

MINUTES OF THE REGULAR MEETING
OF THE PRESIDENT AND BOARD OF TRUSTEES
OF THE VILLAGE OF VOLO,

JANUARY 9, 2007

CALL TO ORDER

The meeting was called to order by President Russell at 7:30 P.M. at the Village Annex, 31726 N. McNally Lane, Volo, Illinois.

PLEDGE TO THE FLAG

President Russell led those present in the Pledge of Allegiance to the Flag.

ROLL CALL

Roll Call was taken. Present were: President Russell, Trustee Evans, Trustee Hill, and Trustee Wegener. Absent: Trustee Crow and Trustee Grams. Staff present was: Village Attorney Nancy Harbottle, Village Planner Jon Wildenberg, Village Administrator Ken Buchardt, Plan Commissioner Bruce Buschick, Administrative Assistant Judy Rutishauser and Village Clerk La Verne Drake. The President declared a quorum present.

REQUEST FROM PRESIDENT TO CHANGE AGENDA

President Russell requested that Village Attorney Nancy Harbottle give her report regarding a request for a Special Meeting on January 30, 2007 for the public Hearing on SSA No. Eight for Remington Pointe North. Bond Counsel Greg Hummel and Remington's Attorney Caroline Nash are present to explain the procedure required for this SSA.

As permitted in the Remington Pointe North Annexation Agreement between the Village and Remington Homes, Inc. Remington Homes has requested a special service to provided financing for public improvements specifically attributable to Remington Pointe North which will be Special Service Area #8. The bonds sold pursuant to Special Service Area Number 8, will be paid down by a special tax billed to the homeowners in Remington Pointe North on their real estate tax bills over a maximum of 30 years.

The Proposing Ordinance presented to the Board this evening permits a maximum bond amount of \$8,000,000 and a maximum levy amount of \$800,000 each year. Abatement ordinances are passed on an annual basis by the Village Board because the amounts levied are significantly less than the maximum amount.

Greg Hummel reported that Remington Homes North has filed an application for a Special Service Area Number Eight , in the amount of 8 million dollars. An Ordinance proposing this SSA is required before the procedure can begin, and then notice of the meeting, term of the bond and other details can begin. A Special Meeting of the Board of Trustees at which time the Public Hearing Meeting is requested for January 30, 2007. Letters to property owners and appropriate publication and legal notice will occur. The creation of the rate method and other documents will be completed in March or April, with the Bond Closing in May. Attorney Caroline Nash reported that this SSA is identical to the SSA that was issued for Remington Pointe.

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The President asked for questions from the Board. Trustee Wegener noted that there was an error in the year 2006 should be changed to 2007.

**O-07-332 ORDINANCE PROPOSING THE ESTABLISHMENT OF A SPECIAL SERVICE
AREA NUMBER EIGHT IN THE VILLAGE OF VOLO AND PROVINDING FOR OTHER
PROCEDURES IN CONNENCTION THEREWITH-REMINGTON POINTE NORTH**

After discussion, Trustee Wegener made a motion, seconded by Trustee Hill, to adopt O-07-332 ORDINANCE PROPOSING THE ESTABLISHMENT OF A SPECIAL SERVICE AREA NUMBER EIGHT IN THE VILLAGE OF VOLO AND PROVINDING FOR OTHER PROCEDURES IN CONNENCTION THEREWITH-REMINGTON POINTE NORTH. Roll call vote: President Russell aye, Trustee Evans aye, Trustee Hill aye, and Trustee Wegener aye. Absent: Trustee Crow and Trustee Grams. The President declared the Ordinance adopted.

APPROVAL OF MINUTES

The minutes of the Board of Trustees meeting for Nov. 14, 2006 were presented for review and approval. After review, Trustee Evans made a motion, seconded by Trustee Wegener, to approve the minutes, as presented. Roll call vote: President Russell aye, Trustee Evans aye, Trustee Hill aye, and Trustee Wegener aye. Absent: Trustee Crow and Trustee Grams. The President declared the motion approved.

