



**MINUTES OF THE VILLAGE BOARD OF LONG GROVE
Tuesday, November 10, 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 November 10, 2015 Village Board Meeting to Order.

OFFICIALS IN ATTENDANCE:

Village President:	Underwood
Trustees Present:	Jacob, Lyman, Marshall, Sarlitto, Yaeger
Trustees Absent:	Borys
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:

Briarcrest – Geoff Wilson. *Discussion:* Asked about potential for development bordering the subdivision or considerations regarding rezoning. This is not unincorporated land. Village President Underwood shared that there are no current plans. The Village Comprehensive Plan will be reviewed this upcoming year. If there are any zoning changes proposed for the land, the residents in the area would be notified and there would be public hearings.

The following homeowner associations were invited to the meeting but did not have a representative in attendance: **Bridgewater Farms** and **Bridlewood**.

Lake County Sheriff's Report

No report.

Item #1: Report of the November 3, 2015 Plan Commission & Zoning Board of Appeals (PCZBA) Meeting.

- A. **New Business.** Request for an Amendment to a previously approved Planned Unit Development Subdivision commonly known as "*The Long Grove Commons*" including amendments to the previously approved Ordinance, Plat and Plans for an additional drive through for Dunkin' Donuts (formerly the PNC Bank).

Discussion: Village Planner Hogue shared discussion by PCZBA regarding hours of operation (requested until 10:00 pm), construction requests, special requests and use of the property. You will be able to walk in as well as have a drive through. There will be limited seating.

Trustee Sarlitto moved to direct Village Counsel to prepare the necessary approval ordinance amending the Long Grove Commons PUD for an additional drive-thru as recommended by the PCZBA for consideration during the next Village Board Meeting; seconded by Trustee Marshall.

ROLL CALL VOTE:

**Trustee Jacob - aye; Trustee Yaeger – aye; Trustee Marshall – aye; Trustee Lyman - aye; Trustee Sarlitto - aye.
(Motion carried 5 – 0; 1 absent Trustee - Borys).**

- B. Old Business (Continued).** Consideration of an update and proposed amendments to the Village of Long Grove Comprehensive Plan submitted by the Village of Long Grove.

Discussion: Board in agreement with PCZBA decisions. No further action required by Board.

Item #2: Report of the November 4, 2015 Conservancy Scenic Corridor Committee (CSCC) meeting.

Discussion: Request to remove dead trees and shrubs and debris, replanting of trees, shrubs, grasses and wildflowers and creation of mowed pathways within a lowland conservancy district on property known as 6609 Cobblestone Lane. Village Planner Hogue shared that there was a low area that was subject to flooding. Suggestion of cypress (native species to Illinois) which is not on our list but suggests adding it to the list of approved plant species.

Trustee Sarlitto moved to approve application CSCC 01-15 as recommended by the Conservancy Scenic Corridor Committee.; seconded by Trustee Jacob.

VOICE VOTE:

All ayes, no nays (Motion carried 5 – 0; 1 absent Trustee - Borys)

Item #3: Referral of Zoning Code Text Amendment(s) to allow Video Gaming on a permanent basis to the Plan Commission & Zoning Board of Appeals.

Discussion: The paperwork for this amendment has been put together. The next step would be a public meeting and include a recommendation from the PCBZA. Staff will gauge the location of the meeting to determine the size of the facility needed.

Trustee Marshall moved to refer amendments to Village Code regarding Village Gambling; seconded by Trustee Lyman.

ROLL CALL VOTE:

**Trustee Jacob - aye; Trustee Yaeger – aye; Trustee Marshall – aye; Trustee Lyman - aye; Trustee Sarlitto - aye.
(Motion carried 5 – 0; 1 absent Trustee - Borys).**

Item #4: Request for referral to the Village Plan Commission & Zoning Board of Appeals (PCZBA) regarding rezoning from County to Village R-2 Residential Planned Unit Development (PUD) for 18 single-family detached homes for the unincorporated vacant property totaling 34.4 acres located at the northwest corner of Old Hicks and Checker Roads (PINs #1436300039; 1436300038; 1436300003), Fidelity Wes Builders.

