

SPECIAL BOARD MEETING
OF THE PRESIDENT AND BOARD OF TRUSTEES
THURSDAY, JULY 22, 2010

CALL TO ORDER AND ROLL CALL

President Nunamaker called the meeting to order at 6:06 p.m. in the Municipal Center. Present at roll call were Trustees Figurski, Ireland, Knar, and Menzel. Village consultants Larry Thomas, Engineer from Baxter & Woodman, Inc., Chuck Stewart, Forester from Urban Forest Management, Al Maiden, Planner from Rolf Campbell & Associates, Brian Wright and Geoff Malia from Sente, Rubel, Bosman, & Lee Architects, Village Attorney John Donahue, Superintendent of Public Works Jon Huizinga, Administrator Osten and Village Clerk Brouder were also present. Trustees Blohm and Tuman were absent.

The audience included reporters Lenore Adkins from Daily Herald, Crystal Lindall from Northwest Herald and George Houde from the Chicago Tribune.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

PUBLIC WORKS GARAGE DESIGN

President Nunamaker explained the purpose of this special meeting was to have the Village Board consider the recommendations of the Zoning Board of Appeals to approve the Special Use and Text Amendment to allow this use. It was approved by the Zoning Board of Appeals with six reservations ~

- 1) Ingress and egress to the facility shall be off of County Line Road only. North Road is to be used only for maintenance and public works functions on North Road.
- 2) Zoning Board recommends that the Village Board look at desirability of installing sidewalks on the west side of County Line Road between Route 22 and North Avenue.
- 3) Front setback to be maintained at no less than 50 feet. The Village asked for 30 feet.
- 4) Access to the property shall be limited to one driveway, if feasible, from an architectural and engineering standpoint. Maximum of two driveways. In either case, the impact shall be minimized to driveways on the west side of County Line Road.
- 5) Existing trees remain as a buffer in the front 50 foot setback unless not feasible from a drainage or engineering standpoint and from the forester's standpoint, too. If not feasible, create an earth berm with evergreen trees planted on top as buffer.
- 6) If feasible, provide off-site shrubs in the west side of County Line Road right-of-way to buffer headlights. If not feasible or insufficient, also provide landscaping on private property only if agreed on by affected property owners.

President Nunamaker stated that these conditions passed the Zoning Board with a 5 – 0 vote. He then stated that Trustee Blohm was unable to be at the meeting, but had given him some comments

and asked that he share them. She would accept all six points with these comments. She suggested that instead of the sidewalk the asphalt be extended with a white line designating a walking path would be more appropriate. Point six, she does not have a problem with more shrubs, but feels that favors just one property owner. And with the drives, she does not know how to get it down to one driveway.

President Nunamaker asked Board if they would like to visit each item and discuss them individually. The consensus was individually.

Trustee Knar wanted to ask a question regarding the last 60 days. He stated that funding had been approved and the Board proceeded with the plans and at some point President Nunamaker instructed Administrator Osten to stop work on the project due to the Zoning Board's deliberation into this and wanted to know from Mr. Wright how much work has been done on the project since then, beyond the initial plan. Administrator Osten stated that nothing had been done except the changes that would be shown tonight. There was a \$15,000 bill for 50% of the schematic design that was approved at the last Board meeting. Trustee Knar asked Mr. Wright if they were proceeding as if the Village was going to build the facility. Mr. Wright stated that only site planning work which could be applied to the schematic design has been done. No sections or detail work or anything like that. He said they were only doing exhibits for the Village Board and Zoning Board of Appeals, but the hope was that things would pass. Trustee Knar thanked him.

Trustee Menzel stated he agreed with Trustee Blohm on Item #2. President Nunamaker asked him to wait and they would go through each item one at a time.

