

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



Monday, March 4, 2019 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 Jonathan Sprawka, Trustee Greg Weider. Also in attendance: Village Manager Ray Keller, Asst. Village Manager Roy Witherow, Village Atty. Scott Uhler, Finance Dir. Jodie Hartman, Dir. of Innovation Michael Duebner, Fire Chief John Malcolm, Police Chief Steve Husak, Dir. Of Community Services Sarosh Saher, Public Works Dir. Mike Brown, Rec Dir. Bonnie Caputo, Atty. Carmen Forte Jr.
3. **PLEDGE OF ALLEGIANCE**

Mayor Poynton thanked Trustee Beaudoin for chaining the meetings while he was recovering from cardiac surgery.
4. **PUBLIC COMMENT**

Mary Keller, 149 Lions Court, addressed the Board on the election signs placed on the public right-of-way and the cost of manpower to remove these signs.

John Guild, 776 Foxmoor Lane, addressed the Board on the design of the Quentin Road and the removal of the medians. Mr. Guild encouraged the Village to work with the designers on replacement of the medians. Trustee Sprawka replied that this project is a Lake County project and this will be relayed to Craig Taylor, Lake Co. Board member. Dir. Brown requested the name of the contact Mr. Guild mentioned.

Marty Filson, 33 E. Harbor Dr., addressed the Board on Agenda item #8B and stated that the lot was intended for restaurants and an animal clinic was not a good fit. Mr. Filson next addressed the Water/Sewer rates, new water meters, increased revenues and water loss; he is looking for answers to the 27% water rate increase and only finding 5% of water loss since the new meters were installed; Mr. Filson addressed the N. Old Rand Road Sewer project, Agenda item #8C, extra funding needed (the 2019 Budget had \$440,000 for this project). There is a \$60,000 contribution from Lifetime Athletic and NHRST contribution of \$100.00, and Mr. Filson stated that with the increase in water revenue it could be used instead of NHRST.
5. **PRESIDENT'S REPORT / COMMUNITY UPDATE**
  - A. Proclamation Honoring Former Mayor Paulus – tabled until future meeting.

**6. CONSENT AGENDA**

- A. Approval of Minutes of the Village Board Meeting, February 19, 2019**
- B. Ratification of Semi-Monthly Warrant Register Dated February 4, 2019 Totaling \$382,094.49**
- C. Semi-Monthly Warrant Register Dated March 4, 2019 Totaling \$216,698.33**
- D. Resolution for Construction in State of Illinois Department of Transportation Highways and Right of Ways. RES. #2019-03-030**  
**Summary:** The proposed Resolution will expedite the issuance of Illinois Department of Transportation permits to the Village in order to conduct work in State right-of-ways, saving time and effort as well as reducing paperwork.
- E. Agreement with Dixon Engineering in the Amount Not-to-Exceed \$30,030 for Engineering Services for Paulus Park Water Tower Exterior Painting Project**  
**Summary:** The 2019 budget includes \$28,600 for engineering services associated with the Paulus Park water tower painting project. In October 2012, Dixon Engineering performed a maintenance inspection of the tower, recommending exterior repainting in five years. It has been over six years since that time and Staff recommends authorizing funds to complete the project this year. A 5% project contingency is being requested from the Board in the authorized funding amount of \$30,030.
- F. Full Release of Letter of Credit for Davenport Funeral Home at 941 South Old Rand Road for \$25,000**  
**Summary:** It has been over one year since the maintenance guarantee for Davenport Funeral Home was reduced to its 10% amount of \$25,000. Staff has performed a final inspection of the property and recommends full release of the remaining 10% letter of credit.
- G. Termination of Existing Contract with Perfect Cleaning Service as of March 5, 2019 and Approval of Two Year Contract with Crystal Maintenance Services Corporation for Janitorial Services with a Monthly Total Not-to-Exceed \$4,845**  
**Summary:** Performance standards related to the janitorial services contract with Perfect Cleaning Service have not been met, resulting in a staff recommendation to award the cleaning contract to the next lowest bidder that has current capacity. Crystal Maintenance Services has agreed to a contract for the remainder of the initial three year term to clean nine municipal buildings, including Village Hall, the Police Department, the Community Services Facility, and Park and Recreation facilities. This agreement shall expire December 31, 2021.
- H. Ordinance Updating the Lake County Sewer Treatment Fee in Section 7-5-21 of the Village Code to Reflect the Current Rate from Lake County of \$4.08 per 1,000 Gallons ORD. #2019-03-296**  
**Summary:** The Lake County Board has enacted an increase to its wholesale sewer charges, effective January 1, 2019 from \$4.00 per metered 1,000 gallons to \$4.08 per metered 1,000 gallons. As the Village passes its effluent to Lake County for treatment, the Village collects the mandatory fee through its water billing procedures for remittance to the County. This fee is reflected

in the Village Code and as such, requires a formal codification update. The rate is set by the County and the Village has no input or authority over the rate.

