

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



Tuesday, February 16, 2021 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 Marc Spacone, Trustee Jonathan Sprawka, Trustee Greg Weider. Trustee Janice Gannon was absent and excused. Also in attendance: Village Manager Ray Keller, Asst. Village Manager Roy Witherow, Village Atty. Scott Uhler, Finance Dir. Bane Thomey, Dir. of Innovation Michael Duebner, Acting Fire Chief Dave Pilgard, Police Chief Steve Husak, Dir. Of Community Development Sarosh Saher, Public Works Dir. Mike Brown, Park and Rec. Dir. Bonnie Caputo, H.R. Dir. Doug Gibson. Guests: Romeo Kapudija, Miller Street Partners; Jeff Funke, Funke Architects and Mike Anderson, Engineer.
3. **PUBLIC COMMENT**
Mayor Poynton announced that Public Comment on Agenda Item 6A would be held at that point in the meeting.
Eric Dubiel, 25 N. Pleasant Road, addressed the Board on water quality from wells and Lake Michigan, IDOT cut curbs on N. Old Rand Road and election filing.
4. **PRESIDENT'S REPORT / COMMUNITY UPDATE**
The Mayor read a Proclamation on the retirement of Capt. Jeff Radtke from the LZFD in January 2021.
A Proclamation was read by Mayor Poynton on the retirement of Fire Chief John Malcolm from the LZ Fire Dept. on February 15th, 2021.
Both were thanked for their service to Lake Zurich.
5. **CONSENT AGENDA**
 - A. Approval of Minutes of the Village Board Meeting, February 1, 2021
 - B. Approval of Semi-Monthly Warrant Register Dated February 16, 2021 Totaling \$263,139.99
 - C. Resolution for Construction in State of Illinois Department of Transportation Highways and Right-of-Ways RES. #2021-02-057
Summary: The proposed Resolution will expedite the issuance of Illinois Department of Transportation permits to the Village in order to conduct work in State rights-of-ways, saving time and effort as well as reducing paperwork.
 - D. Resolution Approving Race Route for Stephen Siller Tunnel to Towers 5k on October 3, 2021 RES. #2021-02-058

Summary: The proposed Resolution authorizes a request to the Illinois Department of Transportation to close a portion of Route 22 and Route 12 from the hours of 8 am – 11 am on October 3, 2021. The Stephen Siller Tunnel to Towers 5K event was previously approved by the Village Board to hold its annual event on June 13, 2021 at Paulus Park. Due to the pandemic, they have requested to move the event to Sunday, October 3, 2021.

E. Agreement between the Village of Lake Zurich and the Lake County Emergency Telephone System Board for Leasing Space in the Lake Zurich Police Department

Summary: Due to space limitations in its current facility, the Lake County Emergency Telephone System Board (LCETSB) has inquired with partner agencies regarding available office space. Lake Zurich has been a LCETSB member for many years and currently houses LCETSB equipment at the police department. LCETSB has recently approved additional staffing which has created the need for additional space for its operations. The LZPD facility contains space that could function as a second office location for LCETSB operations.

F. Agreement with Suburban Concrete of Mundelein, IL for 2021 Concrete Flatwork Program in the Amount Not-to-Exceed \$175,000

Summary: The 2021 budget includes \$175,000 for concrete curb and sidewalk repairs in the Non-Home Rule Sales Tax Fund. The Village Board awarded a contract to Suburban Concrete on July 15, 2019 that allows two additional one-year extensions subject to a 2% annual price increase.

G. Agreement with St. Aubin Nursery of Kirkland, IL for 2021 Parkway Tree Replacement Program in the Amount Not-to-Exceed \$50,000

Summary: The 2021 budget includes \$50,000 in the Capital Projects Fund for the annual parkway tree planting program. Four bids were received on January 29, 2021 with St. Aubin Nursery providing the most competitive bid. This year's program will consist of plantings in the Sonoma, Orchards, Farm Bridge Estates, Heights, Jonquil, Concord village and Heatherleigh subdivisions.

In May 2016, the Village Board approved a Resolution Adopting a Parkway Tree Replacement Program, which includes a size-upgrade option for property owners who are selected to receive a replacement tree in the parkway adjacent to their property the opportunity to upgrade to a larger diameter tree by contributing private funds to cover the difference of the larger tree.

H. Ordinance Approving the Annual Official Zoning Map of the Village of Lake Zurich ORD. #2021-02-403

Summary: Illinois requires all municipalities publish an updated zoning map by March 31 of each year. Changes for 2021 include the rezoning of parcels related to the Somerfield mixed-use development at 99 Quentin Road at the Cummings property and the rezoning of previously unincorporated parcels along the south side of Honey Lake Road for the Wildwood Estates townhome development at the Hummel property.

