

UNAPPROVED MINUTES
VILLAGE OF LAKE ZURICH

Board of Trustees
70 East Main Street



Monday, April 16, 2018 7:00 p.m.

1. **CALL TO ORDER** by Village Manager Ray Keller at 7.00pm.
2. **ROLL CALL:** Trustee Jim Beaudoin, Trustee Mary Beth Euker, Trustee John Shaw, Trustee Marc Spacone, Trustee Jonathan Sprawka, Trustee Greg Weider. Mayor Thomas Poynton and Trustee Mary Beth Euker were absent and excused. Also present: Village Manager Ray Keller, Asst. Village Manager Roy Witherow, Village Atty. Scott Uhler, Finance Dir. Jodie Hartman, Dir. of Innovation Michael Duebner, Deputy Police Chief David Anderson, Community Development Director Sarosh Saher, Public Works Dir. Mike Brown, Rec. Director Bonnie Caputo, H.R. Dir. Doug Gibson, Atty. Carmen Forte Jr.
3. **PLEDGE OF ALLEGIANCE**
Motion to appoint Trustee Jim Beaudoin to be Acting Chairperson was made by Trustee Spacone, seconded by Trustee Sprawka.
AYES: 5 Trustees Beaudoin, Shaw, Spacone, Sprawka, Weider.
NAYS: 0
ABSENT: 1 Trustee Euker.
MOTION CARRIED.
Trustee Beaudoin then chaired the meeting.
4. **APPOINTMENTS & RECOGNITION / PROCLAMATIONS**
 - A. **Fire Department Promotions;**
Trustee Beaudoin read a Proclamation on the retirement of Deputy Fire Chief Rick Johnson on April 13, 2018. The Oaths for the following were administered earlier in the evening, at Fire Station #1: Deputy Chief John Kelly; Division Chief David Pilgard; Captain Joe Christopherson and Lieutenant Benny Yee.
 - B. **Proclamation Declaring April 23 – 27, 2018 as Distracted Driving Awareness Week**
5. **PUBLIC COMMENT**
Jeff Halen, 154 S. Pleasant Rd., addressed the Board on a number of his concerns including zoning changes for residential property; Class A and Class A-1 liquor licenses; proposed TIF and its funds and needing to be honest with residents and taxing bodies; Comprehensive Plan which is from 2003 and he stated that current staff are inexperienced to write a new plan.

Marty Filson, 33 E Harbor Dr., addressed the Board on the previous public comment about the proposed TIF and if the other taxing bodies were aware of this proposal.

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

There was no report.

7. **CONSENT AGENDA**

A. **Approval of Minutes of the Village Board Meeting, April 2, 2018**

B. **Semi-Monthly Warrant Register Dated April 16, 2018 Totaling \$692,739.49**

C. **Agreement with State Industrial Products for Sanitary Sewer Hydrogen Sulfide Reduction Program in an Amount Not-to-Exceed \$43,488**

Summary: The FY 2018 budget includes \$62,670 in the Water/Sewer Fund for a hydrogen sulfide reduction program that will reduce the speed of underground infrastructure corrosion, thereby extending the life of the Village's sanitary sewer system. Hydrogen sulfide commonly forms in sanitary sewers and results in a sulfuric acid that is corrosive to certain materials such as concrete and steel.

D. **Agreement with Metropolitan Pump Company for Replacement Control Panel at the Knollwood Sanitary Sewer Lift Station for an Amount Not-to-Exceed \$53,892**

Summary: The FY 2018 budget includes \$55,000 in the Water/Sewer Fund for Knollwood lift station improvements. The existing control panel on this lift station was installed in 1996 and is at the end of its useful lift. Metropolitan Pump Company is the sole source vendor for the specific control the Village has been utilizing in recent lift station upgrades to achieve standardization of equipment.

E. **Agreement with Berger Excavating Contractors for Buffalo Creek Lift Station Replacement in the Amount Not-to-Exceed \$632,909**

Summary: The FY 2018 budget includes \$650,000 in the Water/Sewer Fund for lift station upgrades and replacements. The Buffalo Creek lift station has been in operation since the 1970's and has reached the end of its service life. Staff proposes to decommission the existing lift station and construct a new lift station 250 feet to the north, east of Old Mill Grove and across from Harvest Drive. A bid opening on March 21, 2018 resulted in five bids with Staff recommending Berger Excavating Contractors with a total project expenditure, with contingency and engineering, not-to-exceed \$632,909.

F. **Special Event Approval for Lake Zurich Girls Track and Field Team Picnic at Paulus Park on Saturday, April 28, 2018**

Summary: The Lake Zurich High School girls track and field team is requesting permission to have an end-of-season picnic at Paulus Park on April 28, 2018 from 3:00 pm to 5:30 pm. Anticipated attendance is greater than 100 people. The Parks and Recreation Advisory Board recommend approval of this event.

