

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



Monday, November 17, 2025 7:00 p.m.

1. **CALL TO ORDER** by Mayor Tom Poynton at 7.00pm.
2. **ROLL CALL:** Mayor Thomas Poynton, Trustee Sujatha Bharadwaj, Trustee Jake Marx, Trustee William Riley, Trustee Roger Sugrue, Trustee Greg Weider. Trustee Marc Spacone was 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, Fire Chief Dave Pilgard, Dir. of Community Development Sarosh Saher.
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENT**

Christina Mesker, 201 Alpine Dr., Lake Zurich, addressed the Board against the development of the Regal Theatre property and concern for the overcrowding of the schools.

Roni Binder, 2197 N. Farthingdale Ct, Deer Park, addressed the Board on her opposition to the Regal Theatre development on the grounds of school bus traffic, planned privacy fence removal, sidewalks and crosswalk.

Craig Dannegger, 21975 Mayfield Lane, Deer Park, addressed the Board on the density of the Regal Theatre development, trees, 6ft wall to the south and the company should follow the Village's Ordinances.

Mary Kozub, 280 Pebblecreek Dr., Lake Zurich, Ancient Oaks Foundation chairperson, addressed the Board on the trees in the proposed development and volunteered the Foundation's resources to the company.

Matt Spiekhout, 306 Whitney Rd, Lake Zurich, addressed the Board on agenda Item 6C and his opposition to the variance for a driveway. He, also, was opposed to the Regal Theatre development.

Jill Wetter, 360 Whitney Rd., Lake Zurich, addressed the Board on her opposition to the Regal Theatre development citing school overcrowding. And she is opposed the driveway variance for 225 Whitney Rd.

Vicki Rodrigo, 21980 Mayfield Lane, Deer Park, addressed the Board on the Regal Theatre development because of overcrowding in the classrooms and the density of the plans.

5. PRESIDENT'S REPORT / COMMUNITY UPDATE

Mayor Poynton introduced Mr. Doug Goldberg, Vice President of the District 95 School Board, Dr. Kelly Gault, Superintendent of Dist. #95, Dr. Julia Becich, Exec. Dir. Of Human Services and Dr. Dean Romano, Asst. Superintendent of Business/Operations. Dr. Gault gave a PowerPoint presentation of each school over the last few years. Dr. Becich and Dr. Romano added information on the overall capacity of each school and stated the charts were available on their website. Dr. Gault said that the District is committed to educating all students. The Board members questioned the team from Dist. #95 on redistricting, density of the proposed development, staffing, 30% of residents in Dist. #95 have students in school.

6. CONSENT AGENDA

- 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 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 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.

Trustee Riley requested further information from Community Development Dir. Saher on commercial parking in residential areas which Dir. Saher provided.

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

AYES: 5 Trustees Bharadwaj, Marx, Riley, Sugrue, Weider.

NAYS: 0

ABSENT: 1 Trustee Spacone.

MOTION CARRIED.

7. A. **Continuation for an Annexation Agreement, and Consideration of Annexation, Zoning, Development Concept and Final Plan Approval at 2500 North Rand Road**

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."

Petitioner, Romeo Kapudija, addressed the Board that he and his Architect and Landscaping Architect were available to answer any questions. Mr. Kapudija showed a brief video of the project.

Recommended Action #1: A motion was made by Trustee Riley, seconded by Trustee Marx, 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

AYES: 5 Trustees Bharadwaj, Marx, Riley, Sugrue, Weider.

NAYS: 0

ABSENT: 1 Trustee Spacone.

MOTION CARRIED.

Recommended Action #2: A motion was made by Trustee Sugrue, seconded by Trustee Bharadwaj, to Approve an Ordinance Annexing Certain Territory to the Village of Lake Zurich at 2500 North Rand Road ORD. #2025-11-633

AYES: 5 Trustees Bharadwaj, Marx, Riley, Sugrue, Weider

NAYS: 0

ABSENT: 1 Trustee Spacone.

MOTION CARRIED.

