

APPROVED MINUTES  
VILLAGE OF LAKE ZURICH

Board of Trustees  
70 East Main Street



Monday, October 3, 2022 7:00 p.m.

1. **CALL TO ORDER** by Mayor Thomas M. Poynton at 7:00 pm.
2. **ROLL CALL:** Mayor Thomas Poynton, Trustee Dan Bobrowski, Trustee Mary Beth Euker, Trustee Marc Spacone, Trustee Jonathan Sprawka, Trustee Greg Weider. Trustee Janice Gannon is absent tonight due to out-of-town travels. Also in attendance: Village Manager Ray Keller, Village Atty. Scott Uhler, Management Services Director Michael Duebner, Community Development Director Sarosh Saher, HR Director Doug Gibson, Fire Chief David Pilgard, Police Chief Steve Husak, Public Works Director Mike Brown.
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENT**
  - o Cindy Czapla, 497 North Country Club Road, spoke on agenda item 7A, raising concerns about the proposed townhome development, including traffic, stormwater management, and how it will change the character of the neighborhood.
  - o Elvira Michalek, 28 Mionske Drive, spoke on the long-term change she has seen in positive development coming to the Main Street area. She highlighted the previous concerns raised by the Board related to the recent mini-golf course proposal for Main Street. She said the majority of her neighbors are opposed to the mini golf proposal.
  - o Mark O'Rourke, 443 Farm Bridge Road, spoke on agenda item 7A, raising concerns about the number of units coming in to the proposed townhome development and the height of the building, as well as traffic and light pollution.
  - o Eric Dubiel, 25 North Pleasant Road, spoke about how recent development in Lake Zurich has been too intense with a lack of green space. He also spoke about how TIF's in Lake Zurich are not resulting in development that he approves.
  - o Elise Hood, 739 Handley Court, spoke on agenda item 7A, raising concerns about the number of units proposed in the townhome development, highlighting traffic and noise. She requested additional trees and vegetation screening along South Old Rand Road and Buesching Road to help buffer the townhome development.

5. PRESIDENT'S REPORT / COMMUNITY UPDATE

A. Proclamation Declaring October 24 – 28, 2022 as Red Ribbon Week – Celebrate Life, Live Drug Free

Mayor Poynton spoke about the dangers of drug abuse and declared October 24-28, 2022 as Red Ribbon Week.

B. Lake Zurich Area 2022 Queens and Princesses

- Miss Lake Zurich Area Aliyyah Zaidi
- Teen Miss Lake Zurich Area Alayna Woitel
- Junior Miss Lake Zurich Area Meghan Zaehler
- Lake Zurich Area Princess Riley Pitchford
- Lake Zurich Area Princess Raksha Bharadwaj
- Junior Miss Shining Star of Lake Zurich Alexis Alt

Resident Jodi Alt spoke about the all-volunteer Lake County Scholarship Pageant and the importance of raising girls with a strong sense of community, volunteerism, and confidence. Each of the queens and princesses introduced themselves and spoke about their platforms and community involvement.

6. CONSENT AGENDA

A. Approval of Minutes of the Village Board Meeting, September 19, 2022

B. Approval of Semi-Monthly Warrant Register Dated October 3, 2022 Totaling \$795,150.18

C. Ordinance Approving a Special Use Permit for Joyce's Driving School at 181 South Rand Road (Assign Ord. #2022-10-477)

**Summary:** Joyce's Driving School has filed a zoning application for the property at 181 South Rand Road seeking a Special Use Permit to establish a commercial driving school. The subject property is located within the Village's B-3 Regional Shopping District in a 1,260 square-foot space in Lakeview Plaza. The Planning and Zoning Commission held a public hearing on September 21, 2022 to consider this application and voted 5-0 in favor of recommending approval of the Special Use Permit.

D. Agreement with Concentric Integration for Phase 2 SCADA Improvements in the Amount Not-to-Exceed \$26,100 with a Motion to Waive the Competitive Bid Process

**Summary:** The Supervisory Control and Data Acquisition (SCADA) system is used for controlling and monitoring the Village's water and wastewater facilities. Phase 2 of the SCADA system improvement plan includes updating the original network communication platform and updated software that is no longer supported by Microsoft. On August 3, 2020, the Village Board waived the competitive bid process and approved a multi-phase agreement with Concentric Integration as the sole source vendor for this specific work on existing systems.

