

FREMONT TOWNSHIOP ROAD DISTRICT
MINUTES OF THE NOVEMBER 17, 2015 PUBLIC HEARING

STATE OF ILLINOIS
COUNTY OF LAKE
TOWN OF FREMONT

Road Relocation and Vacation – Highland Terrace (Fremont Township)

Notice was published in the Daily Herald on November 5, 2015 for a public hearing to be held at 7:00 p.m. on November 17, 2015 at the Countryside Fire Protection District, 801 S. Midlothian Road, Mundelein, IL 60060.

A total of 55 residents signed the registration sheet.

CALL TO ORDER

Fremont Township Road District Commissioner Grinnell called the meeting to order at 7:00 p.m. He led the Pledge of Allegiance.

INTRODUCTION

The following people were introduced: Diana O’Kelly, Fremont Township Supervisor; John Briggs, Engineer, Gewalt Hamilton; Brian Frank and Brittany Albrecht Sloan, Lake County Planning and Building Department; Loretta Peterson, Recording Secretary; and Countryside Fire Protection District Chief Jeff Steingart. Commissioner Grinnell requested audience members to ensure they were signed in.

PURPOSE

Commissioner Grinnell stated the purpose of the public hearing was to hear the presentation from Cindy and Gary Winemaster and their engineer for the proposed relocation of Highland Terrace, and to hear the public comment from residents in Fremont Township.

PROCESS

He reported the Winemasters will be paying for 100% of the project. While the proposal was initially being processed through Lake County Building and Planning Department, the state attorney’s office provided an opinion that the proposed project should be processed by the Fremont Township Road District. He explained that if the proposal is approved, it would go through the following process:

- The engineering plan would be finalized and signed by Lake County.
- The Winemasters would provide a performance bond in the amount of 110% of the estimated cost of the project.
- Permitting would be processed through Lake County.

- The new right-of-way would be dedicated to Fremont Township.
- Fremont Township would be included as an additional insured on the contractors' certificates of insurance.
- The new road would be brought into the Fremont Township Road District system upon review and acceptance.
- The existing current road would be removed and regraded.
- The Fremont Township Road District would hold a public hearing for the vacation of the current Highland Terrace.

PRESENTATION

Mr. Briggs described the proposal to demo the existing Highland Terrace, relocate it south where former residences were demolished, and build a new roadway to modern standards. The new road would be constructed with shoulders and regraded ditching to tie into the existing stormwater system. Upon resident inquiry, he explained the intersection is proposed be an offset three-way stop with a larger radius which would enhance vehicle turning and traffic flow.

PUBLIC COMMENT

Kent Curtis shared his concerns for turning on to the offset street and for the distance of the new road to an existing house at the intersection. Mr. Briggs indicated the house would be 12-13' from the proposed pavement.

Joyce Kiel inquired about the length of time the project would take and if water service would be interrupted. Mr. Briggs replied that the project would not take long and that there would be one water service interruption for homes up to the next valve on Forest. He confirmed notifications would be given to residents.

Mr. Briggs explained, upon Bruce Brodzic's inquiry, that the vacated roadway would be absorbed into the parcel to the north.

James Melledy asked about inspections. It was explained Lake County would process the permits and conduct the inspections for the drainage and water main portion of the project. Commissioner Grinnell indicated the Road District would be in charge of the road inspections, because it would be a township road and not part of Lake County Division of Transportation (LCDOT) roadway system.

Tracey Cornish inquired about the performance bond. Commissioner Grinnell explained what a performance bond is and indicated the Winemasters would be paying for it. Mr. Briggs added performance bonds are standard for all similar developments.

Jennie Halvorsen inquired about creation of pressure from the new water main to the older sections of the system. Mr. Briggs explained the larger water main would not create an increase in pressure to the old system and that it would increase flow through the new section. West Shore Park, as the water operator, and the IEPA would sign off on the water main permits. Discussion was held between Ms.

Halvorsen and Commissioner Grinnell regarding a comment he made in the past related to the consideration of moving the road.

Mark Hamilton asked why the existing roadway isn't being widened into the existing easement. Mr. Briggs explained it did not provide enough room to widen the road and for ditching.

