

VILLAGE OF LAKE ZURICH

Board of Trustees
70 East Main Street



Monday, April 17, 2023 7:00 p.m.

AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL:** Mayor Thomas Poynton, Trustee Dan Bobrowski, Trustee Mary Beth Euker, Trustee Janice Gannon, Trustee Marc Spacone, Trustee Jonathan Sprawka, Trustee Greg Weider.
3. **PLEDGE OF ALLEGIANCE**
4. **PRESIDENT'S REPORT / COMMUNITY UPDATE**
 - A. Proclamation Honoring Lake Zurich Excellence in Performing Arts with Lake Zurich High School Selected by Disney as the Illinois Winner
 - B. Advice and Consent of Trustees to Appoint to the Planning and Zoning Commission
 - Jake Marx
 - Scott Morrison
5. **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.
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 Village Board Meeting of April 3, 2023
 - B. Approval of Semi-Monthly Warrant Register Dated April 17, 2023 Totaling \$303,164.39

C. Agreement with Geske and Sons Inc. for Purchase of Asphalt Materials in the Amount Not-to-Exceed \$27,000

Summary: The FY 2023 budget includes \$27,000 in the Non-Home Rule Sales Tax Fund for this year's asphalt patching repairs. Asphalt materials are used for in-house repairs by Public Works crews. A competitive bid opening on March 30, 2023 resulted in two bids received, with Geske and Sons as the most competitive price.

D. Agreement with Chicagoland Paving Contractors for 2023 Street Patching Program in the Amount Not-to-Exceed \$100,000

Summary: The FY 2023 budget includes \$100,000 in the Non-Home Rule Sales Tax Fund for this year's street resurfacing program. The Village has historically participated in a cooperative bid arrangement to secure a more competitive price. In January 2023, the Lake County Municipal League approved the final extension per the approved April 21, 2020 contract.

E. Ordinance Authorizing Disposal of Surplus Property Owned by the Village of Lake Zurich (Assign Ord. #2023-04-509)

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.

F. Ordinance Approving an Adjustment to the Final Plan through Amendment of Ordinance #2020-09-384 for Rear Yard Setback Encroachment at Wildwood Estates of Lake Zurich on Honey Lake Road (Assign Ord. #2023-04-510)

Summary: Wildwood of Lake Zurich, LLC has filed an Adjustment to the Final Plan for the Wildwood Estates development to allow certain structures to encroach into the rear-yard setback of all lots within the Subdivision. This Planned Unit Development was approved for the construction of 24 duplex homes on 12 lots in September 2020. The developer is requesting allowance for decks and other structures to encroach no more than 10 feet into the required rear-yard setbacks that back up to the 28 acres of open space and wetlands.

G. Ordinance Approving an Adjustment to the Final Plan through Amendment of Ordinance #2021-07-421 for the Enlargement of Piers at Sanctuary of Lake Zurich on the Southeast Corner of Rand Road and Old Rand Road (Assign Ord. #2023-04-511)

Summary: LZ Development Group, LLC has filed an Adjustment to the Final Plan for the Sanctuary development to enlarge the approved pier size for the three previously approved boat piers containing 30 boat slips. This Planned Unit Development was approved for the construction of a commercial building and 23 new townhouse buildings in July 2021. The developer is requesting an increase in the projection from the shoreline from a max distance of 75 feet to 84 feet and

an increase in the pier deck area from a max of 400 square feet to 702 square feet.

The Planning and Zoning Commission reviewed this application at a public hearing on March 15, 2023. Representatives from the Sandy Point HOA and the LPOA were present and voiced their support for the application. There were no objections to the proposal from any adjacent property owners and the Commission voted 7-0 to recommend approval of the enlarged piers.

H. Agreement with Davey Resource Group Inc. for 2023 Natural Area Maintenance in the Amount Not-to-Exceed \$89,434

Summary: Lake Zurich has partnered with Integrated Lakes Management to formulate five-year plans for the maintenance and restoration of natural areas throughout the Village. The FY 2023 budget includes sufficient funding for the maintenance of these open space areas when combined with revenue held in special service area accounts designed specifically for the maintenance of designated areas in specific subdivisions. A competitive bid opening on March 23, 2023 resulted in two bids received, with Davey Resource Group as the most competitive price.

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. Ordinance Approving a Tax Increment Finance Development Agreement Between the Village of Lake Zurich and JGS Lake Zurich West, LLC (Assign Ord. #2023-04-512) (Trustee Sprawka)

Summary: The Lake Zurich Industrial TIF District was created in January 2023 by the Village Board, after the review and unanimous approval of the Joint Review Board, for the purpose of providing a long-term funding mechanism for infrastructure improvements within the industrial park and supporting business expansion and modernization efforts.

JGS Lake Zurich West, LLC is requesting TIF assistance related to the implementation of a new manufacturing line at 550 Enterprise Parkway. The company is considering this location for manufacturing equipment upgrades which would increase the overall investment in the community and create 8 – 10 full-time positions.

JGS Lake Zurich West, LLC is a component of Geremarie, a company that has been operating in the Lake Zurich industrial park at 1275 Ensell Road manufacturing aluminum components for over 20 years. Since its initial decision over two decades ago to be in Lake Zurich, Geremarie has built several additions to the building as it has seen increased demand for its product.

JGS Lake Zurich Wests' total project costs for the new development at 550 Enterprise Parkway is no less than \$8.5 million, including the cost of the land, site work, engineering and construction, permit fees, the installation of manufacturing line equipment, and electric/gas utility connections.

The proposed TIF redevelopment proposal will help offset this significant investment cost with a rebate of \$626,000 of future property taxes over several years through the Tax Increment Finance District #4 (Industrial TIF), which equates to approximately 7.4% of the overall costs of this manufacturing company expansion project.

Recommended Action: A motion to approve Ordinance #2023-04-512 Approving a Tax Increment Finance Redevelopment Agreement by and Between the Village of Lake Zurich, Lake County, Illinois and JGS Lake Zurich West, LLC.

B. Agreement with Teska Associates for Comprehensive Plan Update in the Amount Not-to-Exceed \$119,555 (Trustee Bobrowski)

Summary: A municipal comprehensive plan is used to identify recent and forthcoming land use patterns and economic development trends to chart a path forward for continued smart growth over the next 10-20 years. Lake Zurich's comprehensive plan was last updated in 2003 and needs updated so that Lake Zurich can maximize its reputation as being a safe community where families want to raise children and businesses want to operate.

A request-for-proposals was launched in January 2023, resulting in two proposals to consider. Both proposals include a process of community assessment, engagement, analysis, visioning, goals, community branding, and plan preparation. However, one proposal is \$33,000 less expensive than the other and therefore Staff is recommending Teska Associates as the selected consultant to lead this process.

The FY 2023 budget currently includes \$50,000 in the General Fund for an update to the Comprehensive Plan. The Teska proposal is \$119,555, necessitating additional funding of approximately \$70,000 in the FY 2023 budget. Staff will include the additional \$70,000 in a future budget amendment ordinance for Board consideration.

Recommended Action: A motion to approve an agreement with Teska Associates for Comprehensive Plan update in the Amount Not-to-Exceed \$119,555 and to direct Staff to include the additional \$70,000 needed in a future budget amendment.

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.

- Monthly Data Metric Reports

10. TRUSTEE APPRECIATIONS

- Janice Gannon – 4 Years of Public Service
- Jonathan Sprawka – 14 Years of Public Service

11. ADJOURNMENT

Next regularly scheduled Village Board meeting is on Monday, May 1, 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.