

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



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

1. CALL TO ORDER by Village Manager Ray Keller at 7.00pm.

2. ROLL CALL: Trustee Mary Beth Euker, Trustee William Riley, Trustee Marc Spacone, Trustee Roger Sugrue, Trustee Greg Weider. Mayor Thomas Poynton and Trustee Dan Bobrowski were absent and excused. Also in attendance: Village Manager Ray Keller, Asst. Village Manager Roy Witherow, Asst. to the Village Manager Kyle Kordell, Village Atty. Scott Uhler, Management Services Dir. Michael Duebner, Fire Chief Dave Pilgard, Police Chief Steve Husak, Dir. Of Community Development Sarash Saher.

Mr. Keller entertained a motion to appoint a chairperson in the absence of the Mayor. Motion was made by Trustee Euker, seconded by Trustee Weider, to appoint Trustee Spacone as chairperson.

AYES: 5 Trustee Euker, Riley, Spacone, Sugrue, Weider.

NAYS: 0

ABSENT: 1 Trustee Bobrowski

MOTION CARRIED:

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. Trustee Spacone read the proclamation and thanked Officer Frost for his service.

B. Police Officer Recognitions

Oath of Office Police Officer Trace Parlberg. Police Chief Husak gave background information on Officer Parlberg, who is a third generation serving the Village of Lake Zurich. The Oath of Office was administered by Mike Hilt, Police Commissioner and Officer Parlberg was pinned by his wife.

Police Chief Husak explained that during COVID-19 restrictions there was many hiring of officers who were not recognized and promotions of officers and he gave background information on each officer. The officers included Sergeant Bereza, Sergeant Knight, Officer Mahanna, Officer Panik, Officer Kourtev, Officer Scarry, Officer Marra and Officer Ebbing.

**5. PUBLIC COMMENT**

Tom Rylko, 272 W. Main Street, addressed the Board on his concerns regarding Agenda Item #7B courtesy review. They included hours of operation, 365 days per year, loading docks, zoning, safety assessment, docking stations, entry/egress, lighting, trees and wildlife among others.

Paul Waspi, 108 Robertson Road, addressed the Board on his safety issues with Agenda Item 7B where there is a school bus stop.

**6. CONSENT AGENDA**

**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 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 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 was made by Trustee Weider, seconded by Trustee Riley, to approve the Consent Agenda as presented.

**AYES:** 5 Trustees Euker, Riley, Spacone, Sugrue, Weider.

**NAYS:** 0

**ABSENT:** 1 Trustee Bobrowski.

**MOTION CARRIED.**

**7. NEW BUSINESS**

**A. Ordinance Approving a Tax Increment Finance Development Agreement Between the Village of Lake Zurich and NorthStar Pickle, LLC  
ORD. #2023-06-517**

**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.

Asst. to the Village Manager Kyle Kordell gave background information on the recent formation of TIF#4. There were no questions from the Board.

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

AYES: 5 Trustees Euker, Riley, Spacone, Sugrue, Weider.

NAYS: 0

ABSENT: 1 Trustee Bobrowski.

MOTION CARRIED.

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

**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.

Asst. Village Manager Roy Witherow introduced Mr. Mitul Patel of MP Consulting who gave a brief PowerPoint presentation of the proposed development. At the conclusion Mr. Patel addressed the concerns of the residents at Public Comment as well as the questions from the Board members. The Trustees advised in their feedback to Mr. Patel to work with the staff, listen to residents' concerns, address safety concerns.

**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. The Board gave their feedback.

8. **TRUSTEE REPORTS**

Farmers Market is on Fridays at Paulus Park 3-7pm.

9. **VILLAGE STAFF REPORTS**

There were none.

10. **ADJOURNMENT**

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

AYES: 5 Trustees Euker, Riley, Spacone, Sugrue, Weider.

NAYS: 0

ABSENT: 1 Trustee Bobrowski.

MOTION CARRIED.

The meeting adjourned at 8.02pm

Respectfully submitted by:-

Kathleen Johnson, Village Clerk.

Approved by:-

  
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Mayor Thomas M. Poynton

6-27-2023  
Date.