Tiffany Kritek asked why there was consideration to move the intersection and create an offset intersection. Mr. Briggs explained an angled intersection is not desirable and that the offset is on to a side street.

Joyce Kiel asked about consideration for a curved roadway. Mr. Briggs reiterated creating angles is avoided for safety concerns.

Trudy Balogh stated her concern with the visual around the curve and navigation through the intersection for a new driver in her home. She also shared her observation with the difficulty a school bus had with access. Mr. Briggs noted the intersection is proposed to be widened to enhance access through the intersection.

James Melledy inquired about the County's review of the proposal and if safety was considered. Ms. Sloan explained this type of proposal is not a common request and that Lake County staff completed a concept plan review within modern design standards and for proper drainage. She indicated working within an existing road system created constraints. Ms. Sloan confirmed safety was considered in the review and she noted LCDOT also reviewed the proposed plan which included sighting at the intersection.

Susan Frank asked about landscaping plans. Mr. Briggs indicated landscaping was discussed and that nothing would be planted in the ROW other than grass, and he noted moving the road was improving the visuals at the intersection.

Gary Winemaster reported the arborvitae will not be moved and Mrs. Winemaster affirmed only grass would be planted in the ROW.

A resident raised concern over obstructed sightlines due to the arborvitae and requested parking be prohibited on that side of the road. Commissioner Grinnell stated the meeting was for review of the proposed project and that parking could be discussed further with the HOA at a later date. He requested the meeting stay focused on the topic of the proposed project.

Upon inquiry, Mr. Briggs indicated the project date has not been set pending approval of the plans. They would like to begin next spring. He explained the existing road would remain open until the new road was accessible and that normal construction traffic is anticipated while the project is in progress.

Fred Aichele stated there is no parking allowed on Highland now.

Commissioner Grinnell reflected that the roads were built during a time when families had one car and now people have multiple cars. He shared information regarding parking regulations and indicated a

sign study would need to be conducted. He explained the township assumes liability related to signage. The Winemasters indicated they would have no objection with the request.

Tabatha Curtis raised concern regarding enforcement of posted fire lane signs. Commissioner Grinnell indicated residents should call the Lake County Sheriff's Department for enforcement matters.

Ms. Curtis reported on a resident who was able to access the roads and his garage with a large coach motor home and attached trailer that were comparable in length to fire trucks.

Chief Jeff Steingart noted an ambulance was in the neighborhood earlier in the day that had difficulty with access. Wider roads and a larger radius at intersections are very important and desirable for fire vehicle access. From a public safety point, the opportunity to enhance access is an important consideration for this project. He proposed future discussion of adding a fire hydrant if the larger water main is installed.

Brenda Prezell questioned the former comment regarding a resident's access to his garage with the motor home and attached trailer.

Scott Wood shared his concern for delays in fire response after observing a fire truck having to make a three point turn to navigate the intersection.

Jennie Halvorsen commented that she didn't feel it was making an impact for safety. Mr. Briggs indicated and Chief Steingart affirmed the larger intersection would enhance access.

Chuck Trampe asked the Winemasters if they were proposing the relocation of the road for safety. Ms. Winemaster affirmed it was for safety and stated she felt it would also add value to the community. Mr. Trampe raised that vehicles related to work at the Winemaster residence were creating a hazard by parking in the street. Mr. and Ms. Winemaster and Mr. Trampe discussed the contractor parking in front of the home.

Lindsey Shifley recounted a May 18, 2013 home fire and the response by three fire departments. Further delay would have increased damage to the home. She expressed support for the proposal and that she felt confident the plans would be reviewed carefully.

Chief Steingart reiterated time is of the essence when responding to a fire.

Dan Prezell commented on how the Winemasters chose to live in the community, that they were offering to pay for the improvements and that it would be a win/win situation.

Tiffany Kritek asked if the HOA had any idea of how many residents supported and opposed the project. Susan Frank reported a committee was being formed to study the proposal and to review the residents' position with the project.

