



THE BRIDGE NEWSLETTER

August 2015

ISSUE #7

Tapping Into the Future



Village Board Members at work on July 14, 2015

Village Hall is undergoing some minor renovations this month, and our Engineering Firm, Gewalt Hamilton and Associates, was kind enough to host the July 14th Village Board meeting. One major piece of business we accomplished was the approval of an engineering proposal from GHA for the design of the extension of our village public water system. Currently, the village-owned deep well near Sunset Foods only serves the businesses in Sunset Grove Plaza, and the meeting's action set into motion the ability for that system to serve the entire historic downtown. Work is also progressing towards a connection to Lake Michigan water through the Northwest Water Commission, which will have the capacity to be delivered through this downtown water main loop. Expansion of our municipal water system is key to opening the flow of economic development in our downtown, and the Village is working hard to enable several new opportunities to develop.

Harbor Chase Senior Living is set to begin demolition soon of the old Midwest Bank building, and completion of this development is planned for February of 2017. They will be a major user of the newly expanded water system, and are contributing towards the cost of installation. In addition, this development will bring much needed revenue into the TIF district. The costs of the expansion are being born by the developers and users, not the residents. The Village expects to close soon on the sale of the Archer building pads, and the expected development of these lots will be for restaurant use, which is heavily dependent on water. Our existing downtown businesses and restaurants will be able to connect to the new water lines, bringing better quality. And most exciting to consider is the opportunity that a resident is exploring, to relocate a well-established craft beer brewery from the city of Chicago to Long Grove. The revitalization that this new addition to our downtown could bring is significant, and the Board is collaborating to help make this a reality. In addition to spurring economic development, our enhanced water system will provide added capacity for fire fighting. The stage is set for our downtown taps to soon be able to dispense higher quality deep well water, eventual Lake Michigan water, and craft beer brewed locally in our historic downtown. If these goals can all be accomplished, a flood of new possibilities for Long Grove awaits.

Redevelopment of the Midwest Bank Property

In 1979, the Village approved the Planned Unit Development (PUD) and subdivision for Fairfield Village Subdivision. This subdivision included numerous residential lots and roughly 10 acres for the development of the Fairfield Savings & Loan building (most recently Midwest Bank) portion of the property located at the northwest corner of Route 83 and Route 53, 1190 Old McHenry Road. The PUD approvals limited the development of the property to a maximum of 85,000 sq. ft. of office space with platted minimum setbacks and access to Old McHenry Road restricted to this use by Lake County. Due to these restrictions, the property was restricted to redevelopment as office with any use changes requiring access approval by Lake County and any changes to the platted setbacks requiring approval by all property owners of Fairfield Village Subdivision.

In 2005, the Midwest Bank property was sold to a group of investors from Chicago. Over the next few years, the owners of the property approached the Village with various possible re-development proposals, including: gourmet grocer anchored retail development (Sunset Foods, which developed further North); new office building(s); mixed use office and retail; and day care. However, the owners were unable to obtain the necessary approvals from Lake County and the other property owners. During the following years Midwest Bank relocated their corporate offices out of the upper floors of the building with their banking operations being limited to the first floor. The owners were unable to locate tenants for the upper floors and eventually Midwest Bank closed their operations entirely in 2010 and the building has remained vacant since.

In November of 2014, following the reviews and recommendations for approval by the Plan Commission and Architectural Review Commission, the Village Board granted final approval to amendments to the Fairfield Village PUD and granting final approval for Harborchase Senior Care Facility (Harborchase) to permit the redevelopment of the Property with a senior living center having 58 Memory Care units and 80 Assisted Living units that would serve up to 150 residents. Earlier this month, the Village Board granted approval of a demolition permit for the former bank building and the demolition is expected to begin this Fall. The construction of the Harborchase Building is expected to occur during 2016 with tentative opening scheduled by Spring 2017.

