

APPROVED
LAKE ZURICH BOARD OF TRUSTEES
REGULAR MEETING
70 East Main Street

Monday, February 5, 2007

1. CALL TO ORDER AND ROLL CALL

Meeting was called to order at 7:34 PM.

Present were Acting Village President Tolomei, Trustees Bondi, Callahan, Gyarmaty, McAvoy, and Taylor. Also present were Village Administrator Dixon, Village Attorney Burkland, Village Planner Gadde, Public Works Director/Village Engineer Heyden, Finance Director Martynowicz, Fire Chief Mastandrea, Park Director Perkins, and Police Chief Urry. Trustee Coleman was excused.

2. PLEDGE OF ALLEGIANCE

3. PRESIDENT'S REPORT

A. Proclamation honoring the Lake Zurich High School Theatre participants

A proclamation honoring the Lake Zurich High School Music Program was read by Village Clerk Palmlad. Acting President Tolomei introduced LZHS Drama Instructor Mr. Ron Culver, this year's recipient of the Lake Zurich Area Chamber of Commerce Educator of the Year Award. Mr. Culver introduced the students in attendance who participated in the Lake Zurich High School production of *Urinetown – The Musical*, as they came forward to receive their copy of the proclamation.

Trustee Gyarmaty suggested everyone purchase their tickets early to see the upcoming musical, *Thoroughly Modern Millie*, playing the last weekend in April.

B. Certificates of Recognition, Lake Zurich Area Chamber of Commerce nominees and winners

Dale Perrin, Executive Director of the Lake Zurich Area Chamber of Commerce, announced every year the Chamber sponsors an Excellence Awards Program as part of the Evening of Excellence. Several Village employees were recognized for demonstrating consistent and dedicated efforts in making our community a better place to live and work. The following four people from the Public Works Department were nominated for Outstanding Government Employee of 2006: Michael Brown, Robert Duprey, Doreen Dzialo, and Ed Lebbos. The First Among Equals was awarded to Deputy Police Chief John Filantres as the Outstanding Government Employee.

President John Tolomei was nominated and Village Clerk Gloria Palmlad was awarded the Outstanding Public Servant of 2006. Certificates were presented to all the nominees.

C. Appointments and reappointments to various boards and commissions

The following names were announced for re-appointments and appointments to the following committees and boards:

► Mike Hilt, reappointed, and Phil Dlatt appointed to the Park Advisory board for three year terms expiring April 30, 2009

► Jolene Bowling and Todd Minden reappointed to the Plan Commission for four year teams expiring April 30, 2010

► Frank Johnstone, reappointed to the Police Pension Board for a two year term expiring April 30, 2008

MOTION was made by Trustee McAvoy, seconded by Trustee Callahan, to approve these appointments and reappointments to the various boards and commissions.

Voice vote, all in favor.

MOTION CARRIED

4. PUBLIC COMMENT

Claudette Dyback, 205 W. Main Street, commented on several issues that are of interest to her, such as the lights by the promenade, credit for the Route 22 bypass, dislike of the five story gateway building, concern for traffic exiting on Lake Street from the parking garage, empty buildings, too many restaurants, and necessary requirements for a TIF District.

Dennis Abbott, 216 W. Main Street, advised the Board he discussed the idea to construct the Route 22 Bypass with former Mayor Kay. Mr. Abbott appreciates the Board's work and is looking forward to having the five story building go up across the street from him. He does feel Lake Street is too narrow for that amount of traffic and is a safety concern. Mr. Abbott thinks the flat roof design will be a maintenance issue and that these units should have a balcony.

Joe Moran, 239 Schuldt Drive, liked the original drawings of the Grandview approved last year and feels the latest drawings have less character. Mr. Moran requested the Board to review these changes carefully.

Acting Village President Tolomei addressed the comments made by the public and reminded everyone this portion of the agenda is for comments only and not a forum for dialect. Phone numbers for Board members are published for this purpose.

Village Administrator Dixon reminded Acting President Tolomei and Trustee Callahan that a shield was installed on the light closest to 205 W. Main Street.

Trustee McAvoy acknowledged Ms. Dyback was instrumental in getting Springfield to listen to the needs of our Village in getting Route 22 rerouted.

Trustee Taylor clarified that most of the vacant buildings on Route 12 are due to corporate bankruptcy and the Village has been working with the property owners to find viable businesses to open in Lake Zurich. Trustee Taylor stated owners of vacant land have the right to sell their property and the Village has continued to work with potential developers to find the right project for each parcel of land. Trustee Callahan reminded everyone of the project currently in discussions with the Board for a hotel on the Frank's Nursery property.

5. APPROVAL OF MINUTES

A. Regular Village Board meeting January 15, 2007

MOTION was made by Trustee McAvoy, seconded by Trustee Bondi, to approve the Regular Village Board meeting minutes dated January 15, 2007 as presented.

