

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



Monday, January 7, 2019 7:00 p.m.

1. **CALL TO ORDER** by Village Manager Ray Keller at 7.00pm.
2. **ROLL CALL:** Trustee Jim Beaudoin, Trustee Mary Beth Euker, Trustee John Shaw, Trustee Marc Spacone, Trustee Jonathan Sprawka, Trustee Greg Weider. Mayor Thomas Poynton 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, Rec. Director Bonnie Caputo.
3. **PLEDGE OF ALLEGIANCE**

Motion was made by Trustee Sprawka to appoint Trustee Beaudoin to chair the meeting as Acting Chairperson, seconded by Trustee Spacone.
AYES: 6 Trustees Beaudoin, Euker, Shaw, Spacone, Sprawka, Weider.
NAYS: 0
ABSENT: 0
MOTION CARRIED.
4. **PUBLIC COMMENT**

Jeff Halen, 154 S.Pleasant Rd, addressed the Board on the Public Hearing on the 2019 Budget at the last Board meeting. He stated that he had prepared a presentation on his concerns in the proposed 2019 Budget for that meeting. He then read his concerns.
5. **PRESIDENT'S REPORT / COMMUNITY UPDATE**

Trustee Beaudoin read a statement from Mayor Poynton explaining his absence due to his recent surgery.
6. **CONSENT AGENDA**
 - A. Approval of Minutes of the Village Board Meeting, December 17, 2018
 - B. Semi-Monthly Warrant Register Dated January 7, 2019 Totaling \$1,437,221.78
 - C. Parking Lot Use Agreement between Village of Lake Zurich and John Schweda for the Shared Use of 26-30 North Old Rand Road

Summary: The shared public-private lot at 26-30 North Old Rand Road was recently purchased by Mr. Schweda, who is requesting an annual payment

from the Village for the ongoing maintenance of the shared lot. This lot is used by Village-owned properties currently leased to local businesses including Craving Gyros, My Flavor It! Place, and Johnny's Shoe Repair.

D. Three Year Agreement with Sebert Landscaping for 2019 – 2021 Landscaping Maintenance in the Amount Not-to-Exceed \$251,457.56 Annually

Summary: The Village has historically bid the Landscape Maintenance Program as a three (3) year contract due to the extensive training needed to familiarize the contractor with Village parcels and maintenance requirements. Bids were opened and read on Friday, November 9, 2018. Sebert Landscape of Elk Grove Village submitted the lowest annual bid amount of \$251,457.56. Sebert Landscape was the awarded contractor for the 2016-2018 Landscape Maintenance Program, and Village staff has found its work to be satisfactory.

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

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

NAYS: 0

ABSENT: 0

MOTION CARRIED.

7. OLD BUSINESS

A. Ordinance Establishing a Temporary Moratorium on Application For, Establishment or Approval of Tobacco and Nicotine Businesses and Uses in the Village of Lake Zurich ORD. #2019-01-290

Summary: The proposed ordinance enacts a temporary moratorium on any tobacco, e-cigarettes, and vaping shops opening in the Village of Lake Zurich until December 31, 2019. This moratorium would allow the Village time to carefully consider appropriate zoning code amendments for dealing with new tobacco, vaping and alternative nicotine-related businesses. Possible zoning amendments may include changing the zoning districts in which smoking retail shops are allowed to operate, updating zoning definitions and establishing new site location criteria.

The moratorium would currently be effective on zoning districts that provide for such land uses and include the Business, Office and DR downtown redevelopment overlay districts.

The Planning and Zoning Commission held a public hearing on December 19, 2018 and voted 7-0 in favor of recommending approval of the proposed ordinance.

Atty. Uhler explained the Ordinance.

Recommended Action: A motion was made by Trustee Sprawka, seconded by Trustee Euker, to approve Ordinance #2019-01-290 Establishing a Temporary Moratorium on Application For, Establishment or Approval of Tobacco and Nicotine Businesses and Uses in the Village of Lake Zurich until December 31, 2019.

AYES: 6 Trustees Beaudoin, Euker, Shaw, Spacone, Sprawka, Weider.
NAYS: 0
ABSENT: 0
MOTION CARRIED.

8. **NEW BUSINESS**

A. **Courtesy Review for New Animal Hospital at 195 South Rand Road**

Summary: The Applicants are proposing the development of the approximately 1.7-acre property in front of the Holiday Inn with a new animal hospital. The existing 144-space parking area proposed to be used by the clinic is subject to a shared access, parking and maintenance agreement with the adjacent Holiday Inn, Starbucks and 3-tenant building containing Couture 360, Sports Clips and Children's Dentistry.

The applicants, who are doctors of veterinary medicine, intend to acquire the property to construct a 2,500 to 3,000 square-foot building with three employees in addition to the primary doctor and no overnight boarding of pets. Proposed hours of operation are 8:00 a.m. to between 6:00 and 7:00 p.m., five to six days a week.

The subject property is zoned within the B-3 Regional Shopping district and subject to a PUD Ordinance. The proposed land uses are allowed as special uses within the B-3 district, but will require amendment to the PUD ordinance to be allowed to establish on the property.

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

Community Development Director Sarosh Saher introduced Dr. Gill who then gave a PowerPoint presentation of the proposed Animal Hospital where there will be no overnight boarding of animals. Dr. Gill answered questions from the Board members. The Board gave a favourable consensus to the proposal.

B. **Steel Hearts Brewery SUP and Text Amendment**

Ordinance Granting Approval of a Special Use Permit for a Manufacturer of Beverages and Amending Chapters 4 and 7 of the Village of Lake Zurich Municipal Code (Steel Hearts Brewery – 101 East Main Street)
ORD. #2019-01-291

Summary: Mark Cook, owner of the garden center on the subject property is requesting approval of a Special Use Permit and Text Amendment establish a new microbrewery on the approximately 0.6-acre property. This would also require an amendment to the Zoning Code to allow for the requested uses on the property.

The microbrewery is intended to have 151 seats indoors and approximately 49 seats outdoors and on the roof deck. While most parking will be accommodated on the subject property, ten parking spaces for customers and/or staff will be provided on the adjacent Lion's Club parcel. A pedestrian walkway will be constructed to connect the Subject Property and the Lions Club parking facility. The Lion's Club has agreed to enter into a written agreement with the applicant once the project is approved.

The Planning and Zoning Commission held a public hearing on November 28, 2018 and voted 6-0 in favor of recommending approval of the special use permit and text amendment, subject to the conditions outlined in the staff report.

Community Development Director Sarosh Saher stated that there were not many changes since the courtesy review and Mr. Cook was available to answer questions. There were none from the Board.

Recommended Action: A motion was made by Trustee Sprawka, seconded by Trustee Spacone, to approve Ordinance #2019-01-291 granting Approval of a Special Use Permit for a Manufacturer of Beverages and Amending Chapters 4 and 7 of the Village of Lake Zurich Municipal Code for Steel Hearts Brewery at 101 East Main Street.

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

NAYS: 0

ABSENT:0

MOTION CARRIED.

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**

There were none.

13. **ADJOURNMENT**

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

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

NAYS: 0

ABSENT:0

MOTION CARRIED.

Meeting adjourned at 7.47pm

Respectfully Submitted by:

Kathleen Johnson, Village Clerk.

Approved by:



Thomas M. Poynton, Village Mayor

2-7-2019
Date.