



MINUTES OF THE VILLAGE BOARD OF LONG GROVE
Tuesday, August 25, 2015 at 7:00 P.M.
3110 OLD MCHENRY ROAD, LONG GROVE, ILLINOIS 60047-9613

CALL TO ORDER:

At 7:00 P.M., Village President Underwood called the August 25, 2015 Village Board Meeting to Order.

OFFICIALS IN ATTENDANCE:

Village President:	Underwood
Trustees Present:	Borys, Jacob, Lyman, Marshall, Sarlitto, Yaeger
Trustees Absent:	None
Village Manager:	Lothspeich
Village Clerk:	Locker-Scheer
Village Attorney:	Filippini
Village Planner:	Hogue
Village Engineer:	Shrake

Call To Order: Recitation of the Pledge of Allegiance

VISITOR'S BUSINESS

Homeowner Associations:

The following were invited to the meeting but did not have a representative in attendance:

Orchards of Long Grove and Royal Melbourne.

Question whether or not there had been any update on IME funds. Village Manager Lothspeich shared that there is an account set up for Long Grove and we should get 50-75% of the funds. Staff will check into this for further information.

Tobin Fraley from the Long Grove Arts & Music Council thanked the Board for the Village's support. The season ended last Sunday with a crowd of over 1000 in attendance. A very successful year.

Lake County Sheriff's Report

Discussion: Sergeant Scot Kurek in attendance. No new incidents other than traffic-related. Trustee Jacob shared that there was a break-in in a home in his subdivision. Also, reported that Fidelity West had windows shot out on two occasions in recent past.

Special Events & Signage Applications.

Art Gallery & Trunk Show – Event date: October 24th.

Historical Society Ghost Walk – Event date: October 30th.

Discussion: None.

Trustee Jacob moved to approve the Special Event Application and temporary signage for:

(1) The Long Grove Arts & Music Council & Long Grove Artists Guild Back Seat Gallery & Trunk Show on October 24th and (2) the Long Grove Historical Society Ghost Walk on October 30th; seconded by Trustee Sarlitto.

VOICE VOTE:

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

Item #1: Consideration of an Ordinance amending the Village Code regarding Property Maintenance Code limitation on growth of weeds, grasses, or other plants (Ord. 2015-O-20).

Discussion: As directed by the Village Board during the August 11, 2015 meeting, Village Counsel prepared a draft ordinance amending the property maintenance code to provide for exceptions to the tall growth of weeds, grass and other plants for certain properties which contain a comparatively large and undeveloped portion of property. Village President Underwood shared that a potential resident asked about the maintenance of the portion of a property and guidelines on the maintenance. Trustee Borys questioned the wording of the ordinance; discussion ensued with Village Attorney Filippini working through definition of wording. Today: 3 of 10 acres non-conservancy and not mowing – owner would be in violation of the ordinance. There are also subdivisions where not mowing large acreage would be considered an unkempt property. Verbiage is written to protect higher density developments. Village Manager Lothspeich shared that there are instances when the Village receives requests regarding guidance on properties not being maintained, which is what an Ordinance helps with. Trustee Jacob asked about how this would be enforced; response that per the wording, the Village could go in and take care of the issue. Board made the decision to have the Staff review the wording from different perspectives. No vote taken at this meeting.

Item #2: Presentation and discussion of proposed special service area (SSA) for extension of public water into the B-1 Historic Business District.

- A. *Discussion:* Since the last meeting, Village President Underwood sent an invitation to LGBCP President Ryan Messner and Director Sharon Fine inviting the downtown property owners and merchants to attend today's meeting. Village President Underwood thanked all of the merchants in attendance and provided background into prior discussions about the proposed SSA. Village Manager Lothspeich shared that there is a spreadsheet on the Village website (<http://www.longgrove.net/events/village-board-meeting-08252015>) that outlines estimated water usage; connection fees based on the usage. Village has been looking at extending water into the business district. This would bring water into the crossroad and Harbor Chase will install to Old McHenry Road. Goal: Harbor Chase to Robert Parker Coffin to Hwy 83. Cost estimated between \$10M - \$12M. Looking to get this in place before the construction of Old McHenry. Village Engineer is developing the plans. Engineering prep fees estimated at \$3.5M. Village has looked at financing bonds and SSAs. Worked on numbers for connection fees: \$7000 per residential equivalent, connection fees would range from \$7,000 to \$91,000. Village hopes to recoup approximately 40% of the cost of the water connection. The \$4.5M cost was the redevelopment of the Archer lot and repaving, as well as repairs of the Bridge, as well as bringing water main to west side of Hwy. 83. When bonds were issued, intent was for any sale of Archer lots to go towards the bonds. Mr. Kopecky suggested running the electrical along the back of buildings instead of along the road. Engineer Shrake shared that the cost for burying overhead utilities is potentially \$180,000 per pole. Sunset Grove was supposed to have buried utilities but the cost became prohibitive. Question about whether with the historic nature of the downtown area would be eligible for any grants. Village Manager Lothspeich shared that there are not any grants that are known; and existing grants are in question because of the state of the budget of Illinois. At one point about 4 years ago, the Village had a grant. Village Engineer Shrake's firm will investigate whether there are any potential grants available. The process for establishing an SSA:

