

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



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Monday, April 17, 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 Marc Spacone, Trustee Jonathan Sprawka, Trustee Greg Weider. Also in attendance: Village Manager Ray Keller, Asst. Village Manager Roy Witherow, Village Atty. Scott Uhler, Finance Dir. Amy Sparkowski, Management Services Dir. Michael Duebner, Fire Chief Dave Pilgard, Police Chief Steve Husak, Dir. Of Community Development Sarosh Saher, Public Works Dir. Mike Brown.
3. **PLEDGE OF ALLEGIANCE**
4. **PRESIDENT'S REPORT / COMMUNITY UPDATE**

Proclamation Honoring Lake Zurich Excellence in Performing Arts with Lake Zurich High School Selected by Disney as the Illinois Winner. Mayor Poynton read the proclamation and presented it to the LZHS teacher Tom Scobell. Members of the cast performed a song from the upcoming presentation of "Frozen".

Advice and Consent of Trustees to Appoint to the Planning and Zoning Commission - Jake Marx and Scott Morrison

Motion made by Mayor Poynton, seconded by Trustee Bobrowski, to appoint Jake Marx to the Planning and Zoning Commission with a term from 5/1/2023 to 4/30/2027.

AYES: 6 Trustees Bobrowski, Euker, Gannon, Spacone, Sprawka, Weider.

NAYS: 0

ABSENT: 0

MOTION CARRIED.

Motion made by Mayor Poynton, seconded by Trustee Sprawka, to appoint Scott Morrison to the Planning and Zoning Commission as an alternate member with a term from 5/1/2023 to 4/30/2027.

AYES: 6 Trustees Bobrowski, Euker, Gannon, Spacone, Sprawka, Weider.
NAYS: 0
ABSENT: 0
MOTION CARRIED

5. PUBLIC COMMENT

Stephanie Halen, 154 S. Pleasant Road, addressed the Board and thanked the two retiring Trustees.

6. CONSENT AGENDA

- A. Approval of Minutes from Village Board Meeting of April 3, 2023
- B. Approval of Semi-Monthly Warrant Register Dated April 17, 2023 Totaling \$303,164.39
- C. Agreement with Geske and Sons Inc. for Purchase of Asphalt Materials in the Amount Not-to-Exceed \$27,000

Summary: The FY 2023 budget includes \$27,000 in the Non-Home Rule Sales Tax Fund for this year's asphalt patching repairs. Asphalt materials are used for in-house repairs by Public Works crews. A competitive bid opening on March 30, 2023 resulted in two bids received, with Geske and Sons as the most competitive price.

- D. Agreement with Chicagoland Paving Contractors for 2023 Street Patching Program in the Amount Not-to-Exceed \$100,000

Summary: The FY 2023 budget includes \$100,000 in the Non-Home Rule Sales Tax Fund for this year's street resurfacing program. The Village has historically participated in a cooperative bid arrangement to secure a more competitive price. In January 2023, the Lake County Municipal League approved the final extension per the approved April 21, 2020 contract.

- E. Ordinance Authorizing Disposal of Surplus Property Owned by the Village of Lake Zurich ORD. #2023-04-509

Summary: Staff has identified pieces of equipment that are not in working order, would require repairs in excess of present market value, or are obsolete.

The following Agenda Item was pulled by the Petitioner.

Ordinance Approving an Adjustment to the Final Plan through Amendment of Ordinance #2020-09-384 for Rear Yard Setback Encroachment at Wildwood Estates of Lake Zurich on Honey Lake Road ORD. #2023-04-510

Summary: Wildwood of Lake Zurich, LLC has filed an Adjustment to the Final Plan for the Wildwood Estates development to allow certain structures to encroach into the rear-yard setback of all lots within the Subdivision. This Planned Unit Development was approved for the construction of 24 duplex homes on 12 lots in September 2020. The developer is requesting allowance for decks and other structures to encroach no more than 10 feet into the required rear-yard setbacks that back up to the 28 acres of open space and wetlands.

