

VILLAGE OF LONG GROVE
3110 RFD, ILLINOIS 60047-9613

MINUTES OF THE VILLAGE BOARD OF LONG GROVE

Tuesday, May 13, 2008 at 8 P.M.

3110 RFD, LONG GROVE, ILLINOIS 60047-9613

CALL TO ORDER:

President Rodriguez called the meeting to order at 8:00 P.M.

OFFICIALS IN ATTENDANCE:

Village President: Rodriguez
Trustees: Acuna, Barry, Hannon, Lazakis, Schmitt, Wachs
Village Clerk: Schultheis
Also Present: Superintendent Block, Village Engineer Chiczewski, Village Manager Lothspeich, Village Planner Hogue and Village Counsel Filippini

HOMEOWNERS ASSOCIATIONS/ITEMS FROM THE AUDIENCE

Homeowner Associations:

Long Grove Woods – Marcia Marshall. – An April 9, 2008 invite letters were sent to the Homeowner Association (HOA) Presidents listed above. Long Grove Wood HOA President Marcia Marshall responded via the enclosed email that she would not be able to attend the meeting and raised several questions that Staff responded to. - **No one was present. No action was taken.**

White Oaks – David Bendoff. – **No one was present. No action was taken**

There were no items from the audience.

Item #1: Report Of The April 28, 2008 Architectural Board Meeting.

The AB considered the following items during their meeting.

- A. Elevations, Landscaping, Screening, Signage And Lighting For *The Long Grove Promenade*, Northwest Corner Illinois Routes 83 & 53, Monarch Design Company. *Continued.* - There were questions regarding recycling at the Promenade. Village Counsel Filippini stated that the Village could have an Ordinance to require recycling but could no enforce the ordinance without having the waste hauler involved.
- B. Gazebo Addition/Rotisserie Enclosure For *The Long Grove Cafe*, 235 Robert Parker Coffin Rd, Hristakos. *Continued.* – As of May 12, 2008, no plans were submitted.
- C. Signage For *Muran Architects*, 149 Old McHenry Road (A.K.A. The Hotel Shops), Muran. *Approved.* With conditions.
- D. Signage For *The Fairy Garden*, 144 Old McHenry Road, Holmes. *Approved.*
- E. Lighting Plan For *Woodlawn-Country Meadows* School Campus, 6362 Gilmer Road, KJWW. *Approved.* F. Draft Planning & Design Guidelines For The Business District And Historic Business District. *Comments.* – Comments would be forwarded to the Consultant, and will be part of the package for the Open House.
- G. Proposed Zoning Ordinance Amendments. *Continued.* – **No action was taken on any of the above.**

Item #2: Report Of The May 6, 2008 Plan Commission & Zoning Board Of Appeals Meeting.

- A. PUBLIC HEARING: Amendment To A Previously Approved Special Use Permit And/Or Additional Relief Necessary And/Or Appropriate Under The Zoning Code To Allow Co-Location Of Additional Antennas On An Existing Telecommunications Monopole At 5105 Arlington Heights Road, Cricket Communications. *Recommended Approval.* – **Trustee Barry moved to direct the Village Counsel to prepare the necessary ordinance approving the special use permit to allow the collection of additional antennas on the existing telecommunications monopole located at 5105 Arlington Heights Road; seconded by Trustee Wachs.**
ROLL CALL VOTE:
Acuna – aye; Barry – aye; Hannon – aye; Lazakis – aye; Schmitt – aye; Wachs - aye
(Motion carried 6 – 0)
- B. PUBLIC HEARING: Variation Of The Side Yard Set-Back Requirement (South Side) From The Required 40 Feet Down To 26.06 Feet Within The R-2 District For The Construction Of An Addition (Garage) To An Existing Single Family Dwelling For Property Located At 2542 Lincoln Avenue, Wiatr. *Continued.* – **No**

action was taken.

- C. PUBLIC HEARING: Special Use Permit To Allow A Planned Unit Development/Subdivision Of Up To 10 Units On 18.16 Acres Of Property To Be Known As Long Grove Country Club Estates Unit Number Ten And/Or Additional Relief Necessary And/Or Appropriate Under The Zoning Code To Allow A Planned Unit Development Of Up To 10 Units On Property Currently Zoned Under The R-2 Zoning District Classification For Property Located At 1128 RFD On The South Side Of Route 53 And North Of Manassas Lane, Ullrich. Continued. – Discussion regarding the whether or not ten units could be allowed on the property. – **No action was taken.**

Item #3: Report Of The April 16, 2008 Conservancy Scenic Corridor Committee Meeting.

