



**MINUTES OF THE VILLAGE BOARD OF LONG GROVE
Tuesday, March 14, 2017 at 7:02 P.M.
3110 OLD MCHENRY ROAD, LONG GROVE, ILLINOIS 60047-9613**

CALL TO ORDER:

At 7:02 P.M., Village President Underwood called the March 14, 2017 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:	Gayton
Village Attorney:	Filippini
Village Planner:	Not in attendance
Village Engineer:	Shrake

VISITOR'S BUSINESS

Call To Order: Recitation of the Pledge of Allegiance

Homeowner Associations:

Cobblestone

Discussion: Michael Kiefer said all is well and they had no complaints.

The following homeowner association was invited to the meeting, but did not have a representative in attendance:

Indian Creek Estates.

Lake County Sheriff's & Long Grove Fire District's Report:

Discussion: No reports.

Public Comment

Ryan Messner said that on April 6th, in Springfield, the 10 most endangered historical sites in Illinois would be announced. Marcia Marshall asked that the Village Engineer's report be moved up.

Item #16: Village Engineer Shrake.

Discussion: Bill Jacob, Village Engineer Shrake, and Village Manager Lothspeich met last week. They looked at moving the road, but either way, there is a loss of trees. One direction made costs go up, due to steep drop off. Using fed funds will cost \$1.8 million, 20% (360K) would be the Village's responsibility. If road stayed as is, with a 6" asphalt base, it would be \$457K (\$90K

more). Trustee Jacob said the road would be wider, but it would look a lot different, and thought we shouldn't go federal route. Village Engineer Shrake said if we go fed, they would carve out another 4' on each side, pulverize and compact that, wing roll that portion over as base, and then put 6" of material asphalt over that. Structurally, apples to apples. Village Engineer Shrake said the difference would be more like \$60–90K. Moving the road, makes cost go up substantially (\$400 K, \$80K for the Village). Looked at 5' to east, 5' to west, and as is. Impact to trees, is similar in all options. Fed option, wider road with paved shoulder has 1809" of trees going. The other, narrower road, no shoulders, and no tree impact. Trustee Borys said the distance between Eleanor and the interface at Route 22, is 1/3 of a mile. The rest of the road is 7/10 of a mile. It would save money. Village Engineer Shrake said the Fed would only fund the whole project. Trustee Borys said he has brought this up before. Village President Underwood said she didn't think a definitive answer was given. Village Engineer Shrake will get one. Many trees will go, when the state puts in a light with the Route 22 project. The village needs to look at trees beyond. Trustee Jacob said 226 trees are affected, and that does not include state portion. Two trees, 37" to 40" diameter. Seven trees, 25" to 36". Six trees 19" to 24". It's the couple of 100-year old Oaks, that are most important. Trustee Lyman asked if it's short-sighted to not improve the whole road, for 1500'. The intersection will get a turn lane. The grade of the first 300 to 400' will change, and the intersection will look dramatically different. Trustee Lyman thought that the two subdivisions near Gilmer, would be in favor of improving this road end to end. Village President Underwood mentioned the comments the Village received that are in favor of shoulders, for walking and biking. Part of fed funds would go to replacing trees. There would be a mixture of 3" to 5", that don't grow as fast, and quick-growing native trees. The number of significant protected trees is 36, and a mixture. Village Manager Lothspeich said another public hearing is not required, but a meeting would make sense. All three options can be laid out. HOAs would be notified. When old 53 was to be redone, many trees were saved. Village Engineer Shrake said that root zones are important, and one oak's roots are under the pavement. They may look good for a few years. They used the steepest side slope possible, to reduce the area of how much grading they need to affect road. Trustee Sarlitto thought people needed to understand the three-year time lag between the two projects. All pieces need to be in place, for next meeting, including what trees affected with all 3 scenarios. Trustee Lyman is in favor of meeting, if all 3 options are possible. Trustee Yaeger said that when asked, Officer McHugh said there was one road that really needed work, North Krueger, and a safe thoroughfare is needed. Also, colored tags should be placed on affected trees, so residents know which trees will be removed. The Village's arborist has looked for diseased trees. Village President Underwood said this meeting is not just for the nearby residents, but all residents who utilize that road. Staff has direction from the board. Trustee Sarlitto thinks integrated planning would be beneficial. Route 22 in Phase 2, but funding leads to unknown timing. Marcia Marshall said from 2010 to 2014, there were 4 accidents on North Krueger. She said it's one of the 10 scenic Corridors, and the Comp Plan states that they shouldn't be altered. All neighbors in Long Grove Woods are opposed. Remains a Village road either way. Marcia Marshall thought creating more impervious surface would greatly impact nearby properties, would change character of Long Grove, and that if using federal funds to save money is prudent, it should be applied to the bridge as well. Trustee Lyman asked her what the impact she mentioned was to residents. She believed more impervious surface would change the flow of water and was concerned of impact to septic fields. Village Engineer Shrake said the project meets current Stormwater Management standards, which are strict, and there will not be an issue. Meeting regarding bridge scheduled for April 4th.

