

VILLAGE OF LAKE ZURICH

Board of Trustees
70 East Main Street



Monday, January 19, 2026 7:00 p.m.

AGENDA

1. CALL TO ORDER

2. ROLL CALL: Mayor Thomas Poynton, Trustee Sujatha Bharadwaj, Trustee Jake Marx, 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

- Proclamation Honoring Crossing Guard Ann Marie Arden for 49 Years of Service
- Public Oath of Office of Deputy Fire Chief Mike Rutkowski
- Promotion of Lieutenant Jason Henriksen to Captain
- Promotion of Firefighter/Paramedic Ryan Bene to Lieutenant
- Public Oath of Office of Firefighter/Paramedic Jack Lentz
- Public Oath of Office and Recognition of Police Officer Daniel Daigle

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 January 5, 2026

B. Approval of Executive Session Minutes from the Meetings of August 4, September 2, October 6, November 3, and December 1, 2025

C. Approval of the Semi-Monthly Warrant Register Dated January 19, 2026 Totaling \$370,538.30

D. Ordinance Granting a Map Amendment for the Lake Zurich Golf Club at 534 North Old Rand Road (Assign Ord. #2026-01-643)

Summary: Applicant Ms. Barbara Jean Hildebrandt has filed a map amendment to rezone the property at 534 North Old Rand Road from OS Open Space district to R-5 Single-Family Residential district. The subject property consists of three parcels that are a part of the larger Lake Zurich Golf Club property, addresses at 564 North Old Rand Road. The Lake Zurich Golf Club intends to sell three parcels, which are located adjacent to a residential area along Old Rand Road and across from the lake. The Subject Property is comparable in size and configuration to the adjacent residential lakefront lots along Old Rand Road.

At the Planning and Zoning Commission meeting on December 17, 2025, the PZC conducted a public hearing and unanimously recommended approval of the Zoning Map Amendment. Staff requests the approval of an ordinance granting a map amendment to rezone the subject property to R-5 Single-Family Residential district.

E. Ordinance Approving an Amendment to a Special Use Permit for Milieu Landscaping at 525 Enterprise Parkway (Assign Ord. #2026-01-644)

Summary: Applicant Mr. Brian Frank of Milieu Landscaping has filed a zoning application for a special use permit amendment to allow for the expansion of previously approved outdoor storage for the property at 525 Enterprise Parkway. The subject property was granted a Special Use Permit for an outdoor storage area in 2021 through Ordinance #2021-06-413.

The current amendment to the Special Use Permit proposes an additional 550 square feet of impervious area, the addition of chain link fencing along the north and east sides of the Subject property to enclose an additional plant storage area, and additional pallet racks for hardscape materials.

The Planning and Zoning Commission (PZC) held a public hearing on December 17, 2025 and voted 5-0 recommending approval of the Special Use Permit Amendment. Staff requests the approval of an ordinance approving an amendment to a special use permit for Milieu Landscaping.

F. Authorization to Purchase a Dump Truck & Equipment from Currie Motors and Bonnell Industries in the Amount Not-to-Exceed \$160,000

Summary: The FY 2026 Public Works budget includes \$150,000 to replace a 2014 Ford F550 dump truck, snow plow, and salt spreader. This vehicle has had increased maintenance costs and has exceeded its useful life. The existing truck will be sold at auction.

The proposed replacement is a 2026 Ford F550 to be purchased from Currie Motors for \$57,948.00. In addition to purchasing the truck, a snow plow, salt spreader, hydraulics, and body will be purchased from Bonnell Industries through the

Sourcewell Joint Purchasing Contract in the amount of \$99,440.21. The recommended vehicle is consistent with past purchases to standardize the fleet and reduce maintenance costs. Staff requests the purchase of a 2026 Ford F550 chassis, snow plow, salt spreader, hydraulic system and body, with the total purchase of the vehicle and equipment not-to-exceed \$160,000.

