

APPROVED MINUTES  
VILLAGE OF LAKE ZURICH

Board of Trustees 70 East Main Street



Monday, April 4, 2022 7:00 p.m.

1. CALL TO ORDER by Mayor Thomas M. Poynton at 7 pm
2. ROLL CALL: Mayor Thomas Poynton, Trustee Janice Gannon, Trustee Marc Spacone, Trustee Jonathan Sprawka, Trustee Greg Weider. Trustee Mary Beth Euker and Trustee Dan Bobrowski are both absent and excused.  
Also in attendance: Director Gibson, Director Brown, Director Sarosh, Chief Husak, Assistant Manager Roy Witherow, Attorney Scott Uhler, Assistant to the Village Manager Kyle Kordell.
3. PLEDGE OF ALLEGIANCE
4. PUBLIC COMMENT  
Eric Dubiel, 25 N. Pleasant Road, addressed the Village Board about the importance of engagement, accountability, and transparency in local government.
5. PRESIDENT'S REPORT / COMMUNITY UPDATE
  - A. Advice and Consent of Trustees to Appoint Sean Glowacz to the Planning and Zoning Commission for a 4 Year Term to End April 30, 2026  
Mayor Poynton formally recommended Mr. Glowacz to the PZC after reviewing his qualifications and experience with the Board.  
A motion was made by Trustee Spacone seconded by Trustee Weider to appoint Sean Glowacz to a Four-Year Term on the Planning and Zoning Commission.  
AYES: Trustees Weider, Trustee Sprawka, Trustee Spacone, Trustee Gannon,  
NAYS: 0  
ABSENT: Trustee Euker, Trustee Bobrowski.
- MOTION CARRIED
- B. Mayoral Proclamations
  - Declaring April 10 – 16, 2022 as Telecommunication Week
  - Declaring April 2022 as Sikh Awareness and Appreciation Month
6. CONSENT AGENDA
  - A. Approval of Minutes of the Village Board Meeting, March 31, 2022
  - B. Approval of Semi-Monthly Warrant Register Dated April 4, 2022 Totaling \$703,854.31
  - C. Agreement with McGinty Brothers, Inc. for Natural Areas Maintenance in the Amount Not-to-Exceed \$77,510

**Summary:** The Village has a comprehensive five-year plan for the maintenance and restoration of natural areas throughout Lake Zurich. For 2022, plans include maintenance to natural areas along Berkshire Lane, North Old Rand, Partridge Drive, Butterfield Road, Prairie Lane, Pleasant Road, Lake Zurich Pines, and Coventry Creek Lions Court and Lions Drive. Some of these areas are within established Special Service Areas that collect annual revenue for the specific purpose of natural area maintenance.

Staff facilitated a competitive bid opening for the maintenance of these areas on March 11, 2022. Six bids were received, with the proposal by McGinty Brothers of Long Grove being the most competitive bid.

The FY 2022 Village budget includes \$24,650 in the General Fund for the maintenance, analytics, and annual reporting requirements of Village-owned natural areas. Staff proposes using \$52,860 from four different Special Service Areas to fund this program.

**Actions:** Trustee Gannon requested agenda item 6A be removed from the Consent Agenda for further discussion and a separate vote. A motion was made by Trustee Sprawka, seconded by Trustee Spacone, to approve the Consent Agenda as presented, with item 6A removed.

**AYES:** Trustee Spacone, Trustee Gannon, Trustees Weider, Trustee Sprawka.

**NAYS:** 0

**ABSENT:** Trustee Euker, Trustee Bobrowski.

**MOTION CARRIED**

The Board held a discussion about the agenda item 6A, the unapproved minutes from March 31, 2022, and the accuracy of the “public comment” section from those minutes. Trustee Gannon opined that Eric Dubiel was not belligerent or aggressive at the March 31, 2022 Board meeting and suggested the minutes be amended. A general discussion ensued about what actually occurred during the public comment section of the March 31, 2022 meeting. The Board reached consensus that the minutes are accurate as written and do reflect the reality of what occurred at that time.

**Actions:** Trustee Spacone made a motion to approve agenda item 6A as presented without any modifications, seconded by Trustee Sprawka.