E. Agreement to Purchase One 2025 International HV607 Public Works Dump Truck from Rush Truck Center via the State of Illinois Joint Purchasing Contract with Added Equipment from Bonnell Industries in the Amount Not-to-Exceed \$275,000 from the Fiscal Year 2023 Budget

**Summary:** The anticipated delivery time for a truck chassis is 12-18 months plus time to assemble the remainder of the truck. The proposed 2023 budget includes \$275,000 to replace a 17-year old dump truck, snow plow and salt spreader. The proposed replacement is a 2025 model from Rush Truck Center

with added equipment installed by Bonnell Industries. The total purchase cost is \$244,154 with the remainder of funds used for radios and contingency change orders.

F. Agreement to Purchase One 2023 Morbark Eeger Beever Public Works Brush Chipper from Alexander Equipment Company, Inc. Via the Sourcewell Cooperative Purchasing Contract in the Amount Not-to-Exceed \$120,000 from the Fiscal Year 2023 Budget

**Summary:** The anticipated delivery time for a brush chipper is 12-18 months. The proposed 2023 budget includes \$120,000 to replace a 22-year old wood chipper. The proposed replacement is a 2023 model from Alexander Equipment Company. The total purchase cost is \$115,550 with the remainder of funds used for additional safety equipment.

G. Agreement to Purchase Two 2023 Ford F-250 Public Works Pickup Trucks with Added Equipment in the Amount Not-to-Exceed \$122,000 from the Fiscal Year 2023 Budget Pursuant to a Joint Purchasing Cooperative or Equivalent

**Summary:** The anticipated delivery time for a truck chassis is 12-18 months plus time to assemble the remainder of the truck. The proposed 2023 budget includes \$42,000 to replace one 14-year old pickup and one 10-year old pickup. The proposed replacement is a 2023 model purchased through a future joint purchasing contract.

H. Agreement to Purchase Three 2023 Ford Police Interceptor Utilities with Added Equipment in the Amount Not-to-Exceed \$146,000 from the Fiscal Year 2023 Budget Pursuant to a Joint Purchasing Cooperative or Equivalent

**Summary:** The anticipated delivery time for a truck chassis is 12-18 months plus time to assemble the remainder of the truck. The proposed 2023 budget includes \$146,000 to replace one 10-year old public works pickup truck, one 5-year old police patrol interceptor utility SUV, and one 6-year old police patrol interceptor sedan. The proposed replacements are three 2023 models purchased through a future joint purchasing contract.

I. Agreement to Purchase One 2023 Ford F-450 Brush Truck with Added Equipment in the Amount Not-to-Exceed \$90,000 from the Fiscal Year 2023 Budget Pursuant to a Joint Purchasing Cooperative or Equivalent

**Summary:** The anticipated delivery time for a truck chassis is 12-18 months plus time to assemble the remainder of the truck. The proposed 2023 budget includes \$90,000 to replace a 21-year old brush truck in the Fire Department. The proposed replacement is a 2023 model purchased through a future joint purchasing contract.

J. Agreement to Purchase One Self-Contained Breathing Apparatus Air Compressor and Fill Station from Breathing Air Systems in the Amount Not-to-Exceed \$125,000 with a Five-Year Warranty Maintenance Contract at \$1,725.95 Annually

**Summary:** The current Fire Department Air Compressor and Fill Station has been in service since 2006 and has reached the end of its useful life. In August 2022, the Village Board approved a 2022 budget amendment that includes \$125,000 for the replacement of this public safety equipment. The requested authorization amount includes the breathing air system for \$108,208.30 plus additional funds for electrical hookup and contingency issues.

**Actions:** A motion was made by Mayor Poynton seconded by Trustee Spacone to approve the Consent Agenda as presented.

**AYES:** 5 Trustees Spacone, Euker, Weider, Sprawka, and Bobrowski

**NAYS:** 0

**ABSENT:** 1 Trustee Gannon

**MOTION CARRIED**

**7.**

**NEW BUSINESS**

**A.** Ordinance Granting Approval of a Planned Unit Development, Amendment to the Official Zoning Map, Preliminary Plat, Development Concept Plan, Special Use Permits and Modifications to the Zoning and Land Development Code for a Residential Subdivision by OSK Townhouse Development at 670 South Old Rand Road (Assign Ord. #2022-10-478)

**Summary:** OSK Capital Partners, LLC are the contract purchasers of 670 South Old Rand Road and request approval of a Planned Unit Development, Zoning Map Amendment and Preliminary Plat of Subdivision to construct a new residential townhome subdivision.

The subject property is located on the east side of Old Rand Road near the intersection with Buesching Road. It is an assemblage of two parcels containing 9 acres and contains a single-family home and accessory buildings and is accessible from South Old Rand Road. The remaining property is vacant and is heavily wooded. It is zoned within the *R-1/2 Single Family Residential District*. This classification was granted to the property at the time of annexation to the village.

