

APPROVED MINUTES  
VILLAGE OF LAKE ZURICH

Board of Trustees  
70 East Main Street



Tuesday, January 3, 2017 7:00 p.m.

1. **CALL TO ORDER** by Mayor Thomas M. Poynton at 7.00pm.
2. **ROLL CALL:** Mayor Thomas Poynton, Trustee Jim Beaudoin, Trustee Jeff Halen, Trustee Marc Spacone, Trustee Jonathan Sprawka, Trustee Greg Weider. Trustee John Shaw was absent and excused. Also present: Village Manager Ray Keller, Asst. Village Manager Roy Witherow, Village Atty. Scott Uhler, Finance Dir. Jodie Hartman, Dir. of Innovation Michael Duebner, Police Chief Steve Husak, Fire Chief John Malcolm, Community Development Director Sarosh Saher, H.R. Manager Doug Gibson, Atty. Carmen Forte.
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENT**  
*Public Comments on Agenda Item #8A were held at that time.*  
There were no other comments.
5. **PRESIDENT'S REPORT / COMMUNITY UPDATE**  
There was no report.
6. **CONSENT AGENDA**
  - A. **Approval of Minutes of the Village Board Meeting, December 19, 2016**
  - B. **Semi-Monthly Warrant Register Dated January 3, 2017 Totaling \$1,193,840.53**
  - C. **Resolution Approving Road Closure for Color Vibe Route on Sunday, May 21, 2017 RES. #2017-1-001**  
**Summary:** The Color Vibe 5k event is scheduled for Sunday, May 21, 2017 at Paulus Park. The proposed Resolution authorizes a request to IDOT to close a portion of Route 22 and Route 12 from 8:00 am – noon on the day of the event.
  - D. **Resolution Approving Road Closure for Stephen Siller Tunnel to Towers 5K Race Route on Sunday, June 18, 2017 RES. #2017-1-002**  
**Summary:** The Stephen Siller Tunnel to Towers 5k event is scheduled for Sunday, June 18, 2017 at Paulus Park. The proposed Resolution authorizes a request to IDOT to close a portion of Route 22 and Route 12 from the hours of 8:00 am – noon on the day of the event.

**E. Resolution Approving Lake Zurich Triathlon Road Closure for Sunday, July 9, 2017 RES. #2017-1-003**

**Summary:** The Lake Zurich Triathlon event is scheduled for Sunday, July 9, 2017 at Paulus Park. The proposed Resolution authorizes a request to IDOT to close a portion of Route 22 and Route 12 from the hours of 6:00 am – 1:00 pm on the day of the event.

**F. Resolution Approving Annual Alpine Races Road Closure for Sunday, September 10, 2017 RES. #2017-1-004**

**Summary:** The Alpine Races event is scheduled for Sunday, September 10, 2017 at Paulus Park. The proposed Resolution authorizes a request to IDOT to close a portion of Route 22 and Route 12 from the hours of 7:00 am – 11:00 am on the day of the event.

**Recommended Action:** Motion was made by Trustee Beaudoin, seconded by Trustee Sprawka, to approve the Consent Agenda as presented.

**AYES:** 5 Trustees Beaudoin, Halen, Spacone, Sprawka, Weider.

**NAYS:** 0

**ABSENT:** 1 Trustee Shaw.

**MOTION CARRIED.**

**7. OLD BUSINESS**

None at this time.

**8. NEW BUSINESS**

**A. Courtesy Review for Proposed Hackney's Property Redevelopment at 880 North Rand Road (Trustee Sprawka)**

**Summary:** Bluestone Single Tenant Properties has requested a courtesy review for the proposed redevelopment of the 10.68 acre parcel on the northeast corner of Route 12 and Old Rand Road, the current Hackney's restaurant property. The applicant is proposing to redevelop the site with a gas station/truck fueling facility with a convenience store and car wash on the westerly portion of the site. The easterly portion of the site is proposed to be developed with 58 townhouse units within 12 buildings. This proposed development would require various zoning map amendments and special use permits, as well as a future public hearing by the Planning and Zoning Commission.

**Recommended Action:** Staff recommends the Village Board provide feedback on the proposed redevelopment plans and highlight areas of concern that may be addressed by the Planning and Zoning Commission.

Mayor Poynton stated to the audience Public Comments would be at the end of the Bluestone presentation.

Mr. Rick Claes and Mr. Michael MacKinnon, of Bluestone Single Tenant Properties, addressed the Board on their proposal for the Hackney's property and their company's background. There is no signed agreement for the property at this time.

Mayor Poynton opened the Public Comments.

**PUBLIC COMMENTS.**

Alex Samoila, 4 Lakeview Pl., addressed the Board on his concerns of two phases, completion dates, access from N. Old Rand Rd., street improvement costs,

environmental impact on the lake and aquifers, confidentiality request from the developer and any other items being kept confidential.

Jody Kien, 805 N. Old Rand Road, addressed the Board and was opposed to a 24 hour truck fueling, impact on their life and property values.

Lucas Troutman, 92 Racine Ct., addressed the Board on the safety of the proposal. As a member of the LZHS cross country team, the team runs around the lake and safety of crossing roads is a problem.

Ross Shannon, 135 Red Bridge Rd., addressed the Board on the safety hazard of trucks.

Gayle Ulm, 720 Beechwood Dr., addressed the Board on her opposition to the proposal.