**AYES:** Trustee Spacone, Trustees Weider, Trustee Sprawka, Mayor Poynton.

**NAYS:** Trustee Gannon

**ABSENT:** Trustee Euker, Trustee Bobrowski.

**MOTION CARRIED**

## 7. NEW BUSINESS

### A. Ordinance Approving a Final Plat for Route 12 and Main Re-subdivision at 444 South Rand Road Ord. # 2022-04-461

**Summary:** Crosstown Real Estate Advisors, LLC and its land holding company, J2M-IV, LLC, has filed an application requesting Final Plat Approval for the re-subdivision of Lots 1 and 2 of First Lake Zurich Partners subdivision at 444 South Rand Road on the southeast corner of Route 12 and Route 22.

The Applicants are proposing the re-subdivision of the two westerly lots in order to accommodate the sale of the existing office building site and create a

separate outlot with the potential to be developed in the future. No development plan is being proposed at this time.

Since the future use of the new lot is currently unknown, any future development contemplated on the proposed new Lot 1 would need to be approved through an amendment of the PUD ordinances that provided for the original development. The Applicants have acknowledged that future land uses proposed on the new Lot 1 have the potential to be restricted based on the triangular shape of the proposed lot and lower availability of parking.

At its March 16, 2022 meeting, the Planning and Zoning Commission held a public meeting to consider this application and voted 6-0 in favor of recommending approval of this re-subdivision of lots. A Village Board courtesy review on development of the new proposed outlot is expected in the coming weeks.

Mayor Poynton and Director Saher briefly reviewed the first page edits on the proposed Ordinance to clarify who is the applicant vs. the land holding company.

Mr. Graft, Attorney on behalf of Crosstown Real Estate Advisors, gave a brief presentation to the Board on the proposed re-subdivision of lot lines. Mr. Graft suggested a new Lot 1 here would benefit the Rand Road TIF District with future development.

Trustee Spacone asked if the current property owners could sell the new Lot 1 in the future and the corner would then be managed by two property owners? Mr. Graft says that is correct. Director Saher explained that cross-access agreements will be in place for future approvals to ensure the entire corner does not result in future challenges with two property owners not cooperating. Attorney Uhler explained the proposed Ordinance will improve the layout for the existing subdivision and clean-up the lot lines. The proposed Ordinance will allow the property owners to better market the site to future users.

Mayor Poynton asked what the future development on Lot 1 would be. Mr. Graft suggested the lot line re-subdivision is needed before a future user can be attracted to the property.

**Actions:** A motion was made by Trustee Spacone, seconded by Trustee Sprawka to approve Ordinance #2022-04-461 Approving a Final Plat for Route 12 and Main Re-subdivision at 444 South Rand Road.

**AYES:** Trustee Sprawka, Trustee Spacone, Trustee Gannon, Trustees Weider

**NAYS:** 0

**ABSENT:** Trustee Euker, Trustee Bobrowski.

**MOTION CARRIED**

**8. TRUSTEE REPORTS**

There were none.

**9. VILLAGE STAFF REPORTS**

There were none.

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

Motion was made by Trustee Sprawka seconded by Trustee Spacone to move to Executive Session for the purpose of 5 ILCS 120 / 2 (c) (21) approval of executive session minutes from March 21, 2022 and 5 ILCS 120 / 2 (c) (1) appointment,

employment, compensation, discipline, performance or dismissal of specific employees.

AYES: Trustee Weider, Trustee Gannon, Trustee Sprawka, Trustee Spacone

NAYS: 0

ABSENT: Trustee Euker, Trustee Bobrowski.

**MOTION CARRIED**

Meeting adjourned into Executive Session at 7:36 pm, with no further business being addressed in Open Session.

? **ADJOURNMENT** was made at the close of the Executive Session.

Motion to adjourn from Executive Session and Open Session was made by Trustee Weider seconded by Trustee Sprawka.

AYES: Trustee Sprawka, Trustee Spacone. Trustee Weider  
Trustee Gannon.

NAYS: 0

ABSENT: Trustee Euker, Trustee Bobrowski.

**MOTION CARRIED**

Meeting Adjourned at 7:45 pm.

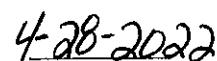
Respectfully submitted:

Kyle Kordell, Deputy Village Clerk

Approved by:

  
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Thomas M. Poynton

Thomas M. Poynton, Mayor



Date