

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



Monday, September 15, 2025 7:00 p.m.

1. **CALL TO ORDER** by Mayor Thomas M. Poynton at 7.00pm.
2. **ROLL CALL:** Mayor Thomas Poynton, Trustee Sujatha Bharadwaj, Trustee Jake Marx, Trustee Marc Spacone, Trustee Roger Sugrue, Trustee Greg Weider. Trustee William Riley was absent and excused. Also in attendance: Village Manager Ray Keller, Asst. Village Manager Michael Duebner, Village Atty. Scott Uhler, Police Chief Steve Husak, Fire Chief Dave Pilgard, Dir. of Community Development Sarosh Saher, Public Works Dir. Mike Brown.
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENT**

John Roach, 37 Mionske Dr., addressed the Board on Agenda Item 7A and the parking concerns that the PZC had when it was presented at their meeting. He suggested the Village buy the Mionske Apartments for parking. He was also concerned about construction trucks using the subdivision roads and destroying them.

Chris Stachowiak, 2 Newgate Court, addressed the Board on Agenda Item 7A on his concerns on parking, snow removal, the PZC concerns about the proposal.

Claudette Dyback, 205 W. Main St., addressed the Board on Agenda Item 7A and recalled the history of the referendum for the purchase of Paulus Park; parking among other concerns.

Elvira Michalek, 28 Mionske Dr., addressed the Board on Agenda Item 7A on her concerns for open space.

5. **PRESIDENT'S REPORT / COMMUNITY UPDATE**

Rock The Block update from the Mayor and he thanked the Sponsors, Committee members, Staff, Volunteers, Public Works staff for a successful event.

Proclamation for National Rail Safety Week – September 15 – 21<sup>st</sup>.

Swearing in of Firefighter/Paramedic Caleb Meyers – Fire Chief Pilgard gave background information on FF/PM Meyers. The Oath of Office was given by Mayor Poynton and he was pinned by his wife.

Swearing in of Firefighter/Paramedic Joseph Rajcevich – Fire Chief Pilgard gave background information on FF/PM Rajcevich. Oath of Office was administered by the Mayor and he was pinned by his grandfather.

6. CONSENT AGENDA.

- A. Approval of Minutes from the Village Board Meeting of September 2, 2025
- B. Approval of 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 and has previously performed leak detection service for the Village.

Staff requests 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 was made was made by Trustee Spacone, seconded by Trustee Marx, to approve the Consent Agenda as presented  
AYES 5 Trustees Bharadwaj, Marx, Spacone, Sugrue, Weider.

NAYS: 0

ABSENT: 1 Trustee Riley

MOTION CARRIED.

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 ORD. #2025-09-625

**Summary:** THG Holdings LLC-Series I, represented by Mr. Derick Goodman of The Huron Group, requests a Development Concept Plan (Preliminary Plan) approval of a Planned Unit Development, Zoning Map Amendment and Preliminary Plat of Subdivision to redevelop the property at 173 West Main Street. The subject property commonly referred to as "Block A" consists of 10 parcels, encompassing approximately 1.7 acres of land. The property is currently vacant and containing no structures.

The Huron Group's proposed project, The Waterfront of Lake Zurich, is a mixed-use development consisting of a two-story commercial building that contains a restaurant and 19 attached single-family townhomes. The commercial building will occupy the northern portion of the site and the residential portion located to the south. The 19 townhomes will be arranged within five buildings, each being three stories in height, and constructed of high-quality materials. The townhomes will have access to private two-car garages and an additional two spaces made available on the driveway, with the commercial site having a 23-space parking lot located to the east. Due to

constraints of the site and the estimated design capacity of the occupant load, additional parking will be available on nearby properties and the development progresses.

The Planning and Zoning Commission (PZC) considered the application at public hearings held on July 16 and August 20, 2025. Public testimony from nearby residents and several members of the PZC expressed concerns focused on density, parking and the overall use of the property. The PZC voted two in favor and four against the motion to recommend approval of the development.

At the meeting on August 20, 2025, the PZC recommended denial of the development concept plan due to density, parking and overall use of the property. Staff have found that the development concept plan meets the standards of PUDs and recommend approval of the development concept plan if additional conditions are met.

Community Development Dir. Saher introduced Mr. Derick Goodman of The Huron Group who gave a summary of the property and its history. He continued with a PowerPoint presentation of the proposal addressing the concern of residents, including their parking concerns. Mr. Goodman stated that there would be sidewalks through the development.

The Board then questioned Mr. Goodman on the snow removal, dumpsters, pricepoint of townhomes, parking, drainage, challenges of the property. Mr. Goodman stated that the snow removal will be private; dumpster for the restaurant were included in the plans; drainage goes from southwest across the property to the east towards the lake; underground retention ponds to store stormwater; pricepoint about \$549k. Staff answered the Board's questions on off site parking, speed of traffic, walkability.

Mayor Poynton had some photos of the businesses on the property 20 years ago (Twins Place and J.J.Twigs). The Village paid \$3.5 million for 8 lots in 2003/04. There have been 15 proposals on the property but none came to fruition

**Recommended Action:** Staff recommends the approval of the ordinance granting the development concept plan for a planned unit development, amendment to the zoning map, preliminary plat, and special use permits to the zoning and land development for the Waterfront of Lake Zurich located at 173 West Main Street.

A motion was made by Trustee Marx, seconded by Trustee Weider, to approve Ordinance #2025-09-625 granting the development concept plan for a planned unit development, amendment to the zoning map, preliminary plat, and special use permits to the zoning and land development for the Waterfront of Lake Zurich located at 173 West Main Street.

AYES 5 Trustees Bharadwaj, Marx, Spacone, Sugrue, Weider.

NAYS: 0

ABSENT: 1 Trustee Riley

MOTION CARRIED.

## 8. TRUSTEE REPORTS

Trustee Marx reminded residents to email/contact Board members and PZC members with their questions and concerns.

## 9. VILLAGE STAFF REPORTS

There were none.

10. **ADJOURNMENT.**

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

AYES 5 Trustees Bharadwaj, Marx, Spacone, Sugrue, Weider.

NAYS: 0

ABSENT: 1 Trustee Riley

MOTION CARRIED.

The meeting adjourned at 8.17pm

Respectfully submitted:

Kathleen Johnson, Village Clerk.

Approved by:

TM Poynton

Mayor Thomas M. Poynton

10-6-25

Date.