

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



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Monday, June 19, 2023 7:00 p.m.

1. **CALL TO ORDER** by Mayor Thomas M. Poynton at 7.01pm.
2. **ROLL CALL:** Mayor Thomas Poynton, Trustee Mary Beth Euker, Trustee William Riley, Trustee Roger Sugrue, Trustee Greg Weider. Trustee Dan Bobrowski and Trustee Marc Spacone were absent and excused. Also in attendance: Village Manager Ray Keller, Village Atty. Scott Uhler, Finance Dir. Amy Sparkowski, Police Chief Steve Husak, Public Works Dir. Mike Brown, Asst. to the Village Manager Kyle Kordell.
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENT**  
Eric Dubiel, 25 N. Pleasant Rd., addressed the Board Agenda Item 7A re: sidewalks; Village of Lake Zurich symbol and green space between developments.
5. **PRESIDENT'S REPORT / COMMUNITY UPDATE**  
**Appointment of Matt Spiekhout to the Tree Commission with the advice and consent of the Board members.** Mayor Poynton introduced Mr. Spiekhout and read his bio.  
Motion was made by Mayor Poynton, seconded by Trustee Euker, to appoint Matt Spiekhout to the Tree Commission until April 30<sup>th</sup> 2026.  
AYES: 4 Trustees Euker, Riley, Sugrue, Weider.  
NAYS: 0  
ABSENT: 2 Trustees Bobrowski, Spacone.  
MOTION CARRIED.
6. **CONSENT AGENDA**
  - 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 Sourcwell 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 Sourcwell 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 was made by Trustee Riley, seconded by Trustee Sugrue, to approve the Consent Agenda as presented.

AYES: 4 Trustees Euker, Riley, Sugrue, Weider.

NAYS: 0

ABSENT: 2 Trustees Bobrowski, Spacone.

MOTION CARRIED.

**7. NEW BUSINESS**

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

**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.

Public Works Dir. Mike Brown explained the need to protect the village's assets at eight locations. Work should be completed by October.

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

AYES: 4 Trustees Euker, Riley, Sugrue, Weider.

NAYS: 0

ABSENT: 2 Trustees Bobrowski, Spacone.

MOTION CARRIED.

**B. Ordinance Approving a Development Agreement by and Between the Village of Lake Zurich, Lake County, Illinois and Zen Properties, LLC**

ORD. #2023-06-518

**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.

Asst. to the Village Manager Kyle Kordell gave background information on Zen Properties and their request. Mr. Kordell mentioned that the vacancy rate in the Industrial Area is less than 4%.

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

AYES: 4 Trustees Euker, Riley, Sugrue, Weider.

NAYS: 0

ABSENT: 2 Trustees Bobrowski, Spacone.

MOTION CARRIED.

## 8. TRUSTEE REPORTS

Trustee Weider reported on the recent Fishing Derby with over 60 children participating. He thanked Dick Schick's family and resident Bob Warren for their volunteerism.

Trustee Sugrue encouraged resident to support the Friday Farmer's Market in Paulus Park and local businesses.

## 9. VILLAGE STAFF REPORTS

**Monthly Data Metric Reports**

## 10. ADJOURNMENT

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

AYES: 4 Trustees Euker, Riley, Sugrue, Weider.  
NAYS: 0  
ABSENT: 2 Trustees Bobrowski, Spacone.  
MOTION CARRIED.

Meeting adjourned at 7.23pm.

Respectfully submitted by:-

Kathleen Johnson, Village Clerk.

Approved by:-

  
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Mayor Thomas M. Poynton

6-23-2023  
Date.