

APPROVED  
VILLAGE OF LAKE ZURICH  
Board of Trustees  
70 East Main Street



**Agenda amended on 12-18-15  
with item 6E added,  
authorizing legal intervention  
in commercial property tax  
appeals.**

Monday, December 21, 2015.

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 John Shaw, Trustee Marc Spacone, Trustee Jonathan Sprawka, Trustee Dan Stanovich. 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, Fire Chief John Malcolm, Interim Building/Zoning manager and Planner Sam Hubbard, Public Works Manager Mike Brown, Manhard Consulting Engineer Peter Stoehr.
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENT**  
There were none.  
Mayor Poynton stated that Public Comment on Agenda item #8A would be held at that time.
5. **PRESIDENT'S REPORT / COMMUNITY UPDATE**
  - A. **Proclamation Declaring December 31<sup>st</sup> at 11:30 pm the Universal Hour of Peace**
  - B. **Proclamation Honoring Commander David M. Bradstreet upon His Retirement from the Village of Lake Zurich after 27 Years of Public Service**  
Mayor Poynton read the proclamation and Betty Harrison, representing the Employee Recognition Committee, presented Commander Bradstreet a memento of his service.
6. **CONSENT AGENDA**
  - A. **Approval of Minutes of the Village Board Meeting, December 7, 2015**
  - B. **Approval of Minutes of Village Board Special Meeting, December 12, 2015**
  - C. **Ordinance Accepting the Conveyance and Donation of Certain Property in Coventry Creek Estates ORD #2015-12-107**  
**Summary:** Red Seal Development has completed all public improvements in the Coventry Creek Estates subdivision and seeks to convey lots 7, 8, and 9 to the Village. The 2004 Annexation and Development Agreement calls for these lots to serve a storm water management purpose. This property is located within Special Service Area #13, which has approximately \$352,100 for the maintenance of storm water detention and wetland areas.

**D. Authorization for Village Manager to Execute Contracts Related to Starcom Radio Project with Motorola in the Amount Not-to-Exceed \$240,735**

**Summary:** The upgrade to the Starcom shared network is requiring first responders to transition radio systems in order to main interoperability with partner agencies. A FEMA grant has been awarded in the amount of \$218,850, with the Village's shared cost at 10%, or \$21,885. There is \$32,500 in the FY16 Equipment Replacement Fund budgeted for this expense. Village Board authorization is requested to allow the Village Manager to execute contracts related to the purchase of 23 dual band portables and 20 single band mobile radios.

**\*E. Resolution Authorizing Intervention in All 2014 through 2016 Tax Year Appeals Before the Lake County Board of Review and the State of Illinois Property Tax Appeal Board RES. #2015-12-6E**

**Summary:** The Lake County Board of Review has notified the Village of two appeals filed with the State Property Tax Appeal Board requesting a reduction of \$100,000 or more in real property assessed valuation within the Village. Due to the large dollar amount associated with this potential reduction and the negative financial impact such a reduction would have on public finances if approved, the Village seeks to intervene in the appeal proceedings before the Board of Review and Tax Appeal Board.

**Recommended Action:** A motion was made by Trustee Sprawka, seconded by Trustee Stanovich, to approve the Consent Agenda as amended.

**AYES:** 6 Trustees Beaudoin, Halen, Shaw, Spacone, Sprawka, Stanovich.

**NAYS:** 0

**ABSENT:** 0

**MOTION CARRIED.**

**7. OLD BUSINESS**

None at this time.

**8. NEW BUSINESS**

**A. Courtesy Review for Development of Cummings Property at Southwest Corner of Route 22 and Quentin Road**

**Summary:** Central One is the contract purchaser of the 18.34 acre property at the southwest corner of Route 22 and Quentin Road, located north of the Coventry Creek Estates Subdivision. Central One seeks a courtesy review of a preliminary concept plan for the development of this property. This concept includes a retail component facing Route 22 and a portion of Quentin Road, as well as approximately 68 single family homes.