Discussion: This is an unincorporated area. Lot sizes are smaller due to the planned route of Highway 53. Michael DeMar, Long Grove resident and owner of Fidelity Wes Builders, thanked the previous and current Board for allowing the presentation of his plans. He has been a long-time resident of Long Grove, Village Board Meeting Minutes
November 10, 2015

developer, business owner in Long Grove, and as such as vested interest in the Village. He proposes the name of subdivision to be "Karen's Corner". Eighteen lots meets all R-2 requirements; the setbacks meet R-2 requirements (75 foot front yard, 40 foot sides and rear), with 8-10 of the lots needing setback variance: Asking for 60 front, 32 on sides. All lots will be at least an acre and area subdivision will include walking paths. Sewer/water will tap into Menards. Beautiful property. Target market: families that want to come to Long Grove for natural beauty and schools; no targeted age. Square footage: 3000 square foot minimum per home. Each home will be custom. There will be a model, then built to order.

Trustee Sarlitto moved to refer to the PCZBA an application from Fidelity Wes Builders to the Plan Commission & Zoning Board Of Appeals (PCZBA) regarding (1) Zoning Text Amendment(s) for Reduced Yard Setbacks; and (2) R-2 Planned Unit Development Subdivision for 18 single-family detached homes for the unincorporated vacant property totaling 26.4 acres located at the northwest corner of Old Hicks and Checker Roads; seconded by Trustee Lyman.

VOICE VOTE:

All ayes, no nays (Motion carried 5 – 0; 1 absent Trustee - Borys)

Item #5: Resolution urging Illinois State leaders to release revenues payable to local governments. (Res. #2015-R-35)

Discussion: Currently, the State of Illinois is not paying the Village the monies owed. The only state money the Village is getting right now is Sales Tax and Telecommunications. Village is not receiving income tax, local use tax, MFT or video gaming taxes. Amount owed: \$159,527.02 through the end of October. (Delayed 60 days). The only state money the Village is getting right now is Sales Tax and Telecommunications. MFT receives about \$17,000 each month; the Village has not received any money for 3 months, at approximately \$51,000. Amount owed for video gaming: \$7,802.83. This is impacting our Village. Board in agreement to send a message to the State.

Trustee Jacob moved to approve a resolution and/or letter urging state leaders to release revenues payable to local governments; seconded by Trustee Marshall.

VOICE VOTE:

All ayes, no nays (Motion carried 5 – 0; 1 absent Trustee - Borys)

Item #6: Consideration of a resolution authorizing an agreement with Teska Associates for updating the Long Grove Comprehensive Plan. (Res. #2015-R-36)

Discussion: Trustee Sarlitto shared the process of requests for proposal with a list of potential vendors. Independently after review, they requested cost estimates. Set up an estimate of number of meetings and efforts so that the Village could compare. Had sit-down one hour plus meetings with each. There were two firms that had similar quality, with one having a significant price differential. Review committee and staff agrees with the recommendation of Teska Associates. Do not want this process to take too long; and want to lift the moratorium. There is a list of communities that Teska has worked with, many in the northeast area of Illinois (including Deer Park, Mettawa). Calls were made to Village Managers and good reviews from all.

Trustee Lyman moved to approve a Resolution authorizing an agreement with Teska Associates, LLC for updating the Long Grove Comprehensive Plan; seconded by Trustee Marshall.

ROLL CALL VOTE:

**Trustee Jacob - aye; Trustee Yaeger – aye; Trustee Marshall – aye; Trustee Lyman - aye;
Trustee Sarlitto - aye.
(Motion carried 5 – 0; 1 absent Trustee - Borys).**

Item #7: Consideration of an Ordinance terminating the proposed Special Service Area (SSA) process for extending public water into the historic downtown as requested by the downtown property owners. (Ord. #2015-O-26).

