

VILLAGE OF LAKE ZURICH

Board of Trustees
70 East Main Street



Monday, November 3, 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**

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 October 20, 2025**

B. **Approval of the Semi-Monthly Warrant Register Dated November 3, 2025
Totaling \$5,482,385.20**

C. **Agreement with Russo Power Equipment for Snow Removal Equipment in the
Amount Not-to-Exceed \$30,000**

Summary: Public Works staff currently clear 21 miles of sidewalks during snow operations. With the Main Street Revitalization Project nearing completion, staff have determined that the purchase of new snow removal equipment is needed to remove snow without damaging the new brickwork.

Staff requests the purchase of a Boss SR Mag through the Sourcewell Purchasing Cooperative from Russo Power Equipment in the amount not-to-exceed \$30,000.

D. Ordinance Establishing the Procedure to Determine Eligibility Under the Public Safety Employee Benefits Act (Assign Ord. #2025-11-628)

Summary: Municipalities in Illinois are not explicitly required by state law to publish a defined process for applying for Public Safety Employee Benefits Act (PSEBA) benefits on their website. This ordinance and procedure amends and formalizes the process of the Village's obligations under state law to provide health insurance benefits to its public safety employees who qualify and are eligible to receive certain health insurance benefits.

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

7. TRUTH-IN-TAXATION PUBLIC HEARING FOR 2025 PROPERTY TAX LEVY (Mayor Poynton)

Summary: The total proposed increase to the Village of Lake Zurich property tax levy for 2025 represents an 5.10% increase over the previous year, which brings the total tax levy to \$11,365,497. In accordance with State statues, the Village is holding this Truth-in-Taxation Public Hearing in order for residents to have the opportunity to comment on the proposed levy.

The hearing notice was published on October 28, 2025 in the *Daily Herald*, as well as posted on the Village website and in the official Village newsletter *Benchmarks*.

Recommend Action #1: A motion to open the Truth-in-Taxation Public Hearing for the 2025 Property Tax Levy and receive into the record public comment.

Recommend Action #2: A motion to close the Truth-in-Taxation Public Hearing for the 2025 Property Tax Levy.

8. NEW BUSINESS

This agenda item includes matters coming to the Board of Trustees for discussion and possible action.

A. Property Tax Levy Extension Ordinance and Three Abatement Ordinances Regarding Debt Services (Trustee Riley)

Summary: Each year, the Village board approves a tax levy ordinance to certify with the Lake County Clerk's Office in order to extend property taxes on real estate parcels within Lake Zurich municipal boundaries. The 2025 levy request is based upon the estimated equalized assessed value (EAV) of those properties, as determined by the Ela Township Assessor's Office and the Chief County Assessor's Office. The 2025 levy request is collected in fiscal year 2026.

Applying the rates authorized by the Property Tax Extension Limitation Law (PTELL), the Village is requesting a total levy of \$11,878,237 which represents

an increase of 3.81% over the previous year. The tax levy request for 2025 includes \$1,416,270 for debt service and \$6,105,800 for the Police and Fire Pension Funds. The proposed levy also includes \$400,000 for the Special Recreation Area, which provides funding for accessible improvements and services.

Three ordinances totaling \$2,143,014 regarding debt service abatements are also presented to the Board for consideration. As sufficient funds are available from other revenue sources to pay scheduled debt service payments as they become due, the need to extend a property tax levy on these issues is not warranted. Therefore, the Village will notify the County Clerk to not extend property taxes on these abatement ordinances.

Recommended Action #1: A motion to approve Ordinance #2025-11-629 authorizing the 2025 Property Tax Levy Extension in the Amount of \$11,878,237.

Recommended Action #2: A motion to approve the following three abatement ordinances regarding debt service via a single roll-call vote:

- a) Ordinance #2025-11-630 Abating Certain Taxes Levied for \$11,775,000 General Obligation Refunding Bonds, Series 2015 A
- b) Ordinance #2025-11-631 Abating Certain Taxes Levied for \$7,100,000 General Obligation Refunding Bonds, Series 2016 A.
- c) Ordinance #2025-11-632 Abating Certain Taxes Levied for \$1,000,000 General Obligation Bonds (Waterworks and Sewerage System Alternate Revenue Source) Series 2016 B.

B. Public Hearing for an Annexation Agreement, and Consideration of Annexation, Zoning, Development Concept and Final Plan Approval at 2500 North Rand Road (Trustee Marx)

Summary: Luxe Corsa, LLC requests consideration of an annexation agreement, annexation, zoning and concurrent development concept and final plan for the development of a 20-acre property on the north end of Lake Zurich with a new subdivision to be known as “Luxe Corsa Auto Suites.” The property is currently located in unincorporated Lake County. Luxe Corsa proposes to develop the property with a high-end auto dealership with an attached coffee house to be located at the front of the property facing Rand Road and 121 condominium auto suites to be located in 11 separate buildings along with a Clubhouse for the condominium suite owners. Onsite stormwater management facilities will be provided in conformance with the Lake County Watershed Development Ordinance.

The Planning and Zoning Commission held a public hearing on August 20, 2025 to consider the application and voted 6-0 in favor of recommending approval of the project.

Recommended Action #1: A motion to Open the Public Hearing regarding the Annexation of the property at 2500 North Rand Road. *Roll Call*.

Recommended Action #2: A motion to Close the Public Hearing regarding the Annexation of the property at 2500 North Rand Road. *Roll Call*

Recommended Action #3: A motion to Approve a Resolution Approving and Authorizing the Execution and Attestation of an Annexation Agreement with Luxe Corsa, LLC, an Illinois Limited Liability Company (Assign Res. #2025-11-105). *Roll Call*

Recommended Action #4: A motion to Approve an Ordinance Annexing Certain Territory to the Village of Lake Zurich at 2500 North Rand Road (Assign Ord. #2025-11-633) *Roll Call*

Recommended Action #5: A motion to Approve an Ordinance Rezoning Newly Annexed Property Within a B-1 Local And Community Business District and I Industrial District, and Granting Approval of a Planned Unit Development, Development Concept and Final Plan and Modifications to the Zoning and Land Development Code for a Commercial Subdivision. (Assign Ord. #2025-11-634). *Roll Call*

9. TRUSTEE REPORTS

10. VILLAGE STAFF REPORTS

11. EXECUTIVE SESSION called for the purpose of:

- 5 ILCS 120 / 2 (c)(21) review of executive session minutes
- 5 ILCS 120 / 2 (c)(5) purchase or lease of real estate

12. ADJOURNMENT

The next regularly scheduled Village Board meeting is on Monday, November 17, 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 October 29, 2025**