The proposed residential component includes single family, two-story houses averaging approximately 2,500 square feet with average lot sizes of 4,025 square feet. The preliminary subdivision design places a wetland buffer area within the back yard of 26 of the proposed 68 residential lots. The proposed retail component envisions approximately 5.2 acres of retail which would avail itself of the morning commuter traffic heading east toward I-94 such as a gasoline station, coffee shop, quick-serve restaurant, and bank.

Staff recommends the Village Board provide feedback on 1) the acceptability of a small lot residential development, 2) the proposed retail uses on the site, and 3)

the development layout where wetland buffer areas extend across the back yard of 26 of the proposed residential lots.

Mayor Poynton reported on the survey responses to this agenda item and that Public Comment would be held after the presentation and before the Board's comments. Asst. Village Manager Roy Witherow then introduced Pat Taylor, President of Dartmoor Homes, which is part of the Central One, LLC, the contract purchasers of the Cummins property. Mr. Taylor gave a PowerPoint presentation of the proposed commercial and residential development. Kevin Taylor will be the residential builder. Brian Maude, NBI Development, continued the PowerPoint on the commercial proposal. Mr. Pat Taylor concluded the PowerPoint on the Zoning requests.

**PUBLIC COMMENT:** There were none.

The Board then commented on the proposal including lot size, possible drive through, amenities within the residential area, waterflow/flooding issues as a creek runs through the property, among other questions. Mr. Taylor and Mr. Maude answered the Board's questions and Mr. Taylor stated that he heard the Board's concerns about the lot sizes.

**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 consensus of the Board was to move this proposal to the Planning and Zoning Commission.

**B. Semi-Monthly Warrant Register Dated December 21, 2015 Totaling**

**\$1,137,755.44**

**Recommended Action:** A motion was made by Trustee Beaudoin, seconded by Trustee Stanovich, to approve the semi-monthly warrant register dated December 21, 2015 totaling \$1,137,755.44.

**AYES:** 6 Trustees Beaudoin, Halen, Shaw, Spacone, Sprawka, Stanovich.

**NAYS:** 0

**ABSENT:** 0

**MOTION CARRIED.**

**9. TRUSTEE REPORTS**

There were none.

**10. VILLAGE MANAGER'S REPORT**

**A. Monthly Data Metric Reports**

No other report.

**11. ATTORNEY'S REPORT**

There was no report.

**12. DEPARTMENT HEAD REPORTS**

There were no reports.

**13. EXECUTIVE SESSION** called for ILCS 120/2 (c)(1) appointment, employment, compensation, discipline, performance or dismissal of individual employees.

Motion made by Trustee Spacone, seconded by Trustee Sprawka, to adjourn to Executive Session for the purpose of 5 ILCS 120/2 (c)(1) appointment, employment, compensation, discipline, performance or dismissal of specific employees.

AYES: 6 Trustees Beaudoin, Halen, Shaw, Spacone, Sprawka, Stanovich.  
NAYS: 0  
ABSENT: 0  
MOTION CARRIED.

Meeting adjourned at 8.12pm to Executive Session.

Meeting reconvened at 11.15pm and called to order by Mayor Thomas M. Poynton.

**ROLL CALL:** Mayor Thomas Poynton, Trustee Jim Beaudoin, Trustee Jeff Halen, Trustee John Shaw, Trustee Marc Spacone, Trustee Jonathan Sprawka, Trustee Dan Stanovich. Also present: Interim Village Manager Steve Husak, H.R manager Doug Gibson, GOVHR representative Lee Szymborski.

**14. ADJOURNMENT**

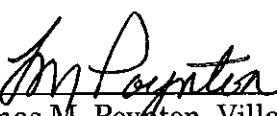
Motion to adjourn made by Trustee Stanovich, seconded by Trustee Beaudoin.  
AYES: 6 Trustees Beaudoin, Halen, Shaw, Spacone, Sprawka, Stanovich.  
NAYS: 0  
ABSENT: 0  
MOTION CARRIED.

Meeting adjourned at 11.16pm

Respectfully submitted:

Kathleen Johnson, Village Clerk.

Approved by:

  
\_\_\_\_\_  
Thomas M. Poynton, Village Mayor

1-6-2016  
Date.