

**VILLAGE OF LAKE BLUFF
COMMITTEE-OF-THE-WHOLE MEETING
AUGUST 10, 2015
APPROVED MINUTES OF MEETING**

The Village of Lake Bluff Board of Trustees met as a Committee-of-the-Whole (COW) in the Village Hall Board Room (40 East Center Avenue) on Monday, August 10, 2015. Village President O'Hara called the meeting to order at 6:00 p.m. and Village Clerk Aaron Towle called the roll and announced the following were present:

Village President: Kathleen O'Hara

Trustees: Barbara Ankenman
Steve Christensen
Mark Dewart
Eric Grenier
John Josephitis
William Meyer

Also Present: Sandra Hart, Lake County Board Member District #13
Aaron Lawlor, Lake County Board Chairman
Aaron Towle, Village Clerk
Drew Irvin, Village Administrator
Peter Friedman, Village Attorney
Susan Griffin, Finance Director
Jake Terlap, Public Works Superintendent
Jeff Hansen, Village Engineer
Michael Croak, Building Codes Supervisor
Brandon Stanick, Assistant to the Village Administrator
Franco Bottalico, Administrative Intern

Non-Agenda Items and Visitors

President O'Hara stated the COW allocates 15 minutes for those individuals who would like the opportunity to address the COW on any matter not listed on the agenda.

There were no requests to address the COW.

Consideration of the Minutes from the June 22, 2015 Committee-of-the-Whole Meeting

Trustee Christensen moved to approve the June 22, 2015 COW Meeting Minutes as presented. Trustee Meyer seconded the motion. The motion passed on the following voice vote:

Ayes: (6) Ankenman, Christensen, Dewart, Grenier, Josephitis and Meyer
Nays: (0)
Absent: (0)

A Presentation from Lake County Board Chairman Aaron Lawlor Regarding the Proposed Route 53/120 Extension

President O'Hara stated it was her request for a presentation tonight with the purpose to learn more about the details regarding the proposed IL Rt. 53/120 extension project.

Lake County Board Chairman Aaron Lawlor stated the project consists of approximately 25 miles from Lake-Cook Road north to IL Rt. 120. This project involves a variety of different agencies and constituencies, which will require strong consensus building among all those involved.

County Board Chairman Lawlor advised of the role of the project's Finance Committee was to determine the financial feasibility of the project and develop a recommendation to the Illinois Tollway concerning how the project might be funded. County Board Chairman Lawlor also advised the revenues from the toll road itself are expected to support \$250 - \$330 million in bonding capacity.

County Board Chairman Lawlor presented and explained the following funding mechanisms that would be pursued: Value Capture, County Motor Fuel Tax, Innovative Tolling Strategies, State Commitments, and Tollway System Commitments.

County Board Chairman Lawlor presented a map, via power point, concerning the project's Land Use Committee and advised it is working with municipalities more directly impacted by the project on a broad land use strategy for the entire corridor. The Open Space and Natural Resources Working Group will develop a plan for land preservation and environmental stewardship along the corridor. The Cooperative Planning Strategy Working Group will discuss different options for the full implementation of a land use plan.

Trustee Meyer inquired of the local funding tax increment financing (TIF) option. County Board Chairman Lawlor advised multiple jurisdictions are able to work together to create a TIF district, however this would require municipal legislation and there are no examples of this in Illinois, but examples of this can be found in other areas of the country.

Trustee Meyer asked how is the TIF created and how would it function. County Board Chairman Lawlor responded by advising it would function much like existing TIFs operate under current legislation.

Trustee Dewart asked who is involved in the project. County Board Chairman Lawlor advised the identified stakeholders located in 1.5 mile radius from the center line of the proposed roadway. This is the area that was determined to be impacted the most.

Trustee Meyer asked if there has been any thought given to changing speed limits to encourage motorists to use the tollway to divert traffic from U.S. Rt. 41.

Trustee Josephitis inquired about the value capture strategy for funding the project. County Board Chairman Lawlor noted it was 1.5 miles from the centerline and clarified Lake County would attribute 25% of taxes from new development to pay for the project and municipalities would get the other 75%.

Trustee Josephitis asked what concerns are from other communities. County Board Chairman Lawlor noted their primary concern is losing their municipality land use authority. The communities do not want an overarching land use committee to have to answer to regarding the implementation of their comprehensive plans. County Board Chairman Lawlor noted this is not the case and Lake County does not want to take away municipal authority.

Trustee Josephitis inquired of the process to establish a motor fuel tax within the County. County Board Chairman Lawlor stated it is legislative, and Lake County is currently not included in the State's distribution of the funds.

Trustee Christensen commented on the impact radius which seems to have changed. More of it would seem to jeopardize local control. Trustee Christensen asked if it is an advantage to Lake County to currently not have a Motor Fuel Tax. County Board Chairman Lawlor expressed his belief 4 cents per gallon would not change behavior. Trustee Christensen asked if this can be implemented incrementally instead of all at once. County Board Chairman Lawlor responded that if the IL Rt. 53 extension is not built Lake County would need to perform significant infrastructure upgrades across the county pursuant to Chicago's 2040 Comprehensive Plan. County Board Chairman Lawlor added we need to make Lake County more commercially competitive and it can't be stressed enough municipal authority will not be affected.

Trustee Christensen stated it appears Lake Bluff and Lake County already have an extensive amount on their plates and added the State is even more so consumed, and would hate to see it become more of a mess. He concluded his point by thanking County Board Chairman Lawlor for coming.

Trustee Jospheitis asked how the extension of IL Rt. 53 will contribute to Lake County's competitiveness. County Board Chairman Lawlor responded by stating it will attract and retain businesses, give access to talent (an educated workforce), allow the tax and infrastructure system to address quicker travel times, and the quality of life in Lake County would benefit with access to trails, environmental conservation, etc.

Trustee Dewart asked what is the probability that the balance of these funds will be available to pay for this project. County Board Chairman Lawlor responded by stating it depends on the Illinois Tollway Authority's contingency fund; the fiscal health of the Illinois Tollway Authority will be key.

Trustee Ankenman asked how realistic is it that a reduced speed limit will be tolerated by motorists given they are used to certain speeds (highway speed norm), and what will be the enforcement efforts to influence motorists to reduce their speeds. County Board Chairman Lawlor noted those topics are still a point of discussion.

Trustee Grenier asked how much it will cost to perform other roadway improvements if the IL Rt. 53 extension is not built. County Board Chairman Lawlor responded by stating the number is being researched and they will have an answer in the near future.

President O'Hara expressed her belief increased tolls will divert more traffic to U.S. Rt. 41, which will have a negative impact on local communities. She also expressed her concern with anything that jeopardizes municipal authority. She advised the Village does not know if the County would be able to sustain the proposed IL Rt. 53 extension project.

County Board Chairman Lawlor responded that he will follow up on the costs associated with not doing the IL Rt. 53 extension project. He noted he will also follow up on the impacts of semi-trucks being diverted to other roadways.

In response to a question from the audience, County Board Chairman Lawlor advised the project will be paid on a pay-as-you-go system instead of issuing debt to pay for the improvements.

Janice Snodbrich asked why would the County increase taxes when it's currently losing to competition because of having a higher tax rate. County Board Chairman Lawlor advised the County tax base will grow and more people will be able to share in that burden.

Adjournment

As no further business came before the COW, Trustee Dewart moved to adjourn the meeting at 7:00 p.m. Trustee Grenier seconded the motion. The motion passed on a unanimous voice vote.

Respectfully Submitted,

R. Drew Irvin
Village Administrator