**I. Ordinance Approving the Annual Official Zoning Map of the Village of Lake Zurich. ORD. #2019-03-297**

**Summary:** State statutes require that all municipalities annually publish an updated zoning map by March 31 of each year. Updates this year include rezoning property on the northeast corner of US 12 and Old Rand Road from R-5 Single-Family Residential to B-1 Local and Community Business to facilitate the Life Time Athletic development as well as rezoning property at 23954 Miller Road from R-1/2 Single Family Residential to R-5 Single-Family Residential to facilitate a new seven-lot subdivision.

**J. Agreement with ESSCOE Engineered Systems Company for Police Department Access Control System in the Amount Not-to-Exceed \$46,735**

**Summary:** The Police Department uses an access control system with electric door locks that are activated by keypads and unique access codes. Due to the age of the system and extensive maintenance and repairs, a replacement has been scheduled in the 20-year Community Investment Plan. Staff recommends using Fiscal Year 2019 funds from the Equipment Replacement Fund for this technology upgrade.

**K. Agreement with ESSCOE Engineered Systems Company for Police Department Interview Room Recording System in the Amount Not-to-Exceed \$24,750**

**Summary:** The Police Department has cameras throughout the building, which date back to building construction in 2002 and are no longer in compliance with regulatory requirements signed into law. Equipping seven interview, counseling and conference rooms with a permanently mounted video and audio recording system with centralized storage that is easily activated, is an effective solution as statutory recording requirements continue to increase for law enforcement. Staff recommends using Fiscal Year 2019 funds from the Asset Forfeiture Fund for this technology upgrade.

**L. Agreement with Layne Christensen Company Authorizing Preventative Maintenance for Well Number 10 in the Amount Not-to-Exceed \$130,000**

**Summary:** The Village manages six deep wells that draw water from an underground aquifer. Each well receives regular preventative maintenance on a rotating basis. Maintenance on Well Number 10 last occurred in April 2013. The Fiscal Year 2019 Water & Sewer Fund includes \$130,000 budgeted for this planned expenditure.

Motion was made by Trustee Sprawka, seconded by Trustee Spacone, 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**  
None at this time.

**8. NEW BUSINESS****A. Approval to Waive the Formal Bid Process and Accept a Proposal from Team Reil to Renovate the Playground at Wicklow West Park in the Amount Not-to-Exceed \$48,605**

**Summary:** The Fiscal Year 2019 budget includes \$48,605 for the annual replacement of a park playground. Per Lake Zurich's Playground Replacement Plan, this year's replacement is slated for Wicklow West Park at 1154 O'Malley Drive. A request-for-proposals resulted in three different playground designs to replace the existing 25-year old playground. The Village engaged the community to vote for its favorite design, with the Team Reil / Miracle proposal receiving 90% of the votes cast.

The existing equipment will be donated to Kids Around the World, a 501 (c) (3) non-profit organization that improves the lives of children in over 60 countries by providing playgrounds and other enrichment activities.

Rec. Dir. Caputo explained the replacement programme of playground equipment and the process involves the local residents.

**Recommended Action:** A motion was made by Trustee Spacone, seconded by Trustee Shaw, to waive the Formal Bid Process and Accept a Proposal from Team Reil to Renovate the Playground at Wicklow West Park in the Amount Not-to-Exceed \$48,605.

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

NAYS: 0

ABSENT: 0

MOTION CARRIED.

**B. Ordinance Amending Planned Unit Development and Approving a Special Use Permit for a Veterinary Clinic at 195 South Rand Road, Lot 3 ORD. #2019-03-298**

**Summary:** Dr. Gill and Dr. Brar have filed a zoning application for the property in front of the Lake Zurich Holiday Inn seeking to construct a new veterinary clinic along with pet grooming and pet daycare. No overnight boarding is being proposed. The property is currently zoned in the B-3 Regional Shopping District. The development proposal includes a 3,300 square-foot building and an outdoor pet walking area within an approximately six-foot high solid fence on the south side of the building.