- A. CSCC 08-01. Dam Removal & Channel Restoration In A Lowland Conservancy District Within The Ravenna East Subdivision/PUD, Lennar Communities Of Chicago Recommended Approval. – **Trustee Barry moved to approve application CSCC 08-01 as recommended by the Conservancy Scenic Corridor Committee; seconded by Trustee Schmitt.**

VOICE VOTE:

All ayes, no nays. (Motion carried 6 – 0)

- B. CSCC 08-02. Tree Replacement In A Woodland Conservancy District On Property At 3737 Deerwood Drive Within The Deerwood Estates PUD, Morrison. Recommended Approval. – **Trustee Lazakis moved to approve application CSCC 08-02 as recommended by the Conservancy Scenic Corridor Committee; seconded by Trustee Schmitt.**

VOICE VOTE:

All ayes, no nays. (Motion carried 6 – 0)

Item #4: Report Of The May 12, 2008 Architectural Board Meeting.

- A. Elevations, Landscaping, Screening, Signage And Lighting For The Long Grove Promenade, Northwest Corner Illinois Routes 83 & 53, Monarch Design Company.
- B. Gazebo Addition/Rotisserie Enclosure For The Long Grove Cafe, 235 Robert Parker Coffin Road, Hristakos.
- C. Signage For “The Long Grove Art Co-op,” 344 Old McHenry Road, Kapov.
- D. Subdivision Identification Sign For Promontory Pointe Subdivision, Promontory Point HOA.
- E. Deck/Stage For The Long Grove Arts Commission, 132 Old McHenry Road (a.k.a. Towner Green), Olson. – **All of the above for informational purposes only. No action was taken.**

Item #5: Proposal From Applied Technologies For Pursuing Lake Michigan Water Allocation.

As reported during the April 22, 2008 Board Meeting, Applied Technologies completed their initial Lake Michigan Water Feasibility Study and the Water Planning Group voted to continue to include the Village of Long Grove as part of their study group. As such, the next step is for the Village to prepare and submit an application for the Village to be considered for a Lake Michigan water allocation. Accordingly, Applied Technology prepared the enclosed Cost-effectiveness Analysis & Allocation Application proposal for consideration by the Village Board. –

Applied Technologies Representative John Callan addressed the Board and the audience regarding Phase II in obtaining Lake Michigan allocation. He said that even if the approval was granted, it would take seven to eight years to before actually having water reach homes. He said that an idea of the costs would probably not be available until January, 2009. Mr. Callan also said that allocation rights, once granted, were not transferable. Trustees discussed whether or not a binding or advisory referendum would be needed to set up financing for distribution; and there was concern regarding the fact that costs were still not known. Trustee Acuna added that shallow wells have adequate water capacity; but there was concern that Lake County’s population is growing, and that this would be the last time that Long Grove would ever get a shot at Lake Michigan water allocation. The Board noted that it would need to approve Phase II by the August 8, 2008 meeting for the November Ballot; or he January, 2009 meeting for the April, 2009 ballot. – **Due to the need for more information, the vote was CONTINUED.**

Item #6: Motion Approving & Authorizing An At-Risk Agreement For Sunset Grove.

This item was continued during the April 22, 2008 Board Meeting since MidAmerica had not yet provided the signed Redevelopment Agreement that included the declaration prohibiting disconnection. Mid-America submitted the signed Redevelopment Agreement to the Village on May 6, 2008.

Sunset Grove Development Corporation, i.e. MidAmerica, is requesting permission to begin work on the Sunset Grove Development in advance of having the approval of the final planned unit development and the final plat of subdivision. If the motion is approved, the Village Manager would be authorized to enter into an At-risk

Agreement with Sunset Grove Development to proceed with: (1) tree removal; (2) site work/grading and on-site utility work prior to these final approvals. The Village Board has agreed to similar requests (Long Grove Commons, Menards, Eastgate, Ravenna, etc.) subject to the property owner agreeing to specific terms, including holding the Village harmless, through an At-risk Agreement. It should be stressed that no work would be authorized/permitted without having the necessary reviews/approvals by the Village Superintendent and/or Village Engineer. In addition, Sunset Grove Development Corporation would be required to provide a letter of credit in the amount of 110% of the cost of the improvements prior to commencing work. – **Trustee Schmitt moved to approve a Motion approving an At-Risk Agreement between the Village of Long Grove and Sunset Grove Development Corporation to Proceed with Limited Site Work for the approved Sunset Grove conditioned upon the Necessary Reviews and Approvals of Engineering Plans by the Village Engineer and the Submittal of the Necessary Letter of Credit Prior to Commencing Work; seconded by Trustee Hannon.**

VOICE VOTE:

All ayes, no nays. (Motion carried 6 – 0)

Item #7: Com Ed Engineering Proposal For Relocation/Burial of IL 83 & Aptakisic Utilities.

