

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



Tuesday, September 2, 2025 7:00 p.m.

1. **CALL TO ORDER** by Mayor Tom Poynton at 7.00pm.
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, Village Atty. Scott Uhler, Finance Dir. Rita Kruse, Police Chief Steve Husak, Public Works Dir. Mike Brown, H. R. Dir. Doug Gibson.
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENT**
There were none.
5. **PRESIDENT'S REPORT / COMMUNITY UPDATE**
Rock The Block will be Saturday, September 13th, 2025.
6. **CONSENT AGENDA**
 - A Approval of Minutes from the Village Board Meeting of August 4, 2025
 - B. Approval of Executive Session Minutes from the Village Board Meeting of July 21, 2025
 - C. Approval of Semi-Monthly Warrant Register Dated September 2, 2025
Totaling \$2,337,750.99
 - D. Resolution Approving an Agreement for the Plat of Consolidation and Easement Agreement at 85 South Old Rand Road RES.# 2025-09-104
Summary: The Village of Lake Zurich in partnership with Mr. Alex Jump of Jumpco LLC Park Ave Series is requesting approval of the proposed plat of consolidation and public utility and access easement agreement for the property at 85 South Old Rand Road.
On April 7, 2025, the Village entered into an agreement with Mr. Jump for the sale and transfer of the property at 85 South Old Rand Road. Recently, Mr. Jump purchased the adjacent property at 100 Park Avenue. As a condition of the sale, the Village agreed to consolidate the two parcels and require a 20-foot-wide public utility easement be included on the property, extending from South Old Rand Road to Park Avenue.
The Planning and Zoning Commission held a public meeting on August 20, 2025 and voted 6-0 in favor of approval of the Plat and Agreement without further conditions for approval. Staff recommends approval of the resolution for the Plat of Consolidation and Easement Agreement at 85 South Old Rand Road.

E. Ordinance Amending the Lake Zurich Zoning Code Title 9 and Land Development Code Title 10 (Private Roadways) ORD. #2025-09-624

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 has filed an application for amendments to the Lake Zurich Municipal Code to clarify the existing language regarding private roadways within and beyond the Village's municipal boundaries. The refined language more clearly articulates the findings underlying the Village's existing limitations on private roadways. The recommended amendment affirms how extending private driveways into other jurisdictions might result in the improper use of Village authority or resources, to the detriment of Lake Zurich residents and businesses and/or to the undue benefit of external businesses or residents without reciprocal benefit to the community. The regulations further protect both Lake Zurich and other jurisdictions from the externalities and unintended consequences of extending private roadways beyond municipal boundaries.

The Planning and Zoning Commission voted 6-0 to recommend approval of the text amendments at their August 20, 2025 meeting. Staff requests approval of the ordinance amending the provisions of the Lake Zurich Zoning Code Title 9 and Land Development Code Title 10 (Private Roadways).

F. Agreement with Alpha Maintenance & Services Inc. for the 2025 Fire Hydrant Painting Program in the Amount Not-to-Exceed \$27,900

Summary: The 2025 budget includes funds for hydrant maintenance and painting services. The Village's hydrant painting program includes painting 300 of the Village's 1500 hydrants. The Municipal Partnering Initiative (MPI) helps local communities jointly bid on similar projects to obtain improved unit pricing.

Bids were advertised in February 2024 and five bids were received, with Alpha Maintenance & Services providing the second lowest bid. On May 6, 2024, the Village Board authorized staff to enter into a three-year contract with Alpha Maintenance & Services through the MPI cooperative bid.

Staff requests authorization for year two of the hydrant painting services contract with Alpha Maintenance & Services in the amount not-to-exceed \$27,900.

Recommended Action: A motion to accept the Consent Agenda as presented by was made by Mayor Poynton, seconded by Trustee Bharadwaj.

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

NAYS: 0

ABSENT: 0

MOTION CARRIED.

7. NEW BUSINESS

A. Agreement with Chicagoland Paving for Well 12 and Ela Township Driveway Improvement Project in the Amount Not-to-Exceed \$145,000

Summary: The FY 2025 budget includes funding in the Water and Sewer budget for pavement rehabilitation and improvements for the Well 12 parking lot and repairs to the Ela Township/Knox Park parking lot. The need to repair the Ela Township driveway is due to a water main break in winter of 2024,

which caused the driveway base to freeze and weakened the underlying structure.

A bid opening on July 30, 2025 yielded one bid from Chicagoland Paving, whom the village has worked with on numerous paving projects. Staff requests awarding a contract for the Well 12 and Ela Township Driveway Improvement Project to Chicagoland Paving in the amount not-to-exceed \$137,000, with a total budget not-to-exceed \$145,000.

RECOMMENDED ACTION: A motion was made by Trustee Spacone, seconded by Trustee Sugrue, to award a contract for the Well 12 and Ela Township Driveway Improvement Project to Chicagoland Paving in the amount not-to-exceed \$137,000, with a total budget not-to-exceed \$145,000.

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

NAYS: 0

ABSENT: 0

MOTION CARRIED.

8. **TRUSTEE REPORTS**

Trustee Spacone reported on a recent social media posting about 7Brew traffic issues. He pointed out that the road in question is a privately owned frontage road.

9. **VILLAGE STAFF REPORTS**

A. FY 2025 Budget Update: Finance Dir. Rita Kruse gave an updated report on three funds – General Fund, Water & Sewer Fund and Capital Improvements Fund.

B. Mayor Poynton requested an update on the Main Street Beautification project from Public Works Dir. Brown. Dir. Brown stated that all underground work has been finished and the road should be paved in the next few months.

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

- 5 ILCS 120 / 2 (c) (21) review of Executive Session minutes,
- 5 ILCS 120 / 2 (c) (1) personnel: appointment, employment, compensation, discipline, performance or dismissal of specific employees ,
- 5ILCS 120/2 (c) 5 purchase or lease of Real Estate,
- 5ILS 120/2 (c) 6 setting of a price for sale of property owned by the public body,
- 5ILS 120/2 (c) 11 pending or imminent litigation.

Motion was made by Trustee Bharadwaj, seconded by Trustee Spacone, to adjourn the Open Meeting and move to Executive Session for the purpose of 5 ILCS 120 / 2 (c) (21) review of executive session minutes and 5 ILCS 120 / 2 (c) 1) personnel, appointment, employment, compensation, discipline, performance or dismissal of specific employees, 5ILCS 120/2 (c) 5 purchase or lease of Real Estate, (c) 6 setting of a price for sale of property owned by the public body, 5 ILCS 120/2 (c) 11 pending or imminent litigation.

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

NAYS: 0

ABSENT: 0

MOTION CARRIED/DENIED.

There was no further business conducted in Open Meeting.

The Open Meeting moved to Executive Session at 7.17pm.

11. **ADJOURNMENT**

The Open Meeting and Executive Session adjourned at 7.42pm


Respectfully submitted:

Kathleen Johnson, Village Clerk.

Approved by:



Mayor Thomas M. Poynton



Date.