

VILLAGE OF LAKE ZURICH

Board of Trustees
70 East Main Street



Monday, April 16, 2018 7:00 p.m.

AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL:** Mayor Thomas Poynton, Trustee Jim Beaudoin, Trustee Mary Beth Euker, Trustee John Shaw, Trustee Marc Spacone, Trustee Jonathan Sprawka, Trustee Greg Weider.
3. **PLEDGE OF ALLEGIANCE**
4. **APPOINTMENTS & RECOGNITION / PROCLAMATIONS**
 - A. **Fire Department Promotions**
 - Deputy Chief John Kelly
 - Division Chief David Pilgard
 - Captain Joe Christopherson
 - Lieutenant Benny Yee
 - B. **Proclamation Declaring April 23 – 27, 2018 as Distracted Driving Awareness Week**
5. **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.)
6. **PRESIDENT'S REPORT / COMMUNITY UPDATE**

(This is an opportunity for the Mayor to report on matters of interest to the Village.)
7. **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, April 2, 2018**

B. Semi-Monthly Warrant Register Dated April 16, 2018 Totaling \$692,739.49

C. Agreement with State Industrial Products for Sanitary Sewer Hydrogen Sulfide Reduction Program in an Amount Not-to-Exceed \$43,488

Summary: The FY 2018 budget includes \$62,670 in the Water/Sewer Fund for a hydrogen sulfide reduction program that will reduce the speed of underground infrastructure corrosion, thereby extending the life of the Village's sanitary sewer system. Hydrogen sulfide commonly forms in sanitary sewers and results in a sulfuric acid that is corrosive to certain materials such as concrete and steel.

D. Agreement with Metropolitan Pump Company for Replacement Control Panel at the Knollwood Sanitary Sewer Lift Station for an Amount Not-to-Exceed \$53,892

Summary: The FY 2018 budget includes \$55,000 in the Water/Sewer Fund for Knollwood lift station improvements. The existing control panel on this lift station was installed in 1996 and is at the end of its useful life. Metropolitan Pump Company is the sole source vendor for the specific control the Village has been utilizing in recent lift station upgrades to achieve standardization of equipment.

E. Agreement with Berger Excavating Contractors for Buffalo Creek Lift Station Replacement in the Amount Not-to-Exceed \$632,909

Summary: The FY 2018 budget includes \$650,000 in the Water/Sewer Fund for lift station upgrades and replacements. The Buffalo Creek lift station has been in operation since the 1970's and has reached the end of its service life. Staff proposes to decommission the existing lift station and construct a new lift station 250 feet to the north, east of Old Mill Grove and across from Harvest Drive. A bid opening on March 21, 2018 resulted in five bids with Staff recommending Berger Excavating Contractors with a total project expenditure with contingency and engineering not-to-exceed \$632,909.

F. Special Event Approval for Lake Zurich Girls Track and Field Team Picnic at Paulus Park on Saturday, April 28, 2018

Summary: The Lake Zurich High School girls track and field team is requesting permission to have an end-of-season picnic at Paulus Park on April 28, 2018 from 3:00 pm to 5:30 pm. Anticipated attendance is greater than 100 people. The Parks and Recreation Advisory Board recommends approval of this event.

G. Agreement with Layne Christensen Company for Preventative Maintenance on Well #7 in the Amount Not-to-Exceed \$136,000

Summary: The FY 2018 budget includes \$136,000 in the Water/Sewer Fund for well maintenance. The Village has a five-year service agreement until December 31, 2021 with Layne Christensen for well and pump maintenance. Well #7 maintenance will include cleaning and inspecting 938 feet of column pipe, replacement of pipe if necessary, and servicing of the submersible well motor.

H. Agreement with Schroeder and Schroeder for the 2018 Concrete Curb and Sidewalk Program in the Amount Not-to-Exceed \$150,000

Summary: The FY 2018 budget includes \$100,000 in the Non-Home Rule Sales Tax Fund and \$50,000 in the Motor Fuel Tax Fund for concrete curb and sidewalk repairs. The Village coordinates this bid with the Municipal Partnership Initiative for more competitive per-unit prices. Schroeder and Schroeder was the winner of the March 16, 2016 bid and has extended its pricing for a third consecutive year to Lake Zurich.

I. Ordinance Granting Approval for a Planned Unit Development, Development Concept and Final Plan, and Modifications to the Building Regulations and Zoning Code for Iverhouse Residence at 20 South Rand Road (Assign Ord. #2018-4-251)

Summary: The owners of the property at 20 South Rand Road have filed a zoning application to construct a detached garage within an R-5 Single Family Residential District. The Applicants require zoning relief for the garage setback requirements, the minimum landscaped surface area, maximum allowed accessory structure floor area and interior yard fence height. The Planning and Zoning Commission held a public hearing on October 18, 2017 and voted 5-0 in favor of recommending approval of the Special Use Permit to allow for a PUD with modifications to the zoning code.

