

August 14, 2007

President Chapman opened the Public Hearing regarding the proposed Annexation Agreement between the Village of Shorewood, an Illinois Municipal Corporation and Edward T. Prodehl and Sandra Prodehl (Coldwell Banker Honig-Bell)

Village Attorney Mr. Justin Fredin stated the parcel is being rezoned from R-1 to OCI and a Conditional Use for a Planned Unit Development, which has a restriction in uses to professional and business offices excluding medical and dental. The owner shall make all interim improvements to Route 52 as may be required by the Illinois Department of Transportation (IDOT). In addition it is recognized that IDOT is requiring that Route 52 be improved to a five lane cross section and the owner's proportionate share of the future improvements is \$43,478.00. The owner shall construct the bike path depicted on the site plan connecting to the existing bike paths. Trustee Fitzgerald stated the annexation agreement is the most important document regarding the annexation and once it is passed it requires the ordinances pertaining to the annexation be approved.

Jim Lynch resides at 331 National Drive and is concerned of the impact this development will have on the residents and they do oppose this project. They thought the subject property would be residential. He has worked with staff, developers and lawyers regarding fencing, lighting and landscaping. With the updated revisions that were provided tonight by the developer they are satisfied with it though they still prefer it to not happen. He stated everyone regarding this project has been very cooperative.

Mary Lee and Wesley Krantz live at 109 National Court directly behind the subject property. They purchased their home thinking they would be by residential and their property is only 14 feet from the subject property. They prefer not to have commercial behind them and presented a petition signed by 78 people in Shorewood Glen opposing the project. They are concerned about lighting because their bedrooms are in the back of their home. They are suggesting this development go in the Towne Center. They have dealt with Pulte regarding the information that this property was residential.

Barbara Brannigan-Hutson resides at 108 National Court and stated the subject property is surrounded by residential property and has the concern that in the future Coldwell Banker could sell the property. Attorney Fredin stated there are stipulations in the annexation agreement. She is looking forward to the recreational amenities at the Towne Center Park.

Vickie Towles who resides at 107 National Court said her property lies to the east of the subject property and she is concerned about the parking lot and water drainage. Mrs. Roman stated the Village has stringent water detention requirements. With the size of the site and the small parking the storm sewer drain, which collects into the storm sewer that leaves Shorewood Glen, is adequate drainage for the site and has been reviewed by our engineers. Trustee Fitzgerald said any impact to other properties is subject to final engineering.

Mr. Mike Hanson, attorney for the Prodehl's, stated they have attempted to do the right thing by meeting with the residents and listening their concerns. Mr. Prodehl runs a successful business and wanted to come to Shorewood. He has similar commercial businesses that border residential areas

and has turned those properties into very nice businesses. The property was not annexed and they feel this is the best use for the property and understands the concerns of the residents.

Cherie Prosser of 111 National Court has a premium lot and wanted to voice that she would prefer residential. She has lived in the Village 23 years and appreciates the board listening to their concerns.

Trustee Anderson asked if the landscape plan is adequate. Mrs. Roman stated there will be a fence with masonry piers along the entire south property line and a portion of the east property line, lighting, landscaping with a 25 foot buffer and enhancement landscaping by Del Webb that this was given a good deal of attention when preparing the landscape plan. The fence is going up prior to construction period for a buffer.

When there was no further discussion Trustee Anderson made a motion to close Public Hearing. Seconded by Trustee Fitzgerald. Roll Call: Yeas: Stahr, McDonald, Schwartz, Gron, Fitzgerald, Anderson. Nays: None. Motion carried.

PRESIDENT RICHARD CHAPMAN CALLED TO ORDER THE REGULAR MEETING OF THE SHOREWOOD VILLAGE BOARD.

ROLL CALL

After the Invocation was given by Pastor Josh Koehler and the Pledge of Allegiance to the Flag the following answered to Roll Call: Trustees: Dan Anderson, James McDonald, Celine "Cene" Schwartz, Lea Stahr, Dan Gron, Gary Fitzgerald and President Richard Chapman. Also present: Economic Development Director Nancy Roman and Attorney Justin Fredin. The number present constitutes a quorum.

CONSENT AGENDA

- Minutes of the regular meeting of July 24, 2007
- Approval of accounts payable invoices in the amount of \$653,233.98
- Approval of payment no. 9 in the amount of \$689,055.00 to M. A. Mortenson for work completed at the new Village Hall
- Approval of purchase in the amount of \$11,500.00 for a Service Body from Power Equipment

Trustee Anderson made a motion to approve the Consent Agenda. Seconded by Trustee Fitzgerald. Roll Call: Yeas: McDonald, Schwartz, Gron, Fitzgerald, Anderson, Stahr. Nays: None. Motion Carried.

