



MINUTES OF THE VILLAGE BOARD OF LONG GROVE
Tuesday, February 14, 2017 at 7:06 P.M.
3110 OLD MCHENRY ROAD, LONG GROVE, ILLINOIS 60047-9613

CALL TO ORDER:

At 7:06 P.M., Village President Underwood called the February 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: | Hogue |
| Village Engineer: | Perry, Brinkman |

VISITOR'S BUSINESS

Call To Order: Recitation of the Pledge of Allegiance

Robert Parker Coffin Covered Bridge: Costs, Schedule & Design –*Update.*

Discussion: Village President Underwood thanked the church for hosting, and providing delicious treats to the 150 residents and business owners, who came out on Valentine's Day. New information has come to light. The Illinois Historical Preservation Agency (IHPA) announced it has deemed the bridge eligible for listing on the National Register of Historic Places. This had been attempted previously, as recently as 2014. This is due to the efforts of the HDLGBA, the Historical Society, and the flood of emails and petition signers of both residents and non-residents. Geoff Perry and Dan Brinkman represented Gewalt Hamilton (GWA). Exploring federal funding options to rehabilitate is needed. Right now there are more questions, than answers. Trustee Jacob said there are many avenues to pursue; HDLGBA resources, finding other ways to rehabilitate by enlisting universities for ideas, while earning a college credit. Based on work done thus far, Trustee Yaeger wondered how long we have, and the answer is unknown; 2 – 3 years, or not. Trustee Borys asked if restricting traffic to pedestrian only, would increase the life of the current bridge. The biggest problem is the limestone abutments and the wear they receive from road salts and scour from the running water. Village Engineer Brinkman said he couldn't speak to whether the existing bridge would last longer due to that, or not. Being one lane is why the Feds deem it functionally obsolete. There is a sliding scale of how often bridges must be inspected, ours is annual. Village Engineer Brinkman confirmed that in the communication from IHPA, the 2017 letter specifically stated the cover does not make it ineligible. With funding sources unknown now, hard to say if there could be possible integration with other projects. Village Attorney Filippini said the title review is still being done. Trustee Marshall asked how deep the limestone pylons are, that under the bridge. Village Engineer

Brinkman will find out from the structural engineer. Trustee Sarlitto recommended that the board gets resolution to conflicting conclusions regarding authenticity as relates to the covering design, not just bridge and underpinnings as some claim that the covering actually shortens life due to moisture entrapment. He also said that based on extended project start of RPC road renovations, the Village will need an estimate of funds required to maintain the bridge until that time, and that an understanding is needed of impacts to an integrated project management view as it relates to traffic flow, fests, and other ongoing projects. Trustee Sarlitto said the estimates of bridge repair options should include total installed cost and cost to maintain over anticipated useful life. Village President Underwood opened the floor to the public. Ryan Messner of the HDLGBA explained 3 reasons why he believed it is being considered now, and not before: 1) an incorrect date of 1925 was used on original application, not the correct date of 1906 2) the pedestrian walkway is unique to Illinois 3) not many are covered, and it controls the type of traffic coming through. He said the HDLGBA is looking into funding avenues. Of the signed petitions, 699 were from Long Grove residents. Aaron Underwood, President of the LGHS reminded us of the gift Barbara Reed Turner and Robert Coffin gave us with that cover. It is why we still have our bridge. Charlie Wachs asked that the board and staff review the work done previously, with HW Lochner. Dave Gayton asked for a show of hands from the audience, as to who is in favor of a one-lane bridge. The room was full of hands. The youngest, most adorable speaker was 9-year-old resident, Nicole Gayton, asking how something that draws people to our town, could be taken away. The most generous speaker was business owner Gerry Forsythe, who asked for an organization to develop a Save The Bridge Fund, and his family will donate \$25K. The speaker who came the farthest, Elizabeth (her family has been coming here for generations), represented non-residents who patronize our historic downtown. Trustee Yaeger suggested closing the bridge to vehicular traffic to preserve. Ryan Messner said the merchant's feelings on that is unfavorable. The road is an access point in to town, and part of the experience is driving over that bridge. Village President Underwood took a straw poll to cease exploration into the 2-lane option and it was unanimous.

Homeowner Associations:

Mardan Lake

Discussion: Trustee Sarlitto said his thoughts are known. Local roads and signing. All is well.

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

Mardan Estates

Victorian Oaks

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

Discussion: The Lake County Sheriff was outside, guiding the mass exodus out of the parking lot. The LGFD had nothing to report.

