

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



Monday, April 21, 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 William Riley, Trustee Marc Spacone, Trustee Roger Sugrue, Trustee Greg Weider. Trustee Jake Marx, was absent and excused. Also in attendance: Village Manager Ray Keller, Asst. Village Manager Michael Duebner, Village Atty. Scott Uhler, Management Services Dir. Kyle Kordell, Police Chief Steve Husak, Dir. Of Community Development Sarosh Saher, Public Works Dir. Mike Brown, H.R. Dir. Doug Gibson.
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENT**

Jan Yglesias, 1112 Berkley Road, addressed the Board on the use of golf carts on the Village's streets. Ms. Yglesias had recently taken the topic to the CPAC meeting and the commission voted against recommending it to the Village Board.

Brent Kieser, 330 Knox Park Rd, addressed the Board on the use of golf carts on the Village's roads. He echoed the comments of Ms. Yglesias.

PRESIDENT'S REPORT / COMMUNITY UPDATE* Moved to end of meeting.

Recognition of Trustee Eukers' 8 Years of Public Service

5. **CONSENT AGENDA**

****Agenda Item 5 I was tabled until the next Board Meeting***

- A. Approval of Minutes from the Village Board Meeting of April 7, 2025
- B. Approval of Executive Session Minutes from the Village Board Meeting of March 17, 2025
- C. Approval of Semi-Monthly Warrant Register Dated April 21, 2025 Totaling \$517,009.61
- D. Ordinance Implementing a Municipal Grocery Retailers' Occupation Tax and Municipal Grocery Service Occupation Tax for the Village of Lake Zurich 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Summary: As part of the State of Illinois' Fiscal Year 2025 budget, the General Assembly repealed the 1% statewide tax on groceries effective January 1, 2026.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 request 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 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 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. *Tabled to the May 5th 2025 meeting

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 was made by Trustee Euker, seconded by Trustee Sugrue, to approve the Consent Agenda as amended.

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

NAYS: 0

ABSENT: 1 Trustee Marx.

MOTION CARRIED.

NEW BUSINESS

- 6 A. **Courtesy Review for Luxe Corsa Car Condos at 24455 N. US Highway 12**
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. Gave a Community Services Dir. Saher introduced Romeo Kaputija, Miller Street Partners, who gave a brief overview of the proposal. He then introduced Katie Lambert, OKW Architects, who gave a PowerPoint presentation of the proposed luxury car condo. They answered the Board's questions which included: any racing of cars, people living in the units, stormwater and wetlands impact, other luxury car condos in the area, traffic impact, security, lighting, neighbours, number of cars, among others. Mayor Poynton asked staff about annexation procedures and sales tax on car sales.
The Board gave consensus on the proposal.
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.
7. **TRUSTEE REPORTS**
Trustee Weider stated that Arbor Day celebrations will be at the parks on Saturday, April 26th, 2025
8. **VILLAGE STAFF REPORTS**
 - Monthly data metrics
9. **PRESIDENT'S REPORT / COMMUNITY UPDATE**
Recognition of Trustee Euker's 8 Years of Public Service. Mayor Poynton thanked Trustee Euker and presented Ms. Euker with a plaque. Trustee Euker thanked the Board and the Village.
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
 - 5 ILCS 120 / 2 (c) (1) appointment, employment, compensation, discipline, performance or dismissal of specific employees

A motion was made by Trustee Euker, seconded by Trustee Spacone., to

move to Executive Session 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; ILCS 120 / 2 (c) (11) pending or imminent litigation; 5 ILCS 120 / 2 (c) (1) appointment, employment, compensation, discipline, performance or dismissal of specific employees.

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

NAYS: 0

ABSENT: 1 Trustee Marx.

MOTION CARRIED.

11. ADJOURNMENT


The Open meeting adjourned to Executive Session at 7.56 pm

The Open Meeting and Executive Session adjourned at 8.35pm

Respectfully submitted:

Kathleen Johnson, Village Clerk.

Approved by:



Mayor Thomas M. Poynton

5-5-2025
Date.