

**VILLAGE OF LAKE ZURICH**  
**JOINT REVIEW BOARD for the VILLAGE OF LAKE ZURICH**  
**Tax Increment Financing Redevelopment Project Area #1**



**70 East Main Street**  
**Thursday, September 1st, 2021 10:00 am**

1. **CALL TO ORDER** by Lake Zurich Village Manager Ray Keller at 10.00am
2. **ROLL CALL:** Village of Lake Zurich – Ray Keller and Mayor Tom Poynton, Lake County – Catherine Sbarra, Ela Township – Gloria Palmlad, Community College District No. 532 - Connie Kravitz, Ela Area Public Library – Exec. Dir. Lauren Rosenthal, Community School District No. 95 – Asst. Supt. Dr. Dean Romano, Public Member – Nikki Williams  
Also in attendance: Management Services Dir. Michael Duebner, Finance Dir. Amy Sparkowski, Intern - Sam Riess.
3. **NOMINATION OF AND SELECTION OF PUBLIC MEMBER**  
Motion made by Mayor Poynton, seconded by Ela Township Supr. Gloria Palmlad, AYES: 7; NAY: 0; ABSENT: 0; ABSTAIN: 0.      VOICE VOTE  
MOTION CARRIED.  
Nikki Williams was seated at the meeting.
4. **NOMINATION OF AND SELECTION OF CHAIRPERSON**  
Motion by Mayor Poynton, seconded by Dr. Romano to appoint Ray Keller to chair the meeting.  
AYES: 7; NAY: 0; ABSENT: 0; ABSTAIN: 0.      VOICE VOTE  
MOTION CARRIED.
5. **PUBLIC COMMENT**  
There were none.
6. **APPROVAL OF JOINT REVIEW BOARD MINUTES, AUGUST 26, 2020**  
Motion to approve the minutes as presented made by Lauren Rosenthal, seconded by Mayor Poynton.  
AYES: 7; NAY: 0; ABSENT: 0; ABSTAIN: 0.      VOICE VOTE  
MOTION CARRIED.
7. **REVIEW OF TIF FINANCIAL REPORTS**  
V.M. Keller introduced Finance Dir. Amy Sparkowski who presented the financial report.  
There were no questions.
8. **JOINT REVIEW BOARD DISCUSSION**  
There was no action and Mayor Poynton stated that there was one remaining lot to be developed.

**9. ADJOURNMENT**

Motion to adjourn was made by Connie Kravitz, seconded by Dr. Romano.  
AYES: 7; NAY: 0; ABSENT: 0; ABSTAIN: 0.      VOICE VOTE  
MOTION CARRIED.

Meeting adjourned at 10.10am.

Respectfully Submitted: Kathleen Johnson, Village Clerk.

Approved by:

Thomas M. Poynton  
Thomas M. Poynton, Village Mayor

9-1-2022  
Date

**VILLAGE OF LAKE ZURICH**  
**JOINT REVIEW BOARD for the VILLAGE OF LAKE ZURICH**  
**Tax Increment Financing Redevelopment Project Area #2**



**70 East Main Street**  
**Thursday, September 1st, 2021 10:15 am**

- 1. CALL TO ORDER** by Lake Zurich Village Manager Ray Keller at 10.11am
- 2. ROLL CALL:** Village of Lake Zurich – Ray Keller and Mayor Tom Poynton, Lake County – Catherine Sbarra, Ela Township – Gloria Palmlad, Community College District No. 532 - Connie Kravitz, Ela Area Public Library – Exec. Dir. Lauren Rosenthal, Community School District No. 95 – Asst. Supt. Dr. Dean Romano, Public Member – Chris Michalek  
Also in attendance: Management Services Dir. Michael Duebner, Finance Dir. Amy Sparkowski, Intern - Sam Riess.
- 3. NOMINATION OF AND SELECTION OF PUBLIC MEMBER**  
Motion made by Catherine Sbarra, seconded by Gloria Palmlad to select Chris Michalek.  
AYES: 7; NAY: 0; ABSENT: 0; ABSTAIN: 0.      VOICE VOTE.      MOTION CARRIED.
- 4. NOMINATION OF AND SELECTION OF CHAIRPERSON**  
Motion by Gloria Palmlad., seconded by Lauren Rosenthal to appoint Ray Keller to chair the meeting.  
AYES: 7; NAY: 0; ABSENT: 0; ABSTAIN: 0.      VOICE VOTE.      MOTION CARRIED.
- 5. PUBLIC COMMENT**  
There were none.
- 6. APPROVAL OF JOINT REVIEW BOARD MINUTES, AUGUST 26, 2020**  
Motion to approve the minutes as presented made by Lauren Rosenthal, seconded by Catherine Sbaraa.  
AYES: 7; NAY: 0; ABSENT: 0; ABSTAIN: 0.      VOICE VOTE.      MOTION CARRIED.
- 7. REVIEW OF TIF FINANCIAL REPORTS**  
Finance Dir. Amy Sparkowski presented the financial report. There were no questions.
- 8. JOINT REVIEW BOARD DISCUSSION**  
V.M. Keller gave an overview of TIF#2 development since 2020, including Korean BBQ restaurant, Vela Carina (old Bank building) and S. Old Rand Rd property brought by LZ Florist.
- 9. ADJOURNMENT**