Item #1: Report Of The Architectural Commission (AC) Meeting - February 13, 2017:

Structural Alterations (Door & Window Replacement) For "Buffalo Creek Brewing" (Formerly "The Studio") 360 Old McHenry Road, Buffalo Creek Brewing LLC.

Discussion: As part of renovation, there were two minor alterations that required review. Doors on rotunda will be removed and replaced with a window. Siding will be matched to existing. Part of existing curtain wall will be removed, and an overhead garage door will be added. PCZBA did not have a lot of discussion and recommended approval as submitted. Due to area being below grade, the back corner will be redone. Forklifts will take product back and forth, from north end of the building, so will not disturb the LGHS's farmhouse. Board was in agreement to recommend approval.

Item #2: Request For Referral To The Village 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).

Discussion: Withdrawn from agenda.

Item #3: Request For Referral To The Village Plan Commission & Zoning Board Of Appeals (PCZBA) Re: Rezoning From County AG-Agricultural To Village R-1 Residential Planned Unit Development (PUD) (Average Lot Size 1-Acre) For 31 Single-family Detached Homes For The Unincorporated Vacant Property Totaling 38.17 Acres Located At The NW Corner Of Old Hicks & Checker Roads (PINs #14-36-10-0004; 14-36-10-0003), To Be Known As Deer Trail Subdivision, Swanson Development, LLC. .

Discussion: Rick Swanson, managing member of Swanson Development, and Chuck Crook presented. They are the contract purchasers of 2 parcels of land; the Rodriguez property (10 acres) and the Archdiocese property (28.14 acres). Located west of Old Hicks, there are 9.14 acres of wetlands on property. Intent is to preserve all but one small piece, which will be mitigated. Proposing a conservation cluster of 31 lots, with 74% of property preserving open space, ensuring all lots will have spectacular views. Nature trails throughout, wrapped around, including a sidewalk or pedestrian pathway along Old Hicks. They are expecting a 180' buffer. Will remove invasive species and work with village to use native plants and trees. Many trees decimated by power company. Proposed average size lot is 13,000 sq. ft., average house would be 3800 sq. ft., with private roads. Hoping to meet with neighbors in next few weeks. Jeff Huemann with Huemann Well has agreed to consult on issue of well water. Entranceway will be low key. Plan is to have connectivity with development to the south. Dorothy Lane is an easement, who's original intent was to link to 53. Sewer will come from Menard's and extend to the north, if needed in the future. Proposing 24' roadway. Mike DeMar explained how fire suppression systems work with community wells. Two tanks utilized, one for suppression and it can never be shut off. Trustee Borys asked for clarification of lot size and open space. The 13,000-sq. ft. equates to about 1/3 of an acre. The Fields, as a comparison, may be smaller. The Steinbach (approved last year) may be bigger. Mike DeMar asked a question that led to Trustee Sarlitto reminding that 69% of village survey respondents said minimum 1 acre lot size was important. 57% strongly oppose less than 1 acre developments. 65% of residents opposed to less than an acre, love the idea of staying in Long Grove after downsizing, but "not in my backyard". Trustee Sarlitto said to be prepared to debate this point going forward (and wants the referral annotated as such). There has been a delay on the approval of the comprehensive plan from the Steering Committee, but should soon be ready for the PCZBA.

Trustee Marshall moved to refer to the PCZBA an application for Rezoning From County AG-Agricultural To Village Residential R-3 (1-acre minimum lot size) Planned Unit Development (PUD) (Average Lot Size 1-Acre) For 31 Single-family Detached Homes For The Unincorporated Vacant Property Totaling 38.17 Acres Located At The NW Corner Of Old Hicks & Checker Roads (PINs #14-36-10-0004; 14-36-10-0003), To Be Known As Deer Trail Subdivision, Swanson Development, LLC, 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. Fidelity Wes, Steinbach, etc.) as relates to minimum acreage requirements; seconded by Trustee Sarlitto.

VOICE VOTE:

5 ayes, 1 nay (Motion carried 5 – 1)

Item #4: Request For Referral To The Village Plan Commission & Zoning Board Of Appeals (PCZBA) Re: Text Amendment To Establish The New Residential Zoning Classification (Rezoning From Village O-Office & R-1, 3-Acre Minimum) To Proposed Village Residential Planned Unit Development (PUD) (Average Lot Size 1/2-One-Half-Acre) For 65 Single-family Detached Homes For The Property Totaling 36.9 Acres Located On The Former CF Industries Property (PINs #14-23-20-007, -015, 027, 028 and 14-23-400-027), To Be Known As Heron Creek Reserve, Asset Ventures Fund I, LTD. .