G. Authorization to Purchase and Equip a Police Responder Truck from Currie Motors in the Amount Not-to-Exceed \$115,000

Summary: The FY 2026 Public Works budget includes \$115,000 to replace a 2013 Ford Expedition with 83,000 miles that is used daily by the Fire Department training captain and also serves as a backup command unit. The proposed replacement vehicle is a 2026 Ford F-150 Police Responder pickup truck, purchased under the Suburban Purchasing Cooperative Contract from Currie Motors for \$48,180. The new truck will then be equipped for use as the shift commander's unit. Staff requests the purchase and equipping of a 2026 Ford F-150 Police Responder pickup truck in the amount not-to-exceed \$115,000 from Currie Motors through the Suburban Purchasing Cooperative Contract.

H. Authorization to Purchase a Skid Steer Loader from Atlas Bobcat in the Amount Not-to-Exceed \$75,000

Summary: The FY 2026 Public Works budget includes \$75,000 for replacement of a skid steer loader. The proposed new unit is a 2026 Bobcat S770, purchased through the Sourcewell Purchasing Cooperative. Staff requests the purchase of a 2026 Bobcat S770 from Atlas Bobcat using the Sourcewell Purchasing Cooperative Contract in the amount not-to-exceed \$75,000.

I. Waiver of Competitive Bid Process and Approval of Agreement with State Industrial Products for the Annual Hydrogen Sulfide Reduction Program in the Amount Not-to-Exceed \$64,476

Summary: For the past several years, Public Works has implemented a program to feed a proprietary chemical blend from State Industrial Products to reduce and control the formation of hydrogen sulfide (H₂S) at the Northwest and Quentin Road sanitary pump stations. The FY 2026 budget includes \$67,476 for a hydrogen sulfide reduction program to slow down corrosion and extend the life of sanitary sewers. Staff requests to waive the competitive bid process and approve a one-year agreement with State Industrial Products for the Quentin Road and Northwest Pumping Stations in the amount not-to-exceed \$67,476.

J. Resolution Authorizing Construction on State Highways (Assign Reso. #2026-01-108)

Summary: The Illinois Department of Transportation (IDOT) requires municipalities to adopt a resolution that allows municipal employees to maintain/repair public infrastructure within the State right-of-way. Staff requests adoption of a two-year resolution allowing Village employees to maintain public infrastructure within the State right-of-way.

K. Authorization to Purchase Two Pickup Trucks from Currie Motors in the Amount Not-to-Exceed \$129,000

Summary: The FY 2026 Public Works budget contains \$129,000 to replace and equip two pickup trucks. Two existing trucks have met the replacement criteria and will be declared surplus and sent to auction. Staff requests approval of the purchase of two 2026 Ford pickup trucks from Currie Motors for \$100,894, with total purchase of vehicles and equipment not-to-exceed \$129,000.

L. Parks and Recreation FY 2026 Internal Special Event Requests

Summary: The Parks and Recreation Department requests approval of internally run special events for the upcoming year. Special Events guidelines require only Park/Facility use with attendance over 100 must be reviewed and approved by the Village Board of Trustees.

M. Parks and Recreation FY 2026 External Special Event Requests

Summary: Village staff recommends the approval of the external special events for the upcoming year to be held at Paulus and Breezewald Parks. These events include the Purple Plunge, Water Lantern Festival, Gigi's Playhouse 5k, Lake Zurich Tri, Unplugged Fest, Alpine Races, Jack O' Lantern World, and My Density Matters Paint the Lake Pink Walk. The Park Advisory Board has reviewed the list of events and concurs with staff's recommendation.

N. Resolution Authorizing Road Closures for the Lake Zurich Triathlon (Assign Reso. #2026-01-109)

Summary: The annual Lake Zurich Triathlon has been approved by the Village Board and is scheduled to take place on Sunday, July 12, 2026 at Paulus Park. The proposed resolution authorizes a request to the Illinois Department of Transportation to close a portion of Route 22 and Route 12 from the hours of 6am – 1pm on July 12, 2026.

O. 2026-2027 Special Recreation Association of Central Lake County Member Agency Contribution in the Amount of \$134,708

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 (\$390,000 in FY 2026) to support inclusion assistance and ADA accessible facilities and equipment. Throughout the 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 2026 budget. Staff recommends approval of the Special Recreation Association of Central Lake County member agency contribution for the amount of \$134,708.