Voice vote, all in favor. MOTION CARRIED

6. CONSENT AGENDA

Trustee Gyarmaty requested item I, the Grandview Building, be removed from the Consent Agenda for further discussion.

Trustee Taylor requested item H, Ordinance for \$2,000,000 bond and resolutions for Well #12 be removed from the Consent Agenda for further discussion.

Both items H and I will be discussed further under Other Business.

A. Warrant dated February 5, 2007. The Finance Committee recommends approval and the Board of Trustees approves the Warrant dated February 5, 2007, in the amount of \$1,031,730.35, which includes the following items over 5% of the total:

1. IRMA	\$468,281.86	45.39%
2. Lake Cty Public Wks	\$271,581.59	26.32%
3. Marlin Environment	\$58,948.65	5.71%
4. Foster Coach Sales	\$55,625.00	5.39%

B. Auditor agreement. The Finance Committee recommends approval and the Board of Trustees approves a five-year agreement with Lauterbach and Amen for audit reporting.

C. FMHC Corp. Crown Castle, Wireless Services Antenna Tower, 690 June Terrace. The Planning and Development Committee recommends approval and the Board of Trustees approves AN ORDINANCE GRANTING SPECIAL USE PERMITS FOR THE JUNE TERRACE CELL TOWER AND FOR ADDITIONAL ANTENNAS AND EQUIPMENT RELATED TO THE TOWER. (690 June Terrace) (Assign ORD. #2007-02-476)

D. Screening of roof top mechanical equipment, Zoning Code text amendment. The Planning and Development Committee recommends approval and the Board of Trustees approves AN ORDINANCE AMENDING SECTIONS 6-109 AND 8-113

OF THE LAKE ZURICH ZONING CODE REGARDING SCREENING OF ROOF TOP MECHANICAL EQUIPMENT. (Assign ORD. #2007-02-477)

- E. Fire suppression systems in duplexes, amendment of Village Code. The Planning and Development Committee recommends approval and the Board of Trustees approves AN ORDINANCE AMENDING SUBSECTION 8-9-2A OF THE LAKE ZURICH MUNICIPAL CODE RELATED TO AUTOMATIC FIRE SUPPRESSION SYSTEMS. (Assign ORD. #2007-02-478)
- F. Watershed study and mapping (IEPA Grant). The Public Works Committee recommends approval and the Board of Trustees approves expenditure of the amount of \$5,000 to participate in the Flint Creek Watershed Partnership for a study and mapping.
- G. Rand/Hamilton Center (Wickes), letter of credit reduction. The Public Works Committee recommends approval and the Board of Trustees approves a reduction in LOC No. SLC302278 to the amount of \$644,438.

MOTION was made by Trustee Bondi, seconded by Trustee Gyarmaty, to approve the Consent Agenda as read.

AYES: 5 Trustees Bondi, Callahan, Gyarmaty, McAvoy, and Taylor

NAYS: 0

ABSENT: 1 Trustee Coleman

MOTION CARRIED

7. ADMINISTRATOR'S REPORT

No report.

8. ATTORNEY'S REPORT

No report.

9. COMMITTEE AND TRUSTEE REPORTS

No report.

10. OTHER BUSINESS

- A. Courtesy review referral. Gibson, 1099 N. Midlothian Road, request for rezoning from R-1/2 Single Family Residential to R-3 Single Family Residential.

No additional information was provided for the Courtesy review. This item will now move forward to the appropriate Boards and Commissions for further review without recommendation from the Board.

Continued from Consent Agenda:

- H. Ordinance for \$2,000,000 bond and resolutions for Ion Exchange System at Well #12. The Public Works Committee recommends approval and the Board of Trustees approves:

- 1) AN ORDINANCE AUTHORIZING THE ISSUANCE OF \$2,000,000 WATERWORKS AND SEWERAGE SYSTEM REVENUE BONDS OF THE VILLAGE OF LAKE ZURICH, ILLINOIS FOR THE PURPOSE OF FINANCING CAPITAL IMPROVEMENTS FOR WELL 12 (Assign ORD. #2007-02-479); and
- 2) A Resolution Authorizing the Village to Obtain Flood Insurance for the Well 12 Ion Exchange Project L172668 (Assign RES. #2007-02-05A); and
- 3) A Resolution Authorizing a Representative to Sign Loan Documents for Water Treatment Plant Project L172668 Well 12 (Assign RES. #2007-02-05B).

Trustee Taylor mentioned the Village held an A-1 rating from Moody's and it has been insinuated that since the Village is financially strong, the rating could improve during the next issuance. Village Administrator Dixon concurred but mentioned the issuance of bonds may only be used as a back up for loans from the State.

MOTION was made by Trustee Taylor, seconded by Trustee Bondi, to approve an Ordinance authorizing the issuance of \$2,000,000 Waterworks and Sewerage System Revenue Bonds of the Village of Lake Zurich, Illinois for the purpose of financing Capital improvements for Well #12.

