

UNAPPROVED MINUTES
VILLAGE OF LAKE ZURICH
Board of Trustees
70 East Main Street



AGENDA ITEM

6A

Monday, July 6, 2020 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 Janice Gannon, Trustee Marc Spacone, Trustee Jonathan Sprawka, Trustee Greg Weider. Also in attendance: Village Manager Ray Keller, Village Atty. Scott Uhler, Dir. of Innovation Michael Duebner, Dir. Of Community Services Sarosh Saher, Asst. to the Village Manager Kyle Kordell. Attending electronically: Asst. Village Manager Roy Witherow, Finance Dir. Bane Thomey, Police Chief Steve Husak, Fire Chief John Malcolm, Public Works Dir. Mike Brown, Park and Rec. Dir. Bonnie Caputo, H.R. Dir. Doug Gibson.
3. **PUBLIC COMMENT**

Michael Flood, Flood Brothers, 2238 N. Central Park Ave, Chicago, addressed the Board on Agenda item 7C, the RFP for Garbage hauling in the village, and he felt his company was interpreted incorrectly.

Mel Meyer, 36 Park Ave, representing his mother who lives at this address, addressed the Board on the issue of flooding in heavy rain at the 28 Park Ave and hoped the drainage issue will be addressed in Agenda item 7A.

Bob Warren, 265 Sunrise, addressed the Board on Agenda item 7B, he had signed the petition supporting a deli but was unaware that they are planning a 2 storey building with a liquor license. He does not support this proposal.

Marty Filson, 33 E. Harbor Dr., addressed the Board on the Mayor's comment at the 6/15/2020 meeting; the new water meters and the percentage of water loss; side walk on Church St (east side) to facilitate students walking to the new May Whitney School and LZHS.

Mary Keller, 195 Lions Dr, addressed the Board on the social media policy for elected officials and stated that Trustee Gannon has violated the policy with no sanctions.

Ralph Weber, 255 Sunrise, addressed the Board on Agenda item 7B and he rescinded his signature on a petition in support of the proposal.

Louisa Klaviris, 245 Sunrise, addressed the Board on Agenda item 7B and she rescinded her signature on a petition in support of the proposal.
4. **PRESIDENT'S REPORT / COMMUNITY UPDATE**

The Mayor thanked Mike Muir of Muir Insurance and the Knights of Columbus for their generous offering of the use of their premises and parking lot for the Academy of Performing Arts to have a limited recital.

The remodeled McDonald's on Rt 12 will have a ribbon cutting on Friday July 10 for their grand reopening.

5. **CONSENT AGENDA**

A. **Approval of Minutes of the Village Board Meeting, June 15, 2020**

B. **Approval of Semi-Monthly Warrant Register Dated July 6, 2020 Totaling \$901,988.11**

C. **Full Release of Letter of Credit in the Amount of \$16,422.60 to Life Storage at 300 East Route 22**

Summary: Life Storage has requested full release of the remaining letter of credit that was being retained for a two-year maintenance guarantee. Staff has reviewed the site and performed a final inspection, finding that there are no outstanding issues.

D. **Agreement with Peter Baker & Son Company for Purchase of Asphalt Materials in the Amount Not-to-Exceed \$40,000**

Summary: The 2020 budget includes \$40,000 in the Non-Home Rule Sales Tax Fund for asphalt materials used for patching repairs by Public Works. A bid opening occurred on June 19, 2020, with three bids received. Peter Baker & Son Company of Lake Bluff, IL is the lowest responsible bid.

E. **Ordinance Approving a Special Use Permit to Allow Outdoor Seating, Indoor Live Entertainment and Small Group Instructions for Crafts and Related Activities for Stompin' Grounds Café' at 64 North Old Rand Road ORD. #2020-07-369**

Summary: Stompin' Grounds Café has filed a zoning application for the property at 64 North Old Rand Road seeking a Special Use Permit for land uses accessory to a permitted eating place. The property is located within the Village's B-2 Central Business District within the Alpine Shopping Center. The Planning and Zoning Commission held a public hearing on June 17, 2020 and voted 7-0 in favor of recommending approval of this Special Use Permit.

F. **Ordinance Amending Title 3 of Chapter 3 of the Village of Lake Zurich Municipal Code to Increase Authorized Class W Liquor Licenses for Akhandu Hum Inc. DBA/ Stompin' Grounds Café at 64 North Old Rand Road and Revoking Class A and Class V Liquor Licenses for Molly's Pancakes at 572 West Route 22 Ord. #2020-07-370**

Summary: Stompin' Grounds Café at 64 North Old Rand Road is requesting a *Class W – Boutique Restaurant Wine and Sparking Alcoholic Beverage* liquor license from the Village that will allow on-premises consumption and retail sale for off-premises consumption of wine and sparkling alcoholic beverages subject to imposed restrictions. This Ordinance also revokes Class A and Class V liquor licenses that were previously issued to Molly's Pancakes, which has now closed their facility at 572 West Route 22.