Mayor Chapman stated the festival was a success even though it was hot. The police reported there were not many problems at the festival.

PRESENTATION BY WILL COUNTY CED

Mr. John Grueling President and CEO of the Will County Center for Economic Development attended the meeting along with his associate Janet Ramero. They are a private not for profit

organization for businesses of Will County. They recruit new businesses and work to retain existing businesses. The center has relied on private investment from private companies. That 20% of public participation is important to them. They provided a packet of information with a Will County brochure showing 120 industrial parks and an invitation to a summit for global transportation education. The brochure illustrates their goals and objectives for a 5-year program and they seek financial commitments to be more effective. The brochure lists their investors and there are 24 out of 37 municipalities in Will County that contribute. Challenges they work on are transportation, education, and quality of life and therefore created a Strategic Policy Counsel of public and private leaders. They have \$300,000 to \$400,000 dollars a year to hire professionals, consultants and lobbyists to work on the challenges facing Will County. They would like the Village to become a financial partner and consider a seat on the Strategic Policy Counsel, which would be a \$10,000 annual contribution to be a voting member on the Counsel. Mr. Carroll stated John and his staff has done a great job promoting Will County especially in the past six years. The Mayor stated the Board would take their request under advisement.

MARKET STREET LOT 6 SITE PLAN

Trustee Fitzgerald stated this is a proposal for three new stores inline with the Home Depot development. It is a total of approximately 97,000 square feet and the stores are Dick's Sporting Goods, Office Max and X-Sport Fitness Center. The loading docks will be screened to residential like the Home Depot docks. The fitness center will be open 24 hours with no impact to the residential area. Dick's Sporting Goods sign is large because of the size of building and will need an amendment. Bruce Stanley with Oxford Development Partners has a lot of experience with the large box vendors and is excited to get started on the project. They are the developer, owner and general contractor for the project. A concept plan for Lot 3 will be coming to the board soon.

Trustee Fitzgerald made a motion to approve the Site Plan for Market Street Lot 6 subject to final engineering and the Planned Unit Development ordinance amendment regarding signage. Trustee Gron seconded the motion. Roll Call: Yeas: Stahr, McDonald, Schwartz, Gron, Fitzgerald, Anderson. Nays: None. Motion carried.

COLDWELL BANKER ANNEXATION AGREEMENT ORDINANCE NO. 07-1427

Trustee Fitzgerald stated once the agreement is adopted we are obligated to passed the other ordinances pertaining to this project. There was public comment at the public hearing July 11th and the surrounding residential area was taken into effect. This project meets the goals of the Village's Comprehensive Plan and Rt. 52 corridor and is in best interest of the Village. The Site Plan and Final Plat are incorporated into the agreement. We had to make a zoning change for a less intense use which gave us more control. Because of participation by the residents that brought the best plan forward. Trustee Schwartz requested a second read on the agreement. Trustee Fitzgerald stated since the developer has allowed additional time for the residents input he suggested not waiting for a second read. Trustee Gron stated Planning and Zoning Commission members are residents and they unanimously recommended the project. Mr. Hanson advised a two-week postponement could cause the project not to go forward if a decision is not made tonight. Therefore, he suggested a motion to see if the Board is in favor of a second read which our Village Attorney said was fine.

Trustee Fitzgerald made a motion to waive second read for item 3 on the agenda. Seconded by Trustee Gron. Roll Call: Yeas: McDonald, Gron, Fitzgerald, Anderson, Stahr. Nays: Schwartz. Motion Carried.

Trustee Fitzgerald made a motion to approve the ordinance authorizing the Execution of an Annexation Agreement between the Village of Shorewood, Will County, Illinois and Coldwell Banker and associated documents including the site plan and final plat and waive the second read and subject to final engineering. Seconded by Trustee Gron. Roll Call: Yeas: Gron, Fitzgerald, Anderson, Stahr, McDonald, Chapman. Nays: Schwartz. Motion Carried.

ANNEXING CERTAIN LANDS (COLDWELL BANKER)
ORDINANCE NO. 07-1428

Mayor Chapman stated since the annexation agreement has been approved we are obligated to pass the associated ordinances.

