

Monday, April 1, 2013, 7:00 p.m.

A G E N D A

1. CALL TO ORDER

- 2. ROLL CALL:** Village President Suzanne Branding, Trustee Jeff Halen, Trustee Terry Mastandrea, Trustee Tom Poynton, Trustee Dana Rzeznik, Trustee Jonathan Sprawka, and Trustee Rich Sustich

3. PLEDGE OF ALLEGIANCE

4. 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.)

5. PRESIDENT'S REPORT

(This is an opportunity for the Village President to report on matters of interest to the Village.)

A. Proclamation – National Code Enforcement Officer Appreciation Month

B. Community Update

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 member of the Board)

A. Minutes of the Village Board Meeting, March 18, 2013

B. Designation of Main Street as a Class II Truck Route (Assign Ordinance #2013-04-888)

Summary: In April 2012, the Village accepted jurisdiction and maintenance of Main Street between the intersections of the Route 22 By-Pass [east and west]. As a result of this transfer, Main Street was incorporated into the municipal street system and by definition became a limited load roadway. A small portion of this roadway will be designated a Class II Truck Route to accommodate commercial motor vehicle traffic between Church Street and the Route 22 By-Pass. Recommendation is requested to amend Title 6, Chapter, Section 6-2C-2: Class II Designated Truck Routes to designate Main Street between Church Street and the intersection of east Route 22 By-Pass as a Class II Truck Route.

Recommended Action: Motion to approve the Consent Agenda as presented. (Roll Call Vote)

7. OLD BUSINESS

(This agenda item includes matters for action by the Board of Trustees.)

A. Discussion of Request for Qualifications (RFQ) for Block A Development (Trustee Mastandrea)

Summary: Review and discussion of final draft of Request For Qualifications (RFQ) seeking qualified developers for downtown redevelopment Block/Site-A per Village Board directive. During the past few months Teska & Associates, staff and the downtown evaluation committee have been working to prepare the RFQ documents and establish the process for recruiting qualified developers. Staff is requesting final review comments from the Village Board by April 5, 2013 and authorization to direct Teska & Associates to proceed with the RFQ process.

Recommended Action: Motion to approve and authorize Teska & Associates to initiate the RFQ process for the purpose of recruitment of qualified developers for Downtown Redevelopment Site A. (Roll Call Vote)

8. NEW BUSINESS

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

A. Ordinances Approving a Zoning Code Text Amendment and Special Use Permit for Copper Fiddle Distillery at 532 W. IL Route 22 (Trustee Mastandrea)

Summary: Jose Hernandez and Fred Robinson are the business owners for the proposed craft distillery business at 532 W Rt. 22 Road Ste. 110. The Applicants filed an application with the Village of Lake Zurich seeking the following approvals: (i) Zoning Code text amendment to permit SIC #208 – manufacturing beverages in the business zoning districts. (ii) Special use permit to allow manufacturing beverages on the Subject Property. The Lake Zurich Plan Commission conducted a public hearing on March 20, 2013, and unanimously recommended that the Board of Trustees approve the Application.

Recommended Action: Motion to approve “An Ordinance Approving a Zoning Code Text Amendment” and “An Ordinance Approving a Special Use Permit” for Copper Fiddle Distillery at 532 W. IL Route 22. Assign ORD 2013-04-886 and 2013-04-887 (Roll Call Vote)

B. Resolution Authorizing a 120-day Extension of the Intergovernmental Agreement with the Village of Kildeer Concerning the Parcel at U.S. Route 12 and Cuba Road (Trustee Mastandrea)

Summary: In April of 1993 the Village of Lake Zurich entered into an intergovernmental agreement with the Village of Kildeer governing the boundaries and development of a parcel of land at the northeast corner of U.S. Route 12 and Cuba Road. The Agreement is for a period of twenty years and expires in April 2013. The Resolution extends the Agreement until July 31, 2013.

Recommended Action: Motion to approve the extension of the April 1993 Intergovernmental Agreement regarding the property at the northeast corner of U.S. Route 12 and Cuba Road. Assign. Res #2013-04-08B (Roll Call Vote)

C. Bid Award for Fireworks Display, July 4, 2013. (Trustee Poynton)

Summary: Staff solicited 12 vendors for the Fireworks Display to be held on July 4, 2013. Proposals were requested for a \$15,000 fireworks display and a \$20,000 display. Two (2) complete submissions were received.

Recommended Action: Motion to approve the award of the 2013 Fireworks Display to Fire Alarm Fireworks Co. for the cost of \$20,000. (Roll Call Vote)

D. Presentation by Developer John Bruegelmans for Downtown Development (Trustee Mastandrea)

Summary: The Village Board previously reached consensus to hear a presentation from Mr. John Bruegelmans for proposed development for downtown Lake Zurich.

E. Semi-Monthly Warrant Register Dated April 1, 2013, Totaling \$400,389.26 (Trustee Rzeznik)

Recommended Action: Motion to approve the semi-monthly warrant register dated April 1, 2013, totaling \$400,389.26 (Roll Call Vote)

9. TRUSTEE REPORTS

(This is an opportunity for Trustees to report on matters of interest to the Board of Trustees.)

10. VILLAGE MANAGER'S REPORT

(This is an opportunity for the Village Manager to report on matters of interest to the Board of Trustees.)

A. Bi-weekly Departmental reports as of March 26, 2013

B. Financial Report for month of January, 2013

11. ATTORNEY'S REPORT

(This is an opportunity for the Village Attorney to report on legal matters of interest to the Board of Trustees.)

12. DEPARTMENT HEAD REPORTS

(This is an opportunity for department heads to report on matters of interest to the Board of Trustees.)

A. Police Chief Finlon & Director Peterson—Liquor Code Amendments

13. ADJOURNMENT

Attachments:

1. Cancellation Notice for Zoning Board of Appeals, April 18, 2013.
2. Calendar for April, 2013.

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 847.438.5141 (TDD 847.438.2349) promptly to allow the Village to make reasonable accommodations for those individuals.

Suzanne K. Branding
Village President
70 E. Main Street
Lake Zurich, IL 60047



AGENDA ITEM

5A

Phone: (847) 438-5141
Fax: (847) 540-1768
Email: mayor@volz.org
Web: www.volz.org

Office of the Mayor

PROCLAMATION

Designation of April as National Code Enforcement Officer Appreciation Month

WHEREAS, Code Enforcement Officers ensure the safety, health, and welfare of the citizens in communities throughout the State of Illinois by enforcing local codes or ordinances dealing with various issues including building, zoning, housing, animal control, environmental, health, and life and safety; and,

WHEREAS, Code Enforcement Officers have a challenging job and are often underappreciated for the critical role that they have in improving living and working conditions for residents and businesses of local communities; and,

WHEREAS, Code Enforcement Officers are dedicated, highly-qualified professionals who share the goals of preventing neighborhood deterioration, enhancing and ensuring safety, and preserving property values through knowledge and application of housing, zoning, and nuisance codes and ordinances; and

WHEREAS, Code Enforcement Officers have a highly-visible role in the communities they serve and regularly interact with a variety of state, county, first responder, and legislative boards, commissions, and agencies; and,

WHEREAS, Code Enforcement Officers are called upon to provide quality customer service and excellence to the residents and businesses of the communities in which they serve; and,

WHEREAS, the Illinois Association of Code Enforcement was established in 1993 for the purpose of providing ongoing training and support for code enforcement professionals working in the State of Illinois; and,

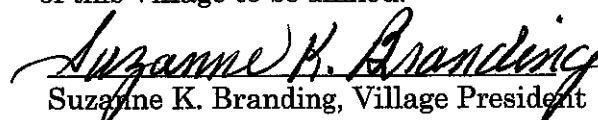
WHEREAS, the Illinois Association of Code Enforcement wants to recognize and honor Code Enforcement Officers and professionals all across the State of Illinois and increase awareness of the importance of code enforcement within the communities of Illinois; and,

WHEREAS, the Illinois Association of Code Enforcement is celebrating its 20th Anniversary and "20 years of Success, Safety, and Service" in the State of Illinois throughout 2013; and,

NOW THEREFORE, BE IT PROCLAIMED BY the Village President and Board of Trustees that April is recognized as National Code Enforcement Officer Appreciation Month in the Village of Lake Zurich.

Dated this 28 day of March 2013.

In witness whereof, I have hereunto set
my hand and caused the official seal
of this Village to be affixed.


Suzanne K. Branding, Village President

STATE OF ILLINOIS

EXECUTIVE DEPARTMENT

Proclamation

WHEREAS, Code Enforcement Officers ensure the safety, health, and welfare of the citizens in communities throughout the State of Illinois by enforcing local codes or ordinances dealing with various issues including building, zoning, housing, animal control, environmental, health, and life safety; and,

WHEREAS, Code Enforcement Officers have a challenging job and are often underappreciated for the critical role that they have in improving living and working conditions for residents and businesses of local communities; and,

WHEREAS, Code Enforcement Officers are dedicated, highly-qualified professionals who share the goals of preventing neighborhood deterioration, enhancing and ensuring safety, and preserving property values through knowledge and application of housing, zoning, and nuisance codes and ordinances; and,

WHEREAS, Code Enforcement Officers have a highly-visible role in the communities they serve and regularly interact with a variety of state, county, first responder, and legislative boards, commissions, and agencies; and,

WHEREAS, Code Enforcement Officers are called upon to provide quality customer service and excellence to the residents and businesses of the communities in which they serve; and,

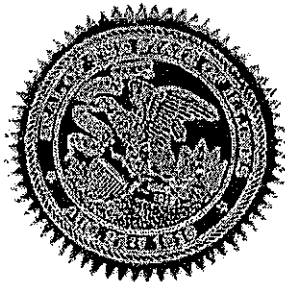
WHEREAS, the Illinois Association of Code Enforcement was established in 1993 for the purpose of providing ongoing training and support for code enforcement professionals working in the State of Illinois; and,

WHEREAS, the Illinois Association of Code Enforcement wants to recognize and honor Code Enforcement Officers and professionals all across the State of Illinois and increase awareness of the importance of code enforcement within the communities of Illinois; and,

WHEREAS, the Illinois Association of Code Enforcement is celebrating its 20th Anniversary and "20 years of Success, Safety, and Service" in the State of Illinois throughout 2013; and,

THEREFORE, I, Pat Quinn, Governor of the State of Illinois, do hereby proclaim April 2013 as NATIONAL CODE ENFORCEMENT OFFICER APPRECIATION MONTH in Illinois, and I congratulate the Illinois Association of Code Enforcement on 20 years of Success, Safety, and Service to various communities in the State of Illinois.

In Witness Whereof, I have hereunto set my hand and caused the Great Seal of the State of Illinois to be affixed.



Deese White
SECRETARY OF STATE

Done at the Capitol, in the City of Springfield,
this TWENTY-NINTH day of JANUARY, in
the Year of Our Lord two thousand and
THIRTEEN, and of the State of Illinois
the one hundred and NINETY-FIFTH

Pat Quinn
GOVERNOR

UNAPPROVED
VILLAGE OF LAKE ZURICH BOARD OF TRUSTEES
REGULAR MEETING
70 East Main Street
Monday, March 4, 2013, 7:00 p.m.

1. CALL TO ORDER by President Suzanne Branding at 7.00pm.
2. ROLL CALL: Village President Suzanne Branding, Trustee Jeff Halen, Trustee Terry Mastandrea, Trustee Tom Poynton, Trustee Dana Rzeznik, Trustee Jonathan Sprawka, and Trustee Rich Sustich. Also present:- Village Manager Jason Slowinski, Asst. Village Manager Roy Witherow, Village Attorney Scott Uhler, Building/Zoning Economic Dev. Asst. Ryan Slattery, I/T Dir. Michael Duebner, Police Chief Pat Finlon, Fire Chief Dave Wheelock, Public Works Gen. Services Supt. Mike Brown, Interim Park and Rec. Dir. Kathy Katz.
3. PLEDGE OF ALLEGIANCE
4. PUBLIC COMMENT
John Breugelmans addressed the Board on his history with the village, and is reviving his offer to develop Block A as he has financing and is able to start in 60 days, and requested to be on the agenda of the April 1st 2013 meeting.
5. PRESIDENT'S REPORT
 - A. Community Update: Electronics Recycling at Knox Park, by Ela Town Hall, on Saturday March 23, 2013 from 8-1pm.
Community Art project lead by Lake Zurich High School Art teacher is being worked on and residents may volunteer by emailing President Branding.
6. CONSENT AGENDA
Trustee Sustich requested items 6 B, C, D and E being withdrawn from the consent agenda. President Branding asked Trustee Sustich if it was the same issue with each of the requested items and he affirmed this. President Branding asked if they could be addressed together and then returned to the consent agenda for the vote and Trustee Sustich agreed.
 - A. Minutes of the Village Board Meeting, March 4, 2013.
 - B. Release of Letter of Credit for 1155 Rose Road.
Summary: The Engineering staff has reviewed the submitted Letter of Credit release request and has inspected and approved the completed site improvements. Based on the aforementioned analysis, the Engineering Department concurs with the request and recommends that Letter of Credit #63657896, in the amount of \$31,532.45, be returned. All site work has been completed and found to be acceptable.
 - C. 2013 Alpine Runners – Alpine Races Special Event Request and Resolution (Assign Res. 2013-03-06C)
Summary: The Alpine Runners have applied for a special event permit to hold the Alpine Races on Sunday, September 29, 2013 in the Village. Their application has been reviewed by all the Village Departments and the Park and Recreation Advisory Board. The attached resolution is a requirement to submit to the state Department of Transportation for road closures for the event. Approval of the resolution and application as a non-profit organization is recommended with fees applicable in accordance to the Special Event Guidelines.

D. 2013 Alternating Hemiplegia of Childhood Foundation (AHCF) Walkathon and Special Event Request

Summary: The AHCF has submitted an application for a special event permit to hold their Walk-a-Thon on Sunday, September 22, 2013 in Paulus Park. Their application has been reviewed by the Park and Recreation Advisory Board. Approval of the application as a non-profit organization is recommended with fees applicable in accordance to the Special Event Guidelines.

E. 2013 Take A Stand Walk-a-Thon & Drug Awareness Assembly Event

Summary: The "Take A Stand" group has submitted an application for a special event permit to hold a Walk-a-Thon & Drug Awareness Assembly on Saturday, July 27, 2013 in the Village. Their application has been reviewed by the Park & Recreation Advisory Board. Approval of the application is recommended with fees applicable as a non-profit group as recommended from the Advisory board.

Trustee Sustich asked about the liability clause in the resolution and Atty. Uhler advised the Board. Interim Park and Rec. Dir. Kathy Katz answered the Board's questions.

F. Ordinance Declaring Certain Village Property Items as Surplus. (Assign ORD. #2013-03-885)

Summary: Village staff has determined that the items listed with the proposed ordinance are no longer necessary, useful or for the best interests of the Village to retain ownership. The proposed ordinance declares the property as surplus and authorizes the Manager to direct the sale or disposal of the items in the most appropriate manner to be consistent with the State Statute.

Recommended Action: Motion made by President Suzanne Branding, seconded by Trustee Sustich, to approve the Consent Agenda as presented.

AYES: 6 Trustees Halen, Mastandrea, Poynton, Rzeznik, Sprawka, Sustich.

NAYS: 0

ABSENT: 0

MOTION CARRIED

7. OLD BUSINESS

No Old Business at this time.

8. NEW BUSINESS

A. An Ordinance Approving a Special Use Permit for 361 S. Rand Road (CJs Quality Resale) (Trustee Mastandrea)

Summary: Roger Johnson and Catherine Johansson are the business owners for the proposed used merchandise store, including clothing business at 361 S Rand Road. The Applicants filed an application with the Village of Lake Zurich seeking a special use permit for a used merchandise store, including clothing stores on the Subject Property. The Lake Zurich Plan Commission conducted a public hearing on February 27, 2013, and unanimously recommended that the Board of Trustees approve the Application.

Economic Dev. Asst. Ryan Slattery stated that the staff recommended the permit.

Recommended Action: Motion made by Trustee Mastandrea, seconded by Trustee Sustich, to approve "An Ordinance Approving a Special Use Permit for 361 S. Rand Road (CJs Quality Resale)." Assign ORD. #2013-03-884

AYES: 6 Trustees Halen, Mastandrea, Poynton, Rzeznik, Sprawka, Sustich.

NAYS: 0

ABSENT: 0

MOTION CARRIED.

B. Courtesy Review for Site Plan Amendment for the Somerset Townhomes (M/I Homes) (Trustee Mastandrea)

Summary: Greg Collins, the Applicant for M/I Homes, requested a courtesy review with the Village of Lake Zurich seeking referral to the Plan Commission for the approval of site plan amendments at the Somerset Townhomes. This courtesy review request merits a meeting and consideration by the Lake Zurich Plan Commission.

Greg Collins, M/I Homes, gave a presentation on the proposed 19 townhomes to be developed at the Somerset development and answered the Board's questions on architecture, sales, price, construction timeline (finished by end of year) and zoning change from B-2 to R-6 among others. The Board referred this to the Plan Commission.

C. Semi-Monthly Warrant Register Dated March 18, 2013, Totaling \$209,831.03 (Trustee Rzeznik)

Recommended Action: Motion made by Trustee Rzeznik, seconded by Trustee Halen, to approve the semi-monthly warrant register dated March 18, 2013, totaling \$ 209,831.03

AYES: 6 Trustees Halen, Mastandrea, Poynton, Rzeznik, Sprawka, Sustich.

NAYS: 0

ABSENT: 0

MOTION CARRIED.

9. TRUSTEE REPORTS

President Branding stated that she had explained to Mr. Breugelmans at their meeting last week that the Board had adopted the RFQ and RFP process and she recommended that the Board stay with that process. She advised Mr. Breugelmans against his request.

Trustee Poynton reported on the Household Chemical Waste recycling to be held in Antioch on April 27, 2013 from 8-2.30pm.

Trustee Poynton supported the request of Mr. Breugelmans to be placed on the agenda of the 4/1/13 meeting. Discussion followed by the Board. Village Manager Slowinski addressed the Board's questions on the RFQ and RFP timeline, which is almost ready, and stated that he was following the Board's direction of 2012. The Board was polled by President Branding and four Trustees were in favor and two were against of having Mr. Breugelmans proposal on the April 1, 2013 agenda.

10. VILLAGE MANAGER'S REPORT

A. Bi-weekly Departmental reports as of March 12, 2013

11. ATTORNEYS REPORT

No report.

12. DEPARTMENT HEAD REPORTS

A. Building and Zoning – Legal Notice for Zoning map

B. Building and Zoning – Request of Waiver of Zoning Application Fees, Teen Dance Club *This item was pulled from the Agenda at the request of the applicant.*

13. ADJOURNMENT

Motion made by Trustee Sustich, seconded by Trustee Poynton, to adjourn the meeting.

AYES: 6 Trustees Halen, Mastandrea, Poynton, Rzeznik, Sprawka, Sustich.

NAYS: 0

ABSENT: 0

MOTION CARRIED.

Meeting adjourned at 8.04pm.

Respectfully submitted: Kathleen Johnson, Village Clerk.

Approved by:

Suzanne K. Branding, Village President.

Date.

70 E. Main Street
Lake Zurich, IL 60047




AGENDA ITEM 6B

Phone: (847)438-5141
Fax: (847) 540-1768
Web: www.volz.org

MEMORANDUM

Date: March 26, 2013

To: Jason T. Slowinski, Village Manager 

From: Patrick M. Finlon, Chief of Police

Subject: Main Street - Designation of Limited Load Street and Class II Truck Route

Issue: In April 2012, the Village of Lake Zurich accepted jurisdiction and maintenance of Main Street between the two intersections of the Route 22 By-Pass [east and west]. The Village incorporated this roadway into the municipal street system. Certain local ordinances now apply to this roadway.

Analysis: In researching this issue, I reviewed certain provisions of Village of Lake Zurich Ordinances - Title 6 – Traffic Code. Specifically, Title 6, Chapter 4, Article B – **Limited Load Streets** and Title 6, Chapter 2, Article C – **Class II Designated Truck Routes**. The limited load street ordinance indicates that it is “unlawful to operate any vehicle that with its load exceeds ten thousand (10,000) pounds upon any street owned and maintained by the Village of Lake Zurich.” This now includes Main Street based on the jurisdictional transfer. The duty is upon the Chief of Police to cause signs to be erected to ensure compliance.

There is an exemption for Class II Designated Truck Routes. Because Church Street/Midlothian Road is an unmarked state route (Route 63), vehicles weighing in excess of 10,000 lbs use this roadway. Therefore, Main Street between Church Street and east Route 22 should be designated a Class II Truck Route to allow access between Church Street/Midlothian Rd. and the Route 22 By-Pass.

Recommendation: Amend 6-2C-2: Class II Truck Routes to include Main Street between Church Street and east Route 22 By-Pass. Additionally, post Main Street as a Limited Load Street in accordance with 6-6B-4: Limited Load Street between Church Street and west Route 22 By-Pass in order to protect the structural integrity of the roadway.

w/Attachments: IDOT letter dated June 29, 2012 entitled *Notification of Jurisdictional Transfer State of Illinois to the Village of Lake Zurich Main Street (Old Route 22) from IL-22 west intersection to IL-22 east intersection, in its entirety.*

VILLAGE OF LAKE ZURICH

ORDINANCE NO. 2013-04-888

AN ORDINANCE AMENDING
TITLE 6 OF THE LAKE ZURICH MUNICIPAL CODE
REGARDING CLASS II DESIGNATED TRUCK ROUTES

WHEREAS, the Village of Lake Zurich accepted jurisdiction and maintenance of Main Street between east Route 22 By-Pass and west Route 22 By-Pass in April 2012; and

WHEREAS, Main Street has been incorporated in the Municipal Street System of the Village of Lake Zurich; and

WHEREAS, the Lake Zurich Municipal Code establishes specific regulations pertaining to vehicle operation; and

WHEREAS, the President and Board of Trustees of the Village of Lake Zurich have determined that it is in the best interest of the Village to amend certain provisions of the Lake Zurich Municipal Code regarding roadway designation in the manner provided in this Ordinance;

NOW, THEREFORE, BE IT ORDAINED by the President and the Board of Trustees of the Village of Lake Zurich, Lake County and State of Illinois, as follows:

Section 1. Recitals. The foregoing recitals are incorporated into this Ordinance as findings of the President and Board of Trustees.

Section 2. Amendment of Title 6, Chapter 2. Chapter 2, titled "Signals and Traffic Control Devices," of Title 6, titled "Traffic Code," of the Lake Zurich Municipal Code titled "6-2C-2: Class II Designated Truck Routes," is amended by adding thereto Main Street which Section will read as follows:

ARTICLE C. CLASS II DESIGNATED TRUCK ROUTES

6-2C-2: CLASS II DESIGNATED TRUCK ROUTES:

The following streets and parts of streets, and no others, are hereby designated as Class II Designated Truck Routes:

Capital Drive
Commerce Drive
Cortland Drive (between West Route 22 and 550 Cortland Drive)
Donata Court
Ensell Road
Enterprise Parkway
Flex Court
Heather Lane
June Terrace (between U.S. Route 12 and 680 South Rand Road)

Main Street (between Church Street/Midlothian Rd and east Route 22 By-pass)
North Buesching Road
Oakwood Road
Pheasant Ridge Road (between U.S. Route 12 and 832 South Rand Road)
Rose Road
South Buesching Road
South Old Rand Road (between U.S. Route 12 and Buesching Road)
Telser Road

* * *

Section 4. Effective Date. This Ordinance shall be in full force and effect following its passage, approval, and publication in the manner provided by law.

PASSED this ____ day of _____ 2013.

AYES:

NAYS:

ABSENT:

APPROVED this ____ day of _____ 2013.

Village President

ATTEST:

Village Clerk



Illinois Department of Transportation

2300 South Dirksen Parkway / Springfield, Illinois / 62764

June 29, 2012

Honorable Suzzanne Branding
Village President
70 E. Main Street
Lake Zurich, Illinois 60047

Subject: Notification of Jurisdictional Transfer
State of Illinois to the Village of Lake Zurich
Main street (Old IL Route 22) from IL 22 west intersection to IL 22
east intersection, in its entirety

Dear Village President Branding:

In accordance with the terms of the agreement executed on April 6, 2012, the transfer of highway jurisdiction for the above-noted highway from the state to the village is confirmed to have occurred on April 6, 2012. A map is attached showing the location of the affected highway.

Sincerely,

A handwritten signature in cursive script that reads "James K. Klein".

James K. Klein, P.E., S.E.
Acting Engineer of Local Roads and Streets

Attachment

cc: Kathleen Johnson, Acting Village Clerk
David Heyden, P.E., Village Engineer
Ms Willard Helander, County Clerk
Trooper Maria M Navarro, Illinois State Police - District 2
Chris Holt, District 1 Local Roads
District 1 Operations
Peter Harmet, District 1 Programming

Main Street (Old Illinois Route 22)
State Section: 19R-1
Lake County
Job No. : C-91-326-00
Agreement No.: JN-112-522

AGREEMENT

This Agreement entered into this 3rd day of April 2012 A.D. by and between
the STATE OF ILLINOIS, acting by and through its DEPARTMENT OF TRANSPORTATION
hereinafter called the STATE, and the VILLAGE OF LAKE ZURICH of the State of Illinois,
hereinafter called the VILLAGE.

WITNESSETH:

WHEREAS, the STATE in order to facilitate the free flow of traffic and insure safety to
the motoring public, has constructed the Illinois Route 22 Bypass, (FAP Route 337, Illinois
Route 22, STATE Section 19R-1, C-91-326-00); and

WHEREAS, the STATE is desirous of jurisdictionally transferring Main Street (Old
Illinois Route 22); and

WHEREAS, the VILLAGE is willing to assume jurisdiction and maintenance of Main
Street (Old Illinois Route 22); and

WHEREAS, the VILLAGE is desirous of said improvement in that same will be of
immediate benefit to the VILLAGE residents and permanent in nature;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

1. The STATE and the VILLAGE have agreed to the jurisdictional transfer of the portion of highway described in the Local Agency - State Jurisdictional Transfer document attached hereto as "Exhibit A" and made a part hereof
2. It is mutually agreed by and between the parties hereto that upon occurrence of the Jurisdictional Transfer and receipt of an invoice from the VILLAGE, the STATE will reimburse the VILLAGE \$1,275,000 for assuming jurisdiction and maintenance of Main Street (Old Illinois Route 22).
3. The STATE agrees that upon execution of this agreement and receipt of an invoice from the VILLAGE, the STATE will pay to the VILLAGE in a lump sum amount, an amount equal to 100% of its obligation incurred under this agreement.
4. It is mutually agreed that the STATE and the VILLAGE entered into a Master Traffic Signal Agreement on September 7, 2011. The Master Traffic Signal Agreement contained an Exhibit A which defined the maintenance and energy responsibilities of traffic control devices along STATE highways located within or near the VILLAGE. Exhibit A of the aforementioned Master Traffic Signal Agreement is amended and attached hereto as Exhibit B of this agreement to reflect changes due to the jurisdictional transfer of Main Street (Old Illinois Route 22).

