

Lake County Illinois

*Lake County Courthouse and Administrative Complex
18 N. County Street
Waukegan, IL 60085-4351*



Agenda Report - Final

Wednesday, October 28, 2009

1:00 PM

Conference Room C

Financial and Administrative Committee

1. Call to Order
2. Pledge of Allegiance
3. Approval of Minutes Regular and three executive session minutes from October 7, 2009

3.1 [09-2121](#)

Minutes from October 7, 2009

Attachments: [F&A 10.07.09](#)

4. Added to Agenda Items
5. Public Comment
6. Old Business
7. New Business

Public Works & Transportation

7.1 [09-2116](#)

Joint resolution authorizing the execution of an Intergovernmental Agreement between the Village of Grayslake and the County of Lake regarding the Cornerstone Development (Alter Property).

- Lake County Land Holdings, LLC, is proposing to develop the Alter Property, which is approximately 641 acres near Peterson Road, Route 83 and Alleghany Roads.
- The property will be developed in the Village of Grayslake as a Planned Unit Development, consisting of residential, retail/commercial, light industrial, and office uses.
- The Village is requesting sanitary sewer service for the development, with certain limitations, which will require the "Third Amendment to the Restated and Amended Agreement for Sewage Disposal," which will be considered under a separate resolution.
- The proposed development will necessitate certain roadway and traffic improvements, that will be documented in the "Central Lake County Area Transportation Improvement Intergovernmental Agreement," and will be considered under a separate resolution.
- The development of the Beelow Parcel will satisfy the standards for development of the Central Range Area of the Heartland Property as set forth in the Heartland Settlement Agreement.
- The County shall perform building code compliance, permitting and inspections for any development upon the Beelow Property, which will be documented in the Intergovernmental Agreement for Building and Zoning Code Enforcement Contract Services.
- The developer is required to execute School Impact agreements prior to execution of this Agreement.
- The developer is also required to develop the property in phases so that the residential development is balanced with the non-residential development.

Attachments: [Exhibit A Cornerstone Property \(Property\) Legal Description.doc](#)

[Exhibit B Cornerstone Service Area Property Depiction.pdf](#)

[Exhibit C Cornerstone General Development Plan.pdf](#)

[Exhibit D Beelow Parcel \(Incorporated Territory\) Legal Description.doc](#)

[Exhibit E.3rd Amendment to Grayslake Restated Agreement.pdf](#)

[Exhibit F Transportation Agreement.pdf](#)

[Exhibit G Code Enforcement Agreement.pdf](#)

[Exhibit H Grayslake Annexation Agreement.pdf](#)

[Exhibit I Grayslake Special Use Permit Ordinance.pdf](#)

[Exhibit J Special Use Permit Agreement.pdf](#)

7.2 **09-2115**

Joint resolution authorizing the execution of a Third Amendment to the Restated and Amended Agreement for Sewage Disposal with the Village of Grayslake.

- The Village is requesting sanitary sewer service for the Cornerstone Property (Alter), with certain limitations. The residential sewage flow is capped at 3,000 PE, to include a maximum of 801 residential units of any type, of which 78 may be apartments, 123 may be single family detached, and at least 142 shall be age-restricted units.
- Residential sewage flow may not exceed 750 PE (approx. 250 units) until at least 500,000 square feet of non-residential buildings have been built. Residential flow may not exceed 1,500 PE (approx. 500 units) until 1,000,000 square feet of non-residential building have been built and may not exceed 2,250 PE (approx. 750 units) until 1,500,000 non-residential square feet have been built.
- There are also additional requirements and limitations on single family and rental units.
- The developer is required to execute School Impact agreements prior to execution of this Third Amendment.
- The County is not obligated to issue any sewer permits until an Intergovernmental Transportation Agreement is executed.

Attachments: [3rd Amendment to Grayslake Restated Agreement Alter - Cornerstone\).L](#)

[Exhibit A Cornerstone Property Legal Description.doc](#)

[Exhibit B 3rd Amend Service Area Depiction.pdf](#)

[Exhibit B.1 Cornerstone Depiction.pdf](#)

[Exhibit C DRAFT SD 79 Agreement.pdf](#)

[Exhibit D DRAFT SD 120 Agreement.pdf](#)

7.3 **09-2114**

Joint resolution authorizing the execution of the Central Lake County Area Transportation Improvement Intergovernmental Agreement among the Villages of Grayslake, Libertyville and Mundelein, and Lake County, which addresses the developer portion of funding of various county long-term highway improvements in six sub-areas. This resolution also amends the existing County/Grayslake Central Range Transportation Agreement to make the County the lead agency with \$4 million in funding from the Village for the intersection improvements at Peterson Road/Allegheny Road and Peterson Road/IL Rte

83.

