

## VILLAGE OF LAKE ZURICH

Board of Trustees  
70 East Main Street



Monday, April 21, 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. 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.

#### 5. PRESIDENT'S REPORT / COMMUNITY UPDATE

- Recognition of Trustee Eukers' 8 Years of Public Service

#### 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.

- Approval of Minutes from the Village Board Meeting of April 7, 2025
- Approval of Executive Session Minutes from the Village Board Meeting of March 17, 2025
- Approval of Semi-Monthly Warrant Register Dated April 21, 2025 Totaling \$517,009.61
- Ordinance Implementing a Municipal Grocery Retailers' Occupation Tax and Municipal Grocery Service Occupation Tax for the Village of Lake Zurich (Assign Ord. #2025-04-608)

**Summary:** As part of the State of Illinois' Fiscal Year 2025 budget, the General Assembly repealed the 1% statewide tax on groceries effective January 1, 2026. The State gave municipalities the authority to implement a replacement grocery sales tax to be enacted locally by ordinance. The 1% grocery tax generates approximately \$1.3 million of General Fund revenue annually, which directly supports core municipal services of Police, Fire, and Public Works. The Village proposes to implement a municipal 1% grocery tax to replace the expiring state grocery tax. This change results in no increase in the taxes paid on grocery sales while maintaining a critical, stable revenue stream needed for municipal operations.

**E. Reduction in Letter of Credit for Zen Properties at 865 Telser Road**

**Summary:** Zen Properties provided a guarantee of site improvements in the form of a Letter of Credit (LOC) for \$143,040.70 as a performance and payment security for site work at the development. They have requested to reduce the guarantee to a maintenance LOC in an amount of \$14,304.07 that has been agreed to by the Village's Development Review Team.

The reduced LOC is required to guarantee improvements for a period of two years and cannot be less than 10% of the total initial cost of improvements. Staff recommends a reduction of the LOC to \$14,304.07.

**F. Reduction in Letter of Credit for Heritage Church at 255 Quentin Road**

**Summary:** Shawn Mann of Professional Building Services, representing Heritage Church, have provided a guarantee of site improvements in the form of a Letter of Credit for \$470,510 as a performance and payment security for site work at the development. They have requested to reduce the guarantee to a maintenance LOC in an amount of \$42,773.70 that has been agreed to by the Village's Development Review Team.

The reduced LOC is required to guarantee improvements for a period of two years and cannot be less than 10% of the total initial cost of improvements. Staff recommends a reduction of the LOC to \$42,773.70.

**G. Ordinance Granting a Variation for a Swimming Pool at 202 Mark Lane (Assign Ord. #2025-04-609)**

**Summary:** Owner Mr. Jan Jozwiak has filed a zoning application to allow for a swimming pool to be constructed within the interior side yard at 202 Mark Lane. The proposed location will exceed the minimum rear setback requirement but require a variation to be located within the interior side yard. The proposed pool will be located 40 feet from the rear lot line and 29 feet from the interior side lot line.

At the April 16, 2025 Planning and Zoning Commission meeting, staff recommended approval of the variation for the pool and approval of the ordinance submitted to the Village Board.

**H. Ordinance Amending Title 7, Chapter 6 of the Lake Zurich Municipal Code Concerning the Regulation of Trees (Assign Ord. #2025-04-610)**

**Summary:** The existing tree ordinance was last amended in October 2007. Since then, there have been mini text amendments in 2012, 2019, and 2023 to update certain procedural provisions. The current amendment proposes to add non-emergency tree pruning standards and penalties to the existing code with the remaining provisions of the Tree Ordinance remaining unaltered.

**I. Approval of Employment Agreement Between the Village of Lake Zurich and Ray Keller for the Position of Village Manager**

**Summary:** The current employment contract between the Village of Lake Zurich and Ray Keller regarding the Village Manager position, expires on April 30, 2025. The Mayor and Board of Trustees entered into negotiations regarding a successor employment agreement and the Village expresses interest in retaining the services of Mr. Keller as Village Manager.

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

**7. NEW BUSINESS**

**A. Courtesy Review for Luxe Corsa Car Condos at 24455 N. US Highway 12 (Trustee Spaccone)**

**Summary:** Miller Street Partners, represented by Romeo Kaputija, and OKW Architects, represented by Katie Lambert, are seeking the Village Board's input on a car condominium concept. Luxe Corsa Car Condos would be developed on a 20-acre site at 24455 N US Highway 12, commonly known as the Calabrese property, situated north of Meadow Wood Townhomes on Rand Road.

The proposed development includes the construction of 121 luxury car garage condominiums and a luxury car dealership on this currently unincorporated site, which would necessitate its annexation into the Village.

**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**

- Monthly data metrics

**10. EXECUTIVE SESSION called for the purpose of:**

- 5 ILCS 120 / 2 (c) (21) review of executive session minutes
- 5 ILCS 120 / 2 (c) (5) purchase or lease of real estate
- 5 ILCS 120 / 2 (c) (6) setting price for sale/lease of real estate
- 5 ILCS 120 / 2 (c) (11) pending or imminent litigation

**11. ADJOURNMENT**

The next regularly scheduled Village Board meeting is on Monday, May 5, 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, Kyle Kordell, at 847.438.5141 (TDD 847.438.2349) promptly to allow the Village to make reasonable accommodations for those individuals.

**\*Agenda posted on April 17, 2025**