

VILLAGE OF LAKE ZURICH

Board of Trustees
70 East Main Street



Tuesday, January 3, 2023 7:00 p.m.

AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL:** Mayor Thomas Poynton, Trustee Dan Bobrowski, Trustee Mary Beth Euker, Trustee Janice Gannon, Trustee Marc Spacone, Trustee Jonathan Sprawka, Trustee Greg Weider.
3. **PLEDGE OF ALLEGIANCE**
4. **PRESIDENT'S REPORT / COMMUNITY UPDATE**
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. Public Comment is limited to 30 minutes total and up to 5 minutes per speaker.
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, December 5, 2022**
 - B. **Ratification of Semi-Monthly Warrant Register Dated December 19, 2022 Totaling \$636,523.72**
 - C. **Approval of Semi-Monthly Warrant Register Dated January 3, 2023 Totaling \$773,478.11**

D. Agreement with Midwest Salt for Purchase of Bulk Water Conditioning Salt in the Amount Not-to-Exceed \$155,000

Summary: The FY 2023 budget includes \$155,000 for this purchase. Lake Zurich's existing contract with Midwest Salt for water conditioning salt expires on December 31, 2022. As in years past, Staff solicited the bulk water conditioning salt suppliers in the area and recommends another contract with Midwest Salt that will expire on December 31, 2023.

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

7. OLD BUSINESS

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

A. Ordinance Granting Approval of a Planned Unit Development, Amendment to the Official Zoning Map, Preliminary Plat, Development Concept Plan, Special Use Permits and Modifications to the Zoning and Land Development Code for a Residential Subdivision by OSK Townhouse Development at 670 South Old Rand Road (Assign Ord. #2022-10-478) (Trustee Bobrowski)

Summary: OSK Capital Partners requests consideration of the proposed Planned Unit Development Ordinance to construct a new residential townhome subdivision at 670 South Old Rand Road.

The development proposal now includes 50 attached single-family townhouses in 12 separate buildings, including ten 4-unit buildings and two 5-unit buildings. The density of the development is now proposed at 5.37 units per acre. The original plan included 58 units or 6.32 units per acre.

After a Public Hearing on August 17, 2022, the Planning and Zoning Commission recommended approval of this development concept plan with conditions for approval included in the proposed Ordinance.

This development proposal was presented to the Village Board on October 3, 2022. Following the presentation by the Applicant and discussion of the proposed development, the Village Board voted to continue consideration of the proposed development to give the Applicant the opportunity to address the questions and comments of the Village Board and Staff with a revised proposal. Successive continuances were granted to January 3, 2023.

Recommended Actions: The Village Board has three options for this proposal:

- a) A motion to APPROVE Ordinance #2022-10-478 Granting Approval of a Planned Unit Development, Amendment to the Official Zoning Map, Preliminary Plat, Development Concept Plan, Special Use Permits and Modifications to the Zoning and Land Development Code for a Residential Subdivision by OSK Townhouse Development at 670 South Old Rand Road,

with or without additional modifications and conditions to be accepted by the applicant as a condition of such approval.

- b) A motion to DENY the application for approval of the requested zoning change, relief and approvals, or
- c) REFER THE APPLICATION BACK to the Planning and Zoning Commission for further consideration of all specified matters recommended by the Board of Trustees.

8. NEW BUSINESS

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

A. Three Ordinances Designating, Approving, and Adopting TIF District #4 to Facilitate Future Infrastructure Investment and Economic Development in the Lake Zurich Industrial Park (Trustee Sprawka)

Summary: In May 2022, the Lake Zurich Village Board approved a resolution of intent to proceed with the setup process for a potential TIF district in the industrial park. Throughout the summer of 2022, the Village worked with TIF consultants at Teska & Associates to complete the required eligibility report and redevelopment plan for this potential new TIF district.

The proposed TIF project area is a 409-acre site 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. This TIF district is primarily intended to fund aging infrastructure in the industrial park that will need replacement in the coming years, as well as future economic development opportunities.

In October 2022, the Lake Zurich TIF Joint Review Board reviewed the eligibility report and redevelopment plan, ultimately recommending approval of the proposed TIF district. The Joint Review Board agreed with the Village's assessment 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.

A public hearing for this proposed TIF District was held on November 21, 2022 and no objections were received. The three ordinances proposed for approval tonight will complete the TIF setup process.

Recommended Action: Three separate motions and votes are required to approve the following three ordinances.

- a) **Ordinance of the Village of Lake Zurich, Lake County, Illinois, Approving the Lake Zurich Industrial Center Tax Increment Financing Redevelopment Project Area Redevelopment Plan and Program** (Assign Ord. # 2023-01-491)

- b) **Ordinance of the Village of Lake Zurich, Lake County, Illinois, Designating the Proposed Village of Lake Zurich Industrial Center Tax Increment Financing District a Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act (Assign Ord. # 2023-01-492)**
- c) **Ordinance of the Village of Lake Zurich, Lake County, Illinois, Adopting Tax Increment Allocation Financing for the Village of Lake Zurich Industrial Center Tax Increment Financing District (Assign Ord. # 2023-01-493)**

B. Ordinance Amending Title 13 Entitled “Comprehensive Fee Schedule” of the Village of Lake Zurich Municipal Code to Amend Water and Sewer Delivery Fees (Assign Ord. #2023-01-494)

Summary: The 2023 budget includes \$5.5 million in capital investments comprised of the continuation of the sewer lining project, water main replacements, and other projects intended to support investment in the Main Street District. The Village-controlled portion of the water rate has not been adjusted since 2020.

The proposed rate increase of 5.2% of the Village-controlled portion changes it from \$14.40 to \$15.50 per 1,000 gallons of water consumption. The Lake County Treatment Charge is increasing from \$4.54 to \$4.68 per 1,000 gallons. The new combined total rate will be \$19.83 per 1,000 gallons for Lake Zurich residents with a minimum monthly bill of \$39.66. These new rates are effective January 1, 2023.

Recommended Action: A motion to approve Ordinance #2023-01-494 Amending Title 13 Entitled “Comprehensive Fee Schedule” of the Village of Lake Zurich Municipal Code to Amend Water and Sewer Delivery Fees.

9. TRUSTEE REPORTS

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

10. VILLAGE STAFF REPORTS

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

11. ADJOURNMENT

(Next regularly scheduled Village Board meeting on Monday, January 16, 2023)

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.