

BOARD OF TRUSTEES VILLAGE BOARD AGENDA

Tuesday, July 12, 2022 at 8:00 PM

Village Hall Board Room 118 W. Cook Avenue Libertyville, IL 60048

MINUTES

President Johnson called to order a meeting of the Board of Trustees at 8:00 p.m. Those present were: President Donna Johnson, Trustees Scott Adams, Peter Garrity, Matthew Hickey, Matthew Krummick, Dan Love, and James Connell.

President Johnson recognized the retirement of Deputy Police Chief Edward J. Sindles after 28 years of service with the Libertyville Police Department.

Items Not on the Agenda

President Johnson recognized the families and victims of the July 4th Highland Park tragedy and asked for a moment of silence. President Johnson also recognized our first responder's who provided their services to the City of Highland Park during this tragedy.

Omnibus Vote Agenda

President Johnson introduced the Omnibus Vote Agenda and asked if there were any items to be removed for a separate discussion. President Johnson removed item 3B.

- A. Summary of Omnibus Vote Agenda Items
- B. Approve of Minutes of the June 14, 2022 Village Board Meeting
- C. Bills for Approval
- D. **RESOLUTION NO. 22-R-102:** A Resolution to Reject the Contract with Superior Road Striping, Inc., and Award a New Contract to Precision Pavement Marking, Inc. for the Annual Thermoplastic Pavement Marking Program
- E. **RESOLUTION NO. 22-R-103:** A Resolution to Approve a Public Sidewalk Easement Agreement at 416 S. Milwaukee Avenue
- F. **ORDINANCE NO. 22-O-48:** An Ordinance Granting a Variation Regarding the Rear Yard Setback – 443 West Cook Avenue

President Johnson made a motion to approve Omnibus items 3a, 3c, 3d and 3f. Motion made by Village Trustee Adams, Seconded by Village Trustee Garrity.

Voting Yea: Village Trustee Adams, Village Trustee Garrity, Village Trustee Hickey, Village Trustee Love, Village Trustee Connell

REGULAR AGENDA

4. REPORT OF THE PLAN COMMISSION, (PC 22-20), Text Amendment to the Libertyville Zoning Code, (PC 22-21), Special Use Permit, Precision Golf, Applicant - 175 Peterson Road

President Johnson reported that at the meeting of June 27, 2022, the Plan Commission heard a request for a Text Amendment and Special Use Permit to allow for an Indoor Golf Simulator Center as a Special Use Permit in the C-3 General Commercial District.

Members of the Plan Commission supported the requests after reviewing the proposal in detail with the applicant. Motions to recommend Village Board of Trustees approval passed with votes of 6 – 0, subject to the condition listed in the Report of the Plan Commission.

President Johnson asked if there were any public comments, and there were none. Trustees welcomed the business to the community and supported the project.

Motion made by Village Trustee Connell, Seconded by Village Trustee Love.

Voting Yea: Village Trustee Adams, Village Trustee Garrity, Village Trustee Hickey, Village Trustee Love, Village Trustee Connell

5. A. REPORT OF THE PLAN COMMISSION, (PC 22-11), Text Amendment to the Libertyville Zoning Code, (PC 22-12), Special Use Permit, and (PC 22-13), Site Plan Permit – 939 E. Park Avenue, Cornerstone Automotive, Applicant

President Johnson noted that Cornerstone Automotive is proposing to construct an addition to the site and correct an occupancy issue by requesting a special use permit for truck rental. Due to the mix of uses, an amendment to the zoning code is necessary to allow a variation to include the amount of screening required.

The Plan Commission held public hearings on May 23, 2022 and June 27, 2022. The Commission concurred with the request to allow for variations for screening of outdoor storage but limit the reduction to not more than 25% of the required screening. Members also agreed with the issuance of Special Use and Site Plan permits. Motions to recommend Village Board of Trustees approval passed with votes 6-0.

President Johnson asked if there were any public comments, and there were none. The Board expressed their support for the project.

Motion made by Village Trustee Adams, Seconded by Village Trustee Hickey.