Recommended Action #3: A motion was made by Trustee Sugrue, seconded by Trustee Riley, 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. #2025-11-63).

AYES: 5 Trustees Bharadwaj, Marx, Riley, Sugrue, Weider

NAYS: 0

ABSENT: 1 Trustee Spacone.

MOTION CARRIED.

8. **NEW BUSINESS**

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 ORD#2025-11-637**

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.

Community Development Dir. Saher introduced Ms. Jennifer Patton, of Continental Properties, who gave an update on the proposal including garages on the south side of the property. These would help to be a buffer to nearby residences. The Board then questioned Ms. Patton on property managers, sidewalks, right in right out traffic, privacy fence, number of school children. Staff also answered the Board's questions.

Recommended Action: A motion was made by Trustee Marx, seconded by Trustee Riley, 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.

AYES 4 Trustees Bharadwaj, Riley. Weider. Mayor Poynton.

NAYS: 2 Trustees Marx, Sugrue.

ABSENT: 1 Trustee Spaccone.

MOTION CARRIED.

B. Resolution Approving Purchase of Property and Authorizing Execution of Sale Contract of 135 South Old Rand Road RES. #2025-11-106

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.

Asst. Village Manager Michael Duebner addressed the Board meeting on the proposed purchase as the current station #1 cannot manage the workload and response time of four minutes. Asst. V.M. Duebner answered questions from the Board.

Recommend Action: A motion was made by Mayor Poynton, seconded by Trustee Weider, to approve a Resolution approving the purchase of property and authorizing the execution of sale contract of 135 South Old Rand Road RES #2025-11-106

AYES: 5 Trustees Bharadwaj, Marx, Riley, Sugrue, Weider

NAYS: 0

ABSENT: 1 Trustee Spacone.

MOTION CARRIED.

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 ORD. #2025-11-638

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.

Comm. Dev. Dir. Saher stated that the resident was unable to attend the meeting and he had no issues with the proposal.

Recommended Action #1: A motion was made by Trustee Marx, seconded by Trustee Riley, 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.

AYES: 5 Trustees Bharadwaj, Marx, Riley, Sugrue, Weider

NAYS: 0

ABSENT: 1 Trustee Spacone.

MOTION CARRIED.

Recommended Action #2: A motion was made by Trustee Marx, seconded by Trustee Riley, 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.

AYES: 5 Trustees Bharadwaj, Marx, Riley, Sugrue, Weider

NAYS: 0

ABSENT: 1 Trustee Spacone.

MOTION CARRIED.

The Public Hearing opened at 9.18pm

PUBLIC COMMENT.

There were none.

Recommended Action #3: A motion was made by Trustee Marx, seconded by Trustee Riley, 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.

AYES: 5 Trustees Bharadwaj, Marx, Riley, Sugrue, Weider

NAYS: 0

ABSENT: 1 Trustee Spacone.

MOTION CARRIED.

The Public Hearing closed at 9.18pm

D. Ordinance Establishing Village of Lake Zurich Special Service Area Number 23 at 850 Old Mill Grove ORD. #2025-11-639

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 was made by Trustee Marx, seconded by Trustee Bharadwaj, 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.

AYES: 5 Trustees Bharadwaj, Marx, Riley, Sugrue, Weider

NAYS: 0

ABSENT: 1 Trustee Spacone.

MOTION CARRIED.

9. TRUSTEE REPORTS

Trustee Weider reminded residents of Miracle on Main event on December 6th from 3 to 6.30pm.

10. VILLAGE STAFF REPORTS

A. Monthly Data Metric Reports

Village Manager Ray Keller thanked the Board members and staff for attending the recent Budget workshop. The Budget will be on the December 1st meeting Board meeting.

11. ADJOURNMENT

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

AYES: 5 Trustees Bharadwaj, Marx, Riley, Sugrue, Weider

NAYS: 0

ABSENT: 1 Trustee Spacone.

MOTION CARRIED.

The meeting adjourned at 9.20pm

Respectfully submitted:

Kathleen Johnson, Village Clerk.

Approved by:



Mayor Thomas M. Poynton

12/1/2025

Date