

**AMENDED AGENDA\***  
**APPROVED MINUTES**  
**VILLAGE OF LAKE ZURICH**  
**Board of Trustees**  
**70 East Main Street**



**Monday, March 5, 2018 7:00 p.m.**

1. **CALL TO ORDER** by Mayor Thomas M. Poynton at 7.01pm.
2. **ROLL CALL:** Mayor Thomas Poynton, Trustee Jim Beaudoin, Trustee Mary Beth Euker, Trustee John Shaw, Trustee Marc Spacone, Trustee Jonathan Sprawka, Trustee Greg Weider. Also present: Village Manager Ray Keller, Asst. Village Manager Roy Witherow, Village Atty. Scott Uhler, Dir. of Innovation Michael Duebner, Police Chief Steve Husak, Fire Chief John Malcolm, Community Development Director Sarosh Saher, Public Works Dir. Mike Brown, Rec. Director Bonnie Caputo, H.R. Dir. Doug Gibson.
3. **PLEDGE OF ALLEGIANCE**
4. **PRESIDENT'S REPORT / COMMUNITY UPDATE**  
There was no report.
5. **PUBLIC COMMENT**  
Alex Rechanik, 1216 Thorndale Lane, addressed the Board on his concern about residents subsidizing the water for the Commercial/ Industrial area. He suggested removing the Industrial area and building houses; administration should formulate a plan; Lifetime fitness should pay \$100,000 to the village.  
Jeff Halen, 154 S. Pleasant Rd, addressed the Board on his concern about Agenda Item 6D including wording of Ordinance and amendments; safety concerns; speed limit increase and requested the item be tabled.  
Rob Padula, 170 N. Old Rand Rd, addressed the Board on his opposition to the changes at Breezewald Park beach etc.  
Dennis Burns, 12 Lakebreeze Ct, addressed the Board on his opposition to Lifetime Fitness at the former Hackneys property.  
Sherri Bresn, 72 Lakeview Pl, addressed the Board on her opposition to the Breezewald Park changes.  
John Neitzke, 787 N. Old Rand Rd., addressed the Board on his opposition to Lifetime Fitness.  
Mary Keller, Lions Ct, addressed the Board on her support of Lifetime Fitness as a positive facility and mentioned that supporters have been "bullied" on social media; opponents have shared incorrect facts; the facility will provide jobs for HS and College students.

Hall Franke, Atty. Meltzer, Purtill and Stelle, 1515 E. Woodfield Rd, Schaumburg, addressed the Board as he represents the sellers, The Masterson family. He mentioned an 18 year easement agreement which allowed Lakebreeze development to proceed after rezoning and the Masterson's involvement in community sports etc.

Eleanor Sweet McDonald, 198 Beachview Lane, North Barrington, addressed the Board as a candidate for Lake County Board.

Cassie Morris Monahan, 90 Linden Ln, addressed the Board in support of Lifetime Fitness.

Margaret Poska, 275 Sandy Point Ln, addressed the Board in support of Lifetime Fitness.

Jeff Jones, 438 N. Old Rand Rd., addressed the Board in his opposition of Lifetime Fitness because of safety.

Ron Hartley, 575 Applegate Ln., addressed the Board in support of Lifetime Fitness, and the Board should be responsive to 20,000 residents.

Judy Zarob, 21 Golfview Rd, addressed the Board in her opposition of Lifetime Fitness and concerns about Ordinance, hours of lighting, flooding, Lifetime's support of local sports teams, past minimum wage law suits, believes it's a done deal.

Alicia Timm, 810 Intelaken Ln, addressed the Board in her opposition of Lifetime Fitness and read a letter from Ancient Oaks Foundation, a local conservation group.

Janice Gannon, 207 N. Old Rand Rd, addressed the Board in her opposition of Lifetime Fitness and the changes at Breezewald Park.

Jody Kien, 805 N. Old Rand Rd, addressed the Board in her opposition of Lifetime Fitness because of location. She stated that the Board ignores the residents and the Village has violated State law by reconsidering the Lifetime proposal.

Jennifer Burns, 204 N. Old Rand Rd, addressed the Board on her concerns to the Breezewald Park changes.

Lori Kapaletti, business owner of a Ying Yand Pilates in Lakeview Plaza, addressed the Board in her opposition of Lifetime Fitness as it will caused smaller businesses to close.

