

APPROVED MINUTES
VILLAGE OF LAKE ZURICH

Board of Trustees
70 East Main Street



Monday, April 7, 2025 7:00 p.m.

1. **CALL TO ORDER** by Mayor Thomas M. Poynton at 7:00 pm.
2. **ROLL CALL:** Mayor Thomas Poynton, Trustee Jake Marx, Trustee William Riley, Trustee Marc Spacone, Trustee Roger Sugrue, Trustee Greg Weider. Trustee Mary Beth Euker is absent tonight due to a work conflict. Others Present: Attorney Uhler, Village Manager Keller, Assistant Duebner, Chief Husak, Director Brown, Director Caputo.
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENT**
 - o There were none.
5. **PRESIDENT'S REPORT / COMMUNITY UPDATE**
 - Mayor Poynton proclaimed Arbor Day in Lake Zurich on April 25, 2025 and encouraged residents to get involved for the Arbor Day event the next day on April 26.
 - Mayor Poynton proclaimed Telecommunicator Week in Lake Zurich as April 13 – 19, 2025.
 - Mayor Poynton provided a summary on Laurie Stutzman, who he is recommending be reappointed to the Community-Police Advisory Commission for a 3-Year Term.

Actions: A motion was made by Trustee Spacone, seconded by Trustee Riley, to reappoint Laurie Stutzman to the CPAC.

AYES: Trustee Spacone, Marx, Sugrue, Weider, Riley

NAYS:

ABSENT: Euker

MOTION CARRIED.

6. **CONSENT AGENDA**
 - A. Approval of Minutes from the Village Board Meeting of March 17, 2025
 - B. Approval of Executive Session Minutes from the Village Board Meeting of March 3, 2025
 - C. Approval of Semi-Monthly Warrant Register Dated April 7, 2025 Totaling \$1,235,941.27
 - D. Ordinance Authorizing the Disposal of Surplus Property Owned by the Village of Lake Zurich (Assign Ord. #2025-04-607)

Summary: Staff has identified pieces of equipment that are not in working order, would require repairs in excess of present market value, or are obsolete.

- E. **Resolution to Induce the Redevelopment of Certain Property Within the Industrial District Tax Increment Financing Redevelopment Project Area #4 for Echo at 400 Oakwood Road (Assign Reso. #2025-04-094)**

Summary: The Illinois Tax Increment Allocation Redevelopment Act allows the Village to stimulate or induce redevelopment projects designated as the Industrial Center Redevelopment Project Area.

ECHO proposes to expand its manufacturing operations with an additional 80,000 square feet attached to its current distribution center. This estimated \$17 million investment would retain a major employer in Lake Zurich, accompanied by additional jobs and increased assessed property value.

ECHO requests consideration of TIF funding to help build the expansion due to high building costs and limited solutions to accommodate the new underground stormwater detention facilities. Adoption of the inducement resolution does not commit the Village to a specific incentive at this time, but makes qualifying activities eligible for potential future TUF reimbursement.

- F. **2025-2026 Special Recreation Association of Central Lake County Member Agency Contribution in the Amount of \$129,274**

Summary: The Village is one of eight member agencies of the Special Recreation Association of Central Lake County (SRACLC), which provides community based therapeutic recreation programs and services to people of all ages with disabilities or special needs. As a SRACLC member, the Village is able to levy a tax (\$375,000 in FY2025) to support inclusion assistance and ADA accessible facilities and equipment, including eligible improvements with the upcoming OSLAD project at Paulus Park. Over the past year, numerous Lake Zurich youth benefit from this investment in both Village programs (e.g. inclusion assistance with Dance, Day Camp, etc.) and SRA programs and events.

Ongoing participation in SRACLC requires an annual agency contribution, which was included in the FY 2025 budget. Staff recommends approval of the Special Recreation Association of Central Lake County member agency contribution for the amount of \$129,274.

- G. **Resolution for the Lake Zurich Triathlon Route to be Held on July 13, 2025 (Assign Reso. #2025-04-095)**

Summary: The Illinois Department of Transportation issues permits to local authorities to temporarily close portions of State highways for public events. Staff requests the Village Board approve the resolution for the Lake Zurich Triathlon route held on July 13, 2025.

- H. **Resolution for Jack O Lantern World 5k Race Route to be Held on September 28, 2025 (Assign Reso. #2025-04-096)**

Summary: The proposed resolution allows the Illinois Department of Transportation to issue permits to local authorities to temporarily close portions of State highways for public events. Staff requests the Village Board approve the resolution for the Jack O Lantern World 5k Race route held on September 28, 2025.