J. Ordinance Approving a Final Plat of Resubdivision for Lot 1, Kroll's Second Subdivision Road for Roca Builders at 1060 Honey Lake Road (Assign Ord. #2018-4-252)

Summary: The owner of the property at 1060 Honey Lake Road has filed a zoning application requesting Final Plat Approval for the Resubdivision of Lot 1 in Kroll's Second Subdivision in the Lake Zurich Heights neighborhood within an R-5 Single Family Residential District. The Applicant proposes to subdivide the existing lot into two lots to construct two new single-family houses. The Planning and Zoning Commission held a public hearing on March 21, 2018 and voted 6-0 in favor of recommending approval of this request to create two conforming R-5 Single Family Residential lots.

K. Ordinance Granting Final Plan Approval for a Planned Unit Development Gasoline Service Station for True North Energy at 449 South Rand Road (Assign Ord. #2018-4-253)

Summary: Truenorth Energy has filed a zoning application requesting approval of a Final Plan for a Planned Unit Development to construct a gas station and convenience store at 449 South Rand Road on the northwest corner of Route 22 and Rand Road within the B-3 Regional Shopping District. The proposal includes a 3,500 square foot convenience store and six fuel dispensing units with the ability to fuel 12 vehicles, operated 24-hours a day, 7 days a week. On January 2, 2018, the Applicant was granted Development Concept Plan approval by the Village Board and on March 21, 2018, the Planning and Zoning Commission held a public

meeting, voting 6-0 in favor of recommending approval of the final plan subject to the conditions outlined in the proposed Ordinance.

L. Ordinance Amending Title 3 of Chapter 3 of the Village of Lake Zurich Municipal Code to Amend Authorized Liquor Licenses (Assign Ord. #2018-4-254)

Summary: The Hungry Mule will be opening and has requested a Class A liquor license which authorizes a Restaurant Full Service license for the retail sale of alcoholic beverages for on-premises and off-premises consumption when such sales are incidental to and complementary to the sale and service of food. The proposed Ordinance will also formally revoke the previous Class A-1 liquor license held by Rock 'N Ribs.

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

8. OLD BUSINESS

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

A. Ordinance of the Village of Lake Zurich, Lake County, Illinois, Approving the Village of Lake Zurich Redevelopment Plan and Project for Rand Road TIF District (Assign Ord. #2017-4-188) (Trustee Beaudoin)

B. Ordinance of the Village of Lake Zurich, Lake County, Illinois, Designating the Proposed Rand Road Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act (Assign Ord. #2017-4-189)

C. Ordinance of the Village of Lake Zurich, Lake County, Illinois, Adopting Tax Increment Allocation Financing for the Rand Road Redevelopment Project Area (Assign Ord. #2017-4-190)

Summary: The State of Illinois Tax Increment Finance Act requires the approval of three ordinances that would establish a new tax increment financing (TIF) district for the Rand Road corridor, centered on the former Kmart site and the surrounding area. The goal of this proposed TIF district are to eliminate blight conditions, to enhance the tax base for all taxing districts by encouraging private sector investment, and to preserve and enhance the value of properties, all in accordance with the TIF Act.

The three proposed ordinances would adopt the Redevelopment Plan prepared by Kane McKenna, define the boundary of the proposed TIF district, and establish the new TIF district to authorize the reimbursement of eligible infrastructure, public improvements, and redevelopment costs.

The TIF district establishes a long-term funding mechanism for eligible improvements within the defined corridor. Creation of the TIF district does not obligate the Village in any way to issuing bonds, incurring debt or funding any specific projects. Staff recommend taking a "pay as you go" approach, committing resources to projects as the district generates TIF increment revenue.

On December 15, 2016, the TIF Joint Review Board unanimously recommended approval that the Village Board proceed with implementing the proposed TIF District. On January 16, 2017, the Village Board conducted a public hearing on the proposed TIF District in accordance with the TIF Act requirements. On April 3, 2017, the Village Board introduced the three TIF ordinances but no action was taken at that time. Action is now being requested to finish the TIF setup process.

Recommended Action #1: A motion to approve Ordinance #2017-4-188 of the Village of Lake Zurich, Lake County, Illinois, Approving the Village of Lake Zurich Redevelopment Plan and Project for Rand Road TIF District.

Recommended Action #2: A motion to approve Ordinance #2017-4-189 of the Village of Lake Zurich, Lake County, Illinois, Designating the Proposed Rand Road Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act.

Recommended Action #3: A motion to approve Ordinance #2017-4-190 Ordinance of the Village of Lake Zurich, Lake County, Illinois, Adopting Tax Increment Allocation Financing for the Rand Road Redevelopment Project Area.

9. NEW BUSINESS

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

None at this time.

10. TRUSTEE REPORTS

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

11. 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

12. ATTORNEY'S REPORT

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

13. DEPARTMENT HEAD REPORTS

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

14. 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

- 5 ILCS 120/2 (c) (12) establish reserves or settle claims
- 5 ILCS 120/2 (c) (1) appointment, employment, compensation, discipline, performance or dismissal of specific employees

15. **ADJOURNMENT**

(Next regularly scheduled Village Board meeting on Monday, May 7, 2018)

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.