The Planning & Zoning Commission held a public hearing on February 20, 2019 and voted 6-0 in favor of recommending approval of the necessary Special Use Permit.

Dir. Of Community Services Sarosh Saher introduced Dr. Gill who gave a PowerPoint presentation of their proposal and answered the Board's questions. Staff also answered the Board's questions on the history of the lot, a masonry wall instead of fencing for outside area and landscaping. Atty. Uhler advised the Board to include language addressing the masonry wall, supervision by staff of pets outside and landscaping in the Ordinance.

**Recommended Action:** A motion was made by Trustee Sprawka, seconded by Trustee Spacone, to approved Ordinance #2019-03-298 Amending Planned

Unit Development and Approving a Special Use Permit for Veterinary Clinic at 195 South Rand Road, Lot 3, with the condition that the outdoor exercise area be constructed of like kind masonry material consistent with the main structure, pets will be supervised by qualified staff at all times in the outdoor exercise area and a final exterior appearance plan be submitted for staff approval prior to permit issuance.

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

NAYS: 0

ABSENT: 0

MOTION CARRIED.

**C. Agreement with Cecchin Plumbing for North Old Rand Road Sanitary Sewer Improvements in the Amount Not-to-Exceed \$596,020**

**Summary:** The resurfacing of North Old Rand Road has been scheduled in the five year Pavement Management Plan and is planned for later in 2019. Prior to road resurfacing, the Village plans to replace approximately 1,000 feet of 8-inch sanitary sewer and reinforce other portions of sewer with new lining. Work is scheduled to occur between US Route 12 and Pine Tree Road.

A bid opening for the sanitary sewer work on February 7, 2019 yielded 10 bids, with the lowest responsible bid received from Cecchin Plumbing of Bloomingdale, IL.

The Fiscal Year 2019 budget includes \$440,000 in the Water and Sewer Fund for replacing sanitary sewers along North Old Rand Road. The Village also negotiated a financial contribution from Life Time Fitness of \$60,000 to support this infrastructure investment. The Non-Home Rule Sales Tax Fund is contributing another \$100,000 for this project.

Public Works Dir. Mike Brown reported on the project timeline and the history of this sewer pipe, funding, replacing of clay pipes and pumps to avoid lake contamination.

**Recommended Action:** A motion was made by Trustee Weider, seconded by Trustee Shaw, to award a contract to Cecchin Plumbing for North Old Rand Road Sanitary Sewer Improvements in the Amount Not-to-Exceed \$596,020.

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

NAYS: 0

ABSENT: 0

MOTION CARRIED.

**D. Courtesy Review for Proposed Mariano's Gas Station at 1350 East Route 22**

**Summary:** Mariano's at the northwest corner of Quentin Road and Route 22 intends to develop a portion of its property with a new gas station on the southwest corner of its property facing Route 22. The gas station is proposed to have five gas dispenser units and a 275 square-foot transaction kiosk. The property lies within the B-3 district and would require a Special Use Permit from the Village.

This would be the 2<sup>nd</sup> gas station along Route 22 within the Village municipal boundaries, with the other facility currently proposed to be constructed by True North at the former Omega Restaurant site at Route 22 and Route 12.

Mariano's is requesting a courtesy review with the Village Board to introduce the project to the community and obtain any feedback on the proposal to add a gas station to its property. They have concurrently submitted an application for consideration by the Planning & Zoning Commission and potentially intend to begin operations of the new gas station in the fall of this year.

Dir. Of Community Services Sarosh Saher introduced Mr. Tim Kratz, representative of Mariano's/Kroger's. He gave a PowerPoint presentation of the proposal and answered the Board's questions on traffic flow, delivery by tankers, matching materials to the store, addressing the curb at the Rt. 22 exit, parking spaces, use of solar power, impervious surfaces, no TVs or music at the pumps, landscaping and lighting. Consensus was given by the Board.

**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.

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 Spacone.

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

NAYS: 0

ABSENT: 0

MOTION CARRIED.

Meeting adjourned at 8.29pm

Respectfully Submitted by:

Kathleen Johnson, Village Clerk.

Approved by:

  
\_\_\_\_\_  
Thomas M. Foynton, Village Mayor

3-20-2019  
Date.