Upon occurrence of the Jurisdictional Transfer, the financial responsibility for maintenance and electrical energy for the operation of the following traffic signals shall be proportioned as follows:

<u>Intersection</u>	<u>Maintenance</u>	<u>Elect. Energy</u>
Main Street (Old Ill. Route 22) @ Midlothian Rd./ Church St.		
STATE Share	(0)%	(0)%
VILLAGE Share	(100)%	(100)%

<u>Intersection</u>	<u>Maintenance</u>	<u>Elect. Energy</u>
Main Street (Old Ill. Route 22) @ Old Rand Road		
STATE Share	(0)%	(0)%
VILLAGE Share	(100)%	(100)%

It is mutually agreed that the actual traffic signal maintenance will be performed by the VILLAGE either with its own forces or through an ongoing contractual agreement.

The VILLAGE agrees to make arrangements with the local power company to furnish the electrical energy for the operation of the traffic signals. The VILLAGE agrees to pay their proportionate share of this cost as billed by the local power company.

Exhibit A
Addendum No. 1
Location Map



LIMITS OF JURISDICTIONAL
TRANSFER

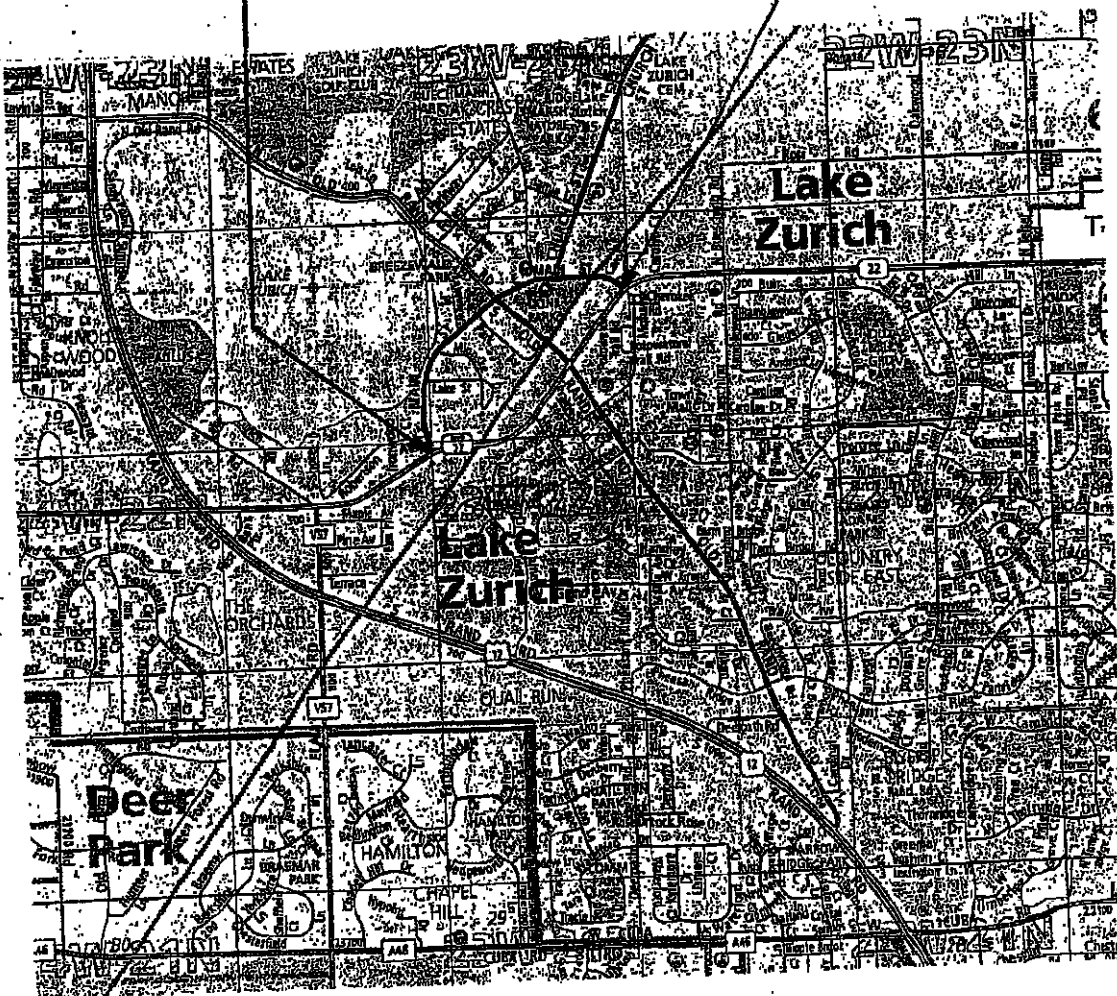


EXHIBIT A
ADDENDUM NO. 2

AN ORDINANCE PROVIDING FOR THE ADDITION OF MAIN STREET (OLD ILLINOIS ROUTE 22) FROM THE NORTH EDGE OF PAVEMENT OF ILLINOIS ROUTE 22 BYPASS (WEST JUNCTION) TO THE WEST EDGE OF PAVEMENT OF ILLINOIS ROUTE 22 BYPASS (EAST JUNCTION), IN ITS ENTIRETY TO THE MUNICIPAL STREET SYSTEM OF THE VILLAGE LAKE ZURICH, LAKE COUNTY, ILLINOIS.

WHEREAS, the Village of Lake Zurich, in the County of Lake, and the State of Illinois, under date of 20 12, entered into an Agreement with the State of Illinois for the jurisdictional transfer of Main Street (Old Illinois Route 22), State Section: _____; and,

WHEREAS, the aforementioned Agreement provided that, upon execution of the agreement by the State, and notification by the District Engineer, the Village of Lake Zurich would assume jurisdiction of the specified route.

NOW, THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LAKE ZURICH, that MAIN STREET (OLD ILLINOIS ROUTE 22) FROM THE NORTH EDGE OF PAVEMENT OF ILLINOIS ROUTE 22 BYPASS (WEST JUNCTION) TO THE WEST EDGE OF PAVEMENT OF ILLINOIS ROUTE 22 BYPASS (EAST JUNCTION), IN ITS ENTIRETY will be included in the municipal street system of said VILLAGE, upon execution of the agreement by the STATE; and

That the VILLAGE Clerk is directed to forward a certified copy of this Ordinance to the State of Illinois through its District Engineer's Office at Schaumburg, Illinois.

APPROVED this _____ day of JANUARY, 20 12.

Suzanne K. Branding
President

ATTEST:

Kathleen Johnson
Village Clerk

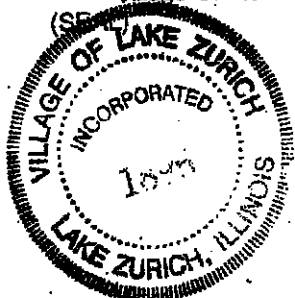


EXHIBIT B

AMENDED EXHIBIT A

Following is the list of signalized intersections and locations with traffic control devices along State highways located within or near the Village of Lake Zurich, that are subject to the provisions of the attached Master Agreement to which this list is an exhibit.

As of 07/06/11

LOCATION		% OF MAINTENANCE RESPONSIBILITY			% OF ENERGY CHARGES RESPONSIBILITY			AGENCY PERFORMING
		STATE	LOCAL	OTHER	STATE	LOCAL	OTHER	
US 12 @ Miller Rd.	(ADT)	100			75	25		STATE
US 12 @ Old No. Rand Rd/Ravinia	(S/M)		100		100			STATE
US 12 @ No. Lake Commons/K-Mart	(S/M)		100			100		STATE
US 12 @ IL 22	(S)	100			100			STATE
US 12 @ Elm Rd.	(S/LC)	100			100			STATE
US 12 @ Lake Zurich Theater	(S/M)		100			100		STATE
US 12 @ Pheasant Ridge	(S/M)	66 2/3	33 1/3		66 2/3	33 1/3		STATE
US 12 @ So. Old Rand Rd.	(S/M)	100			100			STATE
US 12 @ Cuba Rd.	(S/LC)	100			100			STATE
IL 22 @ Village Sq/No. Lake Comm.	(S/M)		100			100		STATE
IL 22 @ Elm Rd/Whitney Rd	(S/LC)	60	40		60	40		STATE
IL 22 @ Old Rand Rd.	(S/M)	100			100			STATE
IL 22 @ Main St. (E)	(S/M)	66 2/3	33 1/3			100		STATE
IL 22 @ Main St. (W)	(S/M)	66 2/3	33 1/3			100		STATE
IL 22 @ Buesching Rd.	(S/M)	50	50		50	50		STATE
IL 22 @ Oakwood Rd/Old Mill Rd.	(S/M)	50	50		50	50		STATE
Midlothian Rd @ Oakwood Rd.	(S/TWP/M)	75	25			100		STATE

(S) = State
(M) = Municipal
(ADT) = Avg. Daily Traffic
(LC) = Lake Co.

70 E. Main Street
Lake Zurich, IL
60047



Phone: (847) 438-5141
Fax: (847) 540-1768
Web: www.volz.org

MEMORANDUM

Date: March 26, 2013

To: Jason T. Slowinski, Village Manager

From: Daniel A. Peterson, Director Building & Zoning Department

Subject: Downtown Redevelopment Site-A – Draft Request for Qualification (RFQ)

Issue: Review final draft of the RFQ seeking qualified developers for downtown redevelopment Site-A per Village Board directive.

Analysis: On August 20, 2012 the Village Board did not act upon the selection of a development team for the redevelopment of Site-A in the downtown TIF district. Per the direction of the Village Board, staff and the evaluation committee went to work on preparing a formal request for qualification (RFQ) process to actively recruit qualified developers. The following timeline summarizes the actions taken to date to bring forward the draft RFQ that is attached.

Staff Update

- i. 9/13/12 Evaluation Committee meets with Teska to discuss action steps for moving forward.
- ii. 9/18/12 Teska proposes a 2-step RFQ – RFP process for selecting qualified develops and potential projects.
- iii. 9/24/12 Evaluation Committee meets to discuss Teska recommendation of 2-step process. Recommends moving forward with this process.
- iv. 10/1/12 Village Manager Slowinski advised Village Board of progress of the Evaluation Committee.
- v. 12/4/12 Meeting with Teska and Staff to discuss preliminary RFQs for Site A and Site C.
- vi. 1/11/13 Received first drafts of RFQ documents for Sites A & C.
- vii. 2/4/13 Conference Call with Lee Brown to discuss RFQ for Site A and Site C.
- viii. 2/11/13 Meeting with Lee Brown and Bridget Lane to finalize RFQ for Site A. Staff and consultants determined Site C is not ready for seeking developers at this time.

- ix. 2/12/13 Sent RFQ for Site A to Scott Uhler for attorney's notes
- x. 3/6/13 Conference Call with Lee Brown to discuss Scott Uhler's notes in regards to Site A RFQ.
- xi. 3/13/13 Conference Call with Lee Brown and Scott Uhler to finalize Site A RFQ.
- xii. 3/25/13 Evaluation Committee meeting to discuss the draft RFQ for Site A.

Staff and the downtown evaluation committee have reviewed the document and made edits and present the draft document for review and discussion of the whole Village Board. Any further edits that the Village Board may have should be given to staff for review and incorporation into the document by Friday April 5, 2013.

Upon review of the final Village Board edits to the draft RFQ and proposed 2-step process, staff is seeking authorization to direct Teska and Associates to prepare final documents and initiate the recruitment process seeking qualified developers to respond to the RFQ for Site A.

Recommendation: Staff recommends that any minor edits be reviewed by staff, Teska & Associates and authorize Teska & Associates to initiate the RFQ process for the purpose of recruitment of qualified developers for Downtown Redevelopment Site A.

Respectfully Submitted,

Daniel A. Peterson, Director
Building & Zoning Department

w/Attachments: Draft RFQ for Downtown Redevelopment Site A

Cover Letter

1. Overview.....	3
2. Description of the Site and Development Area.....	4
3. Role of the Village of Lake Zurich	5
4. Developer Selection Process	6
5. Request for Qualifications	6
6. Site Conditions & Constraints.....	7
7. Proprietary Information	8
8. Pre-Submission Meeting.....	9
9. Improper Practices	9
10. Cancellation	9
11. Response Due Date.....	9
12. Where to Submit Responses.....	9
13. Where to Inquire	10
14. Equal Opportunity Employer	10
15. Attachments and Additional Information	10
 EXHIBIT A (RFP)	 11
EXHIBIT B	14
Site and Context Map	14
EXHIBIT C	15
Amended Downtown Redevelopment Overlay District Map.....	15
EXHIBIT D	16
Parcel Map for Site A	16
EXHIBIT E.....	17
Downtown TIF District Map.....	17
EXHIBIT F.....	18
Downtown Traffic Count with Site Location.....	18

**Village of Lake Zurich, Illinois
Downtown Redevelopment Project**

Site A

W. Main Street and Lake Street

Solicitation of Developer Qualifications and Statement of Interest

1. Overview

Since the early 1990's The Village of Lake Zurich has sought to encourage the revitalization of its original business district. It has prepared plans, made considerable public investment in infrastructure, streetscape, and roadway improvements, established a Tax Increment District, assembled property, removed decaying buildings, modified development regulations, borrowed funds and directly assisted with financing of private development efforts. It has had successful and unsuccessful partnerships with private developers on several properties and in the downtown as a whole. Like many communities, its efforts to move redevelopment projects forward since 2007 have been stymied by a collapse of the market for residential and commercial property.

It's a new day. Many observers inside and outside of Lake Zurich are seeing signs of a renewed interest in infill and development projects in existing communities. The Village Trustees have entertained a number of developer inquiries. Residents have voiced their continuing interest in pursuing a goal of establishing vitality to downtown Lake Zurich as a destination and special place. Village officials are sensitive to the fragility of the real estate development industry and to difficulties of overcoming the impediments to redevelopment. As such, they have retained consultants to prepare a developer recruitment process that will lead to a successful public/private partnership and to a successful redevelopment.

The request for qualifications and statement of interest that are contained herein are designed to respect the expense and effort required by developers to prepare their submission, and the Village's desire for high quality and integrity of the developer and the resulting development.

The Village seeks interested and qualified developers with a proposal to maximize the positive impact of the new construction on the surrounding district and to provide a return to the developer and to the Village on their respective investments in the project. The Village will select a developer who demonstrates experience, financial strength, and a demonstrated record of accomplishment in undertaking high-quality development projects. The developer will be responsible for the overall development of the site. Development responsibilities will include, but are not limited to, leading the effort in design, oversight, and project financing.

The RFQ process, then subsequently an RFP process present the opportunity for the developer to express interest, demonstrated experience and qualification without the burden (financial and effort) imposed by a RFP until after the field of competitors has been substantially narrowed. This RFQ is for a single development site, "Site A", and is independent of other development sites that the Village will pursue. Responding to this RFQ does not preclude nor accentuate the probability that a developer will be selected to redevelop one or more other sites within Downtown Lake Zurich.

2. Description of the Site and Development Area

Site A

Site A (shown in the attached exhibits) is approximately 1.63 acres located on the western side of the original Lake Zurich business district, situated between Mionske Drive and Lake Street, fronting on West Main Street (the original location of IL Route 22 before it was relocated) and directly overlooking Lake Zurich. The site is owned by the Village and it has been cleared and prepared for quick development. The Village utilized a TIF District to facilitate the preparation of the site. This Site is viewed by the Village as a key redevelopment opportunity and economic generator. The selected developer will be encouraged to capitalize on the unique lakefront view from this Site.

See Exhibit B for site location and context map.

Development Area Surrounding the Site

The Village has invested in the downtown to improve infrastructure, enhance streetscape and support market-driven redevelopment. The Village executed a very extensive downtown planning process which culminated in the adoption of a master plan, redevelopment guidelines, the Tax Increment Financing Redevelopment (TIF) Plan, and other standards for new development throughout the downtown. Those plans and standards were designed to establish a distinct character for the downtown. Subsequently, the Village adopted a Downtown Redevelopment Overlay District Zoning, which was amended recently (see Exhibit C), a form-based code, for all new construction, redevelopment, exterior remodeling, and exterior alteration of downtown buildings, structures and amenities. It was stated at the time that the overarching goal of Downtown Lake Zurich was to create and sustain a thriving residential and retail environment. The Village will encourage creative redevelopment of the site that is compatible with surrounding land uses, conforming to the following Village's redevelopment objectives, physical site conditions, real estate market realities, and identified end user needs.

Redevelopment Objectives

The primary objective for this site redevelopment project is to further enhance the downtown as a neighborhood and as a mixed use core and cultural heart of the community. This site is part of the downtown and its redevelopment should contribute to the integration of uses and activities into a vibrant and cohesive "mixed use" district.

Creating a special, vibrant and sustainable downtown is the Village's goal. Despite clearly articulated interests to encourage retail, restaurant, and entertainment uses on the first floor of buildings to accentuate the active, pedestrian-focused street scene, the Village recognizes that the redevelopment must be supported by market-driven economics. Destination restaurant and/or retail components will certainly be well received by the Village.

The walkable proximity of this site to retail, service, entertainment and the lakefront present an opportunity to create an attractive and unique living environment. It is anticipated that the downtown mixed use neighborhood will become the desirable location for the urban resident, young, middle-aged and seniors, who desire the multiple experiences offered by an entertaining downtown in a comfortable but connected setting.

The Village intends to enter into a partnering relationship with the selected developer which maximizes the visionary opportunity for the site while providing a positive atmosphere for private investment and a long term relationship with the Village as a "development partner." The Village intends to assure that further investment in the area, is consistent with the development plan jointly agreed upon with the developer.

The Village has made a considerable investment in acquiring the site as well as in the preparation of a downtown Master Plan and implementation. The leadership of the Village is also prepared to facilitate a review of the developer proposals and the implementation of a final developer plan in a process and timetable which is consistent with the Village's need to seek a return on its investment and the developers interest in doing the same. Accordingly, while the broad vision articulated in this document and the Master Plan as a framework which should guide developer review, the Village is open to other creative concepts which maximize Village and developer return on investment and neighborhood revitalization.

On the advice of its consultants, the Village has modified its zoning to allow for the use of the overlay zoning district as an alternative to the underlying zoning, but not as a required set of standards. The Developer of property within the Downtown will have the choice to use either the conventional zoning or form-based zoning standards to achieve development consistent with these goals. In preparing a development concept for the Site (as an invited response to a subsequent RFP), respondents should refer to the Village's existing plans, zoning, development regulations and design guidelines, which can be found at <http://www.volz.org>.

3. Role of the Village of Lake Zurich

The Village of Lake Zurich controls the land on Site A. A Tax Increment Finance District (TIF) is in place and substantial TIF funds have been utilized to date. The Village adopted the Master Plan which is available for developer review on the Village website. The Lake Zurich Village Board has been fully involved in the development of the Master Plan, the market analysis, and economic analysis which were integral parts of the Downtown Lake Zurich Strategies Plan, also available for developer review. Given these actions to date, the Village is prepared to assist in the development of a partnering relationship with the selected developer which best maximizes the achievement of the vision of a downtown redevelopment in concert with a successful development environment and an adequate return to the Village on its investment.

The Village fully understands and respects that pace of the selection process and developer's ability to plan, entitle and construct a product that satisfies a market demand, is critical to the overall success of the development of these sites.

4. Developer Selection Process

The Village Board has publicly stated its commitment to encouraging the redevelopment of this Site A, and it is supported by staff and consultants who have prior experience in the development process.

The first step in the selection process is a Request For Qualifications (RFQ). On the basis of the qualifications submitted, the Board will identify the most qualified developer teams.

Development Proposals are neither requested, nor accepted in this step.

In the second step, the Village Board will issue a Request For Proposal (RFP) to a very limited group of the most qualified development teams. It is anticipated that the recipients of this RFQ will find it helpful to know that the number of final applicants is limited; the timelines for review are concise; and, the final review by the Board will be within a framework that the development teams will find clear, timely and direct. The team offering the most desirable proposal for the site, within the redevelopment objectives outlined in this document will be designated the "Developer of Record" by the Village Board, and will be asked to negotiate a final development agreement with the Village.

5. Request for Qualifications

Prospective development teams should submit a statement of qualifications and interest. The information submitted should be explicit and informative. A digital (.pdf) should be submitted. Submissions should be limited to twenty (20) pages, formatted for 8 1/2" x 11" printing.

The deadline for submissions is noted in the cover letter enclosed.

The Village of Lake Zurich staff will make the initial review of qualifications and recommend development teams to interview with the Village Board according to the following timeline:

- Deadline for RFQ submittal:
- Interviews with selected teams:
- Recommendation to the Village Board:

After review by the Village staff and consultant and the related interviews, if the credentials and experience of one team far exceeds those of all other teams, the Village Board, acting on the recommendation of staff, may choose to designate that team as the proposed "Developer of Record" and request that only that team submit the required RFP documentation. Otherwise a very limited number of teams will be asked to submit.

RFQ Submittal Requirements (limited to 20 pages)

- A letter of interest.
- A statement of general development approach and responsibilities of all organizations participating in the development team.
- The names, address, date that business was established or incorporated, and state of registration of all organizations participating in the development team.
- For each organization, a description of overall qualifications, specific experience on similar projects, and references for those projects. Experience with successful public/private redevelopment projects is critical; at least one reference from a project manager responsible for the public portion of a public/private effort should be included.

- For each organization, identification of key persons to be assigned to the project and the person in overall charge of the project.
- List the three largest projects completed by each firm in the last 5 years and the type of work performed.
- Evidence demonstrating the development team's capability to finance a project of this magnitude (confidential if requested) and a bank reference.
- Any additional information that will support the development team's capability and experience with projects of a similar nature.

RFQ Basis for Evaluation

Developer Expertise---Priority will be given to the development team that demonstrates the interdisciplinary expertise required for redevelopment of Site A. Also of prime consideration is a track record of high quality development sensitive to the client and the setting, design expertise, innovative packaging and the ability to attract and retain quality buyers/tenants.

Expertise on Similar Projects---Experience on similar development projects is considered essential. Whatever experience submitted must be relevant and transferable.

Organization and Personnel---In addition to the development team's overall capabilities and experience, attention will be focused directly on the personnel to be assigned to the project and the manner in which they will be organized and managed.

Financial Capability---Financial capability of the development team will be a major factor.

6. Site Conditions & Constraints

The following site conditions and development constraints shall apply to all land within the site. A development shall be governed by Village of Lake Zurich development standards as dictated by any and all applicable municipal, building, land use zoning, and aesthetic codes. In order to invite a quality and innovative development plan, appropriate, suggested changes to the zoning may be included in the proposal.

All development, transportation, and infrastructure improvements, including streetscaping necessarily the result of the proposed development of Site A will be the responsibility and expense of the selected developer. The Village shall provide the developer with all pertinent information at its disposal. However, it shall be the responsibility and expense of the developer to verify the accuracy, applicability and validity of said information and to conduct all necessary surveys and obtain all other due diligence information required.

Physical Location: The Site is located across the lakefront promenade fronting West Main Street, and North and South Old Rand Road (Exhibit A).

Comprehensive Plan Designation: The 2011 Downtown Lake Zurich Redevelopment Strategies Plan recommends water associated luxury rental development and destination dining for the Site. The Village is willing to consider other appropriate land uses that would generate the highest revenue and economic impact for the Village.

Tax Increment Finance (TIF) District: The Site is located within the Village of Lake Zurich TIF District. The district was established on March 18, 2002 and will remain in effect for 23 years.

Current Zoning: Exhibit C depicts the underlying zoning classifications for the Site. The Village has removed the mandatory Form-Based Regulations (FBR) Overlay District and replaced it with the original Downtown (DR) Overlay District to provide flexibility to developers. However,

developers have the option to develop under the standards of the FBR as a Planned Unit Development (PUD), if they so choose. In addition, the Village added financial services to the list of permitted uses in Downtown Lake Zurich. If the selected use is not permitted within the existing zoning districts, the Village will initiate necessary text amendments for the development.

The Village anticipates the Site being developed under the (PUD) process and will consider appropriate zoning variations to address development needs should the project conform to the Village's overall redevelopment goals.

The Village's existing plans, zoning, and PUD standards can be found on-line at <http://www.volz.org/index.aspx?nid=60>.

Site Accessibility: West Main Street, a two lane arterial roadway abutting Site A is under the jurisdiction of the Village. The developer shall be responsible for coordinating with the Village Engineering Staff to identify and design appropriate vehicular accessibility for the Site.

The Parcel Map is depicted in Exhibits D.

Table: Development Sites Information

Development Site	A
Property Index Numbers	14-20-105-001 14-20-105-002 14-20-105-017 14-20-105-004 14-20-105-005
Total Land Area (approximate acres)	1.63 acres
Current Land Use and Conditions	Currently vacant; all pre-existing commercial & residential structures have been demolished
Current Zoning	Downtown Overlay District with B-2 & R-5 base zoning
Surrounding Land Uses	Business use to the north; surrounded by residential to the east & south
Floodplain	Not located within a floodway

7. Proprietary Information

Any restrictions on the use of information contained within a submission of qualifications and statement of interest shall be clearly stated as such within the cover letter and submission. The

Village will only be able to comply with a request for confidentiality to the extent allowed by law.

8. Pre-Submission Meeting

The Village will conduct a meeting to answer developer questions in advance of the deadline for submission of qualifications. Although attendance is not mandatory, the Village intends to offer insights into the past, present, and future development of downtown, so as to better inform and attract developer interest consistent with Village interests. The date for the meeting is indicated in the cover letter to this RFQ. As a result of questions raised in the pre-submission meeting, the Village may issue clarifications or addenda to the submission requirements.

9. Improper Practices

No contact or inquiry, (written, verbal or electronic) directly or through other parties, shall be made between the developer and members of the Village Staff, Village Board of Trustees or Its Developer Selection Committee. In order to assure that no developer or development team is given an unfair advantage or disadvantage through information or perspectives of these elected officials and selectors, all queries and information will be provided by the Village's retained consultants.

The Village will conduct a pre-submission information meeting, as noted in Section 8, to entertain developer questions directly, and those questions and answers will be shared with all developers who are invited or request this RFQ. No other direct contact with Village Staff or elected or appointed Village officials is permitted, and is cause for disqualification.

10. Cancellation

The Village reserves the right, at any time and in its sole and absolute discretion, to reject any or all submittals, or to withdraw the Request for Qualifications without notice. In no event shall the Village be liable to Respondents for any cost or damages incurred by Respondents, team members, consultants or other interested parties in connection with this Request for Qualifications process, including but not limited to, any and all costs of preparing the preliminary cost budget, architectural drawings and renderings or other submitted materials and participation in any conferences, oral presentations or negotiations.

11. Response Due Date

Responses to this Solicitation of Developer Interest shall be submitted by email no later than 12:00 AM, Monday, , 2013. Any submissions of qualifications received after this time will be considered non-responsive and may, at the discretion of the Village, not be considered.

12. Where to Submit Responses

Please submit responses to this Solicitation/Request to:

Lee M. Brown, FAICP
President, Teska Associates, Inc.

