

Lake County Illinois

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



Meeting Minutes - Final

Wednesday, June 22, 2016

6:30 PM

Special Call for Lake County Public Hearing

Fremont Township Center Community Room

Lake County Board

CALL TO ORDER

Chairman Lawlor called the meeting to order at 6:30 P.M.

PLEDGE OF ALLEGIANCE

Chairman Lawlor led the group in the Pledge of Allegiance.

ROLL CALL OF MEMBERS

Present 8 - Chairman Lawlor, Member Bartels, Member Durkin, Member Hewitt, Member Pedersen, Member Thomson-Carter, Member Taylor and Member Werfel

Absent 11 - Vice Chair Calabresa, Member Carlson, Member Cunningham, Member Hart, Member Maine, Member Mandel, Member Nixon, Member Paxton, Member Rummel, Member Wilke and Member Weber

Others Present:

Steve Bowman, Ivanhoe Estates Board President

Rich Gallolway, Ivanhoe Estates HOA Treasurer

Carl Lohrentz, Ivanhoe HOA Secretary

Joe Kus, Ivanhoe Home Owner

Lenore Kus, Ivanhoe Estates

Martin Lavin, Ivanhoe Estates

Lin Galloway, 28615 Sky Crest Dr.

H. Ruan, 28532 N. Sky Crest Dr.

Sharon Marconi, 21933 W. Vernon Ridge Dr.

Phil Fleming, 21973 W. Vernon Ridge Dr.

Diana O'Kelly, Fremont Township Supervisor

Bill Grinnell, Fremont Township Hwy. Commissioner

Ben Gilbertson, Lake County Administrator's Office

Paula Trigg, Lake County Dept. of Transportation

Al Giertych, Lake County Dept. of Transportation

Karen D. Fox, Lake County State's Attorney's Office

Matt Fronk, Lake County State's Attorney's Office

Carla N. Wyckoff, Lake County Clerk

Karen Brush, Lake County Clerk's Office

PUBLIC COMMENT

There was no public comment regarding items not on the agenda.

CHAIR'S REMARKS

NEW BUSINESS

1 [16-0616](#)

Presentation of the Special Meeting and Certificate of Mailing Notice of the Special Meeting.

Attachments: [Special Call Request](#)
[Special Call Notice](#)
[Newspaper Notice](#)

Clerk Wyckoff read the legal notice of the Special Call into the record.

2 [16-0615](#)

Public Hearing regarding the proposed establishment of Special Service Area Number 17 (SSA 17).

Chairman Lawlor provided opening remarks and introduced Ben Gilbertson, Lake County Administrator's Office, who gave the presentation on SSA#17.

Mr. Gilbertson gave a brief presentation of SSA #17, including the following: (1) where the SSA would be located; (2) the scope of work; (3) the annual tax per parcel; (4) the process for performing and paying for the special services; and (5) a timeline of activities going forward.

A motion was made by Member Thomson-Carter, seconded by Member Hewitt, to open the public hearing. The motion carried unanimously.

Aye: 8 - Chairman Lawlor, Member Bartels, Member Durkin, Member Hewitt, Member Pedersen, Member Thomson-Carter, Member Taylor and Member Werfel

Absent: 13 - Vice Chair Calabresa, Member Carlson, Member Cunningham, Member Hart, Member Maine, Member Mandel, Mathias, Member Nixon, Member Paxton, Member Rummel, Member Wilke, Member Weber and Sauer

The public was given the opportunity to provide comment:

Chairman Lawlor read a letter from resident Phil Fleming into the record:

Dear Mr. Gilbertson, thank you for your letter of May 25, 2016 regarding the June 22, 2016 Public Hearing Notice - Proposed Special Service Area, Ivanhoe Estates Private Road Maintenance.

The letter's attachment, dated April 12, 2016, states, "The purpose of the public hearing is to: (1) To consider establishing Special Service Area Number Seventeen to provide special services in the nature of providing a financing mechanism for private road repair, reconstruction, and/or maintenance in said area; ...

In the attachment there is no mention of snow removal as part of the SSA special services, which is one of the elements in the petition we signed.

