

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



Tuesday, September 5, 2017 7:00 p.m.

1. **CALL TO ORDER** by Mayor Thomas M. Poynton at 7.02pm.
2. **ROLL CALL:** Mayor Thomas Poynton, Trustee Jim Beaudoin, Trustee John Shaw, Trustee Marc Spacone, Trustee Jonathan Sprawka, Trustee Greg Weider. Trustee Mary Beth Euker 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, Asst. to the Village Manager Kyle Kordell, Atty. Carmen Forte.
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENT** *Public Comments on Agenda Item #8A will be at that time.*
There were none.
5. **PRESIDENT'S REPORT / COMMUNITY UPDATE**
From the Ground Up Downtown Beautification Project – CN & America in Bloom.
Asst. to the Village Manager Kyle Kordell gave background information on the grant achieved in cooperation with Lake Zurich Garden Club and the Tree Commission members. He introduced Sally Henning, Garden Club member; Scott Garrison, Tree Commission; Mary Kozub, Tree Commission, Jim Kvedara, CN eco-connections; Bill Hahn and Edith Makra, America in Bloom. Mr. Kvedara and Ms. Makra addressed the meeting.
Saturday September 9, 2017 from 5-11pm on Main Street is Rock The Block.
6. **CONSENT AGENDA**
 - A. **Approval of Minutes of the Village Board Meeting, August 21, 2017**
 - B. **Semi-Monthly Warrant Register Dated September 5, 2017 Totaling \$647,187.20**
 - C. **Resolution Requesting Illinois Department of Transportation Route 22 and Route 12 Road Closure for Costume and Candy Family Fun 5K Race Route on October 29, 2017 RES. #2017-8-013**
Summary: The Costume and Candy Family Fun 5k event has been approved by the Village Board and is scheduled to run on Sunday, October 29, 2017 at Paulus Park. The proposed Resolution authorizes a request to the Illinois Department of Transportation to close a portion of Route 22 and Route 12 from the hours of 8 am – noon on October 29, 2017.

D. Agreement with American Underground, Inc. to Provide Sewer Televising Services in the Amount Not-to-Exceed \$100,000

Summary: The Village's FY 17 budget includes \$60,000 for sanitary sewer pipe infiltration assessments and inspections. Due to recent underground pipe failures, Staff is recommending an aggressive timetable to evaluate current conditions of the sanitary sewer system, focusing primarily on gravity sewer pipes that are 12 inches or greater in diameter. Using competitive bids received through the Municipal Partnering Initiative, Staff recommends a contract with American Underground Inc. to televise 53,000 feet of sanitary sewer pipe for approximately \$85,000.

E. Authorization for Village Manager to Terminate Current Agreement with Aramark Uniform Services and Approve a New Five Year Agreement with Cintas Corporation to Provide Uniform and Floor Mat Services in the Estimated Amount of \$8,060 a Year

Summary: On March 20, 2017, the Village Board approved a new contract with Aramark, per Staff recommendation. Aramark offered a nearly 50% reduction in the costs of uniform and floor mat rentals with no increase for the life of the contract. However, the quality of services provided decreased significantly. Staff now recommends the contract with Aramark be terminated and a new contract be approved with former service provider Cintas. The new Cintas contract will still save \$4,600 annually (\$24,000 over the life of the contract) over the previous Cintas contract.

F. Ordinance Amending Title 3 of Chapter 3 of the Village of Lake Zurich Municipal Code to Increase the Number of Authorized Liquor Licenses (Class A and Class V Molly's Original Pancake House) ORD. #2017-8-215

Summary: Molly's Original Pancake House at 572 West Route 22 is requesting a Class A and Class V liquor license for the ability to sell alcoholic beverages when the sales are incidental to and complementary to the sale and service of food, as well as the ability to operate video gaming terminals.

G. Ordinance Amending the Zoning Map of the Village of Lake Zurich (Flex Construction Corporation – 120 Telser Road and 1194 East Route 22) ORD. #2017-8-216

Summary: Flex Construction has filed a zoning application for 120 Telser Road and 1194 East Route 22 seeking a zoning map amendment to rezone the properties from *R 1/2 - Single Family Residential District* to *I - Industrial District*. This rezoning will allow Termax to complete the expansion of its existing facility at 200 Telser Road with a new 65,000 square foot addition. The Planning & Zoning Commission held a public hearing on August 16, 2017 and voted 5-0 in favor of recommending approval of the map amendment.

