

VILLAGE OF LAKE ZURICH
Village Board of Trustees Regular Meeting

Monday, March 06, 2017

1. CALL TO ORDER

2. ROLL CALL

Mayor Thomas Poynton, Trustee Jim Beaudoin, Trustee Jeff Halen, Trustee John Shaw, Trustee Marc Spacone, Trustee Jonathan Sprawka, Trustee Greg Weider.

3. PLEDGE OF ALLEGIANCE

4. PUBLIC COMMENT

5. PRESIDENT'S REPORT

6. CONSENT AGENDA

A. Semi-Monthly Warrant Register Dated March 6, 2017 Totaling \$445,116.59

B. Agreement To Purchase Bulk Road Salt From Cargill Incorporated Salt Division In The Amount Not-To-Exceed \$100,000 For Fiscal Year 2017

Summary: The Fiscal Year 2017 budget includes \$100,000 from the Motor Fuel Tax Fund for the purchase of salt and de-icing supplies. In conjunction with a joint-purchasing program with the Illinois Department of Central Management Services, Staff proposes an agreement with Cargill Incorporated for the purchase of bulk road salt with the term of a contract to expire on August 14, 2017.

C. Ordinance Amending Special Service Area #13 District Levy And Extension To Remove Three Parcels Of Property (Assign Ord. #2017-3-184)

Summary: In 2006, the Village established Special Service Area #13 to serve areas within the Coventry Creek Subdivision. Three parcels of property located on the north side of Conrad Lane and east of Victor Lane are covered by a storm water drainage and detention easement, thus making them unbuildable. These three storm water easement lots have been conveyed to the Village to be held as a public purpose. Staff has petitioned for and been granted tax exempt status for these three lots, which should now be removed from the Special Service Area tax assessment roll. Removing the Village's three parcels will have no impact on the other property within the SSA.

7. OLD BUSINESS - NONE AT THIS TIME.

8. NEW BUSINESS

- A. Ordinance Granting Approval For A Planned Unit Development Concept Plan Special Use Permits And Modifications To The Zoning And Land Development Code For The Redevelopment Of The Former K-Mart Property By U.S. Realty 87 Lake Zurich Associates, LP At 225 South Rand Road (Assign Ord. #2017-3-185) (Trustee Sprawka)

Summary: Mark Hoffman, the applicant of US Realty 87 Lake Zurich Associates LP, has filed a zoning application to redevelop the former K-Mart property at 225 South Rand Road. The developer is requesting preliminary approval of the proposed mixed-use project through Development Concept Plan approval as provided for in the Lake Zurich Municipal Code. In the future, the developer will be required to return to the Village Board to request Final Plan approval in the next few months.

The former K-Mart property has been vacant since 2002 and is located within the B-3 Regional Shopping Zoning District. The proposed redevelopment of this seven acre property includes 162 luxury apartments and approximately 19,000 square feet of commercial space, including restaurant space. The developers intend to demolish the current building and construct three separate residential rental buildings, each consisting of three stories over indoor parking.

This proposed K-Mart redevelopment project appeared before the Village Board on January 18, 2016 and May 16, 2016 for courtesy reviews as well as the Planning and Zoning Commission on November 16, 2016 for a public hearing, where the PZC voted 4-2 in favor of recommending approval subject to multiple conditions. The proposed developer has also hosted two neighborhood open house events on November 7, 2016 and February 16, 2017 to incorporate additional resident feedback in the concept plans.

Recommended Action: A motion to approve Ordinance #2017-3-185 Granting Approval for a Planned Unit Development Concept Plan Special Use Permits and Modifications to the Zoning and Land Development Code for the Redevelopment of the Former K-Mart Property by U.S. Realty 87 Lake Zurich Associates, LP at 225 South Rand Road.

9. TRUSTEE REPORTS

10. VILLAGE MANAGER'S REPORT

11. ATTORNEY'S REPORT

12. DEPARTMENT HEAD REPORTS

13. EXECUTIVE SESSION CALLED FOR THE PURPOSE OF

5 ILCS 120/2 (c) (21) Executive Session Minutes Approval

5 ILCS 120/2 (c) (2) Collective Bargaining

14. ADJOURNMENT

The Village of Lake Zurich is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations so that they can observe and participate in this meeting, or who have questions regarding the accessibility of the meeting or the Village's facilities, should contact the Village's ADA Coordinator at 847.438.5141 (TDD 847.438.2349) promptly to allow the Village to make reasonable accommodations for those individuals.