

Village President
Jennifer Konen

Village Administrator
Brent M. Eichelberger



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Village Trustees

Sean Herron
Heidi Lendi
Michael Schomas
Ryan Walter
James F. White

May 11, 2021
Special Board Meeting
6:02 p.m.

1. Call to Order

President Konen called the meeting to order at 6:02 p.m.

President Konen stated that due to Governor Pritzker's Executive Order due to the COVID-19 pandemic, she has determined that an in-person meeting is not prudent or practical and, therefore, tonight's meeting was being held remotely.

2. Pledge of Allegiance

President Konen asked Trustee Lendi led the Pledge of Allegiance.

3. Roll Call

The May 11, 2021 Special Village Board meeting was held via GoToWebinar. Most attendees attended in person in the Board Room at Village Hall. Trustee Schomas, Village Engineer Michele Piotrowski and Public Works Deputy Director Merkel participated remotely.

Present: 6 President Jennifer Konen, Trustee Sean Herron, Trustee Heidi Lendi, Trustee Ryan Walter, Trustee Michael Schomas, Trustee James F. White

Absent: 0

Also Present:

Administrator Eichelberger, Attorney Julien, Public Works Director Speciale, Community Development Director Magdziarz, Police Chief Rollins, Public Works Deputy Director Merkel, Village Engineer Michele Piotrowski and Senior Management Analyst/Village Clerk Murphy

4. Public Comment

All Public Comments were regarding Item 5a. Ryan Homes Settlers Ridge Architecture

Jeremy McGinty, via the public comments email address, stated his concerns with front loading homes on alley lots and adherence to original aesthetics.

Anthony and Jennifer Mohatt, via the public comments email address, stated their concerns with front loading homes on alley lots and adherence to original aesthetics.

Melissa Dillenburg, via the public comments email address, state her concerns with front loading homes on alley lots.

Kim Murr, via the public comments email address, stated her concerns with front loading homes on alley lots and adherence to original aesthetics.

Danielle Johnna, via the public comments email address, state her concerns with front loading homes on alley lots.

Jerry Swatek, via the public comments email address, stated his concerns with front loading homes on alley lots and adherence to original aesthetics including elevations.

Jacob Orin, via the public comments email address, stated his concerns with front loading homes on alley lots and adherence to original aesthetics.

Dominic Cattero, Settlers Ridge HOA president, attending remotely, stated that he was available to answer questions from the HOA's perspective.

5. Discussion Items

a. Ryan Homes Settlers Ridge Architecture

Director Magdziarz explained that Ryan Homes has submitted for the Village Board's consideration the building elevations for the models and the elevation options they intend to construct in Settlers Ridge. Ryan Homes intends to construct a model home as soon as possible and anticipates constructing thirty homes per year with a total of seventy-two lots in Unit 1a and 1b. Overall, Ryan Homes building elevations demonstrate an effort to provide elevations that are compatible with the existing homes in Settlers Ridge and consistent with the Settlers Ridge architectural guidelines. Ryan Homes made a presentation to the Settlers Ridge HOA and the residents in Settlers Ridge. There are two main issues of contention between Ryan Homes and the HOA: 1) front loading homes on alley lots and 2) the details in elevations. The Coast Oak annexation agreement gave the Village Board total discretion over the design details on these lots.

Scott Shelton from Ryan Homes presented their concept for the Settlers Ridge lots. Board discussion ensued. Conversations with staff and Ryan Homes will continue. Administrator Eichelberger summarized that there are still two outstanding issues: homes on alley lots and architectural details. In addition, all of the items already agreed upon between the HOA and Ryan Homes need to be put into a final agreement. If those issues can be addressed, the item could come back for consideration at the May 18, 2021 meeting. He noted that it may not be possible for Ryan Homes and the HOA to resolve their issues so the Board may end up considering a package that the HOA does not fully endorse.

Jim Eckert, attending in person, asked questions regarding the model home location, hours and how traffic and parking would be addressed.

Rachel Rockwell, attending in person, asked what the additional cost would be to Ryan Homes to build an alley loading home.

Jerry Swatek, attending remotely, stated that the pictures of existing homes in Settlers Ridge used in the Ryan Homes presentation tonight, are of Pulte homes in the subdivision and do not meet the architectural standards of the HOA. He also stated that the details the HOA is requesting represent a minimal cost to the homebuilder and he is not in favor of the front loading homes on the alley lots.

b. Administration Introduction

Administrator Eichelberger provided an overview of the Administration Department and its various functions. Eichelberger read the VOSG Mission Statement and highlighted the final line, which reads “the Village must weigh each individual’s need against community standards and resources, to determine what is in the best interest of all its citizens.” Eichelberger stated that the Village Board establishes direction and policy and is key to community and intergovernmental relations. The Administration Department is a conduit between the Board and staff similar to the function of a conductor between the composer and orchestra. The Administration department works with departments to prepare items for Board discussion and consideration.

President Konen stated that she would like the Board to set a direction for the community and that these department overviews are to help the Trustees learn the various aspects of Village operations and finances so they may map a path forward. She indicated that she would like to start discussions surrounding a new Town Center/Village Hall. Administrator Eichelberger discussed the history of a new Village Hall over the years including size and location. The Finance Overview will include several options for financing a future Village Hall. Trustee Walter stated he would like to see many financing options laid out. Trustee Schomas proposed a bridge solution while a long term solution is crafted.

c. Finance Overview

The Finance Overview was postponed until the May 18, 2021 Special Board Meeting.

6. Closed Session

A motion was made by Trustee Herron, seconded by Trustee Walter, to adjourn to Closed Session per the exception to the Open Meetings Act *Appointment, Employment, Compensation, Discipline, Performance, or Dismissal of Personnel [5 ILCS 120/2(c)(1)]* taking no action at 7:58 p.m. and adjourning therefrom. The motion carried by the following vote:

AYE: 5	Herron, Walter, White, Lendi, Schomas
Nays: 0	None
Absent: 0	None

7. Adjournment

A motion was made by Trustee White, seconded by Trustee Heron, to adjourn the Regular Meeting of the Board of Trustees at 11:27 p.m. The motion carried by the following vote:

AYE: 5	White, Herron, Schomas, Lendi, Walter
Nays: 0	None
Absent: 0	None

ATTEST:

/s/ Alison Murphy

Alison Murphy

Village Clerk