Item #1 ~ Exit and Entrance – he asked how many accept that. Trustee Knar recalled that Superintendent Huizinga had stated there may be a problem getting the trucks out on Route 22. Superintendent Huizinga stated that most vehicles will be traveling west and heavy trucks do not have quick acceleration and he is concerned about pulling out across traffic. Route 22 is high volume and high-speed traffic. Trustee Ireland asked what route would he take. Superintendent Huizinga stated he would take North Road to Doyle Road south to Route 14 making a right turn there, rather than a left onto Route 22. Trustee Ireland asked if there are concerns of heavy vehicles turning left onto Route 22, but now you're making a right turn into heavy traffic on Route 14 – what's the difference. They'll still be making a left turn onto Doyle Road and right onto Route 14 – they are both still busy roads. Superintendent Huizinga stated that to turn left onto Route 22 you have to cross traffic going 45 miles per hour and turning right onto Route 14 is going with traffic. Trustee Ireland did not understand the difference – he feels turning when right onto Route 14 with a heavy truck, it would be difficult to stay in the right lane. Superintendent Huizinga stated it would be the same as turning right on any standard road in the Village and with Route 14 there are two lanes and they are wider to turn into while Route 22 is a single lane. Trustee Menzel suggested a compromise of limited times – maybe 7 –9 a.m. and 4 – 6 p.m. to use North Road. Traffic on Route 22 is heaviest at that time in the morning and after 9 it's not that busy because of the different stoplights that control the traffic. Trustee Knar thought this was a great idea and suggested including trucks getting out immediately for circumstances like a snowstorm, tornado or emergency. Superintendent Huizinga said that would be better than no access. Trustee Figrski asked why the Village would even consider limiting it. Public Works employees have been traveling on Hillcrest Avenue for 30 years and there haven't been any accidents. It is a public street and both public streets allow this type of traffic. President Nunamaker stated this would be a compromise with the residents. Trustee Menzel stated this is an extreme compromise and thinks 7 a.m. – 9 a.m. and 4 p.m. – 6 p.m. would be a moderation. North Road could be used between 7 a.m. – 9 a.m. and 4 p.m. – 6 p.m. and County Line Road between 9 a.m. – 4 p.m. President Nunamaker took a consensus of the Board and Trustees Figrski and Ireland voted no and Trustees

Knar and Menzel voted yes. Trustee Ireland said the Zoning Board listened to residents and that the Village should follow it and never use North Road. President Nunamaker stated we should follow the Zoning Board's recommendation. He is willing to modify the time limit to one hour to using North Road in the morning and evening. Trustee Menzel agrees with Trustee Figurski that there should be no limitations. Trustee Figurski stated that we have been doing this for years on Hillcrest Avenue and there have been no problems. They are public roads. Why would we do this now? President Nunamaker stated the Village has gone through three nights of public representations and we need to do what we can to mitigate the trucks in that residential area. He again reiterated the Zoning Board's recommendation to not use North Avenue. The Zoning Board believes this and we have to give weight to what they say. Trustee Ireland stated that there is a school bus stop at Doyle and North Roads and that if we went with those time limitations you will actually have children walking down North Avenue to wait for the bus. Trustee Figurski replied the school buses travel all over the Village. Trustee Knar agrees with President Nunamaker that the Zoning Board is comprised of friends and neighbors and they looked into this deeply and he respects the opinions they gave. Either we do the two hour window or not at all. Administrator Osten asked if that would be Monday – Friday or every day. That was not decided. A poll was taken and three said don't use North Road and two said use it anytime. Trustee Blohm agrees with not using North Road.

Item #2 ~ President Nunamaker noted that the wording was sidewalk or footpath, like Ski Hill Drive. Trustee Menzel stated the Village pays a lot of money to put in a sidewalk and 80% of the people don't use sidewalks, but walk in the street. He feels the walking path is the way to go. Trustee Knar asked Engineer Thomas if that road is wide enough for two lanes of traffic. No, it will need an additional six feet. It will be less expensive to be done when the road is done. **A walking path would be OK with bituminous shoulder on the west side of County Line Road. All four Trustees agree with this.**