- I. **Resolution for Alpine Races Route to be Held on August 17, 2025 (assign Reso. #2025-04-097)**

Summary: The proposed resolution allows the Illinois Department of Transportation to issue permits to local authorities to temporarily close portions of State highways for the Alpine Races route on August 17, 2025.

J. Agreement with Suburban Concrete Inc. for the 2025 Concrete Flatwork Program in the Amount Not-to-Exceed \$200,000

Summary: The FY 2025 budget allocates \$200,000 in the Non-Home Rule Sales Tax Fund for concrete curb and sidewalk repairs. A bid opening was held on February 28, 2024 with six bids received. The 2024 contract includes a one-year term with the option to renew up to two additional one-year periods and a three percent increase based on the CPI. Staff recommends exercising the renewal option to award a contract to Suburban Concrete for the 2025 Concrete Flatwork Program in the amount not-to-exceed \$200,000.

K. Resolution Accepting Public Improvements Within the Avery Ridge Subdivision and Release of Site Work Guarantees in the Form of a Letter of Credit and Bond (Assign Reso. #2025-04-098)

Summary: M/I Homes of Chicago, LLC, the developers of Avery Ridge Subdivision, requests a final acceptance of all public improvements and to release the Letter of Credit and Bond held by the Village for qualified site improvements. The Letter of Credit for \$1,544,728.90 was provided as a performance and payment security for site work at Avery Ridge Subdivision including improvements to the roadway, storm sewer, water main, and sanitary sewer. Upon completion of the work in 2021, the LOC was reduced to its current amount of \$395,859.90.

A bond was issued by RLI insurance company for the remaining site improvements, including earthwork and soil erosion control in the amount of \$1,333,896.30. Upon completion of the work in 2021, the Bond was reduced to its current amount of \$299,158.50.

Village Engineer Manhard Consulting and Village Staff have inspected the property and concur that the public improvements can be accepted and the guarantees released.

Staff requests approval of the resolution accepting public improvements within Avery Ridge Subdivision with release of the Letter of Credit in the full amount of \$395,859.90 and release of the Bond in the full amount of \$299,158.50.

Actions: A motion was made by Trustee Spacone, seconded by Trustee Marx, to approve the Consent Agenda as presented.

AYES: Trustee Spacone, Marx, Sugrue, Weider, Riley

NAYS:

ABSENT: Euker

MOTION CARRIED.

7. NEW BUSINESS

A. Resolution Approving the Sale of Property and Authorizing Execution of Sale Contract of 85 S. Old Rand Road (Assign Reso. #2025-04-099)

Summary: Alex Jump representing JumpCo LLC Park Ave. Series has requested to purchase the Village owned property at 85 S. Old Rand Road for future development. Mr. Jump currently owns the adjacent property at 100 Park Avenue. The total purchase price to be paid by Mr. Jump is \$35,000 with a 10% deposit and bearing 100% of the closing costs.

JumpCo has agreed to a plat of consolidation that will combine 100 Park Avenue and 85 S. Old Rand Road into a single developable lot, to be executed after closing.

The plat will also grant a 20-foot-wide utility easement to the Village to facilitate future water main maintenance.

Village Attorney Scott Uhler spoke about some technical language that could be improved in the proposed sales contract regarding the public water line easement and plat of consolidation and he recommends that the Village proceed with approving the sale tonight but using the revised contract that was provided to the Buyer earlier today. Assistant Duebner introduced Mr. Jump, who spoke to the Board about his future plans for the property about cleaning up the lot and a possible future structure and re-use.

Actions: A motion was made by Trustee Riley, seconded by Trustee Sugrue, to approve Resolution #2025-04-099 Approving the Sale of Property and Authorizing the Execution of Sale Contract of 85 South Old Rand Road with final attorney edits.

AYES: Trustee Weider, Spacone, Marx, Sugrue, Riley

NAYS:

ABSENT: Euker

MOTION CARRIED.

B. Resolution Approving the Sale of Property and Authorizing Execution of Sale Contract of 173 W. Main Street (Assign Reso. #2025-04-100)

Summary: Derick Goodman representing THG Holdings LLC or Nominee proposes to purchase the Village-owned property located at 173 W. Main Street, also known as Block A. Mr. Goodman anticipates subsequently submitting petitions to develop the 1.7-acre property for a mixed townhome and commercial development. The total purchase price is \$1,050,000. A \$25,000 deposit will be forthcoming within 5 days of the Village Board approving the sale.