AYES: 6 Acting President Tolomei, Trustees Bondi, Callahan, Gyarmaty, McAvoy, and Taylor

NAYS: 0

ABSENT: 1 Trustee Coleman

MOTION CARRIED

MOTION was made by Trustee Bondi, seconded by Trustee Taylor, to approve a Resolution authorizing the Village to obtain Flood Insurance for the Well #12 Ion Exchange Project L172668.

AYES: 6 Acting President Tolomei, Trustees Bondi, Callahan, Gyarmaty, McAvoy, and Taylor

NAYS: 0

ABSENT: 1 Trustee Coleman

MOTION CARRIED

MOTION was made by Trustee Bondi, seconded by Trustee Taylor, to approve a Resolution authorizing a Representative to sign loan documents for Water Treatment Plant Project L172668 Well #12.

AYES: 6 Acting President Tolomei, Trustees Bondi, Callahan, Gyarmaty, McAvoy, and Taylor

NAYS: 0

ABSENT: 1 Trustee Coleman

MOTION CARRIED

- I. Grandview building, Downtown Revitalization Phase I, approval of modified plans. The Committee of the Whole recommends approval and the Board of Trustees approves AN ORDINANCE APPROVING MODIFIED PLANS FOR THE GRANDVIEW BUILDING AND RELATED TOWNHOUSES AND FACILITIES FOR PHASE 1 OF THE DOWNTOWN REVITALIZATION PROJECT. (Document included in packet.) (Assign ORD. #2007-02-480)

Developer Dan McCaffery, President of McCaffery Interests, and Architect Joe Antunovich, Antunovich & Associates, were present to review the suggested changes made last week. At last week's committee meeting, the Board voiced concerns on the following items: additional storage areas, flat roof line, improve aesthetics of rear elevation, headlights from cars as they exit from parking garage on to Lake Street, and review floor plans located near the common areas of pool and fitness areas.

Mr. Antunovich explained what improvements were made to address the Board's concerns. Additional storage rooms have now been incorporated into five of the eight units on each floor, with a special storage area added to the first floor for those units without their own storage area.

Mr. Antunovich pointed out that the building is designed to meet all of the Lake Zurich fire regulations. The floor plans have all been redesigned to create great rooms which include the kitchen, dining room, and living rooms that open up to the views of the lake.

New drawings depicting the exit lane from the garage onto Lake Street show the headlights are directed towards the 60' vacant area between the two houses located across the street. The developer would consider providing supplemental landscaping for additional buffer.

New drawings of the east elevation show different color variations to the building, curved windows on the top floor, additional plantings by the Juliet balconies, and shadows of the front roofline and corner balconies.

Most of the windows on the top floor on all three sides now reflect an arched Juliet window with additional planters.

Joe Moran, 239 Schuldt Drive, still feels the turrets look short and would like to see an elevation change in the roof line on the right.

Suzanne Branding, 15 Lakeview Place, questioned whether the grade of the Grandview building will be raised and the type of materials that will be used on the exterior of the building. Mr. Antunovich responded by saying the building will be built on the natural grade and the exterior of the building will include Hardie board and stone.

Dennis Abbott, 216 West Main Street, thought the original plan was a solid masonry building and also feels the roof line is too flat.

Acting President Tolomei requested comments from the Board.

Trustee Callahan questioned whether chimneys could be added to the roof line to add character.

Mr. McCaffery explained the turrets on the corners were shortened so the center turret would take precedence by being higher and because comments from residents stated they did not want a tall building. All of these design elements were used to help make this one large building appear to be three smaller buildings.

Trustee Taylor asked if something more could be done to the windows.

Trustee Gyarmaty liked the changes made to the rear elevation but would like to see the roofline go back to the original version even if it means raising the corner turrets.

Trustee Bondi feels it's a beautiful building and likes the layouts and amenities and would prefer the height of the building not be raised.

Trustee McAvoy likes the character of the building and the choice of materials.

Acting Village President Tolomei asked for clarification of a Juliet window. Trustee McAvoy questioned if the center turret would be lighted and whether there was access to that area. Trustee Gyarmaty again asked the architect to review the roofline for an alternative look. Discussion continued with suggestions given by both the Board and Mr. McCaffery.

MOTION was made by Trustee Callahan, seconded by Trustee Bondi, to approve an Ordinance approving modified plans for the Grandview building and related townhouses and facilities for Phase 1 of the Downtown Revitalization Project subject to final approval to modifications of the right roof line.

AYES: 6 Acting President Tolomei, Trustees Bondi, Callahan, Gyarmaty, McAvoy, and Taylor

NAYS: 0

ABSENT: 1 Trustee Coleman

MOTION CARRIED

11. ADJOURNMENT

MOTION was made by Trustee McAvoy, seconded by Trustee Taylor, to adjourn the meeting.

Meeting adjourned at 9:25 PM.

Respectfully submitted: *Gloria M. Palmlad, Village Clerk*

Approved by:

Acting Village President John G. Tolomei

2-20-07