LBrown@TeskaAssociates.com

13. Where to Inquire

Questions concerning the Solicitation/Request or the site should be directed to:

Lee M. Brown, FAICP,
President, Teska Associates, Inc.
LBrown@TeskaAssociates.com
847.869.2015 x201

or

Bridget Lane, Principal
Business Districts, Inc.
BLane@Business-Districts.com
847.971.8635

14. Equal Opportunity Employer

The Village is an equal opportunity employer and complies with all applicable State and Federal laws and regulations applicable to a public entity employer.

15. Attachments and Additional Information

- Exhibit A: RFP Submission and Selection
- Exhibit B: Site Location and Context Map
- Exhibit C: Amended Downtown Redevelopment Overlay District Map
- Exhibit D: Parcel Map for Site A
- Exhibit E: Downtown TIF District Map
- Exhibit F: Downtown Traffic Count Map
- Exhibit G: Economic Disclosure Statement (EDS) Form

All documents related to this RFQ can be found at <http://www.volz.org/>.

EXHIBIT A

Request for Proposals [Shown Here for Clarity...not invited at this time]

Following the interviews, the Village Board will invite the most qualified development team(s) to submit a proposal consistent with the RFP terms and conditions outlined below. On the "Basis of Evaluation" outlined below, the Village Board will designate a "Developer of Record." The team designated "Developer of Record" will be given exclusive rights to negotiate with the Village, for a limited and timely period, for implementation of a mutually satisfactory redevelopment project and plan for Site A.

- RFP Submittal Requirements (limited to 30 pages) [not to be submitted until invited]
- The requirements, below, for responding to the RFP are listed here as a convenience to the developers, but are not intended to invite proposals at this time. Only a limited number of the most highly qualified developers will be asked to respond to the following:
 - The content of each invited proposal must address three major requirements:
 - Proposed price to acquire the site from the Village
 - The proposed type, number and market-price points of the product
 - The design concept
 - The proposed role of the Village of Lake Zurich

Each of these requirements is explained below. Proposals must be submitted within 30 days of notice from the Village Board.

The proposer will include an anticipated price for the property to be paid to the Village for the right to acquire the property, subject to appropriate terms and conditions. While the Village prefers an upfront cash transaction for the purchase of the property, other alternatives will be considered, including opportunities for public-private partnerships.

Proposed type, number and market-price points of the product---The Village will want to clearly understand the type of product anticipated, the price points for the product and the anticipated customers for the product. Understanding this objective will clearly assist the Village in evaluating the overall impact of the proposed project on the vision for the neighborhood.

The design concept---The proposal must ensure that the development will be designed and implemented with a character and scale compatible with the neighborhood. Broad design guidelines for the site are available from the Village as part of the "additional information" package. The design professionals to be utilized, if not part of the development team, must be identified along with evidence of their experience and skills.

No elaborate design presentations are expected at this stage. The proposed design should be presented in a selected number of concept sketches with accompanying narrative. Items to be addressed include, but should not be limited to: building mass and height relationships both within the development and in contrast to existing surrounding uses; functional flow of pedestrian and vehicular traffic; parking and loading facility plans; overall architectural style or flavor; and landscape/streetscape plans.

The proposed role of the Village of Lake Zurich---The Village of Lake Zurich has already invested significantly in the land acquisition. Other investments are anticipated in the future for the public areas surrounding the site. Other roles for the Village will be considered. Any request for Village involvement (financial and otherwise) shall clearly outline how that involvement will fit into the working of the total development package. Sufficient supporting information shall be supplied so that it can be determined that requested incentives, if any, are necessary for the proposed development to be accomplished at competitive fair market costs and adequate returns to the developer.

RFP Basis for Evaluation

The proposals invited by the Village of a very limited number of qualified developers will be evaluated on the basis of the following criteria:

Compatibility with the Master Plan---The concepts outlined in the Master Plan represent the vision which the Village hopes to achieve as the market allows over time.

Return on the Village's investment---While the Village recognizes its role in "priming the pump" for economic and neighborhood development, the ability to receive an acceptable return on its investment in both the short term and over the life of the TIF will be a key consideration in the evaluation.

Adequacy of financial package---The information supplied on the proposed method(s) of financing must be complete and in sufficient detail to enable the Village to evaluate feasibility. To the extent that financial involvement is requested of the Village, the involvement must clearly indicate the Village's role relative to market price points, construction costs and the developers return on investment. Those plans which leverage the Village's overall investment into the highest neighborhood impact in concert with the greatest return on the Village's investment will receive the highest priority.

Compatible design plan---The design concept shall be imaginative, reflecting a quality of materials, linkage to the activities and important elements of the surrounding area, and the site's importance to the connectivity between downtown and the _____. There are no constraints in architectural style.

Best overall solution---A combination of neighborhood enhancement; a return on the Village's TIF investment; an interest and ability to form a successful partnership with the Village; the long term viability of the project; site design and overall project appearance; and the track record and current resources and financial capability of the development team

Submission Requirements

Proprietary Information

Any restrictions on the use of information contained within a proposal shall be clearly stated as such within the proposal. The Village will only be able to comply with a request for confidentiality to the extent allowed by law.

Improper Practices

No contact or inquiry, (written, verbal or electronic) directly or through other parties, shall be made between the developer and members of the Village Staff, Village Board of Trustees or Its Developer Selection Committee. In order to assure that no developer or development team is given an unfair advantage or disadvantage through information or perspectives of these elected

officials and selectors, all queries and information will be provided by the Village's retained consultants. The Village will conduct an information meeting to entertain developer questions directly, and those questions and answers will be shared with all developers who are invited or request this RFQ.

Cancellation

The Village reserves the right, at any time and in its sole and absolute discretion, to reject any or all submittals, or to withdraw the Request for Proposal without notice. In no event shall the Village be liable to Respondents for any cost or damages incurred by Respondents, team members, consultants or other interested parties in connection with this Request for Qualifications and Proposal process, including but not limited to, any and all costs of preparing the preliminary cost budget, architectural drawings and renderings or other submitted materials and participation in any conferences, oral presentations or negotiations.

Developer of Record

The development team selected as "Developer of Record" must be prepared to promptly enter into negotiations for a development agreement with the Village. The agreement will specify each party's specific roles and obligations in the implementation of the redevelopment project.

Response Due Date

Responses to this Solicitation of Developer Interest shall be submitted by email no later than 12:00 AM, Monday, , 2013. Any submissions of qualifications received after this time will be considered non-responsive and may, at the discretion of the Village, not be considered.

Where to Submit Responses

Please submit responses to this Solicitation/Request to:

Lee M. Brown, FAICP
President, Teska Associates, Inc.
LBrown@TeskaAssociates.com

Where to Inquire

Questions concerning the Solicitation/Request or the site should be directed to:

Lee M. Brown, FAICP,
President, Teska Associates, Inc.
LBrown@TeskaAssociates.com
847.869.2015 x201

or

Bridget Lane, Principal
Business Districts, Inc.
blane@business-districts.com
847.971.8635

Exhibit B

Site Location & Context Map

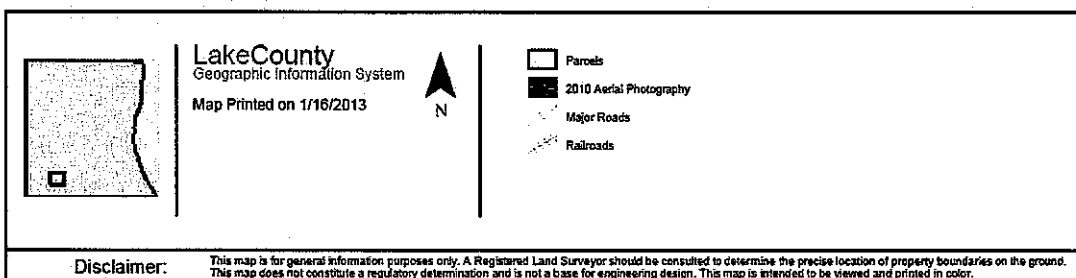


Exhibit C

Amended Downtown Redevelopment Overlay District

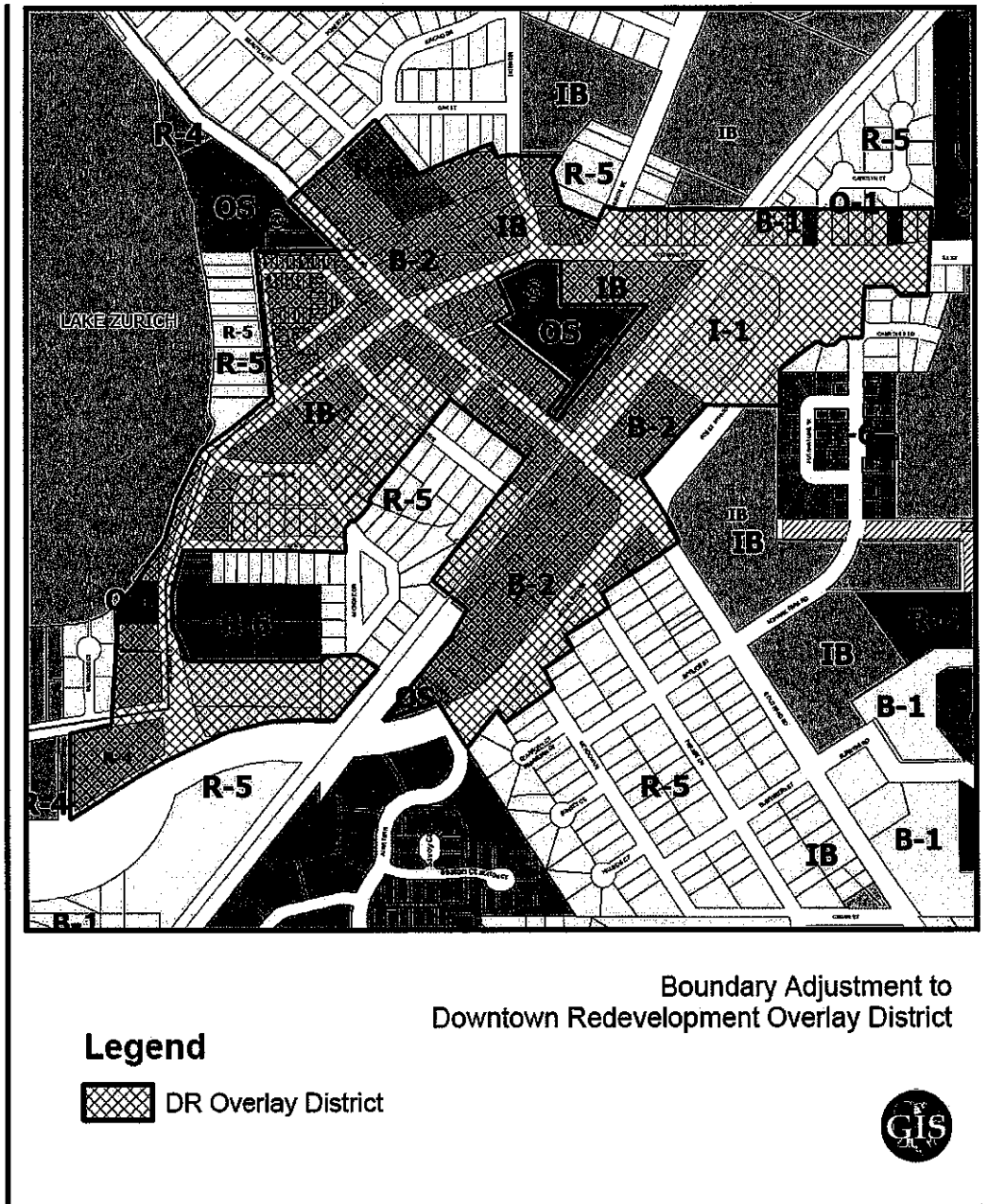


Exhibit D

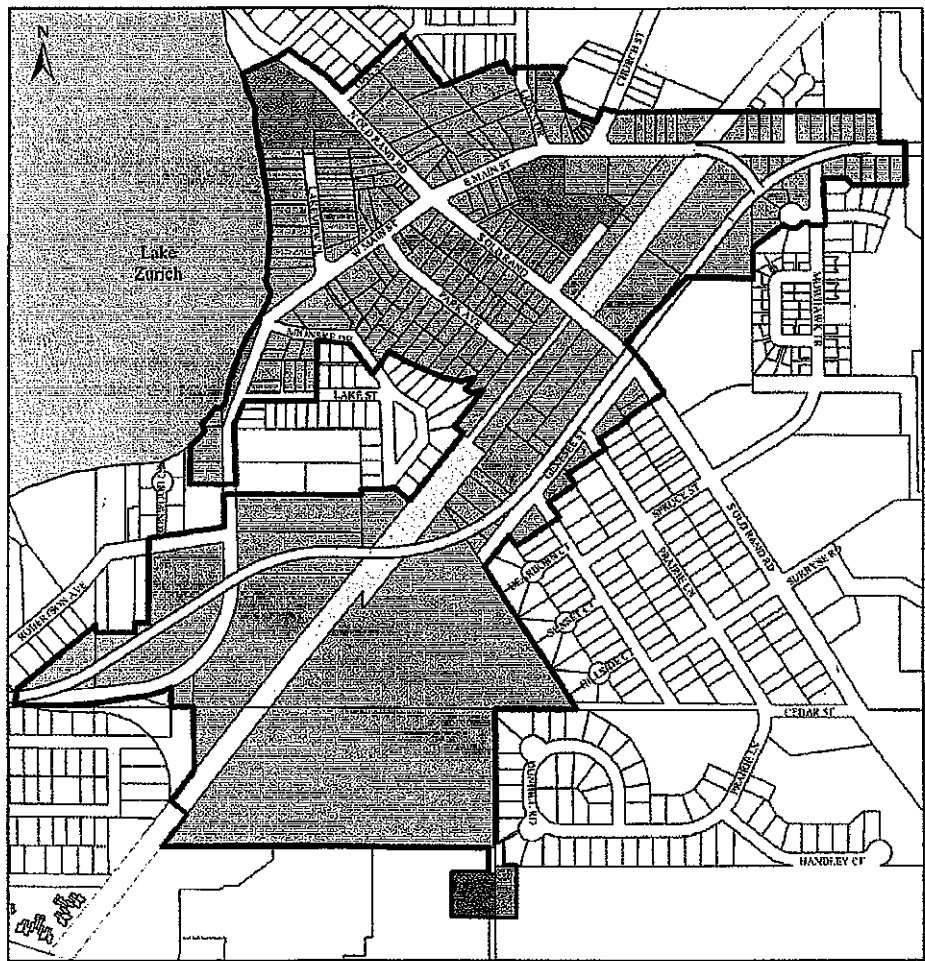
Parcel Map for Site A



EXHIBIT E:

Downtown TIF District Map

MAP 5



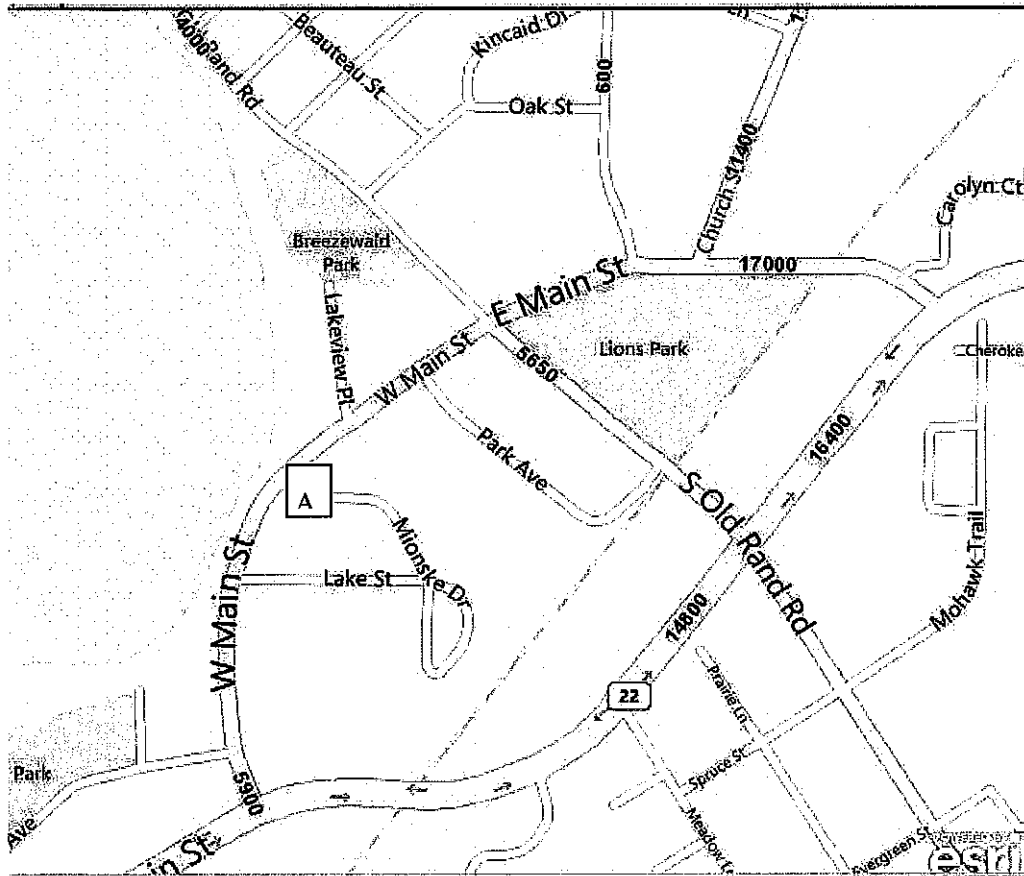
-  Industrial
-  Mixed-Use
-  Parks/Open Space
-  RPA Boundary
-  Proposed Rt 22 Bypass

LAKE ZURICH DOWNTOWN RPA
Future Predominant Land Use

F. S. B. Friedman & Company
Real Estate, Investors and Development Consultants

EXHIBIT F:

Downtown Traffic Count with Site Locations



Illinois Department of Transportation 1/16/13

70 E. Main Street
Lake Zurich, IL 60047



AGENDA ITEM

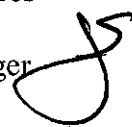
80

Phone: (847)438-5141
Fax: (847) 540-1768
Web: www.volz.org

MEMORANDUM

Date: March 27, 2012

To: Mayor and Village Board of Trustees

From: Jason T. Slowinski, Village Manager 

Subject: Presentation by Developer John Bruegelmans Regarding Downtown Development

Issue: At the March 18th Village Board meeting, Developer John Bruegelmans approached the Village Board and asked for the opportunity to present a project for downtown development to the Village Board. The Village Board reached consensus to place this item on the agenda for the April 1st Village Board meeting.

Analysis: Based on previous Village Board direction, staff has been drafting a Request for Qualifications (RFQ) seeking qualified developers for Block A. Mr. Bruegelmans has requested an opportunity to present a proposed project to the Village Board prior to the RFQ being issued. The Village Board agreed to hear a presentation from Mr. Bruegelmans and asked that the item be placed on the April 1st agenda.

Mr. Bruegelmans has not submitted an advance copy of his presentation for review by the Village Board.

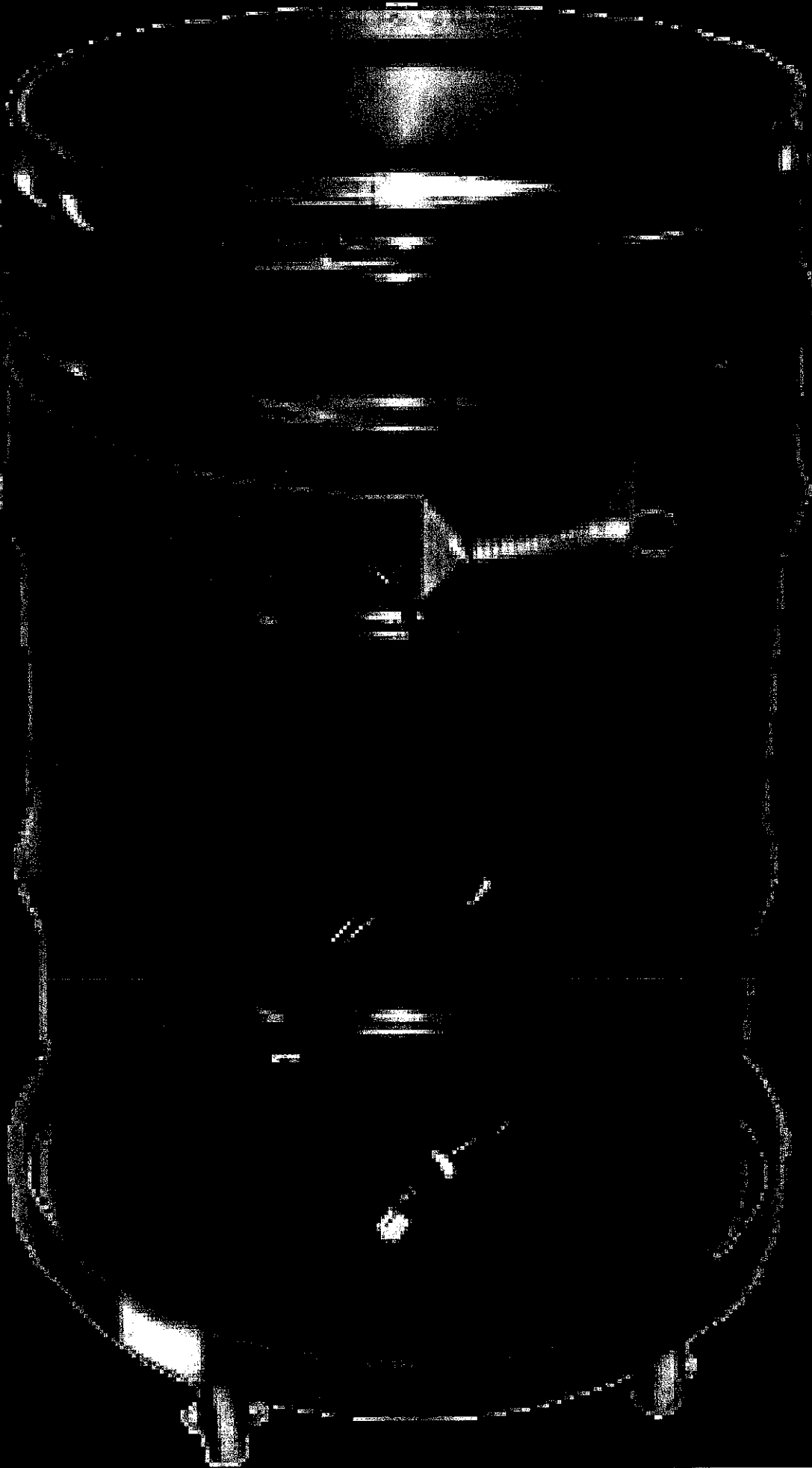
Recommendation: This item is a presentation. No staff recommendation is presented at this time.



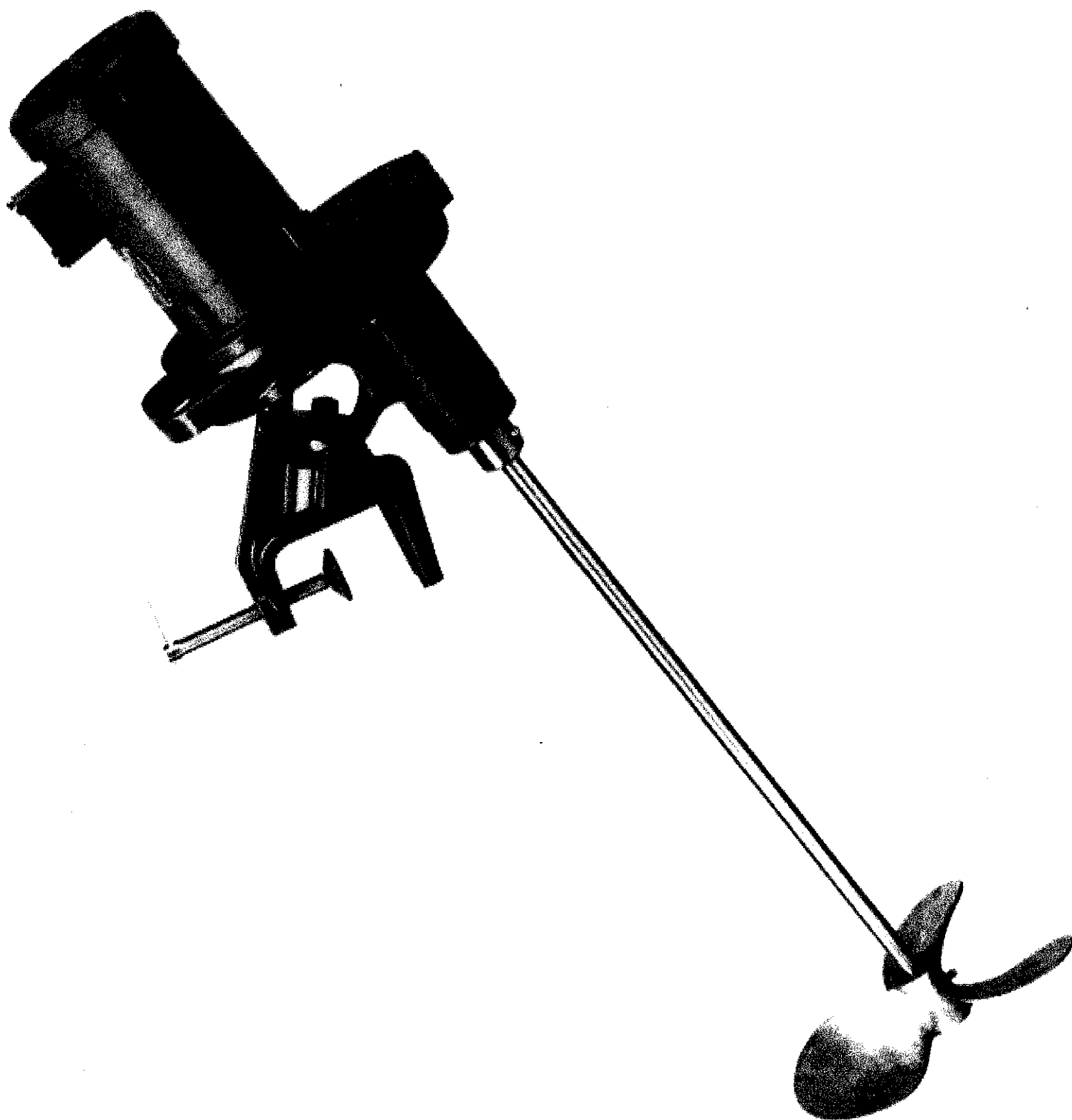
②

100 GA
MASH
TUN

DRUM HEATER (3)

