

VILLAGE OF LAKE ZURICH

Board of Trustees
70 East Main Street



Monday, January 6, 2025 7:00 p.m.

AGENDA

1. **CALL TO ORDER**
2. **ROLL CALL:** Mayor Thomas Poynton, Trustee Mary Beth Euker, Trustee Jake Marx, Trustee William Riley, Trustee Marc Spacone, Trustee Roger Sugrue, Trustee Greg Weider.
3. **PLEDGE OF ALLEGIANCE**
4. **PRESIDENT'S REPORT / COMMUNITY UPDATE**
 - **Lake Zurich Green Power Recognition with Environmental Protection Agency**
5. **PUBLIC COMMENT**

This is an opportunity for residents to comment briefly on matters included on the agenda and otherwise of interest to the Board of Trustees. Public Comment is limited to 30 minutes total and up to 5 minutes per speaker.
6. **CONSENT AGENDA**

These titles will be read by the Village Clerk and approved by a single Roll Call Vote. Any item may be pulled from the Consent Agenda for discussion by any Village Trustee.

 - A. **Approval of Minutes from the Village Board Meeting of December 2, 2024**
 - B. **Approval of Executive Session Minutes from the Village Board Meeting of November 18, 2024**
 - C. **Ratification of Semi-Monthly Warrant register Dated December 16, 2024 Totaling \$1,060,336.21**
 - D. **Approval of Semi-Monthly Warrant Register Dated January 6, 2025 Totaling \$1,323,014.36**

E. Agreement with Wintrust Bank for Municipal Banking Services

Summary: The Village issued a banking services request for proposal (RFP) to enter into a formal banking services contract with a reputable bank. The RFP was sent to several banks with governmental units. Four proposals were received from qualified banks. After a comprehensive review of the proposals, staff requests the Village Board authorize the Village Manager to execute an agreement for banking services with Wintrust Bank.

Recommended Action: A motion to approve the Consent Agenda as presented.

7. NEW BUSINESS

This agenda item includes matters coming to the Board of Trustees for discussion and possible action.

A. Ordinance Approving a Planned Unit Development Amendment to the Official Zoning Map, Special Use Permits and Modifications to the Zoning and Land Development Code for Meadow Wood East Residential Subdivision (Assign Ord.#2025-01-600) (Trustee Marx)

Summary: Applicants Mr. Mike Naumowicz and Mr. Kirk Rustman, request approval to amend the Planned Unit Development for the subdivision Meadow Wood East located to the north of Manchester Road. The Subject Property is currently subdivided and zoned for nine single-family homes within the R-4 residential district which provides for 15,000 square-foot lots. The Applicants propose to resubdivide the property to increase the number of lots from 9 to 15 and to rezone within the R-5 single family residential-district to provide for smaller lot sizes of 10,000 square feet.

At their October 16, 2024 meeting, the Planning and Zoning Commission recommended approval of the PUD amendment and accompanying development concept plan, subject to several conditions. The proposed ordinance includes requirements for improved stormwater management to comply with current standards; additional landscape buffering; a two-year window to complete all site improvements, and a detailed development agreement to accompany the final plat and final plan.

Recommended Action: A motion to approve Ordinance #2025-01-600 Approving a Planned Unit Development Amendment to the Official Zoning Map, Special Use Permits and Modifications to the Zoning and Land Development Code for Meadow Wood East Residential Subdivision.

B. Courtesy Review for Proposed Mixed-Use Development at the Regal Cinema Property at June Terrace and Rand Road (Trustee Marx)

Summary: MJK Real Estate Holding Company and Continental Properties Company propose a mixed-use development on the 20-acre site at 755 South Rand Road, commonly referred to as the Regal Cinema property.

The proposed development includes 282 rental units ranging in size from studio apartments to three-bedroom units as well as a 4,000 square-foot quick service restaurant with indoor and outdoor seating. The proposal includes a clubhouse with a 24-hour fitness center, a resident lounge and a leasing office. Resident amenities include swimming pool, pet park, 24-hour maintenance and a dedicated on-site team.

Representatives from both firms are offering initial concept plans for Village Board comment at this time as a non-voting item.

Recommended Action: 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

9. VILLAGE STAFF REPORTS

10. EXECUTIVE SESSION called for the purpose of:

- 5 ILCS 120 / 2 (c)(21) review of executive session minutes
- 5 ILCS 120 / 2 (c) (2) Collective Bargaining

11. ADJOURNMENT

The next regularly scheduled Village Board meeting is on *Tuesday, January 21, 2025*.

The Village of Lake Zurich is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations so that they can observe and participate in this meeting, or who have questions regarding the accessibility of the meeting or the Village's facilities, should contact the Village's ADA Coordinator at 847.438.5141 (TDD 847.438.2349) promptly to allow the Village to make reasonable accommodations for those individuals.

***Agenda posted on December 31, 2024**