

VILLAGE OF LAKE ZURICH

Board of Trustees
70 East Main Street



Monday, November 17, 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 ALLEGIENCE**

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

5. **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.

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 November 3, 2025**

B. **Approval of Semi-Monthly Warrant Register Dated November 17, 2025, Totaling \$614,083.51**

C. **Ordinance Granting a Driveway Variation at 255 Whitney Road (Assign Ord. #2025-11-635)**

Summary: Applicant Mr. Michael Quagliano has filed an application for a driveway variation for his property at 255 Whitney Road. The subject property is located within the R-5 single-family residential district. In this district, driveways may not exceed twenty feet (20') at the street lot line. The applicant

had previously expanded the driveway with gravel to a width of over forty feet (40'), without zoning or permit approval.

The requested variance, if approved, would result in a thirty-foot (30') wide driveway to align with the detached garage. As a condition of this variation, the previously expanded areas of the driveway will be restored with grass and all gravel will be removed, thereby reducing the overall amount of impervious surface area on the property. The applicant will also pay the required zoning and building permit violation fines as a condition of approval.

- D. Ordinance Amending Title 3 of Chapter 3 of the Village of Lake Zurich Municipal Code to cancel a Class-W Liquor License issued to Akhando Hum, Inc. and to issue a Class-W Liquor License to Olsen Hospitality, LLC located at 64 North Old Rand Road (Assign Ord. #2025-11-636)**

Summary: Olsen Hospitality, LLC has acquired Stompin' Grounds from Akhando Hum, Inc. and is requesting a Boutique Restaurant/Wine Class-W Liquor License, with the intent to operate the business in the same manner as the previous owner. They have completed the application and passed the background check.

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

7. OLD BUSINESS

- A. Continuation for an Annexation Agreement, and Consideration of Annexation, Zoning, Development Concept and Final Plan Approval at 2500 North Rand Road (Mayor Poynton)**

Summary: This item is a continuation of Luxe Corsa, LLC requesting consideration of an annexation agreement, annexation, zoning and concurrent development concept and final plan for the development of a 20-acre property with a new subdivision to be known as "Luxe Corsa Auto Suites."

Recommended Action #1: 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 #2: 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 #3: 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*

8. NEW BUSINESS

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

A. **Ordinance Granting Approval of a Planned Unit Development, Amendment to the Official Zoning Map, Preliminary Plat, Development Concept Plan, Special Use Permits and Modifications to the Zoning and Land Development Code for a Mixed-Use Subdivision at 755 South Rand Road** (Assign Ord. #2025-11-637)(Trustee Marx)

Summary: Continental 904 Fund, LLC and Continental Properties Company, Inc. requests approval of an ordinance granting a Planned Unit Development, Zoning Map Amendment and Preliminary Plat of Subdivision with a new development proposal for the property at 755 South Rand Road, site of the former Regal Lake Zurich Cinema.

The Developer proposes to redevelop the subject property with a 213-unit multifamily residential community known as “*Springs at Lake Zurich*.” The property would be rezoned to the R-6 Multiple-Family Residential District and will include nine (9) residential buildings with attached and detached garages, a club house, parking areas and stormwater detention facilities. The preliminary plat for the proposed Planned Unit Development (PUD) identifies a quick-serve restaurant site to be operated as a Portillo’s, which is reflected on the plan but will be the subject of a separate future special use permit petition.

The Planning and Zoning Commission (PZC) considered the application at public hearings held on October 15 and 22, 2025. In response to comments and questions provided by the PZC and interested persons at hearings, the applicant reduced the number of proposed units from 246 in ten buildings to 213 in nine buildings. They also reconfigured the overall site plan to improve traffic circulation, stormwater management and the parking ratio, as well as increase the setbacks from the residences across from the south property line.

Following the close of the hearing the PZC voted 7-0 to recommend approval of the project with one additional change presented by staff – the requirement of the fence along the south lot line be removed as the current configuration of the development proposes a distance of no less than 100 feet from the south lot line.

Recommended Action: A motion to approve Ordinance #2025-11-637 approving the Planned Unit Development, Amendment, Preliminary Plat, Development Concept Plan, Special Use Permits, and Modifications to the Zoning and Land Development Codes for a Mixed-Use Development at 755 South Rand Road.

