

# VILLAGE OF LAKE ZURICH

Board of Trustees  
70 East Main Street



Monday, September 15, 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**

- Proclamation for National Rail Safety Week
- Swearing in of Firefighter/Paramedic Caleb Meyers
- Swearing in of Firefighter/Paramedic Joseph Rajceovich

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.

- A. **Approval of Minutes from the Village Board Meeting of September 2, 2025**
- B. **Approval of the Semi-Monthly Warrant Register Dated September 15, 2025 Totaling \$719,902.98**
- C. **Agreement with M.E. Simpson Company, Inc for Leak Detection Services in the Amount Not-to-Exceed \$30,780**

**Summary:** The 2025 budget includes funds for water distribution leak detections services. This program identifies and assesses leakage locations in

the village's water distribution system to achieve reduction in water losses. The village utilizes the Municipal Partnering Initiative (MPI) cooperative to collaborate with other municipalities on similar projects to reduce expenses.

Bids were advertised for Water System Leak Detection and Survey Services in February 2025 by the Village of Arlington Heights on behalf of MPI for a three-year term with an option to renew for three additional one-year periods. One bid was received from M.E. Simpson Co and was determined to meet bid requirements. M.E. Simpson Co. has previously performed leak detection services for the Village.

Staff recommend approval of a three-year contract with M.E. Simpson Company for leak detection services in the amount not-to-exceed \$30,780.

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

## 7. NEW BUSINESS

### A. **Ordinance Granting Approval of a Development Concept Plan for a Planned Unit Development, Amendment to the Zoning Map, Preliminary Plat, and Special Use Permits for a Mixed-Use Development at 173 West Main Street (Assign Ord. #2025-09-625) (Trustee Marx)**

**Summary:** THG Holdings LLC-Series I, represented by Mr. Derick Goodman of The Huron Group, requests approval of a Planned Unit Development, Preliminary Development Plan, Zoning Map Amendment and Preliminary Plat of Subdivision to redevelop the vacant, Village-owned property at 173 West Main Street, commonly referred to as "Block A."

The Huron Group's proposed project, The Waterfront of Lake Zurich, is a mixed-use development consisting of a two-story commercial building and 19 single-family-attached townhomes. The 19 townhomes will be arranged within five buildings, with each three-story dwelling to include three bedrooms, three bathrooms and a two-car garage. The commercial building, set up for use as a restaurant, will occupy the northern part of the site and will include a 23-space parking lot to the east of the building. Due to site constraints and the projected parking needs, the applicant will need to secure additional parking spaces nearby as a conditional of approval.

The Planning and Zoning Commission (PZC) conducted the public hearing on this proposal at their July 16 and August 20, 2025 meetings. Testimony and concerns from nearby residents and some PZC members focused on density, parking and the overall use of the property. By a vote of 2-4, the PZC failed to pass the motion to recommend approval of the development. Their findings of fact are provided for the Board's reference. Staff advise that the proposed development plan would meet the standards for PUDs, if the recommended conditions of approval included in the draft ordinance are satisfied.

**Recommended Action:** A motion to approve Ordinance #2025-09-625 Granting Approval of a Development Concept Plan for a Planned Unit Development, Amendment to the Zoning Map, Preliminary Plat, and Special Use Permits for a Mixed-Use Development at 173 West Main Street.

8. **TRUSTEE REPORTS**
9. **VILLAGE STAFF REPORTS**
  - A. **Monthly data metrics**
10. **ADJOURNMENT**

The next regularly scheduled Village Board meeting is on Monday, October 6, 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 September 11, 2025**