Voting Yea: Village Trustee Adams, Village Trustee Garrity, Village Trustee Hickey, Village Trustee Love, Village Trustee Connell

5. B. REPORT OF THE ZONING BOARD OF APPEALS, (ZBA 22-11), Variation of Front Yard Setback, (ZBA 22-15), Variation for Amount of Screening – 939 E. Park Avenue, Cornerstone Automotive, Applicant

President Johnson reported that the Zoning Board of Appeals held public hearings on May 23, 2022 and June 27, 2022 on requests to reduce the front yard setback from 100 feet to approximately 98 feet, and a reduction in outdoor screening from 100% to approximately 79% to allow construction of

an addition at 939 E. Park Avenue. A motion to recommend Village Board of Trustees approval passed with a vote of 6 – 0.

President Johnson asked if there were any public comments, and there were none. The Board expressed their support for the project.

Motion made by Village Trustee Connell, Seconded by Village Trustee Adams.

Voting Yea: Village Trustee Adams, Village Trustee Garrity, Village Trustee Hickey, Village Trustee Love, Village Trustee Connell

6. **A. REPORT OF THE PLAN COMMISSION, (PC 22-24), Text Amendment to the Libertyville Zoning Code and (PC-15), Special Use Permit, Tala Coffee Roasters, Applicant – 834 Liberty Drive, Unit B**

Tala Coffee Roasters made a request for a Text Amendment to the Libertyville Zoning Code to include Food Service and Drinking Places but limited to snack and nonalcoholic beverage bars as special permitted use in the I-3 General Industrial District and a Special Use Permit for a Snack and Nonalcoholic Beverage Bar in an I-3 General Industrial District. Motions to recommend Village Board of Trustees approval passed with votes of 6 – 0.

President Johnson asked if there were any public comments, and there were none. Members of the Board expressed support for the project.

Motion made by Village Trustee Love, Seconded by Village Trustee Adams.

Voting Yea: Village Trustee Adams, Village Trustee Garrity, Village Trustee Hickey, Village Trustee Love, Village Trustee Connell

6. **B. Report of the Zoning Board of Appeals, (ZBA 22-12), Variations for Signage, Tala Coffee Roasters, Applicant – 834 Liberty Drive, Unit B**

Tala Coffee Roasters requested sign variations to increase the maximum permitted number of wall signs from one (1) to two (2) and increase the maximum permitted gross sign area from 32 square feet to approximately 68 square feet.

President Johnson asked if there were any public comments and there were none. Members of the Board expressed their support of the project.

Motion made by Village Trustee Love, Seconded by Village Trustee Krummick

Voting Yea: Village Trustee Adams, Village Trustee Garrity, Village Trustee Hickey, Village Trustee Krummick, Village Trustee Love, Village Trustee Connell

7. **RESOLUTION NO. 22-R-104: A Resolution to Award a Construction Contract for the Rockland Road Corridor Flood Reduction Project to Concept Plumbing, Inc.**

President Johnson stated that the 2022/23 Annual Budget includes funding for two capital improvement projects from the Village's Master Stormwater Management Plan, one of which is the

remaining phase of the Rockland Road Corridor project. Engineering design plans and construction documents were prepared by the Village's consultant Civiltech Engineering, Inc. and competitive contractor bids were solicited for the project. The lowest qualified bidder was Concept Plumbing, Inc. The Village was also awarded a grant from the Illinois Department of Commerce and Economic Opportunity-Stormwater Capital Improvement Project.

President Johnson asked if there were any public comments, and there were none.

Trustee Hickey complimented staff on receiving the grant money for this project.

Motion made by Village Trustee Garrity, Seconded by Village Trustee Connell.

Voting Yea: Village Trustee Adams, Village Trustee Garrity, Village Trustee Hickey, Village Trustee Love, Village Trustee Connell

8. **RESOLUTION NO. 22-R-105: A Resolution to Approve a Professional Services Agreement with Christopher B. Burke Engineering, Ltd. for Construction Management Services for the Highlands Subdivision Flood Reduction Project – Phase 1**

President Johnson reported that the first phase of the Highlands Subdivision Flood Reduction Project is scheduled to be completed this year. The Village will require the services of a consultant to provide construction management services for this project. The proposed agreement with CBBEL is in compliance with the provisions of the Local Government Professional Services Selection Act as the Village has a satisfactory relationship for services established with CBBEL based upon their related work on previous construction management projects.

Staff recommended approving the professional services agreement for the Highlands Subdivision Flood Reduction Project – Phase 1 with Christopher B. Burke, Engineering, Ltd.