Item #1: Request For Referral To The Village Plan Commission & Zoning Board Of Appeals (PCZBA) Re: Rezoning From County AG-Agricultural To Village R-3 (1-Acre Minimum Lot Size) Residential Planned Unit Development (PUD) (Minimum Lot Size 1-Acre) For 29 Single-family Detached Homes For The Unincorporated Vacant Property Totaling 34.4 Acres Located At The NW Corner Of Old Hicks & Checker Roads (PINs #14-36-30-0039; 14-36-30-0038; 1436300003), KCI, Inc (Karen's Corner)..

Discussion: Cami Gould and Mike DeMar from Fidelity Wes are seeking 11 additional homes for Karen's Corner. All things consistent with what has already been given preliminary approval. This area had previously been open space, but with a change from R2 to R3, this land can be utilized. Trustee Sarlitto suggested the guidance to the PCZBA should include the language of other projects, so the PCZBA is looking at the whole picture, and he read the language. All these projects might come before them at the same time. Included in the packet submitted, was a section called Narrative, which describes the project. Trustee Marshall asked how many houses would be condemned if Route 53 project was approved, and if buyers were to be notified. 11 houses, and it was arranged to make it whole lots and not partials. There would be a sign-off on the plat from IDOT, that they are waiving any claim. Mike DeMar said that Geoff Perry has been a pleasure to work with. Cami Gould pointed out that the road connecting the proposed projects works, only if approved together.

Trustee Sarlitto moved to refer to the PCZBA an application from Fidelity Wes Builders To The Plan Commission & Zoning Board Of Appeals (PCZBA) Re: Rezoning From County AG-Agricultural To Village R-3 Residential Planned Unit Development (PUD) (Minimum Lot Size 1-Acre) For 29 Single-family Detached Homes For The Unincorporated Vacant Property Totaling 34.4 Acres Located At The NW Corner Of Old Hicks & Checker Roads (PINs #14-36-30-0039; 14-36-30-0038; 1436300003), KCI, Inc (Karen's Corner). With this referral, the board suggests evaluation of the specific petitioner submittal in a broader integrated context to include consideration of near or adjacent development projects approved within the last several years, ongoing development requests currently under consideration in near/adjacent parcels/areas and, to the extent practical, prior relevant public input regarding proposed/future village-wide development opportunities including ongoing comprehensive plan update public commentary. In particular, several items of interest include: integrated water supply, sewer, traffic flow, public safety (i.e. lighting), trail systems, emergency vehicle access, realistic market-based price points consistent with proposed location, diversity in residence building product, cumulative impervious surface impacts and perceived "fairness" with respect to other recent submittals (i.e. Heron's Creek, Swanson, Steinbach, etc.) as relates to minimum acreage requirements.; seconded by Trustee Lyman.

VOICE VOTE:

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

Item #2: Consideration Of A Resolution Approving Property Tax and Sales Tax 50/50 Rebate Agreements For Long Grove Confectionary Located At 114-128 Old McHenry Road. (Res.#2017-R-06).

