

VILLAGE OF LAKE ZURICH

Board of Trustees
70 East Main Street



Monday, March, 15 2021 7:00 p.m.

VIRTUAL ONLINE MEETING

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AGENDA

1. CALL TO ORDER

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.

3. 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. Public Comment is limited to 30 minutes total and 5 minutes per speaker. Written testimony and comments submitted to info@lakezurich.org prior to the start of the meeting will be read into the record.

4. PRESIDENT'S REPORT / COMMUNITY UPDATE

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

5. 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 Village Board Meeting, March 1, 2021

B. Approval of Semi-Monthly Warrant Register Dated March 15, 2021 Totaling \$241,623.44

C. Ordinance Approving a Special Use Permit for Sungor Transportation at 410 Telser Road (Assign Ord. # 2021-03-405)

Summary: Sungor Transportation has filed a zoning application for the property at 410 Telser Road seeking a Special Use Permit to establish a yard and maintenance facility associated with a trucking and courier services company. The company proposes to establish a trucking company, office and maintenance area in the existing industrial building, along with a truck parking yard on the vacant parcels to the north. Sungor Transportation plans to operate a fleet of 35 semi-trucks at this location with eight full-time employees. The Planning and Zoning Commission held a public hearing on February 17, 2021 to consider this application and voted 7-0 in favor of recommending approval.

D. Ordinance Amending Title 3 of Chapter 3 of the Village of Lake Zurich Municipal Code to Decrease Authorized Class A Liquor License for Green Garden at 1241 South Rand Road and Decrease Class M Liquor License for Sake Sushi & Grill at 884 South Rand Road (Assign Ord. # 2021-03-406)

Summary: The extended 2020 / 2021 liquor license renewal period concluded on February 28, 2021, with two local establishments amending their license. Green Garden / Chef Bo cancelled its Class-A liquor license as the business has transitioned to mostly takeout and Sake Sushi & Grill renewed their Class-A liquor license but not their Class M license, which allowed them to offer BYOB.

E. Agreement Among the Village of Lake Zurich and Village of Kildeer regarding Use of Lake Zurich Gas Pumps and Fuel

Summary: The existing fuel agreement between Lake Zurich and Kildeer expires on April 30, 2021. The proposed renewal agreement allows Kildeer to continue refueling its fleet at the Lake Zurich Community Services Facility for another two years at a rate of 15% of the dollar amount of fuel consumed, in addition to the cost of the fuel itself.

F. Agreement between the Village of Lake Zurich and the Village of Kildeer for Vehicle Servicing

Summary: The existing fleet services agreement between Lake Zurich and Kildeer expires on April 30, 2021. The proposed renewal agreement allows Kildeer to continue utilizing Lake Zurich's fleet maintenance services at a rate of \$94 per hour, in addition to the cost of any parts and supplies used in the course of the repairs.

Recommended Action: A motion to approve the Consent Agenda as presented.

6. OLD BUSINESS

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

None at this time.

7. NEW BUSINESS

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

A. Agreement with Builders Paving LLC of Hillside, Illinois for the 2021 Road Resurfacing Program in the Amount Not-To-Exceed \$1,798,060 (Trustee Spacone)

Summary: The 2021 budget includes \$1,825,000 in the Non-Home Rule Sales Tax Fund for the annual road resurfacing program. The program consists of pavement resurfacing, concrete repair, utility infrastructure repair, and other related items.

Upon completion of the proposed improvements, the roads should have an estimated service life of 15-20 years with proper maintenance. Roads slated for improvements in 2021 include the Quail Run subdivision and Deerpath Road, with construction expected to begin in mid-April.

Eight competitive bids were received on February 24, 2021, with the lowest responsible bid submitted by Builders Paving LLC for the base amount of \$1,594,360. The requested amount for the Board to authorize includes contingency and engineering costs.

Recommended Action: A motion to approve an agreement with Builders Paving LLC of Hillside, Illinois for the 2021 Road Resurfacing Program in the Amount Not-To-Exceed \$1,798,060.

B. Courtesy Review for Redevelopment Proposal of Village-Owned Properties at 7, 15, and 19 South Old Rand Road (Trustee Beaudoin)

Summary: Ms. Lovejoy, the owner of Lake Zurich Florist, is proposing the redevelopment of the vacant property at 7, 15, and 19 South Old Rand Road, which has been owned by the Village since 2006. The existing parcels comprise a land area of 0.45 acres within the B-2 Central Business District and are subject to the DR – Downtown Redevelopment Overlay District.

The Lovejoy's propose to acquire the property from the Village and redevelop them with a two-story mixed-used building containing three commercial tenant spaces on the first floor and three residential units on the 2nd floor. The commercial tenant spaces would be designed with larger commercial storefront windows with direct access to the front and rear of the building. 27 parking spaces are proposed to be located at the rear of the building and accessible from Old Rand Road.

It is the intent of Ms. Lovejoy to relocate her existing florist business on Main Street within one of the new commercial tenant spaces and rent the remaining spaces to retail businesses with clientele that would allow the businesses to complement each other.

The Developer intends to propose the redevelopment of the property as a Public-Private Partnership, the details for which are currently being prepared.

Recommended Action: This is a non-voting item at this time. The developer and Village Staff seek to understand the Board's preferences towards the redevelopment proposal.

8. TRUSTEE REPORTS

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

9. VILLAGE STAFF REPORTS

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

A. Monthly Data Metric Reports

10. ADJOURNMENT

(Next regularly scheduled Village Board meeting on Monday, April 5, 2021)

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.