

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



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70 East Main Street

Monday, March 4, 2024 7:00 p.m.

1. **CALL TO ORDER** by Mayor Thomas M. Poynton at 7.00pm.
2. **ROLL CALL:** Mayor Thomas Poynton, Trustee Mary Beth Euker, Trustee William Riley, Trustee Marc Spacone, Trustee Roger Sugrue, Trustee Greg Weider. Trustee Dan Bobrowski was absent and excused. Also in attendance: Village Manager Ray Keller, Asst. Village Manager Michael Duebner, Village Atty. Scott Uhler, Management Services Dir. Kyle Kordell, Fire Chief Dave Pilgard, Police Chief Steve Husak, Park and Rec. Dir. Bonnie Caputo, Public Works Dir. Mike Brown, H.R. Dir. Doug Gibson.
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENT**  
There were none.
5. **CONSENT AGENDA**
  - 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 RES. #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 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 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 was made by Trustee Weider, seconded by Trustee Sugrue, to approve the Consent Agenda as presented.

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

**NAYS:** 0

**ABSENT:** 1 Trustee Bobrowski.

**MOTION CARRIED.**

## 6. NEW BUSINESS

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 ORD. #2024-03-561**

**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.

Management Services Dir. Kyle Kordell described the funding of the proposed agreement and introduced George and Nicholas Ieremciuc, of True North Properties. Mr. George Ieremciuc addressed the Board and gave his history of developments and he answered the Board's questions. Trustee Spacone enquired about the interior remodeling and possible disruption to the tenants. Trustee Sugrue asked about the exterior remodeling and Mr. Ieremciuc stated that they would work cooperatively with the tenants. He will work with the village so that events on Main Street will not be affected.

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

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

**NAYS:** 0

**ABSENT:** 1 Trustee Bobrowski.

**MOTION CARRIED.**

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**

**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 was made by Trustee Spacone, seconded by Trustee Euker, 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.

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

NAYS: 0

ABSENT: 1 Trustee Bobrowski.

MOTION CARRIED.

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

There was no report.

**8. TRUSTEE REPORTS**

There were none.

**9. VILLAGE STAFF REPORTS**

There were none.

**10. 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
- 5ILCS 120 / 2 (c ) (2) Collective Bargaining.

Motion was made by Trustee Euker, seconded by Trustee Spacone, to adjourn to Executive Session 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 and 5ILCS 120 / 2 (c ) (2) Collective Bargaining. There will be no further business conducted in Open Session.

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

NAYS: 0

ABSENT: 1 Trustee Bobrowski.

MOTION CARRIED.

The Open Session meeting adjourned at 7.29pm. and Executive Session adjourned at 8.08pm.

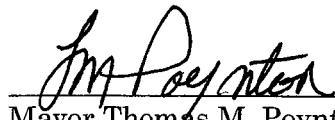
**11. ADJOURNMENT**

The Executive Session adjourned at 8.08pm.

Respectfully submitted:

Kathleen Johnson, Village Clerk.

Approved by

  
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Mayor Thomas M. Poynton

4-24-2024  
Date.

