

June 13, 2006

The regular monthly meeting of the Seneca Township Board of Trustee was called to order at 7:00 P.M. by Supervisor Ersel Schuster at the Seneca Township Building located at 16506 Garden Valley Road, Woodstock, Illinois.

Pledge of Allegiance

Township Officials in Attendance: Supervisor Ersel Schuster, Trustees Rosemary Bartman, Susan Mathews, Thomas Dahlfors, and Michael O'Leary, Road Commissioner Robert Helfers, Assessor Donald Andrews, and Clerk Dawn Seemann.

Guests in Attendance: R. Mark Gummerson, Robert Henry, Steve Gavers, Marlene Burgess.

Public Speaking: None.

Approval of Minutes: Dahlfors made a motion to approve the May 9, 2006 Regular Monthly Minutes as presented. Seconded by Mathews. Motion passed.

Audit of Current Bills:

Road District – O'Leary made a motion to approve the Road District bills for payment for the period of May 10, 2006 through June 13, 2006 in the amount of \$12,863.45. Seconded by Bartman. Voting yes: Bartman, Mathews, Dahlfors, O'Leary, Schuster. Voting no: None. Motion passed.

Town Fund– Dahlfors made a motion to approve the Town Fund bills for payment for the period of May 10, 2006 through June 13, 2006 in the amount of \$4,622.41. Seconded by Mathews. Voting yes: Bartman, Mathews, Dahlfors, O'Leary, Schuster. Voting no: None. Motion passed.

Treasurer's Report: May 1, 2006 through May 31, 2006, as listed below:

Illinois Fund –Mathews made a motion to approve the Treasurer's Report for the Illinois Fund for the period of May 1, 2006 through May 31, 2006. Seconded by Bartman. Motion passed.

Illinois Fund	Previous Balance	Trans to Prime	Expenses	Income	Ending Balance
General Assistance	\$21,507.62	0	\$1,000.00	\$183.16	\$21,690.78
Town Fund	\$119,574.07	(\$75,000.00)	\$10,247.37	\$7,538.67	\$41,865.37
Road & Bridge	\$54,665.01	0	\$11,592.41	\$5,603.81	48,676.41
Permanent Hard Road	\$43,954.59	0	1,876.74	\$4,997.92	\$47,075.77
Building & Equipment	\$11,723.59	0	0	\$1,257.10	\$12,980.69

Prime Fund –Dahlfors made a motion to approve the Treasurer's Report for the Prime Fund for the period of May 1, 2006 through May 31, 2006. Seconded by Bartman. Motion passed.

Prime Fund	Previous Balance	Trans Between Funds	Expenses	Income	Ending Balance
General Assistance	\$68,392.44	0	0	\$281.58	\$68,674.02
Town Fund	\$166,010.62	\$75,000.00	0	\$884.89	\$241,895.51
Road & Bridge	\$110,565.53	0	0	\$455.21	\$111,020.74

General Assistance: Schuster received several calls this month. However, each caller was a resident of Dorr Township. She referred them to Dorr Township.

Clerk's Report: Seemann informed the Board that our meeting notice was published in the Northwest Herald under the Public Access section as they requested.

Road Commissioner's Report: Helfers informed the Board that his black top program was to start the 1st of July. Peter Baker will be doing the work. He is running behind on his contract due to some issues he is having with the state.

- Helfers reported that he had a meeting with the City of Woodstock, the county engineer, & Reshke's Development regarding the Serenity Creek development. The Serenity Creek developers are putting in turn lanes on South Street that nobody new about until last Friday.

- Helfers brought in some of the vandal-proof hardware for our street signs he is now using to show the Board. This new hardware will make it harder to steal the signs. Special tools are needed to attach the hardware into the signs/posts. Our names are also marked on each of our signs so if the signs are stolen and recovered they will be able to return them to us.

- Schuster informed Helfers about an e-mail she received regarding a refund for a culvert.

Assessor's Report: Assessor Andrews informed the Board that the county came up with a G.I.S. system for measuring the non-farm areas of farms. He said this system has now changed about 99% of Seneca's farm properties, which is a benefit to the farmers. He added that although they were only changed a small amount, he has to change all of his records. The county said they would update the changes in the computer for him. Andrews stated other than that, "everything is going pretty good".

Planning Commission: - Information/review/action

A. **Commission Activity Report** - No report this month.

B. **Petition - #06-24/Robert & Linda Henry** – Pin #12-11-200-005 / 5.446 ac./A1 to A1C – 1608 S. Rose Farm Rd./"retail business usage, specifically handcrafted log home product.