In addition to providing a place for Long Grove Residents and their parents to remain living in Long Grove, the Village is looking forward to having this "gateway" entrance into the village/downtown rejuvenated with this new facility and extensive landscaping. Furthermore, the redevelopment of this property is projected to add significant new/increased property tax increment into the Village's IL 83/Downtown Tax Increment Finance (TIF) District that was established in 2008. Preliminary projections indicate that this development will have a significant positive financial impact to the TIF, turning a negative \$2.5M projection into a positive \$9.0M projection. The Village Board recently approved a proposal for engineering the design of the extension of public water and numerous streetscape improvements for the Historic Downtown based upon projections of \$5.0M should the State of Illinois impose a property tax freeze.

Temporary Development Moratorium

The Village Board has considered a temporary development moratorium in certain “critical review areas” within the Village limits. This item has been referred to the Plan Commission Zoning Board of Appeals (PCZBA) for public hearing and recommendation. The Village will also be updating the Comprehensive Plan in the next year.

The goal of the development moratorium is to avoid any potential applications for development which may be inconsistent with the updates to the Comprehensive Plan. The geographic areas for consideration in the moratorium includes the “sub-areas” found in the current Comprehensive Plan and undeveloped/underdeveloped properties in close proximity to these sub-areas.

The moratorium goes hand-in-hand with the update of the Comprehensive Plan and is designed to reduce the possibility of new development proposals being submitted “under the wire” and resulting in development which may be non-compliant with the updated Comprehensive Plan for the Village. It is hoped that the development moratorium will allow for careful consideration of future land uses in the Village in conjunction with the plan update process.

LGAMC Searching for Portrait Artists

The Long Grove Arts & Music Council is searching for Long Grove portrait artists to participate in a developing exhibit in our Village. All mediums are accepted and encouraged. If you are a portrait artist and would like to be included in this community-wide project, please contact Marcia Marshall at marciamarshall1@yahoo.com.

FEMA Floodplain

In 2013 the Federal Emergency Management Agency (FEMA) issued revised Flood Insurance Rate Maps (FIRM's) identifying properties considered “Special Flood Hazard Areas” (SFHA) nationwide. Flood risk zones indicated on FIRM's provide a basis for establishing flood insurance coverage premium rates offered through the National Flood Insurance Program. These map revisions in some instances have resulted in properties previously not considered as SFHA's being now considered as flood risk areas.

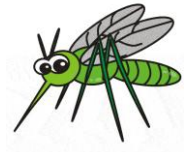
To determine if your property is in a SFHA access the Lake County Illinois website (<http://maps.lakecountyil.gov/mapsonline/>). Utilizing your tax parcel identification number (available on your tax bill) use the “full search” function on this site. Once your property has been identified click on the “Legend” function and then the “FEMA Floodplain” option. Any SFHA's on your property should be visible. A link to the FEMA website is also available as part of the “full search” function.

If your property is in a SFHA you may contact FEMA directly at (877)-336-2627 (Option 1) for more information.

West Nile Virus

A mosquito pool (or batch of mosquitoes) sampled July 16 in Gurnee has tested positive for West Nile virus. The mosquito pool is the first confirmed indicator of the disease's presence in Lake County in 2015.

West Nile virus is caused by a virus transmitted to humans and animals via infected mosquitoes. Mosquitoes become infected when they feed on infected birds. Most people infected with West Nile virus don't experience any signs or symptoms, or only minor symptoms, such as fever and mild headache. However, some people who become infected with West Nile virus develop a life-threatening illness that includes inflammation of the brain. Adults older than age 50 and those with a compromised immune system are at a higher risk of infection.



Exposure to mosquitoes where West Nile virus exists increases one's risk of getting West Nile virus infection. To help control West Nile virus eliminate standing water, unclog gutters, empty unused swimming pools, change water in birdbaths at least weekly, and remove containers that might hold water and serve as a breeding place for mosquitoes. Protect yourself from mosquitoes by using mosquito repellent and wearing clothing that covers your skin to reduce your risk.

Mild signs and symptoms of West Nile virus usually go away on their own. But severe signs and symptoms — such as a severe headache, fever, disorientation or sudden weakness — require immediate attention by a doctor.

The Lake County Health Department maintains a West Nile virus hotline for county residents to report areas of stagnant water (which are conducive for mosquito breeding), or to obtain more information on the signs and symptoms of West Nile encephalitis. The West Nile hotline number is: 847-377-8300. Information can also be found at: www.fightthebittenow.com.