- F. Ordinance Approving an Adjustment to the Final Plan through Amendment of Ordinance #2021-07-421 for the Enlargement of Piers at Sanctuary of Lake Zurich on the Southeast Corner of Rand Road and Old Rand Road ORD. #2023-04-511

Summary: LZ Development Group, LLC has filed an Adjustment to the Final Plan for the Sanctuary development to enlarge the approved pier size for the three previously approved boat piers containing 30 boat slips. This Planned Unit Development was approved for the construction of a commercial building and 23 new townhouse buildings in July 2021. The developer is requesting an increase in the projection from the shoreline from a max distance of 75 feet to 84 feet and an increase in the pier deck area from a max of 400 square feet to 702 square feet.

The Planning and Zoning Commission reviewed this application at a public hearing on March 15, 2023. Representatives from the Sandy Point HOA and the LPOA were present and voiced their support for the application. There were no objections to the proposal from any adjacent property owners and the Commission voted 7-0 to recommend approval of the enlarged piers.

The following Agenda Item was pulled by the Petitioner.

Event Approval for Stephen Siller Tunnel to Towers 5k on June 11, 2023 at Breezewald Park

Summary: Due to the pending Main Street District infrastructure projects planned for this year, this annual race will not be able to utilize the typical route around the lake. A revised route to and from Breezewald Park has been created that does not require full street closure nor use of State or County jurisdiction roads.

G Agreement with Davey Resource Group Inc. for 2023 Natural Area Maintenance in the Amount Not-to-Exceed \$89,434

Summary: Lake Zurich has partnered with Integrated Lakes Management to formulate five-year plans for the maintenance and restoration of natural areas throughout the Village. The FY 2023 budget includes sufficient funding for the maintenance of these open space areas when combined with revenue held in special service area accounts designed specifically for the maintenance of designated areas in specific subdivisions. A competitive bid opening on March 23, 2023 resulted in two bids received, with Davey Resource Group as the most competitive price.

***Agenda Item 6F was pulled from the Consent Agenda at the request of Trustee Gannon for a separate vote.**

Recommended Action: A motion was made by Mayor Poynton, seconded by Trustee Sprawka, to approve the Consent Agenda as amended with the exclusion of Agenda Item 6F, and the two pulled items.

AYES: 6 Trustees Bobrowski, Euker, Gannon, Spacone, Sprawka, Weider.

NAYS: 0

ABSENT: 0

MOTION CARRIED.

6F. **Ordinance Approving an Adjustment to the Final Plan through Amendment of Ordinance #2021-07-421 for the Enlargement of Piers at Sanctuary of Lake Zurich on the Southeast Corner of Rand Road and Old Rand Road**
ORD. #2023-04-511

Trustee Gannon gave background information on the shallowness of the Lake where the piers are being proposed and her concern that bigger boats would be

accessing the lake. There was discussion by the Trustees about number of slips, size regulations of boats, enforcement of lake rules, LPOA agree to the size. Staff answered the Board's questions as did the petitioner, Romeo Kapudija.

A motion was made by Mayor Poynton, seconded by Trustee Euker, to approve an Adjustment to the Final Plan through Amendment of Ordinance #2021-07-421 for the Enlargement of Piers at Sanctuary of Lake Zurich on the Southeast Corner of Rand Road and Old Rand Road. ORD. #2023-04-51

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

NAYS: 1 Trustee Gannon.

ABSENT: 0

MOTION CARRIED.

7. NEW BUSINESS

A. Ordinance Approving a Tax Increment Finance Development Agreement Between the Village of Lake Zurich and JGS Lake Zurich West, LLC ORD. #2023-04-512

Summary: The Lake Zurich Industrial TIF District was created in January 2023 by the Village Board, after the review and unanimous approval of the Joint Review Board, for the purpose of providing a long-term funding mechanism for infrastructure improvements within the industrial park and supporting business expansion and modernization efforts.

JGS Lake Zurich West, LLC is requesting TIF assistance related to the implementation of a new manufacturing line at 550 Enterprise Parkway. The company is considering this location for manufacturing equipment upgrades which would increase the overall investment in the community and create 8 – 10 full-time positions.

