

Fremont Township Road District

Minutes Public Hearing

STATE OF ILLINOIS
COUNTY OF LAKE
TOWN OF FREMONT

Date: May 3, 2016

Location: 19225 W. Fairview Dr., Mundelein, IL 60060

Purpose: Dedication of Parcel to Fremont Township Road District

On April 19, 2016, the Fremont Township Highway Commissioner was petitioned by 18 Fremont Township residents to dedicate the Southwesterly 40.00 feet of lot 43 in Block 2 in the West Shore Park Subdivision into the Fremont Township Road District.

Legal description as follows:

the Southwesterly 40,00 feet of lot 43 in Block 2 in West Shore Park, being a Subdivision of part of the East half of the Northwest Quarter lying East of the centerline of the Public Road (except the South 394 feet thereof), and the West Half of the Northeast Quarter all in Section 36, Township 44 North range 10 East of the Third Principal Meridian, according to the plat thereof recorded October 18, 1923 as Document Number 231127 in Lake County, Illinois. Containing 4856.00 sq. ft.

Notice was published in the Daily Herald on April 22, 2016 for a public hearing to be held on May 3, 2016 at 19225 W. Fairview Dr., Mundelein Illinois at 10:00 A.M.

CALL TO ORDER

William D. Grinnell, Fremont Township Highway Commissioner, called the Public Hearing to order to hear reasons **FOR OR AGAINST** the dedication of the Southwesterly 40,00 feet of lot 43 in Block 2 in the West Shore Park Subdivision into the Fremont Township Road District System.

PRESENT

Present at the hearing were: Fremont Highway Commissioner Grinnell, Fremont Township Clerk Christina McCann, Gary Winemaster, Tabatha Curtis, Cindy Winemaster, Ken Hofert, Ned Wood, Dan Prezell, Jan Blanck, John Lohrmann, Lindsey Shifley, Kathy Schaible, Eweline Struge, John Briggs (Gehwalt Hamilton Associates), Mike Mcelligott, Scott Wood.

PUBLIC COMMENTS

Highway Commissioner Grinnell called for comments from all those present and requested they state whether they were **FOR OR AGAINST** the proposed dedication.

Kathy Schaible requested more specifics about the process to dedicate the parcel and construction of the new road.

Commissioner Grinnell referred to John Briggs, engineer from Gewalt Hamilton Associates, who would be overseeing the construction project if the parcel dedication is approved.

Mr. Briggs explained the reason for dedicating the parcel, which is privately owned, to the Road District is to provide room for Highland Terrace to be relocated from its current position. He explained the construction process, showed the parcel that would be dedicated to the Road District, where the new road would be built, the estimated time frame for the project, who would be responsible for maintaining the new road and

easements once the project is complete, and various utilities that would be involved during the construction phase.

Lindsey Shifley stated she is in favor of the project because it will greatly improve visibility and traffic flow at the intersection.

Tabatha Curtis stated she is opposed to the project and submitted a petition signed by 11 Fremont Township residents opposing the relocation of Highland Terrace.

Lindsey Shifley strongly objected to the validity of the opposing petition. Her opinion is that accurate information was not given to homeowners asked to sign the petition.

Commissioner Grinnell requested those in attendance stay on the topic of dedicating the parcel into the Road District.

Jan Blanck stated she is concerned about visibility and safety if the road is moved. She is concerned it could create additional issues.

Cindy Winemaster disagreed, stating that in her opinion moving the road would improve visibility because tall shrubs and overgrown brush, currently limiting visibility would be removed, and the design of the new intersection, including moving 3 utility poles, would make the intersection easier to navigate for emergency vehicles.

Eweline Struge stated her husband is a police officer in Lake Zurich and that he recently witnessed an accident at the intersection. She said in his opinion a redesign of the intersection will improve safety.

Clerk McCann requested a voice vote **FOR** and **AGAINST** the proposed dedication of the Southwesterly 40.00 feet of lot 43 in Block 2 of the West Shore Park Subdivision into the Fremont Township Road District:

FOR

Cindy Winemaster
Dan Prezell
Ewelina Struge
Ned Wood
Gary Winemaster
Ken Hofert
Scott Wood
Lindsey Shifley

AGAINST

Tabitha Curtis
Jan Blanck

Other residents in attendance abstained from voting.

Jeanne Trampe (not a Fremont Township resident) sent an email objecting to the relocation of Highland Terrace.

DISCUSSION

Commissioner Grinnell explained there would be access to the intersection during the construction phase. The old road would not be closed until the new road is completed. Water would have to be shut off for a short period of time to transfer water utilities.

Mike Melligott inquired which utilities would be moved. John Briggs (Gewalt Hamilton) explained ComEd, AT&T and the water main would be relocated. Cindy Winemaster explained that ComEd will move 3 utility poles, but new wires will be installed before they disconnect the old.

Mr. Melligott also inquired who would oversee construction and moving the water main. Commissioner Grinnell explained the Winemasters are paying for the intersection improvements. They've hired John Briggs from Gewalt Hamilton Associates to oversee the project. The Commissioner would verify work on the project and require a bond from Gewalt Hamilton to insure the project is completed according to specifications. The Road District would require a bond and withhold a portion of the bond until all work is completed and we know there are no issues.

Mr. Briggs explained water projects require permits from IEPA and they would have to sign off on moving the water main. The contractor performing work on the water main must be qualified and insured. The old water main will not be turned off until the new water main is ready to use.

Cindy Winemaster stated Bob Behm will be hired to move the water main. His company has done previous work on the West Shore Park water system so he is very familiar with the water infrastructure in West Shore Park.

John Lohrmann inquired when the project will begin and how long it's expected to take. John Briggs (Gewalt Hamilton) stated they would like to get going as soon as possible. The planning stage will take some time. It can take up to 60 days for IEPA permit approval and it will take some time to coordinate moving utilities. He estimates the actual construction phase will be one month from start to finish.

HIGHWAY COMMISSIONER COMMENTS

Commissioner Grinnell asked if there were any other comments. Being none, the Commissioner stated there has been plenty of discussion on the matter, including comments entered into the public record from the Public Hearing held at the Countryside Fire Station on November 17, 2015.

The Commissioner found that the Proposed Dedication of the Southwesterly 40.00 feet of lot 43 in Block 2 of the West Shore Park Subdivision is in the public and economic interest of the petitioners and the people of the Fremont Township Road District.

The Highway Commissioner, William D. Grinnell, decided in favor of the prayer of the Petition and so declared that the Southwesterly 40.00 feet of Lot 43 in block 2 in the West Shore Park Subdivision, as shown on the tax parcel map, is hereby dedicated to the Fremont Township Road District System.

PUBLIC COMMENTS

Gary Winemaster requested his formal objection to the opposing petition, as presented by Tabatha Curtis, be entered into the public record. In his opinion the Petition does not accurately reflect comments of people in the community. He believes the petitioners were not presented with accurate information about the project.

Tabatha Curtis stated that she contacted the County and did have an idea of what the project involved before she sought signatures on the opposing petition.

ADJOURN

The Public Hearing was adjourned at 10:28 a.m.

Respectfully submitted, Christina McCann, Fremont Township Clerk