G. **Ordinance Approving a Special Use Permit to Allow the Operation of a Veterinary Clinic for Companion Animal Hospital at 917 South Rand Road Ord. #2020-07-371**

Summary: JAS Development has filed a zoning application for the property at 917 South Rand Road seeking a Special Use Permit for the operation of a veterinary clinic at 917 South Rand Road, within the B-3 Regional Shopping District. The Planning and Zoning Commission held a public hearing on June 17, 2020 and voted 7-0 in favor of recommending approval of this Special Use Permit

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

AYES: 6 Trustees Beaudoin, Euker, Gannon, Spacone, Sprawka, Spacone.

NAYS: 0

ABSENT: 0

MOTION CARRIED.

6. OLD BUSINESS

None at this time.

7. NEW BUSINESS

A. Ordinance Approving a Special Use Permit for a Planned Unit Development, Amending Chapters 4 and 7 of the Village of Lake Zurich Zoning Code and Granting Special Use Permit Approval for Various Uses at the Former Bank of America Property at 23 and 35 West Main Street and 22 and 28 Park Avenue ORD. #2020-07-372

Summary: Vela Carina LLC, represented by Don and Cindy Malin, are the current owners of the subject property and have filed a zoning application for a proposed redevelopment. They are proposing to demolish the interior and reconfigure it as a multi-tenant commercial retail building. The applicants are proposing to redevelopment the property with a variety of approved special uses. The property is located within the B-2 Central Business District, the DR Downtown Redevelopment Overlay District, and the R-5 Single-Family Residential District.

The applicants are requesting Zoning Code text amendments to allow for the land use of theatrical productions (not including motion picture movies) and drive-through facilities accessory to permitted eating places. Other special uses requested for approval include commercial photography and commercial art / graphic design, micro-brewery and tasting rooms, salon / spa, outdoor seating, and live entertainment including outdoor entertainment such as outdoor lawn bowling, volleyball, bocce ball courts, shuffle board courts, and miniature golf.

The Planning and Zoning Commission held a virtual public hearing on May 20, 2020 to consider this zoning application and voted 7-0 in favor of recommending approval of the project.

Dir. Of Community Services Sarosh Saher introduced Don Malin, applicant; Dan Grecco, Engineer, and Gino Romozzi, Architect, who gave a PowerPoint presentation of the proposal followed by Trustees' comments. Their comments included lighting at the drive through exit; the drainage on the 28 Park Ave lot; foot traffic concerns at the drive through exit. Staff and the applicant's engineer answered the questions.

Recommended Action: A motion was made by Trustee Beaudoin, seconded by Trustee Spacone, to approved Ordinance #2020-07-372 Approving a Special Use Permit for a Planned Unit Development, Amending Chapters 4 and 7 of the Village of Lake Zurich Zoning Code and Granting Special Use Permit Approval for Various Uses at the Former Bank of America Property at 23 and 35 West Main Street and 22 and 28 Park Avenue.

AYES: 6 Trustees Beaudoin, Euker, Gannon, Spacone, Sprawka, Spacone.

NAYS: 0

ABSENT: 0

MOTION CARRIED.

B. Courtesy Review for Proposed Redevelopment of 265 North Rand Road with a New Building Containing a Restaurant with Outdoor Seating on a Portion of the Lower Level and Two Resident Units on the 2nd Floor

Summary: Mr. Solowiej is proposing the redevelopment of the property at 265 North Rand Road, commonly referred to as “Joe’s Barbershop.” This property has remained vacant for years and has been marketed since early 2020 for various commercial uses. The property is currently zoned with the R-5 Single-Family Residential District and is surrounded by residential uses to the north, east and south. The development proposal involves a change in zoning use and an increase in the intensity of use of the property.

The developer proposes to demolish the existing building and redevelop the site with a new building containing a restaurant/deli with outdoor seating on a portion of the lower level and two 2nd floor residential units above. The new 2-story, 3,325 square foot masonry building is proposed to be located outside of any required yards on the property – 50 feet from Rand Road, and 30 feet from Sunrise Court. The patio will be located on the south side of the building and be partially covered by the 2nd story portion of the building. The project will provide for 15 off-street parking spaces on the property.

The developer has indicated that if positive feedback on the proposed development is provided by the Village Board, they will move forward with a formal application for a future public hearing at the Planning and Zoning Commission.

