

Approved
SPECIAL MEETING
VILLAGE OF LAKE ZURICH & KILDEER
BOARD OF TRUSTEES
JANUARY 31, 2008

1. ROLL CALL AND CALL TO ORDER

Meeting was called to order at 7:43 pm.

Present from the Village of Lake Zurich were Village President Tolomei, Trustees Poynton and Taylor, Village Administrator Vitas, and Building/Zoning Director Peterson.

Present from the Village of Kildeer were Village President Stefaniak, Trustees Coughlin and Scacci, and Village Administrator Schreiber.

2. DISCUSSION OF JOINT ISSUES CONCERNING DEVELOPMENT

The meeting was called for the purpose of discussing issues concerning the development of property at three locations –

1. Northwest corner of Cuba Road and Route 12 known as the Churchill property
2. Southwest corner of Quentin Road and Route 22 known as the Cummings property
3. Northwest corner of Quentin Road and Route 22 known as the Cedar Hill property

Churchill Property

The Village of Kildeer has submitted two proposals for the Churchill property to the Village of Lake Zurich, both of which have not been approved by the Board. The major issues concerning this proposal include site plans, full access to the property, revenue sharing, and the service of utilities.

Trustee Poynton discussed the site plan issues. The buffer/berm along the west and north side needs to be increased due to the proximity of the retail buildings to the residents. The site plan currently shows 100 foot setbacks which exceeds the requirements from both Villages. Three fourths of the development is on the west end of the property and it was suggested the overall project be redesigned in order to have a more equal share of buildings and open space on each side of the property. An exact amount of retail square footage being proposed was not available, but a quick calculation totaled more than 250,000, a much larger development than surrounding shopping centers.

Trustee Taylor stated his primary issue, which would greatly impact our residents, was the reconfiguration of South Old Rand Road and its access to the proposed development. Trustee Taylor questioned whether there was a viable option of merging South Old Rand Road at Rand Road between the gas station and the bank. Traffic would not be reduced but may provide better access to the shopping center. The Village of Kildeer did not believe this property was acquired for development and is currently not an option. Major changes to Cuba Road would be necessary in order to make an entrance into the shopping area from this side.

Village Administrator Vitas mentioned water and sanitary sewer lines are already in place along the easements which could limit the placement of wetlands.

Trustee Coughlin stated these entire site plan issues will be discussed with the developer during the planning process.

Property along Cardinal Dr. and north of South Old Rand Road would be de-annexed from the Village of Lake Zurich. The developer has an agreement to purchase these properties from the residents.

Both Boards discussed their views on revenue sharing and sales tax. The intergovernmental agreement stated sales tax would be shared until 2013. The Village of Kildeer understands that adhering to the year of 2013 would be unfair to the Village of Lake Zurich. With the impact this development would have on the Village of Lake Zurich, they would prefer the sharing of sales tax go on indefinitely. Currently, both Boards are considering a 50/50 split. President Tolomei suggested the Village might consider accepting less if the size of the project was reduced; hence the Village of Lake Zurich and its' residents would be impacted less. Trustee Poynton felt consideration was needed since the Village would be trading sales tax income from current stores in Lake Zurich, such as Home Depot and Kohls, for those now shopping in Kildeer at Lowe's and Penney's.

Trustee Scacci requested assurance the Village of Lake Zurich would provide water and sewer to this development; an additional revenue source to the Village of Lake Zurich. President Tolomei agreed to this provision. President Stefaniak stated the Village of Kildeer could provide their own well and sanitary sewer.

The Village of Kildeer did agree to do an engineer study for possible access/entrance locations and traffic impact to surrounding areas.

CUMMINGS PROPERTY

Developers of the property located at the southwest corner of Route 22 and Quentin Roads have submitted their plans to Lake County for approval. Their plans call for a massive commercial development with several outlots and strip center. Staff met to discuss some options to this plan. A concept plan was devised to reduce the commercial area to Route 22 only, add buffers to the current residential areas in Cedar Creek and Dartmoor property, and add some residential mixed use to the middle of the property. Trustees from both Villages discussed their concerns on setbacks, ingress, egress, density, revenue sharing, etc. The developer would like to move forward on this soon but no definite time frame was given.

CEDAR HILL PROPERTY

The developer of this property has two different site plans; both include a mixed use of retail and office space. The original plan included a grocery store, whereas the latest plan exchanged it for a two story medical building. Again the Village's discussed revenue sharing, setbacks, etc.

It was then suggested each Village meet with their potential developers and schedule a joint meeting again in a few weeks.

3. ADJOURNMENT

MOTION was made by Trustee Taylor, seconded by Trustee Poynton, to adjourn the meeting.

Voice vote, all in favor.

MOTION CARRIED.

Meeting adjourned at 9:03 pm.

Respectfully submitted: *Gloria M. Palmblad, Village Clerk*

Approved by: _____
President John G. Tolomei