Item #3 ~ Front setback should be maintained no less than 50 feet. Trustee Blohm's view was that the Village should make that happen. Engineer Thomas said it can be done. Brian Wright stated the building can be moved back in space and reduce the back driveway. This will be a minor imposition on staff. It will be 44 feet to salt storage. This won't change the functionality of the building or layout of site. Administrator Osten added there are two changes – 800 tons of salt would be reduced to 500 tons and the cold storage of sand and gravel will be moved down slightly. Trustee Ireland asked about excessive flooding. Engineer Thomas said there will still be a bioswale and rain garden, but will lose about ten feet. Pushing the building back does thin out the green space. Trustee Ireland asked what effects this will have on the detention basin. Engineer Thomas replied this has nothing to do with the detention basin. Bioswale helps to improve the sediment in the water. Trustee Ireland said he is concerned about the flooding and drainage in Welch's subdivision. Engineer Thomas stated the development of the property should reduce the flooding and the detention basin is being enlarged. He has not seen any evidence that it has topped out. The overflow pipe is always running. Trustee Knar asked if there had been any discussion of making the building any smaller and what about the three driveways. He added that is a huge concern for the residents and Zoning Board. Mr. Wright said the neighbor's concern is about lights shining in their living room. They talked about flipping the building. Trustee Figurski asked about the reduction of 800 tons to 500 tons. Will there be additional deliveries (23 deliveries for 500 tons). He also asked about the building being moved back twenty feet, but it only took ten feet of swale. **All agreed that the front setback should be maintained at 50 feet.**

Item #4 ~ President Nunamaker stated the recommendation was to limit it to one driveway, a minimum of two. He said that Trustee Blohm had said she is not sure how to accommodate that. Trustee Menzel stated at least two drives are needed from a safety standpoint. Trustee Ireland

added that two is realistic. Engineer Thomas stated that sufficient turning radius is needed – 70 – 80 feet to make a turn. The site is higher in the north, so the floor has to be raised because there is a four-foot drop from one side to another. When the trucks can pull in, they won't be backing up and the back-up alarms won't be sounding. Trustee Figurski likes the new plan, but the biggest concern at all Zoning meetings was headlights and the beeping of the back-up alarms. Three driveways gives a smooth flow of traffic. Engineer Thomas stated the north driveway is now changed to two-way, so people can come and go. President Nunamaker suggested having an interior drive and eliminate the front landscaping. He later suggested having three drives, with two being active and the third would be a reserve drive with an electrical card lock. The south end would be kept closed other than fueling or delivery of salt. Trustee Knar understands why three are necessary, but is concerned about the community and Zoning Board. He suggests making the footprint smaller – to have 17 or 18 stalls. In summer the winter equipment is stored and the summer equipment is stored in the winter. Trustee Ireland agrees with Trustee Knar that we reduce the facility. Trustees Figurski, Menzel, and President Nunamaker stayed with three drives and Trustees Ireland and Knar want two. This discussion will be continued.

Item #5 ~ Existing trees will remain as buffer. Forester Stewart stated he looked at the trees and counted the quality of the trees along the road. There are twelve oak and one shag bark hickory tree. The majority of vegetation is buckthorn. It is like a berm already. Engineering will drive the landscape plan. Most vegetation is close to the road and the roots are on the east side of trees. Not much of a root system. The landscape needs to be maintainable. Make a 4 – 1 slope berm and have a nice flow. They'll shade as they grow together. Make sure no site line issue. Trustee Menzel asked if the construction will kill the trees. Mr. Stewart said it is going to be hard to grade the site and if half the roots are lost, the trees will not survive. He will try, but is not optimistic. He said he would need to build a wall between the building and the street. Trustee Ireland asked about the spoils on property. There would be a significant cost savings if able to save trees. Mr. Stewart said they won't know until construction begins. President Nunamaker said we will either save the trees if possible or make a berm of evergreens. The safer thing for residents is a four-foot berm of evergreens. Trustee Knar agrees with a berm with evergreen trees. It is very easy to maintain and keeps a uniform look, too. Mr. Stewart added there is a big cost to plant trees. They need to space them or they shade each other out. Using evergreens also gives opportunity to add color and smaller plants. Make planter gardens with maybe six plants, easy to maintain and functional. **President Nunamaker, Trustees Figurski, Knar and Menzel agree with the berm with evergreens. President Nunamaker stated that Trustee Blohm also agreed with this. Trustee Ireland would like to save the trees and if not, possibly go with the berm.**

