

# VILLAGE OF LAKE ZURICH

Board of Trustees  
70 East Main Street



Monday, July 1, 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. **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 June 17, 2024**
- B. **Approval of Semi-Monthly Warrant Register Dated July 1, 2024, Totaling \$1,054,269.37**
- C. **Approval of Minutes from the Village Board Executive Session on May 6, 2024**
- D. **Ordinance Granting a Special Use Permit for Lake County Barbell at 290 Telser Road (Assign Ord. #2024-07-574)**

**Summary:** Mr. Nicholas Nastruz, the applicant, requests approval for a Special Use Permit to operate a physical fitness facility within the industrial park for the property located at 290 Telser Road. Mr. Nastruz is the owner and operator of Lake County Barbell and has been operating at 890 South Rand Road since

2022. The applicant intends to lease the subject property to operate a private membership gym 24 hours a day, 7 days a week, with primary business hours from 7:00 am – 12:00 pm. The Planning and Zoning Commission held a public hearing on June 19, 2024, to consider this request and voted 7-0 to recommend approval.

**E. Full Release of Letter of Credit for Life Time at 400 North Rand Road**

**Summary:** Life Time provided a guarantee of site improvements in the form of a Letter of Credit for \$2,253,433.05 as a performance and payment security for site work at its facility. This includes excavation and grading improvements, water main and sanitary sewer improvements, stormwater management facilities, soil erosion and sediment control, and off-site improvements on Old Rand Road and Golfview Road. These improvements have been successfully completed and inspected.

**F. Resolution Approving the Sale of Property and Authorizing Execution of Sale Contract for 32 and 36 Mionske Drive in the Amount of \$87,000 (Assign Reso. #2024-07-089)**

**Summary:** Roca Builders requests to purchase 32 and 36 Mionske Drive from the Village for the purpose of building one single-family residence on each lot, to be built within two years of closing.

**G. Ordinance Amending Title 3 of Chapter 3 of the Village of Lake Zurich Municipal Code to Increase Authorized Class A-1 Full-Service Restaurant and Class-V Video Gaming Liquor Licenses for Playoffs Bar & Grill Located at 884 South Rand Road Unit H (Assign Ord. #2024-07-575)**

**Summary:** CDT Enterprises, doing business as Playoffs Bar & Grill at 884 South Rand Road, requests full-service Class-A1 liquor and Class-V video gaming licenses for the dispensing of alcoholic beverages inside and in the patio area outside of the establishment. The restaurant is expected to be open in quarter 3 of 2024.

**H. Intergovernmental Agreement between the Lake County Stormwater Management Commission and the Village of Lake Zurich for the North Branch Buffalo Creek Improvements at Bristol Trails Park**

**Summary:** The Village and the Lake County SMC seek a partnership on a stormwater infrastructure project to resolve drainage and flooding-related issues impacting the areas tributary to Buffalo Creek by, among other things, applying for support via the State Department of Commerce and Economic Opportunity Stormwater Capital Improvement Program. In May 2024, Lake County SMC unanimously approved grant proceeds through this State program in the amount of \$494,000 with a Village match of \$66,337.50.

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

## 6. NEW BUSINESS

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

### A. **Waiving of the Competitive Bid Process and Approval of Agreement with Pirtano Construction for Emergency Main Street Storm Sewer Repairs in the Amount Not-to-Exceed \$174,071.19 (Trustee Euker)**

**Summary:** On June 22, 2024, a storm occurred late Saturday evening into the early Sunday morning of June 23 that brought severe thunderstorms and flash flooding with the Lake Zurich rain gauge recording 3.96" of rain.

In the early morning of Sunday, June 23, 2024, a section of the Village's storm sewer line backed up, causing the roadway to heave upwards. This section of storm sewer is located on West Main Street between Mionske Drive and Lake Street, adjacent to the Promenade.

Given the contributing factors of the amount of rain that fell, the duration of the event, the lake level, and the age of the infrastructure, Staff suspects the pressure from that water may have caused the pipe to fail, resulting in a collapse underneath the roadway.

In an effort to mobilize for emergency repairs to be finalized before the July 4<sup>th</sup> holiday, Staff recommends emergency approval with Pirtano Construction to replace approximately 350 feet of storm sewer in the subject area with watermain quality pipe with pressure tight seals.

**Recommended Action:** A motion to waive the competitive bid process and approve an agreement with Pirtano Construction for emergency Main Street storm sewer repairs in the amount not-to-exceed \$174,071.19.

## 7. PRESIDENT'S REPORT / COMMUNITY UPDATE

## 8. TRUSTEE REPORTS

## 9. VILLAGE STAFF REPORTS

## 10. ADJOURNMENT

The next regularly scheduled Village Board meeting is on Monday, July 15, 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 June 26, 2024.**