

**\*Amended agenda with  
item 8E added under New  
Business for Emergency  
Repairs.**

**UNAPPROVED AMENDED\*  
VILLAGE OF LAKE ZURICH  
Board of Trustees  
70 East Main Street**



AGENDA ITEM

6A

**Monday, September 21, 2015, 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 Jeff Halen, Trustee Marc Spacone, Trustee Jonathan Sprawka, Trustee Dan Stanovich. Trustee John Shaw was absent and excused. Also present: Interim Village Manager Steve Husak, Asst. Village Manager Roy Witherow, Village Atty. Scott Uhler, Community Services Dir. Mike Earl, Finance Dir. Jodie Hartman, Dir. of Innovation Michael Duebner, Acting Police Chief Kevin Finlon, Acting Fire Chief John Kelly, Public Works Manager Mike Brown, Acting BZ Manager/Village Planner Sam Hubbard, Manhard Consulting Engineer Peter Stoehr.
3. **PLEDGE OF ALLEGIANCE**  
**\* Motion to add an emergency matter to the agenda, without 48 hours public notice, to approve public improvements necessitated by the collapse of a section of the Village's sanitary sewer transmission line on East Cuba Road, said public improvements being required immediately was made by Trustee Sprawka, seconded by Trustee Stanovich.**  
AYES: 5 Trustees Beaudoin, Halen, Spacone, Sprawka, Stanovich.  
NAYS: 0  
ABSENT: 1 Trustee Shaw.  
MOTION CARRIED.
4. **PUBLIC COMMENT**  
There were none.
5. **PRESIDENT'S REPORT / COMMUNITY UPDATE**
  - A. **Appointment of John Malcolm as Fire Chief with the Advice and Consent of the Village Board**  
Mayor Poynton introduced John Malcolm.  
**Summary:** If approved by the Village Board, Mr. John Malcolm will be officially sworn in at the October 19, 2015 Village Board meeting as the Lake Zurich Fire Chief.  
Mayor Poynton made the motion, seconded by Trustee Beaudoin, to approve Mr. John Malcolm as the Lake Zurich Fire Dept. and the Lake Zurich Rural Fire Protection District Chief with a scheduled official oath of office on October 19, 2015.  
AYES: 5 Trustees Beaudoin, Halen, Spacone, Sprawka, Stanovich.  
NAYS: 0  
ABSENT: 1 Trustee Shaw.                      MOTION CARRIED.

- B. **Special Events Update.** Mayor Poynton thanked the major sponsors of Rock the Block; LZ professional building and Lions Club for the use of their parking lots; Kits Sports for working on the children's activities and the Rock the Block committee and volunteers.
- C. **Craft Beer Festival is October 2 and 3<sup>rd</sup>, 2015 at Paulus Park.**
- D. **Tree Lighting of the Christmas will be at Celebration Park.**
- E. **Comm. School District #95 Mel Eide Field improvements.**
- F. **Recycling at 505 Telser Road, old clothes etc. may be recycled at the Community Services.**

## 6. **CONSENT AGENDA**

- A. **Approval of Minutes of the Village Board Meeting, September 8, 2015**
- B. **Agreement with All American Exterior Solutions for Roof Replacement at Fire Station #1 in an Amount Not-to-Exceed \$80,385**  
**Summary:** The 2015-16 budget includes \$95,000 in the Capital Projects Fund for the roof replacement at Station 1. Four bids were received on September 8, 2015, ranging from \$69,900 to \$129,400 with All American Exterior Solutions as the lowest responsible bidder at \$69,900 with a 15% contingency. An additional \$30,000 is budgeted for an ice damming system to prevent future roof damage. The ice damming system will be presented separately to the Village Board at a future meeting date.
- C. **Approval to Waive the Bid Process and Purchase One LifePak Heart Monitor from Physio-Control an Amount Not-to-Exceed \$21,740.58**  
**Summary:** The 2015-16 budget includes \$55,000 for the replacement of two LifePak Cardiac Monitor / Defibrillators. It is recommended at this point in the fiscal year that only one replacement LifePak be purchased. Physio-Control is the sole provider of this equipment and is being presented without a competitive bid process.
- D. **Proposal from Manhard Consulting for Civil Engineering and Surveying Services for Lining Certain Sections of the Sanitary Sewer Transmission Main in An Amount Not-to-Exceed \$68,750**  
**Summary:** The 2015-16 budget includes funds in the Water and Sewer Fund and Capital Project Fund for engineering services related to the sewer lining project. Sections of the sewer have failed epoxy coating and eroding concrete. Preliminary construction estimates are between \$2.6 million to \$2.8 million. The engineering fee proposed by Manhard is approximately 2.5% of the total project cost.  
Trustee Halen's questions were answered by staff on the agenda item #6B. Trustee Halen had a correction on the minutes of 9-8-15 and it was so noted.  
**Recommended Action:** A Motion was made by Mayor Poynton, seconded by Trustee Halen, to approve the Consent Agenda as corrected.  
**AYES:** 5 Trustees Beaudoin, Halen, Spacone, Sprawka, Stanovich.  
**NAYS:** 0  
**ABSENT:** 1 Trustee Shaw.  
**MOTION CARRIED.**