As directed by the Village Board as part of the approvals of the Sunset Grove Redevelopment Agreement, Commonwealth Edison prepared the engineering proposal for evaluating various options for relocating/burial of the existing overhead utility lines along IL 83 & Aptakisic Road for \$15,000.00. Please note that Commonwealth Edison requires that they perform the engineering estimate that Commonwealth Edison will credit this amount toward the cost for the burial/relocation of the utility lines.

Trustee Lazakis moved to approve the Commonwealth Edison Customer Work Agreement for the Cost Estimate for Electric Line Burial/Relocation along IL Route 83 and Aptakisic Road for the lump sum of \$15,000.00; to bury the lines on Rte 83 and keep them above ground on Aptakisic; seconded by Trustee Wachs.

ROLL CALL VOTE:

Acuna – aye; Barry – aye; Hannon – aye; Lazakis – aye; Schmitt – aye; Wachs - aye

(Motion carried 6 – 0).

Item #8: Proposal From ESI Engineering Re: Engineering Plan For Archer Municipal Parking Lot.

As directed during the April 22, 2008 Board Meeting as part of the consideration of the Downtown Master Plan, Village Engineer Joe Chiczewski prepared the proposals (not to exceed and lump sum options) for engineering work related to improvements to the Archer Municipal Parking Lot as recommended by the Downtown Master Plan. – Village Engineer Chiczewski discussed the time sensitivity of the project to have Archer available for use by Mid-November for the holidays. In order to meet that deadline the project would need to begin by September. Trustees discussed the costs, and whether or not the vote should be tabled.

Trustee Wachs moved to approve a proposal from ESI Engineering for preparing plans for the improvements to the Archer Municipal Parking Lot as recommended by the Downtown B1 & B1-A Master Plan: for an amount not to exceed \$196,000.00; seconded by Trustee Schmitt.

ROLL CALL VOTE:

Acuna – abstain; Barry – aye; Hannon – abstain; Lazakis – aye; Schmitt – aye; Wachs - aye

(Motion carried 4 – 0; two abstain)

Item #9: Ordinance Establishing The SSA For Developing A Deep Well Water System For B1-A.

During the February 8, 2008 the Village Board opened and closed the required public hearing for the proposed SSA without any public comment being offered during this meeting. As required by Statute, following the close of the public hearing there was a required 60-day public comment/objection period that expired on April 11, 2008. Having completed the required public hearing process without having received any public comments or objections, the Village Board is in a position to consider formally establishing the Special Service Area. As such, Village Counsel Filippini prepared the draft ordinance to establish the Special Service Area for the deep well water system to serve the IL Rt. 83 (including Sunset Grove) and Promenade properties with water. –

Trustee Hannon moved to approve the Ordinance Establishing the Village of Long Grove Special Service Area for Developing a Deep Well Water Supply System to Serve Various Properties located within the Portions of the B1-A Planning Area (IL Rte 83 and Route 53) based upon amendments to the Ordinance; seconded by Trustee Lazakis.

ROLL CALL VOTE:

Acuna – aye; Barry – aye; Hannon – aye; Lazakis – aye; Schmitt – aye; Wachs - aye
(Motion carried 6 – 0)

Item #10: Ordinance Approving Final PUD Plans & Plat For Canterbury Estates Subdivision.

As directed during the April 22, 2008 Board Meeting, Village Counsel Filippini prepared the draft ordinance granting final PUD and plat of subdivision approvals for Canterbury Estates Subdivision. – Trustees discussed various concerns such as the median needing to be adjusted for a turnaround; and the irregularity of the shape of Lot 10. They all discussed Lots 4 & 5 sharing mowing responsibilities, and making certain that it would be part of the HOA covenants.

Trustee Barry moved to approve an ordinance approving a Final Planned Unit Development Plat for Canterbury Estates providing review by Village Engineer; seconded by Trustee Wachs.

ROLL CALL VOTE:

Acuna – aye; Barry – aye; Hannon – aye; Lazakis – aye; Schmitt – nay; Wachs - aye
(Motion carried 5 - 1)

Item #11: Ordinance Approving Amendments To Village Code Re: AB Duties & Procedures.

As directed during the April 8, 2008 Board Meeting, Village Counsel Filippini prepared the draft ordinance amending the duties and procedures of the Architectural Board. –

Trustee Wachs moved to approved an Ordinance Amending Section 5-11-19 of the Zoning Code & Title 2, Chapter 3 of the Village of the Village of Long Grove Concerning Architectural Review as amended; seconded by Trustee Barry.

