

Items #1:

**Heron's Landing SSA Re: Lake Michigan Water
County Club Estates Objections To Keeping Wells**

- Caruso
- Freeman
- Rubow
- Lewis



AGENDA
HERONS LANDING HOMEOWNER ASSOCIATION INFORMATIONAL MEETING
SPECIAL MEETING OF THE BOARD OF TRUSTEES
VERNON TOWNSHIP COMMUNITY CENTER
3050 N. MAIN STREET, BUFFALO GROVE, ILLINOIS
WEDNESDAY, FEBRUARY 23, 2011 AT 7:00 P.M.

CALL TO ORDER:

DISCUSSION ITEMS:

Hérons Landing Homeowner Association Informational Meeting Re: Proposed Special Service Area for Lake Michigan Water.

ADJOURNMENT.

The Village of Long Grove is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to phone David Lothspeich, Long Grove Village Manager at 847-634-9440 or TDD 847-634-9650 promptly to allow the Village of Long Grove to make reasonable accommodations.

**PROPOSED FINANCING PLAN
HERON'S LANDING SUBDIVISION
Per Lot Basis Inc. Connection Fees
LONG GROVE SPECIAL SERVICE AREA WATER SYSTEM PROJECT
February 21, 2011**

Exhibit A

Estimated Project Costs:

Water Distribution System Construction-118 Lots including 1½" service lines, Engineering & 15% Contingency	\$2,454,000
LCPW connection fee, meter, inspection (\$1800 x 118)	\$212,400
CLCJAWA connection fee (\$2564 x 118)	\$302,552 -----
Subtotal Water System Cost:	\$2,968,952
Bond Costs (Counsel, Financial Advisor, Underwriting Fees, Reserve Funds)	\$220,000
Village Legal Fees	\$50,000
Total Cost:	\$3,238,952
Necessary Bond Issuance	\$3,250,000

Estimated Property Tax Impact:

Number of Lots in SSA	118
Total Cost per Lot	\$27,542
Annual tax payment per lot (Based on 30 year bonds at 6.5%)	\$2,100

Additional Homeowners Expenses:

Monthly Water Service Charge: (Assumes 8,000 gallons/month average usage @ \$5.75 per 1000 gallon)	\$46.00
CLCJAWA Annual Property Tax Levy (Based on a \$500,000 home value, \$165,000 EAV, Tax rate of \$0.042/ \$100 EAV)	\$70

February 22, 2011

**PROJECT SCHEDULE
HERON'S LANDING PUBLIC WATER SYSTEM SSA
LONG GROVE / LAKE COUNTY**

	MILESTONE	ESTIMATED DATE
1.	SSA Public Hearing by Long Grove	January 11, 2011
2.	Mandatory 60 Day Objection Period	January 11, 2011 - March 10, 2011
3.	Consideration of an SSA Establishing Ordinance by Long Grove	March 22, 2011
4.	Preparation of County / Long Grove IGA	April - May 2011
5.	Prepayment Deadline	June 2011
6.	Approval of County / Long Grove IGA	June 2011
7.	Long Grove Bond Sale and Transfer of Funds to Lake County	July 2011
8.	County Board Approval of Engineering Contract	July 2011
9.	Levy of SSA Tax	December 2011
10.	Bid Opening by Lake County	January 2012
11.	License Agreements / Easements / IEPA Permits	February 2012
12.	Construction Contract Award by County Board	March 2012
13.	First Tax Payment Due	March 2012
14.	Construction Begins	April 2012
15.	Construction Completion	November 2012

David Lothspeich

From: David Lothspeich
Sent: Thursday, February 10, 2011 11:00 AM
To: 'Chief Jeff Steingart (jsteingart@countysidefire.com)'
Cc: Margerita Romanello; 'Kolb, Peter'
Subject: FW: Herons Landing
Attachments: 2-9-11 Kolb Letter 21102040.pdf

