

APPROVED MINUTES
VILLAGE OF LAKE ZURICH
Board of Trustees
70 East Main Street



Monday, June 5, 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 Mary Beth Euker, Trustee John Shaw, Trustee Jonathan Sprawka, Trustee Greg Weider. Trustee Marc Spacone 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, Public Works Dir. Mike Brown.
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENT**

Deborah Wright, 21705 W. Hilandale, Kildeer, addressed the Board on her opposition to Agenda item #8A.

Jeff Wright, 21705 W. Hilandale, Kildeer, addressed the Board on Cummings property proposal, Pat Taylor's foreclosure of other properties, the gas station and car wash.

Ted Valenti, 22935 W. Hilandale, Kildeer, addressed the Board on his opposition to the Cummings proposed development.

David Schmidt, 428 Victor Lane, Lake Zurich, addressed the Board on his opposition to the spaces between the proposed homes and the development.

Sonjanya Kotamarty, 1376 Bernard Ct, LZ, read a statement on Agenda item #8A and her opposition to the proposed development.

Dominick Martelli, 1095 Cedar Creek Drive, LZ, addressed the Board on his opposition to the Cummings proposed development.

Melissa Wood, 65 Fern Road, LZ, addressed the Board on her opposition to Agenda item #8A.
5. **PRESIDENT'S REPORT / COMMUNITY UPDATE**

A Proclamation for Bicycle Safety Month. A video was shown of LZPD officers explaining the "Wear your helmet" programme. Chief Husak stated that the programme is in its 4th year.
6. **CONSENT AGENDA**
 - A. **Approval of Minutes of the Village Board Meeting, May 15, 2017**
 - B. **Semi-Monthly Warrant Register Dated June 5, 2017 Totaling \$844,835.28**
 - C. **Resolution Supporting Enhanced Safety for Lake Zurich Road at Route 14 in the Village of Barrington RES. #2017-6-009**

Summary: Officials at the Village of Barrington have requested the formal support of neighboring jurisdictions to proceed with infrastructure relocation plans for the intersection located at Lake Zurich Road and Route 14. There are no financial implications for the Village of Lake Zurich in this request for support.

D. Agreement with Patten Power Systems for the Repair of Well #8 Standby Power Generator in an Amount Not-to-Exceed \$33,218.41

Summary: Well #8 requires significant repairs to its backup generator engine to replace pitted cylinder heads, a problem that was discovered during an annual generator preventative maintenance program performed by Patten Power Systems.

E. Ordinance Amending Title 1, Chapter 6, Article 14 of the Village of Lake Zurich Municipal Code regarding Financial Disclosure Statements ORD #2017-6-200

Summary: The Village Code of Conduct requires dozens of individuals each year to submit Statements of Economic Disclosure to the Village Manager's Office to identify potential conflicts of interest. The Lake County Clerk's Office requires a separate yet similar annual disclosure statement. The County statement is sufficient to satisfy Illinois Statutes and to be relied upon by the Village. Staff therefor recommends the Village Board amend the existing Code of Conduct to eliminate one section that requires the Village Statement of Economic Disclosure.

F. Ordinance Authorizing Disposal of Surplus Property Owned by the Village of Lake Zurich ORD. #2017-6-201

Summary: Staff has determined the items listed in this proposed Ordinance are no longer necessary, useful, or in the best interests of the Village to retain ownership. The proposed Ordinance declares the property as surplus and authorizes the sale or disposal of the items.

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

AYES: 5 Trustees Beaudoin, Euker, Shaw, Sprawka, Weider.

NAYS: 0

ABSENT: 1 Trustee Spacone.

MOTION CARRIED.

7. OLD BUSINESS

None at this time.

8. NEW BUSINESS

A. Zoning Application for Central One, LLC Proposed Steil Plaza Development of the Cummings Property at 99 Quentin Road

Summary: Central One, LLC has filed a zoning application for the property at 99 Quentin Road, commonly known as the Cummings property, located on the southwest corner of Route 22 and Quentin Road. Central One is seeking approval for a Planned Unit Development with 49 single-family houses and 5.6 acres of commercial retail space, Development Concept Plan, Special Use Permits for a gas station, and modifications to the Zoning and Land Development Code.