P. Agreement with Lucas Landscaping for the 2026 Tree Trimming Program in the Amount Not-to-Exceed \$250,000

Summary: The FY 2026 budget allocates \$250,000 for the trimming of trees located within public right-of-ways, municipal facilities, and parks within the Village. The 2026 tree trimming program is scheduled to occur in the Countryside West, Sparrow Ridge, Chasewood North, and Quail Run subdivisions. Maintenance trimming is also scheduled within Paulus Park and Breezewald Park.

The 2026 contract includes a three-year term with the option to renew up to two (2) additional one-year periods, contingent upon acceptable contractor performance and subject to an annual increase of three percent (3%), based on the Consumer Price index (CPI). A bid opening was held on December 23, 2025 and seven bids were received, with the lowest bid provided by Lucas Landscaping and Design.

Staff recommends awarding a contract for the 2026 Tree Trimming Program to Lucas Landscaping and Design in the amount not-to-exceed \$250,000.

Q. Ordinance Amending Section 3.3 of the Tax Increment Finance Development Agreement between the Village of Lake Zurich and JGS Lake Zurich West LLC (Assign Ord. #2026-01-645)

Summary: On April 19, 2023, the Village Board approved Ordinance 2023-04-512, a Tax Increment Financing (TIF) Development Agreement with JSG Lake Zurich West LLC. The developer notified staff in 2024 that the project was experiencing delays due to supply chain and construction challenges and would not meet the Certificate of Occupancy date specified in the agreement.

In order to execute the Development Agreement and process the first payment to the developer, the Certificate of Occupancy date in the ordinance must be amended. Staff recommends amending the Certificate of Occupancy deadline in ordinance 2023-04-512 to July 31, 2025 to allow for execution of the agreement and fulfilment of the Village's obligations.

R. Public Engagement and Public Opinion Research Services Agreement with Beyond Your Base in the Amount of \$65,000

Summary: The Village recently acquired a four-acre site for a new Fire Station #1 to address current and future service needs, improve response times, and enhance firefighter safety and operational efficiency. To ensure community input is incorporated into the station's design and funding decisions, staff solicited a proposal for consultant assistance from Beyond Your Base, a firm with extensive experience in public engagement for capital infrastructure and public safety projects throughout northern Illinois.

Beyond Your Base will develop and implement a public engagement process that includes informational materials, digital outreach, and surveys to communicate the need, benefits, and funding options for the new station. The proposed cost for these services is \$65,000, with up to an additional \$20,000 for optional outreach materials, which was anticipated in the FY 2026 Budget. Staff recommends approving the Public Engagement and Public Opinion Research Services Agreement with Beyond Your Base in the amount of \$65,000.

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. Agreement with D'Land Construction for the Breezewald Park Improvement Project in the Amount Not-to-Exceed \$1,161,384.30 (Trustee Marx)

Summary: The FY 2026 Budget allocates funds for the Breezewald Park Improvement Project, as identified in the Village's Capitol Investment Plan (CIP) to be completed in 2026. The Park Improvement Project includes several site, safety, and accessibility enhancements to improve park functionality and safety, with parking improvements to add nine (9) additional parking spaces. Under current conditions when the parking lot is full, vehicles are unable to turn around and must reverse uphill to exit the lot, creating unsafe conditions for motorists and pedestrians.

The proposed new layout introduces a flow-through traffic pattern to reduce conflicts between vehicles and pedestrians and improves overall traffic safety. Additional project improvements include new railings, a gazebo structure, earthwork, perennial plantings, decorative boulders, slope reshaping for ADA compliance for all pathways and parking, beach area enhancements, a new retaining wall with an integrated drainage system and permeable paver patio to prevent stormwater runoff causing erosion to the beach improving durability of the shoreline.

The project went out for a bid opening on January 8, 2026, yielding six (6) bids. Staff reviewed references for the lowest bidder, D'Land Construction, with references showing the contractor is qualified to perform the improvements.

Recommended Action: A motion to approve an agreement with D'Land Construction for the Breezewald Park Improvement Project for \$1,001,193.36 with a total project cost including contingencies not-to-exceed \$1,161,384.30.