JGS Lake Zurich West, LLC is a component of Geremarie, a company that has been operating in the Lake Zurich industrial park at 1275 Ensell Road manufacturing aluminum components for over 20 years. Since its initial decision over two decades ago to be in Lake Zurich, Geremarie has built several additions to the building as it has seen increased demand for its product.

JGS Lake Zurich West's total project costs for the new development at 550 Enterprise Parkway is no less than \$8.5 million, including the cost of the land, site work, engineering and construction, permit fees, the installation of manufacturing line equipment, and electric/gas utility connections.

The proposed TIF redevelopment proposal will help offset this significant investment cost with a rebate of \$626,000 of future property taxes over several years through the Tax Increment Finance District #4 (Industrial TIF), which equates to approximately 7.4% of the overall costs of this manufacturing company expansion project.

Asst. to the Village Manager, Kyle Kordell, gave an explanation of the proposal and answered the Board's questions.

Recommended Action: A motion was made by Trustee Sprawka, seconded by Trustee Euker, to approve Ordinance #2023-04-512 Approving a Tax Increment Finance Redevelopment Agreement by and Between the Village of Lake Zurich, Lake County, Illinois and JGS Lake Zurich West, LLC.

AYES: 6 Trustees Bobrowski, Euker, Gannon, Spacone, Sprawka, Weider.

NAYS: 0

ABSENT: 0

MOTION CARRIED.

B. Agreement with Teska Associates for Comprehensive Plan Update in the Amount Not-to-Exceed \$119,555

Summary: A municipal comprehensive plan is used to identify recent and forthcoming land use patterns and economic development trends to chart a path forward for continued smart growth over the next 10-20 years. Lake Zurich's comprehensive plan was last updated in 2003 and needs updated so that Lake Zurich can maximize its reputation as being a safe community where families want to raise children and businesses want to operate.

A request-for-proposals was launched in January 2023, resulting in two proposals to consider. Both proposals include a process of community assessment, engagement, analysis, visioning, goals, community branding, and plan preparation. However, one proposal is \$33,000 less expensive than the other and therefore Staff is recommending Teska Associates as the selected consultant to lead this process.

The FY 2023 budget currently includes \$50,000 in the General Fund for an update to the Comprehensive Plan. The Teska proposal is \$119,555, necessitating additional funding of approximately \$70,000 in the FY 2023 budget. Staff will include the additional \$70,000 in a future budget amendment ordinance for Board consideration.

Mr. Lee Brown, Teska Assocs., introduced the staff who will be working on the Plan and the team gave a PowerPoint presentation of the proposed plan. Feedback from the Board included community engagement to include young families, transportation including linking bike lanes to Barrington, internet speed village wide, timeline, among other concerns. Mr. Brown and staff answered the questions.

Recommended Action: A motion was made by Trustee Bobrowski, seconded by Trustee Spacone, to approve an agreement with Teska Associates for Comprehensive Plan update in the Amount Not-to-Exceed \$119,555 and to direct Staff to include the additional \$70,000 needed in a future budget amendment.

AYES: 6 Trustees Bobrowski, Euker, Gannon, Spacone, Sprawka, Weider.

NAYS: 0

ABSENT: 0

MOTION CARRIED.

8. TRUSTEE REPORT

Trustee Gannon read a statement concerning her issues during her four-year term of service.

9. VILLAGE STAFF REPORTS

Monthly Data Metric Reports

Mayor Poynton read a letter from Ancient Oaks Foundation President Mary Kozub which he had omitted to read at Public Comment.

10. TRUSTEE APPRECIATIONS

Janice Gannon – 4 Years of Public Service

Jonathan Sprawka – 14 Years of Public Service

Mayor Poynton recognized the two retiring Trustees and presented them with a plaque and thanked them for their service to the village.

11. ADJOURNMENT

Motion to adjourn was made by Trustee Sprawka, seconded by Trustee Gannon.

AYES: 6 Trustees Bobrowski, Euker, Gannon, Spaccone, Sprawka, Weider.

NAYS: 0

ABSENT: 0

MOTION CARRIED.

Meeting adjourned at 8.53pm

Respectfully submitted by: Kathleen Johnson, Village Clerk.

Approved by:



Mayor Thomas M. Poynton

5-8-2023

Date.