

**VILLAGE OF LAKEWOOD  
MINUTES OF THE VILLAGE BOARD MEETING  
APRIL 28, 2015**

The Village Board Meeting was called to order at 7:02 p.m. by President Smith at RedTail Golf Club. Present were Trustees Davis, Iden, Santowski, Sexson II, and Thomas. Trustee Furey was absent. Also present were Village Manager Catherine Peterson; Village Clerk Janice Hansen; Village Attorney Michael Smoron; Chief of Police Leigh Rawson; Building Commissioner Brian Fragassi; and many members of the public.

**PUBLIC COMMENTS:** None

**CONSENT AGENDA:** The following were considered and enacted on a single motion by Trustee Davis, seconded by Trustee Thomas:

**APPROVAL OF MINUTES:** April 14, 2015 2015/2016 Budget Public Hearing and April 14, 2015 Regular Board Meeting

**APPROVAL OF BILL LIST:** Accounts Payable Invoices Dated April 29, 2015 in the Amount of \$50,208.07

**APPROVAL OF FINANCIAL STATEMENTS:** Village Financial Statements for the Periods May 1, 2014 through March 31, 2015; RedTail Golf Club Financial Statements for the Periods May 1, 2014 through March 31, 2015; and Lake Patrol Financial Statements for the Periods May 1, 2014 Through March 31, 2015

Voting Aye: Trustees Davis, Iden, Santowski, Sexson II, and Thomas. Voting Nay: None. Absent: Trustee Furey. Motion declared carried.

**ITEMS REMOVED FROM CONSENT AGENDA:** None

**APPROVAL OF A CABLE TELEVISION FRANCHISE AGREEMENT BY AND BETWEEN THE VILLAGE OF LAKEWOOD, ILLINOIS, AND COMCAST OF NORTHERN ILLINOIS, INC.:** Village Manager Catherine Peterson commented that the new agreement authorizes Comcast to operate in rights of way in a manner consistent with Village Code and imposes a 5% fee on gross revenues. Under Federal law, before the Village can approve this proposed agreement, a public notice was placed in the local newspaper on April 15, 2015 giving an opportunity for public comments.

Joan Sage, Manager of Government Affairs with Comcast, introduced herself and thanked the Village for their continued cooperation and partnership.

Trustee Iden, seconded by Trustee Sexson II, moved to approve a Cable Television Franchise Agreement By and Between the Village of Lakewood, Illinois, and Comcast of Northern Illinois, Inc. Voting Aye: Trustees Davis, Iden, Santowski, Sexson II, and Thomas. Voting Nay: None. Absent: Trustee Furey. Motion declared carried.

**Village Board Meeting Minutes**  
**April 28, 2015**  
**Page Two of Three**

**CONSIDERATION OF AN APPEAL FOR 393 RICHMOND LANE REGARDING VARIOUS VIOLATIONS TO THE VILLAGE OF LAKEWOOD CODES AND ORDINANCES:** Village Manager Catherine Peterson stated that Fredja Stephanovic, the property owner, has maintenance code violation issues on the property itself and the existing structure.

Village Building Commissioner Brian Fragassi has issued a property maintenance report stating various code violations including; broken/missing glass from windows, siding missing and other rotted wood, roof deterioration, peeling paint, and overgrown vegetation. These findings cause an unsafe structure. The violations must be corrected within 30 days of the March 13, 2015 report. Building Commissioner Fragassi commented that the 2003 International Property Maintenance Code states all vacant structures and premises shall be maintained in a clean safe, secure and sanitary condition.

Fredja Stephanovic, owner of the property, participated in the Appeal via telephone at his request. Mr. Stephanovic purchased the property in 1993 with plans to building a new home on the property. He disagrees with the Building Commissioners findings that the garage is structurally unsound. He believes it needs new siding and roof, but the framing beams and trusses are solid and not rotten. This is his reasoning for appealing the decision to require the owner to condemn the garage and demolish it.

Attorney Michael Smoron asked the Board of Trustees if anyone was interested in overruling Building Commissioner Brian Fragassi's Village code violations. It was the general consensus of the Board to uphold the original findings based on the evidence and testimony presented. The Village will proceed with original violations.

**REPORTS:** President Smith and Village Manager Catherine Peterson are traveling to Springfield, Illinois, to meet with State officials to discuss the Route 176/47 intersection improvements.

President Smith attended the Chicago American Disability meeting and encourages the Village to participate in their services.

President Smith commented that SSA#1 continues to come to a consensus as to future funding of the lakes.

Trustee Sexson II urges all to attend Celebrate Lakewood on June 7, 2015 from noon to 4 p.m.

Trustee Iden commented that Turnberry Lakes were stocked with fish donated by Turnberry Property Association.

Trustee Santowski commented that on Saturday, May 2, 2015, McHenry County will host their annual electronic recycling event, sponsored by the Health Department, at the McHenry County Government Center.

Trustee Davis commented on parking pads which are permitted in the Village's R2 district. This section of the Village has extremely narrow streets which causes parking issues. After much discussion, it is the

**Village Board Meeting Minutes**  
**April 28, 2015**  
**Page Three of Three**

general consensus of the Board for Staff to develop recommendations for this issue. Safety regulations, how it effects neighbors, permitting process, impervious surface, and size should be addressed.

Trustee Davis would like R2 Zoning language within the Village's Code addressed and simplified.

Attorney Smoron commented that Zoning issues should be brought to the Board and staff formally through a proposal, architectural drawings, plat of survey, or actual building applications.

**CLOSED SESSION:** At 8:14 p.m., Trustee Sexson II, seconded by Trustee Thomas, moved to enter into to go into closed session pursuant to Section 2©(1) of the Open Meetings Act to consider the appointment, employment, compensation, discipline, performance or dismissal of specific employees of the Village. Voting Aye: Trustees Davis, Iden, Santowski, Sexson II, and Thomas. Voting Nay: None. Absent: Trustee Furey. Motion declared carried.

Discussion ensued regarding compensation of a specific Village employee.

Trustee Davis, seconded by Trustee Thomas, moved to exit Executive Session and return to the Regular Village Board Meeting. Voting Aye: Trustees Davis, Iden, Santowski, Sexson II, and Thomas. Voting Nay: None. Absent: Trustee Furey. Motion declared carried.

**REPORTS AND/OR ACTIONS FROM CLOSED SESSION:** Trustee Sexson, seconded by Trustee Thomas, moved to approve a zero salary increase and a \$4,000 bonus within the Fiscal Year 2015/2016 for Village Manager Catherine Peterson. Voting Aye: Trustees Davis, Iden, Santowski, Sexson II, and Thomas. Voting Nay: None. Absent: Trustee Furey. Motion declared carried.

With nothing further to discuss, Trustee Davis, seconded by Trustee Thomas, moved to adjourn the meeting. Voting Aye: Trustees Davis, Iden, Santowski, Sexson II, and Thomas. Voting Nay: None. Absent: Trustee Furey. Motion declared carried. The meeting adjourned at 8:52 p.m.

Janice S. Hansen  
Village Clerk

Approved: \_\_\_\_\_ Dated: May 12, 2015