

APPROVED MINUTES  
VILLAGE OF LAKE ZURICH

Board of Trustees  
70 East Main Street



Monday, April 18, 2022 7:00 p.m.

1. CALL TO ORDER by Mayor Tom Poynton at 7.01pm
2. ROLL CALL: Mayor Thomas Poynton, Trustee Dan Bobrowski, Trustee Mary Beth Euker, Trustee Janice Gannon, Trustee Marc Spacone, Trustee Jonathan Sprawka, Trustee Greg Weider. Also, in attendance: - Village Manager Ray Keller, Village Attorney Scott Uhler, Management Services Dir. Michael Duebner, Fire Chief Dave Pilgard, Police Chief Steve Husak, Dir. Of Community Development Sarosh Saher, Public Works Dir. Mike Brown.
3. PLEDGE OF ALLEGIANCE
4. PUBLIC COMMENT

Alicia Timm, 810 Interlaken Dr., addressed the Board on her opposition to the proposed parallel parking at Breezewald Park because of safety concerns.

Larry Schaadel, 24144 N. Gabriel Dr., addressed the Board on Agenda item #7B and his opposition to the annexation and redevelopment to Midlothian Manor.

Eric Dubiel, 25 N. Pleasant Rd, addressed the Board on his opposition to the Breezewald Park proposed parking, Block A sale sign, annexation of Midlothian Manor,

Kathleen Johnson, Village Clerk, read emails received from residents opposed to the possible construction of parallel parking at Breezewald Park. The residents were :- Laura Bohoquez, Katie Herzog, Kevin Mulvey and Mary Kozub. (*attached*)
5. PRESIDENT'S REPORT / COMMUNITY UPDATE

Mayor Poynton and Fire Chief Dave Pilgard gave background information on the lifesaving incident and then presented the awards.

  - A. Lifesaving Award Proclamations
    - Miss Alex Schroth
    - Mr. John Hintermeister
6. CONSENT AGENDA
  - A. Approval of Minutes of the Village Board Meeting, April 4, 2022
  - B. Approval of Semi-Monthly Warrant Register Dated April 18, 2022 Totaling \$357,310.56

C. **Agreement with Xylem Water Solutions USA, Inc. to Purchase Two Flygt Replacement Pumps for Quentin and Northwest Pumping Stations in the Amount Not-to-Exceed \$136,312.10 and Waiver of the Competitive Bid Process**  
**Summary:** The FY 2022 budget includes \$136,000 in the Water and Sewer Fund for these two replacement pumps. The Quentin and Northwest Pumping stations were both constructed in 1993 and existing pumps have reached the end of their useful lives. Flygt-brand pumps and control systems are original for both pumping stations and new pumps are required to be Flygt brand. Xylem Water Solutions USA is the sole source vendor for these Flygt pumps.

D. **Agreement with Chicagoland Paving Contractors for Oak Ridge Park Basketball Court Resurfacing in the Amount Not-to-Exceed \$37,275**

**Summary:** The FY 2022 budget includes \$40,000 in the Capital Improvement Fund for the resurfacing of the Oak Ridge Park basketball court. A competitive bid opening was conducted on March 30, 2022 with two bids received, with Chicagoland Paving being the most competitive bid.

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

**AYES:** 6 Trustees Bobrowski, Euker, Gannon, Spacone, Sprawka, Weider.

**NAYS:** 0

**ABSENT:** 0

**MOTION CARRIED.**

## 7. NEW BUSINESS

A. **Courtesy Review for Potential Revisions on Construction Activity Signs**

**Summary:** The Village of Lake Zurich Staff is looking for feedback in increasing the allowable area of Construction Activity Signs specifically on required construction fences associated with ongoing commercial development. These signs are classified as temporary signs. While they are considered exempt from requiring a permit for their installation, they are regulated in a number of other aspects including duration of installation, structures on which they can be located and sign surface area. These signs can be no greater than 16 square feet on sites less than 1 acre in land area and 32 square feet on all other construction sites.

From time to time, developers have requested enhancing the construction fences with vinyl banners or custom fence screens with graphics containing information about the development itself. Staff seeks to understand the Village Board's preferences towards modifying the provisions of the sign code located in Title 12 of the Village Code as it relates to construction activity signs on construction fences.

**Recommended Action:** This is a non-voting item at this time. Village Staff seek to understand the Board's preferences towards the proposed use at this site.

Community Development Dir. Sarosh Saher shared examples of possible signs and explained the process if the Board supports the code change. Dir. Saher answered the Board's questions. The Board gave favourable feedback to Dir. Saher.

**B. Courtesy Review for Potential Annexation and Redevelopment of Midlothian Manor at 22843 North Lakewood Lane**

**Summary:** The Housing Opportunity Development Corporation (HODC), a non-profit developer located in Skokie, is proposing the acquisition and annexation of the unincorporated property at 22843 North Lakewood into the Village of Lake Zurich municipal boundaries to redevelop the site into new affordable rental housing.

The Midlothian Manor has been owned by the Lake County Housing Authority since 2001. The site currently contains a one-story building with shared living facilities containing 14 units. For a number of years, the occupants were low income seniors, often with disabilities. In 2010, the County Housing Authority decided to close the building and it has remained vacant since that time under their maintenance.

The HODC has submitted a concept proposal to demolish the existing one-story building and replace it with a new two-story building with 24 units modeled after its other nearby facilities Heart's Place in Arlington Heights and Axley Place in Glenview.

Since the site is currently located in unincorporated Lake County, there is not a zoning designation from the Village. HODC is requesting annexation in order to obtain a R-6 zoning that would allow multi-family residential housing and obtain access to public utilities via municipal water and sanitary sewer service.

The developer and Village Staff seek to understand the Village Board's preferences towards the proposed development of this property within the boundaries of Lake Zurich. The HODC has indicated that if positive feedback on annexation and development is provided, they intend to move forward with a development concept plan at the Planning and Zoning Commission.

**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 proposed use at this site.

Community Development Dir. Sarosh Saher introduced Mr. Richard Koenig, Executive Director of Housing Opportunity Development Corporation (HODC) who gave an overview of HODC and their possible acquisition of Midlothian Manor. The Board then questioned Mr. Koenig on various areas including target renters, background and credit checks, qualifying income levels, open to local population, age restriction, incorporation v. annexation among other concerns. Board members had recommendations for Mr. Koenig including contacting neighbours of the property.

**8. TRUSTEE REPORTS**

Trustee Euker reported that Lake Zurich High School Drama dept. will be presenting Guys and Dolls on April 28<sup>th</sup>- May 1<sup>st</sup>.

Trustee Weider thanked the Park and Recreation Dept. and Public Works staff for the recent Easter Egg hunt.

**9. VILLAGE STAFF REPORTS**

**A. Monthly Data Metric Reports**

10. ADJOURNMENT

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

AYES: 6 Trustees Bobrowski, Euker, Gannon, Spacone, Sprawka, Weider.

NAYS: 0

ABSENT:0

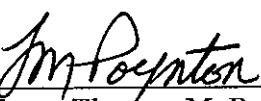
MOTION CARRIED.

Meeting adjourned at 8.37pm.

Respectfully submitted by:

Kathleen Johnson, Village Clerk.

Approved by:

  
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Mayor Thomas M. Poynton.

5-17-2020  
Date.