I. Approval of 2021 External Special Event Requests at Paulus Park for Taste of the Towns on August 15 and Boy Scouts of American Overnight Camping on August 21 - 22

Summary: Lake Zurich special event guidelines require events with attendance over 100 to be approved by the Park and Recreation Advisory Board and the Village Board. The Advisory Board recommends approval for the 2021 Chamber

of Commerce Taste of the Towns and the Boy Scouts of America Overnight Camping Trip.

Recommended Action: A motion was made by Trustee Euker, seconded by Trustee Sprawka, to approve the Consent Agenda as presented.

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

NAYS: 0

ABSENT: 1 Trustee Gannon.

MOTION CARRIED.

6. OLD BUSINESS

A. Courtesy Update on Proposed Mixed-Use Retail and Residential Development on the Southeast Corner of Old Rand Road and Rand Road

Summary: At the December 7, 2020 Village Board meeting, Miller Street Partners presented a concept for the vacant property at the southeast corner of Rand Road and Old Rand Road with a new mixed-use development on 1.9 acres. This proposal included eight townhome units along the lake within one building and a standalone retail building closer to the intersection. Since that time, Miller Street Partners has been able to initiate a partnership with the property owners to the south at 320 North Old Rand Road to propose a larger development combining both properties.

The revised development proposal now includes a total land area of 4.04 acres of which 1.15 acres is lake bottom. The revised proposal includes 23 townhome units within three buildings along the lake. Each unit would be 2,100 square-feet and three stories tall with a maximum height of 34'-1". Each townhome building would be provided with a pier containing 10 boat slips for a total of three piers and 30 slips along their frontage of the lake. The proposal retains the standalone single-story retail building, proposed to be 4,200 square-feet with a drive-through and outdoor seating. The property is currently zoned within the B-1 Local and Community Business District and the LP – Lake Protection District.

PUBLIC COMMENT.

Phil Gargano, N. Old Rand Road, Bayshore Village, read a letter from the LPOA President John Thode addressing concerns on the development and the lake.

Mayor Poynton read the following letters from: -

Richard Baader, 253, Sandy Point Lane, addressed the Board on his concerns with the development in the areas of density, no greenspace and number of boat slips.

Sheldon Waite, 503 N. Prairie Lane, addressed the Board on his opposition to the development.

Lee Plate, President of Sandy Point Condominium Assoc., addressed the Board on the density and piers.

Dir. Of Community Development Sarosh Saher introduced Romeo Kapudija of Miller Street Partners of Chicago, Jeff Funke of Funke Architects and Mike Anderson, Engineer of the project. Mr. Kapudija gave a PowerPoint presentation of the changes in the proposal since the December 2020 courtesy review. The development now incorporates the property to the south owned by Mr. and Mrs. Sponslor, partners in the development. The comments made by residents were addressed by the three gentlemen. There will be no marina and will meet with the LPOA on the boat slips.

Before the Board made their comments on the proposal, a letter from Trustee Gannon was read by the Mayor on her concerns about the proposed development. Board questions were answered by the proposed developers and included run-off and permeable surfaces; traffic egress off Route 12; reaching out to all residents around the lake; number of piers; retail tenants; building heights and lake bed in that area. Mayor Poynton requested information on the building materials, density in relation to Bayshore Village and Sandy Point, parking and building height. Dir. Saher gave background information on previous buildings and proposals on the property.

Recommended Action: This is a non-voting item at this time. The developer and Village Staff seek to understand the Board's preferences towards the revised proposal.

7. **NEW BUSINESS**

None at this time.

8. **TRUSTEE REPORTS AND COMMENTS**

Trustee Spacone thanked Dir. Brown and the Public Works staff for their work during the recent snowstorm. Dir. Brown stated that the staff will be "curbing" the next few days.

9. **VILLAGE MANAGER'S REPORT**

Monthly Data Metric Reports

10. **DEPARTMENT HEAD REPORTS**

Park and Rec. Dir. Bonnie Caputo reported that the Spring/Summer brochure will be out soon, and resident registration will be through the end of March. Registration for Fall Preschool has increased by one classroom. Bunny Hop will be on March 27th at Paulus Park.

Mayor Poynton welcomed Acting Fire Chief Dave Pilgard.

11. **ADJOURNMENT**

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

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

NAYS: 0

ABSENT: 1 Trustee Gannon.

MOTION CARRIED.

Meeting adjourned at 8.33pm

Respectfully Submitted by:

Kathleen Johnson, Village Clerk.

Approved by:



Thomas M. Poynton, Village Mayor

3-4-2021
Date.