

HOA Presidents Meeting 2020



Agenda

1. Village Update

- ▶ Economic Development
- ▶ Historic Downtown Reconstruction & RPC Bridge Update
- ▶ Village Planned 2020 Road Paving
- ▶ Planned State / County Highway Improvements & Rt 53 update
- ▶ Alternative Energy Systems
- ▶ Village Finances

2. Conservancy Best Practices: Kelley Smith, Chair of the SCCC

3. HOA Road Maintenance Best Practices: Geoff Perry, LG Engineer

4. Feedback - Q&A

Thank you for
serving!



THANK
YOU



FRED ASTAIRE
DANCE STUDIOS.

Thank You!

Jesse and Aaron DeSoto

The Fred Astaire Long Grove Studio is owned by United States American Rhythm Finalist and former “Dancing with the Stars” professional, Jesse DeSoto, and United States Rising Star American Rhythm Finalist, Aaron DeSoto.

Economic Development

▪ Key Village Goals:

- Maintain the quality of the village
- Preserve **zero** Village property tax
- Increase sales tax revenues to fund Village initiatives

▪ Results / Key Initiatives:

- New businesses:
 - 2019: 11 new businesses, 7 closings
 - Sunset Grove fully occupied
- Investigating establishing a TIF as a tool if needed for development of the Menards out-lots and surrounding property.
- Conducted traffic study to support access to Menards from Lake Cook
- Cancelled B & F contract and signed with Mundelein for inspections. Revamping permit process, payment and work-flows plus new web site.
- 56% of Public roads repaved in past 5 years. Relative to the 15-year plan, we are far ahead of schedule.



HAKU Sushi



Midtown Home + Market



{redefined}



Old McHenry Road

- ▶ Project almost completed - Parkway trees to be planted
- ▶ Total cost of project aprox. \$ 4M
 - ▶ Lake County costs: \$ 3.6M
 - ▶ Village costs \$ 321K





Robert Parker Coffin Rd

- ▶ Village costs approximately \$2.1M
- ▶ Extended public watermain - All buildings should be connected by spring.
- ▶ Working through punch list of remaining open items



RPC Bridge Update

- ▶ Permit issues with the state delayed the project. New start date is March 15th with Est. completion by July 15th.
- ▶ Selected Alliance Contractors from Woodstock to perform the following work at a cost of \$ 748k:
 - ▶ Limestone Abutment replacement w/ concrete that will be shaped / colored to match the limestone.
 - ▶ Repair bridge superstructure & paint. It will be lifted and placed on west RPC for this work.
 - ▶ Replace plank deck,
- ▶ Issued RFP for the cover with option for steel frame to prevent trucks from getting through.
- ▶ Total project costs close to \$ 1.3M but will be offset by the following, with net costs to the village of approximately \$ 650K:
 - ▶ \$250K grant through the IL Commerce & Economic Opportunity Office. Thank you Senator McConchie!
 - ▶ Fund Raising Historic Society \$ 76K
 - ▶ Insurance re-imburement for the cover \$ 306K



Picture from June 27th just after it was hit

Village Planned 2020 Road Paving

- ▶ West Cuba Road at an estimate cost of 400K with out shoulders.
- ▶ North Krueger Rd - **Delayed** federal funding not awarded this year.
 - ▶ Net cost to Village \$ 591K on a \$ 1.9m Project.
- ▶ New pathway on RPC from Sunset Grove to the Archer parking lot in the downtown with cross walk at Rt. 83.
 - ▶ Village Cost \$ 106K with matching grant.



Status of State / County Highway Improvements

▶ County Roads:

- ▶ Widening Gilmer & Midlothian Intersection: In Phase 2 Design. Land being acquired and scheduled for 2020.
- ▶ Widening Aptakisic from Route 83 to Buffalo Grove Rd. In Phase 1 Planning & targeted for 2022.
- ▶ Arlington Heights Rd – Lake Cook to Rt 83 planned for 2024.

▶ State Highways:

- ▶ Route 22 widening Quentin to Route 83. Project pushed to 2022.
- ▶ Route 83/60 widening & overpass CNR RR– Now in plan 2021-2025
- ▶ Route 53 at Hicks widening improvements – In Progress

Aligned with Lake County's Consensus Plan - 3 of the priority projects are in / near Long Grove.