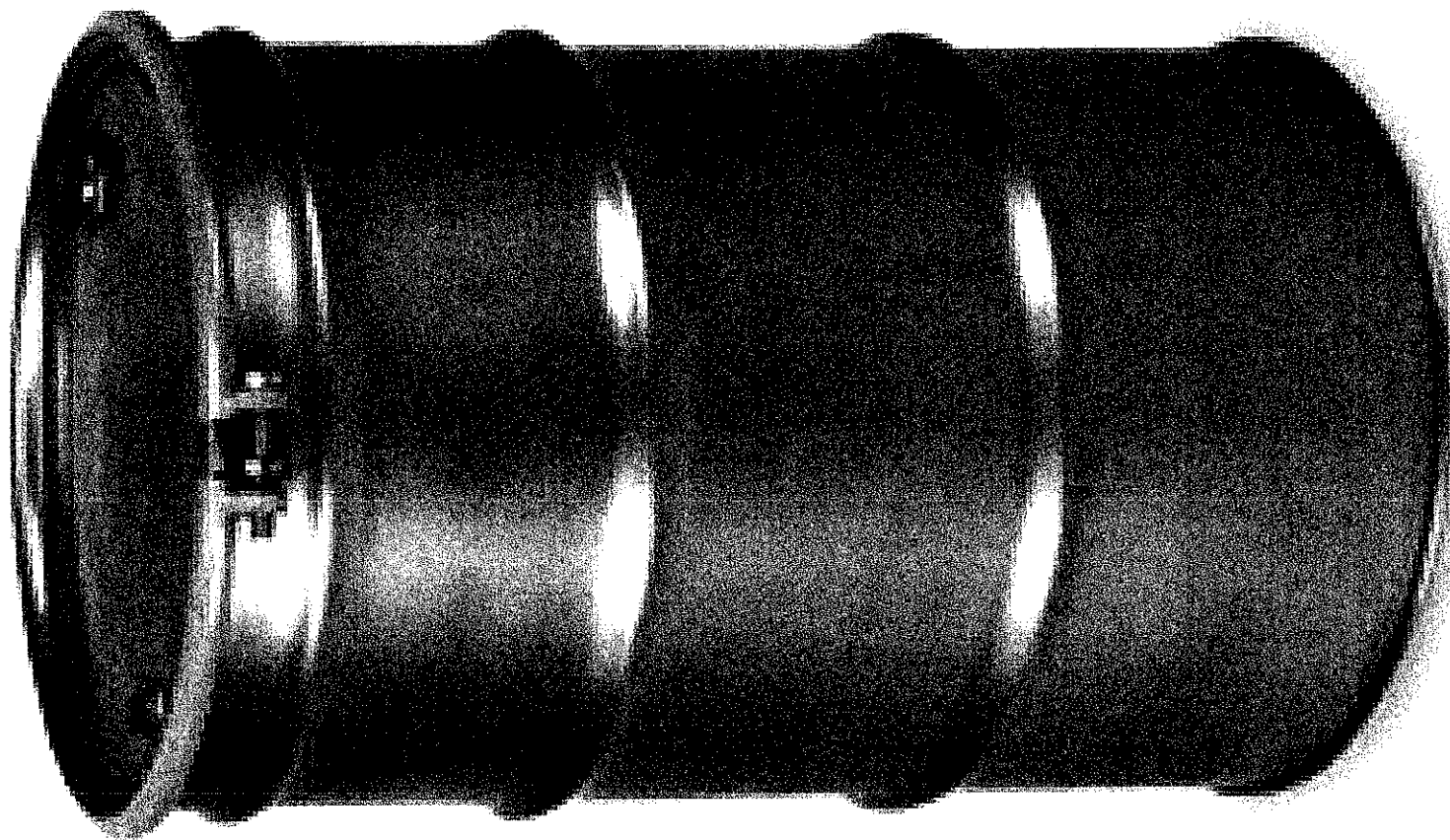


④



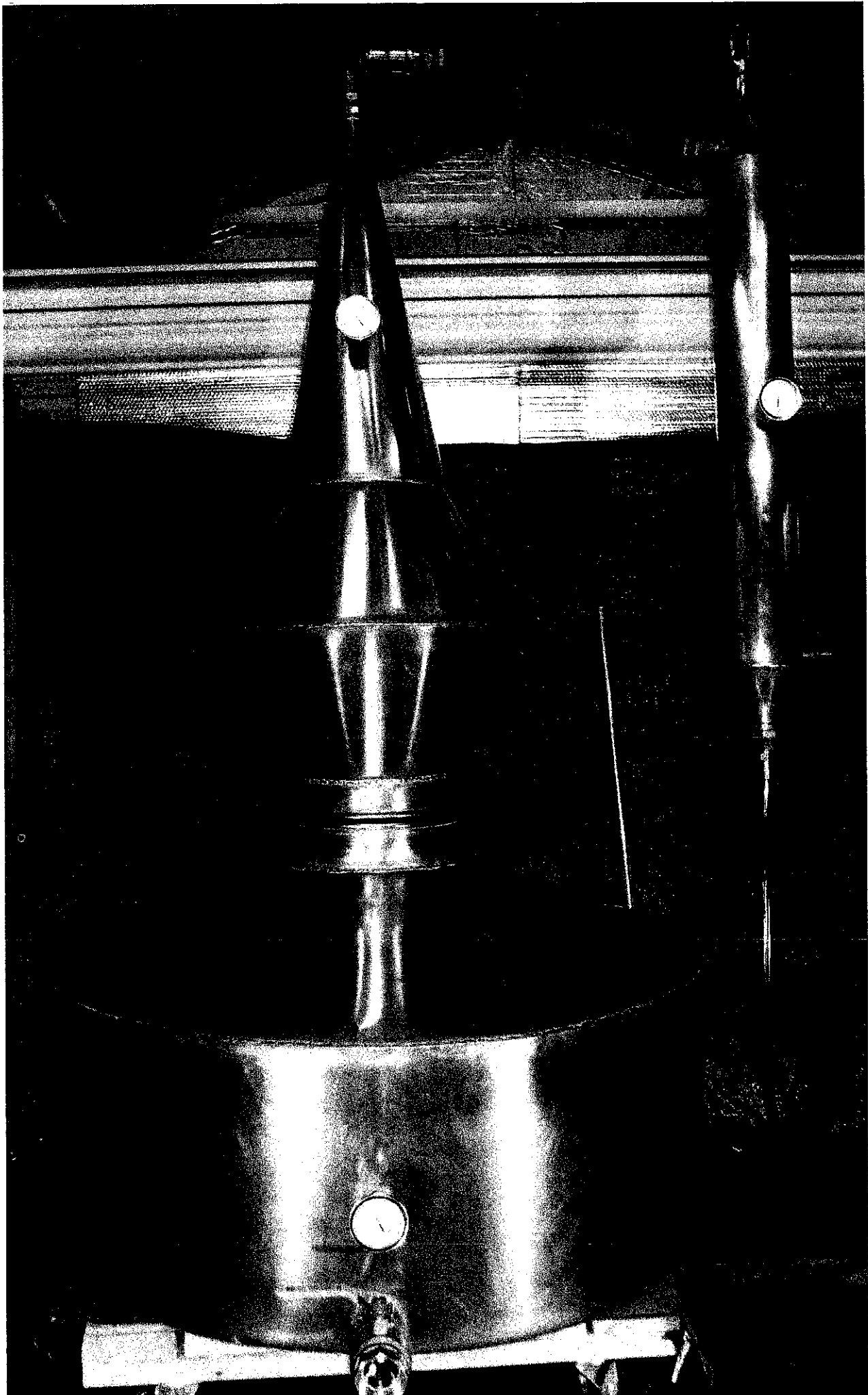
MASH TUN
AGITATOR

5



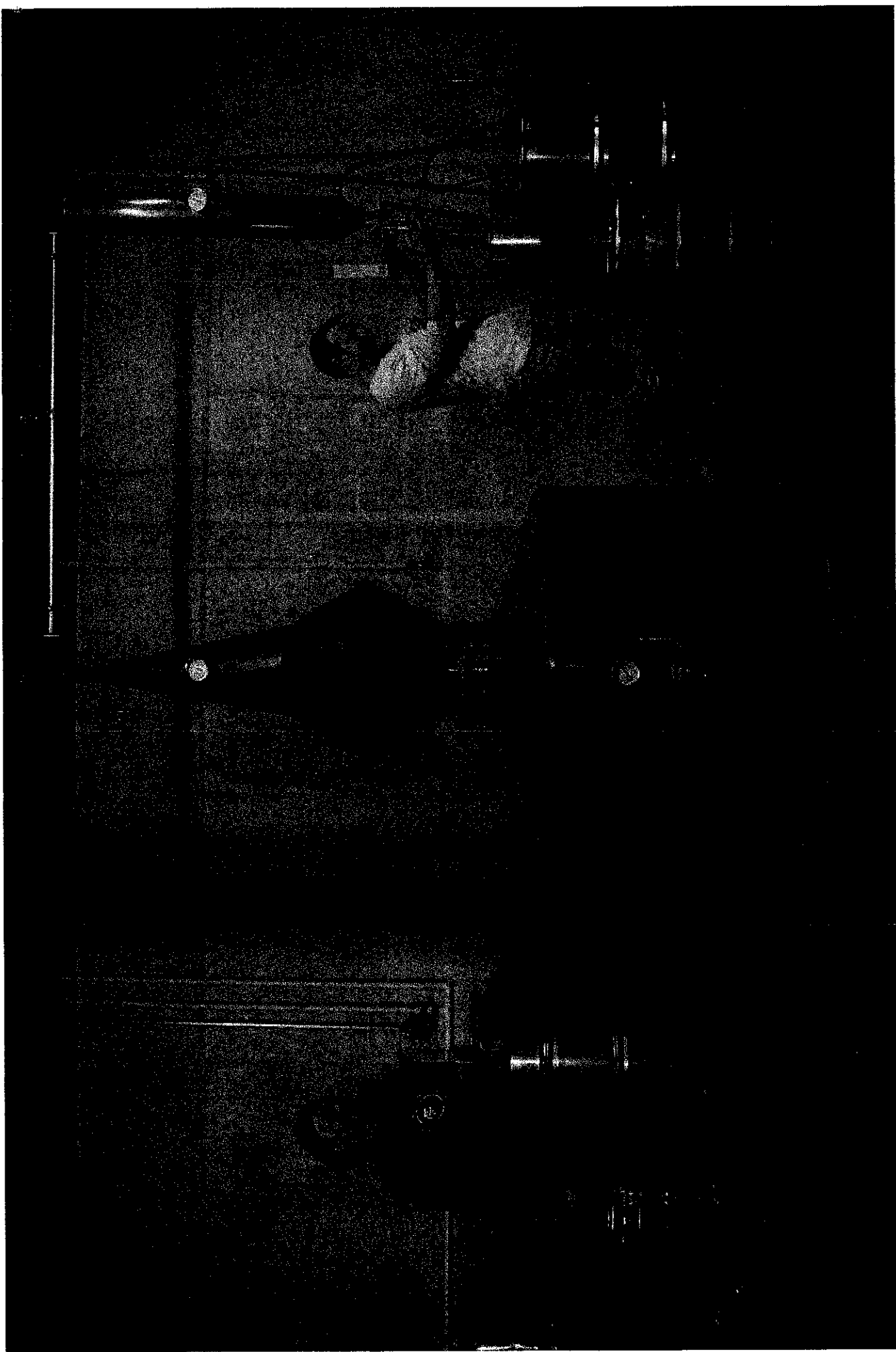
55 Gallon
STAINLESS STEEL
DRUM

6



1406A
POT
Still

140 GAL POT STILL IN (7)



Pot Still
Burner

(00)

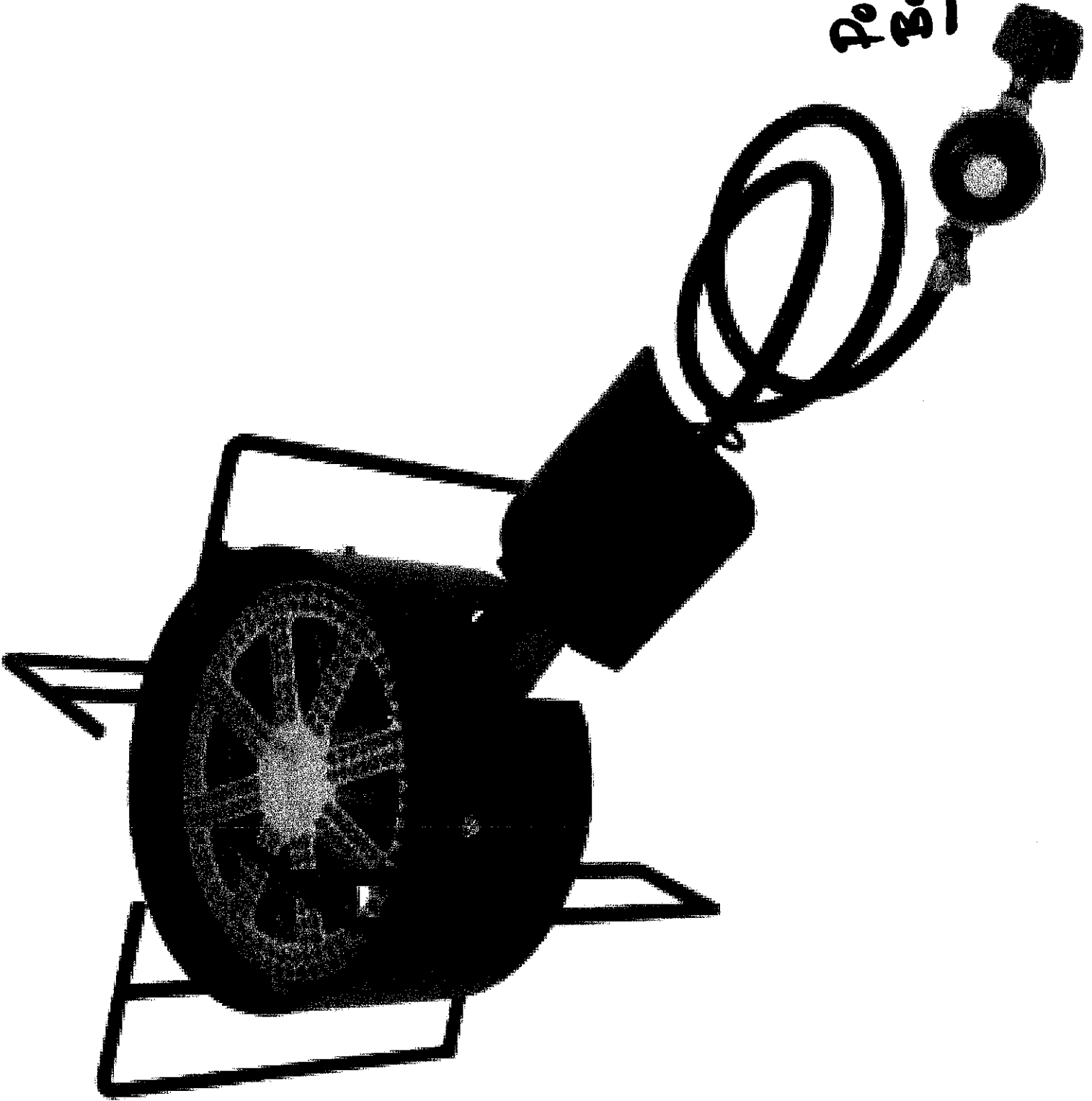
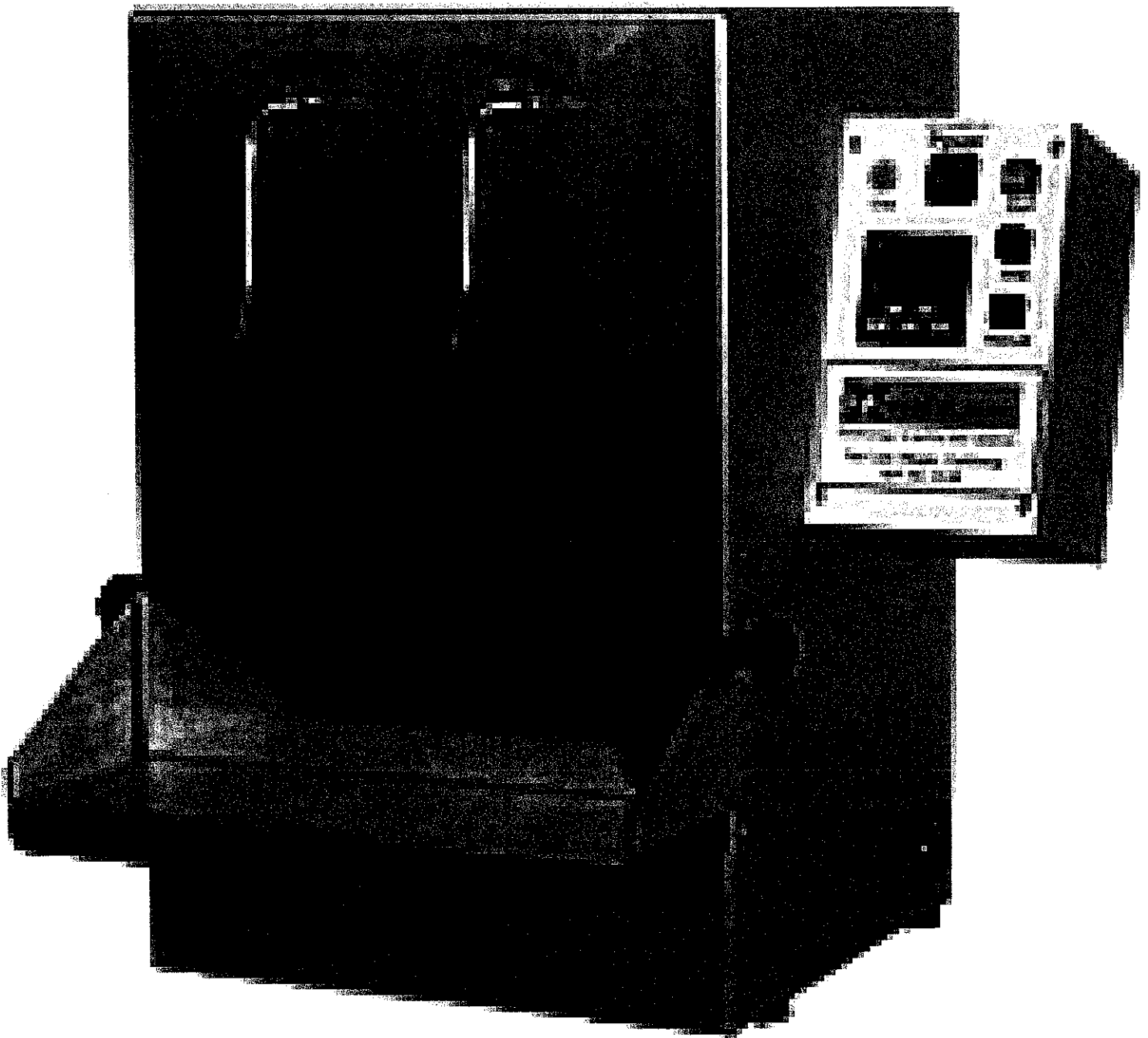
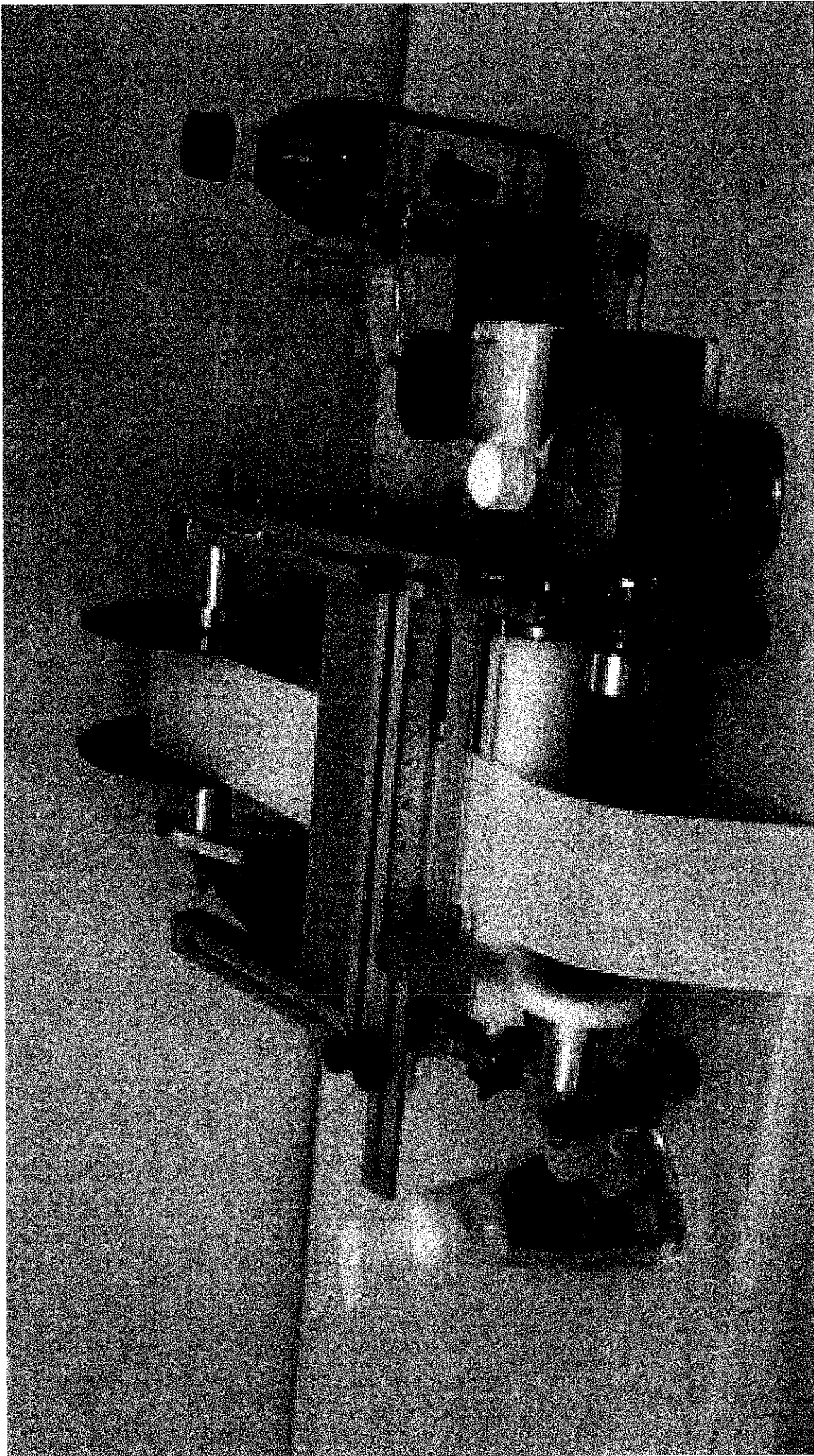




