

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



**Monday, March 15th, 2021. 7:00 p.m.**

1. **CALL TO ORDER** by Mayor Thomas M. Poynton at 7.01pm.
2. **ROLL CALL:** Mayor Thomas Poynton, Trustee Mary Beth Euker, Trustee Janice Gannon, Trustee Marc Spacone, Trustee Jonathan Sprawka, Trustee Greg Weider. Trustee Jim Beaudoin 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, 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: - Igor Burduja, Sungor Transportation; Amping and Matt Lovejoy and their architect Joe Muran.
3. **PUBLIC COMMENT**  
Eric Dubiel, 25 N. Pleasant Rd., addressed the Board on vacant properties, public and privately owned; requested a moratorium on late fees on water bills.
4. **PRESIDENT'S REPORT / COMMUNITY UPDATE**  
There will be a Styrofoam recycling programme starting in mid-April in cooperation with the Village and American Legion, where the container will be placed.
5. **CONSENT AGENDA**
  - A. Approval of Minutes of the Village Board Meeting, March 1, 2021
  - B. Approval of Semi-Monthly Warrant Register Dated March 15, 2021 Totaling \$241,623.44
  - C. Ordinance Approving a Special Use Permit for Sungor Transportation at 410 Telser Road ORD. # 2021-03-405  
**Summary:** Sungor Transportation has filed a zoning application for the property at 410 Telser Road seeking a Special Use Permit to establish a yard and maintenance facility associated with a trucking and courier services company. The company proposes to establish a trucking company, office and maintenance area in the existing industrial building, along with a truck parking yard on the vacant parcels to the north. Sungor Transportation plans to operate a fleet of 35 semi-trucks at this location with eight full-time employees. The Planning and Zoning Commission held a public hearing on February 17, 2021 to consider this application and voted 7-0 in favor of recommending approval.

- D. Ordinance Amending Title 3 of Chapter 3 of the Village of Lake Zurich Municipal Code to Decrease Authorized Class A Liquor License for Green Garden at 1241 South Rand Road and Decrease Class M Liquor License for Sake Sushi & Grill at 884 South Rand Road ORD. # 2021-03-406**

**Summary:** The extended 2020 / 2021 liquor license renewal period concluded on February 28, 2021, with two local establishments amending their license. Green Garden / Chef Bo cancelled its Class-A liquor license as the business has transitioned to mostly takeout and Sake Sushi & Grill renewed their Class-A liquor license but not their Class M license, which allowed them to offer BYOB.

- E. Agreement Among the Village of Lake Zurich and Village of Kildeer regarding Use of Lake Zurich Gas Pumps and Fuel**

**Summary:** The existing fuel agreement between Lake Zurich and Kildeer expires on April 30, 2021. The proposed renewal agreement allows Kildeer to continue refueling its fleet at the Lake Zurich Community Services Facility for another two years at a rate of 15% of the dollar amount of fuel consumed, in addition to the cost of the fuel itself.

- F. Agreement between the Village of Lake Zurich and the Village of Kildeer for Vehicle Servicing**

**Summary:** The existing fleet services agreement between Lake Zurich and Kildeer expires on April 30, 2021. The proposed renewal agreement allows Kildeer to continue utilizing Lake Zurich's fleet maintenance services at a rate of \$94 per hour, in addition to the cost of any parts and supplies used in the course of the repairs.

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

**AYES:** 5 Trustees Euker, Gannon, Spacone, Sprawka, Weider.

**NAYS:** 0

**ABSENT:** 1 Trustee Beaudoin.

**MOTION CARRIED.**

**6. OLD BUSINESS**

None at this time.

**7. NEW BUSINESS**

- A. Agreement with Builders Paving LLC of Hillside, Illinois for the 2021 Road Resurfacing Program in the Amount Not-To-Exceed \$1,798,060 (Trustee Spacone)**

**Summary:** The 2021 budget includes \$1,825,000 in the Non-Home Rule Sales Tax Fund for the annual road resurfacing program. The program consists of pavement resurfacing, concrete repair, utility infrastructure repair, and other related items.