B. Ordinance Authorizing the Issuance of Waterworks and Sewerage Revenue Bonds of the Village of Lake Zurich, Lake County, Illinois, in an Aggregate Principal Amount Not-to-Exceed \$42,000,000 and An Ordinance Authorizing the Issuance of Waterworks and Sewerage Revenue Bonds of the Village of Lake Zurich, Lake County, Illinois, in an Aggregate Principal Amount Not-to-Exceed \$10,000,000 (Assign Ord. #2026-01-646, Assign Ord. #2026-01-647) (Trustee Spacone)

Summary: In 2024, the Village Board approved an Admissions Agreement to the Central Lake County Joint Action Water Agency (CLCJAWA). The agreement introduced a partnership with CLCJAWA and the Village of Lake Zurich to transition from the Village's current groundwater source to Lake Michigan water.

The Village must secure two Illinois Environmental Protection Agency (IEPA) loans as part of the transition to Lake Michigan water. The first loan for \$42 million will be for the reservoir and pump station and is currently in the IEPA loan application process. The second loan for \$10 million is for the internal water distribution improvements and is anticipated to be submitted to IEPA in 2027. The two loans will be funded by revenues of the Water and Sewer fund. The associated debt service has been incorporated into the current and projected water rates approved by the Board in December 2023.

Recommended Action: A motion to approve Ordinance #2026-01-646 authorizing the issuance of waterworks and sewerage revenue bonds of the Village of Lake Zurich in an aggregate principal amount not-to-exceed \$42,000,000 and Ordinance #2026-01-647 authorizing the issuance of waterworks and sewerage revenue bonds of the Village of Lake Zurich in an aggregate principal amount not-to-exceed \$10,000,000.

C. Presentation of the Key Parks Master Plan (Trustee Weider)

Summary: The FY 2025 Budget included \$100,000 in funding for the development of a Master Plan for Key Parks. The Village's last comprehensive Park and Recreation Master Plan was completed in 2009 which included analysis and recommendations for all parks, programs, facilities, and resources. Given the age of the document and significant economic, social, and behavioral changes resulting from the COVID-19 pandemic, the Village determined an update was necessary.

The Key Parks Master Plan's purpose is to optimize the Village's key existing park priorities and establish a strategic framework for the allocation of resources and redevelopment over the next 5 to 10 years.

The Plan update was focused more on community parks, which were selected based on several criteria, including Placer AI data, infrastructure needs, and input from the Park and Recreation Advisory Board. The parks included in the

plan are Kuechmann Arboretum, Oak Ridge Park, Old Mill Grove Park, Staples Park, and Zurites Park.

In March 2025, the Village issued a Request for Proposals (RFP) for the development of the Key Parks Master Plan, with 12 proposals received. A Village sub-task force was formed to review the proposals and the task force recommended Upland Design Ltd. in partnership with ETC Institute and Engineering Resource Associates to complete the plan.

In June 2025, Upland Design initiated a six-month planning process beginning with data collection and site analysis conducted concurrently with community engagement sessions for feedback on development of the parks plan. Throughout 2025, residents and park users were offered multiple opportunities to provide input on potential park improvements.

Upland Design has concluded all the agreed upon master plan phases and has prepared a draft plan for review by the Park and Recreation Advisory Board and the Village Board.

Recommended Action: This is a non-voting item. Upland Design and Village staff are seeking the Board's feedback on the proposed Key Parks Master Plan.

8. TRUSTEE REPORTS

9. VILLAGE STAFF REPORTS

A. Monthly data metrics

10. EXECUTIVE SESSION called for the purpose of:

- 5 ILCS 120 / 2 (c)(21) review of executive session minutes
- 5 ILCS 120 / 2 (c)(11) pending or imminent litigation

11. ADJOURNMENT

The next regularly scheduled Village Board meeting is on Monday, February 2, 2026.

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, Erin Rauscher, at 847.540.1687 (TDD 847.438.2349) promptly to allow the Village to make reasonable accommodations for those individuals.

***Agenda posted on January 14, 2026**