PLATE FILTER



BOTTLE FILLER

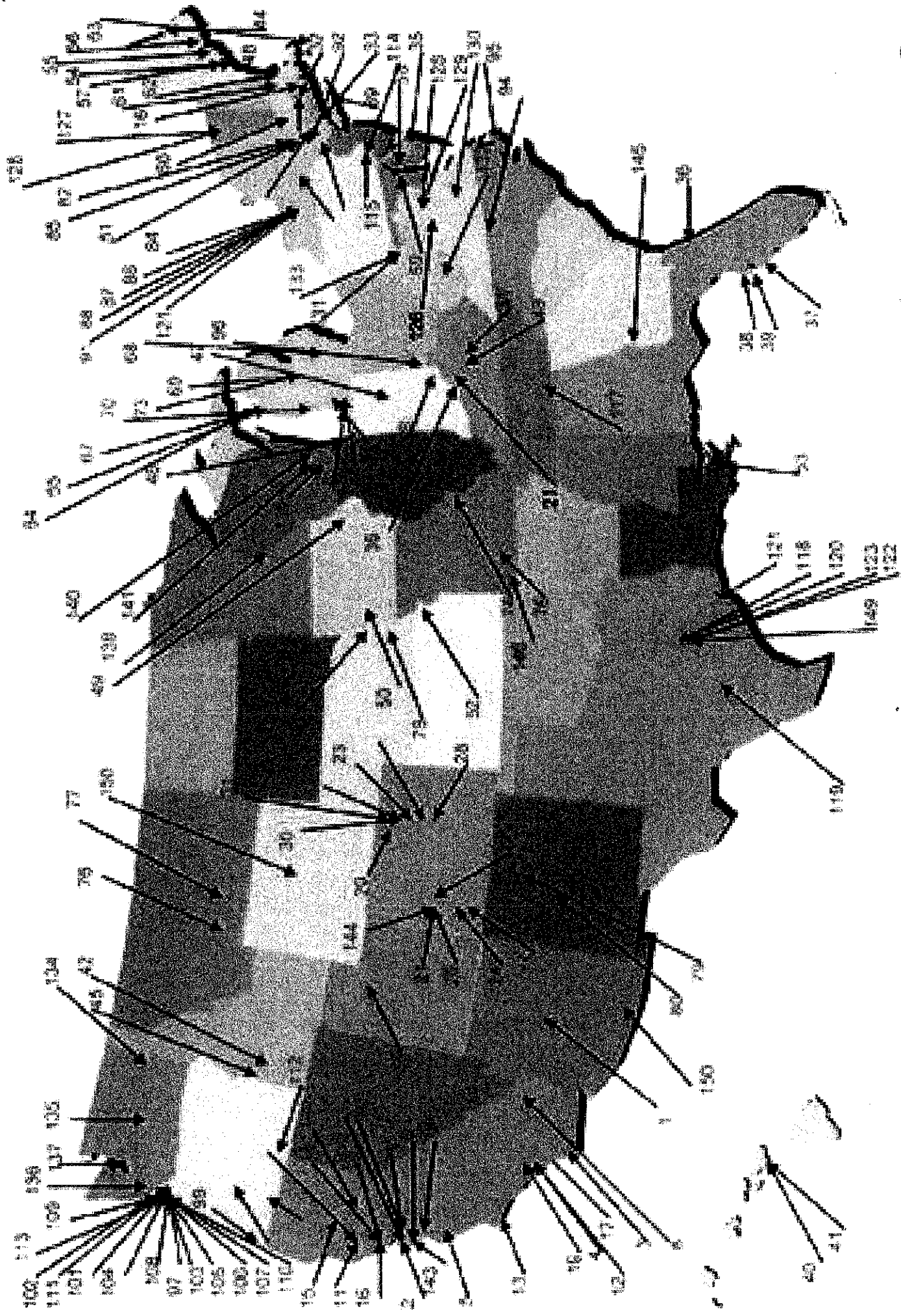


BOTTLE LABELER



PROPOSED FRONT ENTRANCE

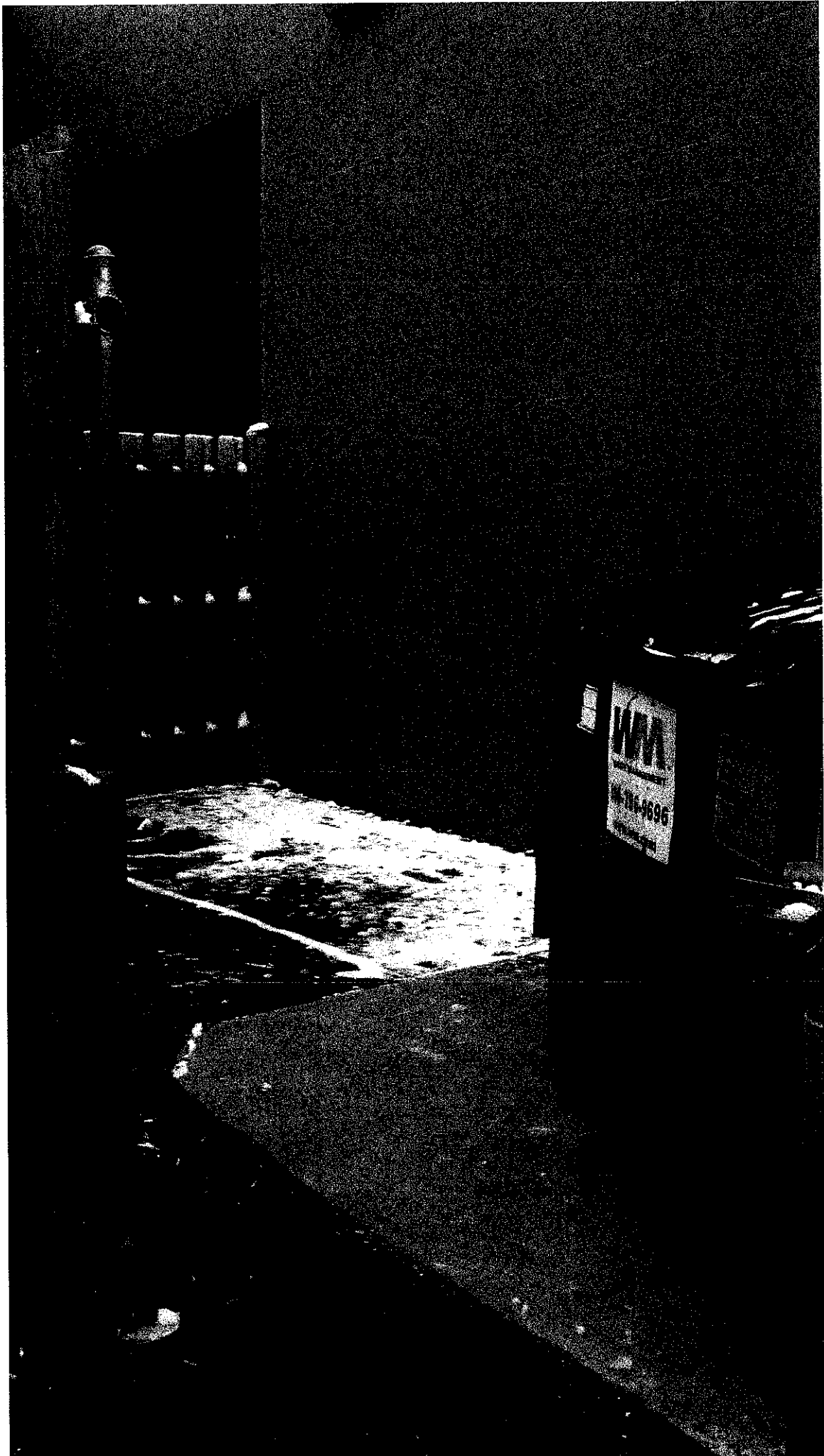
①



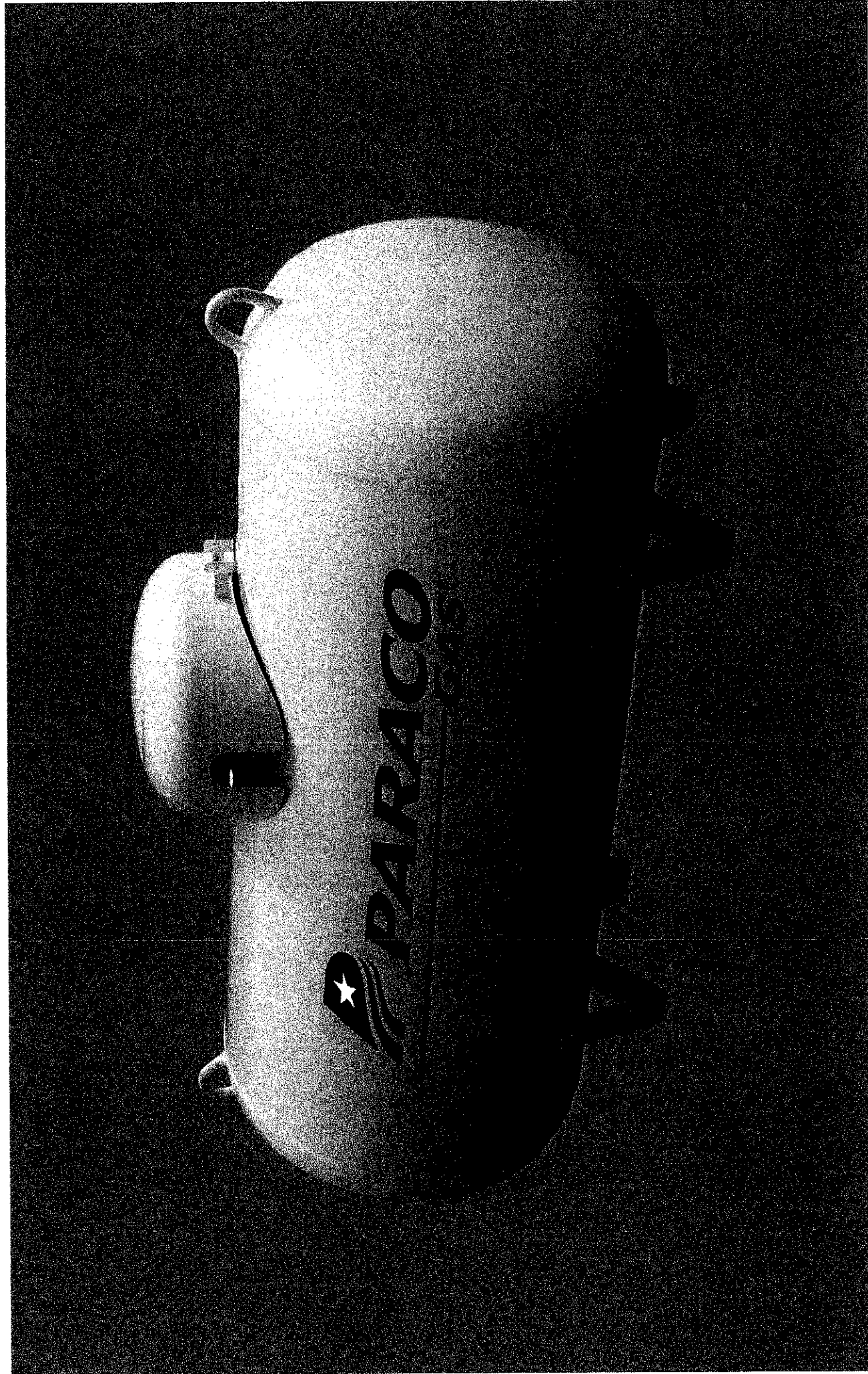
Craft Distilleries of the United States
(click on the image for interactive map)

Exterior Area for
Propane Tank ⑨

10



INSIDE
AREA
FOR
PROPANE
TANK



Propane Tank



53 Gallon Stacked Oak Barrels



**Illinois Liquor Control
Commission**



**Pat Quinn
Governor**

**100 W. RANDOLPH ST, SUITE 7-801
CHICAGO, ILLINOIS 60601
PH: 312-814-2206 FAX: 312-814-2241
TDD: 312-814-1844**

**101 W. JEFFERSON ST, SUITE 3-525
SPRINGFIELD, ILLINOIS 62702
PH: 217-782-2136 FAX: 217-524-1911
WEB SITE: www.state.il.us/LCC**

APPLICATION FOR STATE OF ILLINOIS MANUFACTURER'S LIQUOR LICENSE

DEFINITIONS: A manufacturer is every brewer, fermenter, distiller, rectifier, wine maker, blender, processor, bottler or person who fills or refills an original package, whether for himself or for another, and others engaged in brewing, fermenting, distilling, rectifying or bottling alcoholic liquors as above defined. To manufacture means to distill, rectify, ferment, brew, make, mix, concoct, process, blend, bottle or fill an original package with an alcoholic liquor, whether for oneself or for another, and includes blending but does not include the mixing or other preparation of drinks for serving by those persons authorized and permitted in this Act to serve drinks for consumption on the premises where sold. All containers or packages of blended alcoholic liquors shall have affixed thereto a label setting forth and stating clearly the names of all ingredients which the blended alcoholic liquors offered for sale shall contain.

☐ **CLASS 1: DISTILLER**

FEE: \$3,600.00

A Distiller is a person who distills, ferments, brews, makes, mixes, concocts, processes, blends, bottles or fills an original package with any alcoholic liquor. A distiller may make sales and deliveries of alcoholic liquor to distillers, rectifiers, importing distributors, distributors, and non-beverage users and to no other licensees. This includes a manufacturer of wine, but does not include a manufacturer of beer or bottler of wine. **SUPPORTING DOCUMENTS REQUIRED:**

- ENCLOSED REGISTRATION STATEMENT;
- COPY OF FEDERAL LABEL APPROVAL(S). VISIT WWW.TTB.GOV TO DOWNLOAD THE F 5100.31 APPLICATION FORM;
- TAX BOND ACQUIRED BY ONE OF THE FOLLOWING ENCLOSED FORMS:
a) RL-1 TAX STATEMENT OF LIABILITY; b) REG-4-A (LIQUOR GALLONAGE TAX BOND) CERTIFICATE OF DEPOSIT; or c) REG-4-D LETTER OF CREDIT BOND.

IF APPLICABLE, ENCLOSED STATEMENT OF REPRESENTATION—
REGISTRATION OF MANUFACTURER'S AGENT (IL 567-0054).

IF APPLICABLE, ENCLOSED APPLICATION FOR REGISTRATION—
MANUFACTURER'S REGISTERED AGENT (IL 567-0053).

SEE SECTION 8 FOR DEFINITION

☐ **CLASS 2: RECTIFIER**

FEE: \$3,600.00

A Rectifier is any person who rectifies, ferments, brews, makes, mixes, concocts, processes, blends, bottles or fills an original package with any alcoholic liquor, other than by original or continuous distillation. **SUPPORTING DOCUMENTS REQUIRED:**

- ENCLOSED REGISTRATION STATEMENT;
- COPY OF FEDERAL LABEL APPROVAL(S). VISIT WWW.TTB.GOV TO DOWNLOAD THE F 5100.31 APPLICATION FORM;
- TAX BOND ACQUIRED BY ONE OF THE FOLLOWING ENCLOSED FORMS:
a) RL-1 TAX STATEMENT OF LIABILITY; b) REG-4-A (LIQUOR GALLONAGE TAX BOND) CERTIFICATE OF DEPOSIT; or c) REG-4-D LETTER OF CREDIT BOND.

IF APPLICABLE, ENCLOSED STATEMENT OF REPRESENTATION—
REGISTRATION OF MANUFACTURER'S AGENT (IL 567-0054).

IF APPLICABLE, ENCLOSED APPLICATION FOR REGISTRATION—
MANUFACTURER'S REGISTERED AGENT (IL 567-0053).

SEE SECTION 8 FOR DEFINITION

☐ **CLASS 3: BREWER**

FEE: \$900.00

A Brewer is any person who is engaged in the manufacture of beer. A brewer may make sales and deliveries of beer to importing distributors and distributors, in accordance with the provisions of the Illinois Liquor Control Act. **SUPPORTING DOCUMENTS REQUIRED:**

- ENCLOSED REGISTRATION STATEMENT;
- COPY OF FEDERAL LABEL APPROVAL(S). VISIT WWW.TTB.GOV TO DOWNLOAD THE F 5100.31 APPLICATION FORM;
- TAX BOND ACQUIRED BY ONE OF THE FOLLOWING ENCLOSED FORMS:
a) RL-1 TAX STATEMENT OF LIABILITY; b) REG-4-A (LIQUOR GALLONAGE TAX BOND) CERTIFICATE OF DEPOSIT; or c) REG-4-D LETTER OF CREDIT BOND.

IF APPLICABLE, ENCLOSED STATEMENT OF REPRESENTATION—
REGISTRATION OF MANUFACTURER'S AGENT (IL 567-0054).

IF APPLICABLE, ENCLOSED APPLICATION FOR REGISTRATION—
MANUFACTURER'S REGISTERED AGENT (IL 567-0053).

SEE SECTION 8 FOR DEFINITION

☐ **CLASS 4: FIRST-CLASS WINE MANUFACTURER**

FEE: \$600.00

A wine-manufacturer means a person who is engaged in the manufacture of wine. A first-class wine-manufacturer may make sales and deliveries of up to 50,000 gallons of wine to manufacturers, importing distributors and distributors, and to no other licensees. **REQUIRED DOCUMENTS:**

- ENCLOSED REGISTRATION STATEMENT;
- COPY OF FEDERAL LABEL APPROVAL(S). VISIT WWW.TTB.GOV TO DOWNLOAD THE F 5100.31 APPLICATION FORM;
- TAX BOND ACQUIRED BY ONE OF THE FOLLOWING ENCLOSED FORMS:
a) RL-1 TAX STATEMENT OF LIABILITY; b) REG-4-A (LIQUOR GALLONAGE TAX BOND) CERTIFICATE OF DEPOSIT; or c) REG-4-D LETTER OF CREDIT BOND.

IF APPLICABLE, ENCLOSED STATEMENT OF REPRESENTATION—
REGISTRATION OF MANUFACTURER'S AGENT (IL 567-0054).

IF APPLICABLE, ENCLOSED APPLICATION FOR REGISTRATION—
MANUFACTURER'S REGISTERED AGENT (IL 567-0053).

SEE SECTION 8 FOR DEFINITION

☐ **CLASS 5: SECOND-CLASS WINE MANUFACTURER**

FEE: \$1,200.00

A wine-manufacturer means a person who is engaged in the manufacture of wine. A second-class wine-manufacturer may make sales and deliveries of more than 50,000 gallons of wine to manufacturers, importing distributors and distributors and to no other licensees.

SUPPORTING DOCUMENTS REQUIRED:

- ENCLOSED REGISTRATION STATEMENT;
- COPY OF FEDERAL LABEL APPROVAL(S). VISIT WWW.TTB.GOV TO DOWNLOAD THE F 5100.31 APPLICATION FORM;
- TAX BOND ACQUIRED BY ONE OF THE FOLLOWING ENCLOSED FORMS:
 - a) RL-1 TAX STATEMENT OF LIABILITY; b) REG-4-A (LIQUOR GALLONAGE TAX BOND) CERTIFICATE OF DEPOSIT; or c) REG-4-D LETTER OF CREDIT BOND.

IF APPLICABLE, ENCLOSED STATEMENT OF REPRESENTATION—REGISTRATION OF MANUFACTURER'S AGENT (IL 567-0054).

IF APPLICABLE, ENCLOSED APPLICATION FOR REGISTRATION—MANUFACTURER'S REGISTERED AGENT (IL 567-0053).

SEE SECTION 8 FOR DEFINITION

☐ **CLASS 6: FIRST-CLASS WINE MAKER**

FEE: \$600.00

A first-class wine-maker's license shall allow the manufacturer of up to 50,000 gallons of wine per year, and the storage and sale of such wine to distributors and retailers in the state and to persons without the State, as may be permitted by law. **SUPPORTING DOCUMENTS REQUIRED:**

- ENCLOSED REGISTRATION STATEMENT;
- COPY OF FEDERAL LABEL APPROVAL(S). VISIT WWW.TTB.GOV TO DOWNLOAD THE F 5100.31 APPLICATION FORM;
- TAX BOND ACQUIRED BY ONE OF THE FOLLOWING ENCLOSED FORMS:
 - a) RL-1 TAX STATEMENT OF LIABILITY; b) REG-4-A (LIQUOR GALLONAGE TAX BOND) CERTIFICATE OF DEPOSIT; or c) REG-4-D LETTER OF CREDIT BOND.

IF APPLICABLE, ENCLOSED STATEMENT OF REPRESENTATION—REGISTRATION OF MANUFACTURER'S AGENT (IL 567-0054).

IF APPLICABLE, ENCLOSED APPLICATION FOR REGISTRATION—MANUFACTURER'S REGISTERED AGENT (IL 567-0053).

SEE SECTION 8 FOR DEFINITION

☐ **CLASS 7: SECOND CLASS WINE MAKER**

FEE: \$1,200.00

A wine-maker is a person engaged in the making of between 50,000 and 100,000 gallons of wine annually. A second-class wine-maker's license shall allow the manufacture of between 50,000 and 100,000 gallons of wine per year, and the storage and sale of such wine to distributors in this State and to persons without the State, as may be permitted by law. A second class wine-maker's license shall allow the sale of no more than 10,000 gallons of the licensee's wine directly to retailers. **SUPPORTING DOCUMENTS REQUIRED:**

- ENCLOSED REGISTRATION STATEMENT;
- COPY OF FEDERAL LABEL APPROVAL(S). VISIT WWW.TTB.GOV TO DOWNLOAD THE F 5100.31 APPLICATION FORM;
- TAX BOND ACQUIRED BY ONE OF THE FOLLOWING ENCLOSED FORMS:
 - a) RL-1 TAX STATEMENT OF LIABILITY; b) REG-4-A (LIQUOR GALLONAGE TAX BOND) CERTIFICATE OF DEPOSIT; or c) REG-4-D LETTER OF CREDIT BOND.

IF APPLICABLE, ENCLOSED STATEMENT OF REPRESENTATION—REGISTRATION OF MANUFACTURER'S AGENT (IL 567-0054).

IF APPLICABLE, ENCLOSED APPLICATION FOR REGISTRATION—MANUFACTURER'S REGISTERED AGENT (IL 567-0053).

SEE SECTION 8 FOR DEFINITION

☐ **CLASS 8: LIMITED WINE MANUFACTURER**

FEE: \$120.00

A limited wine-manufacturer may make sales and deliveries not to exceed 40,000 gallons of wine per year to distributors and to non-licensees in accordance with the provisions of the Illinois Liquor Control Act. A limited wine manufacturer uses only grapes, berries, other fruits, fruit products, honey and vegetables produced or grown in Illinois, except as defined in the Illinois Liquor Control Act, Section 5/1-3.31. **SUPPORTING DOCUMENTS REQUIRED:**

- ENCLOSED REGISTRATION STATEMENT;
- COPY OF FEDERAL LABEL APPROVAL(S). VISIT WWW.TTB.GOV TO DOWNLOAD THE F 5100.31 APPLICATION FORM;
- TAX BOND ACQUIRED BY ONE OF THE FOLLOWING ENCLOSED FORMS:
 - a) RL-1 TAX STATEMENT OF LIABILITY; b) REG-4-A (LIQUOR GALLONAGE TAX BOND) CERTIFICATE OF DEPOSIT; or c) REG-4-D LETTER OF CREDIT BOND.

IF APPLICABLE, ENCLOSED STATEMENT OF REPRESENTATION—REGISTRATION OF MANUFACTURER'S AGENT (IL 567-0054).

IF APPLICABLE, ENCLOSED APPLICATION FOR REGISTRATION—MANUFACTURER'S REGISTERED AGENT (IL 567-0053).

SEE SECTION 8 FOR DEFINITION

☐ **CLASS 9: CRAFT DISTILLER**

FEE: \$1,800.00

A craft distiller license shall allow the manufacture of up to 15,000 gallons of spirits by distillation per year and the storage of such spirits. If a craft distiller licensee is not affiliated with any other manufacturer, then the craft distiller licensee may sell such spirits to distributors in this State and non-licensees to the extent permitted by any exemption approved by the Commission pursuant to Section 6-4 of the Liquor Control Act. Any craft distiller licensed under this Act how who on the effective date (July 28, 2010) of this amendatory Act of the 96th General Assembly was licensed as a distiller and manufactured no more spirits than permitted by this Section shall not be required to pay the initial licensing fee. **SUPPORTING DOCUMENTS REQUIRED:**

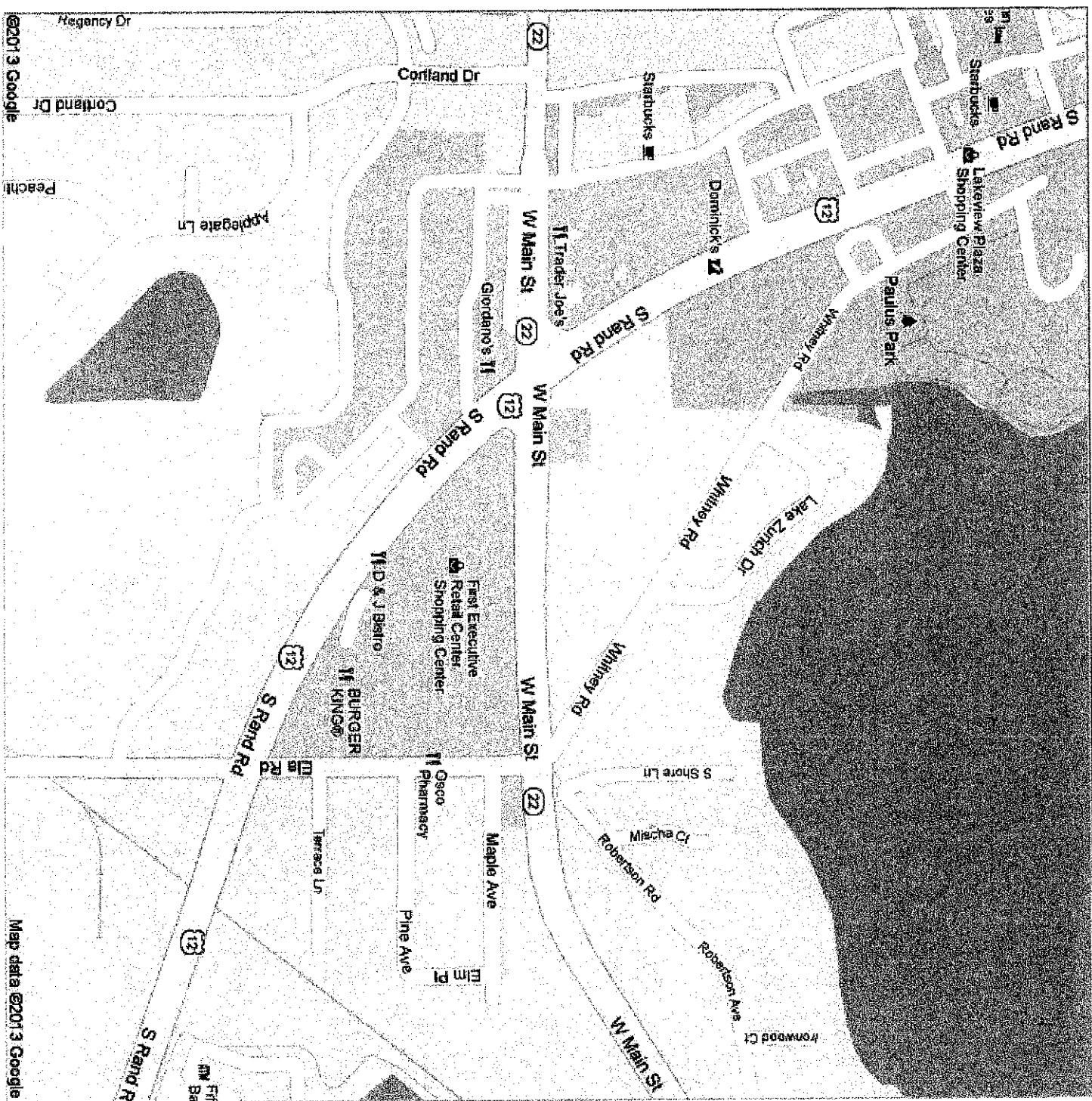
- ENCLOSED REGISTRATION STATEMENT;
- COPY OF FEDERAL LABEL APPROVAL(S). VISIT WWW.TTB.GOV TO DOWNLOAD THE F 5100.31 APPLICATION FORM;
- TAX BOND ACQUIRED BY ONE OF THE FOLLOWING ENCLOSED FORMS:
 - a) RL-1 TAX STATEMENT OF LIABILITY; b) REG-4-A (LIQUOR GALLONAGE TAX BOND) CERTIFICATE OF DEPOSIT; or c) REG-4-D LETTER OF CREDIT BOND.

IF APPLICABLE, ENCLOSED STATEMENT OF REPRESENTATION—REGISTRATION OF MANUFACTURER'S AGENT (IL 567-0054).

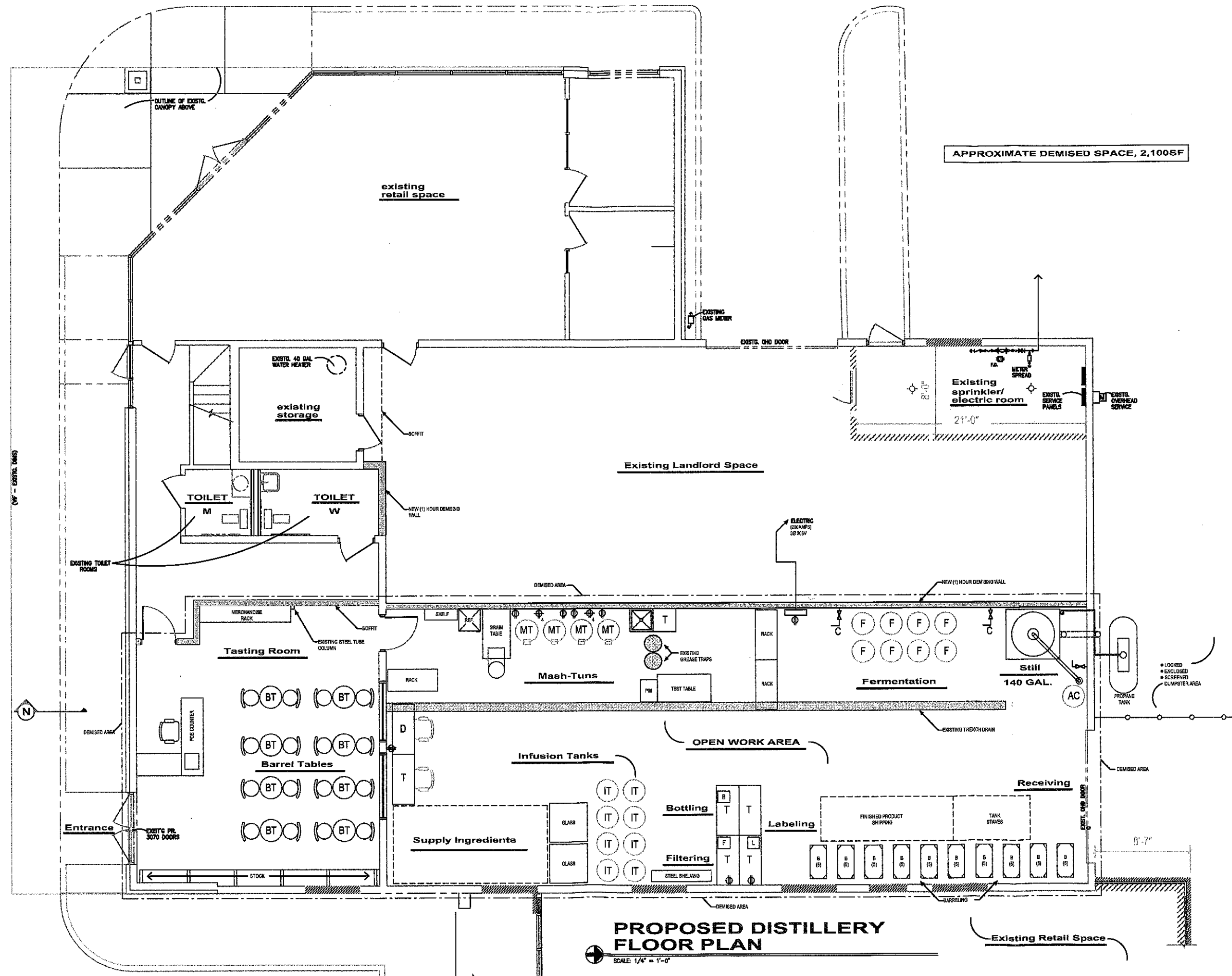
IF APPLICABLE, ENCLOSED APPLICATION FOR REGISTRATION—MANUFACTURER'S REGISTERED AGENT (IL 567-0053).