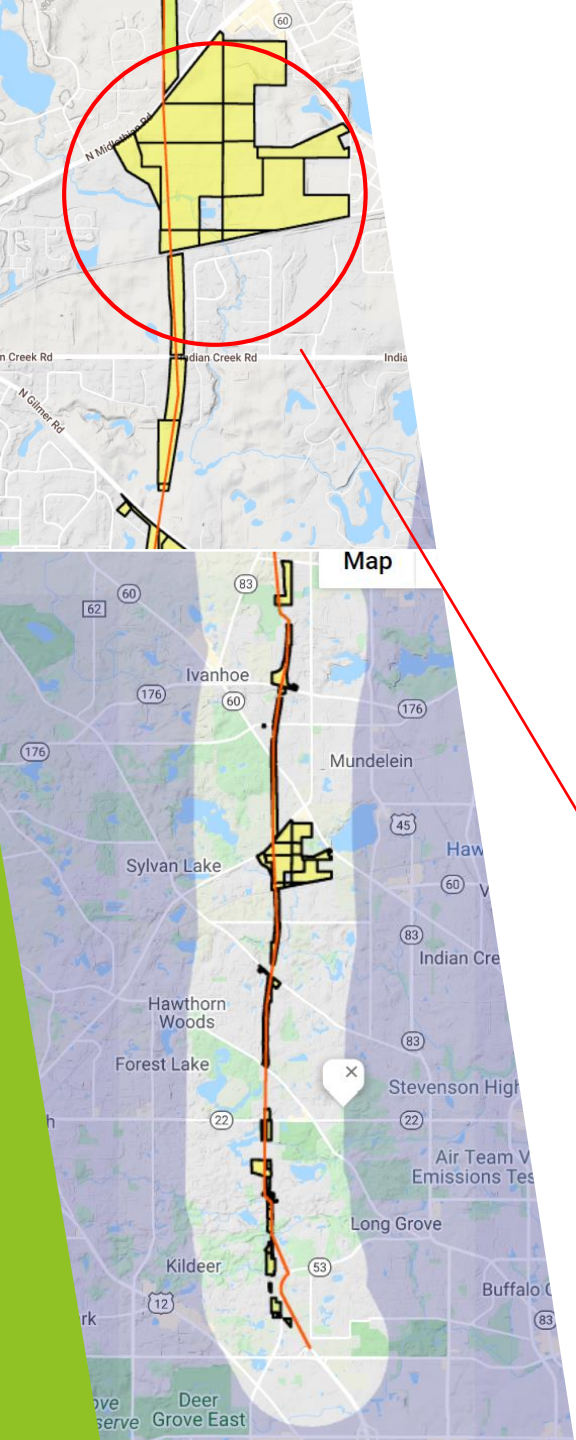
**5 Project Priorities
Highlighted in 2017**



- US 45 (IL 60 to IL 22)
- IL 60/63 (IL 176 to EJ&E RR, grade separation)
- IL 131 (Sunset Ave to WI line)
- US 45 (IL 132 to Washington St)
- IL 22 (Quentin Rd to IL 83)

Route 53 Extension Update

- ▶ 25M Environmental Impact Statement cancelled by Tollway!
- ▶ Discussions starting on how to re-purposed the corridor & the 1,100 acres of land purchased by IDOT for \$ 54.3M.
- ▶ Green space, pathways and / or commercial development?
- ▶ The IDOT doesn't own all property in the corridor but they own most of the land in a sub area that is defined in our comprehensive plan for residential / commercial development.
- ▶ Sub Area 1: Midlothian & Rt. 83