Discussion: Village Engineer Gewalt Hamilton and staff have worked with LGBCP President Ryan Messner to update the RE's and contribution per property. An SSA was proposed on September 8, 2015. There has been a lot of outreach and meetings with business owners and landowners in the business district. Merchants spoke of their concerns regarding the SSA due to timing issues related to SSAs. Village Attorney Filippini was requested to put together paperwork terminating the proposed SSA. Trustee Lyman shared that she has been looking into the pricing of water. Proposed waiting until next meeting as additional time is needed to determine water rates. Ryan Messner shared that water is important to the business district. Not sure whether or not the information will be available by the next meeting. Due to timing, more comfortable if this would be terminated for now. It would mean a delay of one year for water funds to be received. Village Attorney Filippini shared options: (1) Keep as is and have business owners object – 2 year impact; (2) Keep as is and business owners do nothing and are in jeopardy; (3) Terminate. Should be able to have the SSA in place before a bond. The auditor probably would not be able to provide an estimate in two weeks (would entail evaluation of various options and adjustments appropriate to rates). Village Manager Lothspeich shared that the Village would be having a significant investment. Trustee Yaeger asked if previous financial experts brought in for public discussions could be used for this review. Trustee Sarlitto shared that the state will require reviews.

Trustee Jacob moved to approve an Ordinance terminating the proposed establishment of a Village of Long Grove Special Service Area for providing public water to the Historic Downtown Area portion of the Village Downtown/Il Rt. 83 Redevelopment District; seconded by Trustee Lyman.

ROLL CALL VOTE:

**Trustee Jacob - aye; Trustee Yaeger – aye; Trustee Marshall – aye; Trustee Lyman - aye;
Trustee Sarlitto - aye.
(Motion carried 5 – 0; 1 absent Trustee - Borys).**

Item #8: Consideration of an Ordinance approving a minor amendment to the Menard's Planned Unit Development (PUD) to allow for expansion of existing detached warehouse enclosure. (Res. #2015-O-27).

Discussion: Discussed at last meeting, during which there it was felt to be a minor amendment. No further discussion.

Trustee Marshall moved to approving an Ordinance approving a minor amendment to the Menard's Planned Unit Development (PUD) to allow for expansion of existing detached warehouse enclosure; seconded by Trustee Yaeger.

ROLL CALL VOTE:

**Trustee Jacob - aye; Trustee Yaeger – aye; Trustee Marshall – aye; Trustee Lyman - aye;
Trustee Sarlitto - aye.
(Motion carried 5 – 0; 1 absent Trustee - Borys).**

Item #9: Consideration of an Ordinance adopting the tax levy for the Village of Long Grove Special Service Area (SSA) #2 (Ord. #2015-O-28). Long Grove Commons, northwest

corner of Route 22 & Old McHenry Road.

Discussion: Board has discussed.

Trustee Lyman moved to approve an Ordinance approving a tax levy for the Village of Long Grove Special Service Area #2 For Long Grove Commons; seconded by Trustee Sarlitto.

ROLL CALL VOTE:

Trustee Jacob - aye; Trustee Yaeger – aye; Trustee Marshall – aye; Trustee Lyman - aye; Trustee Sarlitto - aye.

(Motion carried 5 – 0; 1 absent Trustee - Borys).

Item #10: Consideration of an Ordinance adopting the tax levy for the Village of Long Grove Special Service Area (SSA) #3 (Ord. #2015-O-29). Downtown Historic Business District, for the promotion of Tourism & Economic Development Activities.

Discussion: Slight increase in taxes from last year. Have a 105,163 square feet for all “first floor footprints” total. Ryan Messner shared that this assessment was done for equal assessed value. Village Manager Lothspeich shared that once approved by the Village Board, this is filed with Lake County with square footage for each parcel (pin number), then taxes are assessed the next year. This is now equal and balanced for business district properties.

