

APPROVED MINUTES  
VILLAGE OF LAKE ZURICH

Board of Trustees  
70 East Main Street



Monday, November 21, 2022 7:00 p.m.

1. **CALL TO ORDER** by Mayor Thomas M. Poynton at 7.00pm.
2. **ROLL CALL:** Mayor Thomas Poynton, Trustee Dan Bobrowski, Trustee Mary Beth Euker, Trustee Marc Spacone, Trustee Jonathan Sprawka, Trustee Greg Weider. Trustee Janice Gannon was absent and excused. Also in attendance: Village Manager Ray Keller, Atty. Mallory Milluzzi, Management Services Dir. Michael Duebner, Deputy Police Chief Dave Anderson.
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENT**  
There was none.
5. **PUBLIC HEARING FOR PROPOSED VILLAGE OF LAKE ZURICH REDEVELOPMENT PLAN AND PROJECT FOR AN INDUSTRIAL PARK TAX INCREMENT FINANCE DISTRICT**

**Summary:** This public hearing has been scheduled for November 21, 2022 to consider approval of the proposed Industrial Park Redevelopment Project Area TIF District. The proposed Project Area consists of 409 acres generally bounded by Route 22 on the south, consisting of property along the north side of Route 22 and located on Oakwood Road, Rose Road, Ensell Road, and Telser Road.

The objectives of the proposed TIF District are to reduce blighting conditions, to enhance the tax base of the Village and other affected taxing districts by encouraging private investment within the industrial park, and to preserve and enhance the value of properties located within and nearby the proposed TIF boundaries. This TIF district is intended to primarily focus on aging infrastructure in the industrial park that will need replaced in the coming years, as well as future economic development opportunities.

The TIF District Joint Review Board (JRB) reviewed the proposed Project Area and Redevelopment Plan during the October 21, 2022 JRB meeting. The JRB includes representatives from certain taxing districts that receives property taxes from parcels in the industrial park, as required by the State of Illinois TIF Act. The JRB unanimously recommended approval to the Village Board that an industrial TIF district as proposed would stimulate new economic development and infrastructure investment, ultimately benefiting all local governments and the community as a whole.

**Recommended Action #1:** A motion was made by Trustee Sprawka, seconded by Trustee Weider, to open the Public Hearing for the proposed Industrial Park TIF District and receive into record public comments.

AYES: 5, NAYS: 0, ABSENT: 1.

MOTION CARRIED. VOICE VOTE.

The Public Hearing opened at 7.05pm.

**PUBLIC COMMENT.**

There was none at that time.

Lee Brown, Teska Associates, gave a brief PowerPoint presentation of the proposed TIF #4 and he answered the Board's questions.

Mayor Poynton asked again if there were any public comments.

Robert Mussen, Rt 22, asked if there were maps of the area involved and the Mayor shared his handout. Village Manager Keller explained the procedure.

**Recommended Action #2:** A motion was made by Mayor Poynton, seconded by Trustee Sprawka, to close the Public Hearing for the proposed Industrial Park TIF District.

AYES: 5, NAYS: 0, ABSENT: 1.

MOTION CARRIED. VOICE VOTE.

The Public Hearing closed at 7.25pm.

**6. CONSENT AGENDA**

A. Approval of Minutes of the Village Board Meeting, November 7, 2022

B. Approval of Semi-Monthly Warrant Register Dated November 21, 2022 Totaling \$2,898,170.75

**Recommended Action:** A motion was made by Trustee Weider, seconded by Trustee Sprawka, to approve the Consent Agenda as presented.

AYES: 5 Trustees Bobrowski, Euker, Spacone, Sprawka, Weider.

NAYS: 0

ABSENT: 1 Trustee Gannon.

MOTION CARRIED.

**7. NEW BUSINESS**

None at this time.

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

Mayor Poynton reminded residents about Miracle on Main Street on Saturday, December 3<sup>rd</sup> from 3-6.30pm

**9. TRUSTEE REPORTS**

There were none.

**10. VILLAGE STAFF REPORTS**

A. Monthly Data Metric Reports

**11. ADJOURNMENT**

Motion to adjourn the meeting was made by Trustee Spacone, seconded by Trustee Sprawka.

AYES: 5 Trustees Bobrowski, Euker, Spacone, Sprawka, Weider.

NAYS: 0

ABSENT: 1 Trustee Gannon.

MOTION CARRIED.

The meeting adjourned at 7.28pm.

Respectfully submitted:

Kathleen Johnson, Village Clerk.

Approved by:

TM Poynton  
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Mayor Thomas M. Poynton

12-5-2022  
Date

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