



**MINUTES OF THE VILLAGE BOARD OF LONG GROVE  
Tuesday, September 8, 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 September 8, 2015 Village Board Meeting to Order.

**OFFICIALS IN ATTENDANCE:**

Village President:	Underwood
Trustees Present:	Borys, Jacob, Marshall, Sarlitto, Yaeger
Trustees Absent:	Lyman
Village Manager:	Lothspeich
Village Clerk:	Locker-Scheer
Village Attorney:	Village Counsel Robert Pickrell (in Village Attorney Filippini's absence)
Village Planner:	Hogue
Village Engineer:	Shrake

**Call To Order: Recitation of the Pledge of Allegiance**

**VISITOR'S BUSINESS**

**Homeowner Associations:**

**Mardan Woods** –West Mardan now has a seed mat placed over the grass along the repaved roads.

Country Club Estates had new pavement and landscaping. Since then, a postal vehicle got stuck in the dirt which destroyed part of the seeded grass. Village President Underwood said that this will be checked into.

Aaron Underwood announced this Saturday is the 8<sup>th</sup> annual Long Grove Rotary Heritage Run. Over 1000 runners are expected. If you aren't a runner, you are welcome to join the pancake breakfast.

Question about Hwy 53 progress, which will be addressed during the Village President's report later in the meeting.

Many attendees shared that they are enjoying walking on the new Schaeffer Road path. This has been worked on for years, and meets up with the Forest Preserve. Very nice and thanks to the Village. Now hearing of interest in "walking groups". Trustee Yaeger inquired about adding a pathway to the other side of Forest Preserve. Forest Preserve has their part of path engineered but not sure of when they will complete this portion of the path. A portion of the path was to be covered by a grant, but difference is not to be expected per letter received today from the State of Illinois. Attendee asked whether or not there could be a crosswalk where the path crosses Old 53. Village Manager Lothspeich will share request at future meeting with IDOT. Trustee Jacob is scheduling a Pathways meeting on October 26, 2015.

## **Lake County Sheriff's Report**

*Not in attendance*

### **Item #1: Report of the Architectural Commission (AC) Meeting - August 25, 2015.**

- A. Elevations for a new residence at 1148 Steepleview Drive (Lot 5; Steepleview Estates PUD).
- B. Signage for "J. Scott Salon", 229 Robert Parker Coffin Road.
- C. Signage for "Property Tax Consultants Inc.", 114 Old McHenry Road.

*Discussion:* Village Planner Hogue provided a summary of the AC meeting discussion. This will be the second house in Steepleview. AC recommended approval. Signage for J. Scott Salon reviewed. Types of signage approvable per village code. AC recommended approval with modification of backmounted system behind sign. Signage for Property Tax Consultants was for a wooden sign with laminated face. Recommend approval of signage. No additional action needed.

### **Item #2: Report of the Plan Commission & Zoning Board of Appeals (PCZBA) Meeting - September 1, 2015.**

- A. Amendments to the Village Code, Title 5, Zoning Regulations, including without limitation modifications to allow certain temporary uses within the "HR" Highway Retail District.

*Discussion:* Village Planner Hogue provided summary of discussions about the "HR" property (known better as the Geimer property). A list of uses submitted by the petitioner, which was approved by the PCZBA. Outdoor storage and use of gas and oil was only concern; time limit of 3 years should be included in a future Ordinance. Good questions raised at the meeting, e.g., lease maintenance and oversight, lighting. Purchaser was at the meeting. Representative shared that Section 5.9 is very important requirements listing. Do not want to damage the property, as they plan to put together a long-term plan for the property beyond the 3 years.

- B. Updates and proposed amendments to the Long Grove Comprehensive Plan.

*Discussion:* Solicited 9 additional firms and extended deadline; which resulted in 1 additional submission and 2 that have a conflict of interest due to Rt. 53.

