

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



Monday, May 7, 2018 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 Marc Spacone, Trustee Greg Weider. Trustee Jonathan Sprawka was absent and excused. Also present: Village Manager Ray Keller, Asst. Village Manager Roy Witherow, Village Atty. Scott Uhler, Dir. of Innovation Michael Duebner, Police Chief Steve Husak, Community Development Director Sarosh Saher, Public Works Dir. Mike Brown.
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENT**
Mayor Poynton announced that Public Comments of Agenda Item #8A would be at that time.
Gail Drake, Old Mill Grove subdivision, addressed the Board on her current water bill of over \$100, double the usual bill, and requested an explanation.
5. **PRESIDENT'S REPORT / COMMUNITY UPDATE**
The Mayor reminded residents about the Craft Beer Fest to be held at Paulus Park this coming Friday and Saturday, May 11 and 12th.
6. **CONSENT AGENDA**
 - A. **Approval of Minutes of the Village Board Meeting, April 16, 2018**
 - B. **Resolution Approving Public Release of Executive Session Meeting Minutes of the Lake Zurich Village Board of Trustees. RES. #2018-05-025**
Summary: The Village is required to conduct periodic reviews of Executive Session minutes for the purpose of determining whether any minutes may be released for public viewing. The proposed Resolution identifies the executive session minutes that the Board has provided consensus on to either keep confidential or release.
 - C. **Semi-Monthly Warrant Register Dated May 7, 2018 Totaling \$1,050,850.69**
 - D. **Ordinance Amending Village of Lake Zurich Municipal Code Title 6, Chapter 8 Article B, Section 1 to Modify Overnight Parking Restrictions**
ORD. #2018-05-255
Summary: Current Lake Zurich regulations restrict overnight parking on Village streets to ten occurrences *per household* per year. An upcoming software update is prompting the change to tracking the vehicle, instead of the address. The proposed

Ordinance would allow ten occurrences *per vehicle* per year, rather than per household.

E. Ordinance Amending Title 3 of Chapter 3 of the Village of Lake Zurich Municipal Code to Amend Authorized Liquor Licenses ORD. #2018-05-256

Summary: M&P Lake Zurich, Inc., operating as Meat & Potato Eatery, is requesting a Class A Restaurant Liquor and a Class V Video Gaming license for their new Lake Zurich location at 927 S. Rand Road. Approval of the proposed ordinance would create new licenses to accommodate Meat & Potato's petition.

F. Amended and Restated Dispatch Services Agreement between the Village of Lake Zurich and the Village of Island Lake

Summary: Lake Zurich has provided emergency dispatch services to Island Lake since 2013. The proposed intergovernmental agreement with Island Lake renews the original five-year agreement with a new three-year agreement that will expire on April 30, 2021. In exchange for dispatch services, Island Lake agrees to pay \$135,000 to Lake Zurich in the first year, with a 3% escalator for the next two years.

G. Waiver of competitive bidding and Agreement with Suburban Elevator for the Replacement of the Paulus Park Barn ADA Lift in an Amount Not-to-Exceed \$42,735

Summary: The wheelchair lift at the Paulus Park Barn has become inoperable for public use and replacement components are no longer available. Staff has solicited three proposals to replace the current lift, with Suburban Elevator submitting the lowest cost bid of \$40,700. The Not-To-Exceed amount reflects the bid price with a 5% contingency. Because the bids exceed \$25,000, the threshold for the state bidding requirements, the approval includes a waiver of the formal bidding process in order to accept the lowest bid from Suburban Elevator.

H. Waiver of competitive bidding and Agreement with Woodstock Lumber Company for Materials Related to the Construction of the Breezewald Park Beverage Pavilion in an Amount Not-to Exceed \$28,485.79.

Summary: The design of the Beverage Pavilion in Breezewald Park includes a deck area for guests, which is being built by Public Works staff. The Village solicited three proposals for the decking materials, with Woodstock Lumber offering the lowest bid at \$28,485.79, which is within the overall project budget. Because the bids exceed \$25,000, the threshold for the state bidding requirements, the approval includes a waiver of the formal bidding process in order to accept the lowest bid from Woodstock Lumber.

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

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

NAYS: 0

ABSENT: 1 Trustee Sprawka.

MOTION CARRIED.

7. OLD BUSINESS

None at this time.

