

MINUTES OF THE REGULAR MEETING OF THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF METTAWA, ILLINOIS, HELD AT THE HOUR OF 7:30 P.M. ON AUGUST 21, 2018 IN THE SAVANNA ROOM OF THE HILTON GARDEN HOTEL, 26225 N. RIVERWOODS BOULEVARD, METTAWA, ILLINOIS

A. CALL TO ORDER

Mayor Urlacher called the meeting to order at 7:30 p.m.

B. ROLL CALL

Upon a call of the roll, the following were:

Present: Trustees Bohm, Brennan, Maier, Pink, Sheldon, Towne and Mayor Urlacher

Absent: None

Mayor Urlacher declared a quorum present.

Also, present: Village Administrator, Bob Irvin; Village Clerk, Sandy Gallo; Representative of the Firm of James Anderson Company, Scott Anderson; Village Attorney, Jim Ferolo of Klein Thorpe & Jenkins, Ltd; Village Treasurer, Pam Fantus; Financial Consultant, Dorothy O'Mary

C. APPROVAL OF MINUTES:

Board Meeting Minutes: July 17, 2018

The Village Board meeting minutes were reviewed. Trustee Bohm moved and seconded by Trustee Pink that the minutes of the Board Meeting of July 17, 2018 be approved and be placed on file.

Upon a call of the roll, the following voted:

Aye: Trustees Bohm, Brennan, Maier, Pink, Sheldon and Towne

Nay: None

Absent: None

Mayor Urlacher declared the motion carried.

D. APPROVAL OF BILLS

Trustee Maier reported the new amount for bills to be paid is \$153,901.20.

It was moved by Trustee Maier and seconded by Trustee Brennan to approve payment of the bills.

Upon a call of the roll, the following voted:

Aye: Trustees Bohm, Brennan, Maier, Pink, Sheldon and Towne

Nay: None

Absent: None

Mayor Urlacher declared the motion carried.

E. TREASURER’S REPORT

Presentation of the Treasurer’s Summary Report for the Month of July 2018

It was moved by Trustee Maier and seconded by Trustee Brennan that the Board acknowledges receipt of the July 2018 Treasurer’s Summary Report and it be placed on file.

Upon a call of the roll, the following voted:

Aye: Trustees Bohm, Brennan, Maier, Pink, Sheldon and Towne

Nay: None

Absent: None

Mayor Urlacher declared the motion carried.

F. PUBLIC HEARING

Regarding Annexation Agreement relative to the proposed Annexation of the W.W. Grainger Property located at 100 Grainger Parkway, Lake Forest, Illinois (approximately 152 acres) to the Village of Mettawa

Mayor Urlacher said almost three years ago the Village was approached by Grainger regarding the 100 acres they owned on the intersection located on Everett and Riverwoods Roads. Under the 1998 annexation agreement with the Village, this location was to be developed into 26 houses. Grainger was interested in selling the land and the Village wanted the acquisition. Ultimately, after many meetings with W.W. Grainger and the Village the outcome resulted in 152 acres to be annexed back into Mettawa. The Village will be purchasing 114 acres with an economic incentive agreement. The remaining acreage is the W.W. Grainger headquarters facility.

Mayor Urlacher said he would like to thank Don Hanson and John Julian from W.W. Grainger for the pleasure of working with them on the annexation. Mayor Urlacher said he would like to thank Mayor Barry Maclean for his 37 years of service and prior Trustees in the audience. The Mayor also gave a special thank you to the current Board for their commitment in making this purchase happen.