ROLL CALL VOTE:

Acuna – aye; Barry – aye; Hannon – aye; Lazakis – aye; Schmitt – aye; Wachs - aye
(Motion carried 6 – 0)

Item #12: Village President Rodriguez.

Affordable Housing Meeting – President Rodriguez said that she would attend for Village Counsel Furr and Village Planner Hogue. – **No action was taken.**

Item #13: Village Trustee Acuna.

Nothing to report. No action was taken.

Item #14: Village Trustee Barry.

Old McHenry Road Path – Trustee Barry said that Lake County supported the Path. – **No action was taken.**

Item #15: Village Trustee Hannon.

A. Treasurer Report For April 30, 2008. –

Trustee Hannon moved to pay the Bills as presented; seconded by Trustee Lazakis.

ROLL CALL VOTE:

Acuna – aye; Barry – aye; Hannon – aye; Lazakis – aye; Schmitt – aye; Wachs - aye
(Motion carried 6 – 0).

Trustee Hannon moved to approve the balances in the April 30, 2008 report; seconded by Trustee Barry.

ROLL CALL VOTE:

Acuna – aye; Barry – aye; Hannon – aye; Lazakis – aye; Schmitt – aye; Wachs - aye
(Motion carried 6 – 0)

***B. Actual and Budget Comparisons For Period Ending April 30, 2008.* – No action taken.**

Item #16: Village Trustee Lazakis.

Open House – Trustee Lazakis reminded the audience that there would be an Open House on the Master plan on May 15, 2008 at Kildeer Elementary School – **No action was taken.**

Item #17: Trustee Schmitt.

Park District – Trustee Schmitt said that the Park District was waiting for Tree Replacement Guidelines

from the Board – **No action was taken.**

SWALCO– Trustee Schmitt said that there would be an Open House in Gurnee on June 19, 2008. – **No action was taken.**

Rain Barrel Sales: - Trustee Schmitt said that sales in Long Grove were paltry. – **No action was taken.**

Item #18: Village Trustee Wachs.

Downtown BI&BIA Master Plan & Design Guidelines – May 15, 2008 Open House. The enclosed postcard invitation was distributed via email to the Residents/HOA's on Wednesday, May 7, 2008, posted on the Village's web site and sent via direct regular mail to all Residents/Businesses on Thursday, May 8, 2008. The meeting will include an open house format followed by an introduction of the Master Plan & Design Guidelines by Trustee/Task Force Member Ted Lazakis and a presentation by Village Engineer Joe Chiczewski with a Q&A session. – Trustee Wachs said that logos might be pushed back on the timetable as well as entrance signage to the Village. – **No action was taken.**

Item #19: Village Clerk Schultheis.

Nothing to report. No action was taken.

Item #20: Village Manager Lothspeich.

Teasel Program– Village Manager Lothspeich said that Lee Bassett and Bob Borg were at the Teasel Meeting at Reed Turner, and that it was well-attended – **No action was taken.**

Item #21: Village Superintendent Block.

Menards –Superintendent Block said that the Village has received \$440,000.00 for permits from Menard's. Barbara Turner's Residence– Superintendent Block said that repair work at the house has been completed. New Car for Superintendent – Superintendent Block has requested that approval of the purchase of a \$24,916 four wheel drive, GMC four-door truck with an \$8,500 trade in on the old vehicle be put in the next agenda. The consensus of the Trustees was to do so. **No action was taken on any of the items above.**

Item #22: Village Planner Hogue.

Not present

Item #23: Village Attorney Filippini.

Nothing to report. No action was taken.

Item #24: Approval of Board Meeting Minutes.

Status: April 22, 2008 Minutes. – Trustee Wachs moved to approve the April 22, 2008 Minutes as amended; seconded by Trustee Lazakis.

VOICE VOTE:

Four ayes, no nays, two abstain (Trustees Acuna and Schmitt abstained)

Item: Executive Session.

At 11:12 P.M.; Trustee Barry moved to go into Executive Session to discuss (1) Executive Session Minutes; (2) Litigation; (3) Personnel Matters; and (4) Acquisition and Disposition of Property; seconded by Trustee Schmitt.

ROLL CALL VOTE:

Acuna - aye; Barry – aye; Hannon- aye; Lazakis – aye; Schmitt – aye; Wachs – aye.
(Motion carried 6 – 0)

Item: Other Business.

April 8, 2008 Executive Session Meeting Minutes. - CONTINUED

April 22, 2008 Executive Session Meeting Minutes. – CONTINUED

ESI Costs: Village discussed proposals and costs of various engineering projects–
No action was taken.

Item: Adjournment.

At 1:25 A.M.; Trustee Barry moved to adjourn; seconded by Trustee Lazakis.

VOICE VOTE:

All ayes, no nay (Motion carried 6 - 0)