

APPROVED MINUTES
VILLAGE OF LAKE ZURICH
Board of Trustees
70 East Main Street



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

1. **CALL TO ORDER** by Mayor Thomas M. Poynton at 7.00pm.
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. Also in attendance: Village Manager Ray Keller, Asst. Village Manager Michael Duebner, Village Atty. Scott Uhler, Finance Dir. Amy Sparkowski, Management Services Dir. Kyle Kordell, Police Chief Steve Husak, Dir. of Community Development Sarosh Saher.
3. **PLEDGE OF ALLEGIANCE**
4. **PRESIDENT'S REPORT / COMMUNITY UPDATE**

Lake Zurich Green Power Recognition with Environmental Protection Agency. EPA representative Ivy Klee addressed the Board on the recognition award and mentioned that the village was one of 110 communities in the USA.
5. **PUBLIC COMMENT**

Craig Dannegger, 21975 N. Mayfield Ln., Deer Park, addressed the Board on his opposition to the Agenda Item #7B, Regal Theatre proposed development, which borders his property. He had shared a 97 signatures petition with the Board. The proposal is too dense and would impact District #95 schools.

Chris Stachowiak, 2 Newgate Ct., addressed the Board on Agenda Item #7B and his opposition to the development. He stated that there would be too many cars, need for a middle level restaurant, inconvenient location of dumpsters, lack of walkability.

George Michehl, 879 Interlaken Dr., addressed the Board on his concerns of emergency vehicles being able to respond to Building 1 and 2.

Ronit Binder, 21944 N. Farthingdale Ct., Deer Park, addressed the Board on her concerns of the conversation of wildlife in Agenda Item #7B; Dist. #95 impact and better building design.

Paul Lang, 21962 N. Farthingale Ct., Deer Park, addressed the Board on Agenda Item #7B and his concerns about stormwater flooding as his yard floods from the overflow.

Al Silcroft, 964 Manchester Road, addressed the Board on Agenda Item #7A. He shared his concerns on the density of the development, drainage, damage to the road and to his property, road elevation. He requested that a fence be of composition material and be 6 feet tall and there be a limit of 2 year to conclude construction.

Paul Pelczynski, 969 Manchester Road, addressed the Board on Agenda Item #7A. His concerns are damage to his property.

6. CONSENT AGENDA

- 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 was made by Mayor Poynton, seconded by Trustee Euker, to approve the Consent Agenda as presented.

AYES: 6 Trustees Euker, Marx, Riley, Spacone, Sugrue, Weider.

NAYS: 0

ABSENT: 0

MOTION CARRIED.

7. NEW BUSINESS

- 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
Ord.#2025-01-600

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.

Community Development Dir. Sarosh Saher introduced the applicant Kirk Rustman who gave a brief PowerPoint presentation on the project. The Board members then shared their comments and concerns. Those included density, as an increase from 9 to 15 lots; lots not being developed by Mr. Rustman; smaller lot sizes; ambiguous timeline. Mr. Rustman responded to the comments and suggested an inclusion of 2-year conclusion in the agreement

and sharing builders information with the Board. Atty. Uhler advised the Board on the inclusion of a timeline and Mayor Poynton suggested tabling this item and continuing it to the February 3rd, 2025 Village Board meeting. If the Ordinance did not pass there would a 2 year wait to present anything back to the Village Board.

Recommended Action: A motion was made by Mayor Poynton, seconded by Trustee Weider, to continue consideration of the 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 to the Village Board meeting on February 3rd, 2025 meeting.

AYES: 6 Trustees Euker, Marx, Riley, Spacone, Sugrue, Weider.

NAYS: 0

ABSENT: 0

MOTION CARRIED.

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

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.

Asst. Village Manager Michael Duebner introduced Richard Silverman of MJK Real Estate Holdings and Erik Hahn of Continental Properties along with Javier Millan of KLOA and Bridget Wiesel of Continental Properties. Mr. Silverman, who has developed 7-Brew Coffee shop on S. Rand Road, gave background information on the relationship between MJK and Continental Properties. Erik Hahn then addressed the Board and gave a PowerPoint presentation on their proposal and answered their questions. Questions included number of children anticipated, height of buildings, access to the Storage business. The Trustees gave their input on traffic, ingress/egress, not a mixed-use development, snow removal, Buildings 1 and 2, setbacks, density, stormwater, pedestrian accessibility, timeframe. Staff also answered questions.

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

Trustee Spacone commented on the recent closures of businesses in the Village and the changing economic environment.

9. VILLAGE STAFF REPORTS

There were none.

10. EXECUTIVE SESSION called for the purpose of:

5 ILCS 120 / 2 (c)(21) review of executive session minutes and 5 ILCS 120 / 2 (c)
(2) Collective Bargaining *was cancelled.*

11. ADJOURNMENT

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

AYES: 6 Trustees Euker, Marx, Riley, Spacone, Sugrue, Weider.

NAYS: 0

ABSENT: 0

MOTION CARRIED.

The meeting adjourned at 8.50pm.


Respectfully submitted:

Kathleen Johnson, Village Clerk.

Approved by:



Mayor Thomas M. Poynton



Date.