

# VILLAGE OF LAKE ZURICH

Board of Trustees  
70 East Main Street



Monday, June 3, 2024 7:00 p.m.

## AGENDA

1. **CALL TO ORDER**

2. **ROLL CALL:** Mayor Thomas Poynton, Trustee Dan Bobrowski, Trustee Mary Beth Euker, Trustee William Riley, Trustee Marc Spacone, Trustee Roger Sugrue, Trustee Greg Weider.

3. **PLEDGE OF ALLEGIANCE**

4. **PUBLIC COMMENT**

This is an opportunity for residents to comment briefly on matters included on the agenda and otherwise of interest to the Board of Trustees. Public Comment is limited to 30 minutes total and up to 5 minutes per speaker.

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

- **Proclamation Declaring June 2024 to be National Gun Violence Awareness Month**

6. **CONSENT AGENDA**

These titles will be read by the Village Clerk and approved by a single Roll Call Vote. Any item may be pulled from the Consent Agenda for discussion by any Village Trustee.

- A. **Approval of Minutes from the Village Board Meeting of May 20, 2024**
- B. **Approval of Executive Session Minutes from the Village Board Meeting of May 6, 2024**
- C. **Approval of Semi- Monthly Warrant Register Dated June 3, 2024, Totaling \$820,384.08**
- D. **Ordinance Amending Chapter 8 of Title 1 of the Village Code Adding Provisions for Administrative Adjudication (Assign Ord. 2024-06-571)**

**Summary:** The Village is authorized by the Illinois Municipal Code to assess certain costs to operate its administrative adjudication system. For the past 15

years, a processing fee of \$5 has been applied to individual cases of those who request a hearing and are then found liable of the violation after the matter has been reviewed. The proposed ordinance would increase the fee to \$40, which is more in line with the expenses incurred by the Village to operate administrative adjudication

**E. Special Event Requests the Rotary Eco Expo at Paulus Park on July 13, 2024 and LPOA Summer Fest at Paulus Park on August 25, 2024**

**Summary:** The Park and Recreation Department will like to continue partnering with a variety of organizations to offer special events for our community in alignment with the Village's Strategic Goal to enhance community image through special events. LPOA Summer Fest and Rotary Eco Expo have requested special events at Paulus Park this July and August. Staff and the Park and Recreation Advisory Board recommend accepting the external special event requests for FY24.

**F. Ordinance Approving ~~Application for~~ Special Use Permit for Kneading Works Massage Therapy at 60 South Old Rand Road (Assign Ord. 2024-06-572)**

**Summary:** Ms. Dorothy Deemer is the owner and operator of Kneading Works Massage Therapy LLC currently located at 41 East Main Street. The applicant is proposing an establishment offering massage therapy service at 60 South Old Rand Road. The applicant intends to purchase the property and establish a dwelling unit on the upper level for use as her primary residence. Upper story dwellings are allowed as permitted uses within the DR Downtown Redevelopment Overlay district within which this property is located.

**G. Change Order for the 2024 Concrete Flatwork Program with Suburban Concrete in the Amount Not-To-Exceed of \$184,232.25**

**Summary:** The 2024 budget includes \$175,000 for concrete curb and sidewalk repair in the Non-Home Rule Sales Tax Fund. Areas that required high quantities of back fill resulted in an overage of the original contract of \$9,232.25. This contract was originally approved at the March 18, 2024 Village Board meeting. Construction began April 15 with several issues occurring with the sub-base, requiring additional backfill to meet proper compaction standards.

**Recommended Action:** A motion to approve the Consent Agenda as presented.

**7. NEW BUSINESS**

This agenda item includes matters coming to the Board of Trustees for discussion and possible action.

**A. Courtesy Review with LG Group for Main Street Block A Mixed-Use Development at 153 West Main Street (Trustee Bobrowski)**

**Summary:** LG Group requests a Courtesy Review with the Village Board to consider a mixed-use development on village-owned parcels at Block A. The proposed concept consists of 64-luxury rental units over 3-stories with indoor and outdoor parking. Parking spaces are behind the building and bordering Lake Street. Their vision includes a standalone restaurant space with rooftop entertainment and dining options. The presenter and village staff seek to

understand the Village Board's preferences towards the proposed mixed-use development.

**Recommendation:** 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.

**B. Courtesy Review with Miller Street Partners for Main Street Block A Mixed-Use Development at 153 West Main Street (Trustee Bobrowski)**

**Summary:** Miller Street Partners, in partnership with Fabio Viviani, request a Courtesy Review with the Village Board to consider a mixed-use development on village-owned parcels at Block A. The proposed concept consists of 14,900 square feet of retail space with a **café** plaza facing the lake. Envisioned are a total of 56 luxury rental units over 4 stories with parking behind the building. This concept was developed in 2022 and has been recently refreshed with new elevations and a terrace level for an unobstructed view of the lake. The presenter and village staff seek to understand the Village Board's preferences towards the proposed mixed-use development.

**Recommendation:** 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**

**9. VILLAGE STAFF REPORTS**

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

- Review of Executive Session Minutes from May 6, 2024 Meeting
- 5 ILCS 120 / 2 (c) (2) Collective Bargaining

**11. ADJOURNMENT**

The next regularly scheduled Village Board meeting is on Monday, June 17, 2024.

The Village of Lake Zurich is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations so that they can observe and participate in this meeting, or who have questions regarding the accessibility of the meeting or the Village's facilities, should contact the Village's ADA Coordinator at 847.438.5141 (TDD 847.438.2349) promptly to allow the Village to make reasonable accommodations for those individuals.

**\*Agenda posted on May 29, 2024.**