

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



Monday, January 19, 2015, 7:00 p.m.

1. **CALL TO ORDER** by Mayor Thomas M. Poynton at 7.00pm.
2. **ROLL CALL:** Mayor Thomas Poynton, Trustee Jim Beaudoin, Trustee Jeff Halen, Trustee John Shaw, Trustee Jonathan Sprawka. Trustee Steve O'Connor and Trustee Dan Stanovich were absent and excused. Also present: Village Manager Jason Slowinski, Asst. Village Manager Roy Witherow, Village Atty. Scott Uhler, Community Services Dir. Mike Earl, Finance Dir. Jodie Hartman, Fire Chief David Wheelock, Police Chief Steve Husak, Manhard Consulting Engineer Peter Stoehr.

3. **PLEDGE OF ALLEGIANCE**

4. **PUBLIC HEARING FOR PROPOSED DOWNTOWN TIF #2 REDEVELOPMENT PLAN AND PROJECT AREA**

Mayor Poynton introduced Bob Rychlicki, from Kane, McKenna Associates, who then gave a PowerPoint presentation on the proposed TIF #2 and answered the Board's questions. The Mayor then read the following summary.

**Summary:** This public hearing is being held to consider approval of the proposed Downtown TIF #2 Redevelopment Plan and Project Area and the adoption of tax increment financing therefore. The Redevelopment Plan and Project objectives are to reduce or eliminate blight conditions, to enhance the real estate and sales tax base of the Village and other affected taxing districts by encouraging private investment, and to preserve and enhance the value of properties, all in accordance with the Tax Increment Allocation Redevelopment Act. On December 18, 2014, the TIF Joint Review Board unanimously recommended the Village Board proceed with implementing TIF District #2.

The notice for this public hearing was published in the Daily Herald on December 20, 2014, December 29, 2014, and January 3, 2015. The notice for this public hearing was also given by mail to all persons who pay property taxes or owns property within the Project Area, to all taxing districts with property in the Project Area, and to all persons on the TIF interested parties' registry. Notice for this public hearing has also been included on the Village website, online calendar, and *Benchmarks* e-newsletter.

**Recommended Action #1:** A motion was made by Trustee Beaudoin, seconded by Trustee Sprawka, to open the public hearing for the proposed downtown TIF #2 Redevelopment Plan and Project Area.

AYES: 4 Trustees Beaudoin, Halen, Shaw, Sprawka.

NAYS: 0

ABSENT: 2 Trustees O'Connor, Stanovich.

MOTION CARRIED.

Public Meeting opened at 7.20pm.

*Mayor Poynton opened Public Comments on the TIF#2. Those testifying were administered an oath by the Village Clerk.*

#### **PUBLIC COMMENTS**

Jim Tarbet, 1195 Cedar Creek Drive, addressed the Board on the S.W. area of the proposed TIF#2 and challenged the "qualification factors" in the PowerPoint presentation.

Bob Rychlicki responded to the comments. Atty. Kathy Orr responded to the comments. Trustee Halen stated that the Village was not intending to purchase any property in the TIF district.

Bob Rychlicki asked if any written comments had been received and Village Clerk Kathleen Johnson responded that none had been received.

Debbie Vasels, O'Malley Dr., asked if written comments could still be submitted and she was told that she could submit written comments.

Claudette Dybeck, 205 W. Main St., addressed the Board on promises made by Village Boards over ten years ago.

**Recommended Action #2:** A motion was made by Trustee Shaw, seconded by Trustee Beaudoin, to close the public hearing for the proposed downtown TIF #2 Redevelopment Plan and Project Area.

AYES: 4 Trustees Beaudoin, Halen, Shaw, Sprawka.

NAYS: 0

ABSENT: 2 Trustees O'Connor, Stanovich.

MOTION CARRIED.

The Public meeting closed at 7.45pm.

#### **5. PUBLIC COMMENT**

Cheryl Gorey, 22915 N. Lakewood Lane, addressed the Board on the intended use of Midlothian Manor, on Midlothian Road at Oakwood, for the housing of PADS homeless residents. The property is owned by the Lake County Housing Authority. Residents in the area are concerned about this use.

Larry Shadel, 24144 N. Gabriel Dr., addressed the Board representing over 150 residents of the area, unincorporated Lake Co. and Lake Zurich residents. He requested help from the Village of Lake Zurich in dealing with the Lake Co. Housing Authority and PADS.

Mayor Poynton stated that the Village of Lake Zurich was unaware of this use until recently and that this property is not in the boundary of the Village.

Atty. Uhler advised that the Village of Lake Zurich cannot influence the authorities except when there is zoning changes of neighbouring property. Then the Village can oppose the changes which would require the County Board to have a greater majority vote to pass the zoning changes.

Mayor Poynton asked the Board if they would be in favour of opposing a zoning change on Midlothian Manor and the consensus was that it could be on the agenda of the 2-2-15 meeting.

Trustee Sprawka suggested that the County Board members and State legislators should be contacted.

