

**APPROVED MINUTES  
VILLAGE OF LAKE ZURICH  
70 East Main Street  
JOINT REVIEW BOARD for the VILLAGE OF LAKE ZURICH  
Proposed Village of Lake Zurich Rand Road TIF District**



Thursday December 15, 2016 at 2.30pm

1. **CALL TO ORDER** by Atty. Kathy Orr at 2.32pm
2. **ROLL CALL:** Village of Lake Zurich – Village Manager Ray Keller, Village Mayor Tom Poynton; Lake County – Craig Taylo; Ela Township – Supervisor Lucy Prouty; CLC rep Connie Kravitz; Comm. Unit School Dist. #95 – Vickie Cullinan, Asst. Supr. For Business and Operations.  
Also Present: Atty. Kathy Orr; Kane, McKenna Assoc., Bob Rychlicki and Mary Thompson; Asst. Village Manager Roy Witherow; Asst. to the Village Manager Kyle Kordell; Comm. Development Dir. Sarosh Saher; Public Works Dir. Mike Brown; Orlando Stratman; Gloria Palmblad, Ela Township Trustee.
3. **MOTION TO APPOINT A PUBLIC MEMBER:**  
Motion was made by Ray Keller, seconded by Craig Taylor, to appoint Orlando Stratman as the public member to the proposed TIF #3  
AYES: 5 Ray Keller, Craig Taylor, Lucy Prouty, Connie Kravitz, Vickie Cullinan.  
NAYS: 0  
ABSENT: 1 Ela Area Public Library.  
MOTION CARRIED. VOICE VOTE.  
Mr. Orlando Stratman took his seat at the table as the Public Member.
4. **MOTION TO APPOINT A CHAIRPERSON:**  
Motion was made by Orlando Stratman, seconded by Lucy Prouty, to appoint Ray Keller, as the Chairperson.  
AYES: 5 Ray Keller, Craig Taylor, Lucy Prouty, Connie Kravitz, Vickie Cullinan.  
NAYS: 0  
ABSENT: 1 Ela Area Public Library.  
MOTION CARRIED. VOICE VOTE.
5. **REVIEW OF ELIGIBILITY STUDY FOR THE PROPOSED AREA**  
Kane, McKenna Assoc., Bob Rychlicki then gave a PowerPoint presentation of the proposed TIF #3 covering the following points.
  - (a) Review of proposed redevelopment area
  - (b) Review of criteria of eligibility of the area
  - (c) Review of proposed redevelopment plan

Mr. Rychlicki answered questions as the presentation proceeded. Atty. Orr and Village Manager Ray Keller also answered the Board's questions.

**6. REVIEW OF PROPOSED REDEVELOPMENT PROJECTS CONSISTENT WITH COMPREHENSIVE PLAN**

Mr. Keller shared a handout prepared by Manhard Consulting with estimated preliminary costs including Water System Improvements (\$1,380,000); Sanitary Sewer Improvements (\$950,000) and Paulus Park Improvements (\$1,040,000). Total being \$4,718,000

**7. REVIEW OF PROPOSED ORDINANCE**

Atty. Orr explained the three ordinances to be considered: an Ordinance adopting the Tax Increment Allocation Financing for the Rand Road Redevelopment Project Area; an Ordinance approving the Village of Lake Zurich Redevelopment Plan and Project Rand Road TIF District and an Ordinance designating the Proposed Rand Road Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act.

**8. BOARD'S DELIBERATION AND RECOMMENDATION**

A motion was made by Orlando Stratman, seconded by Lucy Prouty, for the Village of Lake Zurich to proceed with the designation and adoption of the TIF #3 Rand Road.

AYES: 5 Ray Keller, Craig Taylor, Lucy Prouty, Connie Kravitz, Vickie Cullinan.

NAYS: 0

ABSENT: 1 Ela Area Public Library rep.

MOTION CARRIED.

**9. ADJOURNMENT**

Motion to adjourn was made by Lucy Prouty, seconded by Connie Kravitz.

AYES: 5 Ray Keller, Craig Taylor, Lucy Prouty, Connie Kravitz, Vickie Cullinan.

NAYS: 0

ABSENT: 1 Ela Area Public Library rep.


MOTION CARRIED. VOICE VOTE.

Meeting adjourned at 3.25pm

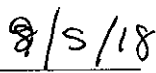
Respectfully submitted by:

Kathleen Johnson, Village Clerk of the Village of Lake Zurich.

Approved by:

  
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Name



Date.