The Developer is proposing to redevelop the property with 52 attached single-family townhouses in 12 separate buildings – eight 4-unit buildings and four 5-unit buildings. The density of the development is proposed at 5.6 units per acre which is in keeping with other townhouse developments developed within and around residential areas.

The Planning and Zoning Commission held a public meeting on August 17, 2022 and voted 6-1 in favor of recommending approval of the project with the conditions including in the proposed Ordinance.

Lawrence Freedman of Ash, Anos, Freedman & Logan AND Dennis Kulak with KLLM Architects provided a summary of the proposed site plan and unit layouts. He said based on the recommendations from the Planning and Zoning Commission, they added more landscaping buffer to now include 23 feet of buffer on the south property line. He reviewed the traffic study which found minimal impact to the area roads.

Trustee Spacone asked for clarification on the stormwater management plans and detention basin. The developers answered the detention basin will be dry most of time and fill with water during overflow rain events. Trustee Spacone also has concerns about the density of the development, the height of the buildings, and the quality of facade materials used.

Trustee Weider asked for comparable numbers on the density of other townhome developments in the area. Director Saher shared density of Lake Zurich multi-family units at Meadowood, Flint Crossing, Canterbury Estates, and the Main Street townhomes. Trustee Weider raised his concerns about the density of the proposed townhome development, underlining he did the

same thing during the previous Courtesy Review on this same development earlier in 2022.

Trustee Sprawka compared this development proposal to others in town, highlighting this one has a higher per-unit price point than other townhomes in Lake Zurich and said that this is an unremarkable development with more work that needs done. He suggested the developer include high-end parkway plantings on Buesching Road and South Old Rand Road.

Trustee Euker raised concerns about density and lack of a playground for youth.

Trustee Bobrowski said oftentimes developments look denser on paper than they actually turn out to be in reality, giving him confidence that this development would likely fit well here. He did raise concerns about the detention pond and asked if they'd have to excavate the area. The developers answered yes, they would have to excavate in order to get the desired depth of the detention pond.

Trustee Spacone asked about snow removal. The developers said the future homeowner's association would be responsible for snow removal, much of which would have to be hauled away and not stored on-site.

Mayor Poynton said this development is not very attractive to him and he shares all the concerns raised by the Village Board.

The developers said they hear the consensus of the Village Board and requested additional time to take their concerns into consideration to see what changes to the proposed development can be made, requesting a 30-day postponement of a final vote until a future meeting.

Mayor requested a motion to continue this item to the November 7, 2022 Village board meeting

Action: A motion to continue Ordinance #2022-10-478 to the November 7, 2022 Village Board meeting was made by Mayor Poynton, seconded by Trustee Sprawka.

AYES: 5 Trustees Bobrowski, Sprawka, Euker, Weider, and Spacone

NAYS: 0

ABSENT: 1 Trustee Gannon

MOTION CARRIED.

## 8. TRUSTEE REPORTS

Trustee Spacone clarified there has been zero eminent domain discussions at all in his entire term on the Board.

Trustee Bobrowski encouraged the public to provide more feedback on proposed developments to the Board so Trustees have a better understanding of how residents feel.

## 9. VILLAGE STAFF REPORTS

Village Manager – 2022 Update on Tax Increment Finance Districts

Village Manager Ray Keller gave a background on how TIF works, current Lake Zurich TIF's, recent economic development in those TIF's, and the successful debt restructuring efforts that have stabilized the debt payments.

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

**Actions:** Motion was made by Trustee Euker seconded by Trustee Sprawka to move to Executive Session for the purpose of:

- o 5 ILCS 120 / 2 (c) (21) approval of executive session minutes and closed session minutes review
- o 5 ILCS 120 / 2 (c) (5) purchasing or leasing real estate
- o 5 ILCS 120 / 2 (c) (2) collective bargaining
- o 5 ILCS 120 / 2 (c) (1) appointment, employment, compensation, discipline, performance or dismissal of specific employees

**AYES:** 5 Trustees Bobrowski, Sprawka, Euker, Weider, and Spacone

**NAYS:** 0

**ABSENT:** 1 Trustee Gannon

**MOTION CARRIED.**

**11. ADJOURNMENT**

Meeting adjourned to Executive Session with no further business in Open Session at 8:53 pm

Respectfully submitted:

Kyle Kordell, Deputy Village Clerk

Approved by:

  
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Mayor Thomas M. Poynton

10-18-2023  
Date