

APPROVED MINUTES  
VILLAGE OF LAKE ZURICH

Board of Trustees  
70 East Main Street



Monday, March 20, 2023 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 Janice Gannon, Trustee Marc Spacone, Trustee Jonathan Sprawka, Trustee Greg Weider. *Also in attendance:* Village Manager Keller, Police Chief Husak, Community Development Director Saher, Fire Chief Pilgard, Finance Director Sparkowski, Management Services Director Duebner, Deputy Village Clerk Kordell.
3. PLEDGE OF ALLEGIANCE
4. PRESIDENT'S REPORT / COMMUNITY UPDATE
  - A. Mayoral Proclamations
    - Honoring Division Chief Wenzel upon His Retirement from the Village of Lake Zurich after 31 Years of Service
    - Recognizing Arbor Day in Lake Zurich on April 29, 2023
  - B. Food Allergy Awareness Presentation – Sashrika Shyam
5. PUBLIC COMMENT
  - Tree Commissioner Mary Kozub spoke on the Ancient Oaks Foundation coordinating a remembrance of Wendy Connelly, a Lake Zurich resident who recently passed away. The Wings for Wendy outreach effort includes several hundred small bags full of pollinator seeds to be planted this spring. Mary passed out seeds to those in attendance.
6. CONSENT AGENDA
  - A. Approval of Minutes from Village Board Meeting of March 6, 2023
  - B. Approval of Semi-Monthly Warrant Register Dated March 20, 2023 Totaling \$610,763.16
  - C. Approval of Change Order Request from Layne Christensen Company for an Additional \$11,236.61 for Extra Costs Incurred at Well # 11 Abandonment  
**Summary:** In September 2022, the Village Board authorized equipment removal, assessment and well sealing services for Well #11 with Layne Christen Company in the amount not-to-exceed \$128,225. This project was completed in February 2023 with total project costs exceeding the approved amount by \$11,236.31, primarily due to additional time needed for the removal and disassembly of the existing components.
  - D. Member Contribution to the Special Recreation Association of Central Lake County in the Amount Not-to-Exceed \$115,341

**Summary:** The Village of Lake Zurich is a member agency of SRACLC, which provides community-based therapeutic recreation programs and services to people of all ages with disabilities or special needs. The 2023 budget includes \$115,341 in the General Fund for this expense.

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

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

**NAYS:** 0

**ABSENT:** 0

**MOTION CARRIED.**

## 7. NEW BUSINESS

### A. Agreement with Burke Equipment / Play Illinois for Jonquil Park Playground Replacement in the Amount Not-to-Exceed \$93,687 (Trustee Weider)

**Summary:** The Village's 2023 budget includes \$92,000 for the replacement of playground equipment. This year's replacement is the 29-year old playset at Jonquil Park located at 519 Carolian Drive. Installed in 1994, it is currently the oldest playground equipment on Village property.

A request for proposals was issued in January 2023, resulting in ten designs received. Online community voting to let the public choose resulted in a winning design proposed by Burke Equipment / Play Illinois.

**Actions:** A motion was made by Trustee Weider, seconded by Trustee Spacone to waive the competitive bidding process and approve an agreement with Burke Equipment / Play Illinois for Jonquil Park Playground Replacement in the Amount Not-to-Exceed \$93,687.

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

**NAYS:** 0

**ABSENT:** 0

**MOTION CARRIED.**

### B. Courtesy Review for Proposed Self-Storage Facility at 120 Telser Road (Trustee Bobrowski)

**Summary:** Design Build Storage is proposing the development of the vacant property at 120 Telser Road / 1194 East Route 22 with a new self-storage facility containing 642 storage units of various sizes, as well as outdoor storage for vehicles provided within a fenced-in area and containing 117 spaces. The building is proposed as a 105,538 square-foot, two-story building. The entire facility would be located on the rear two-thirds of the 12.79-acre property.

This property has about 400 feet of frontage along Telser Road and another 160 feet of frontage along Route 22. In 2017, the property was rezoned from *R-1/2 Single-family Residential* to an *I-Industrial* zoning district classification.

The site would be designed with the appropriate detention areas, while the rear 3.9 acres would remain as open space. The property contains an approximately 1.6-acre wetland which is located at the easterly end.

**Actions:** 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.

Architect Jeff Budgell, representing the developer, gave a presentation to the Board showcasing the proposed site plan, including security plans, fire sprinkler installations, expected customer traffic counts, lighting, stormwater management, and business hours.

Trustee Sprawka agreed that consumers are demanding more of this type of "drive thru" storage unit facility that allows them to load/unload items while inside. He also said the traffic counts are low when considering the impact on surrounding properties.

Trustee Euker confirmed what the hours will be, the developers said 8 am – 5 pm but possibly as late as 7 pm.

Trustee Bobrowski asked about other locations they have managed and built. He also asked about the 117 spaces of outdoor storage spaces. The developer said they expect a few vehicles but mostly boats and campers but with landscaping and fencing, you will not be able to see the outdoor storage from the street.

Trustee Spacone asked about the outdoor storage and if it would be covered. The developer said the 117 spaces would be open to the elements, not covered.

Trustee Weider had no concerns.

Trustee Gannon asked about the vehicle/camper storage and if climate-controlled storage would be available for vehicles. The developer said maybe for motorcycles but not much else due to size limitations with inside storage.

Mayor Poynton said this will be the third self-storage facility in the Lake Zurich area and inquired as to market demand for this type of use. The developer confirmed there is still plenty of market demand for this. Mayor Poynton encouraged all future lighting related to this development be kept as dark as possible.

Pat Nelis, a local resident, encouraged the Village to protect the existing wetlands on the site and ensure pesticides do not get into local wetlands.

**8. TRUSTEE REPORTS**

There were none.

**9. VILLAGE STAFF REPORTS**

**A. Monthly Data Metric Reports**

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

**Actions:** A motion was made by Trustee Sprawka, seconded by Trustee Euker to adjourn into Executive Session for the purpose of 5 ILCS 120 / 2 (c) (21)

approval of executive session minutes and 5 ILCS 120 / 2 (c) (11) pending, probable, or imminent litigation.

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

NAYS: 0

ABSENT: 0

MOTION CARRIED.

11. ADJOURNMENT

Meeting adjourned to Executive Session with no further business in Open Session at 7:56 pm.

Respectfully submitted:

Kyle Kordell, Deputy Village Clerk

Approved by:

Tom Poynton  
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Mayor Thomas M. Poynton

4-12-2023

Date