Trustee Sarlitto moved to approve an Ordinance approving a tax levy for the Village of Long Grove Special Service Area #3 for the historic Business District; seconded by Trustee Marshall.

ROLL CALL VOTE:

Trustee Jacob - aye; Trustee Yaeger – aye; Trustee Marshall – aye; Trustee Lyman - aye; Trustee Sarlitto - aye.

(Motion carried 5 – 0; 1 absent Trustee - Borys).

Item #11: Consideration of an Ordinance adopting the tax levy for the Village of Long Grove Special Service Area (SSA) #4 (Ord. #2015-O-30). IL 83 Properties Deep Well Water System.

Discussion: This is set to defray bond payment for the upcoming year.

Trustee Jacob moved to approve an Ordinance approving a tax levy for the Village of Long Grove Special Service Area #4 for the IL 83 Water System; seconded by Trustee Sarlitto.

ROLL CALL VOTE:

Trustee Jacob - aye; Trustee Yaeger – aye; Trustee Marshall – aye; Trustee Lyman - aye; Trustee Sarlitto - aye.

(Motion carried 5 – 0; 1 absent Trustee - Borys).

Item #12: Village President Underwood.

Administration & Legislation

Proposed IL Route 53 Extension - Land Use Committee Meeting, November 5, 2015 - Report.

Discussion: Village President Underwood shared that she attended what was to have been the final meeting. Highway 53 vote: 14 in favor; 5 against; 1 abstention. Village President of Hawthorn Woods asked about whether or not there had been proper notification of the meeting (issue of transparency). Vote will be taken again on Thursday at Lake County Permit facility. Proxy for the meeting will be Village Manager Lothspeich (in Village President Underwood’s absence). Discussion about environmentalist

support. Next step is the Tollway Board.

Item #13: Village Trustee Borys.

Finance

A. Treasurer's Report for October 31, 2015 as reported on November 10, 2015.

Discussion: Village Manager Lothspeich reviewed this with Trustee Borys. Items that stand out: delayed distributions from the State of Illinois. Long Grove is still OK.

Trustee Sarlitto moved to approve the Treasurer's Report for October 31, 2015; seconded by Trustee Marshall.

ROLL CALL VOTE:

Trustee Jacob - aye; Trustee Yaeger – aye; Trustee Marshall – aye; Trustee Lyman - aye; Trustee Sarlitto - aye.

(Motion carried 5 – 0; 1 absent Trustee - Borys).

B. Actual & budget comparisons for the Period Ending October 31, 2015.

Discussion: No discussion.

C. Downtown Water Rates Analysis - *Proposal from Baker Tilly Virchow Krause.*

Discussion: Covered in TIF discussion above.

Trustee Lyman moved to approve a proposal from Baker Tilly Virchow Krause to analyze the existing and expanded water system rates for an amount not to exceed \$10,850; seconded by Trustee Sarlitto.

ROLL CALL VOTE:

Trustee Jacob - aye; Trustee Yaeger – aye; Trustee Marshall – aye; Trustee Lyman - aye; Trustee Sarlitto - aye.

(Motion carried 5 – 0; 1 absent Trustee - Borys).

D. Downtown TIF District Projections.

Discussion: Village President Lothspeich shared observations regarding the TIF projections. The property tax assessment for Harbor Chase has been increased from \$600,000 to \$625,000 and that Harbor Chase increment has been moved back from 2017 to 2018 due to the slippage in their construction schedule with occupancy anticipated in June/July 2017. As a result of these updates, the TIF Fund Balance (zero property tax increase) has been reduced from \$19.5 M to \$16.5 M. Positive balance but slip in timing.

Item #14: Village Trustee Jacob.

Roads, Bridges & Pathways

Discussion: Bridge information should be available next week.

