

Lake County Illinois

*Lake County Courthouse and Administrative Complex
18 N. County Street
Waukegan, IL 60085-4351*



Meeting Minutes - Final

Wednesday, March 1, 2017

8:30 AM

Assembly Room, 10th Floor

Public Works and Transportation Committee

1. Call to Order

Chair Maine called the meeting to order at 8:30 a.m.

Present 8 - Chair Maine, Vice Chair Hewitt, Member Durkin, Member Pedersen, Member Taylor, Member Werfel, Member Wilke and Member Danforth

Absent 1 - Member Mathias

Others present:

Yvette Albarran, Purchasing

Krista Braun, Planning, Building and Development

Patrick Broaker, Village of Hawthorn Woods

Peter Brenart, Foxford

Tom Burny, Foxford

Barry Burton, County Administrator

Michael Cassata, Village of Hawthorn Woods

Thomas Chefalo, Planning, Building and Development

Anthony Cooling, Finance and Administrative Services

Cameron Davis, Assistant County Administrator

Betsy Duckert, Division of Transportation

Lee Fell, CRBEL

Ericka Frable, Village of Hawthorn Woods

Ben Gilbertson, County Administrator's Office

Gary Gordon, Finance and Administrative Services

RuthAnne Hall, Purchasing

Tim Kellogg, Templeton

Donna Lobaito, Village of Hawthorn Woods

Megan Mack, Ancel Glink

Joseph Mancino, Village of Hawthorn Woods

Amy McEwan, Deputy County Administrator

Pamela Newton, Village of Hawthorn Woods

Phil Perna, Public Works

Steve Rice, State's Attorney Office

Michael Talbett, Village of Kildeer

Paula Trigg, Division of Transportation

Blanca Vela-Schneider, County Board Office

Eric Waggoner, Planning, Building and Development

2. Pledge of Allegiance

Member Danforth led the Pledge of Allegiance.

3. Approval of Minutes

3.1 [17-0262](#)

Budget minutes from October 19, 2016.

A motion was made by Member Hewitt, seconded by Member Wilke, that the minutes be approved. The motion carried by the following vote:

Aye: 8 - Chair Maine, Vice Chair Hewitt, Member Durkin, Member Pedersen, Member Taylor, Member Werfel, Member Wilke and Member Danforth

Absent: 1 - Member Mathias

4. Addenda to the Agenda

There were no items added to the agenda.

5. Public Comment

There were no comments from the public.

6. Chairman's Remarks

Chair Maine welcomed Member Danforth to the Committee.

7. Old Business

There was no old business to conduct.

8. New Business

PUBLIC WORKS

8.1 [17-0260](#)

Joint resolution authorizing a contract with RoMAAS, Inc., Glen Ellyn, Illinois, in the amount of \$456,900 for the interior remodeling project of the Public Works Administration Building.

Phil Perna of Public Works reported the building was constructed in 1979 and several areas need to be renovated, including a more secured area for the billing and receivables department. The architect's estimate was \$771,000, but the lowest bid came in at \$456,900. Other components of the project include permit design, and furniture replacement, which is being purchased separately.

A motion was made by Member Taylor, seconded by Member Werfel, that this item be approved and referred on to the Financial and Administrative Committee. The motion carried unanimously.

Aye: 8 - Chair Maine, Vice Chair Hewitt, Member Durkin, Member Pedersen, Member Taylor, Member Werfel, Member Wilke and Member Danforth

Absent: 1 - Member Mathias

8.2 [17-0225](#)

Discussion regarding Hawthorn Woods' request to amend an Intergovernmental Agreement with Lake County.

Phil Perna of Public Works reported that the Village of Hawthorn Woods is requesting an amendment to its intergovernmental agreement for sanitary sewer services for an upcoming development.

Hawthorn Woods Community Director Michael Cossata reported that the intergovernmental sewer agreement between the Village of Hawthorn Woods and Lake County was last amended in 1988. The Village of Hawthorn Woods is proposing additional development along Route 22 and Quentin Road. The property was originally

unincorporated, but after 12 homes were developed, the subdivision was annexed into the Village of Hawthorn Woods. Mr. Cossata stated that 90 homes have been completed in the subdivision. As part of the annexation agreement between the developer and the Village of Hawthorn Woods, there was flexibility to allow the development to be constructed for residential, commercial, or for mixed use. The developer intends to have a mixed use development of the property.

Mr. Cossata stated that the Village of Hawthorn Woods held public hearings to review the developer's proposed request and to address concerns from the abutting property owners. With the property owners' input, a gasoline station was eliminated from the proposed plan. A secondary access point was created, additional landscaping was agreed upon, and a community playground to compliment the existing playground that is north was incorporated into the plan.

Planning, Building and Development Director Eric Waggoner reported that staff has been in consultation with the developer. The role that County staff plans in its reviews is based on the County's Planning and Considerations' Policy. Mr. Waggoner discussed the policy that guides staff. He stated that when his staff analyzed the developer's plan, they had the benefit of having the proposed site plan and related materials.

