

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



**Monday, September 17, 2018**

1. **CALL TO ORDER** at 7:00 pm
2. **ROLL CALL:** Mayor Thomas Poynton, Trustee John Shaw, Trustee Mary Beth Euker, Trustee Jim Beaudoin, Trustee Jonathan Sprawka. Trustees Greg Weider and Marc Spacone were absent and excused. Also present: Village Manager Ray Keller, Assistant Village Manager Witherow, Village Atty. Scott Uhler, Finance Dir. Jodie Hartman, Innovation Dir. Michael Duebner, Fire Chief John Malcolm, Police Chief Steve Husak, Public Works Dir. Mike Brown, Community Development Dir. Sarosh Saher, Parks and Rec Dir. Bonnie Caputo.
3. **PLEDGE OF ALLEGIANCE**
4. **APPOINTMENTS & RECOGNITION / PROCLAMATIONS**
  - A. **Constitution Week Proclamation**
  - B. **Rail Safety Week Proclamation**
  - C. **2018 Bicycle Helmet Safety Program Award** Chief Husk and Officer Wonders introduced the bicycle helmet safety program, which is in its 4<sup>th</sup> year of existence, thanks to the sponsorships of Oberweis Dairy, Letter Perfect Promotions, and George Garner Cyclery. The winner of the yearly drawing for the new bike was a 5<sup>th</sup> grade student from Seth Paine Elementary School.
  - D. **Dance the World Recognition** Lake Zurich Dance Instructors Mollee Johnson and Jen Rowley provided an overview of the Lake Zurich Park and Rec dance program and the opportunity of 13 of their students this year from July 26-July 29, 2018 to travel to Broadway in New York City for a dance competition. Ms. Johnson showed a short video of their travels and thanked the Village for its support to make this unique experience possible.
5. **PUBLIC COMMENT**

Martin Filson, 33 East Harbor Drive, addressed the Board about frustration with high water bills and the implementation of the new

water meters earlier this year. Mr. Filson also said he was unable to locate the monthly Finance reports on the website.

Denise, 1028 Orchard Pond Court, addresses the Board about her water bill dollar amount increase.

6. **PRESIDENT'S REPORT / COMMUNITY UPDATE**

Mayor Poynton summarized this year's Rock the Block on September 8, 2018 event as a success with good attendance and thanked primary event sponsors, including: Consume, Costco, Fidelity Group, Lake Zurich Tire and Auto, Smalley Ring, Pat Muir Insurance Agency, and Fred Martin Heating & Cooling.

7. **CONSENT AGENDA**

- A. Approval of Minutes of the Village Board Meeting, September 4, 2018
- B. Semi-Monthly Warrant Register Dated September 17, 2018 Totaling \$853,621.23

C. **Authorization for the Village Manager to Execute a Five Year Agreement with FSS Technologies for Alarm Monitoring**

**Summary:** Over the past two years, Village Staff conducted focus group meetings of community fire alarm monitoring subscribers and first responders to determine needs and satisfaction with Tyco Integrated Security, the present service provider. With the contract set to expire on December 31, 2018, staff published an RFP and received responses from two providers. Subsequent meetings with business stakeholders and Village Staff determined that FSS Technology offers updated technology with self-service options that better meets the needs and plans of the Village and industrial/commercial establishments. Staff is seeking permission for the Village Manager to execute a 5-year contract with FSS Technologies of Arlington Heights for equipment upgrades and monitoring services to begin on January 1, 2019.

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

AYES: 4 Trustees Beaudoin, Euker, Shaw, Sprawka.

NAYS: 0

ABSENT: 2 Trustees Weider and Spacone

MOTION CARRIED.

8. **OLD BUSINESS**

There was none.

9. **NEW BUSINESS**

A. **Courtesy Review for Proposed Development at the Southeast Corner of Route 22 and Route 12**

**Summary:** Crosstown Real Estate Advisors own the property at the southeast corner of Route 22 and Route 12, commonly referred to as the Chase Bank

property. This property is zoned with the Village's B-3 Regional Shopping District and lies within the Rand Road TIF district.

Crosstown wishes to subdivide the property and amend the existing Planned Unit Development to create a new 1-acre parcel for one additional commercial building on the empty parking area in the northwest corner of this parcel with plans to operate a drive-through restaurant. The proposed building will consist of approximately 4,000 square feet of commercial space with no outdoor seating. Crosstown is seeking the Village Board's preference towards the potential creation of an outlot at this location before targeting a specific commercial tenant.

Community Development Director Saher introduced Crosstown Real Estate attorneys William Graft and William Braithwaite and their contracted engineer Jason Doland from Doland Engineering.