SEE SECTION 8 FOR DEFINITION

19

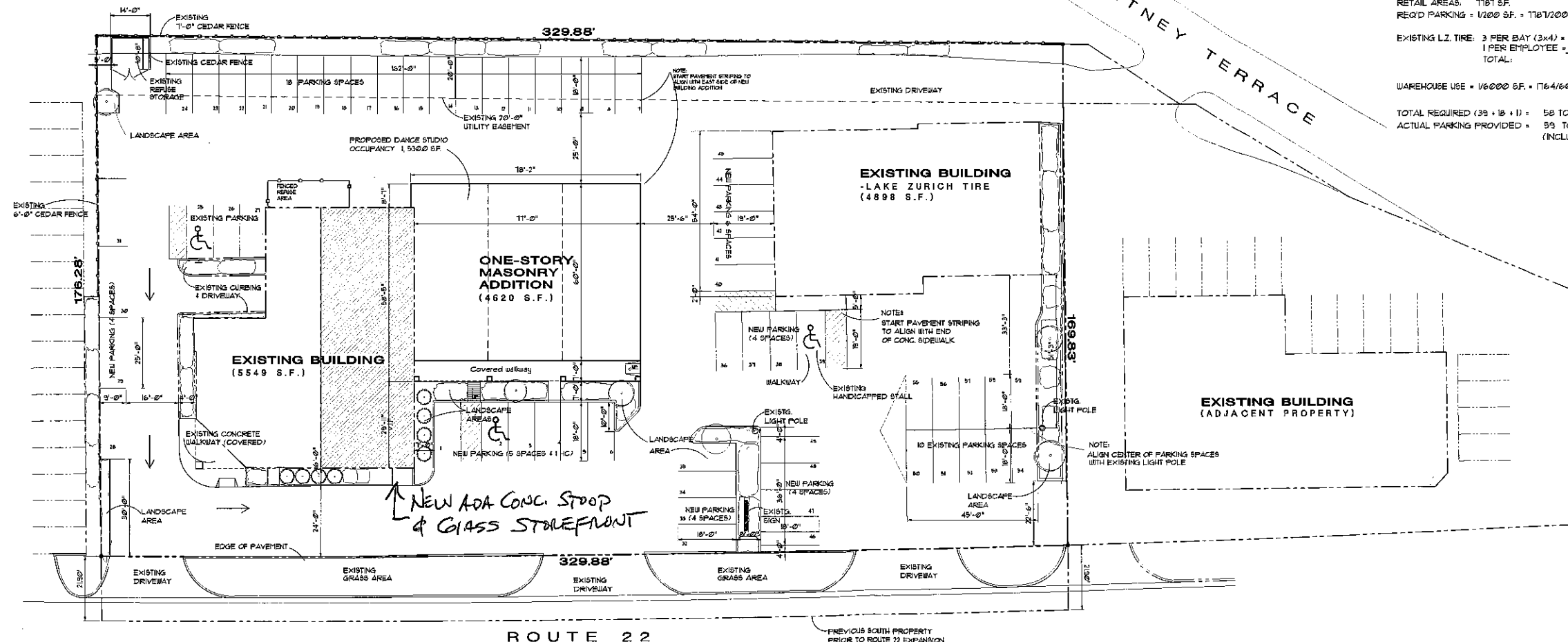


Location Map



**PROPOSED COPPER FIDDLE DISTILLERY
532 W. IL ROUTE 22, SUITE 110
LAKE ZURICH, ILLINOIS**

DRAWN
 CHECKED
 DATE
 21 / 2012
 SCALE
 NOTED
 SHEET
 A-1



PARKING LOT STRIPING PLAN
 SCALE: 1" = 20'-0"

ZONING INFORMATION

526-532 WEST ROUTE 22
 PRESENT ZONING: B-1
 LOT AREA PRIOR TO RT. 22 EXPANSION: 64589.0 SF.
 LOT AREA AFTER RT. 22 EXPANSION: 57370.0 SF.

EXISTG. BUILDING AREAS: 5549 + 4898 = 10447 SF.
 EXISTG. F.A.R. = 5549 + 4898 = .82
 51310.58

PROPOSED F.A.R. = 5549 + 4898 + 4620 = .26
 51310.58

PROPOSED F.A.R. PRIOR TO RT. 22 EXPANSION:
 5549 + 4898 + 4620 = .23
 64589.0

LANDSCAPE SURFACE AREAS:
 A. PRIOR TO RT. 22 EXPANSION = 10464 SF. = 16%
 B. AFTER RT. 22 EXPANSION = 3240 SF. = 5%
 C. PROPOSED TOTAL LANDSCAPE AREAS = 5880 SF. = 10.2%

PARKING INFORMATION

EXISTING PARKING SPACES: 32 SPACES PLUS
 VACANT ASPHALT LOT

PROPOSED TOTAL PARKING SPACES: 58 SPACES

REQUIRED PARKING:
 RETAIL AREAS: 1181 SF.
 REQ'D PARKING = 1/200 SF. = 1181/200 = 33 SPACES

EXISTING L.Z. TIRE: 3 PER BAY (3x4) = 12 SPACES
 1 PER EMPLOYEE = 6 SPACES
 TOTAL: 18 SPACES

WAREHOUSE USE = 1/6000 SF. = 1764/6000 = 1 SPACE

TOTAL REQUIRED (33 + 18 + 1) = 58 TOTAL SPACES
 ACTUAL PARKING PROVIDED = 58 TOTAL SPACES
 (INCLUDING 3 HC SPACES)

REVISIONS	BY

THESE DRAWINGS, DESIGNS AND INFORMATION CONTAINED HEREIN REMAIN THE PROPERTY OF PATHMANN ARCHITECTS AND ARE FOR CONSTRUCTION AT THE ADDRESS LISTED BELOW. THESE DRAWINGS MAY NOT BE REPRODUCED OR RE-USED WITHOUT THE EXPRESS WRITTEN PERMISSION OF PATHMANN ARCHITECTS.

Pathmann Architects Inc. A.L.A.
 Architects Construction Management Planners
 18 Middletree Lane Hawthorn Woods, IL 60047
 847.438.5040
 Patharchitects.com

PROPOSED RETAIL BLDG. BUILD-OUT
 526 W. ROUTE 22
 LAKE ZURICH, ILLINOIS

DRAWN
CHECKED
DATE
2-15-2013
SCALE
AS NOTED
JOB NO.
08-1838
SHEET
1
OF SHEETS

IVERHOUSE'S SUBDIVISION

BEING A RESUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 19,
TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPLE MERIDIAN,
IN LAKE COUNTY, ILLINOIS.

SURVEYOR

STATE OF ILLINOIS
COUNTY OF COOK

I, JASON R. DOLAND, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 5, 6 AND 7 IN SHETSINGER'S SECOND SUBDIVISION (EXCEPT THAT PART TAKEN FOR PUBLIC HIGHWAY PURPOSES), BEING A SUBDIVISION OF LOT 2 AND PART OF LOTS 3 & 4 IN SHETSINGER'S SUBDIVISION, A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF LAKE ZURICH, LAKE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PROPERTY IS LOCATED IN LAKE ZURICH, LAKE COUNTY, ILLINOIS, WHICH HAS ADOPTED A CITY PLAN, AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE II OF THE ILLINOIS MUNICIPAL CODE, AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY, BASED UPON THE FLOOD INSURANCE RATE MAP No. 17097C0228F, WITH EFFECTIVE DATE OF 09/03/97 THAT SAID PROPERTY DOES NOT LIE WITHIN A SPECIAL FLOOD HAZARD AREA.

I HEREBY PERMIT A REPRESENTATIVE OF THE CITY OF LAKE ZURICH, IL TO RECORD THIS DOCUMENT.

DATED AT PALATINE, ILLINOIS THIS ____ DAY OF _____, 2011

REGISTERED ILLINOIS LAND SURVEYOR

LAKE COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS
COUNTY OF LAKE

I, WILLIAM R. HELANDER, COUNTY CLERK OF LAKE COUNTY, ILLINOIS DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY, ILLINOIS.

THIS ____ DAY OF _____, A.D. 2012

LAKE COUNTY CLERK

OWNER CERTIFICATE

STATE OF ILLINOIS
COUNTY OF LAKE

I, _____, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, AND HAVE CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN FOR THE USES AND PURPOSES THEREIN SET FORTH.

THIS ____ DAY OF _____, 2012

NAME
PRINT NAME
ADDRESS

NOTARY CERTIFICATE

STATE OF ILLINOIS
COUNTY OF LAKE

I, _____, A NOTARY PUBLIC, DO HEREBY CERTIFY THAT _____, OWNER OF THE PROPERTY COMMONLY KNOWN AS IVERHOUSE'S SUBDIVISION, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THE EXECUTION OF THIS STATEMENT AS HIS FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____, 2012

NOTARY PUBLIC

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS
COUNTY OF LAKE

I, _____, ENGINEER OF THE VILLAGE OF LAKE ZURICH, DO HEREBY APPROVE THIS PLAT WHICH MEETS THE MINIMUM REQUIREMENTS OF SAID CITY.

DATED THIS ____ DAY OF _____, 2012

BY: _____
VILLAGE ENGINEER

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS
COUNTY OF LAKE

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF LAKE ZURICH, ON ____ 2012

BY: _____ ATTEST: _____
(CHAIR) (SECRETARY)

NAME: _____ NAME: _____

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS
COUNTY OF LAKE

I, _____, COLLECTOR OF THE VILLAGE OF LAKE ZURICH, DO HEREBY CERTIFY THAT I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS AGAINST ANY OF THE REAL ESTATE INCLUDED IN THE PLAT HEREON DRAWN.

DATED AT LAKE ZURICH, ILLINOIS THIS ____ DAY OF _____, 2012

BY: _____
VILLAGE COLLECTOR, LAKE ZURICH, IL

VILLAGE CERTIFICATE

STATE OF ILLINOIS
COUNTY OF LAKE

I, _____, MAYOR OF THE VILLAGE OF LAKE ZURICH, DO HEREBY CERTIFY THAT THE PLAT WAS PRESENTED TO, AND BY RESOLUTION, DULY APPROVED, BY THE CITY COUNCIL AT ITS MEETING HELD ON ____ 2011.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND THE SEAL OF THE VILLAGE OF LAKE ZURICH, ILLINOIS, THIS ____ DAY OF _____, 2012.

BY: _____
MAYOR

ATTEST: _____
CITY CLERK
NAME:

EASEMENT PROVISIONS

EASEMENTS DESIGNATED FOR UNDERGROUND AND SURFACE TELECOMMUNICATIONS, PUBLIC UTILITIES, AND DRAINAGE FACILITIES ARE HEREBY RESERVED FOR, AND GRANTED TO, THE CITY OF HIGHLAND PARK, AND THE PROVIDERS OF TELECOMMUNICATIONS AND PUBLIC UTILITIES, THEIR SUCCESSORS AND ASSIGNS, IN ALL PLATED EASEMENT AREAS SHOWN ON THIS PLAT. SAID EASEMENTS SHALL BE FOR THE PURPOSE OF INSTALLING, EXTENDING, CONSTRUCTING, REPAIRING, MAINTAINING, RECONSTRUCTING, AND OPERATING SUCH TELECOMMUNICATIONS, PUBLIC UTILITIES AND SANITARY AND STORM SEWER FACILITIES AND RELATED APPURTENANCES, IN UNDER, ACROSS, ALONG AND UPON, THE SO DESIGNATED EASEMENT AREA IN ORDER TO SERVE ALL AREAS SHOWN ON THIS PLAT AS WELL AS OTHER REAL PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO.

THIS GRANT OF EASEMENT SHALL INCLUDE THE RIGHT OF THE GRANTEE TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, AND THE RIGHT, WITHOUT LIABILITY, TO CUT, TRIM, ALTER, OR REMOVE ANY VEGETATION, ROOTS, STRUCTURES, OR DEVICES WITHIN THE DESIGNATED EASEMENT AREA AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEE HEREUNDER, NO BUILDINGS, STRUCTURES, OR OTHER OBSTRUCTIONS SHALL BE CONSTRUCTED PLACED, OR PLANTED IN ANY SUCH EASEMENT AREAS, NOR SHALL ANY OTHER USE, BY MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

NORTH SHORE GAS EASEMENT CERTIFICATE

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE NORTH SHORE GAS COMPANY ITS SUCCESSORS AND ASSIGNS, TO INSTALL, CONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, INSPECT, REPAIR, RENEW, REPLACE, ALTER, REMOVE, CHANGE THE SIZE OF OR ABANDON IN PLACE PIPELINES, GAS MAINS, SERVICE PIPES, AND SUCH DROPS, VALVES, VALVE BOXES, FITTINGS, METERS, REGULATORS AND OTHER EQUIPMENT AND APPURTENANCES AS MAY BE NECESSARY OR CONVENIENT FOR SUCH OPERATIONS IN, THROUGH, UNDER, ACROSS AND WITHIN ANY AREAS THAT ARE RESERVED FOR THE PURPOSE OF A UTILITY EASEMENT AND ALL ROADS, STREETS, COMMON AREAS (IF ANY) WITHIN THE SUBDIVISION TOGETHER WITH THE RIGHT TO INSTALL, REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON AND ALSO THE RIGHT TO ENTER UPON THE SUBDIVISION PROPERTY FOR ALL SUCH OPERATIONS. NO OBSTRUCTIONS OR STRUCTURES OF ANY KIND SHALL BE PLACED OVER GRANTEE'S FACILITIES WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. GRANTEE'S FACILITIES, EQUIPMENT AND APPURTENANCES, WHEN INSTALLED, WILL NOT INTERFERE WITH THE MOVEMENT OF TRAFFIC UPON SUCH ROADS, STREETS OR COMMON AREAS.

COMMON ED AND ATT EASEMENT CERTIFICATE

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO COMMONWEALTH EDISON AND ATT TELEPHONE COMPANY, GRANTEE, THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, DIPS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDSTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS" AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

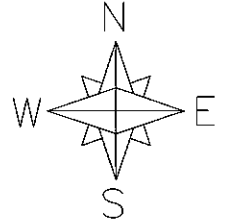
PLAT SUBMITTAL & RETURN ADDRESS

THIS PLAT SUBMITTED FOR RECORDING BY, AND RETURN TO:

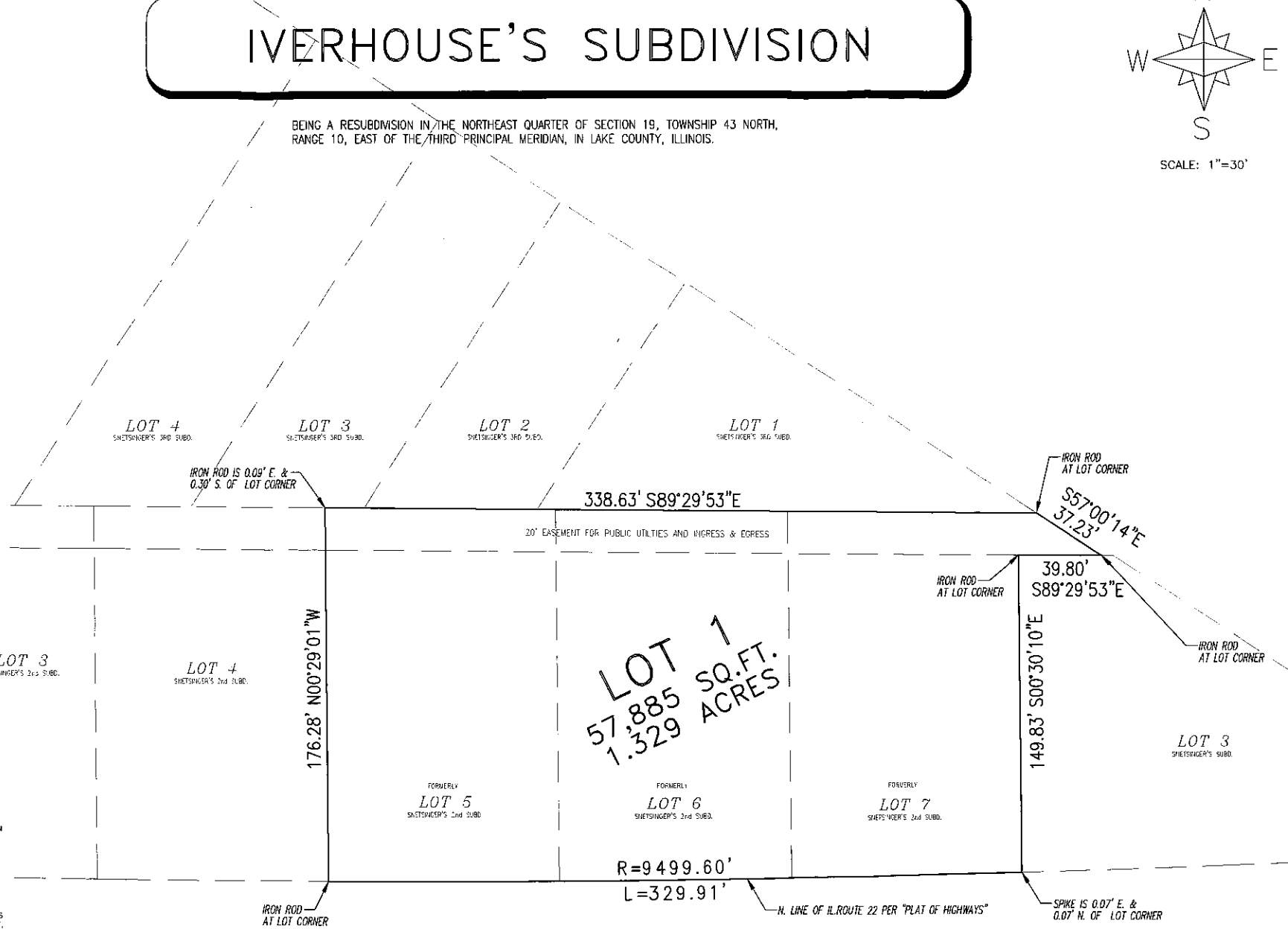
THE VILLAGE OF LAKE ZURICH
70 EAST MAIN STREET
LAKE ZURICH, IL 60047

IVERHOUSE'S SUBDIVISION

BEING A RESUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.



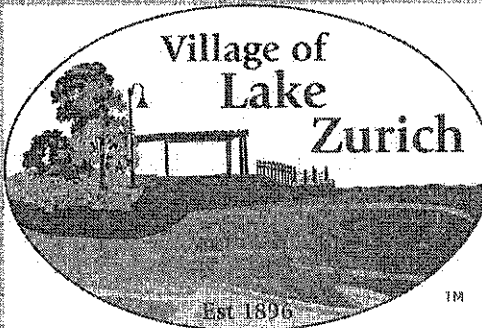
SCALE: 1"=30'



ILLINOIS ROUTE 22

NOVEMBER 02, 2010
Rev.: AUGUST 22, 2011
JANUARY 13, 2012

PREPARED BY:
DOLAND ENGINEERING, LLC
-CIVIL ENGINEERING ~ LAND SURVEYING ~ LAND PLANNING-
334 EAST COLFAX STREET, SUITE C
PALATINE, ILLINOIS 60067
(847) 991-5088
(847) 934-3427-FAX



OFFICIAL ANNEXATION AND ZONING APPROVAL APPLICATION

Building & Zoning Department
Planning & Development Division
70 E. Main Street
Lake Zurich, IL 60047
Phone: (847) 540-1698
Fax: (847) 540-1769

Daniel A. Peterson, Director

(Please Type or Print)

1. Address of Subject Property: 532 W. IL RT. 22, UNIT 110, LAKE ZURICH, IL 60047
2. Legal description: Lot 1 Block — Subdivision IVERHOUSE SUBDIVISION

Please attach complete legal description and email a copy to planning staff at gadde@volz.org (for PC packets) and to meyer@volz.org (for ZBA packets).

Property dimensions are: 329.88 ft. by 176.28 ft. = 57090 square feet

If more than two acres, then give area in acres: N/A

3. Property Identification number(s): 14-19-203-020 & 14-19-203-031

4. Owner of record is: SOUTH SHORE COMMONS, LLC Phone: 847-726-2780

Fax: — E-Mail LAKEZURICHIRE@SBCGLOBAL.NET

Address: 20 SOUTH RAND RD, LAKE ZURICH, IL 60047

4. Applicant is (if different from owner): JOSE HERNANDEZ Phone: 847-922-0118
FRED ROBINSON

Fax: — E-Mail JLHMAN17@GMAIL.COM

Address: 189 BOXWOOD DRIVE, HAWTHORN WOODS, IL 60047

6. Applicant's interest in the property: FUTURE TENANT
(owner, agent, contractor, Realtor, etc.)

7. THE FOLLOWING ACTION IS REQUESTED:

Please provide a detailed explanation in a separate cover letter, explaining each standard as it relates to the following applications. Attach additional pages as needed.

A. VILLAGE BOARD APPLICATION TO ANNEX CERTAIN TERRITORY

All land annexed to the Village is classified automatically after such annexation in the R-1\2 Single Family Residential District. The owner must file an application for a Zoning Map amendment if he or she desires a different zoning classification for the Subject Property.

- ☐ Petition to Annex certain Territory (Please complete attached petition)
☐ Application to Annex certain Territory

B. PLAN COMMISSION APPLICATIONS

☐ Zoning Code **Map** Amendment for _____

☒ Zoning Code **Text** Amendment for Beverages (208) ALLOWANCE OF A CRAFT DISTILLERY IN B-1 ZONE

(See Section 18-103 of the Lake Zurich Zoning Code for specific standards. In general, The Plan Commission will evaluate the consistency of the proposed amendment with the purposes of the Zoning Code and the community need for the proposed amendment, uses, and development. **If a specific parcel is the subject of this amendment, then provide the additional information listed in Section 18-103C.)**

☒ Special Use Permit/Amendment for ALLOWANCE OF A CRAFT DISTILLERY & PRODUCT SALE IN LAKE ZURICH; B-1 ZONE THROUGHOUT SAID PROPERTY

(See Section 19-103 of the Lake Zurich Zoning Code for specific standards. The Plan Commission also will consider whether the proposed special use is deemed necessary for the public convenience at the particular location and whether alternative locations have been evaluated.)

☐ Site Plan Approval/Major Adjustment/Amendment

(See Section 20-103 of the Lake Zurich Zoning Code for specific standards.)

☐ Exterior Appearance/Amendment

(See Section 21-103 of the Lake Zurich Zoning Code for specific standards.)

☐ Planned Unit Development/Major Adjustment/Amendment

(Planned Unit Developments are a distinct category of special use and are intended to create a more desirable environment than through strict application of the zoning and subdivision regulations. See Section 22-105 of the Lake Zurich Zoning Code for specific standards. Please list all the 'modifications' requested in the cover letter. **Planned Unit Developments also require providing compensating amenities to the Village.)**

☐ Preliminary and Final Plat of Subdivision/Amendment

(See Sections 10-5-2 and 10-5-9 of the Land Development Code for specific standards.)

☐ Modification to the Land Development Code (includes retaining walls more than 2 feet in height)

(See Section 10-6-18 of the Land Development Code for specific standards.)

C. ZONING BOARD OF APPEALS APPLICATION

☐ Variation for N/A

(Illinois State Law requires that in order for a Variation to be granted a land-related hardship must be proven by a positive Finding of Fact for certain criteria. See Section 17-104 of the Lake Zurich Zoning Code for specific standards. **Please indicate what your specific hardships are in the cover letter.** Self-inflicted hardships are not eligible for a variance.)

D. COMPREHENSIVE PLAN APPLICATION

☐ Comprehensive Plan **Map** Amendment for N/A

☐ Comprehensive Plan **Text** Amendment for N/A.

Please complete the following for all applications.

8. All existing uses and improvements on the property are: AUTO SERVICE CENTER,
MIDWEST SPA'S, DANCE STUDIO, VACANT RETAIL

9. The proposed uses on the property, if this application is approved are: CRAFT DISTILLERY IN ADDITION TO ABOVE USES

10. Covenants, Conditions, or Restrictions List any covenants, conditions, or restrictions concerning the type of improvements, setbacks, area, or height requirements placed on the Subject Property and now of record and the date of expiration of said restrictions:

CRAFT DISTILLERY USE'S ARE NOT IDENTIFIED IN THE VILLAGE OF
LAKE ZURICH ZONING CODE

11. Contract or Agreement Describe any contract or agreement of any nature relevant to the sale or disposal of the Subject Property:

N/A

12. Protected Soils: Identify all soils on the Subject Property that are subject to natural resource protection standards. (See Sections 8-302 and 8-303 of the Zoning Code.)

N/A

13. List the owners of record of all properties located within 250 feet, excluding all Public Right-of-Ways of the Subject Property. (If property is held in a Trust, give the Trust Number and Bank name and address.)

These parties should be notified by the Applicant prior to the public hearing. (Refer to detailed instructions on Page 7.) Staff will provide the required notice to the Applicant. The required sign(s) will be erected by the Village of Lake Zurich.

Property Identification Number (PIN)	Owner's Name	Mailing Address
(SEE ATTACHED LIST)		

(SEE ATTACHED LIST)

(If more space is needed, please attach a separate sheet of paper.)

THE APPLICANT'S SIGNATURE BELOW INDICATES THE INFORMATION CONTAINED IN THIS APPLICATION AND ON ANY ACCOMPANYING DOCUMENTS IS TRUE AND CORRECT.

THE APPLICANT ALSO ACKNOWLEDGES IF THE CONSULTANT EXPENSES EXCEED THE INITIAL ESCROW DEPOSIT, THE APPLICANT WILL REIMBURSE THE ACCOUNT IMMEDIATELY.