- Central Lake County Area Transportation Improvement Intergovernmental Agreement
- The County and the Villages of Grayslake, Mundelein and Libertyville have evaluated the traffic demands from the anticipated future development of the Central Lake County Area.
- The normal access-related, developer-funded highway improvements in this Area, by themselves, will not create interconnected improvements for existing and long-range traffic needs.
- The Agreement creates a way to pay for the needed long-range interconnected improvements with public and developer funding (*approximately 50% each*) that would efficiently convey the anticipated traffic.
- Six sub-areas were established with calculated per acre developer costs (*with cost indexing*) to fund 50% of an associated list of specific roadway improvements.
- The Agreement establishes the criteria for a village or county (*unincorporated development*) collection of developer payment of highway fees.
- The County will be responsible to financially manage, by sub-area accounts, the funds collected.
- The LCDOT will be the lead on implementing the listed highway improvements, with 50% county share in response to various milestone events.
- The Villages of Round Lake, Round Lake Park and Hainesville are able to choose to join the intergovernmental agreement in the future.
- The 5/5/2005 Grayslake Central Range Transportation Agreement between Lake County and Grayslake is amended to have the Village of Grayslake provide \$4 million dollars to the County for the LCDOT to be the lead agency implementing intersection improvements at Peterson Rd/Allegheny Rd and Peterson Rd/Il Rte 83 instead of the Village being the lead agency.

Attachments: [Grayslake Lake County highway Financing Agreement final.pdf](#)

Financial & Administrative

7.4 [09-2102](#)

Recommended Fiscal Year 2010 Annual Department Budget and Appropriation Ordinance for Lake County, Illinois; said Budget having been made conveniently available for public inspection for at least fifteen days by posting in the Office of the County Clerk and on the County website.

- Reflects all budget actions as approved by Standing Committees and Financial and Administrative Committee.

7.5 [09-2103](#)

Ordinance recommending a Real Property Tax Levy, attached hereto and made part of this Ordinance, providing for the apportionment of taxes across the various items of the Fiscal Year 2010 Appropriation Ordinance as adopted by the County Board of Lake County, Illinois.

- Once the budget and appropriation ordinance is adopted, the levy ordinance is then adopted for filing with the County Clerk. This ordinance separately identifies the determined amount of tax dollars needed for each of the countywide property tax funds.
- Note that there are separate levy ordinances for Special Service Area #8 - Loon Lake, Special Service Area #9 - Northeast Facilities Planning Area, Special Service Area #12 - The Woods of Ivanhoe, for Special Service Area #13 - Spencer Highlands, and Special Service Area #14 - Oak Pond Lane.

7.6 [09-2104](#)

Resolution authorizing an emergency appropriation in the amount of \$11,202,070 to fund projects in the FY 2010 Capital Improvement Program, with said funding to be provided by FY 2008 Fund Sweeps.

- The FY 2010 Capital Improvement Program budget will be approved in November, 2009 as part of the FY 2010 recommended budget.
- An emergency appropriation of \$11,202,070 is requested for the Capital Improvement Program with an accompanying increase in the revenue budget from the FY 2008 Fund Sweeps.

7.7 [09-2105](#)

Ordinance providing for the levy of a direct annual tax sufficient to produce \$50,000 for Special Service Area #8.

- The levy ordinance for this special service area (Loon Lake) is required to be adopted annually.

7.8 [09-2106](#)

Ordinance appropriating funds and providing for the levy of a direct tax sufficient to produce \$710,446 for the Northeast Lake Facilities Planning Area Special Service Area.

- In 1994 the County Board established the Northeast Special Service Area (SSA #9).
- This SSA was established to assist in the financing the new Northeast sewer system.
- A special tax roll was created that sets forth the amount to be levied each year against all parcels in the SSA.
- This ordinance lists the amounts to be levied for the tax year 2009 to be collected during calendar 2010.

7.9 [09-2107](#)

Ordinance providing for the levy of a direct annual tax sufficient to produce \$26,100 for Special Service Area #12.

- In 2004 the County Board established the Ivanhoe Special Service Area (SSA).
- This SSA provides funds to maintain private roads in the Ivanhoe Subdivision.

7.10 [09-2108](#)

Ordinance providing for the levy of a direct annual tax sufficient to produce \$260,000 for Special Service Area #13.

- The levy ordinance for this special service area (Spencer Highlands) is required to be adopted annually.

7.11 [09-2109](#)

Ordinance providing for the levy of a direct annual tax sufficient to produce \$13,925 for Special Service Area #14.

- The levy ordinance for this special service area (Oak Pond Lane) is required to be adopted annually.

8. **Executive Session to discuss pending litigation**

8.1 [09-2100](#)

Committee Action approving recommended settlement in the case of Blumenfeld v. Lake County.

- 9. County Administrator's Report**
- 10. Adjournment**