Village Attorney Ferolo said he would like to review some of the documents being discussed and approved at tonight’s meeting. The annexation ordinance will include 152

acres of W.W. Grainger corporate headquarters. The annexation includes the rezoning of the property. The annexation agreement provides Grainger to be rezoned into the hotel and office zone district. Once the property is rezoned according to the annexation ordinance. The ordinance is recorded through Lake County. Grainger will apply for a Plan Unit Development permit on that property as permitted uses under the Village code. The second component of this annexation, is the acquisition of 114 acres. The first 13.7 acres are located at the Riverwoods Road and Route 60 southwest intersection; the purchase price is \$1.1 million-dollars. The second 100.3 acres are located at Riverwoods and Everett Roads; the acquisition purchase price is \$4.7 million-dollars. The Village will be purchasing both parcels for \$5.8 million-dollars. The Village will be making a \$2.0 million-dollar down payment and acquiring a \$3.8 million-dollar loan. The loan will be repaid according to the economic incentive agreement. The Village will be receiving the sales tax that is generated at Grainger's Lake County headquarters. Sales tax will be received by the Village through the Department of Revenue and Illinois Sales Tax Act. Until the \$3.8 million-dollar loan, interest and other costs are repaid, the Village will receive 100% sales tax generated by Grainger in Lake County. Once the loan is repaid, Grainger will receive the next \$6.7 million-dollars of sales tax. After Grainger reaches the \$6.7 million-dollars amount, the sales tax will then be split 50/50 between Grainger and Mettawa for 20 years. The loan of \$3.8 million-dollar is projected to take 5-6 years of payments. Grainger's anticipates the \$6.7 million-dollar amount to be received within 10-12 years. The next phase is the 50/50 split of the Sales Tax for 20 years between Grainger and Mettawa. This land acquisition will in essence be repaid through the Sales Tax generated on the property.

Village Attorney Ferolo said at tonight's meeting four documents will be approved. An ordinance approving the annexation agreement is first. Second is the ordinance approving the annexation of Grainger's territory to the Village of Mettawa. The third is the resolution approving a real estate purchase agreement. The last is the resolution approving the economic incentive agreement.

Resident, Tom Heinz (27157 N. St. Marys Road) said he would like to congratulate the Mayor and the Board for completing this purchase which will benefit the Village.

Trustee Brennan said its been a pleasure being involved in the Village for the last 20 years. Prior Mayor Barry Maclean had been instrumental in getting Costco in the Village. Mayor Urlacher has done an amazing job getting Grainger back into the Village.

A motion was made by Trustee Pink and seconded by Trustee Maier to close the public hearing.

Upon a call of the roll, the following voted:

Aye: Trustees Bohm, Brennan, Maier, Pink, Sheldon and Towne

Nay: None

Absent: None

Mayor Urlacher declared the motion carried.

G. COMMUNICATIONS AND PETITIONS FROM THE PUBLIC

H. COMMISSION AND COMMITTEE REPORTS FOR DISCUSSION, CONSIDERATION AND, IF SO DETERMINED, ACTION UPON

1. Finance Committee

a. Update on the FY2017-2018 Audit

Trustee Maier said the audit is on schedule. The audit should be ready to be presented at the next Board meeting.

b. Update on the 2018 Rebate Program

Trustee Maier said Village Treasurer Fantus has received 95 applications for the tax rebate program to date. The average applications submitted is 140.

c. Other Matters

2. Public Works Committee

a. Update on the Mettawa Lane Culvert Replacement

Trustee Towne said a large culvert on Mettawa Lane is very narrow and the plan is to extend and replace it. The Committee is currently discussing the design phase with Anderson Engineering.

b. Update on the Resident Meeting for a Potential Water Main Extension

Trustee Towne said the residents south on Route 60 and St. Marys Road received a letter regarding their water main extension options. Village Administrator Irvin said the residents were asked to attend the Public Works meeting on September 12th at 7:00 pm in the Cottonwood room to discuss their interest and options. Trustee Towne said 51% of the residents will need to approve a design in order to move forward with this project. Village Attorney Ferolo said 51% of the ownership and electors will be needed for this project.