Motion to adjourn was made by Connie Kravitz, seconded by Catherine Sbarra.  
AYES: 7; NAY: 0; ABSENT: 0; ABSTAIN: 0.      VOICE VOTE.      MOTION  
CARRIED.

Meeting adjourned at 10.23am.

Respectfully Submitted: Kathleen Johnson, Village Clerk.

Approved by:

TM Poynton  
Thomas M. Poynton, Village Mayor

9-1-2022

Date

**VILLAGE OF LAKE ZURICH**  
**JOINT REVIEW BOARD for the VILLAGE OF LAKE ZURICH**  
**Tax Increment Financing Redevelopment Project Area #3**



70 East Main Street  
Thursday, September 1st, 2021 10:30 am

1. **CALL TO ORDER** by Lake Zurich Village Manager Ray Keller at 10.24am
2. **ROLL CALL:** Village of Lake Zurich – Ray Keller and Mayor Tom Poynton, Lake County – Catherine Sbarra, Ela Township – Gloria Palmlad, Community College District No. 532 - Connie Kravitz, Ela Area Public Library – Exec. Dir. Lauren Rosenthal, Community School District No. 95 – Asst. Supt. Dr. Dean Romano, Public Member – Orlando Stratman.  
Also in attendance: Management Services Dir. Michael Duebner, Finance Dir. Amy Sparkowski, Intern - Sam Riess.
3. **NOMINATION OF AND SELECTION OF PUBLIC MEMBER**  
Motion made by Lauren Rosenthal, seconded by Dr. Romano, to select Orlando Stratman.  
AYES: 7; NAY: 0; ABSENT: 0; ABSTAIN: 0.      VOICE VOTE      MOTION CARRIED.
4. **NOMINATION OF AND SELECTION OF CHAIRPERSON**  
Motion by Lauren Rosenthal, seconded by Dr. Romano to appoint Ray Keller to chair the meeting.  
AYES: 7; NAY: 0; ABSENT: 0; ABSTAIN: 0.      VOICE VOTE      MOTION CARRIED.
5. **PUBLIC COMMENT**  
There were none.
6. **APPROVAL OF JOINT REVIEW BOARD MINUTES, AUGUST 26, 2020**  
Motion to approve the minutes as presented made by Catherine Sbarra, seconded by Connie Kravitz.  
AYES: 7; NAY: 0; ABSENT: 0; ABSTAIN: 0.      VOICE VOTE      MOTION CARRIED.
7. **REVIEW OF TIF FINANCIAL REPORTS**  
Finance Dir. Amy Sparkowski presented the financial report. There were no questions.
8. **JOINT REVIEW BOARD DISCUSSION**  
V.M. Keller update on the Giardano's possible demolition, White Alps closed with a Doctor's office interested.
9. **ADJOURNMENT**  
Motion to adjourn was made by Dr. Romano, seconded by Connie Kravitz.

AYES: 7; NAY: 0; ABSENT: 0; ABSTAIN: 0.  
CARRIED.

VOICE VOTE

MOTION

Meeting adjourned at 10.31am

Approved by:

Tom Poynton  
Thomas M. Poynton, Village Mayor

9-1-2022

Date