AVM Duebner introduced Mr. Goodman senior and junior to the Village Board and spoke about the sales contract and the future marketing of the property for a future development. Mr. Goodman junior spoke about their previous townhome developments in the suburbs. They are hopeful in the future they can attract a restaurant user to the property, in addition to the townhomes they intend to build. Trustees asked some follow-up questions to the Goodman's' on their future plans that will involve Village approvals and a public hearing process.

Actions: A motion was made by Trustee Riley, seconded by Trustee Spacone, to approve resolution #2025-04-100 approving the sale of the parcels identified as 173 W. Main Street to THG Holdings LLC or Nominee.

AYES: Trustee Riley, Marx, Weider, Sugrue, Spacone.

NAYS:

ABSENT: Euker

MOTION CARRIED.

- C. Award a Contract to Stuckey Construction Company, Inc. for the OSLAD Paulus Park Grant Construction Project in the Amount Not-to-Exceed \$4,050,000

Summary: In March 2024, the Village of Lake Zurich was awarded a \$600,000 OSLAD grant for another round of improvements at Paulus Park, including shoreline restoration, renovation of the splash pad with game tables, creation of a new pump house, a bandshell for the park's stage, baggo courts, another bathroom and landscaping. The Village retained Hitchcock Design Group to design the project elements, prepare the construction documents, and conduct the bid process. In March 2025, Hitchcock Design Group conducted the bid process, which yielded six proposals. Stuckey Construction Company Inc. of Waukegan, IL submitted the lowest responsible bid at \$3,681,900 based on the elements staff selected for inclusion in the project scope.

With contingency, the project recommends approving the bid award to not exceed \$4,050,000. The FY 2025 Capital Project Fund budget includes \$3.4 million for work to be undertaken this year, supplemented by \$232,940 in SRA funding for eligible project costs. The remaining project balance will be included in the FY 2026 budget, to coincide with the completion of the project and to reflect actual construction costs.

Director Caputo spoke more about the project scope and timeline, which should be completed by the end of October 2025.

Actions: A motion was made by Trustee Weider, seconded by Trustee Marx, to Award a contract for the OSLAD Paulus Park Grant Construction Project to Stuckey Construction Company, Inc. of Waukegan, Illinois for the base bid #1, base bid #2, and alternates #2, #4, and #10 for a project total, including 10% construction contingency, not to exceed of \$4,050,090.

AYES: Trustee Weider, Spacone, Riley, Marx, Sugrue,

NAYS:

ABSENT: Euker

MOTION CARRIED.

8. **TRUSTEE REPORTS**

- o There were none.

9. **VILLAGE STAFF REPORTS**

- o Director Caputo reminded the community of the Easter Egg Hunt this coming Saturday, April 12.

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

- 5 ILCS 120 / 2 (c) (1) personnel review
- 5 ILCS 120 / 2 (c) (5) purchase or lease of real estate
- 5 ILCS 120 / 2 (c) (6) setting price for sale/lease of real estate
- 5 ILCS 120 / 2 (c) (21) review of executive session minutes

A motion was made by Trustee Weider, seconded by Trustee Sugure, to move to Executive Session for the purpose of 5 ILCS 120 / 2 (c) (21) review of Executive Session minutes and 5 ILCS 120 / 2 (c) (5) purchase or lease of real estate. There will be no further business in Open Session.

AYES: Trustee Weider, Spacone, Riley, Marx, Sugrue,

NAYS:

ABSENT: Euker

Meeting adjourned to Executive Session at 7:47 pm.

11. ADJOURNMENT

A motion to adjourn the Executive Session and Open Session was made by Trustee Marx, seconded by Trustee Spacone.

AYES: Trustee Weider, Spacone, Riley, Marx, Sugrue,

NAYS:

ABSENT: Euker

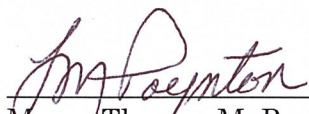
MOTION CARRIED

The meeting adjourned at 8:31 pm.

Respectfully submitted:

Kyle Kordell, Deputy Village Clerk

Approved by:


 Mayor Thomas M. Poynton

5-23-2025
 Date