Terry Herlihy, 415 Lois Lane, addressed the Board on his opposition to Lifetime Fitness. Geoff Petzel, Windermere Ln., addressed the Board on his opposition to Lifetime Fitness and suggested Rt 22 and Telser Rd would be a better site.

John Tolomei, 190 and 803 N. Old Rand Rd., addressed the Board on his opposition to Lifetime Fitness and his concerns about Breezewald Park changes.

Marty Filson, 33 E. Harbor Dr., addressed the Board on his opposition to Lifetime Fitness and suggested that if approved Lifetime needs to put monies in the Village's coffers. Also he's opposed to the beverage pavilion in Breezewald Park using village money.

## 6. CONSENT AGENDA

*\*Mayor Poynton announced that Agenda Item 6D was pulled from the Agenda.\**

- A. Approval of Minutes of the Committee of the Whole Special Meeting of the Annual State of the Village Address, February 6, 2018
- B. Approval of Minutes of the Village Board Meeting, February 20, 2018
- C. Semi-Monthly Warrant Register Dated March 5, 2018 Totaling \$938,771.49

**\*D. Ordinance Amending Title 7, Chapter 3 of the Village of Lake Zurich Municipal Code Regarding Breezewald Park Hours of Operation and Other Regulations (Assign Ord. #2018-3-249)**

**Summary:** The proposed Ordinance amends the Village Code to facilitate the transition of the Breezewald Park beach to a swim-at-your-own risk beach that is no longer supervised by life guards and does not require beach passes. The proposed Ordinance also eliminates the local regulation that public access to the Breezewald Park beach ends at dusk. As the Village is in the process of building a beer garden pavilion at Breezewald Park, these proposed amendments to the Code are intended to decrease potential liability to the Village by directing all public swimming towards the newly expanded beach at Paulus Park. \*

**E. Intergovernmental Agreement between the County of Lake and the Village of Lake Zurich for Roadway Improvements along Quentin Road between Illinois Route 22 and White Pine Road, including Water Mains, Sidewalk, Hardscape and Landscaping Improvements and Tree Maintenance**

**Summary:** The Lake County Department of Transportation has requested approval of an intergovernmental agreement for the relocation of utilities and other right-of-way improvements to facilitate the widening of Quentin Road. Construction activity is scheduled to begin in spring 2018 and finish in early 2019. Village water mains will need to be relocated and new sidewalks will be installed on the west-side of Quentin Road from Route 22 south to Cuba Road. The Village's share of the project also includes basic landscaping along the roadway through Lake Zurich.

Staff recommends approval of the intergovernmental agreement, which commits the Village to \$76,726 in costs for the water main, sidewalk and basic landscaping. These costs were included in the FY 2018 road improvement and water fund budgets.

In the coming months, Staff will present options and cost estimates for enhanced landscaping for the roadway medians. The Village does not need to commit to these additional improvements at this time.

**Recommended Action:** Motion was made by Trustee Weider, seconded by Trustee Sprawka, to approve the Consent Agenda as amended with exclusion of Agenda Item 6D.

AYES: 6 Trustees Beaudoin, Euker, Shaw, Spacone, Sprawka, Weider.

NAYS: 0

ABSENT: 0

MOTION CARRIED.

**7. OLD BUSINESS**

None at this time.

*A 10 minutes break was taken at 9.15pm to 9.25pm.*

**8. NEW BUSINESS**

**A. Courtesy Review of Revised Proposal from Life Time Athletic for the Proposed Redevelopment of the Former Hackney's Property at 880 North Old Rand Road**

**Summary:** Life Time Athletic is the contract purchaser of the 10.7 acre property on the northeast corner of Route 12 and Old Rand Road and has requested a

courtesy review with the Village Board to obtain feedback on its revised proposal to redevelop the property into a high-end athletic and recreation facility with indoor cardiovascular and resistance training areas, indoor and outdoor pools, a cycling studio, yoga, Pilates and group fitness studios, indoor and outdoor cafes, a salon and a spa.

On January 17, 2018, Life Time's application for a three-story, 58-foot tall, 125,000 square foot building with approximately 50,000 square feet of pool area was considered by the Planning & Zoning Commission (PZC) and received a recommendation for denial. Following that decision, Life Time indicated that they intended to reevaluate the project at the same property and would take into consideration the feedback received from the PZC and members of the community.