Discussion: Craig Leva talked about plans for the new location. A few tenants will share the red building with the Confectionary. The idea is to fill Towner Green with people. The yellow building has a small footprint. Trustee Marshall asked if they might want to get involved in building a stage for the Arts & Music Council. Village Manager Lothspeich talked about the recent changes to the agreement, regarding the maximum rebate. The board can tweak to make each agreement fit. These first two businesses have different models; where one sees more sales tax generated, and the other will only see significant funds if the TIF pays off. Trustee Borys proposed treating the modified TIF in the same way you would sales tax. That would give a more immediate payback and keep \$100K cap. Trustee Lyman asked about the impact to the TIF. Village Manager Lothspeich said it will only be to the positive. As it stands, this program is done at the end of 2017. The board agreed to extend until July 1, 2018, but permit must be applied for in 2017. Village President Underwood asked if the board wanted to modify the payout to be as soon as the

EAV of the property is greater than the 2009 EAV baseline (when TIF established) or current EAV, whichever is greater. Village Attorney Filippini said that if the board is inclined to allow property tax to start right away (as opposed to when bonds are paid), this can be approved tonight, subject to an amendment. Alternatively, it can be handled at next meeting, with a formal amendment to the program, as Item #1. Item #2 would be a restated agreement with the brewery. Item #3 would be the restated agreement on the property tax with Long Grove Confectionery. The board agreed. The program is on a first-come, first-served basis and once you are in, you are in.

Trustee Lyman moved to Approve A Resolution Approving Tax Increment Financing District Redevelopment Sales Tax Incentive Agreement Between The Village Of Long Grove And Long Grove Confectionery Co. And Tax Increment Financing District Incremental Revenue Redevelopment Agreement Between The Village Of Long Grove And Long Grove Confectionery Company And Kimball/Newport Properties LLC for 114-128 Old McHenry Road; seconded by Trustee Jacob.

ROLL CALL VOTE:

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

Item #3: Consideration Of A Resolution Approving A Grant Agreement With The Lake County Stormwater Management Commission For Three Lakes Drive Drainage Improvements. (Res. #2017-R-07).

Discussion: This is the draft resolution to approve the required grant agreement between the Village and LCSWMC. Ela Township has been a great asset having recently dealt with more issues and may have found the missing pipe. The outfall remains the problem. The concern is the earthen levy may give. The public should be alerted to plans of modification to the pipe, and it puts them on notice that they have a responsibility as property owners to provide maintenance. They are not a formal HOA, and are unable to apply for a LCSWMC grant. Trustee Borys said they could form a single-purpose HOA. Village Manager Lothspeich believes all homes are at elevation above earthen levy. This problem speeds up the process of shoreline caving. The pump was pulled on Friday due to snow forecast. Village Engineer Shrake didn't know where water would go if levy broke, but would assume when the downstream property was built there would have been emergency overflow routes for this purpose.

Trustee Sarlitto moved to Approve A Resolution Approving A Grant Agreement With The Lake County Stormwater Management Commission For Three Lakes Drive Drainage Improvements; seconded by Trustee Marshall.

ROLL CALL VOTE:

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

Item #4: Consideration Of A Resolution Awarding 2017/18 Road Paving Contract To The Apparent Lowest Responsible Bidder, Geske, In The Amount Not To Exceed \$ 1,469,445.52. (Report Only, Approval Continued Until March 28, 2017 Village Board Meeting).

Discussion: No action tonight, just discussion. Lowest bidder was Geske with a bid of \$1,469,445.52. This included Kildeer, Ela, Long Grove and alternate streets. Bid is almost \$275K (approx. 25%) below what board had budgeted. Unit price last year was \$23.21/sq. yd. This year \$23.60. Payment study started at \$32/ sq. yd. With upcoming projects for state and county, demand will go up. \$875,683.76 is

the Village's portion, and includes additional drainage, but not engineering. We are owed \$400K more than the state owed us at this point last year. Good news is expenses are lagging. 60% of roads on schedule would be done. Board in agreement up to budgeted amount. Trustee Jacob asked if they'd extend price to HOAs. Village Engineer Shrake will find out.

