

## VILLAGE OF LAKE ZURICH

Board of Trustees  
70 East Main Street



Monday, July 7, 2025 7:00 p.m.

### AGENDA

#### 1. CALL TO ORDER

#### 2. ROLL CALL:

Mayor Thomas Poynton, Trustee Sujatha Bharadwaj, 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

- Swearing in of Anthony Posadas as Firefighter/Paramedic

#### 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 June 16, 2025
- Approval of Semi-Monthly Warrant Register Dated July 7, 2025 Totaling \$3,376,777.84
- Ordinance Amending Title 3 of Chapter 3 of the Village of Lake Zurich Municipal Code to Increase Authorized Class – I Liquor License for 'Simulation Zone, Inc Located at 189 South Rand Road (Assign Ord. #2025-07-615)

**Summary:** Simulation Zone, Inc. located at 189 S. Rand Road has requested a full-service indoor interactive sports/entertainment Class-I Liquor License. They have completed the application and passed the background check. Staff

request approval for the issuance of a Class-I Liquor License to Simulation Zone, Inc.

**D. Agreement with Lake Consolidated Emergency Communications for Providing a Backup Communications Center and Lease Agreement for Repurposing of Dispatch Space in the Lake Zurich Police Department**

**Summary:** The Lake Consolidated Emergency Communications (LakeComm) dispatch center will commence operations in the coming months. At that time, Lake Zurich dispatch staff and services will transition to LakeComm. LakeComm is required to establish an emergency backup location, which they have proposed to locate in Lake Zurich's current dispatch center. Through the proposed lease agreement, LakeComm would reimburse the Village for the modifications needed to establish their backup operations. The agreement would have a term of 25 years, through which LakeComm would compensate the Village for the leased space at a rate starting at \$17,000 annually, starting in 2027.

**E. Ordinance Amending the Provisions of the Lake Zurich Zoning Code Title 9 and Land Development Code Title 10 (Assign Ord. #2025-07-616)**

**Summary:** From time to time, village development staff reviews the codes to ensure that they are updated, accurate, and serve the needs of the community. The Village is seeking to amend Zoning Code Chapter 7; Article E and Zoning Code Chapter 22 (Title 9) and Land Development Code Chapter 5 (Title 10).

The Planning and Zoning Commission held a public hearing on June 18, 2025 and voted 7-0 in favor of approval of the text amendment changes presented by staff. Staff requests the approval of the ordinance amending the provisions of the Lake Zurich Zoning Code Title 9 and Land Development Code Title 10.

**F. Ordinance Granting Final Plan Approval for the PUD and Approving and Authorizing the Execution of a Development Agreement Between the Village of Lake Zurich and SN Venture LLC Relating to the Development of the Reserves of Lake Zurich (Assign Ord. #2025-07-617 for the Final Plan and Ord #2025-07-618 for the Development Agreement)**

**Summary:** SN Venture, LLC (OSK Capital Partners), represented by Mr. Lawrence Freedman, is requesting a Final Plan Approval for a Planned Unit Development for the property located at 670 South Old Rand Road. The applicant was granted a Development Concept Plan (Preliminary Plan) by the Village Board on September 3, 2024 through Ordinance 2024-09-585.

Staff identified one modification to the Final Plan with the setback for homes along Old Rand Road being reduced to six feet resulting in a distance of 38 feet from the curb.

The Planning and Zoning Commission held a public meeting on March 19, 2025 and recommended approval of the final plan. Staff recommends approval of the ordinances approving the Final Plan of the PUD and development agreement with SN Venture, LLC.

**G. Resolution for Revised Special Event Road Closures for Lake Zurich Triathlon (Assign Reso #2025-07-103)**

**Summary:** The annual Lake Zurich Triathlon has been approved by the Village Board for Sunday, July 13, 2025 at Paulus Park. The revision on the resolution authorizes a request to the Illinois Department of Transportation to temporarily close the northbound right turn lane of Route 12 and the Southbound left turn lane of Route 12 onto eastbound Old McHenry Road from the hours of 6 am to 1 pm on July 13.

**H. Agreement with American Garage Floor Systems for Repair and Refinishing of the Fleet Services Garage Floors in the Amount Not-to-Exceed \$39,800**

**Summary:** Due to age and deteriorating conditions of the vehicle storage and fleet services garage floors, repairs and refinishing have been recommended. The FY 2025 budget includes \$50,000 for the repair and refinishing of the Public Works Department Fleet Services garage floors.

Request for proposals were sent out and five proposals were received. Village staff reviewed the proposals, with American Garage Floor Systems coming in with the second -lowest proposal and provide a 15-year warranty on the floors. Staff recommends awarding a contract to American Garage Floor Systems to repair and refinish the garage floors for Public Works in the amount not-to-exceed \$39,800 including contingency.

**I. Release of Surety for Geremarie Site Improvements at 550 Enterprise Parkway**

**Summary:** JGS, LLC, dba Geremarie provided a guarantee of site improvements in the form of a Letter of Credit (LOC) issued by ByLine Bank for \$152,631.02 as surety for site work for a new building at 550 Enterprise Parkway. Village engineer Manhard and staff have inspected the property and concur that the surety can be released. Staff recommends the release of the LOC issued by ByLine Bank in the full amount of \$152,631.02.

**J. Release of Surety for Geremarie Addition at 1275 Ensell Road**

**Summary:** JGS, LLC, dba Geremarie provided a guarantee of site improvements in the form of a Letter of Credit (LOC) issued by ByLine Bank for \$140,744.17 as surety for the addition at 1275 Ensell Road. Village engineer Manhard and staff have inspected the property and concur that the surety can be released. Staff recommends the release of the LOC issued by ByLine Bank in the full amount of \$140,744.17.

**K. Reduction in Surety for 7 Brew at 880 South Rand Road**

**Summary:** Who Brew IL I, LLC has requested to reduce the cash surety provided to the Village from the original guarantee of \$80,437.10 to the amount of \$8,043.17 for the property at 880 South Rand Road. The surety is required to guarantee site improvements for a period of two (2) years and cannot be less than 10% of the total initial cost of improvements. Village engineer Manhard

Consulting and staff have inspected the property and concur that the site improvements guarantee may be reduced. Staff recommends a reduction in the surety to \$8,043.71, to be held as a cash deposit with the Village.

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

**7. NEW BUSINESS – None at this time.**

**8. TRUSTEE REPORTS**

**9. VILLAGE STAFF REPORTS**

**A. Annual Treasurer's Report Publication Requirement in Compliance with the Illinois Compiled Statutes Chapter 65 Section 5/3.1-35-65**

**10. ADJOURNMENT**

The next regularly scheduled Village Board meeting is on Monday, July 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, Erin Rauscher, at 847.540.1687 (TDD 847.438.2349) promptly to allow the Village to make reasonable accommodations for those individuals.

**\*Agenda posted on July 3, 2025**