G. **Agreement with Layne Christensen Company for Preventative Maintenance on Well #7 in the Amount Not-to-Exceed \$136,000**

Summary: The FY 2018 budget includes \$136,000 in the Water/Sewer Fund for well maintenance. The Village has a five-year service agreement until December 31, 2021 with Layne Christensen for well and pump maintenance. Well #7 maintenance will include cleaning and inspecting 938 feet of column pipe, replacement of pipe if necessary, and servicing of the submersible well motor.

H. Agreement with Schroeder and Schroeder for the 2018 Concrete Curb and Sidewalk Program in the Amount Not-to-Exceed \$150,000

Summary: The FY 2018 budget includes \$100,000 in the Non-Home Rule Sales Tax Fund and \$50,000 in the Motor Fuel Tax Fund for concrete curb and sidewalk repairs. The Village coordinates this bid with the Municipal Partnership Initiative for more competitive per-unit prices. Schroeder and Schroeder was the winner of the March 16, 2016 bid and has extended its pricing for a third consecutive year to Lake Zurich.

I. Ordinance Granting Approval for a Planned Unit Development, Development Concept and Final Plan, and Modifications to the Building Regulations and Zoning Code for Iverhouse Residence at 20 South Rand Road ORD. #2018-4-251

Summary: The owners of the property at 20 South Rand Road have filed a zoning application to construct a detached garage within an R-5 Single Family Residential District. The Applicants require zoning relief for the garage setback requirements; the minimum landscaped surface area, maximum allowed accessory structure floor area and interior yard fence height. The Planning and Zoning Commission held a public hearing on October 18, 2017 and voted 5-0 in favor of recommending approval of the Special Use Permit to allow for a PUD with modifications to the zoning code.

J. Ordinance Approving a Final Plat of Resubdivision for Lot 1, Kroll's Second Subdivision Road for Roca Builders at 1060 Honey Lake Road Ord. #2018-4-252

Summary: The owner of the property at 1060 Honey Lake Road has filed a zoning application requesting Final Plat Approval for the Resubdivision of Lot 1 in Kroll's Second Subdivision in the Lake Zurich Heights neighborhood within an R-5 Single Family Residential District. The Applicant proposes to subdivide the existing lot into two lots to construct two new single-family houses. The Planning and Zoning Commission held a public hearing on March 21, 2018 and voted 6-0 in favor of recommending approval of this request to create two conforming R-5 Single Family Residential lots.

K. Ordinance Granting Final Plan Approval for a Planned Unit Development Gasoline Service Station for True North Energy at 449 South Rand Road ORD. #2018-4-253

Summary: Truenorth Energy has filed a zoning application requesting approval of a Final Plan for a Planned Unit Development to construct a gas station and convenience store at 449 South Rand Road on the northwest corner of Route 22 and Rand Road within the B-3 Regional Shopping District. The proposal includes a 3,500 square foot convenience store and six fuel dispensing units with the ability to fuel 12 vehicles, operated 24-hours a day, 7 days a week. On January 2, 2018, the Applicant was granted Development Concept Plan approval by the Village Board and on March 21, 2018, the Planning and Zoning Commission held a public meeting, voting 6-0 in favor of recommending approval of the final plan subject to the conditions outlined in the proposed Ordinance.

L. Ordinance Amending Title 3 of Chapter 3 of the Village of Lake Zurich Municipal Code to Amend Authorized Liquor Licenses ORD. #2018-4-254

Summary: The Hungry Mule will be opening and has requested a Class A liquor license which authorizes a Restaurant Full Service license for the retail sale of alcoholic beverages for on-premises and off-premises consumption when such sales are incidental to and complementary to the sale and service of food. The

proposed Ordinance will also formally revoke the previous Class A-1 liquor license held by Rock 'N Ribs.

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

AYES: 5 Trustees Beaudoin, Shaw, Spacone, Sprawka, Weider.

NAYS: 0

ABSENT: 1 Trustee Euker.

MOTION CARRIED.

8. OLD BUSINESS

- A. Ordinance of the Village of Lake Zurich, Lake County, Illinois, Approving the Village of Lake Zurich Redevelopment Plan and Project for Rand Road TIF District ORD. #2017-4-188
- B. Ordinance of the Village of Lake Zurich, Lake County, Illinois, Designating the Proposed Rand Road Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act. ORD. #2017-4-189
- C. Ordinance of the Village of Lake Zurich, Lake County, Illinois, Adopting Tax Increment Allocation Financing for the Rand Road Redevelopment Project Area ORD. #2017-4-190

Summary: The State of Illinois Tax Increment Finance Act requires the approval of three ordinances that would establish a new tax increment financing (TIF) district for the Rand Road corridor, centered on the former Kmart site and the surrounding area. The goal of this proposed TIF district are to eliminate blight conditions, to enhance the tax base for all taxing districts by encouraging private sector investment, and to preserve and enhance the value of properties, all in accordance with the TIF Act.

The three proposed ordinances would adopt the Redevelopment Plan prepared by Kane McKenna, define the boundary of the proposed TIF district, and establish the new TIF district to authorize the reimbursement of eligible infrastructure, public improvements, and redevelopment costs.