## 7. **OLD BUSINESS**

None at this time.

**8. NEW BUSINESS**

**A. Memorandum of Understanding with Streetscape USA, LLC for Block A Redevelopment**

**Summary:** Streetscape USA has expressed interest in submitting a redevelopment proposal for detached, single family homes on the 1.675 acres of Village-owned property on Block A. The proposed Memorandum of Understanding will grant the developer the exclusive right to produce a redevelopment proposal by December 21, 2015 and to justify any requests for financial assistance. The developer will be present at the September 21 Village Board meeting to discuss the initial redevelopment concept proposal.

Mr. John McLindon of Streetscape USA gave a PowerPoint presentation on the proposed development of Block A.

Mayor Poynton gave the opportunity for public comments on the agenda item #8A.

**PUBLIC COMMENTS:** there were none

Trustees' questions were answered by Mr. McLindon and the village staff. Trustee Halen stated that he was not in favour of any extensions to the MOU.

**Recommended Action:** A motion was made by Trustee Sprawka, seconded by Trustee Beaudoin, to approve the Memorandum of Understanding with StreetScape USA, LLC to bring forward a redevelopment proposal by December 21, 2015.

**AYES:** 5 Trustees Beaudoin, Halen, Spacone, Sprawka, Stanovich.

**NAYS:** 0

**ABSENT:** 1 Trustee Shaw.

**MOTION CARRIED.**

**B. Courtesy Review for GW Properties on Proposed Redevelopment of the Former Giordano's Property at 455 South Rand Road**

**Summary:** GW Properties is under contract to purchase the former Giordano's restaurant at the southwest corner of Route 12 and Route 22. GW Properties has proposed the demolition of the existing building and the redevelopment of the site with a retail building that is approximately 8,500 square feet with space for three tenets. The property is nearly one acre in size with the proposed redevelopment likely to require zoning relief with reductions to building setbacks, landscaping, and parking requirements.

Mr. Mitch Goltz and Mr. Mark Digancy, of GW Properties, gave a PowerPoint presentation of their proposed development and they answered the Board's questions.

**Recommended Action:** Staff recommends the Village Board provide feedback on the proposed redevelopment and highlight areas of concern that may be addressed by the Planning and Zoning Commission.

The Decision by the Board was to move this forward to the Planning and Zoning Commission.

**C. An Ordinance Suspending Permits Fees for a Temporary Sign**

**Summary:** As a means to help businesses that are being negatively impacted by local road construction, the proposed Ordinance would allow the Village to waive the \$110 temporary sign fee for properties adjacent to construction areas. This

includes the Ela Road / Rand Road intersection project which impacts businesses in the Village Square Shopping Center and the shopping center west of Ela Road and south of Route 22.

Mr. Johns Sfire of Fidelity Group, explained to the Board the reason for his company's request. The Board's questions were answered by the staff including the clarification that it is for properties adjacent to construction areas and not village wide.

**Recommended Action:** A motion was made by Trustee Sprawka, seconded by Trustee Beaudoin, to approve Ordinance #2015-9-088 Suspending Permit Fees for a Temporary Sign.