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

AYES: 5 Trustees Beaudoin, Shaw, Spacone, Sprawka, Weider

NAYS: 0

ABSENT: 1 Trustee Euker

MOTION CARRIED.

7. OLD BUSINESS

None at this time.

8. NEW BUSINESS**A. Courtesy Review for Proposed Mixed Use Redevelopment on the Northwest Corner of Old Rand Road and Route 22**

Summary: MBR Properties and Management is the owner of the 4 acres located at the northwest corner of Route 22 and Old Rand Road. The property owners are requesting Village Board feedback on potentially redeveloping the property with a mixed-use development that includes commercial space and residential rental apartments.

The proposal consists of 13,600 square feet of commercial space and 100 rental apartments. The property is zoned within the *B2 - Central Business District* and also included within the *DR - Downtown Redevelopment Overlay District*, which provides for special regulations that address the higher density and mix of uses within the core of the community.

The commercial component includes a stand-alone 4,800 square foot retail building located at the northwest corner of the property designed with a drive-through. The remaining 8,800 square feet of retail will be incorporated into the building that also contains the residential apartment dwellings.

The residential component includes 100 apartments contained within one five-story building approximately 60 feet in height, along with interior underground parking for 97 cars.

MBR Properties and Management has indicated that if positive feedback on the land use is provided by the Village Board, they will move forward with a proposed development plan at a future meeting of the Planning & Zoning Commission.

Community Development Director Sarosh Saher introduced Rob Breslow, owner of the property, who gave background on the family's history with this property. He then introduced David Kennedy, architect with KTG Architects, who gave a PowerPoint presentation on the proposed five storey building. The retail will be on the South Old Rand Road side of the property.

Mayor Poynton opened the Public Comments

Kelly Frazier, 25 Old Mill Grove Road, manager of The Landings apartments, addressed the Board on her opposition to more apartments in the village.

Recommended Action: Staff recommends the Village Board provide feedback on the proposed land use and highlight any further areas of concern to the developer. This is a non-voting agenda item for the Board at this time.

The Board gave their feedback to Mr. Breslow's proposal and included saturation of apartments; height of the building; connection between this property and the one to the west; attractive proposal; condo conversion; mitigating noise from CN and moving this proposal to the PZC. The Board's questions were answered by Mr. Breslow and Mr. Kennedy.

B. Presentation of Lake Zurich Main Street Concepts (Village Manager Keller)

Summary: Village staff will provide an update on emerging leads and concepts for the Main Street / Old Rand Road area.

Village Manager Ray Keller explained the staff's research and suggested concepts for downtown development. Asst. Village Manager Roy Witherow presented the background of the staff's outreach and marketing of the village owned and privately owned properties. Community Development Director Sarosh Saher reported on the Block A's history including previous proposed developers. Dir. Saher shared a concept of a building with mixed use with parking in the rear and the building close to the road which, possibly, could be funded by private/public/ or both monies. Public Works Dir. Mike Brown presented a concept for Breezewald Park of a Beverage Pavilion using funds from the Block C amenities fund. Village Manager Keller stated that comments from residents include a place to have a beverage when walking around the lake etc., Feedback may be given by residents on the Village's Facebook page or online on the Village's website. Mayor Poynton commented that these were interesting concepts.

9. TRUSTEE REPORTS

There were none.

10. VILLAGE MANAGER'S REPORT

There was none.

11. ATTORNEY'S REPORT

There was none.

12. DEPARTMENT HEAD REPORTS

Fire Chief Malcolm reminded the meeting of the Open House on Sunday Oct. 8 from 11-2 at Station #1

13. ADJOURNMENT

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

AYES: 5 Trustees Beaudoin, Shaw, Spacone, Sprawka, Weider

NAYS: 0

ABSENT: 1 Trustee Euker

MOTION CARRIED.

Meeting adjourned at 8.24pm

Respectfully Submitted by:

Kathleen Johnson, Village Clerk.

Approved by:



Thomas M. Poynton, Village Mayor

10-11-2017
Date.