



**MINUTES OF THE VILLAGE BOARD OF LONG GROVE
Wednesday, October 14, 2015 at 7:00 P.M.
3110 OLD MCHENRY ROAD, LONG GROVE, ILLINOIS 60047-9613**

CALL TO ORDER:

At 7:03 P.M., Village President Underwood called the October 14, 2015 Village Board Meeting to Order.

OFFICIALS IN ATTENDANCE:

Village President:	Underwood
Trustees Present:	Borys, Jacob, Lyman, Marshall, Sarlitto, Yaeger
Village Manager:	David Lothspeich
Village Clerk Pro Tem:	Shlagman
Village Attorney:	Filippini
Village Planner:	Hogue
Village Engineer:	Shrake

Call To Order: Recitation of the Pledge of Allegiance

VISITOR'S BUSINESS

Homeowner Associations:

Towner – Invitation extended but no representative present.

Lake County Sheriff's Report

Sergeant Scot Kurek in attendance. Reported everything is good in the Village right now. Reassured residents that if a deputy is on duty and needs help, the county will dispatch officers to assist.

ITEMS FOR OMNIBUS VOTE CONSIDERATION:

Five items were included in Omnibus for consideration. Item 1 - Resolution Approving a Warehouse and To-Go & Tap Room as Temporary Uses for Finch Brewery was pulled from the Omnibus for further clarification. Items 2 through 5 were included under the Omnibus and voted upon by a single motion.

Roll-call Motion (Ordinances, Money) approving the [four (4)] Omnibus Items as presented:

- 2. The Village Board of Trustees Meeting Dates Calendar for Year 2016.**
- 3. Commission/Committee Appointment. Architectural Commission (AC) - *Moanna Mower.***
- 4. Treasurer's Report for September 30, 2015 as Reported on October 14, 2015.**
- 5. Board Meeting Minutes: September 29, 2015, as amended.**

Trustee Sarlitto moved to approve the [four (4)] Omnibus items 2 through 5; seconded by Trustee Lyman.

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).

Item #1: Resolution Approving a Warehouse and To-Go & Tap Room for Finch Brewery, 2727 IL 53.

Discussion: Traffic and security concerns were raised for the Finch Brewery warehouse on the former Geimer property. Owner Ben Finch does not believe there will be a problem with truck traffic coming and going from property. Most traffic will be coming in off of Rt 53. Mr. Finch went on to say he will try to schedule deliveries for before or after rush hour. Village Manager Lothspeich pointed out that there will be less traffic with the brewery than there was with Geimer Nursery. Trustee Sarlitto voiced his concerns about traffic - no traffic light, no deceleration lane of 1,000 yards off of Lake Cook Road. Mr. Finch responded that a traffic light would be cost prohibitive for the developer. Trustee Jacob supported the suggested approval of the Resolution with the inclusion of (Part E, Version 2) requiring the Applicant to prepare and submit a traffic assessment or traffic study for the Proposed Use, and the Village may impose limitations on truck traffic associated with the warehouse use as deemed necessary and appropriate by the Village Board. Village Attorney Filippini stated if a problem arises then the Village could put limitations on deliveries.

Trustee Jacob moved to approve a Resolution Approving Temporary Warehouse and Retail Uses by Finch's Beer Company, LLC at the Former Geimer Nursery Property Located at 2727 IL Route 53, using Part E, Version 2; seconded by Trustee Marshall.

ROLL CALL VOTE:

Trustee Jacob - aye; Trustee Yaeger - aye; Trustee Marshall - aye; Trustee Borys - aye; Trustee Lyman - aye; Trustee Sarlitto - nay

(Motion carried 5 - 1).

Item #6: Public Hearing Re: Ord. Proposing SSA for Extending Public Water Into Downtown.

Trustee Lyman moved to open the public hearing regarding an Ordinance Proposing the 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 Marshall.

VOICE VOTE:

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

Mary Anne Ullrich commented that property owners in the downtown have been meeting and are concerned about the cost of bringing in Lake Michigan water. Does not believe having Lake Michigan water will make any difference or impact on the property owners or their businesses. John Kopecky stated that it is hard to support bringing water in. Tenants don't use water. A resident and property owner said that many things have changed since the first proposal for Lake Michigan water. Wanted to know how Board came up with the calculations for cost of water. Need more transparent information.

Village Manager Lothspeich stated he, along with two trustees and Village Engineer Shrake, met to discuss options to connect to Lake Michigan water. They addressed the possibility of Lake Michigan water servicing all of the downtown properties or just the proposed Harbor Chase Senior Care and the Archer Lot properties.