JOSE HERNANDEZ

FRED ROBINSON

(Name of applicant)

[Signature]
(Signature of applicant)



Subscribed and sworn to before me this 18 day of FEB, 2013

[Signature]
(Notary Public)

My Commission Expires 10-7-2016

JAMES BUCHHEISER ^{MANAGER}
(Name of Owner, if different) LLC

[Signature]
(Signature of Owner, if different)



Subscribed and sworn to before me this 18 day of FEB, 2013

[Signature]
(Notary Public)

My Commission Expires 10-7-2016

*****Official Use Only*****

Zoning Case Number: _____ Date of Public Hearing: _____

Application Fees: _____ Annexation Fees: _____

Escrow Deposit for consultant fees: _____

Is a Courtesy Review by the Village Board required? ☐ Yes ☐ No

Traffic study required? ☐ Yes ☐ No

Any impact fees/contributions required? ☐ Yes ☐ No

Compensation amenities required? ☐ Yes ☐ No

Application accepted by: _____ Date: _____

**PETITION FOR ANNEXATION TO THE VILLAGE OF LAKE ZURICH
PURSUANT TO ILLINOIS MUNICIPAL CODE SECTION 7-1-8**

TO: The Mayor and Board of Trustees
Of the Village of Lake Zurich
Lake County, Illinois

THIS PETITION is made pursuant to Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8. The Petitioners state the following:

- a. The Petitioners are all of the owners of record of all of the territory that is legally described on Exhibit A attached hereto and, by this reference, incorporated herein (the "Territory").
- b. The Petitioners constitute at least 51 percent of the electors residing within the Territory.
- c. The Territory is not located within the corporate limits of any municipality, is unincorporated, and is contiguous to the Village of Lake Zurich ("Lake Zurich").

The Petitioners hereby request that the Territory be annexed to Lake Zurich by an ordinance passed and approved by the President and the Board of Trustee of Lake Zurich, pursuant to Section 7-1-8 of the Illinois Municipal Code, subject only to payment of the Annexation Fee of \$1,000/acre.

The Petitioners hereby further request that Lake Zurich give any and all notices required by statute and ordinance, and take all such further action as may be necessary or appropriate to effectuate such annexation of the Territory to Lake Zurich.

DATED this _____ day of _____, 2012.

Attested by _____
(Petitioner's Name)

(Signature)

(Title)

(Address)

(Name of Owner)

(Signature of Owner)

N/A

February 18, 2013

Jose L. Hernandez, AIA
Partner
Copper Fiddle Distillery
189 Boxwood Dr.
Hawthorn Woods, IL 60047

Tim Jackson
Chairperson
Plan Commission
Village of Lake Zurich
70 E. Main Street
Lake Zurich, IL 60047

**Re: Proposed Craft Distillery; 532 W IL Route 22, Suite 110
Lake Zurich, IL 60047**

Dear Mr. Jackson:

Per the Board of Trustees Courtesy Review referral on 2/4/2013, the partnership of a new business, Copper Fiddle Distillery, is proposing to locate at 532 W IL Route 22, Lake Zurich, IL 60047.

The partnership of Copper Fiddle Distillery consists of:

Jose L. Hernandez, AIA
189 Boxwood Drive
Hawthorn Woods, IL

and

Fred Robinson
12 Middletree Lane
Hawthorn Woods, IL

Copper Fiddle Distillery will be a tenant within the building. The current use of the property is Zone B-1. The intended use of the property will remain as Zone B-1 with a text amendment change allowing a Craft Distillery to operate within the B-1 Zone. Since a "Craft Distillery" is not listed in any part of the Village of Lake Zurich zoning code, or use categories, we are proposing the following amendments to the Village of Lake Zurich Zoning and Use Categories:

1. A text change to the B-1 Zone description
2. A Special Use Permit

Attached to this cover letter is a business description which details the reasons why we feel this new use as appropriate for the B-1 zoning district.

We have detailed in length the characteristics of how the business operates, equipment used and how it fits within the current B-1 zone, and have provided examples of other craft distilleries in the state that are in the same if not similar Zone/Use districts.

After a lengthy real estate search in neighboring communities such as Libertyville, Wauconda, Volo, Lakemoor, Island Lake, Barrington, Long Grove and several other communities, we found the current location. This location serves our business well in two important aspects; it is located in an active business zone and the physical characteristics of the building meet the needs of our business model better than all other locations found.

The available streets and utilities at this location are adequate to serve the proposed business.

In addition to the attached business description, we have included Floor Plan of the proposed tenant location along with Appendix photographs and the Illinois State Craft Distiller License description. Five of the attached packets contain full size scaled floor plan prints.

The partnership of Copper Fiddle Distillery looks forward to the Village Plan Commission review and to becoming part of the Village of Lake Zurich Business community.

Respectfully Submitted,
Copper Fiddle Distillery

A handwritten signature in black ink, appearing to read 'J. L. Hernandez', with a stylized flourish at the end.

Jose L. Hernandez, AIA
Partner

Cc Ryan Slattery, VOLZ Planning Manager
Dan Peterson, Director Building & Zoning
Fred Robinson, CFD
James Iverhouse, Building Owner
File

Attachments (30 Sets)

- Plan Commission Application
- Business Description
- Appendix Packet
- Floor Plan

PIN NUMBER ADDRESS

1419400054 The Jung Partnership

1419400029 6043 N Cicero Ave

1419401010 Chicago, IL 60646-4301

1419401006 J2M-IV LLC

1419401011 3543 N Pulaski

Chicago, IL 60641

1419401008 American Group Properties

1400 Gannon Dr

Hoffman Estates, IL 60169-1212

1419203023 Chicago Title Land Trust Co

171 N Clark St LL

Chicago, IL 60601

1419203025 AGP Investments LLC

1150 RFD

Long Grove, IL 60047-7334

1419203029 554 W Main LLC

554 W IL Route 22

Lake Zurich, IL 60047

1419203035 South Shore Commons LLC

20 S Rand Rd

Lake Zurich, IL 60047

1419203027 Mildred C Sharpe

1201 Papoose Lake Rd

Manitowish WI 54545-9205

1419203010 Michael R Quagliano

255 Whitney Rd
Lake Zurich, IL 60047-2227

1419203009 William K Iverson
257 Whitney Rd
Lake Zurich, IL 60047-2227

1419203008 Lucille Aven
252 Whitney Rd
Lake Zurich, IL 60047-2228

1419203007 Socki
303 Whitney Rd
Lake Zurich, IL 60047-2228

1419203006 William H & Mary F Taylor
309 Whitney Rd
Lake Zurich, IL 60047-2229

1419203005 Bradley & Joanne Ullman
315 Whitney Rd
Lake Zurich, IL 60047-2229

1419201017 Elizabeth A Sieb
4 Lake Zurich Dr
Lake Zurich, IL 60047

1419202013 Ronald & Mary Karen Spiekout
306 Whitney Rd
Lake Zurich, IL 60047-2230

1419203033 520 W IL RT 22LLC
20 S Rand RD

1419201033 Mike & Kim Schroeder
250 Whitney Rd
Lake Zurich, IL 60047

1419201034 Paul N Stavropoulos
20813 N Buffalo Rd
Kildeer, IL 60047-8533

1419201020 Marek Jaczynski
1419201021 4721 Laurel ave
1419200011 Glenview IL 60025

1419202012 Francis & Mary Jo Szczepaniak
316 Whitney Rd
Lake Zurich IL 60047

1419201032 Joseph&Marion Fiandaca
15 South Shore Ln
Lake Zurich IL 60047

1419201031 Shannon M Venter
17 South Shore Ln
Lake Zurich IL 60047

1419201030 Emiliya Sheynberg
19 South Shore Ln
Lake Zurich IL 60047

1420106001 Svetlana&Igor Novakovic
81 Rosehall Dr
Lake Zurich IL 60047

Copper Fiddle Distillery

Plan Commission Review Application

Village of Lake Zurich, Illinois 60047

Proposed Business Location

Copper Fiddle Distillery
532 W IL Route 22, Suite 110
Lake Zurich, IL 60047

Zone B-1

Application Request

Copper Fiddle Distillery is applying for the following, in order to conduct business within the Village of Lake Zurich.

1. A text change to the B-1 Zone. The business wants to operate at the following address:

Copper Fiddle Distillery
532 W IL Route 22, Suite 110
Lake Zurich, IL 60047
Zone B-1

This address is in Zone B-1. "Liquor Stores" are not allowed to operate within this zone. Copper Fiddle Distillery does not fall into the category of a "Liquor Store". Per the new State of Illinois Craft Distillery License & Illinois Liquor Control Commission, this business may only sell the product that it produces at its location and no other liquor brands. The business is defined as a "Craft Distillery" per the Illinois Liquor Control Commission; with the ability to sell product to a licensed distributor, to the public, and only at the location of production. (See State of Illinois Craft Distiller License attached) Public consumption ("tastings") of the product is limited to a single ¼ ounce pour of up to five products made at the distillery.

2. **Special Use Permit.** As indicated in item 1 above, this business is currently not identified in any of the Village of Lake Zurich's Zoning or Use categories. Therefore a Special Use Permit is required and being applied for.

As a reference for the Plan Commission, the following is a list of Craft Distilleries currently in operation within the State of Illinois within their known building zone:

- | | |
|--|---------------------------------------|
| 1. Quincy Street Distillery
39 East Quincy Street
Riverside, IL 60546 | <u>Central Business District; B-2</u> |
| 2. FEW Distillery
918 Chicago Ave.
Evanston, IL 60202 | <u>Commercial Mixed-Use; C-1a</u> |
| 3. Southern Sisters Distillery
444 Wood Road
Carbondale, IL 62901 | <u>Unknown</u> |
| 4. Koval Distillery
5121 N Ravenswood Ave.
Chicago, IL 60640 | <u>Manufacturing; M1-2</u> |
| 5. Koeth Distillery
5152 N Ravenswood Ave.
Chicago, IL 60640 | <u>Manufacturing; M1-2</u> |
| 6. North Shore Distillery
28913 North Herky Drive #308
Lake Bluff, IL 60044 | <u>Unknown</u> |
| 7. Mastermind Vodka
4262 State Hwy 162
Pontoon Beach, IL 62040 | <u>Unknown</u> |

Business Description

Being proposed is a craft distillery, located in the Village of Lake Zurich that will be capable of producing up to (15,000) gallons of distilled spirits under the new Illinois Craft Distillers Law and Licensing Program. This business will only be the 8th craft distillery to become licensed in the State of Illinois, and the 2nd craft distillery in Lake County. As the last 30 years have witnessed the explosive growth of micro-brewing businesses nationally, craft distilling is only in its infancy throughout the United States and is rapidly becoming a significant growth industry. This business model is inherently a destination and tourist location supplemented by product production which the public seeks out to visit and enjoy. In the process, other local businesses and the Village benefit by increased business traffic and revenue that spills over from visitors and shoppers to the craft distillery. By participating in this exciting new national business trend, the Village of Lake Zurich will establish itself in the forefront of communities that support local craft distillers and the craft distilling industry. For reference, a current U.S. map of craft distillers is attached.

In addition to distilling production, Copper Fiddle Distillery will also be providing public educational tours of the distilling operation in conjunction with tastings of the company's products. These tastings are controlled under State of Illinois Law to limit the taste of an individual product to a ¼ ounce pour per person. Public tours/tastings are anticipated be held throughout the week in groups of about twenty people per tour/tasting, with each tour/tasting lasting approximately one hour. Private group tours/tastings can also be scheduled. It is understood by the business and the Board of Trustees that a new category of liquor license will be required from the Village of Lake Zurich.

Production of the product with an occasional sale of product and accessories will be conducted during normal retail business hours. From Monday thru Friday, occasional deliveries of supplies will occur along with finished product pick-up from the liquor distributors.

In addition to tour/tastings, the business will also sell miscellaneous monogrammed logo items such as glassware, clothing accessories, bar ware and specialty products.

Attached in the Appendix is a floor plan layout of the Copper Fiddle Distillery, photos of key equipment used for production, a location map and a copy of the State of Illinois Craft Distiller License and law.

Anticipated Hours of Operation

Monday thru Friday	Open for production, public business Tours/tastings from 1:00PM to 4:00PM
Saturday	Open for production, public business Tours/tastings from 11:00AM to 5:00PM
Sunday	Tours/tastings from 12:00PM to 3:00PM

Anticipated Number of Employees

(2) Owners and approximately (5) part-time employees

The Production Process

The production process to make a distilled spirit product is simple and safe. In the case of Copper Fiddle Distillery the primary products will be Whiskey and other distilled spirits. The process is as follows:

1. Raw ingredients include grains such as corn, malted barley, rye and occasionally other lesser grains dependent on final product formulas. Additional ingredients include distillers yeast, purified water, RO (reverse osmosis) water, natural enzymes, botanicals, American white oak barrels and oak tank staves.
2. The grains are crushed in a small grain mill in preparation for liquid mashing.
3. The mashing process mixes the grains with purified water and natural enzymes to convert the grain starch into fermentable sugar water. This process lasts approximately 90 minutes and utilizes hot water in the range of 150 degrees F. The 100 gallon stainless steel mash-tun's are held at this temperature by electric drum heaters during the mash-in process. The mash drums are then cleaned, rinsed, sanitized and readied for the next cycle. No pressurization is involved in this process.

The remaining grain solids left over from the mash process are either, donated to local horse stables and animal farms for feed consumption, or sold to pet store bakeries.

4. Once the mash process is complete the resulting liquid is separated from the grain solids and transferred to 55 gallon stainless steel fermenter drums. The liquid is cooled to 70 degrees F and distillers yeast is added to initiate fermentation and conversion of the

sugars to alcohol. This fermentation process can last up to (7) days, requires monitoring and control of temperature. The only byproduct from fermentation is simple CO₂ (carbon dioxide) that is vented thru the top of the sealed drums to a water airlock. Fermentation temperature never goes higher than 80 degrees F. The final alcohol content of the fermentation process yields at approximately 9% by volume. No pressurization is involved in this process.

5. After fermentation is complete, the yeast sediments are settled out and the remaining liquid wash is transferred to the 140 gallon copper pot still for distillation. The fermentation tanks are then cleaned, rinsed, sanitized and readied for the next cycle. The copper pot still is direct-fire type and sits above an enclosed fire-box that contains (2) two propane burners that are hard piped to a regulator/control valve, shut-off valves and an exterior commercial propane tank of approximately 150 to 250 gallons. The fire-box is completely enclosed by a structural frame, welded sheet steel and grating with intake air venting and an exhaust flue to outside the building. The pot still is heated to no more than 202 degrees F. During the heating process alcohol is evaporated in the still and then re-condensed into a stainless steel drum. The remaining water liquid in the pot still is now nothing more than grain flavored water. This liquid is drained into the trench drain/sanitary system. The still is cleaned and rinsed and readied for the next cycle. No pressurization is involved in the distillation process.
6. The alcohol product from the pot still is diluted with RO water to several percent over final drinking proof, and either sent to oak barrels for aging, to infusion tanks, or to final proof adjustment, filtering, bottling and labeling.
7. Once the barreling and/or infusion process is complete the product is re-tested for proof, taste, color, and then adjusted by further dilution to final drinking proof.
8. The product is now filtered thru a coarse media plate filter, bottled, labeled and cased for distribution.

Anticipated Launch Product Line

1. Clear pot still product; 85 Proof
2. Spirit Whiskey product; 90 Proof
3. Barreled Whiskey product; 93 Proof (Limited Release)
4. Honey/Whiskey product; 75-80 Proof (Limited Release)
5. Clear Gin product; 85-90 Proof
6. Barreled Gin; 85-90 Proof

Other distilled spirit products will be in development

Anticipated Water Use and Disposal

For Single Production Run

1. 200 Gallons; for the mash process
2. 15 Gallons; for cleaning mash equipment
3. 15 Gallons; for cleaning fermentation equipment
4. 15 Gallons; for cleaning still/equipment
5. 120 Gallons; for running still condenser @ (4) four hours/run

Total approximate use for single production run = 365 Gallons

Water to sanitary system approximately (1095) gallons, based on (3) three production runs per/week.

Average weekly per person water use is approximately 700 gallons per the US Government

APPENDIX

A. Distillery Concept Floor Plan, A-1

(5) Five packets contain full size scaled floor plan drawings

B. Photos/Maps/Illinois Craft License

1. Grain Mill
2. Mash-Tun 100 gallon stainless steel drum
3. Mash-Tun Drum Heater
4. Mash-Tun agitator
5. 55 gallon stainless steel drum used for fermentation, alcohol collection and infusion tank
6. 140 gallon copper pot still
7. 140 gallon copper pot still installed in Branson, MO, on fire-box with flue, hard piped to exterior propane tank and controls
8. Hard piped pot still burners (2), regulated with valves
9. Proposed exterior screened building area for propane tank location
10. Inside view of proposed propane tank location
11. Commercial exterior propane tank (150-250) gallon
12. (53) gallon oak barrels, stacked for aging with steel racking
13. Plate filter
14. Bottling filler machine
15. Bottle label machine
16. Proposed front entrance to distillery
17. National map of craft distillers
18. Illinois statute description for "Craft Distiller License"
19. Location Map of Proposed Distillery

70 E. Main Street
Lake Zurich, IL 60047



AGENDA ITEM 8A
Phone: (847) 438-5141
Fax: (847) 540-1768
Web: www.volz.org

MEMORANDUM

Date: April 1, 2013

To: Jason T. Slowinski, Village Administrator

From: Daniel A. Peterson, Director of Building & Zoning
Ryan Slattery, Economic Development Assistant

Subject: Zoning Application for Copper Fiddle Distillery at 532 West Route 22 Road Suite 110

Issue: Jose Hernandez and Fred Robinson (the "Applicants") are the business owners for the proposed craft distillery at 532 West Route 22 Suite 110. The Applicants filed an application with the Village of Lake Zurich dated February 19, 2013, (the "Application") seeking the following approvals:

1. Zoning Code text amendment to permit manufacturing SIC #208 – Beverages, but not including malts (2083), bottled and canned soft drinks and carbonated waters (2086), and flavoring extracts and flavoring syrups, not elsewhere classified (2087) in the business districts
2. Special use permit to allow manufacturing Beverages, but not including malts (2083), bottled and canned soft drinks and carbonated waters (2086), and flavoring extracts and flavoring syrups, not elsewhere classified (2087) *on the Subject Property.*

The Subject Property is currently in the Village's B-1 Local and Community Business District.

Analysis: The Lake Zurich Plan Commission conducted a public hearing on March 20, 2013, and unanimously recommended that the Board of Trustees approve the Application.

Recommendations:

1. Approval of Zoning Code Text Amendment. The President and Board of Trustees, pursuant to the authority vested in them under the laws of the State of Illinois and Chapters 18 of the Lake Zurich Zoning Code, hereby approve an amendment to add 'SIC # 208- Beverages, but not including malts (2083), bottled and canned soft drinks and carbonated waters (2086), and flavoring extracts and flavoring syrups, not elsewhere classified (2087) in the B-1, B-2, and B-3 Business Districts.

2. Approval of a Special Use Permit for manufacturing beverages. The President and Board of Trustees, pursuant to the authority vested in them under the laws of the State of Illinois and Chapters 19 of the Lake Zurich Zoning Code, hereby approve the special use permit for manufacturing beverages, but not including malts, bottled and canned soft drinks and carbonated waters, and flavoring extracts and flavoring syrups, not elsewhere classified.

w/Attachments: Ordinances Approving a Zoning Code Text Amendment and Special Use Permit for 532 West Route 22 Road Suite 110 (Copper Fiddle Distillery)

ORDINANCE NO. 2013-04-886

AN ORDINANCE APPROVING
A ZONING CODE TEXT AMENDMENT TO ADD NEW SPECIAL USE FOR
MANUFACTURING BEVERAGES

WHEREAS, Jose Hernandez and Fred Robinson (the "*Applicants*"), the owners of Copper Fiddle Distillery located on 532 W. Route 22 Road Suite 110, in the Village of Lake Zurich (the "*Subject Property*"), filed an application with the Village on February 17, 2013, (the "*Application*") seeking approval of a zoning code text amendment to the current Zoning Ordinance of the Village of Lake Zurich (the "*Code*") for a new special use category in the Business Zoning Districts to permit manufacturing beverages, but not including malts (2083), bottled and canned soft drinks and carbonated waters (2086), and flavoring extracts and flavoring syrups, not elsewhere classified (2087); and

WHEREAS, the Subject Property of the applicant is currently located within and classified under the Code under the B-1 Local and Community Business District; and

WHEREAS, the Lake Zurich Plan Commission conducted a public hearing on March 20, 2013, to consider the Applicant's request for a text amendment to permit an amendment to the current Code and all of the applicable factors required under Subchapter 18-103 of the Code, in addition to all relevant facts and circumstances related to the addition of such a new special use in the Business Zoning Districts and, after the conclusion of the public hearing, the Plan Commission recommended that the Board of Trustees approve the Application for a text amendment; and

WHEREAS, the President and Board of Trustees of the Village of Lake Zurich have considered the findings and recommendations of the Plan Commission and have considered all of the facts and circumstances affecting the application and amendment, and the President and Board of Trustees have determined that the applicable standards set forth in Chapters 18 of the Code, particularly Subchapter 18-103 "STANDARDS FOR AMENDMENTS", related to the approval of a text amendment, have been met.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Lake Zurich, Lake County and State of Illinois, as follows:

SECTION 1: RECITALS. The foregoing recitals are incorporated herein as the findings of the President and Board of Trustees which further find that the public good requires that this amendment be made, the amendment is consistent with the purposes of the Code and there is a community need for the amendment.

SECTION 2: APPROVAL OF TEXT AMENDMENT. The President and Board of Trustees, pursuant to the authority vested in them under the

laws of the State of Illinois and Chapter 18 of the Lake Zurich Zoning Code, hereby approve an amendment to Subchapter 4-103 of Chapter 4, Title 9 of the Village of Lake Zurich Municipal Code to add the following new use category for Manufacturing uses, with a new special use classification to be added as defined in SIC Code for Beverages (208), but not including malts (2083), bottled and canned soft drinks and carbonated waters (2086), and flavoring extracts and flavoring syrups, not elsewhere classified (2087), said new Manufacturing use category, to be added as a new paragraph I of Subchapter 4-103, with said new special use classification to be added as a new subparagraph 1. thereunder, such new paragraph I and subparagraph 1 thereof to read as set forth below in italics:

		Business Districts		
		B-1	B-2	B-3
H.	<u>Planned Unit Developments</u>	S	S	S
I.	<u>Manufacturing.</u>			
1.	<i>Beverages (208), but not including malts (2083), bottled and canned soft drinks and carbonated waters (2086), and flavoring extracts and flavoring syrups, not elsewhere classified (2087)</i>	S	S	S

SECTION 3: EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its adoption and publication in pamphlet form as provided by law.

SECTION 4: CONFLICTS. Any and all ordinances, sections or subsections of ordinances in conflict herewith are hereby repealed.

SECTION 5: SEVERABILITY. In the event any part or parts of this Ordinance shall be found to be unconstitutional by a court of competent jurisdiction, such unconstitutionality shall not affect the validity of the remaining parts of this Ordinance.

PASSED this ____ day of _____ 2013.

AYES:

NAYS:

ABSENT:

APPROVED this ____ day of _____ 2013.

Suzanne K. Branding,
Village President

ATTEST:

Kathleen Johnson,
Village Clerk

ORDINANCE NO. 2013-04-887

AN ORDINANCE APPROVING AND GRANTING SPECIAL USE PERMIT
FOR 532 West Route 22 ROAD Suite 110
(Copper Fiddle Distillery)

WHEREAS, Jose Hernandez and Fred Robinson (the "*Applicants*"), are the business owners on the property located on 532 West Route 22 Road Suite 110, in the Village of Lake Zurich, legally described in Exhibit A (the "*Subject Property*"), and has filed an application with the Village on February 19, 2013, (the "*Application*") seeking approval of a zoning code text amendment to the current Zoning Ordinance of the Village of Lake Zurich (the "*Code*") for a new special use category in the Business Zoning Districts to permit manufacturing beverages, but not including malts (2083), bottled and canned soft drinks and carbonated waters (2086), and flavoring extracts and flavoring syrups, not elsewhere classified (2087); and

WHEREAS, the Subject Property of the applicant is currently located within and classified under the Code under the B-1 Local and Community Business District: and

WHEREAS, the Lake Zurich Plan Commission conducted a public hearing on March 20, 2013, to consider the Applicant's request for a text amendment to permit an amendment to the current Code and all of the applicable factors required under Subchapter 18-103 of the Code, in addition to all relevant facts and circumstances related to the addition of such a new special use in the Business Zoning Districts and, after the conclusion of the public hearing, the Plan Commission recommended that the Board of Trustees approve the Application for a text amendment; and

WHEREAS, the President and Board of Trustees of the Village of Lake Zurich considered the findings and recommendations of the Plan Commission and considered all of the facts and circumstances affecting the application and amendment, and the President and Board of Trustees have determined that the applicable standards set forth in Chapters 18 of the Code, particularly Subchapter 18-103 "STANDARDS FOR AMENDMENTS", related to the approval of a text amendment, have been met; and

WHEREAS, the President and Board of Trustees of the Village of Lake Zurich have approved a text amendment to Chapter 4 of Title 9 of the Village of Lake Zurich Municipal Code to add a new special use category to the Business Zoning Districts for manufacturing "Beverages, but not including malts, bottled and canned soft drinks

and carbonated water, and flavoring extracts and flavoring syrups, not elsewhere classified."

WHEREAS, the President and Board of Trustees of the Village of Lake Zurich have considered the findings and recommendations of the Plan Commission and considered all of the facts and circumstances affecting the application for a special use permit and the President and Board of Trustees have determined that the applicable standards set forth in Chapter 19 of the Code, particularly Subchapter 19-103 "STANDARDS FOR SPECIAL USE PERMITS", related to the approval of a text amendment, have been met.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Lake Zurich, Lake County and State of Illinois, as follows:

SECTION 1: RECITALS. The foregoing recitals are incorporated herein as the findings of the President and Board of Trustees which further find that this proposed use at this location is desirable and will provide a needed public service for the community, that this location and space is well-suited for this proposed use and that this use at this location will be operated to minimize any adverse affects on the immediate vicinity.

SECTION 2: GRANT OF SPECIAL USE PERMIT. The President and Board of Trustees, pursuant to the authority vested in them under the laws of the State of Illinois and Chapter 19 of the Lake Zurich Zoning Code, hereby approve and grant a special use permit to the applicant at the approved location for "Manufacturing Beverages" but not including malts, bottled and canned soft drinks and carbonated water, and flavoring extracts and flavoring syrups, not elsewhere classified, as provided in the Village Code. Approval of this special use permit is subject to the following specific conditions:

- A. *Special Use Permit.* Approval of the special use permit is conditioned upon the standards outlined in Zoning Code 19-103 Approval of the special use permit.
- B. *No Authorization of Work.* This Ordinance does not authorize commencement of any work on the Subject Property. Except as otherwise specifically provided in writing in advance by the Village, no work may be commenced on the Subject Property pursuant to the approvals granted in this Ordinance until all conditions precedent of this Ordinance to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.
- C. *Compliance with Approved Exterior Appearance Plans.* All development within the Subject Property must be undertaken in strict compliance with the exterior appearance plans approved pursuant to this Ordinance.