8. NEW BUSINESS

- A. An Ordinance Granting Approval for a Planned Unit Development, Development Concept Plan, Special Use Permits, and Modifications to the Zoning and Land Development Code for property located at 880 North Old Rand Road.
ORD. #2018-05-257**

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 proposed 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 received a recommendation for denial by the Planning & Zoning Commission. Life Time withdrew their original proposal and submitted a new application with a revised development concept. On March 21, 2018, the Planning & Zoning Commission considered the substantially revised redevelopment application from Life Time, ultimately voting 5-1 to recommend approval of the revised proposal to the Village Board.

The new proposal includes an approximately 125,000 square foot building with about 46,000 square feet of pool area. The revised concept lowered the building height from 58 feet down to approximately 40 feet by utilizing underground programming space. The revised concept modified access at Old Rand Road to eliminate left-turns out of the site with all traffic now directed towards Rand Road. The building location was moved 102 feet closer to Rand Road, with the landscaped buffer on the east side of the property increased from 62 feet up to 81 feet with substantially more landscaping elements. The entire building is located on the western half of the property, which is currently zoned B-1 for commercial use. Life Time is parking area and landscaping features would be located on the eastern half of the property, which is currently zoned R-4 Residential. The eastern half would be rezoned from R-4 to B-1 to match both the zoning on the western half of the property and the entire property's Comprehensive Plan designation.

Aaron Koehler, representing LifeTime Athletic, gave a PowerPoint presentation of the changes made to the plans. He mentioned moving parking on the north, buffering landscaping to the north, east and south, traffic calming measures and moving the North Old Rand Road entrance farther west.

PUBLIC COMMENT.

Jody Kien, 805 North Old Rand Road, addressed the Board and stated that she was happy with the changes except for the Right turn in off North Old Rand Road. She asked how pedestrians would be kept off the Bayshore property and if impact fees had been discussed with LifeTime?

Mary Keller, 149 Lions Drive, addressed the Board on her support of LifeTime Athletic.

Jerry Hirschel, 305 Hidden Creek Road, addressed the Board on his support of LifeTime Athletic.

Mia Hirschel, 305 Hidden Creek Road, addressed the Board on her support of LifeTime Athletic.

John Tolomei, North Old Rand Road and 803 North Old Rand Road, addressed the Board on the right turn in off North Old Rand Road and asked for consideration of eliminating it.

Public Comment was closed.

Trustee Shaw read a statement about the property and his support of the proposal.

Trustee Spacone remarked that pedestrians have a responsibility for their safety and he mentioned that it was a flawed zoning property. He supported the application.

Trustee Weider read a statement thanking the Village staff and the PZC commission on the challenging process. He stated that LifeTime would be an asset to the village.

Trustee Beaudoin remarked on the cross walk signage and asked Aaron Koehler if Lifetime would be willing to help install them at North Old Rand Road and Oak Street as well as by the property and Mr. Koehler agreed to help. Mr. Beaudoin stated that a lot of his concerns had been addressed and he would support the proposal.

Trustee Euker said she echoed the comments of her fellow Trustees and she thanked the staff, residents and LifeTime. She supported the application.

Mayor Poynton read a statement from Trustee Sprawka, who was absent, and he supported the application. Then Mayor Poynton read his own statement touching on the previous rejected applications for this property, transparent process, multiple meetings by staff and PZC. He mentioned the tax monies which will be received by Comm. Unit Dist. #95 and the Village from the proposal. The Mayor stated that he was proud of the staff, residents, the Board and PZC.

Atty. Uhler advised the Board on revisions to the Ordinance of a date of April 9 and the commitment to the crosswalk conditions.

Recommended Action: A motion was made by Trustee Shaw, seconded by Trustee Spacone, to approve Ordinance #2018-5-257 granting Approval for a Planned Unit Development, Development Concept Plan, Special Use Permits, and Modifications to the Zoning and Land Development Code to Life Time Athletic with the revisions of April 9, 2018 date and the commitment of two crosswalks on North Old Rand Road.

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

NAYS: 0

ABSENT: 1 Trustee Sprawka.

MOTION CARRIED.

9. TRUSTEE REPORTS

Trustee Weider stated that the Craft Beer fest tickets are available on the website.

10. VILLAGE MANAGER'S REPORT

There was no report.

11. ATTORNEY'S REPORT

There was no report.

12. DEPARTMENT HEAD REPORTS

Community Development Director Sarosh Saher reported that the May PZC meeting was cancelled.

13. ADJOURNMENT

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

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

NAYS: 0

ABSENT: 1 Trustee Sprawka.

MOTION CARRIED.

Meeting adjourned at 8.12pm

Respectfully Submitted by:

Kathleen Johnson, Village Clerk.

Approved by:



Thomas M. Poynton, Village Mayor

5-23-2018
Date.