put concept out so that Board knows whether or not there is funding coming from businesses, first meeting in September will be a proposal of a Special Service Area; notices and mailing; property owners can then present opinions; October 13th public hearing, 60 day objection period. If less than 51% objecting, then the Village Board can vote on ordinance establishing an SSA. If more than 51% object, the Village Board does not vote on the ordinance. Need to be cognizant of the calendar and the projected road construction. Mr. Kopecky inquired about having a meter on the buildings; response that all properties would have to be metered for usage. Current quarterly minimum bill is \$500. Bond is paid back by the SSA to the Village and then pays back the bondholders for determined timeframe. Numbers provided include a 4.5% interest rate built in. For the area, there is a period for objections – requires 51% of property owners and registered voters.

Public discussion: Impact of the SSA to the businesses / tenants. Proposed plan is for this to be put in place at approximately the same time as the Streetscape construction occurs. If Board would approve the SSA this year, it would be on next year's taxes. Structure of payments needs to be manageable to businesses; ideally there would be gaming revenues to subsidize. Discussion about incentives to high volume users and SSA participants. Decision to have an open meeting. Consensus by Board to proceed with SSA. Staff given direction to move forward on draft and numeric estimates. Agreement that having a meeting with Board participants and property owners to discuss options. Plan is to include this on the next meeting's agenda. TIF District (\$4.5M that Village invested) is the Archer lots, Route 83 properties, downtown, and the bank property. Purpose was to attract and get Sunset Grove development, with increment used to attract other potential developments, streetscape improvements, water main improvements. Monies used for public development, not to private entities. There was a sales tax rebate provided to the business entities for Sunset Grove businesses (total of \$1M or set number of years); estimated at \$3.8M. Proposed brewery would pay same amount for water until they hit a specific level after which they would pay at half the rate. Discussion about whether or not residents along the path are interested in connecting; subdivisions are adjacent to the TIF. Because of the distance, connecting some of the subdivisions would increase the cost to the Village instead of decrease because of more users. Average homeowner: 250 gallons per day (Engineer Shrake considers this low for Long Grove area). Suggestion from the audience is to add public restrooms to the Village area. Recommendation to have all Pin numbers verified. If the Board moves forward, all Pin numbers would need review as a part of the process. Difficult to sell properties that have an SSA, much less two SSAs. If a building has 3 businesses, the proposed hookup would be by building (tax PIN), not by tenant. Looking at the public infrastructure. Audience member questions the opinion that pulling in water will increase the value of business properties; response that a primary reason is to attract restaurants. Board has heard that having water to the Village is needed. Question: Do the Village businesses want the water – if they do, the Village will pay \$60,000. Known requirement is to have water to Harbor Chase. Zoning is the regulatory tool that impacts the properties in the downtown area, which the Board has broadened to allow additional uses. The 60% of the cost would be covered by the bonds. Trustee Lyman asked whether or not the LGBCP wants water. Response is that water is crucial, but it is a matter of cost and what will be taken on by the merchant. Difficult to determine at a time when the downtown area is trying to revitalize. Merchants are astounded and very concerned about the cost of the water. Actual cost per 1000: approximately \$1.50. Ideally will expand the user base. Currently: Very few users. Don't require anyone to connect. If assurances of connection, then could determine the demand and pricing. Trustee Borys discussed mandated payment of the connection and not mandated connection. Addition of Harbor Chase and potential brewery expand the overall infrastructure and cost. Possible that consensus of LGBCP that this many not be economically feasible. Financing could be structured to flip from SSA to a TIF.

Detailed list of improvements identified (e.g., concrete sidewalks, paver access, street lighting, Streetscape improvements, downtown pathways on Robert Parker Coffin, enhanced landscaping,

bridge, extending pathway to Village, water system improvements). Currently, only Harbor Chase is included. A 6:30 p.m. workshop is scheduled for tomorrow between 2 Trustees and LGBCP representatives. Conversation to be continued there. Suggestion to have another public meeting in September. Ryan shared that there needs to be more dialog with property owners to get to the heart of costs. Trustee Lyman plans to put together an outline for review by Staff, Village President Underwood, Trustee Sarlitto and Village Engineer Shrake. Timing will impact structure of financing. To collect taxes during 2016, would need the bond ordinance filed with County Clerk by last Tuesday of December. Else, delays taxes to 2017. Trustee Yaeger discussed Plan B: If merchants are not interested: Normal tap-on fees, full fair. Most likely Harbor Chase, Archer lots, possibly a brewery. System needs to be put in place in one shot. At some point, other points to be included: Water adjustment threshold. Board agrees that draft Ordinance should be drafted to get the process started, with the understanding that it can be stopped at any time during the process through when it is voted on (earliest is December). Element of tearing up the roads makes this the time to do it.

Trustee Borys moved to prepare a draft ordinance based on discussion this evening and discussion tomorrow for presentation; seconded by Trustee Marshall.

VOICE VOTE:

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

Item #3: Village President Underwood.

