

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



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

1. **CALL TO ORDER** by Mayor Thomas M. Poynton at 7.01pm.
2. **ROLL CALL:** Mayor Thomas Poynton, Trustee Dan Bobrowski, Trustee Mary Beth Euker (arrived at 7.10pm), Trustee Janice Gannon, Trustee Marc Spacone, Trustee Jonathan Sprawka, Trustee Greg Weider. Also in attendance: Village Manager Ray Keller, Asst. Village Manager Roy Witherow, Village Atty. Scott Uhler, Management Services Dir. Michael Duebner, Police Chief Steve Husak, Dir. Of Community Development Sarosh Saher, Public Works Dir. Mike Brown, H.R. Dir. Doug Gibson, Management Intern Ben Polony.
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENT**  
There were none.
5. **PRESIDENT'S REPORT / COMMUNITY UPDATE**  
No report
6. **CONSENT AGENDA**
  - A. Approval of Minutes of the Village Board Meeting, June 20, 2022
  - B. Ratification of Semi-Monthly Warrant Register Dated July 5, 2022 Totaling \$301,977.08
  - C. Approval of Semi-Monthly Warrant Register Dated July 18, 2022 Totaling \$488,489.35
  - D. Paulus Park Pavilion Rental for Lake Property Owner's Association for Member Social on August 21, 2022  
**Summary:** The LPOA requests to reserve the Playground Pavilion for its member social event at Paulus Park on Sunday, August 21, 2022 from 10 am – 7 pm for approximately 100 – 150 attendees. The Parks and Recreation Advisory Board recommended approval of this request at its June 14, 2022 meeting. This event proposal includes alcohol to be available to attendees, which will require a *Class F – Single Private Event* liquor license for that day, which will be applied for upon approval of pavilion rental request.
  - E. Paulus Park Pavilion Rental for D & W Fine Pack Company Picnic on August 11, 2022  
**Summary:** D & W Fine Pack requests to reserve the Lakeside Pavilion for its company picnic at Paulus Park on Thursday, August 11, 2022 from 11 am – 6

pm for approximately 200 attendees. The Parks and Recreation Advisory Board has not reviewed this request due to the timing of its scheduled meetings but Staff recommends approval.

**F. Paulus Park Pavilion Rental for Lake Zurich Girl Scouts Picnic on September 18, 2022**

**Summary:** The Lake Zurich Girl Scouts requests to reserve the Center Stage Pavilion on Sunday, September 18, 2022 from 10 am – 7 pm for approximately 120 attendees. The Parks and Recreation Advisory Board has not reviewed this request due to the timing of its scheduled meetings but Staff recommends approval.

**G. Resolution Ratifying and Reauthorizing the Execution and Attestation of an Annexation Agreement for The Wildwood Estates of Lake Zurich at 24909 West Signal Hill Road / Honey Lake Road RES. #2022-07-068**

**Summary:** The current owner and development of this approximately 34.5-acre property, Wildwood of Lake Zurich LLC, requests an amendment to the previously-approved annexation agreement to revise the signatories within the agreement. This property was annexed into Village boundaries on September 21, 2020 with Resolution #2020-09-052 to allow for its development.

On December 30, 2021, ownership title of the property was conveyed to a new owner “Wildwood of Lake Zurich, LLC,” comprising of two members – Projades LLC and Prestige Development LLC. As a result of the change in ownership and management, the original signatories of the Annexation Agreement will be amended with Mr. Ram Prashantha of Projades being the new signatory on the agreement document as owner and developer of the project.

**H. Ordinance Amending Title 12 of the Lake Zurich Municipal Code to Amend Regulations Related to Construction Activity Signs ORD. #2022-07-468**

**Summary:** The Village of Lake Zurich has filed an application for a proposed text amendment to Title 12 of the Municipal Code entitled “Sign Code” for the purpose of increasing the allowable area of *Construction Activity Signs*, specifically on required construction fences associated with ongoing commercial development within the Village. The Planning and Zoning Commission held a public hearing on June 15, 2022 to consider the application and voted 4-0 in favor of recommending approval of the text amendment.

**I. Ordinance Granting Relief for Setbacks and Minimum Landscape Requirement for Walgreen’s at 910 North Rand Road ORD. #2022-07-469**

**Summary:** The Walgreens at 910 North Rand Road has filed an application for zoning variations for setbacks and minimum landscape requirements triggered by Lake County’s acquisition of the southerly portion of its property for the Miller Road widening project. The Planning and Zoning Commission held a public hearing on June 15, 2022 to consider the application and voted 4-0 in favor of recommending approval of the Variations along the southern lot line. The Commission also recommended that continued conformance with the Lake County Watershed Development Ordinance be acknowledged within the approval ordinance.

**J. Ordinance Amending Title 3 of Chapter 3 of the Village of Lake Zurich Municipal Code to Increase Authorized Class-A Restaurant Full Service Liquor License for Treehouse Ventures, LLC Doing Business as The Treehouse Café at 985 South Rand Road ORD. #2022-07-470**

**Summary:** Treehouse Ventures, LLC at 985 South Rand Road has requested a full-service restaurant Class-A Liquor License for the dispensing of alcoholic beverages. All required documentation, certification, and background checks have been successfully completed for the issuance of this liquor license.

