

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



Monday, June 17, 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 Janice Gannon, Trustee Marc Spacone, Trustee Jonathan Sprawka, Trustee Greg Weider. Also in attendance: Village Manager Ray Keller, Asst. Village Manager Roy Witherow, Atty. Carmen Forte Jr., 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, H.R. Dir. Doug Gibson
3. **PLEDGE OF ALLEGIANCE**
5. **PRESIDENT'S REPORT / COMMUNITY UPDATE**
Mayor Poynton recognized Bernice Papciak who celebrated her 100th birthday on June 7th 2019. She is a resident at The Meadows.
4. **PUBLIC COMMENT**
Marty Filson, 33 E. Harbor Dr., addressed the Board on three issues on the Agenda: Life Storage's courtesy review, proposed project at the old Giordano's, safety issues and sidewalks for the proposed new May Whitney Elementary School.
6. **CONSENT AGENDA**
 - A. **Approval of Minutes of the Village Board Meeting, May 20, 2019**
 - B. **Ratification of Semi-Monthly Warrant Register Dated June 3, 2019 Totaling \$823,905.59**
 - C. **Approval of Semi-Monthly Warrant Register Dated June 17, 2019 Totaling \$677,636.49**
 - D. **Ordinance Authorizing Disposal of Surplus Property Owned by the Village of Lake Zurich ORD. #2019-06-316**
Summary: Staff has determined the items listed in this proposed Ordinance are no longer necessary, useful, or in the best interests of the Village to retain ownership. The proposed Ordinance declares the property as surplus and authorizes the sale or disposal of the items.
 - E. **Agreement with Vian Construction for 2019 Water Main Improvements on Cherokee Road and Kim Trail in the Amount Not-to-Exceed \$492,827**
Summary: The Fiscal Year 2019 budget includes \$810,000 in the Water and Sewer Fund for replacing portions of the Village's aging water main

infrastructure. The proposed project consists of the installation of 900 linear feet of 8-inch water main on Kim Trail and 400 feet of 6-inch water main on Cherokee Road, including fire hydrants, valves, and connections to the existing water main and water services. A competitive bid opening on June 5, 2019 resulted in four bids, with the lowest responsible bid received from Vian Construction, Inc. of Elk Grove Village.

F. Agreement with Chicagoland Paving for 2019 Asphalt Patching Program in the Amount Not-to-Exceed \$100,000

Summary: The Fiscal Year 2019 budget includes \$100,000 in the Non-Home Rule Sales Tax Fund for the Village's annual pavement patching street maintenance program. A cooperative bid opening on April 17, 2019 with other municipalities via the Municipal Partnership Initiative resulted in four bids, with the lowest responsible bid received from Chicagoland Paving of Lake Zurich.

G. Ordinance Approving a Special Use Permit for Luminescent Detailing to Operate a High-End Automotive Paint Protection Business at 908 Donata Court ORD. #2019-06-317

Summary: Luminescent Detailing has filed a zoning application for the property at 908 Donata Court seeking a Special Use Permit classified as "Top, Body, and Upholstery Repair Shops and Paint Shops." The property is located within the Village's I-Industrial Zoning District. The Planning and Zoning Commission held a public hearing on May 15, 2019 and voted 5-0 in favor of recommending approval of the Special Use Permit.

H. Member Contribution to the Special Recreation Association of Central Lake County in the Amount Not-to-Exceed \$106,840

Summary: The Village of Lake Zurich is a cooperative member agency of SRACLC, which provides community based therapeutic recreation programs and services to people for all ages with disabilities or special needs. The Fiscal Year 2019 budget includes \$106,840 in the General Fund for this expense.

Motion was made by Trustee Beaudoin, seconded by Trustee Sprawka, to approve the Consent Agenda as presented.

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

NAYS: 0

ABSENT: 0

MOTION CARRIED.

7. OLD BUSINESS

None at this time.

8. NEW BUSINESS

A. Ordinance Approving a Development Concept and Final Plan for a Planned Unit Development and Approving Modifications to the Zoning Code for May Whitney Elementary School at 100 Church Street. ORD. #2019-06-318

Summary: DLA Architects are the applicants for Lake Zurich Community Unit School District 95 and are requesting approval to demolish the existing May Whitney Elementary School and rebuild a new elementary school, outdoor recreation activity areas and an associated parking lot on the

property at 100 Church Street. The existing school was originally constructed in 1929 with a large two-story brick masonry building that is still standing today.

The proposed Planned Unit Development includes a new two-story elementary school immediately north of the existing building location, a soccer field, basketball court, general purpose outdoor playground, and an early childhood playground. The District also intends to reconfigure the parking lot and drop off area for vehicles and busses.

The Planning and Zoning Commission considered this development at a public hearing on May 15, 2019 and voted 5-0 in favor of recommending approval of the development, subject to the conditions outlined in the Village Staff report. Construction on the new site is anticipated to begin in July of 2019 with substantial completion in early 2021. The new elementary school will be open to students in August 2021.

Dir. Of Community Services Sarosh Saher introduced Dr. Kaine Osborn, Supt Dist.#95, who gave a PowerPoint presentation of the proposed building and he answered the Board's questions. Dir. Sahar went over the PZC recommendations. Leo Morand, Gewalt, spoke about the drainage recommendations and Dir. Brown remarked about grade levels and grants which could be applied for but they take time. There was discussion about the lack of a sidewalk on the east side of Church St, crossing guards, lights at the end of LZHS driveway. Dr. Osborn stated that all students at May Whitney are bussed to school.