Map



Review of Long Grove's Alternative Energy Ordinance

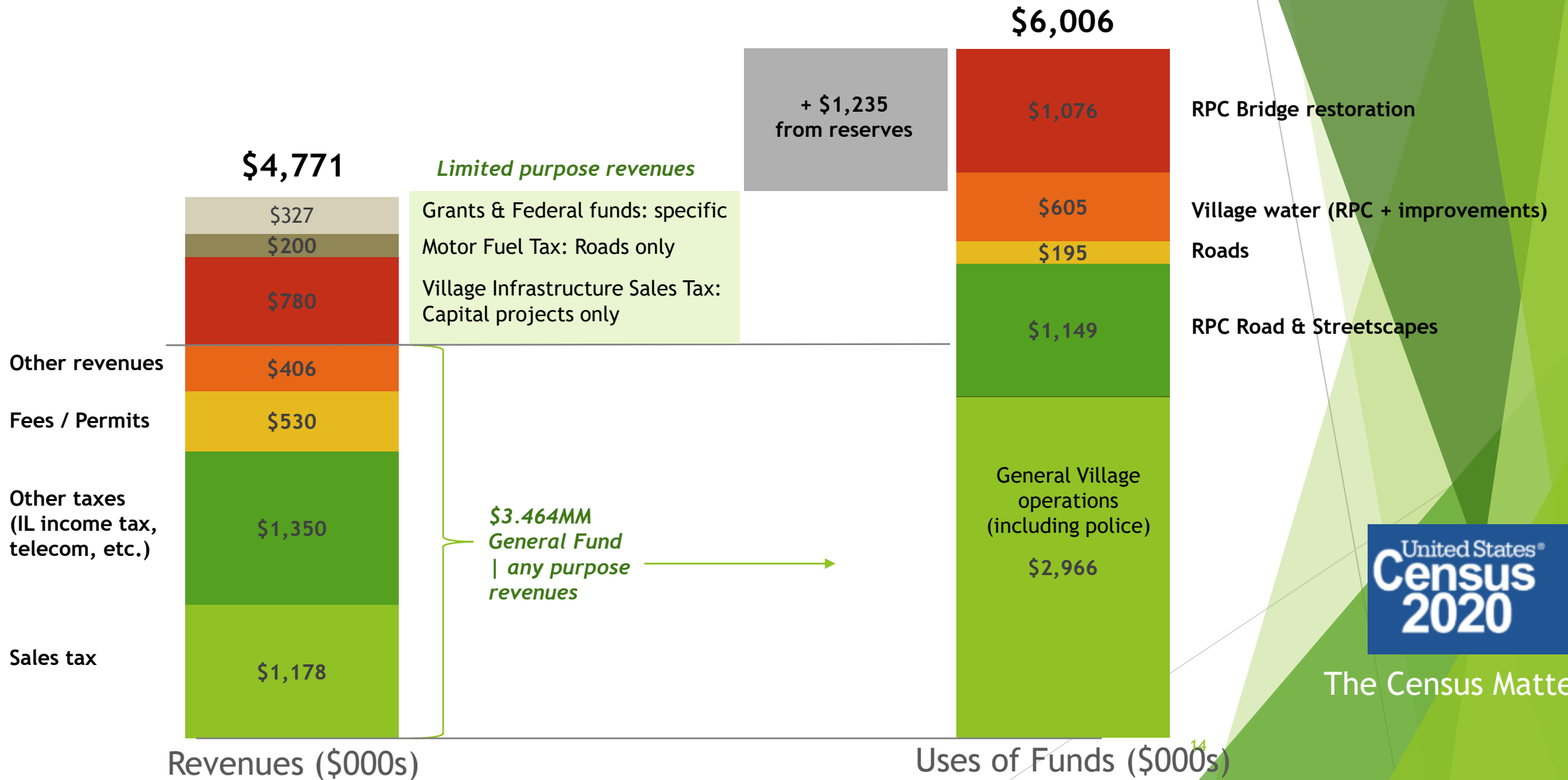
- ▶ 2013: Long Grove Adopted an Alternative Energy Ordinance.
- ▶ In February 2018 School District 96 submitted a Special Use Permit Application for a ground mounted solar energy system that would occupy 4.1 Acres of their 69.9 acres site.
- ▶ Neighboring residents objected to the height, screening and size. It got contentious.
- ▶ March 26, 2019 the board approved District 96's new application & immediately established a moratorium to review our Alternative Energy village code
- ▶ We've been extending the moratorium as we haven't reached a consensus for many reasons.
- ▶ It's currently back with our Plan Commission
- ▶ An HOA concern that we have is with the (765 ILCS 165/) Homeowners' Energy Policy Statement Act.
 - ▶ Covenants / bylaws can't prohibit installing building mounted or ground mounted Solar Energy Systems.
 - ▶ 120 Days from when an HOA receives a request they must adopt a policy.



Village Finances Highlights

- ▶ Long Grove currently has \$1.813M in reserves (as of 1/31/2020)
 - ▶ Represents 70% of \$2.59M general expense budget; higher than many municipalities
 - ▶ HOWEVER, most others have predictable property tax revenue & higher overall budgets
- ▶ Village has invested heavily in capital / infrastructure over the years
 - ▶ **Downtown infrastructure-** Street repaving, Archer lots, streetscapes including lighting
 - ▶ **Water:** deep well, infrastructure for Sunset Grove and downtown (+ future Lake MI option)
 - ▶ **Public roads and Sunset Grove**
- ▶ Tax Increment Financing (TIF) district created in 2008
 - ▶ Affords opportunity to recapture some of the infrastructure expense
- ▶ Sunset Grove Business District bonds refinanced
 - ▶ Refinanced \$3.6M Business District (part of TIF) bonds from 7.50% to effective 3.30%; extended 2 years to 2032, saving ~\$550K net and freeing more tax revenue earlier for increased flexibility
- ▶ State tax revenues up slightly: Use taxes, new transportation & cannabis tax
- ▶ Comprehensive village financial policies & procedures adopted

Village Finances: FY '19-'20 budget, ends 30 April 2020



The Census Matters!

Questions & Feedback



Thank You!