Dir. Of Community Services Sarosh Saher introduced Jack Zak representing the proposers who stated that the property is owned by them. The Board gave their feedback and staff answered their questions. Their feedback included moving the development closer to Rt 12 and away from the neighbours, zoning issues, height of the proposed building, hours of operation, encouraged to work with the residents.

Recommended Action: This is a non-voting item at this time. The developer and Staff seek to understand the Village Board’s preferences towards the proposed development and highlight any areas of concern to the applicant.

Feedback given.

C. Presentation from Prairieland Disposal of Lake Barrington on Solid Waste Hauling Contract Proposal

Summary: The Village’s existing contract with Waste Management for solid waste hauling services is expiring on August 31, 2020 after an extension on the original contract from 2008. To gauge the competitiveness of the solid waste hauling market, on February 7, 2020 the Village issued a multi-jurisdictional request for proposals for solid waste collection services in partnership with Wauconda, Island Lake, Tower Lakes, and Deer Park. Four proposals were received on May 27, 2020.

After much review and discussion, the villages of Lake Zurich and Wauconda are recommending a joint-municipal contract with Prairieland Disposal. Deer Park has decided to extend their existing contract with Groot. Island Lake and Tower Lakes have decided to pursue individual contracts directly with Prairieland Disposal. Lake Zurich and Wauconda anticipate future strategic advantages that come from a joint-contract between both towns, which together comprise over 11,000 housing units and a combined population of over 33,000 residents.

Prairieland Disposal is a family-owned company based out of Lake Barrington that services Lake, McHenry, Cook, and Boone counties. A few of their existing municipal clients include Barrington Hills, McHenry, Crystal Lake, Richmond, Fox River Grove, and Barrington, all of which have provided highly positive references on the companies' customer service and reliability.

In regards to Lake Zurich specifically, the proposal from Prairieland was the most competitive package. It is the only proposal that had prices decreasing from existing Lake Zurich rates. All other services stay the same including an eight week leaf vacuuming program beginning in mid-October and once-per-week unlimited yard waste collection with no stickers needed from April 1 to mid-December. Prairieland is also offering a 10% senior discount for all customers 65 years of age or older. The company is also offering a service enhancement for Lake Zurich residents in the form of an electronic waste curbside collection event free of charge for residents once per year.

Prairieland is well equipped to handle a transition this autumn in regards to the curbside collection of refuse, recycling, yard waste, food organics, and electronics as well as a local drop-off center in Lake Barrington. Prairieland Vice President Steve Schweinsberg will provide an introduction and review of their proposal for Lake Zurich.

Asst. to the Village Manager Kyle Kordell explained the RFP and introduced Steve Schweinsberg from Prairieland. Mr. Schweinsberg gave an overview of the proposal and answered the Board's questions.

Recommended Action: This is a non-voting item at this time. Pending Village Board direction, a formal vote on a waste hauling contract with Prairieland can be expected at the Village Board meeting on August 3, 2020.

D. Presentation of Results and Highlights from Phase 2 Community Engagement Effort on Future Lake Zurich Investment

Summary: In recent years, the Village has made strong progress sustaining and improving our financial sustainability while continuing to better the community with enhancements to public safety, infrastructure investment, new business attraction, and community events. However, there are several long-term infrastructure projects facing the Village that necessitate a larger discussion.

At the beginning on March 2020, the Village Board approved an agreement with EO Sullivan to facilitate community engagement efforts regarding future building options and various funding mechanisms for the Paulus Park Barn and Fire investment.

During June 2020, the Village conducted multiple virtual community engagement sessions. 130 community members participated with 62 providing written responses. EO Sullivan will present the results of the Phase 2 engagement effort and provide a summary of key highlights and next steps.

Ed Sullivan, E.O. Sullivan and Collin Corbett gave a presentation on the Phase 2 results and Mr. Corbett answered the Board's questions. Phase 3 will be the condensed information.

Recommended Action: This is a non-voting item. Staff and consultants seek to engage the Board on feedback results and receive input for the remaining phases of the project.

8. TRUSTEE REPORTS AND COMMENTS

There were none.

9. VILLAGE MANAGER'S REPORT

No report

10. DEPARTMENT HEAD REPORTS

There were none.

11. ADJOURNMENT

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

AYES: 6 Trustees Beaudoin, Euker, Gannon, Spacone, Sprawka, Spacone.

NAYS: 0

ABSENT: 0

MOTION CARRIED.

Meeting adjourned at 9.05pm

Respectfully submitted:

Kathleen Johnson, Village Clerk.

Approved by:

Mayor Thomas M. Poynton

Date.