

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



Tuesday, February 19, 2019 7:00 p.m.

1. **CALL TO ORDER** by Village Manager Ray Keller at 7.00pm.
2. **ROLL CALL:** Trustee Jim Beaudoin, Trustee John Shaw, Trustee Marc Spacone, Trustee Jonathan Sprawka, Trustee Greg Weider. Mayor Thomas Poynton and Trustee Mary Beth Euker were 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, H.R. Dir. Doug Gibson.
Motion was made by Trustee Sprawka, to appoint Trustee Beaudoin to chair the meeting as Acting Chairperson, seconded by Trustee Shaw.
AYES: 5 Trustees Beaudoin, Shaw, Spacone, Sprawka, Weider.
NAYS: 0
ABSENT: 1 Trustee Euker.
MOTION CARRIED.
Trustee Beaudoin announced that there would be a change in the Agenda adding an Executive Session at the end of the meeting for the purpose of 5ILCS/2C/1-Appointment, employment, compensation, discipline, performance or dismissal of specific employees. There would be no further business conducted when the meeting reconvened into Open Session.
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENT**
Marty Filson, 33 E. Harbor Rd., addressed the Board on Agenda item #8A. He stated that non-residents were allowed to speak in favor of the proposed development at Public Comment at previous meetings. Mr. Filson said that the Board will unanimously approve without discussion; the Ordinance should be with provisions on Lifetime; lots of people do not think this is in the best interest of the village.
5. **PRESIDENT'S REPORT / COMMUNITY UPDATE**
There was none.
6. **CONSENT AGENDA**
 - A. Approval of Minutes of the Village Board Meeting, January 21, 2019
 - B. Semi-Monthly Warrant Register Dated February 19, 2019 Totaling \$356,506.49

**C. Ordinance Ratifying Agreement to Sell Real Estate at 44 Park Avenue
ORD. # 2019-02-292**

Summary: In 2003, the Village acquired the single-family house located at 44 Park Avenue as part of its downtown redevelopment plan. As this site is no longer part of the Village's redevelopment plans, it is prudent for the Village to sell it to a private party. After several offers and counter-offers, an agreement for the purchase price of \$237,000, with a \$7,000 credit for closing costs, netting the Village \$230,000, was reached.

D. Ordinance Amending Title 3 of Chapter 3 of the Village of Lake Zurich Municipal Code to Amend Authorized Liquor Licenses for Holiday Inn Express at 197 South Rand Road, Sushi Kushi at 127 South Rand Road and Kavkaz Grill & Bakery at 115 South Rand Road ORD. # 2019-02-293

Summary: The Holiday Inn Express located at 197 South Rand Road has opted not to renew its Class C liquor license for 2019. Sushi Kushi at 127 South Rand Road has requested to transition from a Class A-1 liquor license to a Class A liquor license.

Kavkaz Grill & Bakery, opening soon at 115 South Rand Road, is requesting a Class A – Restaurant Full Service liquor license from the Village for the retail sale of alcoholic beverages for on-premises and off-premises consumption when such sales are incidental to and complementary to the sale and service of food.

E. Approval for 2019 *External* Special Events including Purple Plunge on March 2, A Long Swim on June 2, Tunnel to Towers 5k on June 9, Arts at the Lake Festival on July 20 – 21, Lake Zurich Triathlon on July 14, Taste of the Towns on August 4, Alpine Races on September 15, and Boy Scouts of America Overnight Camping on August 24 – 25

Summary: To continue to meet Village objectives of enhancing civic engagement and community identity through special events, staff seeks approval of a variety of externally-managed special events for the 2019 fiscal year. According to Special Events guidelines, events requiring only Park/Facility use with attendance over 100 must be reviewed and approved by the Village Board of Trustees.

F. Approval for 2019 *Internal* Special Events including Breakfast with the Bunny/Egg Hunt on April 13, Cruise Nights the first Wednesday of each month from May – August, Craft Beer Festival May 10 – 11, Movies in the Park on June 7 and July 5, Farmer's Market each Friday from June 7 – August 9, Independence Day on July 4, Rock the Block on September 7, and Miracle on Main Street on December 7

Summary: To continue to meet Village objectives of enhancing civic engagement and community identity through special events, staff seeks approval of a variety of internally-managed special events for the 2019 fiscal year. According to Special Events guidelines, events requiring only Park/Facility use with attendance over 100 must be reviewed and approved by the Village Board of Trustees.

G. Reduction of Letter of Credit for HRJ, LLC / Schaff Piano at 1380 Ensell Road to \$12,454.41

Summary: Developer HRJ and Schaff Piano have requested a reduction in the letter of credit for the property at 1380 Ensell Road from \$124,544.16 to a remaining 10% escrow of \$12,454.41 as a maintenance guarantee to be held for one year.

Trustee Beaudoin welcomed Kavkaz Grill and Bakery to the village; and he thanked Rec. Director Bonnie Caputo and her staff on the many events to take place in 2019.

Motion was made by Trustee Weider, 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. Ordinance Granting Final Plan Approval for a Planned Unit Development for Life Time Athletic at 880 North Old Rand Road and 454 North Rand Road
ORD. #2019-02-294**

Summary: Life Time Athletic is requesting Final Plan Approval for a Planned Unit Development to construct a Physical Fitness Facility and accessory uses at 880 North Old Rand Road and 454 North Rand Road. Life Time proposes to redevelop the property with a new 125,000 square-foot physical fitness facility with Accessory Child Daycare Services, Accessory Beauty Salon and Accessory Eating Place. Life Time was granted Development Concept Plan approval by the Village Board on May 7, 2018.

