

## VILLAGE OF LAKE ZURICH

Board of Trustees  
70 East Main Street



Monday, June 19, 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. **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.
5. **PRESIDENT'S REPORT / COMMUNITY UPDATE**
  - A. **Advice and Consent of Trustees to Appoint to the Tree Commission**
    - Matt Spiekhout
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 June 5, 2023**
  - B. **Approval of Semi-Monthly Warrant Register Dated June 19, 2023 Totaling \$1,103,558.01**
  - C. **Agreement to Purchase One 2023 Cummins Diesel Generator via the Sourcewell Purchasing Cooperative in the Amount Not-to-Exceed \$160,000**

**Summary:** The FY 2023 budget includes \$120,000 in the Capital Projects Fund for replacement of a 1988 generator. The proposed new unit will be purchased through the Sourcewell Purchasing Cooperative, a co-op procurement group that includes thousands of local governments.

**D. Agreement to Purchase Two Mobile Column Truck Lifts via the NASPCO Value Point Contract in the Amount Not-to-Exceed \$90,000**

**Summary:** Two sets of heavy-duty truck lifts from the late 1990s have reached the end of their useful life and need replaced. The FY 2023 budget does not include funds for this expense. The 20-year Community Investment Plan had this replacement forecast for 2028 but with a set that is failing now, Staff recommends expediting the purchase. The proposed new lifts are the same manufacturer as existing lifts at Public Works, ARI-Hetra, purchased through the National Association of State Procurement Officials Value Point Contract.

**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 possible action.

**A. Agreement with Chicagoland Paving Contractors for Improvements to Municipal Parking Lots and Walking Paths in the Amount Not-to-Exceed \$478,060 (Trustee Spaccone)**

**Summary:** The FY 2023 budget includes \$600,000 in the Capital Improvement Fund for infrastructure improvements at municipal parking lots and walking paths at multiple locations around Lake Zurich, including: Zurites Park, Chestnut Corners Park, Countryside West Soccer Field, the Lions Drive Bird Observatory walking path, Sandlewood Park, Braemar Park, and the Alpine Drive walking path.

The proposed sites include approximately 6,400 square-yards of parking lots, access drives, and walking paths in addition to curb, sidewalk, and stormwater drainage improvements.

A competitive bid opening on June 6, 2023 yielded three bids for this project, with Chicagoland Paving of Lake Zurich submitting the most competitive bid. The requested not-to-exceed amount of \$478,060 includes \$410,000 for the base project plus \$68,060 for engineering costs and project contingency.

**Recommended Action:** A motion to approve an agreement with Chicagoland Paving Contractors for Improvements to Municipal Parking Lots and Walking Paths in the Amount Not-to-Exceed \$478,060.

**B. Ordinance Approving a Development Agreement by and Between the Village of Lake Zurich, Lake County, Illinois and Zen Properties, LLC (Assign Ord. #2023-06-518) (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.

Zen Properties, LLC, doing business as CM Industries at 505 Oakwood, has the need for more production and office space to facilitate its growing operations and is requesting TIF assistance related to the construction of a new facility at 865 Telser Road. The company has chosen this location to construct an approximately 43,000 square-foot building to house its production of robotic welding torches, welding guns, smoke extractors, and nozzle cleaning stations that serve the energy, transportation, construction, and waste treatment industries.

This new industrial production facility will cost approximately \$6.1 million to develop, including TIF-eligible expenses such as site work prep, engineering and architecture fees, and electric/gas utility connections. A future Telser Road facility for CM Industries would create new jobs, 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 agreement will help offset this significant \$6.1 million investment into the community with a rebate of \$652,000 of future property taxes over approximately 10 years through the Tax Increment Finance District #4 (Industrial TIF), which equates to approximately 10.7% of the overall costs of this company expansion project.

**Recommended Action:** A motion to approve Ordinance #2023-06-518 Approving a Development Agreement by and between the Village of Lake Zurich, Lake County, Illinois and Zen Properties, LLC.

## **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.

### **A. Monthly Data Metric Reports**

## 10. ADJOURNMENT

The next Village Board meeting is a special meeting on Saturday, June 17, 2023 at CLC JAWA facilities. The July 3, 2023 Village Board meeting is cancelled. The next regularly scheduled Village Board meeting is on Monday, July 17, 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.