

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



Monday, October 20, 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 William Riley, Trustee Greg Weider. Trustee Marc Spacone and Trustee Roger Sugrue were absent and excused. Also in attendance: Village Manager Ray Keller, Asst. Village Manager Michael Duebner, Finance Dir. Rita Kruse, Village Atty. Scott Uhler, Deputy Police Chief Sieber.
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENT**

Joanne Ullman, 315 Whitney Road, addressed the Board on her and her husband's concerns about Agenda Item 7A. Traffic concerns and the exit onto Whitney Road were major concerns.

Brad Ullman, 315 Whitney Rd, echoed his wife's concerns on traffic.

Ron Cohen, 325 Whitney Road, addressed the Board on the traffic lights intervals and suggested a speed bump on Whitney Road.

Matt Spiekhout, 306 Whitney Road, addressed the Board on the traffic problems.

Kevin Markech, 35 Lake Zurich Drive, addressed the Board on the traffic issues.
5. **PRESIDENT'S REPORT / COMMUNITY UPDATE**

Proclamation Recognizing Diwali, The Festival of Lights
6. **CONSENT AGENDA**
 - A Approval of Minutes from the Village Board Meeting of October 6, 2025
 - B Approval of the Semi-Monthly Warrant Register Dated October 20, 2025 Totaling \$1,677,351.78
 - C Agreement with Bradford Kildeer LLC for Second Amendment to Utilities Services Easement and Development

Summary: In November 2023, the Village entered into an agreement to provide potable water and sanitary sewer services to Kildeer Ventures LLC for the development of a quick service restaurant within Kildeer Crossings Lot 1.

Bradford Kildeer LLC requests to enter into an agreement with the Village to provide similar potable water and sanitary sewer services for the development of Lot 2 of the 4-lot commercial subdivision in Kildeer Crossings.

As part of the agreement, Bradford would agree to the land use restrictions established by the Village of Lake Zurich, the 2015 intergovernmental agreement with the Village of Kildeer for a 50%50% sharing of sales and municipal property taxes, and the granted easement over Lake Zurich's utilities that extend along the periphery of their lot.

Staff recommends approval of the Second Amendment to the Utilities Services Easement & Development Agreement with Bradford Kildeer LLC.

Recommended Action: A motion was made by Trustee Weider, seconded by Trustee Riley, to approve the Consent Agenda as presented

AYES: 4 Trustee Bharadwaj, Marx, Riley, Weider.

NAYS: 0

ABSENT: 2 Trustees Spacone, Sugrue.

MOTION CARRIED.

7. NEW BUSINESS

A. **Courtesy Review for Proposed Drive-Through Coffee Shop at 520 W Route 22**

Summary: Ziggi's Coffee requests a Courtesy Review with the Village Board to consider a drive-through coffee shop restaurant at 520 W Route 22. The proposed 2,400 square foot restaurant is designed to operate as both a walk-up and a drive-through concept. The franchise-based restaurant has established over 100 locations across the nation.

The Patel family, father and son, gave a PowerPoint presentation of their proposal for a drive through coffee shop. The Board then asked their questions and voiced their concerns. Traffic, exits and pedestrian challenges were the main concerns and the Patels were advised to contact the neighbours and their concerns. Mayor Poynton asked about seating and Dipak Patel stated that there was none at the coffee shop but another tenant could have seating. Asst. Village Manager Duebner stated that there needed to be a conversation with the Patel family about another tenant.

Recommended Action: This is a non-voting item at this time. The developer and Village Staff seek to understand the Board's preferences towards the proposed use at this site.

B. **Ordinance Authorizing the Issuance of \$1,385,500 Taxable General Obligation Limited Tax Bonds, Series 2026 ORD. #2025-10-627**

Summary: This agenda item authorizes the issuance of \$1,385,500 Taxable General Obligation Refunding Bonds (Limited Tax), Series 2026. These one-year bonds are part of the Village's overall debt limit and fall within the Village's tax cap limit. This is the fifteenth year for this procedure, which is a component of the Village's repayment of the restructured General Obligation TIF Bonds that were issued between 2009 and 2016.

Recommended Action: A motion was made by Trustee Weider, seconded by Trustee Marx, to approve Ordinance #2025-10-627 authorizing the issuance of \$1,385,500 Taxable General Obligation Limited Tax Bonds, Series 2026, of the Village of Lake Zurich, Lake County, Illinois, for the purpose of paying certain outstanding general obligation refunding bonds of said Village and paying the expenses incident thereto, providing for the levy and collection of a direct annual tax for the payment of the principal of and interest on said bonds, and authorizing the sale of said bonds to the purchaser thereof.

AYES: 4 Trustee Bharadwaj, Marx, Riley, Weider.

NAYS: 0

ABSENT: 2 Trustees Spacone, Sugrue.

MOTION CARRIED.

C. Police Pension Municipal Compliance Report and Tax Levy Request

Summary: The Village of Lake Zurich takes seriously its commitment to properly fund public safety pensions as a way to attract and retain talent and to show our commitment to public safety personnel. A well-funded pension system like the one in Lake Zurich provides for the fair treatment of police officers and their retirement benefits.

The Illinois Pension Code requires the Village to levy a tax each year to meet the actuarial requirements of the Police Pension Fund. The Lake Zurich Police Pension Board requests a tax levy in the amount of \$2,767,200 for the Village Board to consider. Last year, the Police Pension Board requested a levy of \$2,509,796 and the actual levy was the same amount. The Police Pension Fund is now 57.2% funded, a decrease of 0.9% on an actuarial value from last year's status of 58.1% funded.

Deputy Chief of Police Sieber thanked the Board.

Recommended Action: No Village Board action requested at this point. This tax levy request is for discussion purposes only.

D. Fire Pension Municipal Compliance Report and Tax Levy Request

Summary: The Village of Lake Zurich has a well-funded Fire Pension Fund that offers financial security to public safety personnel during retirement. Offering a solid pension plan is crucial for retaining skilled firefighter-paramedics and encourages a long-term commitment to the profession.

The Illinois Pension Code requires the Village levy a tax each year to meet the actuarial requirements of the Fire Pension Fund. The Lake Zurich Fire Pension Board is requesting a tax levy in the amount of \$3,338,600 for the Village Board to consider. Last year, the Fire Pension Board requested a levy of \$3,013,176 and the actual levy was \$3,008,404. The Fire Pension Fund is now 69.3% funded, an increase of 0.8% on an actuarial value from last year's status of 68.5% funded.

FF/PM Spencer Cordell addressed the Board and thanked them

Recommended Action: No Village Board action requested at this point. This tax levy request is for discussion purposes only.

8. TRUSTEE REPORTS

No reports

9. VILLAGE STAFF REPORTS

A. Monthly data metrics

10. ADJOURNMENT

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

AYES: 4 Trustee Bharadwaj, Marx, Riley, Weider.

NAYS: 0

ABSENT: 2 Trustees Spacone, Sugrue.


MOTION CARRIED.

The meeting adjourned at 7.53pm


Respectfully submitted:

Kathleen Johnson, Village Clerk.

Approved by:



Mayor Thomas M. Poynton



Date.