Mr. McVicar added that Sunday will not be a ticketed event.

Motion was made to place this item on the Village Board Agenda.

## Finance

### **Request to Approve Actuarial Valuation Services for FY24 to FY27**

Presented by Finance Director Pete Stefan

Each year, the Village has three actuarial valuation reports performed, the results of which are incorporated into the Annual Comprehensive Financial Report and/or used to determine the recommended amount of contributions to be made into the Lake in the Hills Police Pension Fund. Those reports are:

- Village of Lake in the Hills Postretirement Health Plan Actuarial Valuation
- Lake in the Hills Police Pension Fund GASB 67/68 Report Actuarial Valuation
- Lake in the Hills Police Pension Fund Actuarial Funding Report Actuarial Valuation

The Postretirement Health Plan Actuarial Valuation details the costs of the Village's mandated postretirement health care costs which are comprised of the direct costs of prior employees receiving Public Safety Employee



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Benefits Act benefits (currently one) as well as the implicit subsidies all retirees receive by only having to contribute the same premium towards health insurance continuation coverage as active employees although retiree health care costs, in general, are more expensive. Both the direct costs and the implicit subsidies are required to be shown as liabilities on the Village's financial statements.

The Lake in the Hills Police Pension Fund GASB 67/68 Report Actuarial Valuation determines the funded status of the fund according to standards established by the Governmental Accounting Standard Board (GASB). Per state statutes, the fund is required to be 90% funded by the year 2040 although the Village has elected to maintain the prior funding policy of being 100% funded by the year 2033.

The final report, the Lake in the Hills Police Pension Fund Actuarial Funding Report Actuarial Valuation, determines the recommended annual contribution the Village should make in order to achieve its goal of a 100% funded status by the year 2030.

The current agreement with Lauterbach & Amen (L&A) to provide actuarial valuation services expired with the completion of the three reports for the Fiscal Year Ended December 31, 2023. L&A has provided a proposal to continue providing actuarial valuation services for the next four fiscal years.

## **Financial Impact**

In prior years, a fourth service was provided at a separate cost, namely the preparation of Police Active Member Statements. While this service will continue to be provided, there will no longer be a separate charge for this service, the cost of which will now be included as part of the charges for the three main reports outlined above.

Additionally, as a cost saving measure allowed by the GASB, the Postretirement Health Plan Actuarial Valuation will follow a biennial reporting cycle where a full valuation is only required to be performed every other year with a limited actuarial valuation being performed in the off years. This method saves approximately 80% of the cost of a full valuation every other year.

Therefore, comparing costs from one year to the next is not necessarily an apples-to-apples comparison. A more comparable approach is to compare the full four-year cost of the prior agreement (\$32,790) to the full four-year cost of the new proposal (\$36,670) which is an 11.8% total increase or less than a 3% increase per year over the four-year term.

It should also be noted that the Lake in the Hills Police Pension Fund shares equally in the cost of the two Police Pension Fund related actuarial valuations so \$12,215 of the total four-year cost would be paid by the Police Pension Fund with the Village being responsible for the remaining \$24,455 of the four-year cost.

Staff recommends a motion to approve the actuarial services agreement with Lauterbach & Amen, LLP for the four-year period from the Fiscal Year Ending December 31, 2024, to the Fiscal Year Ending December 31, 2027 at a total cost of \$36,670.

Motion was made to place this item on the Village Board Agenda.



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## Community Development

### **Request to Approve an Ordinance Granting Conditional Uses and a Development Plan for a Planned Development for the Outdoor Storage of Vehicles at 8907 S. Route 31**