Chief Steingart,

As you may be aware, the Village of Long Grove was approached by the Herons Landing Subdivision to establish a Special Service Area to fund the extension of Lake Michigan Water from the existing Lake County Public Works system (Vernon Hills). As part of the discussion, the Residents of Herons Landing have requested permission to keep their existing individual wells for the primary purpose of lawn irrigation. In order for this to be allowed, the wells and Lake Michigan water sources must be kept separate to avoid mixing water sources. In an effort to avoid the concerns of shutting off the water supply to the fire suppression system for delinquent customers, the proposal is for the fire suppression system to remain on the existing well. The attached proposed typical solution would provide for this separation and would continue to have the existing fire suppression systems served by the existing well. In essence, there would be no change to the existing fire suppression system since it will continue to be served as it is today but I wanted to make you aware of the general request and the proposed changes to the fire suppression systems. Please let me know your thoughts and if you have any concerns with this concept.

Thank you,
David Lothspeich

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From: Kolb, Peter [mailto:PKolb@lakecountyil.gov]
Sent: Thursday, February 10, 2011 10:31 AM
To: David Lothspeich; 'aaronlawlor@gmail.com'; Bill Mass; David Wolfe (dwolfe@cbchi.com)
Cc: Perna, Philip M.; 'William Rickert'
Subject: FW: Herons Landing

Hello Everyone,

Attached for your information is a copy of the report developed by RHMG regarding the internal plumbing modifications to homes in Herons Landing. We have reviewed the schematics and would support the project given these modifications to home plumbing systems. Therefore the continued use of private wells for this project would be acceptable to the County given these internal modifications. The Village would still need to provide an opinion on whether or not these modifications would be acceptable to them. There is a cost associated with these modifications and there should be a discussion on how those costs are incorporated into the project. We are available to discuss this information at a mutually convenient time.

Thanks

Peter E. Kolb, P.E.
Director Lake County Public Works Department
650 W. Winchester Rd.

2/22/2011



Rezek, Henry, Meisenheimer and Gende, Inc.

CONSULTING ENGINEERS

February 9, 2011

Mr. Peter Kolb, P.E.
Director
Lake County Public Works Department
650 Winchester Road
Libertyville, IL 60048

Re: Herons Landing Subdivision Water System
Internal Plumbing Modifications
Project. No. 21102040

Dear Mr. Kolb:

We are hereby presenting the findings of our preliminary engineering investigations relative to the typical internal plumbing modifications that would be required in conjunction with allowing Herons Landing Subdivision homeowners to maintain their private wells for irrigation purposes.

Existing Internal Plumbing

As part of our investigation, we conducted a site visit of a typical home within the Herons Landing Subdivision, which has an irrigation system and a fire suppression system. Exhibit A is a schematic drawing of the typical internal plumbing arrangement. The well discharge line enters the basement and then splits into two pipes. One pipe feeds a hydropneumatic tank and the other pipe feeds a gravity fire suppression tank. The pipe exiting the hydropneumatic tank also splits into two pipes. One pipe exits the basement directly and feeds the irrigation system. The other pipe flows through a water treatment system and then into the potable water plumbing system of the house. The water treatment system consists of activated carbon tanks, a hydrogen peroxide feed system, a water softener, and a poly-phosphate feed system.

Plumbing Code Requirements

A review of the Illinois Plumbing Code with respect to applicable backflow prevention requirements revealed the following:

1. Section 890.1130 requires an RPZ (reduced pressure principal) type backflow preventer at a fire suppression system's point of connection to the potable water supply.
2. Section 892.1140 requires that any lawn sprinkler system connected to a potable water supply shall be equipped with an RPZ (reduced pressure principal) type backflow preventer.



Mr. Peter Kolb, P.E.
Director
Lake County Public Works Department
Re: Herons Landing Subdivision Water System
Internal Plumbing Modifications
Project. No. 21102040
February 9, 2011
Page 2

Proposed Internal Plumbing Modifications

Exhibit B presents a schematic of the typical internal plumbing modifications that would be required within the Herons Landing homes. The new 1-1/2-inch water service line would enter the basement and connect to a new 1-inch LCPWD water meter. Just downstream of the meter a double check valve type backflow preventer is recommended. Although not required by code, this unit will provide a relatively low cost means of additional protection for the public water system from any potential cross connection occurrences within the internal plumbing system.

