

# VILLAGE OF LAKE ZURICH

Board of Trustees  
70 East Main Street



Monday, September 16, 2024 7:00 p.m.

## APPROVED MINUTES

1. CALL TO ORDER by Mayor Tom Poynton at 7:00 pm.
2. ROLL CALL: Mayor Thomas Poynton, Trustee Mary Beth Euker, Trustee Jake Marx, Trustee William Riley, Trustee Roger Sugrue, Trustee Greg Weider.  
**Absent: Trustee Spacone**

*Also in attendance:* Village Manager Ray Keller, Assistant Village Manager Michael Duebner, Finance Director Amy Sparkowski, Public Works Director Mike Brown, Community Development Director Sarosh Saher, Police Chief Steve Husak, and Village Attorney Scott Uhler.

3. PLEDGE OF ALLEGIENCE
4. PRESIDENT'S REPORT / COMMUNITY UPDATE
  - Advice and Consent of the Village Trustees to Appoint Greg DuBose to the Fire Pension Board  
Mayor Poynton made a motion to approve, second by Trustee Euker.
  - Advice and Consent of the Village Trustees to Appoint Vladimir Kovacevic to the Planning & Zoning Commission  
Mayor Poynton made a motion to approve, seconded by Trustee Riley.
    - Recognition of Rail Safety week for September 23-29.
    - Recognition of the Lake Zurich Flames 50<sup>th</sup> Anniversary.
5. PUBLIC COMMENT
  - Al Silcroft, 964 Manchester Road, addressed the Board regarding concerns over the proposed development at Meadow Wood East on the agenda tonight. The stated their concerns of flooding, stormwater runoff, elevation & topography challenges, the size of the development, existing utilities being damaged during the construction process, multiple trucks and construction vehicles being parked in the street, and safety concerns form increase overall traffic.
  - Mike Hornacek, 975 Manchester Court, addressed the Board regarding the proposed development at Meadow Wood East on the agenda tonight. He expressed similar concerns of the site development, mainly stormwater runoff, potential flooding issues of the existing properties, safety concerns with increased traffic.
6. CONSENT AGENDA
  - A. Approval of Minutes from the Village Board Meeting of September 3, 2024

- B. Approval of Semi-Monthly Warrant Register Dated September 16, 2024, Totaling \$1,698,252.99
- C. Approval of Executive Session Minutes from the Village Board Meeting of June 17, 2024
- D. Ordinance Establishing a Recapture Fee for Certain Sanitary Sewer Improvements at 1256 Country Club Road (Assign Ord. #2024-09-587)  
Summary: The owners of 1265 Country Club Road request approval of recapture costs associated with public sanitary sewer improvements in connection with the construction of their new house, which required the 38-foot extension of an 8-inch public sanitary sewer main to their property. The proposed ordinance will be effective for a period of 25 years and provide for an annual increase in the recapture amounts at the rate of 5%.
- E. Memorandum of Understanding between the Village of Lake Zurich and Lake Zurich Community Unit School District #95 for Shared Reunification Sites  
Summary: Staff proposes Board approval of a memorandum of understanding (MOU) between the Village and School District 95 to provide for public spaces for sheltering during community emergencies. The proposed MOU formalizes a partnership for the Village to access Seth Paine, Isaac Fox, and May Whitney elementary schools, Middle School South, and Lake Zurich High School.

**Actions:** A motion to approve the Consent Agenda as presented was made by Mayor Poynton, seconded by Trustee Marx.

AYES: 5 Trustees Euker, Weider, Marx, Riley, Sugrue.

NAYS: 0

ABSENT: 1 Trustee Spacone

**MOTION CARRIED.**

## 7. NEW BUSINESS

- A. **Courtesy Review for Proposed Residential Planned Unit Development at Meadow Wood East**

**Summary:** Mr. Mike Naumoowicz and Mr. Kirk Rustman request a Courtesy Review with the Village Board to consider a Planned Unit Development of single-family homes on the property known as Meadow Wood East. The existing 8-acre portion of the Meadow Wood Subdivision was originally created in 2004 and includes 76 townhouses that are accessible from Rand Road. The remaining rear portion of this property on the east side was originally platted for 9 single-family homes.