Discussion: Curtis Davidson and Joe Maschek were present. Village Planner Hogue explained the 36.9 acres of land area remain of the CF Industries property. Partially zoned O-Office District (14 – 15 acres), and 22 acres zoned under R1-Residential. Under this proposal, the old building would be razed, and a 65-unit conservation designed subdivision, with small lot sizes and open space integrated throughout (65% of acreage). Design includes 2 parks, which preserves lake frontage, and allows all residents to take advantage. Home sizes of 2200 – 3600 sq. ft., with 2 or 3 car garages. Lot sizes of 5800 sq. ft. Building footprints of 42' x 36'. Site density, 1.8 dwelling units per acre. Proposed setbacks of 20' front yards, and 18' side yards. Distance between structures will be 55', and 40' back yard/ to side yard. Sanitary/ sewer is available, which makes this possible. Access off Rt. 22. Water availability options; 1) Kemper 2) drilling a deep well. Property owner has met with nearby residents and has another upcoming meeting. This is a low-maintenance community. One landscaper maintains whole site. There is flexibility on lot size.

Trustee Sarlitto moved to refer to the PCZBA an application for Text Amendment To Establish The New Residential Zoning Classification (Rezoning From Village O-Office & R-1, 3-Acre Minimum) To Proposed Village Residential Planned Unit Development (PUD) (Average Lot Size 1/2-One-Half-Acre) For 65 Single-family Detached Homes For The Property Totaling 36.9 Acres Located On The Former CF Industries Property (PINs #14-23-20-007, -015, 027, 028 and 14-23-400-027), To Be Known As Heron Creek Reserve, Asset Ventures Fund I, LTD. 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. Fidelity Wes, Steinbach, etc.) as relates to minimum acreage requirements; seconded by Trustee Marshall.

VOICE VOTE:

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

Item #5: Consideration Of A Resolution Approving Property Tax and Sales Tax 50/50 Rebate Agreements For Buffalo Creek Brewery, LLC Located At Red Oaks Subdivision Lot #5, 360 Historical Lane. (Res.#2017-R-03)

Discussion: Board recently approved basic template. Village Attorney Filippini noted one change in packet materials from leaseholder to developer (sec. 1G). The Property Tax Incentive Agreement is with the landowner, the Sales Tax Incentive Agreement is with the operator/developer. The maximum amount

is \$100,000, based on certified costs, when both agreements are being utilized, by the same owner/entity. Trustee Sarlitto found some typos.

Trustee Jacob moved to approve A Property Tax and Sales Tax 50/50 Rebate Agreements For Buffalo Creek Brewery, LLC Located At Red Oaks Subdivision Lot #5, 360 Historical Lane; seconded by Trustee Lyman.

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 #6: Consideration Of An Ordinance Approving Text Amendments To HR Zoning District To Allow For Expanded Temporary Uses & Timeframe. (Ord. #2017-O-03)

Discussion: A resident asked there be a mandatory provision to require annual Phase 2 to be performed on the property, as a condition for granting the ordinance. Village Manager Lothspeich said there needs to be an issue, to require that. An annual inspection (testing) should be required, and the owner intended shall reimburse the Village.

Trustee Marshall moved to Approve An Ordinance Approving Text Amendment(s) To HR Zoning District To Allow For Expanded Temporary Uses & Timeframe; seconded by Trustee Lyman.

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 #7: Consideration Of An Ordinance Approving Expanded Temporary Uses & Timeframe For The Former Geimer Property Located At 2727 IL Route 53. (Ord. #2017-O-04)

Trustee Sarlitto moved to approve an Ordinance Approving A Temporary Use For Landscape Contractor Operations (Davey Tree) At 2727 IL Route 53, including Section 3E changes; 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 President Underwood.

Administration & Legislation

Appointment Of Plan Commission & Zoning Board Of Appeals (PCZBA) Member – Magdalena Dworak.

Trustee Marshall moved to accept the appointment of Magdalena Dworak as a Commissioner of the Plan Commission & Zoning Board Of Appeals; seconded by Trustee Yaeger.

VOICE VOTE:

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

Discussion: League of Women Voters has set the date for the Meet the Candidates Night. It will be held

at Woodlawn, on Monday, March 13th at 7pm.