Downstream of the double check valve backflow preventer, the piping connects to the home's potable water system. The well discharge would continue to feed the hydropneumatic tank, which in turn would feed the irrigation system and the fire suppression system. With no connections between the potable water system and the fire suppression system or irrigation system, there will be no need for any RPZ backflow preventers. All of the water treatment tanks, equipment and piping could be removed, by the homeowner, at their discretion. Some homeowners may elect to keep some or all of their treatment equipment for the irrigation water.

Estimated Costs

The cost of the internal plumbing modifications will vary based on the specific conditions within each individual home. However, based on discussions with local plumbers, it is estimated that the cost will range from approximately \$1,800 to approximately \$2,300.

We trust that this will provide you with the information which you require. If you have any questions or wish to discuss this matter in more detail, please contact me.

Sincerely yours,

REZEK, HENRY, MEISENHEIMER AND GENDE, INC.

William R. Rickert, P.E., BCEE
President

WRR/amd

Enclosures

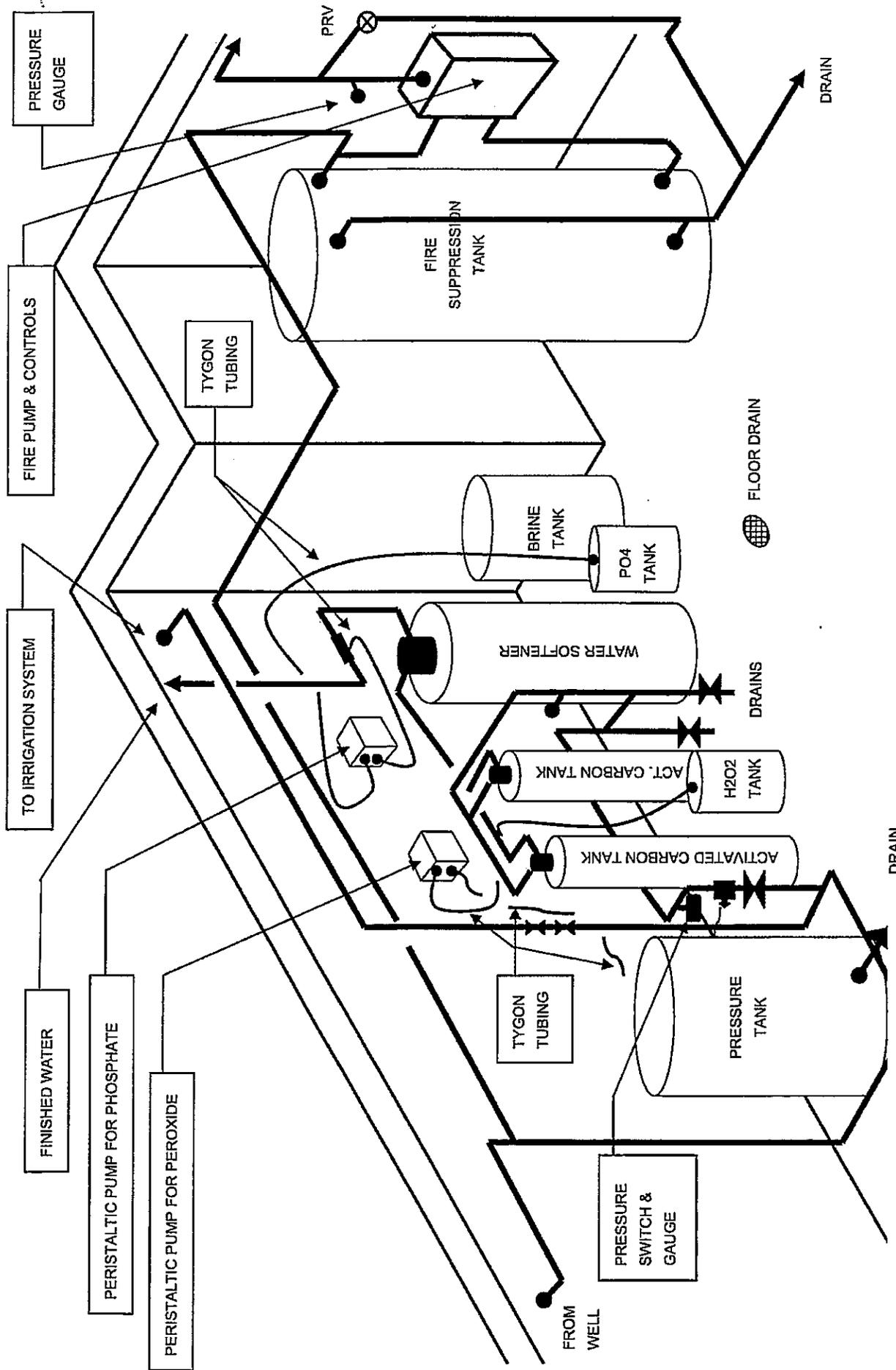


EXHIBIT A
 HERON'S LANDING - SCHEMATIC DRAWING OF TYPICAL EXISTING WATER SYSTEM
 INTERNAL PLUMBING

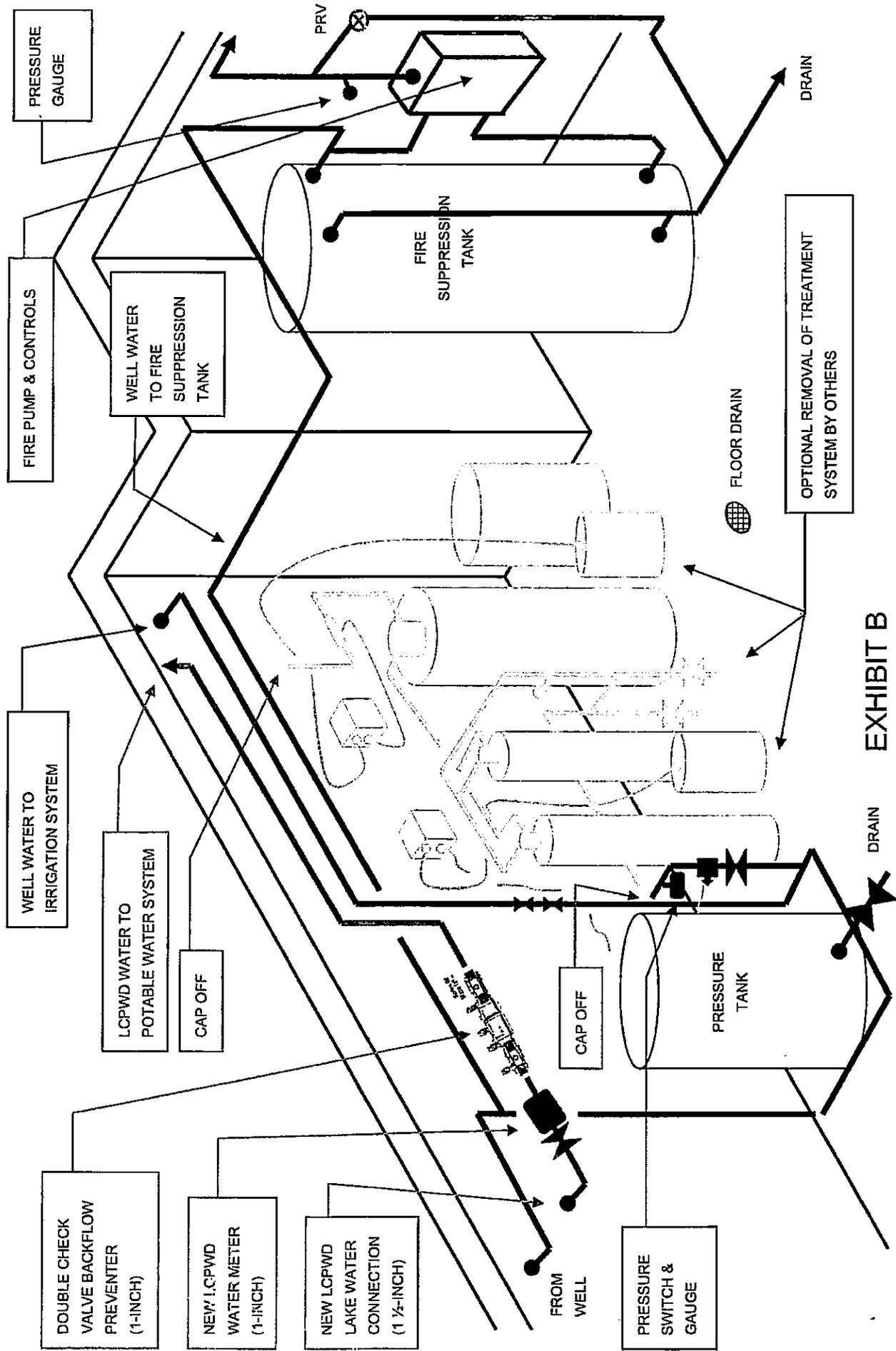


EXHIBIT B
HERON'S LANDING
SCHEMATIC DRAWING OF TYPICAL LAKE MICHIGAN/WELL WATER SYSTEM
INTERNAL PLUMBING MODIFICATIONS

David Lothspeich

From: David Lothspeich
Sent: Tuesday, February 22, 2011 11:12 AM
To: 'Jean Lewis'