Item #6 ~ Trustee Figurski does not want to do plant any landscape on private property. Where does the Village stop – would we landscape all private property? **Trustees Knar, Menzel and Ireland all agree with Trustee Figurski. We will not go with the recommendation of the Zoning Board.**

Recapping ~

#1 ~ Exit and Entrance ~ three people said never, two said anytime. Trustee Menzel said there is a problem with traffic backing up along Route 22 especially in the morning. Trustee Figurski added that residents from Victoria Woods and Hunters Farm have been in complaining about getting out onto Route 22 in the morning. Trustee Ireland hasn't ever seen this. Trustee Knar stated that Superintendent Huizinga has been doing this for many years and we need to listen to his experience. After much discussion, **everyone agreed it was decided to allow two hours in the morning 7 a.m. – 9 a.m., Monday – Friday, or in the event of extreme circumstances or emergency.**

#4 ~ Driveways ~ President Nunamaker reiterated that three people said to keep three drives and two said no, that we should make the building smaller or turn the building to achieve that. Trustee Knar asked Mr. Wright how difficult it would be to redo what has already been done. Mr. Wright said it depends on what configuration - Engineer Thomas had mentioned rotating the building, but there are some side slope issues. The President mentioned adding an inside drive along the north and west side of the building but that would put you right into the berm, and also have some side slope and turning radius issues. Mr. Wright added that they have looked at many layouts and one was an L-shaped building that allows you to pull in and drive back out, so you make a loop through the building. The L-shaped building would double the base and the Zoning Board was against that. If looking at minimizing a gate, which could be eliminated, but then trucks would have to back up and the alarms would be sounding. We would have to look at changing the building and the site plan and essentially, we would almost have to start over. We have been tweaking the site plan over the past months. Trustee Knar stated that making the building smaller, maybe 25% smaller, we may be able to eliminate an exit or entrance. Trustee Ireland stated that since steel beams will be utilized, what about loft storage. Mr. Wright said that could be a possibility. This was discussed and suggested adding another mezzanine on the other side. There could be hanging racks added as well. Trustees Knar would like to reduce the footprint of the building, take 60 foot off and that would still leave us with 15,000 square feet, which quadruples what we have now for storage. President Nunamaker stated that is a fair comment, but the Village keeps their equipment forever, and there is a lot of it sitting outside and we really need to keep it under cover or you will have to replace equipment more often. He then asked each Trustee their position on driveways ~ Figurski, three drives with south gate locked. Trustee Knar, two drives with smaller building. Trustee Ireland stated he could go with three and have the third only one for school, fire and salt deliveries. It is almost like two. He is concerned about the dollar amount we have already spent, \$15,000 mentioned tonight for an architect bill and wondering if revamping all of this, what the cost would be. We can't have a repair facility or office, but do have a wash bay, that could come off. We also have several trailers that are parked in parking stalls that are taking up space, so we should reduce the overall size of the building and make do. He also stated his concern about cost overruns. Trustee Menzel stated three entrances, with south gate locked. President Nunamaker agrees with three entrances and the south gate locked. **It was decided to put in the ordinance three entrances with the south gate locked.**

Trustee Ireland asked the cost per square foot. If the building is reduced by 25%, what would the dollar amount be. Mr. Wright said the budget sheet shows the cost and he can refigure it.

Attorney Donahue brought up the issue of the text amendment. He said the Zoning Board approved adding this type of facility in all residential districts. He suggested the Village Board may want to restrict that to say only go in residential areas adjacent to a Business District #1. All agreed.

Engineer Thomas stated that the Village will have to do a major expansion at the existing treatment plant and it is already in a residential area.

It was decided to use the wording that the Zoning Board passed.

ADJOURNMENT

~ Trustee Menzel made a motion to adjourn the Village Board meeting at 7:50 p.m. Trustee Knar seconded. All were in favor.

Robert J. Nunamaker, Village President

Date Approved

Donna M. Brouder, Village Clerk