Item #9: Village Trustee Borys.
Finance

- A. Treasurer's Report For January 31, 2017 As Reported On February 14, 2017.

Trustee Jacob moved to approve the Treasurer's Report for January 31, 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)**

- B. Actual & Budget Comparisons For The Period Ending January 31, 2017.
C. Current Fiscal Year (FY) 2016/17 Village Budgets YTD & Proposed Amendments.

Trustee Borys moved to direct Staff to prepare an ordinance amending the Village Budgets as presented; seconded by Trustee Sarlitto.

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)**

- D. Fiscal Year (FY) 2017/18 Draft Village Budgets – 1st Review. *Public Hearing - March 28, 2017 Board Mtg.*

Discussion: Trustee Sarlitto inquired about 2 large checks, which was the Sunset Foods Rebate Agreement, an annual amount. Village income from taxes is \$634,000 under budget for two reasons; the state running behind, and state income tax being generated has dropped about 10% over what was anticipated on both the state and village level. Trustee Jacob asked why snowplowing and salt was so high. Village Manager Lothspeich said it was probably the month of December, which had many consecutive incidents. Trustee Yaeger asked if there was a breakdown on the gaming revenues. One will be provided. Next meeting there will be a resolution to approve the amended budget. Village President Underwood asked where the future president's salary was in the proposed budget. It will be added. Trustee Sarlitto asked what adjustments can/should be made, going forward to 2017-2018, regarding revenue from the state. Village Manager Lothspeich said in the past, the release of funds seems to go through a rollercoaster effect. Hoping for a catch-up soon. Village Manager Lothspeich explained that the General Fund total revenues doesn't include \$700K designated for capital and the transfer of funds (Harbor Chase Water Main) from the General Fund to the TIF. On the next meeting's agenda, will be a resolution to increase MFT from \$200K to \$300K.

Item #10: Village Trustee Jacob.
Roads, Bridges & Pathways

Report Of LCDOT Old McHenry Road Downtown Improvements Informational Mtg. – February 2, 2017.

Report: There will be a Pathway meeting on February 27, 2017. There was a meeting with LCDOT and business and property owners, regarding the Old McHenry Road reconstruction. Project will begin in early March 2018, and wrap by Thanksgiving. Stop light with no left turn lane, sidewalks will be 8'. Project will go from the Village Hall entrance to the fire station. Two lanes of traffic, except on Old

McHenry, from RPC to Archer. Festivals will be worked around, and project will be cleaned up on those weekends.

Item #11: Village Trustee Lyman.

Economic Development & Environmental Concerns

Report: No Report.

Item #12: Village Trustee Marshall.

Building, Water & Sewer

Monthly Building Department Report – *January, 2017*

Report: Three months left to fiscal year, and \$150K better than this time last year. No new homes this month. The 3 projects discussed tonight would bring in about \$5400 per home to the open space fund. That is a one-time deal, however, with a perpetual commitment in services.

Item #13: Village Trustee Sarlitto.

Planning & Zoning

Comprehensive Plan Updates

Report: Working on final and hardest chapter, 14, Implementation. Working in specific language for Affordable Housing Plan, recreation, open space, transportation, land use, subareas, and finance. Next meeting is February 22. Hope to have to PCZBA in 2 – 3 weeks. Clock starts at that time.

Item #14: Village Trustee Yaeger.

Security, Sustainability & Communications

Report: Trustee Yaeger asked that it be confirmed, that provisions were in place for another possible large turnout for Chocolate Fest.

Item #15: Village Clerk Gayton.

Discussion: No report.

Item #16: Village Manager Lothspeich.

Village Electric Aggregation Program – Update

Discussion: Aggregation has been suspended at this time. Savings is no longer there.

Item #17: Village Planner Hogue.

Discussion: No report.

Item #18: Village Engineer Shrake.

Discussion: Nothing further to report.

Item #19: Village Attorney Filippini.

Discussion: No report.

Item #12: Approval of Board Meeting Minutes

January 10, 2017 Board Meeting Minutes. No amendments.

Trustee Marshall moved to approve the January 10, 2017 Board Meeting Minutes; seconded by Trustee Lyman.

VOICE VOTE:

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

January 24, 2017 Board Meeting Minutes. No amendments.

Trustee Sarlitto moved to approve the January 24, 2017 Board Meeting Minutes; seconded by Trustee Jacob.

VOICE VOTE:

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

Adjournment.

At 10:13 P.M., Trustee Sarlitto moved to adjourn the meeting; seconded by Trustee Marshall.

VOICE VOTE:

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