c. Other Matters

3. Parks and Recreation Committee

a. Update for Signs for the Oasis Park Trail and Route 60 Trail

Trustee Sheldon said Trustee Towne is working on obtaining the cost to get the same Village trail signs on addition locations. Trustee Towne said Signarama will be providing the signs for the trails. The signs will be placed on Oasis Park and Route 60 at the new trail.

b. Recommendation of a Change Order with R.A. Mancini in the Amount of \$9,555 for the Oasis Trail Project

Trustee Sheldon said a pad of blacktop is being removed and replaced with rich topsoil and seeding for trail relocation.

c. Other Matters

4. Safety Commission

a. Status and Activity Update

Trustee Pink said she will address her report at the next Board meeting.

b. Other Matters

5. Zoning, Planning and Appeals Commission Report

a. Discussion Regarding the Findings of Fact and Recommendation of the Zoning, Planning and Appeals Commission for Docket 18-TA-1, Consideration to a Temporary Moratorium on the Issuance of Village Ordinance Citations Enforcing the Prohibition on Raising and Feeding of Poultry Within the R-1 and R-2 Single Family Residence District, as Provided Under the Definition of Agricultural Uses in Section 15.201 of the Village of Mettawa Zoning Code with Respect to Agricultural Uses

Village Attorney Ferolo said several members of the public requested the Board to review the zoning code prohibition of raising poultry in the R-1 and R-2 district. The Board decided to place a moratorium on issuing citations relating to the prohibition for a temporary time. On August 7th, the ZPA held a Public Hearing regarding the moratorium. The ZPA recommended to the Village Board, a moratorium not to exceed 120 days regarding the issuance of citations in the R-1 and R-2 districts. During this period, the ZPA and the Board will be reviewing the zoning code. The ordinance on the agenda tonight does not grant a resident the right to start raising poultry. It does not take the prohibition off the books and this ordinance does not override the nuisance ordinance that is currently in effect.

Village Administrator Irvin said the recommendation also included 120 days or the extended period the President and the Board of Trustees deemed to be appropriate. At the public hearing, it was made mention that the 120 days could indeed be adequate time to review the code. However, the extended period would allow the review of the code to continue without needing to hold a second public hearing.

I. BUSINESS FROM THE BOARD FOR DISCUSSION, CONSIDERATION AND, IF SO DETERMINED, ACTION UPON:

1. Mayor's Report

a. Village Picnic

Mayor Urlacher said this Saturday, August 25th 11:00-2:00 pm is the Village Picnic.

b. Building Report

Mayor Urlacher thanked Village Engineer Scott Anderson for the monthly building report and said it would be placed on file.

c. Other Matters

d. Village Administrator's Report

Village Administrator Irvin said the Bradley Road bridge will not reopen in October as the project was planned.

2. UNFINISHED BUSINESS

3. NEW BUSINESS

a. Approval of a Resolution Approving a Change Order with R.A. Mancini for the Oasis Trail Project in the Amount of \$9,555

It was moved by Trustee Bohm and seconded by Trustee Maier to approve the resolution change order with R.A. Mancini for the Oasis Trail project in the amount of \$9,555.

Upon a call of the roll, the following voted:

Aye: Trustees Bohm, Brennan, Maier, Pink, Sheldon and Towne

Nay: None

Absent: None

Mayor Urlacher declared the motion carried.

b. Approval of an Ordinance Establishing a Moratorium on the Issuance of Ordinance Citations for the Keeping and Raising Poultry within the R-1 and R-2 Single Family Residential District for a Period of 120 Days

Village Attorney Ferolo added to the ordinance or such time as the Board deems appropriate.

It was moved by Trustee Maier and seconded by Trustee Towne to approve an ordinance establishing a moratorium on the issuance of ordinance citations for the keeping and raising poultry within the R-1 and R-2 single family residential district for a period of 120 days or such time as the Board deems appropriate.

Trustee Brennan said she has concerned that other residents had been asked to remove their chickens.