President Johnson asked if there were any public comments, and there were none.

Trustee Garrity congratulated Public Works Director, Paul Kendzior and staff for what they do in-house versus what they contract out.

Motion made by Village Trustee Adams, Seconded by Village Trustee Hickey.

Voting Yea: Village Trustee Adams, Village Trustee Garrity, Village Trustee Hickey, Village Trustee Love, Village Trustee Connell

9. **RESOLUTION NO. 22-R-106: A Resolution to Award a Contract for the 2022 Pavement Patching & Public Alley Resurfacing Program to Schroeder Asphalt Services, Inc.**

President Johnson noted that the annual Pavement Patching Project and Public Alley Resurfacing Program would address the remaining alleys in the Village that have not been resurfaced and pavement patching in select locations on approximately 15 different streets throughout the Village. Competitive bids were solicited for the project and Schroeder Asphalt Services, Inc. was the lowest bidder.

Staff recommended the adoption of the Resolution to award the contract to Schroeder Asphalt Services, Inc.

President Johnson asked if there were any public comments, and there were none.

Motion made by Village Trustee Love, Seconded by Village Trustee Connell.

Voting Yea: Village Trustee Adams, Village Trustee Garrity, Village Trustee Hickey, Village Trustee Love, Village Trustee Connell

10. **RESOLUTION NO. 22-R-107: A Resolution to Approve a Contract with F.H. Paschen for the Public Works Streets & Utilities Facility Roof Replacement Project**

President Johnson reported that the 2022/23 annual budget provides for Public Building Improvements for a roof replacement at the Public Works Streets & Utilities Facility located at 600 North Avenue. The roof was installed in late 1980's and is well past its serviceable life. A contract would be awarded to F.H. Paschen who have successfully completed several past projects for the Village.

President Johnson asked if there were any public comments, and there were none.

The Board expressed support for the project.

Motion made by Village Trustee Adams, Seconded by Village Trustee Love.

Voting Yea: Village Trustee Adams, Village Trustee Garrity, Village Trustee Hickey, Village Trustee Love, Village Trustee Connell

11. **ORDINANCE NO. 22-O-49: An Ordinance Rezoning Certain Property From the C-3 General Commercial District to the R-7 Single Family Attached Residential District (1761 and 1765 N. Milwaukee Avenue) – CHILM Libertyville Residential LLC, Applicant**

President Johnson reported that the Village Board approved the request at their May 10, 2022 meeting to rezone certain property from the C-3 General Commercial District to the R-7 Single Family Attached Residential District at 1761 and 1765 N. Milwaukee Avenue.

President Johnson asked if there were any public comments and there were none.

Village Trustee Krummick stated that he does not support the rezoning request. He noted that we have a Comprehensive Plan that we worked hard on, and the re-zoning would be a 30% increase to what we have now. President Johnson responded that the Village viewed as part of the comprehensive plan that was included for zoning and density as a base plan. Trustee Hickey agreed with Trustee Krummick regarding the density. Trustee Love commented that it is a good fit for the location.

Motion made by Village Trustee Adams, Seconded by Village Trustee Garrity

Voting Yea: Village Trustee Adams, Village Trustee Garrity, Village Trustee Hickey, Village Trustee Love, Village Trustee Connell

Voting Nay: Village Trustee Krummick

12. ORDINANCE NO. 22-O-50: An Ordinance Approving a Planned Development Final Plan and a Final Plat of Subdivision (1761 and 1765 N. Milwaukee Avenue) – CHILM Libertyville Residential LLC and 1783 N. Milwaukee Parking, LLC

President Johnson noted that the Village Board approved a Planned Development Final Plan and a Final Plat of Subdivision for 1761 and 1765 N. Milwaukee Avenue, at their May 10, 2022 meeting. An Ordinance was drafted for the Village Board to approve at the July 12, 2022 meeting.

President Johnson asked if there were any public comments and there were none.

Motion made by Village Trustee Adams, Seconded by Village Trustee Garrity

Voting Yea: Village Trustee Adams, Village Trustee Garrity, Village Trustee Hickey, Village Trustee Love, Village Trustee Connell

Voting Nay: Village Trustee Krummick

13. RESOLUTION NO. 22-R-108: A Resolution Approving a Development Agreement for the Liberty Junction Residential Development (1761 and 1765 N. Milwaukee Avenue) – CHILM Libertyville Residential LLC, Applicant

President Johnson reported that a Development Agreement with CHILM Libertyville LLC was requested for approval for the Liberty Junction Residential Development.