Jim Sherer, 38 Lakebreeze Ct., addressed the Board about the impact on the lake, trees, wetlands and wildlife.

John Neitzke, 787 N. Old Rand Rd., addressed the Board on his opposition to the proposal.

Janice Gannon, 207 N. Old Rand Rd., addressed the Board on the road's weight limit, which would invite trucks through Lake Zurich.

Laura Ramirez, representative from Wynstone Property Owners Assoc., addressed the Board on the high impact to neighbours from noise and lighting.

Suzie Kashagian, 770 Windermere Rd., addressed the Board on her opposition to the proposal.

Sue Miller, 1117 Country Club Rd., addressed the Board on a need for an overall city plan.

Phil Gargano, 761 N. Old Rand Rd., addressed the Board on the widening of the road, noise impact and no need for a convenience store.

John Tolomei, 190 N. Old Rand Rd., addressed the Board in agreeing with previous commenters.

Mrs. Gustafson, 620 N. Old Rand Rd., addressed the Board on the traffic safety.

Marie Stock, 16 Lakebreeze Ct., addressed the Board on the impact on the wildlife and wetlands on the property.

Kelly Gargano, 761 N. Old Rand Rd., addressed the Board on the impact on the wildlife and wetlands on the property.

Art Duncan, 719 N. Old Rand Rd., addressed the Board on his opposition to the proposal.

Jim Tarbet, 1195 Cedar Creek Dr., addressed the Board and echoed the comments of previous speakers, stated there was no plan for the village and the village is for sale.

*Mayor Poynton closed the Public Comments.*

Mayor Poynton invites the developers to comment on the residents comments.

Mr. Rick Claes of Bluestone Single Tenant Properties, stated that he had head the residents "loud and clear". He corrected the comments on a truck stop as the proposal is for a refueling with no long term parking and there is no increase in traffic. Mr. Claes will reach out to neighbours.

Mayor Poynton opened the meeting to the Trustees comments. Trustee Sprawka asked Atty. Uhler to describe a courtesy review. Atty. Uhler stated that it was an informal process to hear about a proposal. Trustee Sprawka remarked that the property will be developed but the proposal is not the best use for it. As the property is privately owned it is their right to bring developers forward. They should contact the owners about the kind of development they wish. Trustee Beaudoin stated that he agreed with Trustee Sprawka and would not support zoning changes. Trustee Halen had concerns with the entire development and he requested from staff a vision for properties. Trustee Spacone agreed with Trustees comments and was concerned about the removal of trees. He addressed the resident comment about confidentiality and stated that it was the request of the petitioner and not the village, there is transparency in the village with the Board and the staff. Trustee Weider thanked the residents for their comments. Mayor Poynton stated that he had received emails from residents who were in attendance and asked if their questions had been answered. The Mayor addressed the petitioners to take the information and decide on the process for them. Mr. Poynton stated that contrary to a resident's comment the Village of Lake Zurich was not for sale.

**9. TRUSTEE REPORTS**

Trustee Sprawka encouraged the residents to sign up for Benchmarks, the Village's Facebook page, the Departments Facebook pages and the Trustees Facebook pages.

**10. VILLAGE MANAGER'S REPORT**

There was no report.

**11. ATTORNEY'S REPORT**

There was no report.

**12. DEPARTMENT HEAD REPORTS**

There were none.

**13. EXECUTIVE SESSION called for the purpose of**

- 5 ILCS 120/2(c)(21) approval of executive session minutes
- 5 ILCS 120/2(c)(11) pending or imminent litigation
- 5 ILCS 120/2(c)(1) appointment, employment, compensation, discipline, performance or dismissal of specific employee's.

Motion was made by Trustee Spacone, seconded by Trustee Sprawka, to move to Executive Session for the purpose of 5 ILCS 120/2(c)(21) approval of executive session minutes; 5 ILCS 120/2(c)(11) pending or imminent litigation; 5 ILCS 120/2(c)(1) appointment, employment, compensation, discipline, performance or dismissal of specific employee's.

AYES: 5 Trustees Beaudoin, Halen, Spacone, Sprawka, Weider.

NAYS: 0

ABSENT: 1 Trustee Shaw.

MOTION CARRIED

Meeting adjourned at 8.27pm

Meeting reconvened at 9.17pm.

**CALL TO ORDER** by Mayor Thomas M. Poynton.

**ROLL CALL:** Mayor Thomas Poynton, Trustee Jim Beaudoin, Trustee Jeff Halen, Trustee Marc Spacone, Trustee Jonathan Sprawka, Trustee Greg Weider. Trustee John Shaw was absent. Also present: Village Manager Ray Keller, Atty. Scott Uhler, H.R. Manager Doug Gibson.

**14. ADJOURNMENT**

Motion to adjourn was made by Trustee Beaudoin, seconded by Trustee Spacone.

**AYES:** 5 Trustees Beaudoin, Halen, Spacone, Sprawka, Weider.

**NAYS:** 0

**ABSENT:** 1 Trustee Shaw.

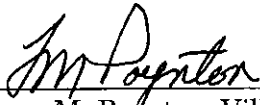
**MOTION CARRIED.**

Meeting adjourned at 9.18pm

Respectfully submitted:

Kathleen Johnson, Village Clerk.

Approved by:



Thomas M. Poynton, Village Mayor

1-17-2017  
Date.