Approved Resolutions in 2015

- 2015-R-01 Approving Final Building Elevations for Senior Living Center with Memory Care and Assisted Living Facilities - Harbor Retirement Associates (1190 Old McHenry Rd)
- 2015-R-02 Waiving Competitive Bidding and Awarding Contract for Performance of Village-Wide Resident Opinion Survey with National Research Center Inc.
- 2015-R-03 Awarding Contract to Business District Inc. (BDI) for Economic Development Consulting Services
- 2015-R-04 MFT Resolution 2015 Paving Program
- 2015-R-05 Authorizing Waiver of Development Escrow Deposit for Sunset Grove Development
- 2015-R-06 Unused
- 2015-R-07 Approving an Intergovernmental Agreement with the County of Lake and the Lake County Sheriff
- 2015-R-08 Updating Signatory Cards with Various Financial Institutions
- 2015-R-09 IDOT/MFT
- 2015-R-10 Opposing Proposed Reduction of Distributive Revenues by State of Illinois
- 2015-R-11 Authorizing Execution of Intergovernmental Agreement with County of Lake for Placement of Village Street Signs in County ROW
- 2015-R-12 Approving a Proposal for Continued Auditing Services
- 2015-R-13 Awarding Contract for Village Road Patching
- 2015-R-14 Approving a Purchase of Rock Salt
- 2015-R-15 Approving Annual update to Long Grove Zoning Map
- 2015-R-16 Awarding a Contract for the Installation of South Schaeffer Pathway
- 2015-R-17 Approving an Amendment to Agreement for the Sale of Real Property to Long Grove Investments
- 2015-R-18 Awarding Contract for Village Landscape Maintenance Services
- 2015-R-19 Authorizing the Reduction of a Original Letter of credit for Northwest Partners for the Long Grove Commons Shopping Center
- 2015-R-20 Approving the Eleventh Amendment to the Village Manager Employment Agreement
- 2015-R-21 Approving a Water Recapture Agreement
- 2015-R-22 Authorizing an Agreement with the State of Illinois for the Upgrade of Traffic Signals to LED

Approved Ordinances in 2015

- 2015-O-01 Amending Title 12 (Fee Schedule) of the Long Grove Village Code Regarding Stormwater and Drainage Permit Review Fees
- 2015-O-02 Ratifying and Approving an Agreement for the Sale of Real Property to Long Grove Investments LLC
- 2015-O-03 Amending Chapter 5 of Title 11 of the Long Grove Village Code Regarding Outdoor Music at Public Assemblies
- 2015-O-04 Temporarily Amending Sections 10-1-8 and 3-2-5 of the Long Grove Village Code Regarding Video Gaming
- 2015-O-05 Determining Prevailing Rate Of Wages In Long Grove
- 2015-O-06 Adopting the Village Budgets for FY 2015-2016
- 2015-O-07 Amending Section 5-9-6 of the Long Grove Zoning Code Regarding Personal Wireless Services Antennae and Support Structures
- 2015-O-08 Granting a Special Use Permit and Variation to Authorize the Establishment of a Telecommunications Tower and Personal Wireless Service Facilities at 5101 Arlington Heights Road
- 2015-O-09 Adopting by Reference Various Standard Codes to Comprehensively Amend Various Chapters of the Village of Long Grove Building Regulations
- 2015-O-10 Granting a Corner Side Yard Setback Variation for 6714 Indian Lane
- 2015-O-11 Amending Long Grove Village Code Regarding Liquor Licenses (Unwined - 132 Old McHenry Rd)

For more information on an ordinance or resolution, please contact the Village Hall at 847-634-9440.

