

## VILLAGE OF LAKE ZURICH

Board of Trustees  
70 East Main Street



Monday, March 4, 2024 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. **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 February 20, 2024
  - B. Approval of Executive Session Minutes from the Village Board Meeting of February 5, 2024
  - C. Approval of Semi-Monthly Warrant Register Dated March 4, 2024 Totaling \$811,741.68
  - D. Resolution Adopting and Acknowledging a Single Tax Rate for All Property within Backup Lake Zurich Special Service Area #20 for the Sanctuary of Lake Zurich (Assign Reso. #2024-03-083)

**Summary:** On May 1, 2023, Ordinance #2023-05-512 was approved to establish the backup SSA No. 20 for Sanctuary of Lake Zurich. The backup SSA 20

provided for two tax rates enabled by the same ordinance over an assemblage of residential and commercial properties within the Subdivision. While setting up the tax levies in its system, the Lake County Tax Department informed the Village that the Lake County tax system does not allow the same special service area to calculate different tax rates in a single tax year and recommend this be amended to reflect a single tax rate for all properties within SSA 20.

**E. Agreement with Rush Truck for Fire Engine Repair in the Amount Not-to-Exceed \$43,895.51**

**Summary:** Fire engine 212 experienced an engine failure rendering the unit not usable and out of service. The unit is currently used as a backup and is scheduled for replacement in 2027 but a rebuilt engine until then is a prudent option. The requested not-to-exceed amount of \$43,895.51 includes a 10% contingency amount for unanticipated expenses.

**F. Agreement with One Water Lantern Festival LLC for Paulus Park Community Event on Saturday, May 18, 2024**

**Summary:** The Parks and Recreation Advisory Board met on February 13, 2024 to review this new special event request from an external organization for a Water Lantern Festival on May 18, 2024 from 5 – 9:30 pm. The approximate number of attendees for this event is 2,000 people to utilize the waterfront and playground pavilion at Paulus Park. The lanterns to be launched in the lake are made from rice paper and wood so they are eco-friendly and the LED candles are reused and recycled. Paulus Park grounds will remain open for public access throughout the duration of this event, which will also include food vendors and live entertainment.

**G. Member Contribution to the Special Recreation Association of Central Lake County in the Amount Not-to-Exceed \$119,842**

**Summary:** The Village of Lake Zurich is a member agency of SRACLC, which provides community-based therapeutic recreation programs and services to people of all ages with disabilities or special needs. The 2024 budget includes \$118,000 in the General Fund for this expense.

**H. Ordinance Amending Title 3 of Chapter 3 of the Village of Lake Zurich Municipal Code to Amend Authorized Class-C Convenience Retail Sales Liquor Licenses for 7-Eleven, Inc. #33893 at 600 East Route 22 (Assign Ord. #2024-03-549)**

**Summary:** A new franchisee has taken over operations of the 7-Eleven at the Oakwood Commons Shopping Center and request a Convenience Retail Sales liquor license. This does not increase the number of Class-C liquor licenses issued in Lake Zurich as the previous franchisee also operated the business with a liquor license.

**I. Ordinance Amending Title 3 of Chapter 3 of the Village of Lake Zurich Municipal Code to Increase Authorized Class A-1 Full-Service Restaurant Liquor Licenses for Polka Dot Food, LLC at 83 South Rand Road (Assign Ord. #2024-03-560)**

**Summary:** Polka Dot Food requests a full-service Class A-1 liquor license for the dispensing of alcoholic beverages inside and outside in the patio area of the establishment located within Lakeview Plaza Shopping Center.

**Recommended Action:** A motion to approve the Consent Agenda as presented.

**6. NEW BUSINESS**

This agenda item includes matters coming to the Board of Trustees for discussion and possible action.

**A. Ordinance of the Village of Lake Zurich, Lake County, Illinois, Approving a TIF Redevelopment Agreement between the Village of Lake Zurich and The Walton Associates Family Limited Partnership (Assign Ord. #2024-03-561) (Trustee Bobrowski)**

**Summary:** The Walton Associates Family Limited Partnership, doing business as True North Properties, proposes to redevelop and enhance the property at the northeast corner of Main Street and Old Rand Road, a parcel that has been owned by the Village of Lake Zurich since August 2006. An initial courtesy review of this Main Street proposal was conducted by the Village Board on February 5, 2024.

True North Properties is requesting tax-increment-financing assistance to support investment into this property with a minimum of \$1.5 million of enhancements including significant exterior facade improvements and updates to the interior of the three units with full renovations and raised ceilings. The proposed TIF redevelopment agreement formalizes the obligations of the Village and the Developer to facilitate this effort.

True North Properties will purchase the property from the Village for \$200,000 upfront and invest a minimum of \$1.5 million into the property within 24 months of the real estate closing. The total proposed TIF reimbursement is capped at \$100,000, representing approximately 6.7% of the total \$1.5 investment into the community Main Street District.

**Recommended Action:** A motion to approve Ordinance # 2024-03-561 of the Village of Lake Zurich, Lake County, Illinois, Approving a TIF Redevelopment Agreement between the Village of Lake Zurich and The Walton Associates Family Limited Partnership.

**B. Agreement with PirTano Construction Company for 2024 Infrastructure Improvement Program Investing in Water Main and Roadway Resurfacing in the Amount Not to Exceed \$5,631,182.49 (Trustee Spacone)**

**Summary:** The Lake Zurich 2024 budget includes \$2.5 million in the Non-Home Rule Sales Tax Fund and \$3.6 million in the Water and Sewer Fund for significant community investments into our local municipal infrastructure. The scope of work this year includes pavement resurfacing, concrete repair, utility repairs, and storm water management improvements in multiple areas of the Village. Project phases will include the replacement of 1,500 feet of water main on the south side of Route 22, the replacement of 3,500 feet of water main and roadway resurfacing of several streets in the Cedar Creek neighborhood, the replacement of 1,900 feet of water main on the south side of Route 12, and the resurfacing of the entirety of Golfview Road.

A competitive bid opening on February 15, 2024 resulted in five bids received, with the most competitive bid from PirTano Construction Company of Addison, Illinois. The requested not-to-exceed amount includes its base bid of \$4,896,680.43 plus an additional \$734,502.06 for project contingency costs as well as engineering and material testing.

**Recommended Action:** A motion to approve an Agreement with Pir Tano Construction Company for 2024 Infrastructure Improvement Program Investing in Water Main and Roadway Resurfacing in the Amount Not to Exceed \$5,631,182.49.

**6. PRESIDENT'S REPORT / COMMUNITY UPDATE**

**7. TRUSTEE REPORTS**

**8. VILLAGE STAFF REPORTS**

**9. EXECUTIVE SESSION called for the purpose of:**

- 5 ILCS 120 / 2 (c) (21) review of executive session minutes
- 5 ILCS 120 / 2 (c) (1) appointment, employment, compensation, discipline, performance or dismissal of specific employees

**10. ADJOURNMENT**

The next regularly scheduled Village Board meeting is on Monday, March 18, 2024.

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 March 1, 2024.