The Planning and Zoning Commission held a public hearing that was opened on December 21, 2016 and closed on March 22, 2017 to consider this proposed development, ultimately voting 7-0 to recommend denial of the development.

Central One has requested the Village Board refer the matter back to the PZC for further consideration of a revised proposal.

To demonstrate their commitment to modifying the project after hearing the feedback from the public and PZC, several revisions are now being presented to the Village Board. Staff finds that the applicants have demonstrated a willingness to modify the design to address the recommendations of the Village Board and PZC. The Applicant has requested to be referred back to the PZC for further consideration (proposed motion #2 below).

Atty. Uhler addressed remarks to the people who spoke at Public Comments. Uhler stated that the Board was following the process and nothing was pre-judged.

Community Development Director Sarosh Saher described the property size, the history of previous proposals, changes to the gas station and lot sizes in the residential proposal.

Pat Taylor, Central One LLC, addressed the Board on the previous proposal and then described the new residential proposal.

Brian Maude, broker of the commercial proposal, addressed the Board on the proposed gas station and he stated that he has two potential operators. Mr. Maude showed design drawings for the gas station and car wash.

Mayor Poynton opened the Board discussion. Trustee Beaudoin stated that he didn't see significant changes from the previous proposal. Trustee Sprawka said that he was opposed to the proposal and felt that option #1 was the best solution. Trustee Euker declined to comment owing to her recent position on the Board. Trustee Shaw echoed the previous comments and Trustee Weider agreed with the comments of the other Trustees. Mayor Poynton reported that Dale Perrin, LZACC executive director, had sent a letter in support of the retail portion of the proposal.

Village Manager Ray Keller explained the three options presented by the staff. Mayor Poynton stated that Trustee Spacone had sent a message that he supported option #1.

Mr. Maude asked if there was a possibility if there were larger lots to the proposal and Trustee Sprawka responded that option #1 was the cleanest and they could start over.

Recommended Action: The Village Board has three options at its disposal.

- #1 – A motion was made by Trustee Sprawka, seconded by Trustee Beaudoin, to adopt the Final Findings and Recommendations of the Planning & Zoning Commission from March 22, 2017, and deny the application for approval of the development concept plan, thereby preventing the Applicant from seeking the same zoning relief for a period of two years unless there is substantial new evidence that is submitted to establish grounds for reconsideration.

AYES: 5 Trustees Beaudoin, Euker, Shaw, Sprawka, Weider.

NAYS: 0

ABSENT: 1 Trustee Spacone.

MOTION CARRIED.

The other options rejected by the Board were:

- #2 – A motion to refer the Zoning Application back to the Planning & Zoning Commission for further consideration of a revised Application for a development concept plan and direct the PZC to conduct a new public hearing on such revised proposal.
- #3 – A motion to approve the Zoning Application through adoption of a future ordinance for the development proposal as presently conceived, with or without further conditions of approval.

Atty. Uhler advised the meeting that the consideration of the proposal was following village code and it was an informal review.

9. TRUSTEE REPORTS

Trustee Shaw remarked on the first Farmers Market of the year.

10. VILLAGE MANAGER'S REPORT

There was no report.

11. ATTORNEY'S REPORT

There was no report.

12. DEPARTMENT HEAD REPORTS

Fire Chief John Malcom reminded residents on the closure of Old McHenry Road at the RR crossings for repairs from June 13 to 16.

13. ADJOURNMENT

Motion was made by Trustee Beaudoin, seconded by Trustee Shaw, to adjourn the meeting.

AYES: 5 Trustees Beaudoin, Euker, Shaw, Sprawka, Weider.

NAYS: 0

ABSENT: 1 Trustee Spacone.

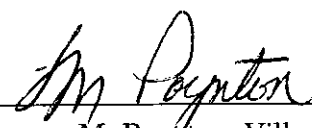
MOTION CARRIED.

Meeting adjourned at 8.09pm

Respectfully Submitted by:

Kathleen Johnson, Village Clerk.

Approved by:



Thomas M. Poynton, Village Mayor

6-22-2017
Date.