The minutes of the Board of Trustees meeting for Dec, 12, 2006 were presented for review and approval. After review, Trustee Evans made a motion, seconded by Trustee Wegener, to approve the minutes, as corrected. Roll call vote: President Russell aye, Trustee Evans aye, Trustee Hill aye, and Trustee Wegener aye. Absent: Trustee Crow and Trustee Grams. The President declared the motion approved.

The minutes of the Special Board of Trustees meeting for Dec, 19, 2006 were presented for review and approval. After review, Trustee Hill made a motion, seconded by Trustee Wegener, to approve the minutes, as presented. Roll call vote: President Russell aye, Trustee Evans aye, Trustee Hill aye, and Trustee Wegener aye. Absent: Trustee Crow and Trustee Grams.. The President declared the motion approved.

TREASURER'S REPORT – VILLAGE TREASURER GERRY HENNINGFELD

<u>NAME OF FUND</u>	<u>CASH ON HAND</u>	<u>INVESTMENTS</u>	<u>FUNDS AVAILABLE</u>
GENERAL FUND	\$528,840.23	\$383,594.76	\$912,434.99
STATE BANK & TRUST	616,059.65	.00	616,059.65
ST.BK. & TRUST MUNICIPAL ACCT.	12,371.30	112,237.07	124,608.37

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VOLO OFFICE BUILDING	88,276.00-	.00	88,276.00-
CAMBRIDGE HOMES	352,363.14	.00	352,363.14
MOTOR FUEL TAX	6,096.83	30,977.12	37,073.95
REMINGTON	88,174.53-	.00	88,174.53-
TOWN & COUNTRY	253,685.61	.00	253,685.61
RYAN	50,610.21	.00	50,610.21
RYLAND	233,577.58	.00	233,577.58
U. S. RYAN CO.	3,833.82-	.00	3,833.82-
WATER FUND	526,978.53	.00	526,978.53
SOUTHERN WATER FUND	64,411.78-	.00	64,411.78-
REIMBURSEMENT- TRUST & AGENCY	112,857.10-	.00	112,857.10-
SOUTHERN SEWER FUND	<u>435,831.22-</u>	.00	<u>435,831.22-</u>
TOTALS	<u>\$1,787,198.63</u>	<u>\$526,808.95</u>	<u>\$2,314,007.58</u>

Trustee Evans made a motion, seconded by Trustee Wegener, to accept the Cash & Investment report and place it on file. Voice vote. All ayes. Absent: Trustee Crow and Trustee Grams. The President declared the motion approved.

The Trust & Agency Account report shows a negative balance of \$112,857.10-. Remington has overpaid approximately \$34,000.00. Trustee Wegener made a motion, seconded by Trustee Evans, to accept the Trust & Agency Report and place it on file. Voice vote. All ayes. Absent: Trustee Crow and Trustee Grams. The President declared the motion approved.

The Southern Sanitary Sewer Fund shows a negative balance of \$435,831.22-.

Sales Tax Revenue in the amount of 54,051.42 was received in December for September liability.

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The total income received in December was \$1,373,497.17. A copy of the Revenue Report is attached hereto. The impact fees due to the Fire Department, Library, Park and Municipality will be brought up to date.

Trustee Wegener made a motion, seconded by Trustee Evans, to accept the Treasurer's Report and place it on file. Voice vote. All ayes. Absent: Trustee Crow and Trustee Grams. The President declared the motion approved.

BILLS PAYABLE

Trustee Wegener made a motion, seconded by Trustee Hill, to pay bills from the General Account, as presented, in the amount of \$239,310.46. Roll call vote: President Russell aye, Trustee Evans aye, Trustee Hill aye, and Trustee Wegener aye. Absent: Trustee Crow and Trustee Grams. The President declared the motion approved.