After consideration by the Board, Trustee Fitzgerald made a motion to approve the ordinance annexing certain lands into the Village of Shorewood, Will County, Illinois (Coldwell Banker) and waive the second. Trustee Gron seconded the motion. Roll Call: Yeas: Gron, Fitzgerald, Stahr, Anderson, McDonald. Nays: None. Pass: Schwartz. Motion carried.

ORDINANCE GRANTING A CONDITIONAL USE PERMIT FOR A PUD AND ZONING CHANGE (COLDWELL BANKER HONIG-BELL)
ORDINANCE NO. 07-1429

Trustee Fitzgerald stated we are obligated to pass this ordinance since the annexation agreement has been approved. This ordinance puts further restriction that the property can only be used for office and professional uses and excludes medical and dental. This ordinance incorporates the new screening and buffering requirements agreed upon.

After consideration by the Board, Trustee Fitzgerald made a motion to approve the ordinance granting a Conditional Use Permit for a Planned Unit Development and Zoning Change to OCI Office Commercial, and Institutional District (25157 Route 52, Coldwell Banker Honig-Bell) and all accompanying documents and waive the second. Trustee Gron seconded the motion. Roll Call: Yeas: Fitzgerald, Stahr, Anderson, McDonald, Gron. Nays: None. Pass: Schwartz. Motion carried.

WATER TREATMENT PLANT DESIGN

Trustee Anderson stated this is regarding the new water treatment plant for the design and equipment. We went out to bid for the project and received quotes from three softening equipment manufactures: Siemens Water Technologies, Layne-Christensen Company and Roberts Filter Company. Siemens was the low bidder at \$477,577.00. The cost for preparing these shop drawings is estimated to not exceed \$19,800 that is included in the \$477,577.00 and is below budget. This will go on the new site on Mound Road adjacent to Well No. 8. The goal is to have this ready by next summer to add to our system.

After consideration by the Board, Trustee Anderson made a motion to approve the Water Treatment Plant Design in the amount of \$477,577.00 and Submittal Drawings not to exceed \$19,800 with Siemens Water Technologies. Trustee Schwartz seconded the motion. Roll Call: Yeas: Stahr, Anderson, McDonald, Schwartz, Gron, Fitzgerald. Nays: None. Motion carried.

RIVER ROAD IMPROVEMENTS BETWEEN BLACK AND RIDGE ROAD

Mr. Carroll stated he is pleased to present the final payment for the Village's proportionate share for the work completed under the direction of Kimball Hill on the reconstruction of River Road between Black and Ridge Road. The Village's consulting engineer has reviewed the request and has found the requested amount to be correct and recommends the Village pay the requested amount of \$4,708.31. The entire bill came in under budget for the project.

After consideration by the Board, Trustee Anderson made a motion to approve the Payment for River Road Improvements between Black and Ridge Road in the amount of \$4,708.31 to Kimball Hill. Trustee Fitzgerald seconded the motion. Roll Call: Yeas: Anderson, McDonald, Schwartz, Gron, Fitzgerald, Stahr. Nays: None. Motion carried.

BID AWARD SHOREWOOD DRIVE STORM SEWER PROJECT

Trustee Anderson stated D Construction was the low bidder for this project. The bid is below the amended engineers estimate and will tie in the previous work completed south of Highland to the new work. This area had not been an original part of the budgeted project.

To keep the project on track staff recommends the following amendments; Capital Improvements budget assigns \$25,000 be earmarked towards storm sewer projects in 2008 fiscal year and the budget for this project be increased to \$15,000 to cover the amended area and field engineering. Trustee Fitzgerald stated if the contractor doing work causes any damage to private property they are to apprise the resident of the matter. D Construction has been known to take longer on projects in the past and this has been brought to their attention. During the preconstruction meeting we will remind the contractor of this and the special needs of residents in the area. The two other major projects they have done in the Village this year they did an excellent job, the Mound Road improvements for Heartland and the MFT. Mr. Carroll said the project should be completed this calendar year and that is what has been relayed to the residents and a commitment was made from the contractor. The goal is to have the restoration work including sod completed this fall.

After consideration by the Board, Trustee Anderson made a motion to approve the Bid Award for the Shorewood Drive Storm Sewer Project to D Construction in the amount of \$327,127.00 and amendments to the funding as stated in the Village's Capital Improvement budget. Trustee Schwartz seconded the motion. Roll Call: Yeas: McDonald, Schwartz, Gron, Fitzgerald, Stahr, Anderson. Nays: None. Motion carried.