Trustee Borys commented that during their meeting they tried to determine what the costs would be to bring Lake Michigan Water to the downtown. How would those costs be

allocated? They compared costs with other communities that have piped in Lake Michigan water. They concluded the Village would pay two-thirds of the costs of bringing in Lake Michigan water, while the downtown property owners would pay one-third of the costs. An SSA could be set up so that the cost for the property owners could be amortized over 30 years.

The piping would run from Archer Road up Old McHenry Road. If the property owners decide they do not want the SSA, water can be extended at a later date if need be, but after improvements are made to Old McHenry Road in a few years, the cost will be higher - as much as 50% to 100% higher if done later.

Village Engineer Mike Shrake explained the two options of bringing Lake Michigan water into the downtown area. Option 1 would be a loop system to the downtown, to the bridge, and up to Old McHenry Road ending before Kildeer School. Option 2 would reconfigure loop to run from Archer Lot to Old McHenry and back to Archer Lot. One of the possibilities being explored is to interconnect with Buffalo Grove's water system, which is already receiving Lake Michigan water. The Village cost for Option 1 or Option 2 would be \$900,000.

Village Manager Lothspeich stated that in actuality, the Village would be putting \$2 million toward the project. Money from the sale of the Archer lots plus an additional \$900,000 would go into the water system. The Village put in \$5 million for past improvements in the downtown. The downtown property owners have yet to pay anything back to the Village for those improvements.

Each real estate owner would contribute \$7,000 in order to receive Lake Michigan water. Property Owner Mary Anne Ullrich stated the merchants want water for development in the downtown, not for the property owners' businesses.

Village Attorney Filippini explained that there can be an Objection Petition filed by the property owners if they do not want the SSA. 51% of registered voters in the SSA area plus 51% of owners of record would need to object to the SSA for the project not to come to fruition.

If the project serviced the downtown, it would also improve fire protection.

On December 22, the Board will make a final decision (60 days after public hearing).

Village President Underwood said dialogue can continue even after public hearing; questions and comments can be made.

Trustee Lyman moved to close the public hearing regarding an Ordinance Proposing the 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 Marshall.

VOICE VOTE:

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

Item #7: **The Plan Commission & Zoning Board of Appeals (PCZBA) Meeting - October 6, 2015.**
As reported by Village Planner Jim Hogue, the PCZBA recommended to the Village Board to deny Petitioner's request for an annexation agreement and reclassification of property to allow for a residential PUD comprised of single family attached (duplex) and single family detached dwelling units as submitted by KC1 LLC (Fidelity Wes Builders) on the property commonly known as the Iverson Property located at the corner of Check Road and Old Hicks Road.

The Village received an email from applicant - Mike Demar (Fidelity Wes Builders) to withdraw application. Mr. Demar was present at the meeting and said he would like to re-present the application taking out the attached units (duplex) and replacing with single family dwellings with larger lot sizes. He stated this decision was made after talking with area residents. Village Attorney Filippini recommended Mr. Demar write a Letter of Withdrawal and send it to the Village Board.

No action taken.

Item #8: **Proposal for Temporary Repairs to Robert Parker Coffin Road Bridge.**
Village Engineer Shrake, of Gewalt Hamilton & Associates, reported there were several bridge repair companies that were contacted requesting prices for repair of the Robert Parker Coffin Road Bridge. Only one company, Crossroad Construction, submitted a quote in the amount of \$19,990. The repairs would be temporary improvements and would address the problems of loose boards and wear of angle irons. Repairs would be made prior to winter. Trustee Jacob asked what the risks would be if the repairs to the bridge were put off for awhile. Village Engineer Shrake said Gewalt Hamilton recommends the repairs be done now before the damage worsens. He indicated that bridges are evaluated every one to two years.

Trustee Yaeger moved to approve (money) a proposal from Crossroad Construction in the amount of \$19,990 for temporary repairs to the Robert Parker Coffin Road Bridge; seconded by Trustee Jacob.

VOICE VOTE:

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

Item #9: **Upcoming IL Route 53 Extension Meetings.**
Village President Underwood announced there will be an open house regarding the IL Route 53 extension on October 15 from 4:30 p.m. to 7:30 p.m. at Kemper Lakes. On October 20 at 7 p.m. at Kildeer School there will be an informational meeting on IL Route 53. The presentation information has been passed out to the Board for suggestions/changes.

Item: **Adjournment.**

At 9:03 p.m. , Trustee Jacob moved to adjourn the meeting. Trustee Marshall seconded.

VOICE VOTE:

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

Presentation of Resident Survey results followed.