The proposed new concept would only be accessible from Manchester Road to the south and consists of increasing the number of single-family lots on the rear east side of this property from 9 to 15 lots, as well as rezoning the property from R-4 to the R-5 single-family zoning district.

The developers and village staff seek to understand the Village Board's preferences towards the proposed development prior to moving forward with review by the Planning and Zoning Commission.

Dir. Saher introduced Mr. Mike Naumoowicz, the developer for Meadow Wood East planned unit development. Mr. Naumoowicz, addressed the Board regarding the proposed development with their intentions work with the

neighborhood – become part of the subdivision, preliminary engineering for concerns to runoff and would make on site detention that was required by Lake County. He addressed the concerns of the grade changes by saying the homes would have walk out basements. He said the homes will be stylized as craftsman/farmhouse, put up a privacy fence between the new development and the existing subdivision on Manchester, and was asking for a zoning change to R4 to be consistent with the surrounding area. He said there would be two cul-de-sacs and sidewalks added for safety and easy truck turn around and was open to suggestions from the Board on how to design the development.

Mayor Poynton addressed the Board that the subdivision proposal is for a courtesy review and not a voting item this evening. – courtesy review – not voting on

Trustee Marx raised a concern about the density creating impacts on traffic and congestion with the development, how the developer would prevent trucks in front yards of residents and where construction vehicles would be stationed.

Mr. Naumoowicz addressed Trustee Marx that the impact of extra traffic would be minimal, that the construction would be done in phases to minimize construction vehicles at the site.

Trustee Riley raised a concern over how the developer would alleviate the elevation concerns, he suggested to create a natural berm to help with stormwater runoff if possible. He asked for a more substantial presentation of materials, prices, construction materials to showcase help present the end product

Mr. Naumoowicz address Trustee Riley that the new grade would match the existing subdivision, all the engineering will be managed through stormwater management, and would provide more details to PZC board.

Trustee Euker raised concerns over the elevation differences and drainage, suggested the developer have a soil engineer that is well versed in drainage – speak to the stormwater issues.

Trustee Sugrue inquired about the overall timeframe on how long it will take to build the homes and how soon they would start building; he raised concerns about the drainage issues and would like to see more items showcased in a presentation.

Trustee Weider raised concerns on several items for the development, such as whether the lots would be available to sale to custom home builders, stormwater management, the substantial grade differences between Manchester Road and the proposed development, and construction traffic staged in the existing neighborhood.

Mayor Poynton said he would like the developer to consider paving entire road after construction is finished and address issues with stormwater, flooding, and wetlands protection.

**Actions:** This is a non-voting item at this time. The developer and Village Staff seek to understand the Board's preferences towards the proposed use at this site.

#### 8. TRUSTEE REPORTS

- Trustee Riley commented thanked the sponsors and volunteers for the Rock the Block event.
- Trustee Marx thanked the Public Works staff on their clean up after the Rock the Block event, obtaining the rebate from ComEd for the Ford Lightening vehicle purchase, and also commended the Styrofoam recycling program on how well the program was doing.

#### 9. VILLAGE STAFF REPORTS

- **Village Manager & Finance Director Fiscal Year 2024 Budget Update**
  - Finance Director Amy Sparkowski addressed the Board about preliminary 2024 budget projections, that general revenues were 2% higher than expected from sales taxes and investment incomes, overall expenditures were kept low, infrastructure project costs being lower than expected. As of now, no budget amendments for 2024 are needed.
  - Mayor Poynton commended the public works staff on clean up after Rock the Block and also all of Village staff working well managing public resources and advancing Lake Zurich's financial stability.
- **Monthly Operating Data Metric Reports**

#### 10. ADJOURNMENT

Motion to adjourn the meeting was made by Trustee Marx, seconded by Trustee Euker.

AYES: 5 Trustees Euker, Marx, Riley, Sugrue, Weider.

NAYS: 0

ABSENT: 1 Trustee Spacone

MOTION CARRIED.

The meeting was adjourned at 8:03 pm

Respectfully submitted:

Erin Rauscher, Assistant to the Village Manager

Approved by:

  
 \_\_\_\_\_  
 Mayor Thomas M. Poynton

10-7-2024  
 Date