SPECIAL SERVICE AREAS

Due to publication the village attorney has asked for the Lake Forrest South, Heritage Mills and Towne Center II subdivisions be continued until the August 28th Village Board meeting. Mr. Carroll said this is still plenty of time before any residents would take occupancy.

After consideration by the Board, Trustee Fitzgerald made a motion to Move the Public Hearings regarding the Special Service Areas proposed for the Lake Forrest South, Heritage Mills and Towne Center II subdivisions be continued until the August 28th Village Board meeting. Trustee Gron seconded the motion. Roll Call: Yeas: Schwartz, Gron, Fitzgerald, Stahr, Anderson, McDonald. Nays: None. Motion carried.

UPGRADE TO SCADA COMPUTER SYSTEM

Trustee Anderson said there is software that is commonly used to monitor and interface to Water/Wastewater SCADA systems. This allows us to see graphic screens that show our system, enter control set points, review alarms, and trend levels, such as our tower levels. Our employees can respond on some alarms without having to come to the site. From the remote laptop computer you can do things as if you were at the SCADA computer.

After consideration by the Board, Trustee Anderson made a motion to approve the Upgrade to the SCADA Computer System in the amount of \$22,500.00 and waive the formal bidding process. Trustee Schwartz seconded the motion. Roll Call: Yeas: Gron, Fitzgerald, Stahr, Anderson, McDonald, Schwartz. Nays: None. Motion carried.

PROPOSAL FOR FURNITURE FOR THE NEW VILLAGE HALL

Mr. Carroll stated the furniture purchase is approximately 80% of furniture needed for the new village hall. Four vendors bid on the project and Hendricksen was the lowest bidder. The furniture is being purchased through their Government Service Agency pricing, which equates to a savings of approximately 62% off of the retail price of the furniture. The Village has saved over the last four budget years for the furniture. The total cost of the furniture is \$290,522.28 installed.

After further discussion, Trustee Gron made a motion to approve the Proposal from Hendricksen for Furniture for the New Village Hall. Trustee Fitzgerald seconded the motion. Roll Call: Yeas: Fitzgerald, Stahr, Anderson, McDonald, Schwartz, Gron. Nays: None. Motion carried.

COMMITTEE REPORTS

Trustee Anderson commented on the Will County CED presentation and asked if it is a duplication of services. Mr. Carroll stated they deal with transportation and would be another voice on the issues. The CED is both businesses and governmental working together. They are more regional than just Will County. The Mayor stated the Strategic Policy Counsel is comprised of governmental and private people and therefore can reach out further on issues. Mr. Carroll will provide the board what other communities are contributing.

Trustee Fitzgerald reported there will be a special joint meeting of the commission and board on August 22nd regarding Rt. 59 corridor planning. After that meeting the commission will review a proposed commercial development on Route 52 and Earl Road and also a proposed ordinance Will County is considering regarding cargo containers.

Trustee Gron stated the board is having a work-study session on Tuesday August 21st.

The Mayor stated Monday he and staff met with Hitchcock Design for the Veterans Memorial. They had three drafts and we requested more details. Once we have a final drawing we can start our strong campaign for funds for the project. We do have some funds already committed.

Trustee Stahr reported Citizens Advisory had a tent at the festival for the sale of memorial bricks. They gave out 90-100 order forms and will probably receive 2/3 of those forms back in orders. The forms are available at village hall and 50 orders are required for the first order. The bricks are \$100 and pays the cost of the brick with the balance contributing to the Veterans Memorial. Orders can be made at any time and you don't have to be a Shorewood resident to purchase a brick. Trustee Schwartz asked if you have to have the service insignia on the brick and the Mayor answered yes to keep the bricks uniform. The next committee meeting is Thursday, August 23rd at 7:00 p.m.

Trustee Schwartz reported the last movie in park is Saturday, August 25th and the movie is "Happy Feet". Jammer is back and will be attending Saturday. Christopher B. Burke Engineering and the Parks & Recreation Committee are the sponsors of the movie. The next committee meeting is Monday, August 20th at 7:00 p.m. at the village hall.

ADJOURNMENT

Trustee Schwartz made a motion to adjourn. Seconded by Trustee Gron. Roll Call: Yeas: Anderson, McDonald, Schwartz, Stahr, Fitzgerald, Gron. Nays: None. Motion Carried. The meeting was adjourned at 9:30 p.m.

Toni Dulny
Deputy Clerk