

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



Monday, March 6, 2017 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 Jeff Halen, Trustee John Shaw, Trustee Marc Spacone, Trustee Jonathan Sprawka, Trustee Greg Weider. Also present: Village Manager Ray Keller, Asst. Village Manager Roy Witherow, Village Atty. Scott Uhler, Finance Dir. Jodie Hartman, Dir. of Innovation Michael Duebner, Cmdr. Dave Anderson, Fire Chief John Malcolm, Community Development Director Sarosh Saher, Public Works Dir. Mike Brown, H.R. Manager Doug Gibson, Atty. Carmen Forte.
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENT**
Public Comments on Agenda Item #8A were held at that time.
Bob Kellerman, 21601 Old Farm Rd, Deer Park, addressed the Board. He is a candidate for Ela Township Supervisor in the April 4, 2017 election.
5. **PRESIDENT'S REPORT / COMMUNITY UPDATE**
Mayor Poynton thanked resident Paul Hunt for organizing the recent Purple Plunge which had 180 plungers and 21 teams who raised over \$47,000 to aid local cancer patients and families.
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 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.

Recommended Action: Motion was made by Trustee Beaudoin, seconded by Trustee Shaw, to approve the Consent Agenda as presented.

AYES: 6 Trustees Beaudoin, Halen, Shaw, Spaccone, Sprawka, Weider.

NAYS: 0

ABSENT: 0

MOTION CARRIED.

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 ORD. #2017-3-185

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.

Mark Hoffman, US Realty 87 Lake Zurich Associates LP, addressed the Board on the changes in design as a result of two residents meetings and gave a overview of the proposal. Mike Carney, Reitan Architects, LLC and Studio Carney Architecture, INC, gave a PowerPoint presentation and Sharon Dickson, Dickson Design Studio, Landscaper, followed with her presentation.

PUBLIC COMMENTS.

Walter Splitt, Sonoma subdivision, addressed the Board on how this project fits the Village's vision. Mark Hoffman responded to the question.

Carol Bynoe, Sonoma subdivision, addressed the Board with many questions including her concerns on flooding. Mark Hoffman, Mayor Poynton, Trustee Sprawka and Village Manager Ray Keller answered her questions.

Mary Batal Riley, Lakebreeze Villas, addressed the Board on renters not paying taxes, strain on the school system and possible Section 8 vouchers. The Attorney for Garden Homes, Mark Hoffman, Mayor Poynton and Trustee Sprawka answered the questions.

Alex Samoila, 4 Lakeview Place, addressed the Board with his own questions and texted questions from non-attendees. These included store vacancies, parking places, traffic issues, parking for special events, impact on schools. His questions were answered by Mark Hoffman, Mike Carney, Mayor Poynton, Trustee Beaudoin, Trustee Sprawka and Trustee Spacone.

Jim Glikia, The Landings Apartments, addressed the Board on his concerns with the proposed development.

Stephanie Halen, 154 S. Pleasant Rd., addressed the Board and thanked Garden Homes for their changes and she suggested that there be no storage on balconies.

Then followed the Board's comments and discussion. The Board's questions were answered by Mark Hoffman, Community Development Director Sarosh Saher, Sharon Dickson and Atty. Uhler.

Atty. Uhler advised the Board that the Ordinance provided on the dais is the one to be voted on instead of the one in the packet.

Recommended Action: A motion was made by Trustee Sprawka, seconded by Trustee Spacone, 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.

AYES: 6 Trustees Beaudoin, Shaw, Spacone, Sprawka, Weider.

NAYS: 1 Trustee Halen.

ABSENT: 0

MOTION CARRIED.

9. TRUSTEE REPORTS

There were none.

10. VILLAGE MANAGER'S REPORT

Lake Zurich Area Chamber of Commerce's Showcase on Sat. March 11, 2017 from 9.30 – 3pm at LZHS to visit the Village of Lake Zurich's booth.

11. ATTORNEY'S REPORT

There was no report.

12. DEPARTMENT HEAD REPORTS

Community Development Director Sarosh Saher stated that the proposed Sign Code meeting will be Tuesday, March 7, 2017 at 6.30pm at the Police Dept. Community Room.

13. EXECUTIVE SESSION called for the purpose of:

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

Motion was made by Trustee Weider, seconded by Trustee Sprawka, to adjourn to Executive Session for the purpose of 5ILCS 120/2/ (c) (21) approval of executive session minutes and 5 ILCS 120/2 (c) (6) setting price for sale / lease of real estate.

AYES: 6 Trustees Beaudoin, Halen, Shaw, Spacone, Sprawka, Weider.

NAYS: 0

ABSENT: 0

MOTION CARRIED.

Meeting adjourned to Executive Session at 10.21pm

Meeting called to order by Mayor Tom Poynton

ROLL CALL: Mayor Thomas Poynton, Trustee Jim Beaudoin, Trustee Jeff Halen, Trustee John Shaw, Trustee Marc Spacone, Trustee Jonathan Sprawka, Trustee Greg Weider. Also present: Village Manager Ray Keller, Atty. Scott Uhler, H.R. Manager Doug Gibson.

14. ADJOURNMENT

Motion was made by Trustee Sprawka, seconded by Trustee Beaudoin, to adjourn the meeting.

AYES: 6 Trustees Beaudoin, Halen, Shaw, Spacone, Sprawka, Weider.

NAYS: 0

ABSENT: 0

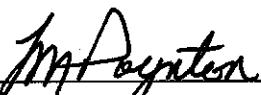
MOTION CARRIED.

Meeting adjourned at 11.08pm

Respectfully Submitted by:

Kathleen Johnson, Village Clerk.

Approved by:



Thomas M. Poynton, Village Mayor

3-22-2017

Date.