– Attorney Mark Gummerson spoke on behalf of the Henry's. In summary of what he had to say, the Henry's are seeking to get a Conditional Use Permit for a home-based business in the barn. There will be absolutely no manufacturing taking place, there will be limited volume, the traffic in and out will be by appointment only. Mr. Robert Henry elaborated his plan, as well, following Mr. Gummerson's statements. Mr. Henry passed out some information to the Board that describes the type of products they wish to sell, the process, marketing, operation and activity by which they plan to run their "retail" business, as well as, some background information of themselves. The packet of information also included some pictures which included the interior of the barn where the business will be located and some examples the sort of products he'll be taking orders for, and what could happen if they are not stored properly. He read through and explained the information more specifically to the Board. He stated that log products such as log furniture, i.e. outdoor garden benches, etc., and hand carvings, i.e. black bears, eagles, etc. are the type of merchandise they will be carrying samples of in their barn in order to take orders for. Mr. Henry said that the business would be strictly retail. No manufacturing will be done at all on the premises. All of the products are handmade elsewhere offsite. He added that there will be no commercial trucking, and will be a seasonal business during the summer months only. In addition, the products would be delivered directly to the customers from the manufacturer.

- Bartman questioned the heating in the barn? Mr. Henry stated the barn will not be heated or air conditioned.

- Dahlfors asked Mr. Henry what would happen if his business "booms"? Mr. Henry stated that it would continue to be by appointment only, so the traffic could be spread out. Dahlfors stated that he is worried about the future of the business because the CUP is for ten years. He added concerns about traffic, signage, etc. Mr. Henry said that they are not looking to make the business big. They are expecting about six vehicles a week, and there will be no outdoor storage.

- Schuster questioned the sort of limitations he is willing to make to put the Board's minds at ease? Mr. Gummerson stated that limitations could be set to the number of days for appointments and the number of hours it would be open. - Schuster explained that the problem is that CUPs go with the property. Mr. Henry stated that he would be willing to state on the CUP that the CUP would be "killed" if the property were sold. Attorney Gummerson will write that up in the paperwork. Mr. Henry also agreed to limit the signage per the county standards or less, as well as

the following: No manufacturing on the property, restricted to selling the items he listed, employees would be limited to one outside person, business by appointment only, no outdoor storage, and the business is restricted to the first floor only of the barn.

- Bartman asked about the zoning of the property? Mr. Henry stated it is zoned A1.

- Bartman questioned if the property would be assessed differently if the business is there?

Assessor Andrews stated that it would be assessed differently.

- O'Leary agrees with the limitations with the exception of the signage. He feels no signage is necessary. Attorney Gummerson feels that would cause a problem with not being able to find the place, because they want people coming to the barn, not the house. Mr. Henry stated that the sign would be small and have the name of the business on it only.

- At the end of the discussion, Mr. Henry thanked the Board for their time.

- Upon further discussion among the Board, Dahlfors made a motion to approve the Petition #06-24 with the stipulations stated. Seconded by O'Leary. Voting yes: Mathews, Dahlfors, O'Leary, Schuster. Voting no: Bartman. Motion passed. Schuster will write up a letter including the stipulations and send a copy of it to the county Zoning Board of Appeals and Attorney Gummerson.

Petition #06-20 / correspondence – Schuster received a follow-up letter from Attorney Jay Filler regarding this petition. After discussion, the Board still goes along with their first decision to deny the petition. Mathews suggested to have the county request the petitioner remove the equipment off the property if the county denies the petition.

- Mathews made a motion to amend our comments in reference to Petition #06-20 to include the statement about permits for tanks, materials on the property, & the disarray of the property. Seconded by O'Leary. Voting yes: Bartman, Mathews, Dahlfors, O'Leary, Schuster. Voting no: None. Motion passed. Schuster will draft the letter and send a copy to the ZBA, the Janets, and Attorney Filler.

- C. **Recap of Imagine McHenry County Seminar – May 20th meeting** – Mathews and Dahlfors attended this meeting. They stated that it was good, but more of the same thing – nothing about how they will address the issues. Schuster stated that this study will be factored into the county's 2030 Land Use Plan, per the county.