Jim Tarbet, 1195 Cedar Creek Dr., addressed the Board on his opposition of the Midlothian Manor usage; congratulated Public Works on the snow removal; and complimented Manhard Consulting on their work with the Village.

Mary Dobrow, 450 Stone Ave. addressed the Board on the flooding of her neighbourhood in Cedar Creek and asked for an update on the funding to address the flooding issues. She also was in opposition of the use of Midlothian Manor by PADS.

Jeff Rae, 1016 O'Malley Ct., addressed the Board on his opposition of the Midlothian Manor usage by PADS.

George Vander Bosch, 1065 O'Malley Dr., addressed the Board on his opposition of the Midlothian Manor usage by PADS and asked the Board who should be contacted. He is concerned about Village resources being stretched. The group needs help. Mayor Poynton reiterated his previous comments.

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

There was none.

**7. CONSENT AGENDA**

**A. Approval of Minutes of the Village Board Meeting, January 5, 2015**

**B. A Resolution Authorizing the Participation in the Northern Illinois Municipal Electric Collaborative (NIMEC) and Authorizing the Mayor to Approve a Contract with the Lowest Cost Electricity Provider for a Period up to 24 Months (Assign Reso. #2015-1-7B)**

**Summary:** The three year electricity aggregation program for municipal well sites and lift stations is set to expire in May 2015. In order to best situate the Village to secure the lowest rates for electricity after this date, the proposed Resolution provides Village Board authorization to the Mayor to renew the program following another bid process. This aggregation program renewal for municipal facilities is separate and distinct from the residential aggregation program

**C. Agreement with Physio-Control to Provide Technical Support in the Amount of \$34,018.20**

**Summary:** Cardiac monitors and automatic external defibrillators require ongoing maintenance and calibration throughout their life span. The proposed three-year agreement with Physio-Control in the amount of \$34,018.20 includes maintenance on this equipment. Physio-Control is the manufacturer and sole maintenance provider for this equipment.

**D. Agreement with Manhard Consulting to Provide Municipal Engineering Services**

**Summary:** The current one-year agreement with Manhard Consulting for municipal engineering services expires January 31, 2015. Staff is pleased with the service and rates provided by Manhard and recommends an agreement for an indefinite term, which may be terminated by either party with 14 days advance notice.

**E. Reduction of Letter of Credit for Red Seal Development to \$141,087.14**

**Summary:** Red Seal Development has requested a reduction of the letter of credit for public improvements in the Coventry Creek residential subdivision. Staff recommends the letter of credit be reduced from \$290,620.41 to a remaining escrow of \$141,087.14.

**F. Agreement with L & T Painting of Shelby Township, Michigan for Paulus Park Water Tower Repainting in an Amount Not-to-Exceed \$133,950**

**Summary:** A 2012 tank inspection by Dixon Engineering revealed the Paulus Park water tower interior paint coating was in poor condition. After an initial project bid on July 15, 2014, all six bids were rejected due to exceeding budgeted amounts. A second project bid was conducted on December 9, 2014, with nine bids being received. The recommended bid is \$1,950 more than the authorized budget amount.

**Recommended Action:** Motion to approve the Consent Agenda as presented was made by Trustee Shaw, seconded by Trustee Sprawka.

**AYES:** 4 Trustees Beaudoin, Halen, Shaw, Sprawka.

**NAYS:** 0

**ABSENT:** 2 Trustees O'Connor, Stanovich.

**MOTION CARRIED**

8. **OLD BUSINESS**

None at this time

9. **NEW BUSINESS**

A. **Semi-Monthly Warrant Register Dated January 19, 2015 Totaling \$1,175,151.95**

**Recommended Action:** A motion was made by Trustee Halen, seconded by Trustee Beaudoin, to approve the semi-monthly warrant register dated January 19, 2015 totaling \$1,175,151.95.

**AYES:** 4 Trustees Beaudoin, Halen, Shaw, Sprawka.

**NAYS:** 0

**ABSENT:** 2 Trustees O'Connor, Stanovich.

**MOTION CARRIED.**

10. **TRUSTEE REPORTS**

There were none.

11. **VILLAGE MANAGER'S REPORT**

A. **Monthly Department Data Metric Reports**

Village Manager Jason Slowinski stated that the Village is in receipt of the Fire Dept. Organizational Study report.

12. **ATTORNEY'S REPORT**

There was none.

13. **DEPARTMENT HEAD REPORTS**

There were none.

14. **ADJOURNMENT**

A Motion was made to adjourn the meeting by Trustee Shaw seconded by Trustee Sprawka.

**AYES:** 4 Trustees Beaudoin, Halen, Shaw, Sprawka.

**NAYS:** 0

**ABSENT:** 2 Trustees O'Connor, Stanovich.

**MOTION CARRIED.**

Meeting adjourned at 8.35pm.

Respectfully submitted by:

Kathleen Johnson, Village Clerk

Approved by:

  
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Thomas M. Poynnton, Village Mayor

2-5-2015  
Date