After revisions, Life Time has now submitted a revised site plan, landscape plan, building evaluations, and traffic study. Revisions include lowering the building height from 58 feet down to approximately 40 feet by utilizing underground programming space, modifying access on Old Rand Road to eliminate left-turns out of the site with all traffic now directed towards Rand Road, relocating the building 102 feet closer to Rand Road, and increasing the size of the landscaped buffer on the east side of the property from 62 feet up to 81 feet. The entire building continues to be located on the portion of the property that is currently zoned for commercial uses (B-1). The easterly portion of the property would still need to be rezoned from residential R-4 to B-1 to accommodate this potential redevelopment.

The developer and Village Staff seek to understand the Village Board's preferences towards the proposed revisions to the project.

Aaron Koehler, Life Time Athletic representative, addressed the Board and then gave a PowerPoint presentation on the changes that have been made to the proposal. One storey will be underground therefore reducing the building height; entrance and exit on N. Old Rand Road are reconfigured; building moved further west; 81 feet from the Lakebreeze developments property line; more detail of traffic study. The comments made by PZC and local residents were considered in the changes. There will be a Public Meeting on March 15<sup>th</sup> 5-7pm at Holiday Inn Express.

The Board members then gave their feedback.

Trustee Sprawka asked Atty. Uhler to clarify a comment at Public Comment about the Village breaking State Law by allowing Lifetime Fitness to be reconsidered. Atty. Uhler advised that the PZC recommends proposals to the Village Board, the Village Board has the final vote. The Board has not violated State law as they have not voted on the proposal. Trustee Sprawka continued with his comments, he suggested eliminating the right turn in and the left turn east bound off N. Old Rand Road; find a solution to avoid car lights etc. shining into Bayshore Village; incremental taxes option to dedicate the funds to the upkeep of N. Old Rand Road; liked the increase of buffer zones; have parking in N. W. portion of property and expand buffer zone in N.E. part of property.

Trustee Euker asked for exterior lighting to be minimized at 10pm and suggested an exit in the N.W. part of the property.

Trustee Beaudoin stated he had the same concerns as the previous Trustees. He asked about the water slide heights and have them facing another direction. Mr. Koehler said they were about 20' high and were options for placement.

Trustee Shaw asked about concrete retaining walls on the eastern exposure and Mr. Koehler explained the issues and is open to suggestions.

Trustee Spacone voiced his concern about the 24/7 and would like opening to be 4 am. He liked the ideas suggested by other Trustees on the N.W. area part of property.

Trustee Weider suggested a reduced footprint and asked about special events held at the facility. Mr. Koehler clarified that they would be in house events.

Mayor Poynton stated that this proposal is not a done deal and there has been misinformation from many at Public Comment. He reminded the public about the meeting on March 15<sup>th</sup> from 5-7pm at Holiday Inn Express. This agenda item will proceed to the PZC.

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

#### 9. TRUSTEE REPORTS

Trustee Euker read a statement thanking the residents and Lifetime Athletic and stated that the decisions are made on reading documents, minutes, walking the property, fact based arguments, polite debate. There has been too much lying and shaming by the local residents as well as negativity and rudeness. Rudeness and anger are unacceptable.

#### 10. VILLAGE MANAGER'S REPORT

There was no report.

#### 11. ATTORNEY'S REPORT

There was no report.

#### 12. DEPARTMENT HEAD REPORTS

Rec. Dir. Bonnie Caputo updated the Board on the recent Purple Plunge which had 370+ plungers and raised over \$100,000. Special events will be starting with the Breakfast with Bunny to be held this year at Paulus Park followed by the Egg Hunt and the Tween Nitelite egg hunt event. The rec. programme is hiring lifeguards and counselors for the summer.

#### 13. ADJOURNMENT

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

AYES: 6 Trustees Beaudoin, Euker, Shaw, Spacone, Sprawka, Weider.

NAYS: 0

ABSENT: 0

MOTION CARRIED.

Meeting adjourned at 10.14pm

Respectfully Submitted by:

Kathleen Johnson, Village Clerk.

Approved by:

  
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Thomas M. Poynton, Village Mayor

3-21-2018  
Date.