Mr. Waggoner indicated that staff performed independent reviews of the commercial portion of the development and the residential portion of the development. The commercial portion is in-line with the trend of development along the Quentin Road corridor. In light of the existing and proposed development of the comprehensive plan, staff, feels the proposed site plan is appropriate for commercial development at this location.

Mr. Waggoner reported that the Village of Hawthorn's approach to the residential development has evolved over time, due to market conditions. Staff has concerns at it relates to density, particularly in regards to the density closer to Route 22. When comparing the proposed density to the original development, the proposed development has a significantly higher density than in other subdivisions within the Village of Hawthorn Woods, Lake County's unincorporated area, and the abutting municipality of the Village of Kildeer. The proposed site plan is more of an urban development rather than a suburban development. Additionally, the site lacks density transition into the less dense areas. Mr. Waggoner indicated that the project's density issue could be mitigated by some transitional density along the property's northern side. Another option to address the density issue, is to have fewer lots. Staff is willing to continue to look at this issue to address these concerns. Mr. Waggoner noted that, while landscaping can assist in the transition of a high density area to a lower density area, the amount of area available for landscaping is too impractical to plant effective vegetation.

Mr. Waggoner reported that his department has also looked into the development's impact to other public bodies. There is some concern regarding the connectivity between the development and areas to the north. The Village of Hawthorn Woods took into account the needs of first responders, and because of this, the development will have a

secondary access point. However, the project does not provide direct connectivity to the north for public vehicular traffic. Staff is determining whether a more open access point is required to allow school buses to navigate through their routes.

Mr. Waggoner reported that the Village of Hawthorn Woods and the developer have adequately addressed the County's concerns regarding stormwater management.

Chair Maine noted that several individuals have requested to speak regarding this matter.

Village of Hawthorn Woods' attorney Patrick Brankin reported that he represents the Village of Hawthorn Woods regarding this development. He indicated that the Village of Hawthorn Woods has a difference of opinion regarding the planning perspective for this subdivision and the authorities to which other municipal agencies can impose on its development. Mr. Brankin indicated that the public hearings were very interactive with the neighboring residents and that the Village solicited County input on this matter, noting that a gas station was removed from the development due to concerns expressed by the County and neighboring residents.

Mr. Cossata reported that the Illinois Department of Transportation's restrictions on its road has limited the opportunities for development of this property. He stated that there is natural buffer between properties and additional landscaping that will be installed to enhance the buffer. He also noted that the abutting residents are opposed to having public vehicular access into their subdivision.

Chair Maine inquired about annexation fees. Mr. Cossata reported that the 2010 annexation agreement between the Village of Hawthorn Woods and the land developer required that an impact fee be paid to the schools. He also noted an intergovernmental agreement between Hawthorn Woods, Lake Zurich, and Kildeer. Chair Maine noted that the gas station was requested to be removed by the County Board member in this district specifically because his constituents voiced their opposition to the gas station.

Chair Maine inquired why the Village of Hawthorn Woods entered into an agreement with the developer prior to securing an agreement for the necessary infrastructure. Mr. Cossata reported that the Village has been communicating with the County since February 2016, but the Village needed to approve the development agreement before approaching the County on the specifics of an intergovernmental agreement for sanitary sewer. He stated that the Village typically interacts with all affected parties simultaneously. Chair Maine inquired about walking paths. Mr. Cossata indicated that there would be walking paths throughout the neighborhood, including along Quentin and Route 22 roads. Village of Hawthorn Woods President Joe Mancino indicated that the timing of securing necessary agreements vary by project. He indicated that the Village obtained a lot of input.

Peter Brennan indicated he is the developer of the land. The property was annexed into the Village of Hawthorn Woods in 2010 and that he became involved in the project in 2011. He stated that he had approached the County several years ago and was told the

County's sanitary sewer had the capacity to accept the development's sewage. Mr. Brennan reported that there was a lot of input regarding the development of the property and that the only reason the gas station was removed was because the County requested it. He stated that he will continue to work with County staff to address their concerns.

Tom Burney indicated that he represents the residents of the subdivision Foxford who feel that Mr. Brennan will provide a quality development. He stated that the State puts the final decision of the planning with the municipality the property is within. The process have been thorough and input was encouraged. He indicated that the developer has been accommodating in addressing concerns by the Village, the County and the local residents and that the issues the County raises are minor and would only impact six properties.

Member Maine thanked everyone for the discussion and reported the Committee takes this issue very seriously.

8.3 [17-0060](#)

Director's Report - Public Works.

Phil Perna of Public Works reported that the Central Lake County Joint Action Water Agency (CLCJAWA) Expansion project continues. He stated that the western expansion will serve the communities of Volo and Wauconda. CLCJAWA has started the design of the project and is looking toward easement acquisition. There are 26 easements needed along the route which affect many board member districts. A map reflecting the service area will be provided to the members of the Committee and to the board members whose districts are affected.