Gewalt-Hamilton Associates Re: Phase I Engineering for Robert Parker Coffin Road Bridge

Discussion: Trustee Jacob visited both sites. Diamond Lake had a setback but on track for completion in next two weeks. Pipe on Cuba is massive; there is another sanitary pipe above this pipe. Working later at night and on Saturdays. Village Manager Lothspeich had request for late hours – if whether is conducive, approval for this work to be done.

Item #15: Village Trustee Lyman.

Economic Development & Economic Concerns.

LGBCP Board & Downtown Board & Economic Development Committee Meetings

Discussion: Trustee Lyman asked for response of Board in considering the extension of the duration of Festivals from 10:00 pm to 11:00 pm. Ryan Messner shared that other suburbs with festivals, like Mundelein and Vernon Hills, have their festivals last until midnight. Because they start to book groups and ideally a year out, they are interested in having the timing determined within 30-40 days. Trustee Yaeger interested in including in Public Forum. Staff will send out CTV notices to adjacent HOAs to let them know that this will be on the agenda for the first meeting in December. Ryan shared that there will be Open Houses and carolers. Lighting is going up. Confirmation that town looking great. Annual Turkey Trot scheduled for Thanksgiving. Six stores open last year but there wasn't an economic benefit. Public comment about the route going through Old 53 and possibility of not closing that major road.

Item #16: Village Trustee Marshall.

Building, Water & Sewer

Monthly Building Department Report – October 2015

Discussion: One new single family home (construction started). Permit monies average.

Item #17: Village Trustee Sarlitto.

Planning & Zoning

Comprehensive Plan Consultant Selection - Update.

Discussion: have had multiple meetings with potential Art Gallery. Will be introducing them to the Arts Council.

Item #18: Village Trustee Yaeger.

Security, Sustainability, & Communications

Online Civic Engagement - Open Town Hall, Peak Democracy, Inc.

Discussion: Sixty year anniversary of Long Grove will be next year. It is included on next year's vehicle sticker.

Minutes of the meeting at the fire department will be included on the Long Grove website. Need for a pathway to all homes that is the appropriate width for fire trucks to access. Recommend posting this information on the website.

Open Town Hall plans in process and things moving quickly.

The November Bridge is complete. The December Bridge will be a Season's Greeting card.

Item #19: Village Clerk Locker-Scheer.

Discussion: No report.

Item #20: Village Manager Lothspeich.

Discussion: Freemont property not in Sub A.

Item #21: Village Planner Hogue.

Nothing further.

Item #22: Village Engineer Shrake.

No report.

Item #23: Village Counsel Filippini.

Discussion: No report.

Item #24: Approval of Board Meeting Minutes

October 27, 2015 Board Meeting Minutes – Amendments provided by Trustee Sarlitto and Village President Underwood.

Trustee Marshall moved to approve the October 27, 2015 Board Meeting Minutes as amended; seconded by Trustee Sarlitto.

VOICE VOTE:

All ayes, no nays (Motion carried 5 – 0; 1 absent Trustee - Borys)

Executive Session

At 8:57 PM., 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 Lyman; Trustee Sarlitto - aye.

(Motion carried 5 – 0; 1 absent Trustee - Borys).

Approval of Executive Board Meeting Minutes.

October 27, 2015 Executive Meeting Minutes – No discussion.

Trustee Marshall moved to approve the October 27, 2015 Executive Board Meeting Minutes; seconded by Trustee Jacob.

VOICE VOTE:

All ayes, no nays (Motion carried 5 – 0; 1 absent Trustee - Borys)

New item

Trustee Yaeger shared insight into FOIA and knowledge of standby generators. Recommends having the location of generators be a certain distance from the house and meter. Current building code is 10 feet from meter. Currently don't know if we have properties. Sears submits any fire incidents that they are aware of on a weekly basis. Long Grove could submit a request for standby generators and incident of a fire reported. Trustee Yaeger will supply the form that will be submitted by staff.

Adjournment.

At 9:20 P.M., Trustee Yaeger moved to adjourn the meeting; seconded by Trustee Marshall.