

VILLAGE OF LAKE ZURICH

Board of Trustees
70 East Main Street



Monday, November 21, 2016 7:00 p.m.

AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL:** Mayor Thomas Poynton, Trustee Jim Beaudoin, Trustee Jeff Halen, Trustee John Shaw, Trustee Marc Spacone, Trustee Jonathan Sprawka, Trustee Dan Stanovich.
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.)
5. **PRESIDENT'S REPORT / COMMUNITY UPDATE**
(This is an opportunity for the Mayor to report on matters of interest to the Village.)
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 member of the Board)

- A. **Approval of Minutes of the Village Board Meeting, November 7, 2016**
- B. **Semi-Monthly Warrant Register Dated November 21, 2016 Totaling \$496,451.57**
- C. **Letter of Credit Reduction to \$16,128 for Tuf-Tite at 1200 Flex Court**

Summary: Tuf-Tite has requested a reduction of the letter of credit for the recent expansion of 1200 Flex Court in the Lake Zurich Industrial Park. Staff recommends the letter of credit be reduced from \$161,281 to a remaining 10% escrow of \$16,128 as a maintenance guarantee to be held for one year from the date of occupancy.

D. Intergovernmental Agreement with the Village of Island Lake for Utilization of Firearms Training Range

Summary: The Island Lake Police Department has requested permission to utilize Lake Zurich's firearms range for training. The proposed agreement will allow Island Lake to use the range while indemnifying and setting minimum insurance coverage to protect Lake Zurich.

E. Resolution Urging the General Assembly and Governor to Refrain from Reducing State-Collected Local Government Revenues (Assign Reso #2016-11-6E)

Summary: The Village seeks to join a collective of municipalities across Illinois to formally urge elected officials in Springfield to refrain from any actions that would result in a reduction in shared revenues. Upon approval, the proposed resolution will be sent to the Governor, Senate President, Senate Minority Leader, House Speaker, House Minority Leader, and the Illinois Municipal League.

Recommended Action: Motion to approve the Consent Agenda as presented. (Roll Call Vote)

7. OLD BUSINESS

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

None at this time.

8. NEW BUSINESS

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

A. Resolution Appointing Siemens Industries, Inc. to Conduct an Investment Grade Energy Audit of Municipal Infrastructure (Assign Reso #2016-11-8A) (Trustee Stanovich)

Summary: An analysis of water billings indicates that 20% of water production is not registered by residential and commercial water meters. A system-wide leak detection has not revealed significant leaks that account for the loss of unbilled water. On June 11, 2016 an Energy Audit and Performance Contracting RFP was issued by the Village and responses evaluated. A system-wide replacement of water meters is envisioned to ensure fair and equitable billing of water consumed. Additional operational and energy savings are sought to ensure long-term sustainability of municipal infrastructure. Staff requests Village Board consideration of a resolution appointing and authorizing Siemens Industry, Inc. as the vendor to perform the investment grade energy audit as the next step in developing innovative energy conservation measures leading to consideration of a performance contract.

Recommended Action: A motion to approve Resolution # 2016-11-8A appointing Siemens Industries, Inc. to Conduct an Investment Grade Energy Audit of Municipal Infrastructure.

- B. Ordinance Approving a Redevelopment Agreement by and between the Village of Lake Zurich and Bloomingdale 6, LLC for Redevelopment of 1.355+/- Acres at Northwest Corner of Main Street and Old Rand Road in Downtown Lake Zurich (Assign Ord. #2016-11-155) (Trustee Sprawka)**

Summary: The Village currently owns and maintains the portion of Block C that is subject to the proposed redevelopment agreement with Bloomingdale 6 LLC. This property is located within the Downtown TIF #2 district. The developer has demonstrated that it can only feasibly develop the property with incentives provided through the TIF district. The agreement proposes to convey the property to the developer and set the terms and conditions for the provision of certain other development incentives to enable the project to be completed to the satisfaction of the Village.

Recommended Action: A motion to approve Ordinance #2016-11-155 Approving a Redevelopment Agreement by and between the Village of Lake Zurich and Bloomingdale 6, LLC for Redevelopment of 1.355+/- Acres at Northwest Corner of Main Street and Old Rand Road in Downtown Lake Zurich.

- C. Ordinance Granting Approval for a Planned Unit Development, Plat of Subdivision, Plat of Easement, and Exceptions to the Zoning and Land Development Code for Downtown Block C Streets of Somerset (Assign Ord. #2016-11-156) (Trustee Sprawka)**

Summary: Bloomingdale 6 LLC has filed a development application for the Block C property located on the northwest corner of North Old Rand Road and West Main Street. The proposed development consists of two residential buildings containing a total of 48 apartment units of which 36 are to be two-bedroom units and 12 are to be one-bedroom units. The developer also proposes to complete a number of public and private streetscape and landscape improvements as part of the development.

The Planning and Zoning Commission (PZC) held a public hearing on October 26, 2016 to consider the application and voted 7-0 in favor of recommending approval for a Planned Unit Development and plat of subdivision, subject to a condition that the parking ratio being adjusted from the Code requirement of 1.2 spaces per dwelling unit, to 2.0 spaces per dwelling unit.

Recommended Action: A motion to approve Ordinance #2016-11-156 Granting Approval for a Planned Unit Development, Plat of Subdivision, Plat of Easement, and Exceptions to the Zoning and Land Development Code for Downtown Block C Streets of Somerset.

- D. Ordinance of the Village of Lake Zurich, Lake County, Illinois, to Set a Date for, and to Approve a Public Notice of a Public Hearing on the Village of Lake Zurich Redevelopment Plan and Project Rand Road TIF District**
(Assign Ord. #2016-11-157) (Trustee Beaudoin)

Summary: The state TIF Act requires the adoption of an ordinance setting the date for a public hearing when contemplating the creation of a new tax increment financing (TIF) district. Approval of the provided ordinance would schedule the public hearing for the proposed Rand Road TIF District for the January 16, 2017 board meeting.

Recommended Action: A motion to approve Ordinance #2016-11-157 of the Village of Lake Zurich, Lake County, Illinois, to set a Date for, and to approve a Public Notice of a Public Hearing on the Village of Lake Zurich Redevelopment Plan and Project Rand Road TIF District.

- E. Resolution of the Village of Lake Zurich, Lake County, Illinois to Induce the Redevelopment of Certain Property within a Proposed Redevelopment Project Area** (Assign Reso #2016-11-8E) (Trustee Beaudoin)

Summary: The state TIF Act requires the adoption of a resolution “inducing” the redevelopment of properties within the proposed redevelopment project area of a new tax increment financing (TIF) district. Approval of the provided resolution would make redevelopment costs incurred by the Village or the developer of the Kmart site eligible for future TIF reimbursement, should the proposed Rand Road TIF district be established. The inducement resolution does not commit the Village to creating the TIF at this time, nor does it commit to reimbursing the developer for any specific redevelopment cost.

Recommended Action: A motion to approve Resolution #2016-11-8E of the Village of Lake Zurich, Lake County, Illinois to Induce the Redevelopment of Certain Property within a Proposed Redevelopment Project Area.

9. TRUSTEE REPORTS

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

10. VILLAGE MANAGER’S REPORT

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

A. Monthly Data Metric Reports

11. ATTORNEY’S REPORT

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

12. DEPARTMENT HEAD REPORTS

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

13. ADJOURNMENT

(Next regularly scheduled Village Board meeting on Monday, December 5, 2016)

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.