Old Business:

- A. **Building Project Reports** – The Board met on May 24, 2006 to discuss our proposed building project. Research was done following the meeting by the members. Their findings are as follows:
- Dahlfors went to the county Planning and Development Department to explain what we'd like to do. He said the person who helped him was very helpful. He brought back paperwork including the steps we need to take to get this done, permit information, set back info, distance from lot lines, etc. Dahlfors added that a storm water engineer is needed to determine if we need a retention pond.
 - Mathews went to FBi Buildings, Inc., Morton, Lowes, and Home Depot to get information. She found FBi to be very responsive. She received brochures showing the types of buildings they make, as well as a computer design for a 40 x 36 building with the office needs we acquired about.
 - Schuster contacted Attorney Dirk Price regarding construction. She asked questions including where do we start legally. The attorney said he needs to come in and talk to us. Schuster put together a list of things in question. The cost for Attorney Price to come out to show us the legal proper way to do this, and bring an engineer, as well, is \$500.00. The consensus of the Board was to ask him come to our next meeting.
 - Commissioner Helfers checked into the price of certain aspects for the addition. They are as follows: He received one bid for date for a new well which was \$5250. He received one bid for painting the tall part of the building that was \$8,085. The cost to convert the cold storage to have three 14'x14' roll-up doors and a new service door installed is \$8,585. In addition, Helfers had a carpenter come out. The carpenter's recommendations were to push out the front of the building. This way it would still match the existing roof line. No price was given because he didn't have enough information.

- The Board discussed the carpenter's suggestion, looked at the FBI buildings for ideas, etc. It was decided that this seemed to be a more economical option than putting up an entire new building. Dahlfors will go back to the county to check into how far we could go to the road, and send Schuster the documents. Schuster will contact the attorney asking him to attend the July meeting.

New Business:

- A. **Prevailing Wage Ordinance** – Bartman made a motion to approve the Prevailing Wage Ordinance for the Road District. Seconded by Mathews. Voting yes: Bartman, Mathews, Dahlfors. Voting no: O'Leary, Schuster. Motion passed.
Dahlfors made a motion to approve the Prevailing Wage Ordinance for the Town Fund. Seconded by Bartman. Voting yes: Bartman, Mathews, Dahlfors. Voting no: O'Leary, Schuster. Motion passed.
- B. **Legislation – Perspective 2006** – Schuster would like to start discussing some of the issues in the Perspective Magazine that each Township Board member gets each month.
- Schuster received packets from TOI regarding the Illinois Progress Report and TOIPAC contributions.
- C. **Website – update** – Schuster asked the Board to take a look at our website and see if there is anything they would like to add to it. She will put this on next month's agenda for further discussion.
- D. **McHenry County Senior Survey** – Schuster has information regarding this survey for review. In addition, information is available for the "A Voice for Children" program.
- E. **Veterans Assistance Commission** – Schuster informed that Board that at the last Supervisor's meeting a Veterans Assistance Program was discussed. If anyone knows a Veteran who needs help, we could connect them to where they could go. Schuster has this information available for review.
- F. **Township Government** – Schuster talked about the duties and responsibilities of township officials.

Supervisor's Report: Misc letters/correspondence – informational only

- Hebron Township sent an invitation to the Township Board inviting us to join them to help celebrate 170 years of Hebron Township by being in their parade on June 17, 2006.
- TOIRMA is hosting a freedom of Information Workshop in Lake in the Hills on June 22, 2006. If anyone is interested in attending let Schuster know.

Executive Session: At 10:00 P.M. Dahlfors made a motion to go into executive session to discuss potential litigation and discuss/review the May 9, 2006 executive session minutes. Seconded by Mathews. Voting yes: Bartman, Mathews, Dahlfors, O'Leary, Schuster. Voting no: None. Motion passed.

Open Session: At 10:09 P.M. Dahlfors made a motion to go back into open session. Seconded by Mathews. Voting yes: Bartman, Mathews, Dahlfors, O'Leary, Schuster. Voting no: None. Motion passed.

Motion to approve Executive Session Minutes: Dahlfors made a motion to approve, but not release, the May 9, 2006 Executive Session Minutes as presented. Seconded by O'Leary. Voting yes: Bartman, Mathews, Dahlfors, O'Leary, Schuster. Voting no: None. Motion passed.

Motion to Adjourn: At 10:10 P.M. Dahlfors made a motion to adjourn tonight's regular monthly meeting. Seconded by O'Leary. Motion passed.

Respectfully Submitted,

Dawn Seemann
Township Clerk