

APPROVED  
**SPECIAL MEETING**  
**VILLAGE OF LAKE ZURICH & KILDEER**  
**BOARD OF TRUSTEES**  
**MARCH 27, 2008**

**1. ROLL CALL AND CALL TO ORDER**

Meeting was called to order at 7:32 pm.

Present from the Village of Lake Zurich were Village President Tolomei, Trustees Poynton and Taylor, Village Administrator Vitas, and Building/Zoning Director Peterson.

Present from the Village of Kildeer were Village President Stefaniak, Trustees Coughlin and Scacci, and Village Administrator Schreiber.

**2. DISCUSSION OF JOINT ISSUES CONCERNING DEVELOPMENT AT BOTH THE SOUTH WEST AND NORTHWEST CORNERS OF QUENTIN ROAD AND RT. 22 (CUMMINGS AND CEDAR HILL PROPERTIES)**

The meeting was called for the purpose of reviewing various projects on the southwest and northwest corners of Quentin Road and Rt. 22 (Cummings and Cedar Hill Properties).

Several concept plans for these two properties have been previously reviewed by the Village of Lake Zurich with requests for modifications.

Cummings Property

Pat Taylor, from Dartmoor Homes and representative for Mr. Cummings, described their plans for the 18 acres on the southwest corner of Quentin Road and Route 22. They had originally planned very large commercial buildings for this location and were asked to scale the project down with a mixed used development and move all of the commercial entities along Route 22. A new concept plan incorporating these ideas was available to discuss with the Village of Kildeer.

Mr. Taylor is currently in discussions with three separate developers who would all bring a high end product to the Village.

Currently, setbacks are at 300 feet along both major highways. Berming and heavy landscaping will be included along Quentin Road (facing Kildeer) as well as along the creek to the south and west of the project to buffer this development from the Dartmoor and Cedar Creek homes. The size of the detention pond was discussed.

This project currently has 38,500 square feet of retail and fifty six townhomes. Both a full access and right in/right out access is planned for both Quentin Road and Route 22, with the full access on Route 22 aligning with the project to the north.

At the conclusion of the presentation, the Village of Kildeer provided a list of their concerns with this project:

- ◊ 30 foot buffer is inadequate.
- ◊ Questioned whether the detention pond could be moved further north
- ◊ Prefer a reduction in the commercial square footage planned for this parcel as well as constructed as a residential/commercial type building
- ◊ Requested drawings that include the location of houses along the south east side that back up to Quentin Rd.
- ◊ Truck delivery
- ◊ Reduce the density in the number of townhomes
- ◊ Questioned how full access on Quentin Road would affect traffic flow

Mr. Taylor will now take this conceptual plan and make some adjustments. The Village of Kildeer suggested we meet again in a few weeks to review the outcome of these changes.

#### Cedar Hill Property

Gary Lundgren and Geoffrey Dowling, both Executive Managing Directors for GVA Williams Real Estate Services Worldwide, were on hand to present the site plans for the Cedar Hill Shopping Center, located on the northwest corner of Route 22 and Quentin Road.

Currently this property site is owned by three separate entities; but GVA has secured purchasing contracts with all three and have their authority to proceed with the development of this site. The property is currently unincorporated and would like to be incorporated into the Village of Lake Zurich.

The site plan encompasses 12.15 acres with plans for 40,000 sq. ft. of office/medical facilities, 15,000 sq. ft. for restaurants, and 35,000 sq. ft. for retail with a total building area approximately 90,000 sq. ft. Both large medical/professional buildings will be office condos in a single story building. Several photos were distributed to depict the style of architecture they would incorporate.

This development is currently planning both a full access and right in/right out on both Quentin Road and Route 22 with the full access on Route 22 aligning with the new development on the southwest corner. The full access on Quentin Road will be a joint venture with Harvest Bible Church's expansion project.

The setback area from the north starts at 135' and reduces to 85' as it nears the intersection. A large landscaped area with fountain is currently in the plans for this area. The parking lot islands were also enlarged to allow for additional landscaping.

The Village of Kildeer voiced their concerns about the following:

- ◊ Carry same setback from the north to the south on Quentin Rd.
- ◊ Orientation/lights from the Walgreen's on the corner site.
- ◊ Increased landscaping on berm along Quentin Rd.
- ◊ Requested a rendering of panoramic site views from the southeast corner from Kildeer looking at the northwest corner

GVA Williams will go back to the drawing board to address these concerns and should have new plans by Wednesday, April 2<sup>nd</sup>. This new information will be distributed to both Villages for further discussion at their April 7<sup>th</sup> Board meetings.

#### Churchill Property

No conclusion has been reached on how the Village of Lake Zurich would like to proceed with the development at the corners of Cuba and Route 12. Village President Tolomei stated he would ask for his Board's opinions on the Churchill property at the next meeting. The Board is hesitant to give their approval of the Churchill property without coming to some agreement on the two northern parcels. Items such as revenue sharing need to be agreed upon as well. President Stefaniak is anxious to get some agreement on this property so final drawings can be prepared, reviewed and construction can begin.

MOTION was made by Trustee Poynton, seconded by Trustee Taylor, to adjourn the meeting.

Meeting adjourned at 8:58 pm.

Respectfully submitted: *Gloria M. Palmlad, Village Clerk*

Approved: \_\_\_\_\_  
Village President John G. Tolomei