

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



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

1. **CALL TO ORDER** by Mayor Tom Poynton at 7.01pm
2. **ROLL CALL:** Mayor Thomas Poynton, Trustee Sujatha Bharadwaj, 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, Atty. Scott Uhler, Finance Dir. Rita Kruse, Police Chief Steve Husak, Fire Chief Dave Pilgard, Dir. Of Community Development Sarosh Saher, Public Works Dir. Mike Brown, Park and Rec. Dir. Bonnie Caputo.
3. **PLEDGE OF ALLEGIANCE**
4. **PRESIDENT'S REPORT / COMMUNITY UPDATE**

Swearing in of Anthony Posadas as Firefighter/Paramedic.

Fire Chief Dave Pilgard shared FF/PM Posadas' biography and Mayor Poynton gave the Oath. He was pinned by his mother.
5. **PUBLIC COMMENT**

There were none.
6. **CONSENT AGENDA**
  - A. Approval of Minutes from the Village Board Meeting of June 16, 2025
  - B. Approval of Semi-Monthly Warrant Register Dated July 7, 2025 Totaling \$3,376,777.84
  - C. 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 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 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 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 home 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 RES #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.

Mayor Poynton requested discussion on Consent Agenda Items 6D, 6E, 6F, 6K. Mayor Poynton asked Police Chief Husak for information on Agenda Item #6D involving LakeComm and Village of Lake Zurich in regards the emergency backup dispatch centre. Police Chief Husak shared that the village's centre is the only one in the county with the ability to provide a backup. In response to Trustee Spacone's question, there will be a 3% increase in the fee annually.

Mayor Poynton asked Dir. Of Community Development Sarosh Saher to provide background information on Agenda Item 6E. Dir. Saher answered including the information on timely conclusion of construction added to the code.

On Agenda 6F, Dir. Saher gave a timeline of the application of the Reserve of Lake Zurich proposed construction of houses and townhomes. Mayor Poynton requested that Atty. Lawrence Freedman, representing SN Ventures LLC, addressed the Board about storm water concerns at the development. Atty. Freedman assured the Board that they would comply with the code.

Mayor Poynton requested information, on Agenda Item 6K, from Dir. of Community Development Sarosh Saher on the issues at the property. Dir. Saher stated that 7-Brew had met all the requirements.

\*Trustee Weider asked that Agenda Item 6F to be removed from the Consent Agenda for a separate vote. The vote was moved to New Business.

**Recommended Action:** A motion to accept the Consent Agenda as presented, with the exception of 6F, was made by Mayor Poynton, seconded by Trustee Spacone

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

NAYS: 0

ABSENT: 0

MOTION CARRIED.

7. **NEW BUSINESS**

The Summary for 6F was read by Trustee Weider and there was no further discussion.

A motion to accept the Consent Agenda Item 6F was made by Trustee Spacone, seconded by Trustee Marx

AYES: 5 Trustees Bharadwaj, Marx, Riley, Spacone, Sugrue.

NAYS: 1 Trustee Weider

ABSENT: 0

MOTION CARRIED.

8. **TRUSTEE REPORTS**

No 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**

Finance Director Kruse explained the publication to meet State requirements.

10. **ADJOURNMENT.**

A motion was made by Trustee Spacone, seconded by Trustee Marx, to adjourn the meeting.

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

NAYS: 0

ABSENT: 0

MOTION CARRIED.

The meeting adjourned at 7.30pm.

Respectfully submitted:

Kathleen Johnson, Village Clerk.

Approved by:

  
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Mayor Thomas M. Poynton

7-22-2025  
Date.