### **Item #3: Consideration of an Ordinance proposing the establishment of a Special Service Area (SSA) for providing public water to the Historic Downtown (B-1) and B1-A. (Ord. #2015-O-20).**

*Discussion:* Village Counsel prepared a draft ordinance for a Downtown Water SSA for the extension of public water in the Historic Downtown area. Counsel confirmed that if this is approved this evening, it could be stopped or changed in the future; this would just keep the efforts moving to have the process complete in December if decision made to continue through that time. The Board is committed to continuing discussions and receiving input from property owners. Decision is whether or not to preserve the option. Ordinance would set the upper limits for all terms. Trustee Sarlitto shared background of discussions. Number of issues related to rebuilding the downtown. Water is important, but at what cost and how is it allocated? During the first meeting between Trustees Sarlitto and Lyman, a set of questions was compiled. The second meeting brought up several additional questions that have been answered as of that meeting. The third meeting is planned for this Thursday. Need to understand the direct monetary impact. And what is out of parties' control, e.g., reconstruction of the roads through the Village business area. Ryan Messner, Chair of the Long Grove Business & Community Partners (LGBCP), shared that there are still a lot of questions and concerns about costs to the business owners and timing. Comparison of what was done by Herons Landing and improvements to public and private property. Ryan Messner shared that there are concerns about discovering the costs and evaluating issues. Due to the holiday weekend, it has not been possible to get firms to do evaluations. This is an individual property owner responsibility to do, not an LGBCP issue. Also wonder about timing: When this would be going in and when would it hit the property owner's taxes? Goal is to have a looped system that comes into the crossroads in advance of the County redoing the roads. Formal protest period requires 51% of property owners and residents which begins at the time of the public hearing (10/13/15) and would last for 60 days.

Village Manager Lothspeich shared the history and reasoning why communications didn't come out earlier; because a revenue source needed to be identified and it has - Harbor Chase. Proposal has 60% to be paid by Village and 40% by property owners.

**Trustee Borys moved to approve 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/II Rt. 83 Redevelopment District; seconded by Trustee Jacob.**

**ROLL CALL VOTE:**

**Trustee Jacob - aye; Trustee Yaeger – aye; Trustee Marshall – aye; Trustee Borys- aye; Trustee Sarlitto - aye.**

**(Motion carried 5 – 0, 1 absent Trustee).**

**Item #4: Consideration of an Ordinance approving a Purchase Agreement between Pinnacle Capital, LLC and the Village of Long Grove for the village-owned Archer Outlots. (Ord. #2015-O-21)**

*Discussion:* As directed during the August 25, 2015 Board Meeting, Village Counsel prepared an ordinance ratifying and approving a contract for the sale of the Archer Parking Lot Outlots to Pinnacle Capital (Dr. Levin). Concerns about tax ramifications and certificate of occupancy. Staff to confirm that all of the Archer outlots have pins (there should be 4).

Modifications include:

- Section F: Shopping Center clarification that there are two owners.
- Part 1 Section C: Being evaluated by tax counselor.
- Page 3: Clarifies recapture fees
- Page 4: Provision for Special Service Area (SSA) and associated connection fees
- Section 5: Includes amount of debt owed by Sunset Grove and how this is handled relative to the Archer lot purchase timing. Clarification on nature of occupancy.
- Final Page: If organization changes, resulting organization would be subject to the same terms as described in the Ordinance.

**Trustee Yaeger moved to approve an Ordinance approving an agreement for the sale of real property (Archer Outlots) to Pinnacle Capital Archer LLC; seconded by Trustee Jacob.**

**ROLL CALL VOTE:**

**Trustee Jacob - aye; Trustee Yaeger – aye; Trustee Marshall – aye; Trustee Borys- aye; Trustee Sarlitto - aye.**

**(Motion carried 5 – 0, 1 absent Trustee).**

**Item #5: Consideration of an Ordinance amending The Village Code Re: Property Maintenance code limitation on growth of weeds, grasses, or other plants. (Ord. 2015-O-22)**

*Discussion:* This is the third time discussed by the Board. There is an existing maintenance code that works well for properties that are neglected. Staff and Village Attorney reviewed to take into consideration the properties that are left in a natural state. Modified to say what you can do versus what you can't do. Property ordinance has its place and has been useful to staff. Trustee Jacob had questions about process for documenting conservancy area, etc. and appearance of targeting smaller properties. Village Manager Lothspeich shared that there has been one instance where this ordinance was an issue. Ordinance wording is designed to a more typical community with formal homeowners associations. The intention was to make wording more applicable to Long Grove. Alternatives: Keep ordinance as it is and

bring exceptions before the Board for review. Trustee Sarlitto recommended taking the next cases and compare against proposed wording to see whether or not it would work. Staff proposes leaving as is. Prior to this, the Staff would have sent a letter to address the issue without consulting the Board. Board gave direction to Staff to bring future cases before the Board for review.