Subject: RE: Herons Landing Lake Michigan water

Jean,

Thank you for your email. I will share your comments with the Village Board.

Herons Landing Subdivision is currently served by individual wells just as Country Club Estates. Herons Landing has requested permission to be connected to the existing Lake Michigan Water supply that is owned by Lake County and serves Vernon Hills immediately to the North of Herons Landing. As part of their request, Herons Landing is requesting permission to have the ability connect their homes to the system in one of the following possible methods:

- Connect all services to LM water (domestic, fire suppression, irrigation, etc.) and abandon their private well.
- Connect all services to LM water except fire suppression and irrigation which would continue to be served by the existing private well.

There are currently no limitations by either the Village of Long Grove, Lake County or the Lake County Joint Action Water Agency (JAWA) that prohibit the maintaining of the existing private wells other than the wells and the Lake Michigan Water systems must remain independent of each other without cross-connections.

Please let me know if I can be of further assistance.

Thanks,
Dave

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From: Jean Lewis [mailto:jl2231@yahoo.com]
Sent: Tuesday, February 22, 2011 7:59 AM
To: David Lothspeich
Subject: Herons Landing Lake Michigan water

Hello- it has come to our attention that Heron's Landing residents are petitioning for Lake Michigan water in addition to keeping their wells for watering their lawns and for filling their pools.