Ken Krasinski, 19595 West Shore Drive, explained he was originally against the project, but upon further thought he had found no disadvantages. The community would be receiving free water main work and

a wider road that would enhance fire vehicle access into the community. He also felt the relocation of the road would improve the views in that area of the subdivision.

Upon an inquiry by Fred Aichele, it was confirmed that there would be no impact on the locations of the fire hydrants.

David Frost shared he has plowed the streets in the past and that the visibility would be improved if the project was completed. He thanked the Winemasters for helping the park.

Lake County Board Member Bartels indicated he attended the meeting, because he thought this was an LCDOT project. He shared that while serving at the County, he learned Lake County prefers 90 degree/square intersections and that they avoid slants.

Upon Tabatha Curtis's request, Mr. Briggs illustrated and explained navigation of the new roadway and intersection. He explained no property from the residence at the intersection was needed to increase the radius. Chief Steingart explained and Mr. Briggs demonstrated on his illustration how a fire truck would navigate the intersection.

Ms. Curtis reflected on the longstanding residents and their desire to preserve the ambience of the community and the changes new residents bring to the community. She asked the Winemasters to consider widening the existing roadway versus relocating it as a compromise.

Alex Abt expressed appreciation for the proposal to move and widen the roadway and to provide shoulders. He liked the idea of the ambience a new street would create and the enhanced access for fire vehicles. He supports the project and looks forwards to it. He thanked the Winemasters for helping the community and for offering to improve the water service.

Commissioner Grinnell indicated he received an email from Paul Chepoles expressing support for the proposal. The email will be included and made a part of the minutes.

HIGHWAY COMMISSIONER COMMENTS

Commissioner Grinnell indicated that there was no decision on the project yet. He felt there was a benefit for safety with a wider roadway and intersection and he noted the Fire Chief also believes there is merit for safety. He commented on the difficulty of accepting change; and he indicated he will examine the points and issues provided at this meeting and begin working on them. He emphasized this meeting was not to determine whether or not the project would move forward, but to get input from the community.

He indicated the road district would like an answer from the HOA regarding the water line and he raised the need for the HOA board to work together as a board rather than as individuals so that if there is support for the project the HOA can begin work with the Winemasters to improve the water line. He expressed his frustration with the rumors and misinformation that have been circulating in the community and with the inability to work with the HOA board to address the proposal. He subsequently

apologized for his comments on his frustration and encouraged the Board to work together to resolve the matter.

CONTINUATION OF PUBLIC COMMENT

Susan Frank identified herself as the President of the West Shore Park HOA. She explained she never called Commissioner Grinnell because she didn't want to bother him knowing he was receiving a large amount of contact from individual residents. The Board is working to get together to address the proposal including the formation of a committee to examine the project plans and to survey residents' positions.

Commissioner Grinnell offered to make a requirement to have the HOA included on the performance bond and as an additional insured.

Mr. Melledy, HOA Board Member, explained the HOA recently found out about the proposal and that they needed more time to review it.

Ms. Curtis asked about representation by the HOA and she recounted an April 2014 telephone conversation with Commissioner Grinnell.

Commissioner Grinnell requested the HOA designate a member of the Board to represent the community. Discussion was held among Commissioner Grinnell and members of the HOA board regarding improving communications. Commissioner Grinnell asked the HOA Board to let him know if the community is for or against the proposal, and that if they support the project, they to begin working on the water line with the Winemasters.

Lake County Board Member Bartels commented on negative rumors he heard about Commissioner Grinnell and he commended Mr. Grinnell's character.

Tom Pilewski expressed appreciation for the road work the Fremont Township Road District conducted in the community. He questioned if the bylaws gave the Board the authority to speak on behalf of the residents.

Brenda Prezell commented that factual information needs to be provided to the community so they can make an educated decision about the project.

Dan Prezell read from the HOA bylaws regarding HOA Board representation of the community.

ADJOURNMENT

Commissioner Grinnell apologized for expressing his frustration earlier in the meeting and he asked for a motion to adjourn. The meeting adjourned at 8:22 pm following a motion by Cindy Winemaster and second by Brenda Prezell.

Respectfully submitted,

Loretta Peterson, Recording Secretary, November 17, 2015