President Johnson asked if there were any public comments and there were none.

Motion made by Village Trustee Adams, Seconded by Village Trustee Garrity

Voting Yea: Village Trustee Adams, Village Trustee Garrity, Village Trustee Hickey, Village Trustee Love, Village Trustee Connell

Voting Nay: Village Trustee Krummick

14. RESOLUTION NO. 22-R-109: A Resolution Approving a Development Agreement for the Liberty Junction Commercial Development (1761 and 1765 N. Milwaukee Avenue) – 1783 N. Milwaukee Parking, LLC

President Johnson reported that a Development Agreement with 1783 N. Milwaukee Parking, LLC was requested for approval for the commercial portion of the Liberty Junction Planned Development.

President Johnson asked if there were any public comments and there were none.

Motion made by Village Trustee Adams, Seconded by Village Trustee Garrity

Voting Yea: Village Trustee Adams, Village Trustee Garrity, Village Trustee Hickey, Village Trustee Love, Village Trustee Connell

Voting Nay: Village Trustee Krummick

15. RESOLUTION NO. 22-R-110: A Resolution Approving a Development Agreement for the Liberty Junction Commercial Development (1761 and 1765 N. Milwaukee Avenue) – 1783 N. Milwaukee Parking LLC

President Johnson reported that a Development Agreement was requested for approval with 1783 N. Milwaukee Avenue Parking LLC for the commercial portion of the Liberty Junction Planned Development. A representative from Pulte Homes was present for questions. Village Trustee Love asked if the homes would be of the same quality as the homes in Vernon Hills. Pulte representative stated that all of their homes are built of the same quality. Trustee Connell asked when they would be breaking ground. The model home will begin construction in November with a grand opening in the spring of 2023.

President Johnson asked if there were any public comments and there were none.

Motion made by Village Trustee Adams, Seconded by Village Trustee Garrity

Voting Yea: Village Trustee Adams, Village Trustee Garrity, Village Trustee Hickey, Village Trustee Love, Village Trustee Connell

Voting Nay: Village Trustee Krummick

Comments from the Village Board

Deputy Village Administrator Ashley Engelmann noted that there will be an Open House for the Highland Subdivision Flood Reduction Project at Village Hall on July 14, 2022 from 5 to 7:00 p.m.

Village Trustee Adams congratulated Trustee Dan Love on another successful Dog Days event.

Village Trustee Garrity reiterated what President Johnson stated at the beginning of the meeting regarding our support staff during the tragedy in Highland Park.

Village Trustee Hickey commended the Police and Fire Departments for their support during the Highland Park tragedy.

Village Trustee Krummick noted the successful Dog Days of Summer event and congratulated Mike Pakosta on his position as Interim Fire Chief.

Petitions and Communications

- The Appearance Review Commission/Historic Preservation Commission will meet at 5:00 p.m. on Monday, July 18, 2022.
- The Finance Committee will meet at 6:00 p.m. on Tuesday, July 19, 2022.
- The Fire and Police Committee will meet at 7:00 p.m. on Tuesday, July 19, 2022.
- The Economic Development Commission will NOT meet at 7:30 a.m. on Wednesday, July 20, 2022.
- The Sustain Libertyville Commission will meet at 4:00 p.m. on Wednesday, July 20, 2022.

- The Police Pension Fund Board will meet at 1:00 p.m. on Monday, July 25, 2022 at the Schertz Building, 200 E. Cook Street.
- The Plan Commission/ZBA will meet at 7:00 p.m. on Monday, July 25, 2022.
- The Public Works Committee will meet at 7:00 p.m. on Tuesday, July 26, 2022.
- The Village Board will meet at 8:00 p.m. on Tuesday, July 26, 2022.

Adjournment

With no further business to come before the Village Board, Trustee Adams moved to adjourn the meeting at 9:40 p.m., and Trustee Connell seconded. The motion carried on roll call vote as follows:

AYES: Trustees Adams, Garrity, Hickey, Krummick, Love, and Connell

NAYS: None

Respectfully submitted,



Kelly Amidei
Deputy Village Clerk