As you are aware, there have been past years of severe dry spells where Long Grove residents have had dry wells. It became clear to all of us on wells then that we need to be increasingly more careful and protective of the aquifer.

If you could please clarify the issue so that we may more fully understand their request, I would appreciate it very much. It just seems very irresponsible to allow them their wells for such non-necessary usage once they have Lake Michigan water.

Thank you very much and I look forward to hearing from you on this. ~Jean Lewis

2/22/2011

David Lothspeich

From: David Lothspeich
Sent: Tuesday, February 22, 2011 11:02 AM
To: 'BeamRup@aol.com'
Subject: RE: Heron's Landing Wanting Well Water for Pools & Lawns!

Debra,

Thank you for your email. I will share your comments with the Village Board.

You are correct, during the most recent drought the Village investigated whether we had the ability to limit water consumption specifically for lawn watering and the conclusion was that the municipalities (including Long Grove) do not have the legal ability to limit the use of private wells. While the Village did send out alerts to our residents informing them of the severe drought conditions and requesting that they restrict outside watering, the Village did not have the authority to adopt or enforce restrictions.

Thanks,
 Dave

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From: BeamRup@aol.com [mailto:BeamRup@aol.com]
Sent: Monday, February 21, 2011 11:04 PM
To: David Lothspeich
Subject: Heron's Landing Wanting Well Water for Pools & Lawns!