The October 2015 petition from the Ivanhoe Estates Homeowners Association Board of Directors stated, "The undersigned owner of record and or/elector (voter) within the proposed Special Service Area Territory, agree to establish an SSA for the maintenance, repair, replacement and snow removal of specified streets and roadways by the Fremont Township highway Commissioner."

We believe the wording of the SSA should list "snow removal" as one of the special services. At the Public Hearing please confirm snow removal is included in SSA 17 special services and Lake County documentation.

*Phil Fleming
21973 W Vernon Ridge Dr
Mundelein, IL 60060*

Mr. Gilbertson stated that "snow removal" is included under "maintenance" and is within the scope of services for this SSA. However, driveways would not be plowed by Fremont Township, as their equipment is too large and could cause damage. The Homeowners' Association (HOA) would need to contract with another company if they wanted snow removal for driveways. Mr. Gilbertson also said this was discussed at previous meetings with HOA representatives.

Mr. Joe Kus, Home Owner, asked when the assessment would appear on the tax bill. Mr. Gilbertson replied that the assessment would appear on the first tax bill of Fiscal Year 2017 which is issued in May 2017 and due in June 2017.

Member Taylor asked what the current condition of the roads were in the subdivision. Mr. Phil Fleming reported that the roads are in good shape (no pot holes) as they have been continually maintained.

Homeowners questioned the number of PINs included in the SSA, given that the HOA bills 118 PINs for monthly services. Mr. Gilbertson explained that the number of PINs included in the Proposing Ordinance (130) was provided by the HOA, after consultation with the licensed surveyor who drafted the SSA legal description and prepared this list of PINs within the SSA boundaries. Homeowners asked County staff to review this list of PINs before drafting the Establishing Ordinance. Mr. Gilbertson replied that they would review and share the list with the HOA before drafting the Establishing Ordinance. However, Mr. Gilbertson also stated that it is ultimately the County Board's decision to remove PINs that were included in the Proposing Ordinance. Member Thomson-Carter echoed Mr. Gilbertson's comments.

Member Thomson-Carter also asked Mr. Gilbertson to confirm that although the number of PINs may change between the Proposing Ordinance and the Establishing Ordinance, the maximum tax per parcel designated in the Proposing Ordinance (\$480) could not change. Mr. Gilbertson affirmed that the maximum tax could not be changed, though the HOA could reduce the tax per parcel in any given year.

Homeowners asked when work could begin. Mr. Gilbertson stated that if the Establishing Ordinance is passed in September 2016, as is planned, the special tax would be assessed at the beginning of the 2017 fiscal year (December 1, 2016). FY17 would be used to build the SSA #17 fund, and these funds could then be used to pay for road work at the beginning of the 2018 fiscal year (December 1, 2017).

A motion was made by Member Thomson-Carter, seconded by Member Pedersen, to close the public hearing. The motion carried unanimously.

Aye: 8 - Chairman Lawlor, Member Bartels, Member Durkin, Member Hewitt, Member Pedersen, Member Thomson-Carter, Member Taylor and Member Werfel

Absent: 13 - Vice Chair Calabresa, Member Carlson, Member Cunningham, Member Hart, Member Maine, Member Mandel, Mathias, Member Nixon, Member Paxton, Member Rummel, Member Wilke, Member Weber and Sauer

ADJOURNMENT

A motion was made by Member Thomson-Carter, seconded by Member Pedersen, that this Special Call Meeting be adjourned. The motion carried unanimously.

Aye: 8 - Chairman Lawlor, Member Bartels, Member Durkin, Member Hewitt, Member Pedersen, Member Thomson-Carter, Member Taylor and Member Werfel

Absent: 13 - Vice Chair Calabresa, Member Carlson, Member Cunningham, Member Hart, Member Maine, Member Mandel, Mathias, Member Nixon, Member Paxton, Member Rummel, Member Wilke, Member Weber and Sauer

Meeting was adjourned at 7:10 P.M.

Respectfully Submitted,

*Carla N. Wyckoff
Lake County Clerk*

Minutes approved:
