

VILLAGE OF LAKE ZURICH

Board of Trustees
70 East Main Street



Monday, October 16, 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. **Mayoral Proclamations**

- Declaring October 23-31, 2023 as Red Ribbon Week
- Honoring Lake Zurich Resident Doug Bartels

B. **Oath of Office**

- Firefighter-Paramedic Connor DeBoer

C. **Community Introduction**

- Deputy Fire Marshall John Wiecek

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 September 18 ,2023**

- B. **Ratification of Semi-Monthly Warrant Register Dated October 2, 2023 Totaling \$1,598,805.75**
- C. **Approval of Semi-Monthly Warrant Register Dated October 16, 2023 Totaling \$491,119.76**
- D. **Agreement with Pipe View America for 2023 Sanitary and Storm Sewer Inspection Program in the Amount Not-to-Exceed \$100,000**

Summary: The FY 2023 budget has \$100,000 in the Water and Sewer Fund for this expense. Since 2017, the Village has been inspecting critical sanitary and storm sewer infrastructure with closed-circuit television and subsequently completing repairs. A bid opening on September 20, 2023 resulted in five bids received, with Pipe View America of Schaumburg offering the most competitive submission.

- E. **Reduction in Letter of Credit to \$88,533.50 for LZ Development Group, LLC for the Sanctuary of Lake Zurich Development**

Summary: LZ Development Group LLC is requesting a reduction in its letter of credit for the Sanctuary of Lake Zurich at the southeast corner of Rand Road and Old Rand Road. A guarantee of site work in the amount of \$872,005.20 was provided as a performance security for site improvements at the development. The majority of this work has been completed and the proposed reduction is based on substantial completion of the items in the Engineer's Opinion of Probable Cost submitted in 2021 at the time of approval of the development.

- F. **Ordinance Amending Chapter 2 of Title 4 of the Lake Zurich Municipal Code regarding All-Terrain Vehicle and Off-Road Motorcycle Noise (Assign Ord. #2023-10-528)**

Summary: The proposed Ordinance adds a section to Title 4, Chapter 2 of the Village Code that identifies noise from off-road motor vehicles as a public nuisance. This will apply to all-terrain vehicles, dirt bikes, mini-bikes, and other off-road vehicles. The Ordinance provides a clearly understood and clearly enforceable rule that off-road motor vehicle noise heard from more than 100 feet away from a property line constitutes a local noise nuisance and is subject to fines.

- G. **Ordinance Amending Various Chapters Title 9, 10, and 4 of the Lake Zurich Municipal Code with Miscellaneous Code Amendments (Assign Ord. #2023-10-529)**

Summary: The Village of Lake Zurich is seeking amendments to the Municipal Code in order to clarify specific definitions and the requirements for refuse storage, remove antiquated language for hearing notices and references to the former Zoning Board of Appeals, and provide for a measurement to exterior lighting standards. The Planning and Zoning Commission held a public

hearing on September 20, 2023 and voted 4-0 in favor of recommending approval of the proposed Zoning Code amendments.

H. Resolution of the Village of Lake Zurich, Lake County, Illinois, to Induce the Development of Certain Property within the Industrial Park Tax Increment Financing Redevelopment Project Area (Assign Reso. #2023-10-079)

Summary: The proposed development inducement Resolution allows Smalley Steel Ring, a well-established Lake Zurich manufacturing company, to be eligible for future TIF reimbursements related to the future development of vacant industrial acreage in Lake Zurich. Such development would increase the assessed value of the entire TIF, thus generating future TIF increment. Smalley is considering a significant multi-million dollar investment into an expanded global headquarters facility on Oakwood Road. A detailed redevelopment agreement with Smalley is being prepared and will be presented at a future Village Board meeting.

I. Request by Housing Opportunity Development Corporation to Continue Consideration of the Annexation, Zoning, and Development Concept Plan at 22843 Lakewood Lane to the January 15, 2024 Village Board Meeting

Summary: The Housing Opportunity Development Corporation submitted petitions to annex the former Midlothian Manor property at 22843 Lakewood Lane to the Village of Lake Zurich and to rezone and approve a planned unit development concept plan to construct 24 rental residential apartments on the subject property. The Planning and Zoning Commission held public hearings on the petitions between June 21 and August 16, 2023. The PZC concluded its process with a 3-2 recommendation for approval of the petitions, subject to conditions. The findings and recommendation of the PZC are attached.

The petitioner requests the Village Board's consideration of the petitions be continued to a future Village Board meeting, as their Executive Director recovers from an illness. Staff recommend continuing consideration of the petitions to the Village Board meeting on January 15, 2024.

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. Police Pension Municipal Compliance Report and Tax Levy Request (Trustee Sugrue)

Summary: The Illinois Pension Code requires the Village to levy a tax each year to meet the actuarial requirements of the Police Pension Fund. The Lake Zurich Police Pension Board is requesting a tax levy in the amount of \$2,305,938 for the Village Board to consider.

Last year, the Police Pension Board requested a levy of \$2,142,608 and the actual levy was the same amount. The Police Pension Fund is now 58.3% funded, an increase of 0.6% on an actuarial value from last year's status of 57.7% funded.

Recommended Action: No Village Board action requested at this point. This tax levy request is for discussion purposes only.

- B. Ordinance authorizing the issuance of \$1,299,000 Taxable General Obligation Refunding Bonds (Limited Tax), Series 2024, of the Village of Lake Zurich, Lake County, Illinois, for the purpose of refunding certain outstanding general obligation alternate bonds of said Village and paying the expenses incident thereto, providing for the levy and collection of a direct annual tax for the payment of the principal of and interest on said bonds, and authorizing the sale of said bonds to the purchaser thereof (Assign Ord. #2023-10-530) (Trustee Riley)**

Summary: From 2009 – 2016, the Village issued various General Obligation TIF Bonds, of which payment of these bonds is from various revenue sources as well as annual issuance of taxable general obligation bonds.

The proposed ordinance for Series 2024 general obligation bonds is the Village's 14th year of this procedure. The Series 2024 Bonds will pay interest and principal due during Fiscal Year 2024.

The total size of the proposed bond issuance is \$1,299,000, which includes fees of approximately \$13,000. As in the past, Cornerstone Bank has agreed to purchase the bonds. The bonds are to be approved in 2023 and be included in the 2023 property tax levy.

Recommended Action: A motion to approve Ordinance #2023-10-530 authorizing the issuance of \$1,299,000 Taxable General Obligation Refunding Bonds (Limited Tax), Series 2024, of the Village of Lake Zurich, Lake County, Illinois, for the purpose of refunding certain outstanding general obligation alternate bonds of said Village and paying the expenses incident thereto, providing for the levy and collection of a direct annual tax for the payment of the principal of and interest on said bonds, and authorizing the sale of said bonds to the purchaser thereof.

- C. Discussion on Special Recreation Association Property Tax Levy (Trustee Riley)**

Summary: The Village currently levies a 2% SRA property tax for the purpose of providing programs and facilities for people with disabilities or special needs. The current levy is insufficient to create new opportunities for people with special needs. In fact, Lake Zurich's SRA Fund is expected to close the 2023 budget year with a \$75,000 deficit.

During a recent Village Board meeting, Trustees advocated for facilities that go beyond making ADA-required accommodations in our parks. For example, staff has already received valuable information on next steps for creating sensory opportunities for people with autism. Additional funding is needed to activate new opportunities.

An SRA levy of up to 4% is permitted by law. This levy is outside of the Illinois Property Tax Extension Law Limit to prevent providing services for people with disabilities from competing with core municipal services. If the Village were to increase this property tax levy to 4%, the typical Lake Zurich property owner would see an increase of approximately \$27 annually.

After the annual membership to the Special Recreation Association of Central Lake County is paid, this higher levy would result in approximately \$220,000 available for local SRA investment, versus the \$60,000 available now each year.

Recommended Action: No Village Board action requested at this point. This agenda item is for discussion purposes only.

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. EXECUTIVE SESSION called for the purpose of:

- 5 ILCS 120 / 2 (c) (21) approval of executive session minutes
- 5 ILCS 120 / 2 (c) (2) collective bargaining

11. ADJOURNMENT

The next regularly scheduled Village Board meeting is on Monday, November 6, 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.

***Agenda posted on 10/13/2023**