

APPROVED MINUTES
VILLAGE OF LAKE ZURICH
Board of Trustees
70 East Main Street



Tuesday, January 3, 2023 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 Janice Gannon, Trustee Jonathan Sprawka, Trustee Greg Weider. Trustee Marc Spacone was absent and excused. Also in attendance: Village Manager Ray Keller, Village Atty. Scott Uhler, Management Services Dir. Michael Duebner, Fire Chief Dave Pilgard, Police Chief Steve Husak, Dir. Of Community Development Sarosh Saher.
3. **PLEDGE OF ALLEGIANCE**
4. **PRESIDENT'S REPORT / COMMUNITY UPDATE**
 - A. **Oath of Office**

Firefighter / Paramedic Jacob Rowe: Chief Dave Pilgard introduced Mike Hilt, Commissioner of the Police and Fire Board and FF/PM Jacob Rowe. Chief Pilgard gave background information on FF/PM Rowe. Mike Hilt administered the Oath of Office and Mr. Rowe was pinned by his father.
5. **PUBLIC COMMENT**

Ken Voss, 590 Pheasant Ridge Dr., addressed the Board on his opposition to Agenda item 7A. (*see attached*)

Elise Hood, 739 Handley Court, addressed the Board on her opposition to Agenda item 7A.

Mark O'Rourke, 443 Farm Bridge, addressed the Board on his opposition to Agenda item 7A.
6. **CONSENT AGENDA**
 - 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 was made by Mayor Poynton, seconded by Trustee Sprawka, to approve the Consent Agenda as presented.

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

NAYS: 0

ABSENT: 1 Trustee Spacone.

MOTION CARRIED.

7. OLD BUSINESS

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 ORD. #2022-10-478**

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.

Dir. Of Community Development Sarosh Saher introduced Jodie McCarthy, Engineer, Manhard Consulting (Village engineers) and Lawrence Freeman, Atty. for OSK Capital Partners, LLC. Mr. Freeman stated that they had listened to the public comment at various meetings and had reduced the number of units. He then introduced the Architect who gave a short PowerPoint presentation of the changes which had been made since their last presentation. After the presentation Dir. Saher stated that a tree survey had not been turned in at this point. Ms. McCarthy addressed the Board meeting on the engineering issues around the wetlands and creek retaining wall. Dir. Saher said that the lack of parking at Building 7 did not meet code. The Board members then asked questions of the applicants and staff in the areas of density, parking, wetlands issues, and procedure for applicants if denied. The Mayor addressed some of the publics' comments from the Village's Facebook page. He then asked for feedback from the Board on the three motion choices which are recommended by the staff, and deny was the choice.

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
A motion was made by Trustee Bobrowski, seconded by Trustee Weider, to deny the application for approval of the requested zoning change, relief and approvals.
AYES: 5 Trustees Bobrowski, Euker, Gannon, Sprawka, Weider.
NAYS: 0
ABSENT: 1 Trustee Spacone.
MOTION CARRIED.
- 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

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

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.

Village Manager Ray Keller had no additional comments on the proposal. Mr. Keller thanked the Asst. to the Village Manager, Kyle Kordell, for his hard work on the TIF #4. There were no more comments from the Board.

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**
Ord. # 2023-01-491

A motion was made by Trustee Sprawka, seconded by Trustee Weider, to approve an 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. ORD 2023-01-491

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

NAYS: 0

ABSENT: 1 Trustee Spacone.

MOTION CARRIED.

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** ORD. # 2023-01-492

A motion was made by Trustee Sprawka, seconded by Trustee Euker, to approve 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 ORD. # 2023-01-492

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

NAYS: 0

ABSENT: 1 Trustee Spacone.

MOTION CARRIED.

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** ORD. # 2023-01-493

A motion was made by Trustee Sprawka, seconded by Trustee Euker, to approve 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 ORD. # 2023-01-493

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

NAYS: 0

ABSENT: 1 Trustee Spacone.

MOTION CARRIED.

B. **Ordinance Amending Title 13 Entitled "Comprehensive Fee Schedule" of the Village of Lake Zurich Municipal Code to Amend Water and Sewer Delivery Fees** 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.

Management Services Dir. Michael Duebner gave a PowerPoint presentation on the proposed increase. The Board had no questions.

Recommended Action: A motion was made by Sprawka, seconded by Trustee Weider, 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.

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

NAYS: 0

ABSENT: 1 Trustee Spacone.

MOTION CARRIED.

9. TRUSTEE REPORTS

There were none.

10. VILLAGE STAFF REPORTS

Chief Pilgard reported on an event on CPR open to the public will be held on February 11th.

11. ADJOURNMENT

A motion was made by Trustee Euker, seconded by Trustee Sprawka, to adjourn the meeting.

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

NAYS: 0

ABSENT: 1 Trustee Spacone.

MOTION CARRIED.

Meeting adjourned at 8.40pm.

Respectfully submitted:

Kathleen Johnson, Village Clerk.

Approved by:



Mayor Thomas M. Poynton

1-18-2023
Date