

# **VILLAGE OF LAKE ZURICH**

**Board of Trustees  
70 East Main Street**



**Monday, June 5, 2023 7:00 p.m.**

## **AGENDA**

- 1. CALL TO ORDER**
- 2. ROLL CALL:** Mayor Thomas Poynton, Trustee Dan Bobrowski, Trustee Mary Beth Euker, Trustee William Riley, Trustee Marc Spacone, Trustee Roger Sugrue, Trustee Greg Weider.
- 3. PLEDGE OF ALLEGIANCE**
- 4. PRESIDENT'S REPORT / COMMUNITY UPDATE**
  - A. Proclamation Honoring Officer Scott Frost upon His Retirement from the Village of Lake Zurich after 23 Years of Public Service**
  - B. Police Officer Recognitions**
    - Oath of Office Police Officer Trace Parlberg
    - Sergeant Bereza
    - Sergeant Knight
    - Officer Mahanna
    - Officer Panik
    - Officer Kourtev
    - Officer Scarry
    - Officer Marra
    - Officer Ebbing
- 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 Village Trustee.

- A. **Approval of Minutes from Village Board Meeting of May 15, 2023**
- B. **Approval of Semi-Monthly Warrant Register Dated June 5, 2023 Totaling \$2,257,256.27**
- C. **Ordinance Granting Relief from the Maximum Fence Height Requirements in the Corner Side Yard at 833 Foxmoor Lane** (Assign Ord. #2023-06-515)

**Summary:** The owners of 833 Foxmoor Lane have filed a zoning application seeking a variation from the Zoning Code to allow a five-foot-high fence in the corner side yard of this property. The Planning and Zoning Commission held a public hearing on May 17, 2023 to consider this application and voted 6-0 in favor of recommending approval.

- D. **Ordinance Granting a Planned Unit Development and Final Plat of Subdivision at 154 Oak Street** (Assign Ord. #2023-06-516)

**Summary:** The owners of 154 Oak Street have filed a zoning application for a Planned Unit Development and Final Plat approval for the creation of a new two-lot residential subdivision. This 0.47-acre property is located at the northwest corner of Oak Street and Lions Drive and the two future single-family homes would both have frontage and access along Oak Street. The Planning and Zoning Commission opened a public hearing on this application on April 19, 2023 which was resumed on May 17, 2023, resulting in a 6-0 vote in favor recommending approval.

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

## 7. **NEW BUSINESS**

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

- A. **Ordinance Approving a Tax Increment Finance Development Agreement Between the Village of Lake Zurich and NorthStar Pickle, LLC** (Assign Ord. #2023-06-517) (Trustee Riley)

**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.

NorthStar Pickle, LLC is requesting TIF assistance related to the construction of a new facility at 629 Rose Road. The company is proposing this location for a new pickle processing and distribution facility that will cost approximately

\$15.2 million to develop, including TIF-eligible expenses such as the cost of the land, site work prep, engineering and architecture fees, and electric/gas utility connections.

A future Rose Road facility would create approximately 25 new line jobs along with a couple of indirect office management positions, but more importantly will retain this business in the Lake Zurich industrial park as the Village competes with other municipalities for economic development projects.

The proposed TIF development proposal will help offset this significant \$15.2 million investment into the community with a rebate of \$1.4 million of future property taxes over approximately 22 years through the Tax Increment Finance District #4 (Industrial TIF), which equates to approximately 9.2% of the overall costs of this company expansion project.

**Recommended Action:** A motion to approve Ordinance #2023-06-517 Approving a Tax Increment Finance Development Agreement Between the Village of Lake Zurich and NorthStar Pickle, LLC.

**B. Courtesy Review for Proposed Development with MP Consulting at 305 West Main Street (Trustee Sugrue)**

**Summary:** MP Consulting is a corporate engineering design firm with offices in Palatine and light assembly operations in Lake Zurich. MP Consulting CEO Mitul Patel proposes to build a two-story approximately 50,000 square foot facility on the 3.2-acre property at the northeast corner of West Main Street and Route 22. The company desires to be in the Main Street District as many of its clients are international corporations and they feel the growing hospitality venue in the Main Street District would be conducive to entertaining such clients.

MP Consulting is a growing company that currently has 25 employees but is projected to increase its employee count to 40-50 positions over the next five years. The proposed 305 West Main Street location would house product design for consumer electronics, medical equipment, and military support equipment. This location would also include a nonprofit technology center and a technology incubator for next generation engineering and entrepreneurs.

**Recommended Action:** This is a non-voting item at this time. The developer and Village Staff seek to understand the Board's preferences towards the proposed use at this site.

**8. TRUSTEE REPORTS**

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

**9. VILLAGE STAFF REPORTS**

This is an opportunity for Village Staff to report on matters of interest to the Board of Trustees.

## 10. ADJOURNMENT

Next regularly scheduled Village Board meeting is on Monday, June 19, 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.