Mr. Graft explained to the Board their intention to make better use of the large number of empty parking spaces in the northwest corner of the subject property. Mr. Graft explained the neighboring commercial properties are in agreement with Crosstown to proceed with this proposed outlet creation. Utilities are in the right place for this development proposal and IDOT approval is not needed as the ingress/egress access is already existing and new curb cuts are not needed for this development. Mr. Graft presented four different preliminary plan options with a preference towards Option B. Mr. Graft said Crosstown is asking for three things from the Village: 1) an amendment to the existing Planned Unit Development to create the proposed outlet, 2) a Special Use Permit for the proposed drive-thru lanes, and 3) approval to go through the process for a Plat of re-subdivision. Mr. Graft said they are looking for the Board's feedback on the proposal.

Jason Doland of Doland Engineering went through details on each of the four preliminary development plans. Mr. Doland highlighted the unintended consequences that may occur with vehicular stacking in Options C and D. He stressed safety, sufficient parking, and traffic circulation as top priorities for Crosstown.

Trustee Shaw asked if it was definitely going to be a food user, Mr. Graft confirmed that is indeed their preference. Trustee Shaw asked about truck deliveries. Mr. Graft said that would likely occur in the eastern end of the building. Trustee Shaw emphasized he really wants to see outdoor seating in the plan. Trustee Shaw said the new Truenorth Energy Shell gas station being built at the northwest corner of Route 12 and Route 22 agreed to bring an architectural-attractive building that is on par with the existing Panera Bread

building at the northeast corner of Route 12 and Route 22. Trustee Shaw said he wants Crosstown to make the new outlot as upscale as possible and highly aesthetic.

Trustee Beaudoin reminded the public this is only a courtesy review and not a done deal. He then asked about the occupancy of the existing 444 South Rand Road building. Mr. Graft said it's full for all practical purposes. Trustee Beaudoin asked if Portillo's would ever consider a smaller building like the one proposed. Mr. Graft answered he highly doubts it, as the proposed footprint is too small. Trustee Beaudoin expressed his concerns about pedestrian traffic crossing the drive-thru lane to enter the building and wants to see that issue addressed.

Trustee Euker asked if a double drive-thru lane was feasible. Mr. Graft and Mr. Doland said yes they definitely think they have enough space for that.

Trustee Sprawka asked about the number of vehicles estimated to be visiting the site. Mr. Graft said it's too early in the process to know but he can speak to that question more accurately at future Planning and Zoning Commission meetings when they assemble various user options. Trustee Sprawka expressed concern about potential traffic challenges at Lake Zurich's busiest intersection and pedestrian traffic concerns. Trustee Sprawka suggested maybe looking at the former Giordano's site across the street for purchasing and development.

Mayor Poynton asked if Crosstown would be the owner of the building or if they intend to sell it. Mr. Graft said that is subject to negotiation with the future user and Crosstown is flexible to either option.

Mayor Poynton asked if there will there be enough parking with the current users of the property plus the new outlot user. Mr. Graft answered we believe there is and neighboring commercial properties including Chase Bank are supportive of the proposal as they would prefer more activity on site. Mr. Poynton shared resident comments received via a Village public feedback poll on the development proposal.

As this was just a courtesy review, the Board did not vote on this item at this time. Crosstown is expected to appear before the Planning & Zoning Commission at a future date.

#### 10. TRUSTEE REPORTS

Trustee Sprawka said he had been watching the live discussion on the Village Facebook page on water meter complaints and said there are a number of

sources to obtain accurate information if residents are confused about billing. Trustee Sprawka said a number of new water meters have been taken out and validated and found to be highly accurate. If you do have an abnormal bill, contact Village Hall to document the issue and get professional assistance.

Trustee Shaw shared general facts about water leakage usage.

11. **VILLAGE MANAGER'S REPORT**

A. Monthly Data Metric Reports

12. **ATTORNEY'S REPORT**

There was none.

13. **DEPARTMENT HEAD REPORTS**

Director Duebner provided a water meter installation project update to the Board. The old water meters that were over 20 years old have proven to be inaccurate, resulting in the Village pumping 20%+ more water than it bills. Also in January 2018 the water rate increased to fund infrastructure investment projects, combined with the new water meters. Thirdly, the new water billing format has resulted in smaller units of measurement, hundreds vs. thousands. These three things occurring in the same year has caused resident confusion.

14. **ADJOURNMENT**

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

AYES: 4 Trustees Beaudoin, Euker, Shaw, Sprawka.

NAYS: 0

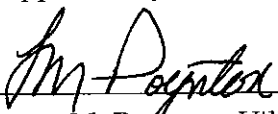
ABSENT: 2 Trustees Weider and Spacone

Meeting adjourned at 8.31pm

Respectfully Submitted by:

Kyle Kordell, Deputy Village Clerk

Approved by:

  
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Thomas M. Poynton, Village Mayor

9-19-2019  
Date.