Village Administrator Irvin said the language has been stated since 1984.

Upon a call of the roll, the following voted:

Aye: Trustees Bohm, Maier, Pink and Towne

Nay: Trustee Brennan and Sheldon

Absent: None

Mayor Urlacher declared the motion was carried.

c. Approval of an Ordinance Authorizing an Annexation Agreement Relating to the Annexation of the W.W. Grainger Property Located at 100 Grainger Parkway, Lake Forest, Illinois to the Village of Mettawa, Lake County, Illinois

It was moved by Trustee Bohm and seconded by Trustee Brennan to approve an ordinance authorizing an annexation agreement relating to the annexation of the W.W. Grainger property located in 100 Grainger Parkway, Lake Forest, Illinois to the Village of Mettawa, Lake County Illinois.

Upon a call of the roll, the following voted:

Aye: Trustees Bohm, Brennan, Maier, Pink, Sheldon and Towne

Nay: None

Absent: None

Mayor Urlacher declared the motion carried.

d. Approval of an Ordinance Annexing Certain Territory to the Village of Mettawa, Lake County, Illinois (W.W. Grainger Property located at 100 Grainger Parkway, Lake Forest, Illinois)

It was moved by Trustee Maier and seconded by Trustee Bohm to approve an ordinance annexing certain territory to the Village of Mettawa, Lake County Illinois (W.W. Grainger Property located at 100 Grainger Parkway, Lake Forest Illinois).

Upon a call of the roll, the following voted:

Aye: Trustees Bohm, Brennan, Maier, Pink, Sheldon and Towne

Nay: None

Absent: None

Mayor Urlacher declared the motion carried.

e. Approval of a Resolution Authorizing the Village President and Clerk to Execute a Real Estate Contract for the Purchase of Real Property from W.W. Grainger Inc. consisting of 13.7 Acres at the Southwest Intersection of Riverwoods Road and Townline Road and 100.3 Acres at the Intersection of Riverwoods Road and Everett Road in Mettawa, Illinois

It was moved by Trustee Maier and seconded by Trustee Pink to approve a resolution authorizing the Village President and Clerk to Execute a real estate contract for the purchase of real property from W.W. Grainger Inc. consisting of 13.7 acres at the southwest intersection of Riverwoods Road ad Townline Road and 100.3 acres at the intersection of Riverwoods Road and Everett Road in Mettawa, Illinois.

Upon a call of the roll, the following voted:

Aye: Trustees Bohm, Brennan, Maier, Pink, Sheldon and Towne

Nay: None

Absent: None

Mayor Urlacher declared the motion carried.

f. Approval of a Resolution Authorizing an Economic Incentive Agreement with W.W. Grainger, Inc.

It was moved by Trustee Maier and seconded by Trustee Brennan to approve a resolution authorizing an economic incentive agreement with W.W. Grainger, Inc.

Upon a call of the roll, the following voted:

Aye: Trustees Bohm, Brennan, Maier, Pink, Sheldon and Towne

Nay: None

Absent: None

Mayor Urlacher declared the motion carried.

Mayor Urlacher invited the residents to stay and participate in the celebration of the annexation of W.W. Grainger into the Village.

J. EXECUTIVE SESSION

K. CALL TO RECONVENE

L. ROLL CALL

M. MATTERS REQUIRING ACTION ARISING AS A RESULT OF THE EXECUTIVE SESSION

N. ITEMS TO BE REFERRED

O. FOR INFORMATION ONLY

P. ADJOURNMENT

With no further business to conduct, it was moved by Trustee Brennan and seconded by Trustee Sheldon that the meeting be adjourned.

Upon a call of the roll, the following voted:

Aye: Trustees Bohm, Brennan, Maier, Pink, Sheldon and Towne

Nay: None

Absent: None

Mayor Urlacher declared the motion carried and the meeting adjourned at 7:55 p.m.

Sandy Gallo,
Village Clerk