Dear Mr. Lothspeich,

I am writing this to express my displeasure in the Village of Long Grove even CONSIDERING allowing Heron's Landing residents to use well water for the mere pleasure of their green lawns and cooling pools. I must admit I was a resident of Buffalo Grove and used Lake Michigan water for many years. I am embarrassed to say I even had lawn sprinklers. I was under the false assumption that the grass is going to die and never come back if I don't water it! Then I moved to Long Grove. Big lots. A lot of grass. You have to be kidding me to think I'm going to water THAT! Out of my laziness, not to mention the amount of time that would be involved, I didn't water and guess what!? My grass didn't die! Turned brown&orange&dry but oh well (oops pardon the pun) ! A few good rains from Mother Nature and it was back to green. On our last really bad heat wave many years ago my well did go dry. Have you any idea how annoyed I was to see my neighbor across the street still watering his lawn while I had a dry well? Surprisingly during that drought I wrote a letter to whom ever was in charge at the time in the Village of Long Grove and was told there was nothing being considered to limit peoples watering habits ... even during droughts! Funny how this is coming up now with Heron's Landing and water consumption.

I am not against them getting Lake Michigan water. However, they DO NOT need the water from our aquifer to maintain their lawns! The grass doesn't die! As far as their pools, let them ship in their pool water at the beginning of the season as I see a lot of trucks in my neighborhood doing. I feel it's ALL OR NOTHING for them with the water! Water is becoming a very important resource that is needed for human survival, NOT to keep their grasses green & their pools filled. Remember how I mentioned I was guilty of watering my lawn in Buffalo Grove? I was on a corner lot. I had a lot of lawn. It cost a BLOODY FORTUNE to water my lawn with Lake Michigan water! Heron Landing residents are just worried about the all mighty buck. Keeping the green on their grass and the almighty green in their pockets.

2/22/2011

I wish to have my concerns about this heard and perhaps the Village Board needs to readdress the issue of water conservation at a later date.

I Remain,

Debra Freeman
Country Club Estates Resident

David Lothspeich

From: David Lothspeich
Sent: Tuesday, February 22, 2011 10:57 AM
To: 'Elder and Sister Rubow'
Cc: alncamg@aol.com
Subject: RE: Water Request

Steven and Sharon,

Thank you for your email. I will share your comments with the Village Board.

Thanks,
Dave

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From: Elder and Sister Rubow [mailto:stevenrubow@aol.com]
Sent: Tuesday, February 22, 2011 12:47 AM
To: David Lothspeich
Cc: alncamg@aol.com
Subject: Water Request

We understand that there is a request before the board to consider linking Heron's Landing to Lake Michigan through Buffalo Grove. We would love to have the same access, but cannot believe the cost involved to accomplish that. In the mean time, we do what we can to conserve water and help us all in our prudent use of the aquifers. We do not water our lawns. We have considered adding a swimming pool, but again, the use of water has played a role in that consideration. We have survived the dry spells as well as the wet ones. We use bottled water for our drinking purposes. We would love to have access to Lake Michigan water as we did when we lived in the city of Chicago. So at this juncture, we would oppose allowing Heron's Landing's request to link into Lake Michigan UNLESS there is provision to be able to restrict their use of well water when it comes to watering lawns or filling swimming pools, both of which are "luxuries" in times of needed conservation.

Steven and Sharon Rubow (1258)

David Lothspeich

From: David Lothspeich
Sent: Monday, February 21, 2011 7:30 PM
To: Joecaruso@aol.com
Subject: Re: we are AGAINST Heron landings request to keep wells w/ Chicago water access.

Joe,

Thank you for your email. I will forward your comments to the Village Board.

Thanks,
Dave

"Joecaruso@aol.com" <Joecaruso@aol.com> wrote:

Dave,

we are AGAINST Heron landings request to keep water wells (to water their lawns and filled their swimming pools) if they get Chicago water...
In other words, If HL gets Chicago water, they should not be allowed to keep their wells.
PS: we appreciate Camy Gould bringing this to our attention.
It is an extremely important issue (a vital issue would not be too strongly stated), and thus, an issue that deserves wide spread information delivered to ALL Long Grove residents.

thank you for receiving our concerns and our position on this most serious matter.
Kay & Joe Caruso in CCE, Long Grove, IL. (2440 RFD).

cc: Camy Gould

PPS: Dave, we also thank you for all that you do, to make Long Grove, IL a better place to live.