

VILLAGE OF LAKE ZURICH  
Village Board of Trustees Regular Meeting

Monday, March 05, 2018

1. CALL TO ORDER
2. ROLL CALL  
Mayor Thomas Poynton, Trustee Jim Beaudoin, Trustee Mary Beth Euker, Trustee John Shaw, Trustee Marc Spacone, Trustee Jonathan Sprawka, Trustee Greg Weider.
3. PLEDGE OF ALLEGIANCE
4. PUBLIC COMMENT  
(This is an opportunity for residents to comment briefly on matters included on the agenda and otherwise of interest to the Board of Trustees.)
5. PRESIDENT'S REPORT  
(This is an opportunity for the Mayor to report on matters of interest to the Village.)
6. CONSENT AGENDA  
(These titles will be read by the Village Clerk and approved by a single Roll Call Vote. Any item may be pulled from the Consent Agenda for discussion by any member of the Board).
  - A. Approval Of Minutes Of The Committee Of The Whole Special Meeting Of The Annual State Of The Village Address, February 6, 2018
  - B. Approval Of Minutes Of The Village Board Meeting, February 20, 2018
  - C. Semi-Monthly Warrant Register Dated March 5, 2018 Totaling \$938,771.49
  - D. Ordinance Amending Title 7, Chapter 3 Of The Village Of Lake Zurich Municipal Code Regarding Breezewald Park Hours Of Operation And Other Regulations (Assign Ord. #2018-3-249)

**Summary:** The proposed Ordinance amends the Village Code to facilitate the transition of the Breezewald Park beach to a swim-at-your-own risk beach that is no longer supervised by life guards and does not require beach passes. The proposed Ordinance also eliminates the local regulation that public access to the Breezewald Park beach ends at dusk. As the Village is in the process of building a beer garden pavilion at Breezewald Park, these proposed amendments to the Code are intended to decrease potential liability to the Village by directing all public swimming towards the newly expanded beach at Paulus Park.

E. **Intergovernmental Agreement Between The County Of Lake And The Village Of Lake Zurich For Roadway Improvements Along Quentin Road Between Illinois Route 22 And White Pine Road, Including Water Mains, Sidewalk, Hardscape And Landscaping Improvements And Tree Maintenance**

**Summary:** The Lake County Department of Transportation has requested approval of an intergovernmental agreement for the relocation of utilities and other right-of-way improvements to facilitate the widening of Quentin Road. Construction activity is scheduled to begin in spring 2018 and finish in early 2019. Village water mains will need to be relocated and new sidewalks will be installed on the west-side of Quentin Road from Route 22 south to Cuba Road. The Village's share of the project also includes basic landscaping along the roadway through Lake Zurich.

Staff recommends approval of the intergovernmental agreement, which commits the Village to \$76,726 in costs for the water main, sidewalk and basic landscaping. These costs were included in the FY 2018 road improvement and water fund budgets.

In the coming months, Staff will present options and cost estimates for enhanced landscaping for the roadway medians. The Village does not need to commit to these additional improvements at this time.

7. **OLD BUSINESS - NONE AT THIS TIME.**

(This agenda item includes matters for action by the Board of Trustees.)

8. **NEW BUSINESS**

(This agenda item includes matters coming to the Board of Trustees for discussion and possible action.)

A. **Courtesy Review Of Revised Proposal From Life Time Athletic For The Proposed Redevelopment Of The Former Hackney's Property At 880 North Old Rand Road (Trustee Sprawka)**

**Summary:** Life Time Athletic is the contract purchaser of the 10.7 acre property on the northeast corner of Route 12 and Old Rand Road and has requested a courtesy review with the Village Board to obtain feedback on its revised proposal to redevelop the property into a high-end athletic and recreation facility with indoor cardiovascular and resistance training areas, indoor and outdoor pools, a cycling studio, yoga, Pilates and group fitness studios, indoor and outdoor cafes, a salon and a spa.

On January 17, 2018, Life Time's application for a three-story, 58-foot tall, 125,000 square foot building with approximately 50,000 square feet of pool area was considered by the Planning & Zoning Commission (PZC) and received a recommendation for denial. Following that decision, Life Time indicated that they intended to reevaluate the project at the same property and would take into consideration the feedback received from the PZC and members of the community.

After revisions, Life Time has now submitted a revised site plan, landscape plan, building evaluations, and traffic study. Revisions include lowering the building height from 58 feet down to approximately 40 feet by utilizing underground programming space, modifying access on Old Rand Road to eliminate left-turns out of the site with all traffic now directed towards Rand Road, relocating the building 102 feet closer to Rand Road, and increasing the size of the landscaped buffer on the east side of the property from 62 feet up to 81 feet. The entire building continues to be located on the portion of the property that is currently zoned for commercial uses (B-1). The easterly portion of the property would still need to be rezoned from residential R-4 to B-1 to accommodate this potential redevelopment.

The developer and Village Staff seek to understand the Village Board's preferences towards the proposed revisions to the project.

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

#### 9. TRUSTEE REPORTS

(This is an opportunity for Trustees to report on matters of interest to the Board of Trustees.)

#### 10. VILLAGE MANAGER'S REPORT

(This is an opportunity for the Village Manager to report on matters of interest to the Board of Trustees.)

#### 11. ATTORNEY'S REPORT

(This is an opportunity for the Village Attorney to report on legal matters of interest to the Board of Trustees.)

#### 12. DEPARTMENT HEAD REPORTS

(This is an opportunity for department heads to report on matters of interest to the Board of Trustees.)

#### 13. 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.