

APPROVED  
**SPECIAL MEETING  
VILLAGE OF LAKE ZURICH & KILDEER  
BOARD OF TRUSTEES  
FEBRUARY 20, 2008**

**1. ROLL CALL AND CALL TO ORDER**

Meeting was called to order at 7:32 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, and Trustees Coughlin and Scacci.

**2. DISCUSSION OF JOINT ISSUES CONCERNING DEVELOPMENT**

The meeting was called for the purpose of discussing the intergovernmental agreement between the two Villages and how it pertains to each Village in the development of three separate parcels known as the Churchill property, Cummings property and the Cedar Hill property.

Village President Stefaniak reviewed the list of issues detected during the first meeting held on January 31, 2008.

- ▶ Equitable alignment of various buildings on subject property
- ▶ Traffic impact to South Old Rand Road
- ▶ Insufficient buffer areas to the north side of Lake Zurich property owners
- ▶ Proper placement of buildings on wetland areas to the north and west
- ▶ Configuration of proposed Lowe's on the site plan
- ▶ Water and sewer service

Mr. Jeffrey Rattner, Project Manager, Midwest Real Estate Equities, and Mr. Steven Pagnotta, President of the Bradford Real Estate Companies, met with members of the Village of Kildeer and asked them to review these concerns mentioned above and look for ideas to refine the concept plan.

Mr. Pagnotta debuted a new concept plan which they feel addresses these issues, subject to approval by both Villages, Illinois Department of Transportation and Army Corp of Engineers.

The new site plan increases the buffer that backs up to both residential Village boundaries, with fluctuations between 100 feet to 300 feet. Additional green space with detention pond was added to the northern corner as it meets Old Mill Grove Road. The new site plan now includes

three access points – ingress and egress from Route 12, Cuba Road, and South Old Rand Road. The entrance from Cuba Road will almost divide the wetlands on the south in half. A bike/walking trail could be incorporated along the wetlands located along lot five and six, if desired. Density was reduced approximately 20% on the property. The building located on Lot 1 was rotated to allow a larger setback to the Lake Zurich residents with loading docks facing the church parking lot. Lot 1 is currently being referred to as the Meier store. The larger building, located on Lot 2 and backs up to the Kildeer residents, is currently being referred to as the Lowe's store. Both buildings were designed to provide for emergency vehicle access. The site plan also calls for two outlots along Rand Road.

Mr. Luay Aboona, Principal of Kenig, Lindgren, O'Hara, Aboona, Inc., explained what road configurations were currently being proposed. A traffic consultant is still reviewing for accuracies. Mr. Pagnotta reiterated the plan was recently redesigned and is still in a conceptual stage which will most likely still require minor changes. Questions about the proposed three road accesses from were raised answered by both Mr. Aboona and Mr. Pagnotta.

Both Villages agreed that the updated site plan has dramatically changed and addressed many of their concerns.

Prior to this evening, the Village of Kildeer discussed this new concept plan with other Kildeer Board members and agreed this plan had merit, with final architecture, landscaping, etc., issues to be finalized during the review process.

Conceptual plans for the Churchill and Cedar Hill property required additional work and are still being revised. Once new plans are submitted to the Village of Lake Zurich, a meeting will be scheduled with the Village of Kildeer for their input.

**3. ADJOURNMENT**

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

Meeting adjourned at 8:21 pm.

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

Approved: \_\_\_\_\_  
Village President John G. Tolomei