B. **Resolution Approving Purchase of Property and Authorizing Execution of Sale Contract of 135 South Old Rand Road** (Assign Reso. #2025-11-106)(Trustee Bharadwaj)

Summary: The 2024-25 Fire Station Location Analysis evaluated the current and anticipated call volumes for four fire stations that serve the Village and the Lake Zurich Rural Fire Protection District. Advanced Selections, LLC was contracted for the Fire Station Location Analysis and their study identified a new location for Fire Station 1 at a 4-acre vacant site located at 135 South Old Rand Road, commonly known as the Breslow property.

Given the age of the existing station, the lack of interior space for personnel and equipment, constructing a new station 1 in a more advantageous location would be a strategic step forward in meeting the desirable 4-minute response coverage model.

The Breslow property comprises three parcels and is located within TIF District #1. The property has a diverse history of uses that necessitated remediation by the current owners due to contaminated soil 10-years ago. Village staff negotiated a purchase price of \$2,100,000 given the environmental conditions. Staff recommend making this purchase through TIF #1, with funds advanced from the FY 2025 General Fund (\$2,100,000). The General Fund would be eligible for potential reimbursement from TIF #1, as future TIF increment revenue becomes available.

Recommend Action: A motion to approve a Resolution approving the purchase of property and authorizing the execution of sale contract of 135 South Old Rand Road (Resolution #2025-11-106).

C. Ordinance Proposing the Establishment of a Special Service Area Number 23 in the Village of Lake Zurich and Providing for a Public Hearing for 850 Old Mill Grove (Assign Ord. #2025-11-638)(Trustee Marx)

Summary: Staff proposes an Ordinance and Public Hearing proposing the establishment of a Special Service Area No 23 (“SSA No. 23”) to cover certain costs of repairing, reconstructing and/or replacing the sanitary sewer and surrounding street, parkway and sidewalk at the property commonly known as 850 Old Mill Grove Road (the “Subject Property”) owned by Mr. Thomas Radtke.

SSA No. 23 will allow the Village to assess a tax on the property owner of the single-family home at 850 Old Mill Grove Road to finance the cost of repairs to the sanitary sewer service to the home and the surrounding street, parkway and sidewalk.

Since Mr. Thomas Radtke is the sole Owner of the Subject Property, he has voluntarily waived and relinquished any and all rights granted under Section 27-55 of the Illinois Property Tax Code (35 ILCS 200/27-55) to file an objection petition opposing the establishment of the proposed SSA No. 23. He has further provided his consent to the creation of the SSA and to the levy of taxes or special service charges upon his property that will be authorized by the passage of the SSA.

The Village will therefore not be required to provide for the comment period of 60 days and may approve an ordinance establishing the SSA immediately following close of the public hearing.

Recommended Action #1: A motion to approve Ordinance #2025-11-638 proposing the establishment of a Special Service Area Number 23 and providing for a public hearing at 850 Old Mill Grove in the Village of Lake Zurich.

Recommended Action #2: A motion to open the public hearing for the establishment of Special Service Area Number 23 at 850 Old Mill Grove in the Village of Lake Zurich.

Recommended Action #3: A motion to close the public hearing for the establishment of Special Service Area Number 23 at 850 Old Mill Grove in the Village of Lake Zurich.

D. Ordinance Establishing Village of Lake Zurich Special Service Area Number 23 at 850 Old Mill Grove (Assign Ord. #2025-11-639)(Trustee Marx)

Summary: The intent of establishing Special Services Area Number 23 is to finance certain costs of repairing, reconstructing and/or replacing the sanitary sewer and surrounding street, parkway and sidewalk at the property commonly known as 850 Old Mill Grove Road.

The proposed SSA will generate \$52,200.00 to finance the required repairs. This amount will be levied in the first year and increased at a rate of 4.5% per annum for a total amount not to exceed \$65,030.71, to be retired over a ten (10) year period. The annual payment on the Owner's tax bill will amount to approximately \$6,503.08 per year.

Recommended Action: A motion to approve Ordinance #2025-11-639 approving the establishment of Special Service Area, Number 23 at 850 Old Mill Grove in the village of Lake Zurich.

9. TRUSTEE REPORTS

10. VILLAGE STAFF REPORTS

A. Monthly Data Metric Reports

11. ADJOURNMENT

The next regularly scheduled Village Board meeting is on Monday, December 1, 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 at 847.540.1687 (TDD 847.438.2349) promptly to allow the Village to make reasonable accommodations for those individuals.

***Agenda posted on November 13, 2025**