

VILLAGE OF LAKE ZURICH

Board of Trustees
70 East Main Street



Tuesday, September 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. **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. **Proclamation Honoring Fire Inspector Bob Kleinheinz upon His Retirement**
 - B. **Oath of Office for Firefighter-Paramedics**
 - Zachary Heiderman
 - Jacob St. John
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 the Village Board Meeting of August 21 ,2023**
 - B. **Approval of Semi-Monthly Warrant Register Dated September 5, 2023**
Totaling \$1,067,227.93

C. Ordinance Approving a Special Use Permit for CrossFit Lykos at 519 Telser Road (Assign Ord. #2023-09-523)

Summary: CrossFit Lykos has filed a zoning application for the property at 519 Telser Road seeking a Special Use Permit to operate a private training facility. The Planning and Zoning Commission held a public hearing on July 20, 2023 to consider this application and voted 5-0 to recommend approval.

D. Resolution to Induce the Redevelopment of Certain Property within the Downtown Tax Increment Financing Redevelopment Project Area for Consume LLC at 133 West Main Street (Assign Reso. #2023-09-078)

Summary: The proposed development inducement resolution allows Consume LLC, a well-established Lake Zurich restauranteur and retailer, to be eligible for certain future TIF reimbursements related to the acquisition and development of vacant acreage in Lake Zurich. Such redevelopment would increase the assessed value of the entire TIF, thus generating future TIF increment. Consume has recently introduced an expanded multi-story restaurant and retail concept to the Village Board of Trustees at the acreage generally known as Block A.

E. Agreement to Purchase One Bulk Water Fill Station from Elemech Inc in the Amount Not-to-Exceed \$50,000

Summary: The Village currently uses a fire hydrant in the industrial park to provide water to contractors, swimming pool fill companies and landscapers, with water volume being billed to a Finance account. In efforts to more accurately track water consumption and pinpoint water loss, the proposed water fill station is a small, galvanized steel enclosure with a backflow device, operating valves, and a meter system. The lowest quote received for this equipment is from Elemech Inc at \$32,000, with the remaining not-to-exceed authorized amount to be used for site preparation.

F. First Amendment to Utilities Services Easement and Development Agreement by and between the Village of Lake Zurich and Bradford Kildeer LLC and the Accompanying Plat of Easement Dedication

Summary: In 2021, Lake Zurich entered into an agreement with The Pulte Home Corporation to provide drinking water and sanitary sewer services to service its 42-acre Kildeer Crossings subdivision within the Village of Kildeer. Churchill Associates, Inc. had retained a 5.6-acre, three-lot commercial property along Rand Road that has since been conveyed to Bradford. Bradford has re-subdivided the property into four lots, necessitating an amendment to the Utilities Services Easement and Development Agreement to serve the reconfigured property with water and sewer services.

The agreement amendment also references a plat of easement dedication (Exhibit C), which would establish perpetual easements over Lake Zurich's utilities extending along the periphery of the commercial property. This

easement configuration and language were developed to particularly accommodate Buona Beef's (Lot 1) site design, which extends paved parking areas over the Village's water main, which is normally not allowed. The easement language clarifies the property owner's and Lake Zurich's rights and responsibilities for restoration should the site be disrupted for utility repair.

The existing 2015 intergovernmental agreement between Lake Zurich and Kildeer that establishes a 50-50 sharing of sales and municipal property taxes between the two villages will continue to remain in place.

G. Ordinance Approving Budget Amendment #2 for Fiscal Year 2023 Budget to Adjust Staffing Positions in the Village Manager's Office (Assign Ord. #2023-09-524)

Summary: Approval of this amendment reclassifies the Assistant Village Manager position from Grade 18 to Grade 20 in the Authorized Full Time Personnel section of the FY 2023 budget. The grade change reflects the updated job description for and the assumption of additional duties by the new Assistant Village Manager.

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. Ordinance Authorizing Temporary Vehicle Purchases in the Amount Not-to-Exceed \$707,000 to be Executed by the Village Manager (Assign Ord. #2023-09-525) (Trustee Spacone)

Summary: The current state of the automotive and medium truck industries has created extremely long lead times to deliver vehicles and equipment. Order windows are extremely short, as little as one day in some cases. Currently there are no joint purchasing contracts available that would provide the standard process for staff to purchase municipal vehicles.

A procedural change to allow the Village Manager to approve certain vehicle purchases such as pickups, squads, and small dump trucks prior to Board approval would give the staff the flexibility to act within the limited ordering time frames. Custom built vehicles, and equipment such as, a fire apparatus, ambulance and larger construction equipment would still follow the current purchasing procedure.

Recommended Action: A motion to approve Ordinance #2023-09-525 Authorizing Temporary Vehicle Purchases in the Amount Not-to-Exceed \$707,000 to be Executed by the Village Manager.

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

The next regularly scheduled Village Board meeting is on Monday, September 18, 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.