The TIF district establishes a long-term funding mechanism for eligible improvements within the defined corridor. Creation of the TIF district does not obligate the Village in any way to issuing bonds, incurring debt or funding any specific projects. Staff recommend taking a "pay as you go" approach, committing resources to projects as the district generates TIF increment revenue.

On December 15, 2016, the TIF Joint Review Board unanimously recommended approval that the Village Board proceed with implementing the proposed TIF District. On January 16, 2017, the Village Board conducted a public hearing on the proposed TIF District in accordance with the TIF Act requirements. On April 3, 2017, the Village Board introduced the three TIF ordinances but no action was taken at that time. Action is now being requested to finish the TIF setup process.

Village Manager Ray Keller gave background information on creating a TIF and he stated that the proposed one was approved by all the other taxing bodies. Atty. Uhler explained that there was transparency with the meetings and JRB meeting, which is a public meeting. Discussion was held by Board members.

Recommended Action #1: A motion was made by Trustee Sprawka, seconded by Trustee Spacone, to approve Ordinance #2017-4-188 of the Village of Lake Zurich, Lake County, Illinois, Approving the Village of Lake Zurich Redevelopment Plan and Project for Rand Road TIF District.

AYES: 5 Trustees Beaudoin, Shaw, Spacone, Sprawka, Weider.

NAYS: 0

ABSENT: 1 Trustee Euker.

MOTION CARRIED.

Recommended Action #2: A motion was made by Trustee Sprawka, seconded by Trustee Spacone, to approve Ordinance #2017-4-189 of the Village of Lake Zurich, Lake County, Illinois, Designating the Proposed Rand Road Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act.

AYES: 5 Trustees Beaudoin, Shaw, Spacone, Sprawka, Weider.

NAYS: 0

ABSENT: 1 Trustee Euker.

MOTION CARRIED.

Recommended Action #3: A motion was made by Trustee Sprawka, seconded by Trustee Spacone, to approve Ordinance #2017-4-190 Ordinance of the Village of Lake Zurich, Lake County, Illinois, Adopting Tax Increment Allocation Financing for the Rand Road Redevelopment Project Area.

AYES: 5 Trustees Beaudoin, Shaw, Spacone, Sprawka, Weider.

NAYS: 0

ABSENT: 1 Trustee Euker.

MOTION CARRIED.

9. NEW BUSINESS

None at this time.

10. TRUSTEE REPORTS

There were none.

11. VILLAGE MANAGER'S REPORT

A. Monthly Data Metric Reports

12. ATTORNEY'S REPORT

There was none.

13. DEPARTMENT HEAD REPORTS

Dir. of Recreation Bonnie Caputo reported on the upcoming Arbor Day celebration on April 28th at Paulus Park.

Dir. of Community Services Sarosh Saher stated that the Comprehensive Plan update will be after the PZC meeting on 4/18/18. Dir. Saher answered the Board's questions on the cost of outsourcing a Comprehensive Plan.

Dir. Of Innovation Michael Duebner gave an update on the Water Meter replacement programme.

Deputy Police Chief Dave Anderson reminded residents about the Distracted Driving week.

Trustee Shaw praised the Fire Dept. on the response times shown in the Monthly Data Metric Report.

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

- 5 ILCS 120/2 (c) (21) approval of Executive Session minutes
- 5 ILCS 120/2 (c) (11) pending or imminent litigation
- 5 ILCS 120/2 (c) (12) establish reserves or settle claims
- 5 ILCS 120/2 (c) (1) appointment, employment, compensation, discipline, performance or dismissal of specific employees

A motion was made by Trustee Sprawka, seconded by Trustee Shaw, to adjourn to Executive Session for the purpose of 5 ILCS120/2 (c) (21) approval of Executive Session minutes; 5 ILCS 120/2 (c) (11) pending or imminent litigation;

5 ILCS 120/2 (c) (12) establish reserves or settle claims; 5ILCS 120/2 (c) (1) appointment, employment, compensation, discipline, performance or dismissal of specific employees

AYES: 5 Trustees Beaudoin, Shaw, Spacone, Sprawka, Weider.

NAYS: 0

ABSENT: 1 Trustee Euker.

MOTION CARRIED.

Meeting adjourned to Executive Session at 8.02pm.

Meeting reconvened at 8.46pm

Call to order by Trustee Beaudoin, Acting President

ROLL CALL: Trustee Jim Beaudoin, Trustee John Shaw, Trustee Marc Spacone, Trustee Jonathan Sprawka, Trustee Greg Weider. Mayor Thomas Poynton and Trustee Mary Beth Euker were absent and excused. Also present: Village Atty. Scott Uhler, H.R. Dir. Doug Gibson.

15. **ADJOURNMENT**

Motion to adjourn was made by Trustee Sprawka, seconded by Trustee Shaw.

AYES: 5 Trustees Beaudoin, Shaw, Spacone, Sprawka, Weider.

NAYS: 0

ABSENT: 1 Trustee Euker.

MOTION CARRIED.

Meeting adjourned at 8.47pm

Respectfully Submitted by:

Kathleen Johnson, Village Clerk.

Approved by:

Thomas M. Poynton, Village Mayor

Date.