

# VILLAGE OF LAKE ZURICH

Board of Trustees  
70 East Main Street



Monday, July 6, 2020 7:00 p.m.

## AGENDA

1. **CALL TO ORDER**

2. **ROLL CALL:** Mayor Thomas Poynton, Trustee Jim Beaudoin, Trustee Mary Beth Euker, Trustee Janice Gannon, Trustee Marc Spacone, Trustee Jonathan Sprawka, Trustee Greg Weider.

3. **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).

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

(This is an opportunity for the Mayor to report on matters of interest to the Village.)

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 member of the Board).

A. **Approval of Minutes of the Village Board Meeting, June 15, 2020**

B. **Approval of Semi-Monthly Warrant Register Dated July 6, 2020 Totaling \$901,988.11**

C. **Full Release of Letter of Credit in the Amount of \$16,422.60 to Life Storage at 300 East Route 22**

**Summary:** Life Storage has requested full release of the remaining letter of credit that was being retained for a two-year maintenance guarantee. Staff has reviewed the site and performed a final inspection, finding that there are no outstanding issues.

**D. Agreement with Peter Baker & Son Company for Purchase of Asphalt Materials in the Amount Not-to-Exceed \$40,000**

**Summary:** The 2020 budget includes \$40,000 in the Non-Home Rule Sales Tax Fund for asphalt materials used for patching repairs by Public Works. A bid opening occurred on June 19, 2020, with three bids received. Peter Baker & Son Company of Lake Bluff, IL is the lowest responsible bid.

**E. Ordinance Approving a Special Use Permit to Allow Outdoor Seating, Indoor Live Entertainment and Small Group Instructions for Crafts and Related Activities for Stompin' Grounds Café' at 64 North Old Rand Road (Assign Ord. #2020-07-369)**

**Summary:** Stompin' Grounds Café has filed a zoning application for the property at 64 North Old Rand Road seeking a Special Use Permit for land uses accessory to a permitted eating place. The property is located within the Village's B-2 Central Business District within the Alpine Shopping Center. The Planning and Zoning Commission held a public hearing on June 17, 2020 and voted 7-0 in favor of recommending approval of this Special Use Permit.

**F. Ordinance Amending Title 3 of Chapter 3 of the Village of Lake Zurich Municipal Code to Increase Authorized Class W Liquor Licenses for Akhando Hum Inc. DBA/ Stompin' Grounds Café at 64 North Old Rand Road and Revoking Class A and Class V Liquor Licenses for Molly's Pancakes at 572 West Route 22 (Assign Ord. #2020-07-370)**

**Summary:** Stompin' Grounds Café at 64 North Old Rand Road is requesting a *Class W – Boutique Restaurant Wine and Sparking Alcoholic Beverage* liquor license from the Village that will allow on-premises consumption and retail sale for off-premises consumption of wine and sparkling alcoholic beverages subject to imposed restrictions. This Ordinance also revokes Class A and Class V liquor licenses that were previously issued to Molly's Pancakes, which has now closed their facility at 572 West Route 22.

**G. Ordinance Approving a Special Use Permit to Allow the Operation of a Veterinary Clinic for Companion Animal Hospital at 917 South Rand Road (Assign Ord. #2020-07-371)**

**Summary:** JAS Development has filed a zoning application for the property at 917 South Rand Road seeking a Special Use Permit for the operation of a veterinary clinic at 917 South Rand Road, within the B-3 Regional Shopping District. The Planning and Zoning Commission held a public hearing on June 17, 2020 and voted 7-0 in favor of recommending approval of this Special Use Permit.

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

**6. OLD BUSINESS**

(This agenda item includes matters for action by the Board of Trustees.)

None at this time.

## 7. NEW BUSINESS

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

### A. **Ordinance Approving a Special Use Permit for a Planned Unit Development, Amending Chapters 4 and 7 of the Village of Lake Zurich Zoning Code and Granting Special Use Permit Approval for Various Uses at the Former Bank of America Property at 23 and 35 West Main Street and 22 and 28 Park Avenue (Assign Ord. #2020-07-372) (Trustee Beaudoin)**

**Summary:** Vela Carina LLC, represented by Don and Cindy Malin, are the current owners of the subject property and have filed a zoning application for a proposed redevelopment. They are proposing to demolish the interior and reconfigure it as a multi-tenant commercial retail building. The applicants are proposing to redevelop the property with a variety of approved special uses. The property is located within the B-2 Central Business District, the DR Downtown Redevelopment Overlay District, and the R-5 Single-Family Residential District.

The applicants are requesting Zoning Code text amendments to allow for the land use of theatrical productions (not including motion picture movies) and drive-through facilities accessory to permitted eating places. Other special uses requested for approval include commercial photography and commercial art / graphic design, micro-brewery and tasting rooms, salon / spa, outdoor seating, and live entertainment including outdoor entertainment such as outdoor lawn bowling, volleyball, bocce ball courts, shuffle board courts, and miniature golf.

The Planning and Zoning Commission held a virtual public hearing on May 20, 2020 to consider this zoning application and voted 7-0 in favor of recommending approval of the project.

**Recommended Action:** A motion to approve Ordinance #2020-07-372 Approving a Special Use Permit for a Planned Unit Development, Amending Chapters 4 and 7 of the Village of Lake Zurich Zoning Code and Granting Special Use Permit Approval for Various Uses at the Former Bank of America Property at 23 and 35 West Main Street and 22 and 28 Park Avenue.