DIVISION OF TRANSPORTATION

8.4 [17-0258](#)

Joint resolution appropriating \$1,580,000 of Motor Fuel Tax funds for ice control salt materials needed for the 2017 - 2018 winter season, and designated as Section 18-00000-05-GM.

Division of Transportation Director Paula Trigg reported that as part of the County's agreement with the state, the County is required to purchase a certain amount of salt from the state annually. This contract is part of a joint procurement process separate from the state's contract. The County will secure the minimum amount of salt from the state and purchase the remainder of salt through the joint procurement process. She stated that this is the renewal price for the salt that was bid last year.

A motion was made by Member Wilke, seconded by Member Werfel, that this item be approved and referred on to the Financial and Administrative Committee. The motion carried unanimously.

Aye: 8 - Chair Maine, Vice Chair Hewitt, Member Durkin, Member Pedersen, Member Taylor, Member Werfel, Member Wilke and Member Danforth

Absent: 1 - Member Mathias

8.5 [17-0259](#)

Committee action memo to approve the Spring 2017 Adopt-A-Highway Program.

The consensus of the Committee is that the Adopt-A-Highway program should never go onto the Consent Agenda.

A motion was made by Member Danforth, seconded by Member Durkin, that this item be approved. The motion carried unanimously.

Aye: 8 - Chair Maine, Vice Chair Hewitt, Member Durkin, Member Pedersen, Member Taylor, Member Werfel, Member Wilke and Member Danforth

Absent: 1 - Member Mathias

8.6 [17-0029](#)

Director's Report - Transportation.

Division of Transportation Director Paula Trigg reported that the Illinois Department of Transportation (IDOT) March 3, 2017 letting will include the Darrel Road Bike and Pedestrian Project in Lakemoore, from Pond View to Bending Creek, the replacement of the superstructure and rehabilitation of the abutments of the structure that carries Pfungsten Road over the three Metra Railroad tracks in Deerfield, and the traffic signal interconnect and modernization project of IL Route 120 and US Route 45, between Route 134 to Winchester Road, in Hainesville, Grayslake, and Libertyville.

A preconstruction meeting will be held on March 10, 2017 for the Railroad Bridge Widening Project at Grand Avenue and Route 41. A construction schedule will be provided after the preconstruction meeting.

Ms. Trigg stated that IDOT will hold a public meeting this evening at the DoubleTree Hotel in Mundelein, from 4:00 p.m. to 7:00 p.m., for the Routes 60/83 phase one study, from Route 176 to the intersection of Routes 60/83. The plan includes a grade separation of the railroad that causes congestion in the Diamond Lake area. The Village of Libertyville and Libertyville Township will hold a public meeting at the Libertyville Civic Center on March 3, 2017, from 4:00 p.m. to 6:00 p.m., for the Rockland Road Project, between IL Route 21 and St. Mary Road.

Ms. Trigg reported that Libertyville Township will hold an open house meeting on March 7, 2017, from 5:00 p.m. to 7:00 p.m., at the Libertyville Township Office for a phase one study on Casey Road, from Route 45 to IL Route 21.

Ms. Trigg noted that the Wisconsin Department of Transportation will be closing US Route 45, from North Avenue north to Wisconsin St. Hwy 50, for a project that is slated to begin March 15, 2017 through November, 2017. Once notice is provided of when the detour will begin, she will work with staff to get notice to county board members.

Ms. Trigg reported that the Transportation Briefing Book is a great tool that can be used by new board members. She stated that a copy of it has been placed in the board members' resource library.

Ms. Trigg announced that the County's Peterson Road Projects were submitted as one corridor project and has won the Lake Branch America Public Works Association (APWA) award and the Chicago Chapter APWA award. The project will move on to the national level for consideration. Ms. Trigg also announced that she has been named by the APWA as one of the Chicago Chapter's Top 10 Award recipients, and her nomination will go to the national level for consideration of an award.

9. Executive Session

The Committee did not enter into Executive Session.

10. County Administrator's Report

Deputy County Administrator Amy McEwan reported that board members will receive materials for the strategic plan meeting at its March 10, 2017 Committee of the Whole meeting. The Strategic Plan meetings are scheduled for March 16 and March 22, 2017 from 9:00 a.m. to 1:00 p.m.

Ms. McEwan noted that the Diversity Luncheon will be held after the March 10, 2017 Committee of the Whole Meeting at 11:30 a.m.

Ms. McEwan noted that there is a joint public meeting of the County's land team departments on March 15, 2017. Public input is being solicited regarding proposed ordinance amendments.

11. Members' Remarks

There were no members' remarks.

12. Adjournment

Member Maine adjourned the meeting at 9:55 a.m.

Next Meeting: March 8, 2017

Meeting minutes prepared by Blanca Vela-Schneider.

Respectfully submitted,

Chairman

Vice-Chairman

Public Works and Transportation Committee