OFFICE REPORT – ADMINISTRATIVE ASSISTANT JUDY RUTISHAUSER

A copy of the Office Report is attached hereto.

Trustee Evans made a motion, seconded by Trustee Wegener, to accept the Office Report and place it on file. Voice vote. All ayes. Absent: Trustee Crow and Trustee Grams. The President declared the motion approved.

VILLAGE ADMINISTRATOR'S REPORT - -KEN BUCHARDT

The Village Administrator's report was reviewed by the Board.

Remington has been using the facilities of the Fox Lake Sanitary Sewer system and Fox Lake has not billed them for it as yet. Eric Tison met with Oscar from Fox Lake and all required information was given to him directly from the Village computer system.

Trustee Evans asked about the Lake County Forest Preserve easement encroachment. The new water tower is 16' on the Forest Preserve easement. Due to soil conditions the original location of the water tower had to be moved. All information necessary to resolve this problem will be sent to the Forest Preserve before their next meeting on Thursday..

Trustee Wegener made a motion, seconded by Trustee Evans, to accept the Village Administrator's Report and place it on file. Voice vote. All ayes. Absent: Trustee Crow and Trustee Grams. The President declared the motion approved.

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RESIDENT'S COMMENTS

Bruce Buschick reported that the north side of Hartigan Road has become littered by Home Depot. The Staff will look into this matter. Mr. Buschick reported that the landscaping has been finished along the sidewalk on Hartigan Road. A "No Thru Traffic" sign is also needed.

COMMENTS FROM GUESTS OUTSIDE VILLAGE

Dick Hartman reported that there is a lot of littering on the west side of Nippersink Road, south of Hartigan Road. The Staff will check into this matter.

PRESIDENT'S REPORT

Personnel Manual

This manual will be completed and ready to be presented to the Board at their next meeting.

Appointment of New Board Member

President Russell advised the Board that he recommends Michael Wagner to fill the unexpired term of Eric Nielsen, who moved out of the Village and resigned from the Board. President Russell asked for a motion confirming his recommendation to have Mike Wagner fill the unexpired term of Eric Nielsen, who moved out of the Village and resigned from the Board. Trustee Wegener made such a motion, seconded by Trustee Evans. Roll call vote: President Russell aye, Trustee Evans aye, Trustee Hill aye, and Trustee Wegener aye. Absent: Trustee Crow and Trustee Grams. The President declared the motion approved.

Village Clerk La Verne Drake swore in Michael Wagner as Trustee, and he took his seat with the other Board members.

Light at Molidor Road and U. S. Highway 12

IDOT agrees that a signal at Molidor Road and Route 12 is necessary, but must have an Intersection Design Study from Remington's Engineers before approval. E Intersection Design Study is in process.

Trustee Evans made a motion, seconded by Trustee Wegener, to accept the President's Report and place it on file. Voice vote. All ayes. Absent: Trustee Crow and Trustee Grams. The President declared the motion approved.

ATTORNEY'S REPORT – VILLAGE ATTORNEY NANCY HARBOTTLE

The Village Attorney's report was given at the beginning of this meeting.

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PLANNER'S REPORT-VILLAGE PLANNER JON WILDENBERG

Progress Report on Zoning Maps

Village Planner Jon Wildenberg presented partially completed draft of the zoning map. The different zoning categories will each have a different color. Some of the colors are as follows : Unincorporated areas will be White, other municipalities will be Gray, Commercial will be red, Light Industrial will be Blue. There is an Office-Research District in the Village Zoning which has not been assigned a color as yet. There will be a street index on the finished map. The governmental districts will be shown on a separate map, including school, fire, library, and park districts among others. There will be both color and black and white maps. When completed, the addition of future streets should be fairly simple.