### B. **Courtesy Review for Proposed Redevelopment of 265 North Rand Road with a New Building Containing a Restaurant with Outdoor Seating on a Portion of the Lower Level and Two Resident Units on the 2<sup>nd</sup> Floor (Trustee Beaudoin)**

**Summary:** Mr. Solowiej is proposing the redevelopment of the property at 265 North Rand Road, commonly referred to as “Joe’s Barbershop.” This property has remained vacant for years and has been marketed since early 2020 for various commercial uses. The property is currently zoned with the R-5 Single-Family Residential District and is surrounded by residential uses to the north, east and south. The development proposal involves a change in zoning use and an increase in the intensity of use of the property.

The developer proposes to demolish the existing building and redevelop the site with a new building containing a restaurant/deli with outdoor seating on a portion of the lower level and two 2<sup>nd</sup> floor residential units above. The new 2-story, 3,325 square foot masonry building is proposed to be located outside of any required yards on the property – 50 feet from Rand Road, and 30 feet from Sunrise Court. The patio will be located on the south side of the building, and be partially covered by the 2<sup>nd</sup> story portion of the building. The project will provide for 15 off-street parking spaces on the property.

The developer has indicated that if positive feedback on the proposed development is provided by the Village Board, they will move forward with a formal application for a future public hearing at the Planning and Zoning Commission.

**Recommended Action:** This is a non-voting item at this time. The developer and Staff seek to understand the Village Board's preferences towards the proposed development and highlight any areas of concern to the applicant.

**C. Presentation from Prairieland Disposal of Lake Barrington on Solid Waste Hauling Contract Proposal (Trustee Spacone)**

**Summary:** The Village's existing contract with Waste Management for solid waste hauling services is expiring on August 31, 2020 after an extension on the original contract from 2008. To gauge the competitiveness of the solid waste hauling market, on February 7, 2020 the Village issued a multi-jurisdictional request for proposals for solid waste collection services in partnership with Wauconda, Island Lake, Tower Lakes, and Deer Park. Four proposals were received on May 27, 2020.

After much review and discussion, the villages of Lake Zurich and Wauconda are recommending a joint-municipal contract with Prairieland Disposal. Deer Park has decided to extend their existing contract with Groot. Island Lake and Tower Lakes have decided to pursue individual contracts directly with Prairieland Disposal. Lake Zurich and Wauconda anticipate future strategic advantages that come from a joint-contract between both towns, which together comprise over 11,000 housing units and a combined population of over 33,000 residents.

Prairieland Disposal is a family-owned company based out of Lake Barrington that services Lake, McHenry, Cook, and Boone counties. A few of their existing municipal clients include Barrington Hills, McHenry, Crystal Lake, Richmond, Fox River Grove, and Barrington, all of which have provided highly positive references on the companies' customer service and reliability.

In regards to Lake Zurich specifically, the proposal from Prairieland was the most competitive package. It is the only proposal that had prices decreasing from existing Lake Zurich rates. All other services stay the same including an eight week leaf vacuuming program beginning in mid-October and once-per-week unlimited yard waste collection with no stickers needed from April 1 to mid-December. Prairieland is also offering a 10% senior discount for all customers 65 years of age or older. The company is also offering a service enhancement for

Lake Zurich residents in the form of an electronic waste curbside collection event free of charge for residents once per year.

Prairieland is well equipped to handle a transition this autumn in regards to the curbside collection of refuse, recycling, yard waste, food organics, and electronics as well as a local drop-off center in Lake Barrington. Prairieland Vice President Steve Schweinsberg will provide an introduction and review of their proposal for Lake Zurich.

**Recommended Action:** This is a non-voting item at this time. Pending Village Board direction, a formal vote on a waste hauling contract with Prairieland can be expected at the Village Board meeting on August 3, 2020.

**D. Presentation of Results and Highlights from Phase 2 Community Engagement Effort on Future Lake Zurich Investment** (Mayor Poynton)

**Summary:** In recent years, the Village has made strong progress sustaining and improving our financial sustainability while continuing to better the community with enhancements to public safety, infrastructure investment, new business attraction, and community events. However, there are several long-term infrastructure projects facing the Village that necessitate a larger discussion.

At the beginning on March 2020, the Village Board approved an agreement with EO Sullivan to facilitate community engagement efforts regarding future building options and various funding mechanisms for the Paulus Park Barn and Fire Station #1 on Buesching Road, two municipal facilities that require attention and investment.

During June 2020, the Village conducted multiple virtual community engagement sessions. 130 community members participated with 62 providing written responses. EO Sullivan will present the results of the Phase 2 engagement effort and provide a summary of key highlights and next steps.

**Recommended Action:** This is a non-voting item. Staff and consultants seek to engage the Board on feedback results and receive input for the remaining phases of the project.

**8. TRUSTEE REPORTS**

(This is an opportunity for Trustees to report on matters of interest to the Board of Trustees.)

**9. VILLAGE MANAGER'S REPORT**

(This is an opportunity for the Village Manager to report on matters of interest to the Board of Trustees.)

**10. DEPARTMENT HEAD REPORTS**

(This is an opportunity for department heads to report on matters of interest to the Board of Trustees.)

## 11. ADJOURNMENT

(Next regularly scheduled Village Board meeting on Monday, July 20, 2020)

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.