**Item #6: Consideration of an Ordinance amending The Village Code establishing a salary/monthly stipend for the Village President starting in 2017. (Ord. 2015-O-23)**

*Discussion:* Village President Underwood shared that she is not in favor of this as she doesn't believe that this would make more people run for the position. This conflicts with the wording of the comprehensive plan. If this moves forward, have this included in the content revisions of the comprehensive plan. Trustee Borys shared this this was to bring more visibility to issues and directions of the Village. Wording revisions provided. Discussion regarding proposed Ordinance. Alternative: The Board could add a budget category for reimbursement. Discussion about timing of approving this now or later. Question about where the monies for this would come from: It would come from general revenue to be included in two budget cycles from now (taking effect in two years). Comprehensive Plan would have to be changed – this decision would be a part of the public hearing. The Ordinance is law; Comprehensive Plan is not law. Public discussion about \$1,200 per month (\$14,400) amount, recognition, stipend, honorarium, change in perception of Village, ability to change in future.

**Trustee Borys moved to approve an Ordinance amending Title 1, Chapter 5 of the Village Code regarding elected official compensation as modified; seconded by Trustee Sarlitto.**

**ROLL CALL VOTE:**

**Trustee Jacob - aye; Trustee Yaeger – aye; Trustee Marshall – nay; Trustee Borys- aye; Trustee Sarlitto – aye; Village President Underwood (by request)- nay.  
(Motion carried 4 – 2, 1 absent Trustee).**

**Item #7: Village President Underwood.**

**Administration & Legislation**

Board Commission Committee Appointments – *Discussion:* Chuck Nora from Country Club Estates recommended for becoming a member of the Architectural Commission. Village President Underwood recommends that the Board approve Mr. Nora to this position. Board voice vote in unanimous agreement of approving Mr. Nora to the Architectural Commission. Mr. Nora in attendance and acknowledged acceptance.

**Route 53**

Corridor and Land Use Plan scheduled for Thursday, September 24, from 2:00 to 4:00 pm. Staff will be checking with IDOT about inviting residents.

Discussion about timing of Route 53 discussions in relation to the Comprehensive Plan. Village President Underwood shared concerns about history: Previously, Long Grove fought Hwy 53 legally and financially, which is no longer the case. Because we have made strides in healthy and positive ways, she is concerned about the Village's reputation. 91% of residents feel that it is important to be a part of the Route 53 Extension Planning. Concerns about media reports. Need purpose, objectives, outcomes detailed to prepare for the meeting.

Trustee Borys shared that this should be an informational meeting including IDOT, impact of TIFs, etc. Goal is to have an informed population.

Trustee Sarlitto observed that according to the 2015 Community Survey, 91% responded that they want to be a part of the process, providing additional reasoning for holding this meeting.

Participant shared importance of sharing what is known and providing opportunity to educate the public. People don't typically have time and depend upon Village elected officials to provide guidance.

Possibility of including other corridor communities (e.g., Kildeer, Mundelein). Board in agreement to try to engage other communities in upcoming meeting. Trustees selected: Sarlitto and Borys. Village Manager Lothspeich will reach out to communities for inclusion and dates.

2015 Community Survey

Results of the survey were distributed to Board at the meeting. Survey representative to come to the September 22<sup>nd</sup> Board meeting. Agreement by the Board that this should be a public forum. Discussion about sharing content of survey. Agreement that it is important to share the results asap. Board gave staff direction to post the “Report of Results”. Body is available on the website (<http://www.longgrove.net/>), as well as the content of the survey itself. Discussion about Appendix C – “Verbatim Responses to Specific Survey Questions”, the anonymous written-in comments of residents. Trustees should review separately.

**Item #8: Village Trustee Borys.**

Finance

- A. Treasurer’s report for August 31, 2015 as reported on September 8, 2015.

**Trustee Borys moved to approve the Treasurer’s Report for August 31, 2015; seconded by Trustee Marshall.**

**ROLL CALL VOTE:**

**Trustee Jacob - aye; Trustee Yaeger – aye; Trustee Marshall – aye; Trustee Borys- aye; Trustee Sarlitto - aye.**

**(Motion carried 5 – 0, 1 absent Trustee).**

- B. Actual and budget comparisons for the period ending August 31, 2015.