The Planning and Zoning Commission reviewed the Final Plan at a public meeting on August 15, 2018 and found that the Final Plan was in substantial conformity with the previously approved Development Concept Plan, voting 5 - 0 in favor of recommending approval of the Final Plan subject to the conditions outlined in the proposed Ordinance.

Community Development Director Sarosh Saher introduced Aaron Koehler, Lifetime Athletic, who gave background information on the proposal which included the acquiring of the Papagus property to the north. This acquisition had enabled the egress/exit proposal on Rand Rd/Rt. 12 with IDOT be simplified. Mr. Koehler gave a timeline of the proposal with a building permit application in early March.

Trustee Sprawka asked about construction traffic patterns and Mr. Koehler stated that Old Rand Road has weight limits and therefore they will use the Papagus access. Trustee Sprawka continued with questions about hours of construction and violations. Community Development Director Saher responded that M-F hours, by code, are 7-7pm and Sat. 8-5pm; and if violations are observed people should contact Community Services. Mr. Sprawka stated that there is to be substantial roadworks on Old Rand Road

this summer, is there going to be cooperation on the project. Public Works Dir. Mike Brown reported that this road is a 2019 project, after July 4th, plus a sanitary sewer project will be on the same road. Mr. Koehler responded that their development will work with the Village staff.

Trustee Shaw asked about the effect on Golfview Rd., entrance and Dir. Brown stated that Lifetime Athletic will be responsible for the repairs.

Trustee Beaudoin stated that the Lifetime Athletic proposal had been through the process of Village Board and PZC meetings, they had revised their plan after listening to local residents, staff and elected officials at multiple meetings.

Recommended Action: A motion was made by Trustee Sprawka, seconded by Trustee Weider, to approve Ordinance #2019-02-294 Granting Final Plan Approval for a Planned Unit Development for Life Time Athletic at 880 North Old Rand Road and 454 North Rand Road.

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

NAYS: 0

ABSENT: 1 Trustee Euker.

MOTION CARRIED.

- B. **Ordinance Approving and Authorizing the Execution and Attestation of a Development Agreement by and Between the Village of Lake Zurich and LTF Real Estate Company, Inc. Relating to the Development of Life Time Athletic ORD. #2019-02-295**

Summary: LTF Real Estate Company will be required to enter into a binding development agreement with the Village for the development of the property at 880 North Old Rand Road and 454 North Rand Road. The agreement will contain all the provisions, terms and conditions to be implemented as part of the project.

These provisions include but are not limited to the operational hours of the facility, building and site illumination, removal of any wild life native to the property, sequencing of landscape screening, off-site solutions related to stormwater management, traffic calming measures, and the reimbursement to the Village of any costs associated with off-site improvements related to the project.

Trustee Sprawka requested a traffic study be conducted at Golfview Rd., and N. Old Rand Rd., prior to the start on the project and then after completion and opening of Lifetime Athletic. Dir. Saher stated that this study is included in the provisions of the Ordinance. Mr. Sprawka said that there was a need for a baseline before the start of the project. Dir. Saher said that Lifetime will be responsible for the improvements on Golfview Road.

Recommended Action: A motion was made by Trustee Sprawka, seconded by Trustee Spacone, to approve Ordinance #2019-02-295 Approving and Authorizing the Execution and Attestation of a Development Agreement by and Between the Village of Lake Zurich and LTF Real Estate Company, Inc. Relating to the Development of Life Time Athletic.

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

NAYS: 0

ABSENT: 1 Trustee Euker.

MOTION CARRIED.

9. **TRUSTEE REPORTS**

Trustee Shaw stated that the PolarPlunge on March 2nd had a Village team, he will be plunging, and it is captained by Dir. Brown and donations may be made at PolarPlunge.com

10. **VILLAGE MANAGER'S REPORT**

Monthly Data Metric Reports

11. **ATTORNEY'S REPORT**

There was none.

12. **DEPARTMENT HEAD REPORTS**

There were none.

13. **EXECUTIVE SESSION** called for the purpose of 5ILCS/2C/1: Appointment, employment, compensation, discipline, performance or dismissal of specific employees.

Motion was made by Trustee Sprawka, seconded by Trustee Shaw, to adjourn to Executive Session for the purpose of 5 ILCS 120 / 2 (c) (1): Appointment, employment, compensation, discipline, performance or dismissal of specific employees.

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

NAYS: 0

ABSENT: 1 Trustee Euker.

MOTION CARRIED.

The meeting adjourned at 7.34pm

Meeting reconvened at 7.56pm.

Call to order by Trustee Beaudoin.

ROLL CALL: Trustee Jim Beaudoin, Trustee John Shaw, Trustee Marc Spacone, Trustee Jonathan Sprawka, Trustee Greg Weider. Mayor Thomas Poynton and Trustee Mary Beth Euker were absent and excused. Also Present: Village Manager Ray Keller, Atty. Scott Uhler, H.R. Dir. Doug Gibson, Police Chief Steve Husak.

14. **ADJOURNMENT**

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

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

NAYS: 0

ABSENT: 1 Trustee Euker.

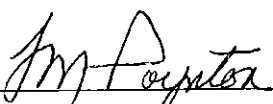
MOTION CARRIED.

Meeting adjourned at 7.58pm

Respectfully Submitted by:

Kathleen Johnson, Village Clerk.

Approved by:



Thomas M. Poynton, Village Mayor

3-6-2019
Date.