Presented by Director of Community Development John Svalenka

Attorney Rich Guerard has submitted applications to the Village on behalf of Southwind Industries, Inc. to allow for the outdoor storage of vehicles on a group of parcels totaling 75.2 acres on the west side of Illinois Route 31, approximately one-quarter of a mile north of Trinity Drive. The owner, Southwind Industries, commonly operates the site under the name Bluff City Materials. Significant portions of the property have been mined for sand and gravel, and the owner has a permit from the Illinois EPA to fill the quarried areas with Clean Construction or Demolition Debris (CCDD). CCDD materials typically consist of broken concrete and asphalt. After filling the quarry site, the property can be made ready for future development. However, in the interim, the owner wishes to lease portions of the property to individual tenants for outdoor truck and trailer storage to supplement the property owner's income. Available aerial photos indicate that the owner began allowing vehicle storage on the property in 2021 without the necessary zoning approvals and permits from the Village. Community Development Department staff became aware of the unauthorized vehicle storage earlier this year after the Police Department responded to the site multiple times for reports of burglary to motor vehicles and the theft of motor vehicles from the property. Therefore, Southwind Industries is now requesting the necessary zoning approvals to make the existing outdoor storage legal and to gain approval to expand the storage areas in the future as additional areas of the quarry are filled.

The subject property is within the M-1 Limited Manufacturing zoning district. In accordance with the Permitted and Conditional Use Chart in Section 11 of the Zoning Code, the "outdoor storage of vehicles as a principal use" is allowed in the M-1 zoning district only with the approval of a conditional use. Therefore, the applicant has requested approval of this conditional use.

As noted in the definition of "Planned Development" in Section 3 of the Zoning Code, if land is zoned for manufacturing and is greater than five (5) acres in size it shall be developed as a Planned Development. Therefore, the applicant has requested approval of a conditional use for a planned development on the subject property in the manufacturing zoning district. In accordance with Section 25.5 of the Zoning Code, a Development Plan must be prepared and submitted for any Planned Development. Therefore, the applicant has also requested approval of a development plan. As allowed by Section 25.4 of the Zoning Code, the development will also require the approval of several exceptions from the Zoning Code regulations as part of the planned development.

Village staff reviewed the conditional uses and planned development according to the standards listed in the Zoning Code. In general, staff found that the development as proposed would not meet the standards to be allowed as a permanent use. However, subject to compliance with a list of conditions, staff found that the development would meet the standards to be approved on a temporary basis. It should be noted that the Village recently approved a very similar request from Plote Properties to allow the outdoor storage of vehicles on a temporary basis at a vacant property about 700 feet to the north at 8525 S. Route 31. The proposed conditions for the subject property at 8907 S. Route 31 generally match the approved conditions for the property at 8525 S. Route 31. For example, one of the proposed conditions is that the approval would automatically be void one year after operable public water lines and public sanitary sewer lines are installed within 100 feet of the property, which allows the Village to consider



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approval of the proposed outdoor storage use separately from any discussion regarding when to extend public water and sewer utilities to Route 31. Another proposed condition is that the uses shall be initially approved for a period not to exceed ten years, and the President and Board of Trustees may approve additional five-year extensions of the approvals without the need for additional public hearings. This proposed initial ten-year approval with optional additional five-year extensions matches the approval granted for the Plote property.

The Planning & Zoning Commission conducted a public hearing on July 15, 2024. The Commission recommended approval of the requests on a temporary basis by a vote of 7-0 with a list of conditions. The Commission essentially followed the list of conditions proposed by staff but made one minor modification to the conditions. Specifically, staff proposed a condition similar to the previous Plote approvals that would require all tenants on the property to register with the Village in accordance with the business regulations in Chapter 32 of the Municipal Code. This condition would provide the Village with contact info for all of the tenants to aid in enforcing compliance with the conditions. The applicant stated during the public hearing that most of their month-to-month leases are held by small local truck owners, and it would be problematic to require those truck owners to register as businesses. As an alternative, the applicant indicated that the owner would be willing to provide the tenants' contact info to the Village on a monthly basis. The Commission agreed that such a revised condition would be acceptable. The draft Ordinance (attached to the agenda) is presented for consideration by the Village President and Board of Trustees and includes the conditions as recommended by the Commission.

Staff recommends a motion to approve an ordinance granting conditional uses and a development plan for a planned development for the outdoor storage of vehicles at 8907 S. Route 31.

Attorney Rich Guerard confirmed that all conditions have been agreed to.

Motion was made to place this item on the Village Board Agenda.

## Board of Trustees

None.

## President

None.

## Adjournment

There being no further business to discuss, the Committee of the Whole meeting was adjourned at 7:54 pm.

Submitted by,

A handwritten signature in cursive script that reads "Shannon DuBeau".

Shannon DuBeau  
Village Clerk