MARK YOUR CALENDAR FOR THESE UPCOMING EVENTS

Long Grove Oktoberfest
September 5-7, 12-13, and 19-20

Long Grove Heritage 5K Run/3K Walk
September 9

Annual Apple Festival
September 25-27



LONG GROVE
Arts & Music
COUNCIL

SUMMER 2015
OUR TENTH ANNIVERSARY
CONCERT SCHEDULE

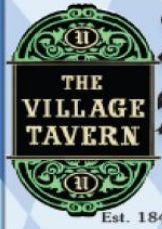
ALL CONCERTS BEGIN AT 4PM SUNDAYS
TOWNER GREEN - FREE ADMISSION
132 OLD MCHENRY ROAD • LONG GROVE

- **JULY 5TH - HOWARD LEVY & CHRIS SIEBOLD**
Two Chicago Greats! One Phenomenal Concert. A great kick-off to our 10th Anniversary.
- **JULY 12TH - VANCE GILBERT**
Vance is not only the "Pluto" of singers, he's also a quintessential songwriter who will take the audience on a journey to wonderful and sometimes exotic locations.
- **JULY 19TH - CARRIE NEWCOMER**
Not only is she an amazing talent with a beautiful voice, Carrie brings with her a sense of peace difficult to find in the world today.
- **JULY 26TH - KRISTA DETOR**
Krista performed here several years ago and it's been way too long since she was in Long Grove. An extraordinary singer / songwriter
- **AUGUST 2ND - APRIL VERCH**
April Verch, is an internationally renowned Canadian fiddler, singer, songwriter and stepdancer has a passion for performing.
- **AUGUST 9TH - HARPETH RISING**
We couldn't resist having them back again. Harpeth Rising returns with their combination of Bluegrass, Folk and Classical.
- **AUGUST 16TH - SPECIAL CONSENSUS**
Special Consensus is a superb bluegrass band in a classic vein but with more than enough modern sensibilities to attract every music lover.
- **AUGUST 23RD - THE SIEGEL/SCHWALL BAND**
Featuring; Corky Siegel, Jim Schwall, Rollo Radford, & Sam Lay. Along with groups like The Paul Butterfield Blues Band, The Siegel-Schwall Band was instrumental in The Great Blues Revival of the 1960s.

FOR MORE INFORMATION GO TO:

WWW.LGAMC.ORG
OR CALL 847/722-8989





Annual Oktoberfest Month of September



- Oktoberfest & Seasonal Beers
- TRADITIONAL TAPPING OF THE CEREMONIAL KEG:
Friday, September 4

WEEKEND EVENTS

- Oktoberfest Parking Lot Beer Tent & Outdoor Dining: Sept. 5, 6 & 7 & Sept. 12 & 13
- Free Hayrides & Kids Activities: 1:00 pm - 5:00 pm
- Beer Tent with Outdoor Dining
- Antique Tractors Shows
- European Autoschau: Sept. 19

ENTERTAINMENT SCHEDULE

LIVE GERMAN MUSIC

1pm to 4pm Every Weekend

Sept. 5th

STATELINE

5 p.m. to 8 p.m.

Sept. 12th

COVERSTORY

5 p.m. to 8 p.m.



Oldest Restaurant & Tavern in Illinois
in continuous operation

135 Old McHenry Road, Long Grove - 847.634.3117

villagetavernoflonggrove.com



AUGUST CALENDAR OF EVENTS

LGAMC Concert

August 2 4 pm - 6 pm Towner Green
April Verch (Old McHenry & Robert Parker Coffin Rds)

Long Grove Park District

August 3 7 pm Reed-Turner Woodland

Plan Commission & Zoning Board of Appeals

August 4 7 pm Village Hall

CSC Committee

August 5 7 pm Village Hall

CPR/AED Class

August 6 6 pm - 10 pm Long Grove Fire Dept.
For information, call Jeff at 847-634-3143
\$15 In-District Residents *\$30 Out-of-District Residents*

LGAMC Concert

August 9 4 pm - 6 pm Towner Green
Harpeth Rising (Old McHenry & Robert Parker Coffin Rds)

Board of Trustees

August 11 7 pm Village Hall

Architectural Commission

August 17 7 pm Village Hall

LGAMC Concert

August 23 4 pm - 6 pm Towner Green
The Siegel/Schwall Band (Old McHenry & Robert Parker Coffin Rds)

Board of Trustees

August 25 7 pm Village Hall