Item #5: Consideration Of A Resolution Approving Annual Updates To Village Zoning Map. (Res. #2017-R-08).

Discussion: The only change is to the year, 2017.

Trustee Sarlitto moved to approve A Resolution Approving Annual Updates to the Village Zoning Map; seconded by Trustee Marshall.

VOICE VOTE:

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

Item #6: Village President Underwood.

Administration & Legislation

Discussion: No report.

Item #7: Village Trustee Borys.

Finance

A. Treasurer's Report for February 28th, 2017 as reported on March 14th, 2017.

B. Actual vs Budget Comparisons for the period ending February 28, 2017.

C. DRAFT 2017/18 Village Budgets. Public Hearing - March 28, 2017 Board Mtg.

Discussion: Training for new software begins tomorrow with a Process Discovery Meeting. GHA got the Peter Baker invoice approved after the cut-off. Amount of invoice within budget. Board in agreement to approve. Trustee Sarlitto asked about Miscellaneous Income on Exhibit B. Public hearing set for next meeting.

Trustee Sarlitto moved to approving the Treasurer's Report for February 28, 2017; seconded by Trustee Marshall.

ROLL CALL VOTE:

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

(Motion carried 6 – 0).

Item #8: Village Trustee Jacob.

Roads, Bridges & Pathways

Report: Attended public hearing on Rte. 83 widening and CNR overpass. Not a lot of people present. Trustee Jacob had commented that this helps with the Village's goal of improving traffic flow. Includes sound walls on certain sections, and an intersection improvement at Midlothian. No funding yet. Trustee Sarlitto had asked about noise abatement with the overpass. It had not been on their radar.

Item #9: Village Trustee Lyman.

Economic Development & Environmental Concerns

Report: No report

Item #10: Village Trustee Marshall.

Building, Water & Sewer

Monthly Building Department Report – *February 2017*

Report: It was a below average month. If the proposed subdivisions are approved, it could be another good year.

Item #11: Village Trustee Sarlitto.

Planning & Zoning
Community Outreach

Report: Went to Buffalo Creek Clean Water Partnership Meeting. Long Grove is 1 of 3 communities that has passed a resolution. Jeff Weiss is seeking 3 more communities to come onboard. A map of Buffalo Creek was provided and will be included in Comp Plan. Talked of top 5 areas in need of remediation, salt measurement, and interested in SMC Education through our fests. Buffalo Grove has a Public Works session on May 20th and encouraged all to attend. Issues brought up about Lake Michigan water. Permeable asphalt was discussed. This was looked at for Sunset's parking lot, but was cost prohibitive. Need to look at benefits and long-term maintenance.

Item #12: Village Trustee Yaeger.

Security, Sustainability & Communications

Report: Thanks to Trustees Lyman and Jacob for their work on the 50/50 agreement. Received communication from SWALCO regarding a tire recycling event. Trustee Yaeger asked if the board should consider mailing hard copies of The Bridge. It had come up at the Candidate's Forum.

Item #13: Village Clerk Gayton.

Discussion: No report.

Item #14: Village Manager Lothspeich.

Discussion: No report.

Item #15: Village Planner Hogue.

Discussion: No report.

Item #17: Village Attorney Filippini.

Discussion: No report.

Item #18: Approval of Board Meeting Minutes

February 14, 2017 Board Meeting Minutes. Amendments provided by Trustee Jacob and Village President Underwood.

Trustee Jacob moved to approve the February 14, 2017 Board Meeting Minutes as amended; seconded by Trustee Marshall.

VOICE VOTE:

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

February 28, 2017 Board Meeting Minutes. Amendments provided by Trustee Sarlitto.

Trustee Sarlitto moved to approve the February 28, 2017 Board Meeting Minutes as amended; seconded by Trustee Marshall.

VOICE VOTE:

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

Adjournment.

At 10:05 P.M., Trustee Sarlitto moved to adjourn the meeting; seconded by Trustee Marshall.

VOICE VOTE:

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