ORDINANCES AND RESOLUTIONS TO BE CONSIDERED

ORDINANCE O-07-333 VARIANCE ORDINANCE-ZONING ORDINANCE-ARTICLE 11-SIGN REGULATIONS (WILSON NURSERIES, INC. 155 N. U. S. HIGHWAY 12 FORMERLY 33685 N. U. S. HIGHWAY 12) VOLO, ILLINOIS

Village Attorney Nancy Harbottle reviewed the Ordinance with the Board. Wilson Nurseries has submitted a petition in September, requesting a wall sign on the side of their new irrigation building (which is similar to a barn) located approximately 220 feet from U.S. Highway 12. They submitted four different depictions of proposed wall signs to the Zoning Board for review at the public hearing held on November 30, 2006. The ZBA determined that sketch 2B, the largest was the most appropriate based on the distance from Highway 12 and also because this version identified that Wilson Nurseries and Wilson Landscape Supply was located in Volo, Illinois. Village Planner Jon Wildenberg added his agreement with the ZBA determination.

After discussion, Trustee Wegener made a motion, seconded by Trustee Hill, to adopt ORDINANCE O-07-333 VARIANCE ORDINANCE-ZONING ORDINANCE-ARTICLE 11-SIGN REGULATIONS (WILSON NURSERIES, INC. 155 N. U. S. HIGHWAY 12 FORMERLY 33685 N. U. S. HIGHWAY 12) VOLO, ILLINOIS. Roll call vote: President Russell aye, Trustee Evans aye, Trustee Hill aye, Trustee Wagner aye, and Trustee Wegener aye. Absent: Trustee Crow and Trustee Grams. The President declared the Ordinance adopted.

WEBSITE – ERIC TISON

In the absence of Eric Tison, Ken Barnick reported that the work on the Web Site is nearing completion. Eric will get the information to Ken after approval from the Board is received. He can the go ahead and hopes to have the Web Site open by the end of January. He suggested that there be a welcome to the Web Site by President Russell. Trustees were asked to supply information about themselves, a letter will be sent to them, as well as Plan Commissioners and Zoning Board of Appeal members. Trustee Evans suggested that the

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recreation page delete the mileage directions from the Volo Museum and Fish Lake Beach ads as it seemed superfluous.

COMMENTS FROM BOARD MEMBERS

Trustee Evans requested that Eric Tison get bids for new Village Signs. Ken Buchardt advised that a permit from the State is required before these signs are ordered.

DISCUSSION WITH ARCHITECT ROBISON ON MUNICIPAL FACILITY

Mr. Robison reported that he is putting together the final plumbing and electrical data on the plans. The final set of drawings should be ready to go out for bid by February 15, 2007. Final plans should be sent to the Board for approval on the first Board meeting in February. Mr. Robison has met with Village Engineer Bud Reed regarding earth moving and the entrance road to be done this spring. Mr. Robison met with President Russell and the Village Administrator last week to discuss some changes to the interior of the new Village Hall. The suggestion was to change President Russell's office to the second floor and move the Police Department office to the basement. Two different locations of the Board table were shown on the handout that Mr. Robison distributed to the Board, one to the rear of the Boardroom and the other where it was originally planned, under the windows. The seating allows for 100 seats either way, but the original placement of the table under the windows allows for tables for Staff. Projection presentation capabilities with an overhead or side wall screen is planned. The process of building was discussed. A schedule of building and time limits will be included in the bid process. Mr., Robison will work with a member of the Staff to act as a liaison will have progress meeting once a week and once a month a Payout will be discussed. The Staff liaison should attend the payout meetings. President Russell asked for questions. Trustee Evans suggested that Ken contact the Sheriff's office to see what their requirement and needs are. The general consensus of the Board is that the Boardroom table stay by the windows.

ADJOURNMENT

At 8:50 p.m. Trustee Wagner made a motion, seconded by Trustee Evans, to adjourn the meeting. Voice vote. All ayes. Absent: Trustee Crow and Trustee Grams. The President declared the motion approved.

Respectfully submitted,

La Verne Drake
Village Clerk