Upon completion of the proposed improvements, the roads should have an estimated service life of 15-20 years with proper maintenance. Roads slated for improvements in 2021 include the Quail Run subdivision and Deerpath Road, with construction expected to begin in mid-April.

Eight competitive bids were received on February 24, 2021, with the lowest responsible bid submitted by Builders Paving LLC for the base amount of \$1,594,360. The requested amount for the Board to authorize includes contingency and engineering costs.

Public Works Dir. Mike Brown addressed the Board about the timeline and answered their questions. By bidding early, a favourable price was received.

**Recommended Action:** A motion was made by Trustee Spacone, seconded by Trustee Euker, to approve an agreement with Builders Paving LLC of Hillside, Illinois for the 2021 Road Resurfacing Program in the Amount Not-To-Exceed \$1,798,060.

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

NAYS: 0

ABSENT: 1 Trustee Beaudoin.

MOTION CARRIED.

**B. Courtesy Review for Redevelopment Proposal of Village-Owned Properties at 7, 15, and 19 South Old Rand Road**

**Summary:** Ms. Lovejoy, the owner of Lake Zurich Florist, is proposing the redevelopment of the vacant property at 7, 15, and 19 South Old Rand Road, which has been owned by the Village since 2006. The existing parcels comprise a land area of 0.45 acres within the B-2 Central Business District and are subject to the DR – Downtown Redevelopment Overlay District.

The Lovejoy's propose to acquire the property from the Village and redevelop them with a two-story mixed-used building containing three commercial tenant spaces on the first floor and three residential units on the 2<sup>nd</sup> floor. The commercial tenant spaces would be designed with larger commercial storefront windows with direct access to the front and rear of the building. 27 parking spaces are proposed to be located at the rear of the building and accessible from Old Rand Road.

It is the intent of Ms. Lovejoy to relocate her existing florist business on Main Street within one of the new commercial tenant spaces and rent the remaining spaces to retail businesses with clientele that would allow the businesses to complement each other.

The Developer intends to propose the redevelopment of the property as a Public-Private Partnership, the details for which are currently being prepared.

Dir. Of Community Development Sarosh Saher introduced Amping Lovejoy, owner of LZ Florist, and Matt Lovejoy, and Ms. Lovejoy addressed the Board on the proposal. The Board responded with their comments, including the architectural style; mixed use of retail and residential; timeline; parking; price point for apartments and possible destination shopping. Staff answered the Board's questions about public/private partnership, infrastructure and PZC application. Mayor Poynton thanked Mr. and Mrs. Lovejoy for their proposal and reminded all that this is a courtesy review.

**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 redevelopment proposal.

**8. TRUSTEE REPORTS**

Trustee Spacone reported on the Styrofoam recycling programme and gave credit to Kyle Kordell, Asst. to the Village Manager, who researched the recycling idea that Mr. Spacone mentioned at a Board meeting in January.

Trustee Euker thanked Bonnie Caputo and Elke Kadzielawski for the cleanliness of the Chalet in Paulus Park which Ms. Euker used for her theatre group.

9. VILLAGE STAFF REPORTS

A. Monthly Data Metric Reports

B. Update on fatal accident:- V. M. Keller updated the meeting on the accident, resulting in a fatality, that morning when a car crashed into the east side of the Village Hall property. Police Chief Husak added information about the investigation and Dir. Brown stated that the power was restored to the Village Hall about 7pm and the streetlights will dark until Tuesday.

10. ADJOURNMENT

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

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

NAYS: 0

ABSENT: 1 Trustee Beaudoin.

MOTION CARRIED.

Meeting adjourned at 7.48pm

Respectfully Submitted by:

Kathleen Johnson, Village Clerk.

Approved by:

  
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Thomas M. Poynton, Village Mayor

3-17-2021  
Date.