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

**AYES:** 5 Trustees Bobrowski, Gannon, Spacone, Sprawka, Weider.

**NAYS:** 0

**ABSENT:** 1 Trustee Euker.

**MOTION CARRIED.**

**7. NEW BUSINESS**

**A. Ordinance Granting a Planned Unit Development for JP Morgan Chase Bank at 455 South Rand Road ORD. #2022-07-471**

**Summary:** JP Morgan Chase is requesting approval to demolish the existing vacant building located on the southwest corner of Rand Road and Route 22, 455 South Rand Road, and replace it with a new 6,282 square-foot retail banking center. The Applicant proposes to reconfigure a portion of the existing parking, which currently contains 48 parking spaces, creating a new parking area with 45 parking spaces. These will be located at the front of the building. Four new drive-through ATM lanes and one pass-through lane will be constructed along the side of the building.

The Planning and Zoning Commission considered this proposal at a public hearing on June 15, 2022, voting unanimously to recommend approval of this Planned Unit Development incorporating the conditions for approval provided by Village Staff in its report, with the addition of a condition related to the resolution of traffic circulation concerns on and off the property.

Dir. Of Community Development Sarosh Saher introduced Jon Krissoff, Marketing Director of Real Estate for J. P. Morgan Chase and Tim Meseck of Architects Partnership, Ltd. Dir. Saher reported that the owner of Fidelity Group who owns the shopping centre had accepted the presented modifications. Mr. Tim Meseck gave a PowerPoint presentation of the proposed building along with the landscaping plans. Then the Board questioned the presenters about traffic study exiting on to Rt 22/Main St. and the traffic light there; sidewalk; signage on the building and a monument sign and timeline for demolition. Mr. Meseck answered the Board's questions.

**Recommended Action:** A motion was made by Trustee Bobrowski, seconded by Trustee Spacone, to approve Ordinance #2022-07-471 Granting a Planned Unit Development for JP Morgan Chase Bank at 455 South Rand Road.

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

**NAYS:** 0

**ABSENT:** 0

**MOTION CARRIED.**

**B. Resolution Authorizing the Execution of an Intergovernmental Agreement Regarding Development of the Plan and Agreement to Consolidate Participating Lake County Public Safety Answering Points in the Amount Not-to-Exceed \$50,000 RES #2022-07-069**

**Summary:** As a result of Illinois legislation mandating public safety dispatch center consolidation, the Lake County Emergency Telephone System Board (ETSB) commissioned a series of studies in 2013, 2015, and 2018. All of these concluded that public safety dispatch consolidation is a mutually beneficial path for public safety entities in Lake County and the communities they serve. The most significant step toward regional dispatch consolidation occurred in October 2021 when the Lake County Board authorized entering into an agreement for the design and construction of a consolidated 911 center and Emergency Operations Center on the Lake County campus in Libertyville. The proposed design is scheduled to be complete at the end of 2022 with a goal of construction completion by 2026.

As consolidation efforts progress, all public safety dispatch centers in Lake County have been invited to participate in a future intergovernmental agreement establishing a new consolidation center for municipal partners. Each municipal partner is being asked to contribute \$50,000 to hire a project manager to develop this future intergovernmental agreement.

Police Chief Steve Husak gave background information and answered the Board's questions. Chief Husak stated that it was a great opportunity for the village to be involved in the decision making process.

**Recommended Action:** A motion was made by Trustee Gannon, seconded by Trustee Sprawka to approve Resolution #2022-07-069 Authorizing the Execution of an Intergovernmental Agreement Regarding Development of the Plan and Agreement to Consolidate Participating Lake County Public Safety Answering Points in the Amount Not-to-Exceed \$50,000.

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

NAYS: 0

ABSENT: 0

MOTION CARRIED.

**8. TRUSTEE REPORTS**

There were none.

**9. VILLAGE STAFF REPORTS**

- A. **Public Works Presentation of 20-Year Community Investment Plan:** Management Services Dir. Michael Duebner presented a PowerPoint presentation of the 23-43 Plan.
- B. **Village Manager's Office Presentation of Business Outreach Survey Results:** Management Intern Ben Polony presented the results of the survey which had a 28% return from 500 businesses.
- C. **Finance Department Fiscal Year 2022 Treasurer's Report:** This report is postponed until August 1<sup>st</sup> Village Board meeting.
- D. **Monthly Data Metric Reports**

10. **EXECUTIVE SESSION** called for the purpose of:

5 ILCS 120 / 2 (c) (21) review of executive session minutes.

5 ILCS 120 / 2 (c) (1) appointment, employment, compensation, discipline, performance or dismissal of specific employees.

Motion was made by Trustee Euker, seconded by Trustee Weider, to move to Executive Session for the purpose of: 5 ILCS 120 / 2 (c) (21) approval of executive session minutes; 5 ILCS 120 / 2 (c) (1) appointment, employment, compensation, discipline, performance or dismissal of specific employees.

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

NAYS: 0

ABSENT: 0

MOTION CARRIED.

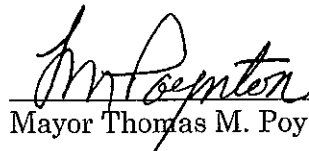
11. **ADJOURNMENT**

Meeting adjourned to Executive Session with no further business in Open Session at 8.19pm

Respectfully submitted:

Kathleen Johnson, Village Clerk.

Approved by:

  
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Mayor Thomas M. Poynton

8-10-2022  
Date