Recommended Action: A motion was made by Trustee Beaudoin, seconded by Trustee Euker, to approve Ordinance #2019-06-318 approving a Development Concept and Final Plan for a Planned Unit Development and Approving Modifications to the Zoning Code for May Whitney Elementary School at 100 Church Street.

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

NAYS: 0

ABSENT: 0

MOTION CARRIED.

- B. **Ordinance Granting Development Concept and Final Plan Approval of a Planned Unit Development and Approving a Special Use Permit for Outdoor Seating Accessory to Permitted Eating Places for a Multi-Tenant Retail Center at 455 South Rand Road ORD. #2019-05-315**

Summary: Midwest Design and Construction is requesting approval to demolish the existing vacant building on this property and construct a new 8,640 square-foot multi-tenant retail building consisting of four tenant spaces at 455 South Rand Road. This former Giordano's property is on the southwest corner of Rand Road and Route 22 and is located within the Village's B-3 Regional Shopping Business District. The Planning and Zoning Commission considered the development at a public hearing on April 17, 2019 and voted unanimously to recommend approval of the projects pending the concerns raised by the adjacent property owner be resolved, which have been successfully completed.

Dir. Of Community Services Sarosh Saher introduced Tim Benson and Jon Sopher and Mr. Benson gave a PowerPoint presentation on the proposal. Dir. Saher explained the changes made since the initial proposal. The Board's questions were answered by the applicants including need for a new courtesy review, landscaping, sidewalks, agreement with Fidelity, signage, disclosing tenants. An explanation of a courtesy review was given by Dir. Saher, and he stated that until July 2016 it was a requirement but it is reviewed by staff on a case by case basis and in this case it was a reboot of an older plan.

Recommended Action: A motion was made by Trustee Beaudoin, seconded by Trustee Weider, to approve Ordinance #2019-05-315 Granting Development Concept and Final Plan Approval of a Planned Unit Development and Approving a Special Use Permit for Outdoor Seating Accessory to Permitted Eating Places for a Multi-Tenant Retail Center at 455 South Rand Road.

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

NAYS: 0

ABSENT: 0

MOTION CARRIED.

C. **Courtesy Review for Life Storage at 300 East Route 22 to Amend the Existing Special Use Permit to Allow for Outdoor Storage**

Summary: 300 Main Street LZ, LLC is the owner of the subject property, and on behalf of Life Storage, is requesting a second amendment to the existing Special Use Permit to allow for outdoor storage on the property within an enclosed and screened portion of the property. The existing Special Use Permit to allow a self-storage facility was granted on September 6, 2016 and amended on December 4, 2017 to allow for the visibility of storage lockers from the public right-of-way.

Life Storage would like to utilize the vacant 2.7-acre portion of the property to the east of the existing building for outdoor storage of vehicle, boat and RV parking. This area has frontage along Route 22 but is currently screened by industrial buildings on the east, west and north, and by berms and landscaping on the south. An amendment to the Special Use Permit will require a future public hearing before the Planning and Zoning Commission with final approval by the Village Board.

Atty. Cal Bernstein addressed the Board and introduced owner Steve Schwartz who gave a PowerPoint presentation of the proposal for outdoor storage at his facility. Mr. Schwartz answered the Board's questions on permeable surfaces, detention pond, landscaping, length of vehicles, hours of operation.

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

The Board gave their feedback during the questioning time.

9. **TRUSTEE REPORTS AND COMMENTS**

Trustee Weider reported on the recent Dick Schick Fishing Derby where 113 children and parents competed. A grant has been received from ComEd Green Region program for the Kuechmann Park Arboretum.

10. **VILLAGE MANAGER'S REPORT**

A. **Monthly Data Metric Reports**

Village Manager reported on the National Citizen Survey which will be mailed to a number of residents and he encouraged them to answer and return them.

11. **ATTORNEYS REPORT**

There was no report.

12. **DEPARTMENT HEAD REPORTS**

Dir. Saher stated that a seasonal employee has been hired, Steve Weber, to help the department with code enforcement.

13. **EXECUTIVE SESSION** called for the purpose of:

The Motion was made by Trustee Spacone to move to Executive Session for the purpose of 5 ILCS 120/2 (c) (21) approval of closed session minutes; and 5 ILCS 120/2 (c) (1) appointment, employment, compensation, discipline, performance or dismissal of specific employees and was seconded by Trustee Sprawka.

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

NAYS: 0

ABSENT: 0

MOTION CARRIED.

Meeting adjourned to Executive Session at 8.50pm

Meeting reconvened to Open Session at 9.32pm

Call to order by Mayor Tom Poynton

ROLL CALL: Mayor Tom Poynton, Trustee Jim Beaudoin, Trustee Mary Beth Euker, Trustee Janice Gannon, Trustee Marc Spacone, Trustee Jonathan Sprawka, Trustee Greg Weider, Atty. Carmen Forte Jr., H.R. Dir. Doug Gibson.

14. **ADJOURNMENT**

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

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

NAYS: 0

ABSENT: 0

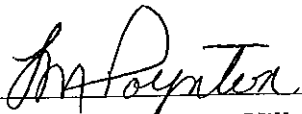
MOTION CARRIED.

Meeting adjourned at 9.33pm

Respectfully Submitted by:

Kathleen Johnson, Village Clerk.

Approved by:



Thomas M. Poynton, Village Mayor

7-24-2019
Date.