*Discussion:* Illinois Income and Sales Tax combined are roughly \$300,000 over budget. There is time phasing and that will adjust. At this point, roads are significantly underspent. Direction given by Board to make payment on roadwork previously approved by Board. Direction given by Board to pay for invoice from NRC for additional hours related to the survey (e.g., number of meetings).

**Item #9: Village Trustee Jacob.**

Roads, Bridges & Pathways

*Discussion:* Culvert on Diamond Lake Road is still projected to be repaired by mid-September. Road paving is considered to be on time and well done. Pathways meeting planned for October 26th. Path on Checker and Schaefer discussed earlier in meeting. There is a quote for Bridge repairs that has been solicited but Village Engineer Shrake unaware of additional bids.

**Item #10: Village Trustee Lyman.**

Economic Development & Economic Concerns.

LGBCP Board & Downtown Board & Economic Development Committee Meetings

*Not in attendance.*

**Item #11: Village Trustee Marshall.**

Building, Water & Sewer

Monthly Building Department Report – August, 2015.

*Discussion:* Keeping up with last couple years – approximately \$100K behind last year. A couple large home payments expected which should have this year match with the past.

**Item #12: Village Trustee Sarlitto.**

**Planning & Zoning**

*Discussion:* Review of items to include in meeting agenda – old and new business repository. Possible inclusion of a list of items to discuss (e.g., LPGA). Village President Underwood shared that she meets with Village Manager Lothspeich before each Board meeting to pull the agenda together. Recommends that topics be sent to Village President for inclusion on the agenda. Discussion about having a tracking mechanism listing known topics separate from the agenda and to have it made public. Include comprehensive calendar (e.g., 60<sup>th</sup> anniversary of Long Grove is next year – possible theme with festivals, include on next year’s parking stickers).

9/2 – First “Meet Up With Mike” was held. Trustee Sarlitto is planning a community discussion every Wednesday, 6:30 – 8:00 pm, at Peets in Long Grove. 9/9 session titled “Village Center and...”

**Item #13: Village Trustee Yaeger.**

**Security, Sustainability, & Communications**

*Discussion:* Communications moving forward about Vernon Area and Ela Area public library offerings. Many Long Grove Living article topics in the works. Long Grove was on the Channel 7 news as a part of the October festivals.

*SWALCO Board Meeting - August 27* – Posting agreement with Waste Management on website. Staff given direction to proceed with this. Have new electronic waste hauler – number of locations down. Compost and rain water bins always available through SWALCO.

**Item #14: Village Clerk Locker-Scheer.**

*Discussion:* No report.

**Item #15: Village Manager Lothspeich.**

*Discussion:* No report.

**Item #16: Village Planner Hogue.**

*Discussion:* Report items covered earlier in meeting.

**Item #17: Village Engineer Shrake.**

*Discussion:* For budgeting purposes, original estimate was \$1.7M. Should be \$1.425M. Need to begin thinking about next year’s road plans and budget. Kildeer and Deer Park will be approached about their interest in bidding together.

**Item #18: Village Counsel Robert Pickrell.**

*Discussion:* No report.

**Item #19: Approval of Board Meeting Minutes**

*August 25, 2015 Board Meeting Minutes* – Amendment provided by Trustee Jacob.

**Trustee Marshall moved to approve the August 25, 2015 Board Meeting Minutes as amended; seconded by Trustee Sarlitto.**

**VOICE VOTE:**

**All ayes, no nays (Motion carried 5 – 0, 1 absent Trustee)**

**Executive Session**

At 10:12 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 Sarlitto - aye.  
(Motion carried 5 – 0, 1 absent Trustee).**

**Demolition.**

*Discussion:* Seasons of Long Grove: No one responded to property requests so unsure who owns the property. Taxes not being paid. Lein would be put on the property. Potential for Village to purchase the property.

**Approval of Executive Board Meeting Minutes.**

*August 25, 2015 Executive Meeting Minutes* – No discussion.

**Trustee Marshall moved to approve the August 25, 2015 Executive Board Meeting Minutes; seconded by Trustee Jacob.**

**VOICE VOTE:**

**All ayes, no nays (Motion carried 5 – 0, 1 absent Trustee)**

**Adjournment.**

At 10:31 P.M., Trustee Sarlitto moved to adjourn the meeting; seconded by Trustee Marshall.