

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



Monday, November 3, 2025 7:00 p.m.

1. **CALL TO ORDER** by Mayor Tom Poynton at 7.01p.m
2. **ROLL CALL:** Mayor Thomas Poynton, Trustee Sujatha Bharadwaj, Trustee Jake Marx, Trustee Marc Spacone, Trustee Greg Weider. Trustee William Riley, and Trustee Roger Sugrue were absent and excused. Also in attendance: Village Manager Ray Keller, Asst. Village Manager Michael Duebner, Village Atty. Scott Uhler, Finance Dir. Rita Kruse, Police Chief Steve Husak, Dir. of Community Development Sarosh Saher, 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** – No report.
6. **CONSENT AGENDA**
 - 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 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 accept the Consent Agenda as presented was made by Trustee Marx, seconded by Trustee Spacone.

AYES: 4 Trustees Bharadwaj, Marx, Spacone, Weider.
NAYS: 0
ABSENT: 2 Trustees Riley, Sugrue.
MOTION CARRIED.

7. **TRUTH-IN-TAXATION PUBLIC HEARING FOR 2025 PROPERTY TAX LEVY**

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 statutes, 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 was made by Trustee Weider, seconded by Trustee Marx.

AYES: 4 Trustees Bharadwaj, Marx, Spacone, Weider.
NAYS: 0
ABSENT: 2 Trustees Riley, Sugrue.
MOTION CARRIED VOICE VOTE

Hearing opened at 7.06pm.

Finance Dir. Rita Kruse added information and answered the Board's questions

PUBLIC COMMENT

Troy Smith, 1034 Holly Circle, addressed the Board on the increase in the proposed levy.

Recommend Action #2: A motion to close the Truth-in-Taxation Public Hearing for the 2025 Property Tax Levy was made by Trustee Weider, seconded by Trustee Bharadwaj.

AYES: 4 Trustees Bharadwaj, Marx, Spacone, Weider.
NAYS: 0
ABSENT: 2 Trustees Riley, Sugrue.
MOTION CARRIED.

The Public Hearing closed at 7.16pm.

8. **NEW BUSINESS**

A. **Property Tax Levy Extension Ordinance and Three Abatement Ordinances Regarding Debt Services**

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 Elia 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 was made by Trustee Spacone, seconded by Trustee Marx.

AYES: 4 Trustees Bharadwaj, Marx, Spacone, Weider.

NAYS: 0

ABSENT: 2 Trustees Riley, Sugrue.

MOTION CARRIED.

Recommended Action #2: A motion to approve the following three abatement ordinances regarding debt service via a single roll-call vote was made by Mayor Poynton, seconded by Trustee Weider.

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.

AYES: 4 Trustees Bharadwaj, Marx, Spacone, Weider.

NAYS: 0

ABSENT: 2 Trustees Riley, Sugrue.

MOTION CARRIED.

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

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 was made by Mayor Poynton, seconded by Trustee Spacone.

AYES: 4 Trustees Bharadwaj, Marx, Spacone, Weider.

NAYS: 0

ABSENT: 2 Trustees Riley, Sugrue.

MOTION CARRIED.

Public Hearing opened at 7.24pm

PUBLIC COMMENT - There were none.

Recommended Action #2: A motion to Close the Public Hearing regarding the Annexation of the property at 2500 North Rand Road was made by Trustee Marx, seconded by Spacone.

AYES: 4 Trustees Bharadwaj, Marx, Spacone, Weider.

NAYS: 0

ABSENT: 2 Trustees Riley, Sugrue.

MOTION CARRIED.

PUBLIC HEARING closed at 7.25pm

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 RES. #2025-11-105.

Community Development Dir. Sarosh Saher introduced Mr. Romeo Kapudija of Luxe Corsa LLC and his staff, who gave a PowerPoint presentation of the proposed project, including a coffee shop, auto clubhouse, 10 buildings and its landscaping (Kathryn Talty, landscape architect).

Board members discussed noise mitigation and control, hours of operation, access to the clubhouse and coffee shop, problems at other locations, landscaping near adjacent residential properties, detention basin. Mr. Kapudija and staff and Ms. Talty, as well as Dir. Saher answered the concerns. There will be By-Laws including rules on noise; public access to the coffee shop but not the clubhouse; no violations at other locations; boundaries of the property and lighting; taxes going to Village of Lake Zurich.

Village Manager Keller reminded the Board about the statutory vote and Atty. Scott Uhler advised the Board about the vote. Trustee Spacone requested the tabling of the vote until there is a full Board.

A motion to table to the next meeting Action Items #3, #4 and #5 was made by Trustee Spacone, seconded by Trustee Marx.

AYES: 4 Trustees Bharadwaj, Marx, Spacone, Weider.

NAYS: 0

ABSENT: 2 Trustees Riley, Sugrue.

MOTION CARRIED.

Recommended Action #4: A motion to Approve an Ordinance Annexing Certain Territory to the Village of Lake Zurich at 2500 North Rand Road
ORD. #2025-11-633 TABLED.

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. ORD. #2025-11-634 TABLED.

9. TRUSTEE REPORTS

There were none.

10. VILLAGE STAFF REPORTS

Public Works Dir. Mike Brown gave an update on Lake Michigan water project.

11. EXECUTIVE SESSION called for the purpose of: 5 ILCS 120 / 2 (c)(21) review of Executive Session minutes and 5 ILCS 120 / 2 (c)(5) purchase or lease of real estate. Motion was made by Trustee Weider, seconded by Trustee Marx, to adjourn the Open Meeting and adjourn to Executive Session called for the purpose of: 5 ILCS 120 / 2 (c)(21) review of Executive Session minutes and 5 ILCS 120 / 2 (c)(5) purchase or lease of Real Estate.

AYES: 4 Trustees Bharadwaj, Marx, Spacone, Weider.

NAYS: 0

ABSENT: 2 Trustees Riley, Sugrue.

MOTION CARRIED.

The Open Meeting moved to Executive Session at 8.24pm.

11. ADJOURNMENT

The Open Meeting and Executive Session adjourned at 8.39pm

Respectfully submitted:

Kathleen Johnson, Village Clerk.

Approved by:

A handwritten signature in black ink, appearing to read "Tom Poynton".

/s/Mayor Thomas M. Poynton

11-17-25