AYES: 5 Trustees Beaudoin, Halen, Spacone, Sprawka, Stanovich.

NAYS: 0

ABSENT: 1 Trustee Shaw.

MOTION CARRIED.

**D. Semi-Monthly Warrant Register Dated September 21, 2015 Totaling \$659,171.97**

**Recommended Action:** A motion was made by Trustee Beaudoin, seconded by Trustee Halen, to approve the semi-monthly warrant register dated September 21, 2015 totaling \$659,171.97.

AYES: 5 Trustees Beaudoin, Halen, Spacone, Sprawka, Stanovich.

NAYS: 0

ABSENT: 1 Trustee Shaw.

MOTION CARRIED.

**\*E. Approval to Waive the Bid Process and Accept the Proposal from Berger Excavating in the Amount Not-to-Exceed \$611,230.00 for Emergency Replacement of an Estimated 600 Feet of Sewer to the Village's Sanitary Sewer Transmission Line**

**Summary:** On Saturday, September 19, a 14-foot section of the Village's sanitary sewer transmission line collapsed. This section of sewer is located in Long Grove on East Cuba Road about 500 feet west of Old McHenry Road. A temporary repair has been made and emergency approval is requested to replace approximately 600 feet of sanitary sewer. Funds have been set aside in the FY 2016 budget for a sewer lining project, which coincidentally is addressed in agenda item 6D on the consent agenda tonight. Village Board approval is requested to waive the bid process and approve an estimate in the amount of \$611,230.00 from Berger Excavating to provide emergency repair services.

Community Services Dir. Mike Earl described the issue with the collapse of the sewer line. Manhard Consulting Engineer Peter Stoehr gave a presentation of the break and proposed repair. Mr. Stoehr answered the Board's questions. Mr. Earl thanked Mike Brown, Steve Schmitt and staff for their weekend work.

*Two Motions were presented on item 8E*

**Recommended Action:** A motion was made by Trustee Stanovich, seconded by Trustee Spacone, to approve the emergency appropriation and expenditure of those funds needed to replace approximately 600 feet of sanitary sewer caused by the collapse of the Village's sanitary sewer transmission line on East Cuba Road about 500 feet west of Old McHenry Road, said collapse having occurred on September 19, 2015 requiring immediate repair.

AYES: 5 Trustees Beaudoin, Halen, Spacone, Sprawka, Stanovich.

NAYS: 0

ABSENT: 1 Trustee Shaw.

MOTION CARRIED.

A motion was made by Trustee Stanovich, seconded by Trustee Halen, to waive the bid process and accept the proposal from Berger Excavating in the not-to-exceed \$611,230.00 for emergency replacement of an estimated 600 feet of sanitary sewer transmission line to the Village's transmission system.

AYES: 5 Trustees Beaudoin, Halen, Spacone, Sprawka, Stanovich.

NAYS: 0

ABSENT: 1 Trustee Shaw.

MOTION CARRIED.

9. **TRUSTEE REPORTS** Mayor Poynton reported that the National Survey results were now being reviewed.

10. **VILLAGE MANAGER'S REPORT**

A. **Monthly Department Data Metric Reports**

11. **ATTORNEY'S REPORT** There was none.

12. **DEPARTMENT HEAD REPORTS**

Acting Fire Chief John Kelly reported that a recent grant had been fully funded and the Fire Dept. will have an Open House on Sunday October 4, 2015 from 11-2pm at station #1.

13. **EXECUTIVE SESSION** called for the purpose of 5 ILCS 120/2 (c)(21) approval of executive session minutes from July 23, 2015 and 5 ILCS 120/2 (c)(1) appointment, employment, compensation, discipline, performance or dismissal of individual employees.

*Executive Session was cancelled.*

14. **ADJOURNMENT**

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

AYES: 5 Trustees Beaudoin, Halen, Spacone, Sprawka, Stanovich.

NAYS: 0

ABSENT: 1 Trustee Shaw.

MOTION CARRIED.

Meeting adjourned at 8.44pm.

Respectfully submitted by:

Kathleen Johnson, Village Clerk

Approved by:

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Thomas M. Poynton, Village Mayor

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Date.