Administration & Legislation

- A. Long Grove Fire District - *Discussion:* Fire Board Meeting letter congratulating Board on passing Ordinance. Invitation to meet to discuss other public safety issues at the fire house sometime in September. Potential dates discussed.
- B. Board Commission Committee Appointments – *Discussion:* There are two openings on Architectural Committee. There are 3 potential volunteers and looking for any more that are interested.
- C. IL Route 53 Extension – *Update:* Village President Underwood provided information about planning council and response from letter that five communities received. Discussion about the Hawthorn Woods meeting by attendees on Board – there were approximately 300 people in attendance with full parking lot. Next steps of Long Grove: Concurrence that there be more communications to the Long Grove residents and discussion about various impacts. Review of Hawthorn Woods next steps and direction to contact www.lakecorridorplan.org. Discussion about a future Town Hall meeting; agreement to review after survey results are in. Potential to combine the results of the survey. Board majority in agreement to have a Town Hall meeting.
- D. Survey – *Update:* Village Manager Lothspeich is looking into having representatives come to Long Grove to present the results of the survey (possible public forum presentation).

Item #4: Village Trustee Borys.

Finance

- A. Village President Salary
Discussion: Request to discuss an ordinance/resolution establishing a salary for the Village President effective 2017. Trustee Borys provided background and history of not having competing candidates for Village President position and the need to get more people involved. This is considered a kind of stipend for expenses. Village President Underwood shared the list of Village Mayor/ President Compensation amounts for Lake County. Proposal of \$1,200 per month (\$14,400 per year) beginning in 2017. Discussion around the Board. Consensus that it

should be pursued. Option could be to set up a line item in budget to cover Village President and Trustee expenses. Discussion about how other municipalities handle, including pensions and health care coverage. Board agreed to put policy change on agenda for next meeting.

Item #5: Village Trustee Jacob.

Roads, Bridges & Pathways

Discussion: One paving pathway left which will be complete this week. Discussion about curbs added. In the process of obtaining quotes for necessary Bridge repairs. Thanked Village Manager Lothspeich for pulling together solicitor guidance.

Item #6: Village Trustee Lyman.

Economic Development & Economic Concerns.

LGBCP Board & Downtown Board & Economic Development Committee Meetings

Discussion: No report

Item #7: Village Trustee Marshall.

Building, Water & Sewer

Monthly Building Department Report – August, 2015.

Discussion: No report.

Item #8: Village Trustee Sarlitto.

Planning & Zoning

Discussion: Discussion about comprehensive plan and bids. Observation that we have a “perfect storm” coming together in the next 18 months. Possible joint meeting with Planning Commission following survey results being delivered. Next year is Long Grove’s 60th Anniversary – possible theme for 2016 festivals. Shared that Trustee Sarlitto will be having open door meeting access every Wednesday night at Peet’s Coffee in Sunset Grove Shopping Center from 6:30-8:00 pm.

Item #9: Village Trustee Yaeger.

Security, Sustainability, & Communications

Discussion: Will be in attendance at Swalco meeting this Thursday. Long Grove Living had articles in last publication. The Bridge is close to completion for the September issue.

Item #10: Village Clerk Locker-Scheer.

Discussion: No report.

Item #11: Village Manager Lothspeich.

Discussion: No report.

Item #12: Village Planner Hogue.

Discussion: Not in attendance.

Item #13: Village Engineer Shrake.

Discussion: Paving is below budget. Stemper parking lot: committed to do patching next Tuesday and Archer parking lot on Monday. There is a stone swale that should be avoided.

Item #14: Village Attorney Filippini.

Discussion: No report.

Item #15: Approval of Board Meeting Minutes

August 11, 2015 Board Meeting Minutes – Amendments provided by Village President Underwood.

Village Board Meeting Minutes
August 25, 2015

Trustee Sarlitto moved to approve the August 11, 2015 Board Meeting Minutes as amended; seconded by Trustee Marshall.

VOICE VOTE:

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

Executive Session

At 10:30 P.M., Trustee Sarlitto moved to go into Executive Session to discuss (1) Executive Session Meeting Minutes; (2) Acquisition and Disposition of Property; and (3) Litigation; seconded by Trustee Marshall.

ROLL CALL VOTE:

**Trustee Jacob - aye; Trustee Yaeger – aye; Trustee Marshall – aye; Trustee Borys- aye; Trustee Lyman - aye; Trustee Sarlitto - aye.
(Motion carried 6 – 0).**

Other Downtown Development

Village Manager Lothspeich shared the status of the Finch Brewery. Anticipates site decision by the end of September. Finch is still in due diligence with Red Oak property owners. Has appreciated conversations and actions with the Board.

Approval of Executive Board Meeting Minutes.

August 11, 2015 Executive Meeting Minutes – No discussion.

Trustee Marshall moved to approve the August 11, 2015 Executive Board Meeting Minutes; seconded by Trustee Jacob.

VOICE VOTE:

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

Adjournment.

At 10:56 P.M., Trustee Marshall moved to adjourn the meeting; seconded by Trustee Sarlitto.