

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



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Monday, July 17, 2023 7:00 p.m.

1. **CALL TO ORDER** by Mayor Thomas M. Poynton at 7.00pm.
2. **ROLL CALL:** Mayor Thomas Poynton, Trustee Dan Bobrowski, Trustee Mary Beth Euker, Trustee Marc Spacone, Trustee Roger Sugrue, Trustee Greg Weider. Trustee William Riley was absent and excused. Also in attendance: Village Manager Ray Keller, Village Atty. Scott Uhler, Finance Dir. Amy Sparkowski, Management Services Dir. Michael Duebner, Police Chief Steve Husak, Dir. Of Community Development Sarosh Saher.
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENT**

Mark O'Rourke, 443 Farm Bridge Rd., addressed the Board about his opposition to Agenda Item 7B.

Christine Joein, Rabbit Run, Ingleside, Henry Joein of Ingleside and Bill Joein of Algonquin addressed the Board as owners of the property being discussed at Agenda Item 7B.

Elise Hood, 739 Handley Ct., addressed the Board on Agenda Item 7B on her concerns on density, reduced parking spots and the need for a new traffic study.

Pat Nelis, 924 March St., addressed the Board about four units to be built on March Street.

Sean Dailey, 2124 E. Park St, Ingleside, supported the Joien family.

Julie Paxson, 577, S. Country Ridge Ct, addressed the Board on Agenda Item 7B on her concerns on the height of the units.

Cindy Czaplá 477 N. Country Ridge Ct., addressed the Board on Agenda Item 7B on her concerns of Agenda Item 7B.

Rick Zardani, 467 N, Country Ridge Ct., addressed the Board on Agenda Item 7B on the changing of the zoning.

Jerry Volkman, 771 Handley Ct., addressed the Board on Agenda Item 7B and his opposition to townhomes and suggested single family homes.

Tammy Jakubowski, 752 Grand Ave., addressed the Board on Agenda Item 7B and her concerns of flooding from the wetlands, traffic and need for a four way stop sign at S. Old Rand Rd/Buesching Rd/ Grand Ave.

Chirag Patel, 747 Handley Ct., addressed the Board on his opposition to Agenda Item 7B.

Reese Jensen, 5665 Burr Oak Dr., addressed the Board on his concerns of the changes to the village and the density of housing.

Ekaterina Zumkovskaia, 197 Rosehall, addressed the Board on the lack of a playground in the proposed development as there is no playground in Concord Village where she lives.

5. **PRESIDENT'S REPORT / COMMUNITY UPDATE**

There was none.

6. **CONSENT AGENDA**

- A. **Approval of Minutes from the Village Board Meeting of June 17, 2023**
- B. **Approval of Minutes from Village Board Meeting of June 19, 2023**
- C. **Ratification of Semi-Monthly Warrant Register Dated July 3, 2023 Totaling \$2,170,600.80**
- D. **Approval of Semi-Monthly Warrant Register Dated July 17, 2023 Totaling \$605,134.09**
- E. **Paulus Park Pavilion Event Requests for D & W Fine Pack on August 10, 2023 and LPOA Summer Fest on August 27, 2023**

Summary: Private events with attendance over 100 must be approved by the Park and Rec Advisory Board and the Village Board. These two events for August 2023 are recommended for approval.

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

AYES: 5 Trustees Bobrowski, Euker, Spacone, Sugrue, Weider.

NAYS: 0

ABSENT: 1 Trustee Riley.

MOTION CARRIED.

7. **NEW BUSINESS**

Item 7A was pulled from the Agenda by the Petitioner.

- A. ***Courtesy Review for Proposed Carwash Development by Driven Carwash at 909 South Rand Road***

Summary: Driven Carwash proposes the redevelopment of the property at 909 South Rand Road with an automatic carwash facility that can accommodate up to seven cars at a time. The purpose of this courtesy review is to obtain feedback from the Village Board on the proposed land use and highlight any areas of concern to the developer.

The facility will comprise a 4,444 square-foot building containing a 125-foot long tunnel, 15 vacuum stations and 3 pay lanes that converge into two lanes at the pay stations. The building is proposed to be constructed in a design that evokes the 1950s car washes.

- B. **Courtesy Review for Proposed Townhomes Development by OSK Capital Partners at 670 South Old Rand Road**

Summary: OSK Capital Partners, a real estate developer from Highland Park, proposes the development of the property at 670 South Old Rand Road. The

purpose of this courtesy review is to obtain feedback on a revised submittal for a townhouse development following a denial by the Village Board of a prior application by the developer on January 3, 2023.

The property comprises of two parcels with a total land area of approximately 9.3 acres, 2.1 acres of which is designated as wetlands. The applicant has substantially revised their application for reconsideration, reducing the development to 40 units in 11 buildings (*from the previously submitted 50 units in 12 buildings*) and avoiding all construction within 50-feet of the wetlands. Several other modifications to the original plan and building architecture are being proposed to make this a substantially different development.

Dir. Of Community Development Sarosh Saher introduced Lawrence Freeman, Attorney for OSK Capital Partners LLC and Dennis Kulak, Architect of KLLM, Inc Mr. Kulak gave a PowerPoint presentation of the changes made to the development from January 2023, which was denied by the Board. The proposal is 11 buildings with 40 units. Mr. Freeman requested feedback from the Board after the presentation was over.

Mayor Poynton asked why they did not consider single family homes and Mr. Freeman said it was economics. The Mayor polled the Board on their feedback which included newer traffic study, density, townhomes close to single family homes, decrease in parking spots, suggestion of cutting 2 more buildings. Atty. Uhler advised the Board members and the petitioner on the process as they decide on direction.

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.

8. **TRUSTEE REPORTS**

There were none.

9. **VILLAGE STAFF REPORTS**

Monthly Data Metric Reports

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

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

5 ILCS 120 / 2 (c) (11) pending or imminent litigation.

A motion was made Trustee Sugrue, seconded by Trustee Euker, to adjourn to 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 or imminent litigation, and with no further business to be conducted in Open Session.

AYES: 5 Trustees Bobrowski, Euker, Spacone, Sugrue, Weider.

NAYS: 0

ABSENT: 1 Trustee Riley.

MOTION CARRIED.

11. **ADJOURNMENT**

The Open Session ended at 8.17pm and the Executive Session ended at 8.48pm.

Respectfully submitted:

Kathleen Johnson, Village Clerk.

Approved by:-



Mayor Thomas M. Poynton

7-19-2023
Date.