- D. *Code and Plan Compliance.* The Subject Property must be developed and maintained in compliance with all applicable federal, state, and local ordinances and regulations, including without limitation the Village's Building Code and Zoning Code and Liquor Code.
- E. *Building Permits.* Prior to commencing any work on the Subject Property, the Owner must submit all required building permit applications and other materials in a timely manner to the appropriate parties, which materials should be prepared in compliance with all applicable Village codes and ordinances.

SECTION 3: VIOLATION OF CONDITION OR CODE. Any violation of any term or condition stated in this Ordinance or any applicable code, ordinance, or regulation of the Village will be grounds for the rescission of the approvals made in this Ordinance. Other than as stated herein, applicant remains subject to all other applicable Codes and requirements of the Village of Lake Zurich.

SECTION 4: EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its adoption and publication in pamphlet form as provided by law.

SECTION 5: CONFLICTS. Any and all ordinances, sections or subsections of ordinances in conflict herewith are hereby repealed.

SECTION 6: SEVERABILITY. In the event any part or parts of this Ordinance shall be found to be unconstitutional by a court of competent jurisdiction, such unconstitutionality shall not affect the validity of the remaining parts of this Ordinance.

PASSED this ____ day of _____ 2013.

AYES:

NAYS:

ABSENT:

APPROVED this ____ day of _____ 2013.

Suzanne K. Branding,
Village President

ATTEST:

Kathleen Johnson,
Village Clerk

EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

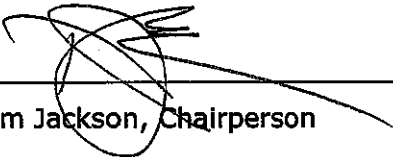
BEING A RESUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 19,
TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPLE MERIDIAN,
IN LAKE COUNTY, ILLINOIS.

LAKE ZURICH PLAN COMMISSION
FINAL FINDINGS & RECOMMENDATIONS
FOR 532 W. ROUTE 22 ROAD SUITE 110

March 20, 2013

The Plan Commission hereby recommends approval of the Application PC 2013-03 #1, subject to and including the terms, conditions and findings contained in the Staff Report dated March 8, 2013 for this Application as follows:

- ☒ Without any further additions, changes and modifications.
- ☐ With the following additions, changes and modifications.



Tim Jackson, Chairperson

70 E. Main Street
Lake Zurich, IL 60047



Phone: (847) 438-5141
Fax: (847) 540-1768
Web: www.volz.org

MEMORANDUM

Date: March 8, 2013

To: Chairperson Jackson and Members of the Plan Commission

From: Daniel Peterson, Director of Building & Zoning *DP*
Ryan Slattery, Economic Development Assistant *RS*

Subject: **PC 2013-03 #1** Zoning Application for Copper Fiddle Distillery 532 W. Rt. 22 Ste. 110

Issue: Jose Hernandez and Fred Robinson (the "*Applicants*") are the business owners for the proposed craft distillery at 532 West Route 22 Suite 110 legally described in Exhibit A attached hereto (the "*Subject Property*").

The Applicant filed an application with the Village of Lake Zurich dated February 19, 2013, (the "*Application*") seeking the following approvals:

1. Zoning Code text amendment to permit SIC #208 -- manufacturing Beverages, but not including malts (2083), bottled and canned soft drinks and carbonated waters (2086), and flavoring extracts and flavoring syrups, not elsewhere classified (2087) in the business districts
2. Special use permit to allow manufacturing Beverages, but not including malts (2083), bottled and canned soft drinks and carbonated waters (2086), and flavoring extracts and flavoring syrups, not elsewhere classified (2087) *on the Subject Property*.

The Subject Property is currently in the Village's B-1 Local and Community Business District.

Pursuant to public notice published on February 28, 2013, in *The Lake Zurich Courier*, a public hearing was scheduled with the Lake Zurich Plan Commission on March 20, 2013, to consider the Application. The Village posted a public hearing sign on the Subject Property.

Pursuant to Section 14-103 of the Zoning Code, the Applicant certified mailing the notice to all the tax payers of real estate within 250 feet from the Subject Property.

Analysis: Detailed staff reviews from the Building and Zoning Department, Public Works, Police Department, and Fire Rescue Department are attached.

The Applicants is seeking under the proposed text amendment for SIC #208 – manufacturing Beverages, but not including malts (2083), bottled and canned soft drinks and carbonated waters (2086), and flavoring extracts and flavoring syrups, not elsewhere classified (2087) in the business districts a special use permit.

Your recommendation should be based on the standards included in Section 18-103 for text amendments, and 19-103 for special use permits. Please refer to **Exhibit B** for the Staff's review of compliance of the Application with these zoning standards.

Recommendation: Your recommendation should be based on the standards included Section 18-103 for text amendments, and Section 19-103 for special use permits. The following is a preliminary recommendation to the Plan Commission:

1. Recommend the Zoning Code text amendment to add SIC #208 – manufacturing Beverages, but not including malts (2083), bottled and canned soft drinks and carbonated waters (2086), and flavoring extracts and flavoring syrups, not elsewhere classified (2087) in the B1, B2, and B3 Districts.
2. Recommend a special use permit for SIC #208 – manufacturing Beverages, but not including malts (2083), bottled and canned soft drinks and carbonated waters (2086), and flavoring extracts and flavoring syrups, not elsewhere classified (2087) at the Subject Property.

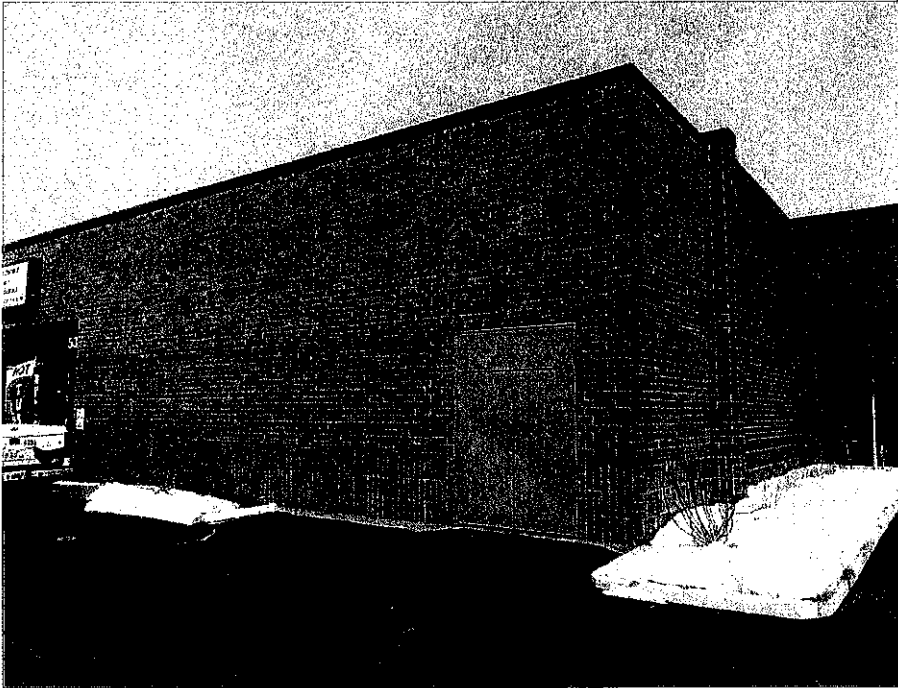
If recommending the special use permit, the Plan Commission may require additional terms and conditions to help meet standards of the special use permit.

Should you have any questions, please call me at 847-540-1698.

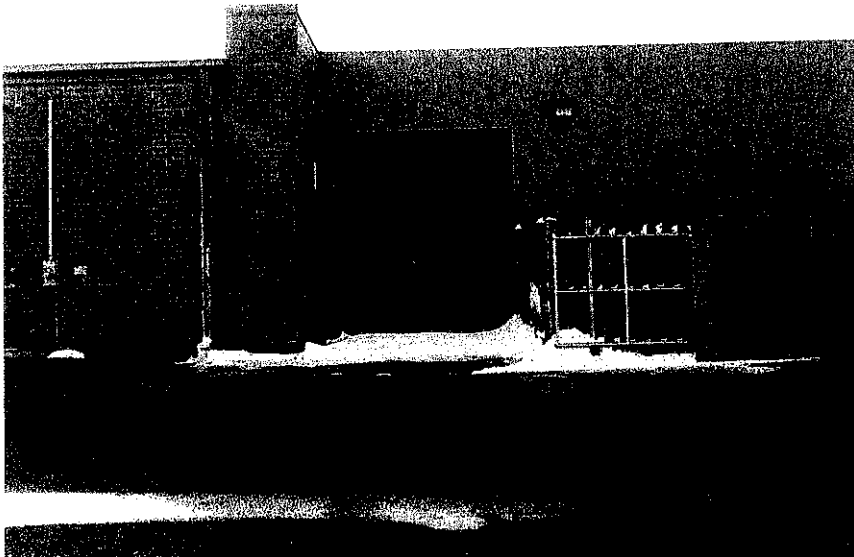
EXHIBIT A

LEGAL DESCRIPTION OF SUBJECT PROPERTY

BEING A RESUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 43 NORTH,
RANGE 10, EAST OF THE THIRD PRINCIPLE MERIDIAN, IN LAKE COUNTY, ILLINOIS.



532 W. Rt. 22 Ste. 110



Rear of building at 532 W. Rt. 22 Suite 110

EXHIBIT B

REVIEW OF COMPLIANCE WITH ZONING STANDARDS FOR 532 W. Route 22 ROAD Suite 110

18-103 STANDARDS FOR AMENDMENTS

The wisdom of amending the Zoning Map or the text of this Code is a matter committed to the sound legislative discretion of the Board of Trustees and is not dictated by any set standard. However, in determining whether a proposed amendment should be granted or denied, the Board of Trustees should be guided by the principle that its power to amend this Code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any particular case, the Board of Trustees should weigh, among other factors, the following factors as they may be relevant to a particular application:

- A. The consistency of the proposed amendment with the purposes of this Code.

Staff Comment: This proposed amendment is in line with the purposes as it will allow for new services in the business districts.

- B. The community need for the proposed amendment and for the uses and development it would allow.

Staff Comment: This proposed change will bring a craft distillery. There is only one other in Lake County and will allow for other service uses in the business districts.

- C. If a specific parcel of property is the subject of the proposed amendment, then the following factors:

(Please see the following section, 19-103, Standards for Special Use Permits, for parcel-specific standards.)

1. Existing Uses and Classifications. The existing uses and zoning classifications for properties in the vicinity of the subject property.
2. Trend of Development. The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present zoning classification.
3. Diminution of Values. The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it.
4. Increase in Health, Safety, and Welfare. The extent, if any, to which any such diminution in value is offset by an increase in the public health, safety, and welfare.
5. Effects on Adjacent Properties. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.
6. Value of Adjacent Properties. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.
7. Future Development. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.

8. Suitability. The suitability of the subject property for uses permitted or permissible under its present zoning classification.
9. Ingress and Egress. The availability, where relevant, of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.
10. Utilities and Services. The availability, where relevant, of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under its present zoning classification.
11. Length of Vacancy. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

**** **** ****

19-103

STANDARDS FOR SPECIAL USE PERMITS

- A. General Standards. No special use permit shall be recommended or granted pursuant to this Chapter unless the applicant shall establish that:

1. Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the official Comprehensive Plan.

Staff Comment: The proposed use will be in harmony with the general and specific purposes for which this Code.

2. No Undue Adverse Impact. The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare.

Staff Comment: The proposed use has no adverse impact on adjacent properties.

3. No Interference With Surrounding Development. The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.

Staff Comment: The proposed use will not change or interfere with neighboring properties in accordance with applicable district regulations.

4. Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

Staff Comment: Per Utilities Division of Public Works Staff Review the proposed use needs to verify the composition of the water waste discharge.

5. No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.

Staff Comment: The proposed craft distillery will not cause undue traffic congestion.

6. No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.

Staff Comment: The proposed craft distillery will not result in the destruction, loss or damage of any natural, scenic or historic feature of significant importance.

7. Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.

Staff Comment: The proposed special use and development complies with all additional standards imposed on it by the particular provision of the Code authorizing such use.

- B. Special Standards for Specified Special Uses. When the district regulations authorizing any special use in a particular district impose special standards to be met by such use in such district, a permit for such use in such district shall not be recommended or granted unless the applicant shall establish compliance with such special standards.

- C. Considerations. In determining whether the applicant's evidence establishes that the foregoing standards have been met, the Plan Commission and the Board of Trustees shall consider:

1. Public Benefit. Whether and to what extent the proposed use and development at the particular location requested is necessary or desirable to provide a service or a facility that is in the interest of the public convenience or that will contribute to the general welfare of the neighborhood or community.

Staff Comment: This proposed change will add a craft distillery for the community.

2. Alternative Locations. Whether and to what extent such public goals can be met by the location of the proposed use and development at some other site or in some other area that may be more appropriate than the proposed site.

Staff Comment: The Applicants looked at multiple locations in Lake Zurich and neighboring communities. This location serves well for the craft distillery based off being located in an active business district and the physical characteristics of the building that meet the applicants' business model.

3. Mitigation of Adverse Impacts. Whether and to what extent all steps possible have been taken to minimize any adverse effects of the proposed use and development on the immediate vicinity through building design, site design, landscaping, and screening.

Staff Comment: There are no adverse effects of the proposed use of the space.

70 E. Main Street
Lake Zurich, IL 60047



Phone: (847)438-5141
Fax: (847) 540-1768
Web: www.volz.org

MEMORANDUM

Date: March 6, 2013
To: Ryan Slattery, Economic Development
From: Kurt J. Kaszuba, Engineering
Subject: Agenda item for ZBA and Preliminary Plan review for Plan Commission

Issue: Section 19-101 of the Zoning Code (Special Use Permit) for 532 West Route 22 Unit 110.

Analysis: The information submitted for the requested Special Use Permit was reviewed by the Engineering Department and our determination is as follows.

Recommendation: Based on a review of the submitted information the Engineering Department has concerns regarding the proposed sanitary discharge increase. The previous Lake County Connection Fees for the property were based on retail use only. Therefore, due to the increase in sanitary discharges from the property the plans will need to be submitted to the Lake County Department of Public Works for a fee determination. Lake County will provide a determination letter which will need to be submitted to the Village for review. Should Lake County require any additional fees, they will need to be collected by the Village at the time of permitting.

This review is based on the plan information submitted at the time of the review and does not relieve the developer from meeting all codes and requirements of the Village.

ZONING REVIEW

PROJECT: COPPER FIDDLE DISTILLERY – TEXT AMENDMENT/SPECIAL USE PERMIT
LOCATION: 532 W. ROUTE 22
REVIEWED BY: MARY MEYER
DATE: MARCH 12, 2013
DOCUMENT
REVIEWED: APPLICATION DATED 2/18/13 WITH ATTACHMENT,
ZONING CODE, LAND DEVELOPMENT CODE

Jose Hernandez of the Copper Fiddle Distillery proposes establishing a whiskey distillery and sampling business at 532 W. Route 22, adjacent to Denise Sabala Dance Studio and Midwest Spas. This use requires a text amendment and special use permit. Review is as follows:

- 1) Zoning: B-1 Local and Community Business.
- 2) Use: Distillery (SIC #2085) with sampling and retail sales of product produced and advertising products (glassware, clothing accessories etc): not permitted. Text Amendment sought to allow use via Special Use permit in B-1 district and Special Use permit sought to allow at 532 W. Route 22.
- 3) Parking: There is shared parking located at this building. Indicate any restrictions based on other occupants in building.
- 4) Exterior
Modifications: Indicate any proposed exterior modifications to the building or parking lot.

Conclusion

- Consideration for Text Amendment to allow Distillery (SIC #2085) with sampling and accessory retail sales in the B-1 district shall be based on standards outlined in Zoning Code 18-103.
- Consideration for Special Use permit to allow Copper Fiddle Distillery (SIC #2085) at 532 W. Route 22 shall be based on standards outlined in Zoning Code 19-103.
- Clarify proposed parking/restrictions and any exterior modifications.

Village of Lake Zurich

Patrick M. Finlon
Chief of Police



Serving with Pride

Interdepartmental Memorandum
Commander David M. Bradstreet

Police Department

Patrol Division

March 12, 2013

To: Ryan Slattery, Economic Development Assistant
Subject: Copper Fiddle Distillery

The Crime Prevention Bureau and Traffic Unit representatives have reviewed the plans for the Copper Fiddle Distillery. The only recommendation at this time is to ensure the exterior propane tank is secured with a lock or lock and chain to prevent tampering or theft of the tank.

If there are any questions regarding the suggestion do not hesitate to contact me.

Respectfully

David M. Bradstreet

David M. Bradstreet
Commander of Administration



VILLAGE OF LAKE ZURICH FIRE RESCUE DEPARTMENT

FIRE PREVENTION BUREAU

1075 OLD McHENRY ROAD, LAKE ZURICH, ILLINOIS 60047

PHONE: 847.540.5073 • WWW.LZFIRERESCUE.ORG

GUY A. TRAYLING SR., ASST. FIRE MARSHAL

February 28, 2013

Ryan Slattery, Economic Development Assistant
Building & Zoning Dept.
70 E. Main St.
Lake Zurich, IL 60047

Re: PR13-038 Copper Fiddle Distillery - Preliminary Review

The Fire Prevention Bureau has conducted a preliminary review of the Copper Fiddle Distillery to be located at 532 W. Route 22 in Lake Zurich. This review is based on the 2006 International Building and Fire Prevention Codes and Local Code amendments. The following items have been noted in this review.

1. The sprinkler system shall be zoned in such a manner that all of the sprinkler heads within this unit are controlled with one valve that controls only that unit's sprinkler heads. The zone control valve shall be 3' to 5' from the floor. A permit for the modification of an automatic fire suppression system (sprinkler system) is required as specified in the Lake Zurich Building Code. The installation shall be in accordance with NFPA 13 and Local Code requirements. Request written response be submitted verifying that the sprinkler protection will be provided.

225 ILCS 325 3d
LZBC 8-9-2: 903.2

2. A separate exterior amber strobe shall be provided to indicate flow in that new unit. A permit for the modification of the automatic fire detection system (fire alarm system) is required as specified in the Lake Zurich Building Code. The installation shall be in accordance with NFPA 72 and Local Code requirements. Request written response be submitted verifying that the fire alarm system will be provided.

LZBC 8-9-2: 903.4.2

3. An operational permit will be required for the use and storage of LP gas that is part of a manufacturing process. Once the size of the LP gas container is provided, a determination will be made for compliance to lot lines and building openings.

IFC: 105/6.27

VILLAGE OF LAKE ZURICH FIRE RESCUE DEPARTMENT

321 S. BUESCHING ROAD, LAKE ZURICH, ILLINOIS 60047-3226

PHONE: 847.540.5070 • WWW.LZFIRERESCUE.ORG

DAVID P. WHELOCK, FIRE CHIEF/DIRECTOR

4. It is required that the finished building plans be provided in a CAD format. The drawings will be used in the fire departments emergency pre-plan design.

LZBC 8-9-2: 404.5.1

Based on the information provided, the building plans **COMPLY as noted**.

A response letter for the above noted items shall be submitted for review and approval.

Please contact the Bureau office at (847) 540-5073, if you have any questions or comments.

Sincerely,

Guy A. Trayling, Sr.
Assistant Fire Marshal
Fire Prevention Bureau

Cc: Daniel Peterson, Director Building & Zoning

Memo

To: Ryan Slattery, Economic Development Assistant
From: Betty Harrison, EQC Supervisor
CC:
Date: March 5, 2014
Re: Staff Review – March 20th Plan Commission Meeting

1. 532 W. Route 22 Unit 110 – Copper Fiddle Distillery

It appears that unit 110 is being subdivided from the existing 532 location. A multiple unit fee would apply. The fee for nonresident tenant development is \$ 5,000.00.

Denoted on plan is an existing grease trap; unsure if this is a grease trap or a triple basin. Previously, this location was an automotive repair shop so this is probably a triple basin.

All wastewater discharged from this facility must be in compliance with the Village of Lake Zurich pretreatment ordinance. This is ordinance number 94-10-695. In the provided literature, there is no mention of the constituents of the wastewater to be discharged. What is in the "grain flavored water"? What is the composition of the water being discharged to the sanitary sewer once the mash drums and fermentation tanks are cleaned, rinsed, and sanitized?

There is a common sampling manhole for the complex. This cannot be used to sample what is being discharged from the distillery.

70 E. Main Street
Lake Zurich, IL 60047




AGENDA ITEM

8C

Phone: (847)438-5141
Fax: (847)540-1768
Web: www.volz.org

MEMORANDUM

Date: March 25, 2013

To: Jason T. Slowinski, Village Manager 

From: Kathy S. Katz, Interim Park and Recreation Director

Subject: 2013 Fireworks Proposal

Issue: As you may recall, the 2013 fireworks show will be launched from a barge in the lake. This is the first year the show will be shot from a barge and somewhat explains the limited number of vendors submitting proposals.

The decision to launch from a barge is two-fold:

- ♦ State Fire Marshall proposing to increase the safety zone required for larger sized shells. This enables the Village to permit larger, more spectacular five-inch (5") and six-inch (6") shells. Previous years allowed four inch (4") maximum sized shells.
- ♦ Shooting from the barge increases viewing space for the public at Paulus Park, private properties around the lake, and boaters on the lake.

Analysis:

Twelve (12) vendors were sent the Request for Proposal. Of the three (3) that were received, two (2) were complete. The proposals requested the number of shells for a \$15,000 fireworks display and a \$20,000 display. Attached is the bid breakdown.

Both vendors propose a show lasting approximately 30 minutes.

"Better" numbers are noted below with a check mark ☒.

Vendor	\$20,000 Show		\$15,000 Show	
	J&M Displays	Five Alarm	J&M Displays	Five Alarm
Total shells	2,823 <input checked="" type="checkbox"/>	2,676	2,058	2,190 <input checked="" type="checkbox"/>
Five inch diameter shells	51	200 <input checked="" type="checkbox"/>	28	130 <input checked="" type="checkbox"/>
Six inch diameter shells	38	150 <input checked="" type="checkbox"/>	24	96 <input checked="" type="checkbox"/>

J&M Displays has been the fireworks vendor for the Village of Lake Zurich since 2009. The Village has been completely satisfied with their display, attention to safety and professionalism.

Recommendation: Since one of the reasons to change the launch site to the lake is to permit larger shells, it is recommended the Village choose the vendor submitting to shoot off more of the larger five-inch and six-inch diameter fireworks. That vendor is Five Alarm Fireworks Company of Tinley Park. It is further recommended to award the \$20,000 show at its most spectacular for the first time from the lake. That \$20,000 show from Five Alarm provides nearly three times as many large shells (5" and 6") than J & M Display.

It is proposed in the FY2014 budget that the Fireworks be charged to the Hotel Tax fund.

Additional Information: The rain date for the Thursday, July 4th Fireworks is Friday, July 5 or Saturday, August 31 as the second rain date if needed. Once again the show will have the Pyro Musical as an additional feature.

w/Attachments:

2013 Fireworks Vendor Bids

Company	Bid	Show Length	Total Shells	Opening	Body	Finale
J & M Displays	\$ 15,000	~ 30 minutes	2058	56	1553	449
<i>shell count size</i>	2" = 270; 3" = 285; 4" = 132; 5" = 28; 6" = 24; multi-shell barrage = 1319					
	\$ 20,000	~ 30 minutes	2823	84	2168	571
<i>shell count size</i>	2" = 330; 3" = 409; 4" = 178; 5" = 51; 6" = 38; multi-shell barrage = 1817					
Five Alarm Fireworks	\$ 15,000	~ 30 minutes	2190	272	1278	640
<i>shell count size</i>	3" = 410 ; 4" = 216; 5" = 130; 6" = 96; multi-shell barrage of 2" = 1338					
	\$ 20,000	~ 30 minutes	2576	272	1664	640
<i>shell count size</i>	3" = 600; 4" = 288; 5" = 200; 6" = 150; multi-shell barrage or 2" = 1338					

70 E. Main Street
Lake Zurich, IL 60047



AGENDA ITEM 8B
Phone: (847)438-5141
Fax: (847) 540-1768
Web: www.volz.org

MEMORANDUM

Date: March 28, 2012
To: Mayor and Village Board of Trustees
From: Jason T. Slowinski, Village Manager *JS*
Subject: Resolution Authorizing Extension of Churchill Agreement

Issue: In April of 1993, the Village of Lake Zurich entered into an intergovernmental agreement ("Agreement") with the Village of Kildeer for the joint planning and management of the property located at the northeast corner of U.S Route 12 and Cuba Road ("Churchill Property"). State statute limits boundary agreements to a term of twenty years and, as such, the Agreement is set to expire on April 4, 2013.

Analysis: A number of formal actions have been taken by the Village of Lake Zurich over the years related to the Churchill Property:

- April 1993 Intergovernmental Agreement—Lake Zurich approved an intergovernmental agreement with Kildeer concerning the joint planning and management of the Churchill Property. The Agreement includes provisions regarding the regulation of any development on the property, annexation of the property by Kildeer, boundary lines between the two municipalities; revenue sharing from development on the property, and incentives offered to encourage development.
- July 1993 Supplemental Agreement—Lake Zurich approved a supplemental agreement to the April 1993 agreement concerning the approval and implementation of a land use plan for the Churchill property and for three parcels at the intersection of Illinois Route 22 & Quentin Road.
- June 2011 Amendment to Above-Referenced Agreements—Lake Zurich approved an amendment to the April 1993 agreement and its July 1993 supplement concerning the annexation and land use of a parcel located at the northwest corner of Illinois Route 22 & Quentin Road. This amendment also concerns the revenue sharing at that parcel as well as revenue sharing at the Churchill parcel.
- December 2011 Intergovernmental Agreement between Lake Zurich, Kildeer, and Hawthorne Woods—Lake Zurich approved an intergovernmental agreement with its

neighboring communities to settle pending litigation and establish revenue sharing regarding several parcels at Illinois Route 22 and Quentin Road. The agreement also addresses the provision of water and sewer service to the property at the northeast corner of Illinois Route 22 & Quentin in Hawthorn Woods.

As noted above, the Agreement is valid for a period of twenty years pursuant to state statute. A temporary extension would allow for and ensure the continued orderly development of the parcel, including that of development and land use regulations. The extension sought is for a period of four months to expire on July 31, 2013.

Recommendation: Staff recommends that a Resolution be adopted to extend the April 1993 Intergovernmental Agreement with Kildeer until July 31, 2013.

w/ Attachments: Resolution

RESOLUTION No. _____

***A Resolution Authorizing the Execution of an Extension
to the Intergovernmental Agreement between the Village of Kildeer and the Village of Lake
Zurich Providing for the Creation and Adoption of A Local Land Resource Management Plan
for Joint Planning, Management, and Code Enforcement for Certain Properties Along the
Villages' Common Boundaries***

WHEREAS, the Village of Kildeer, an Illinois municipal corporation, and the Village of Lake Zurich, an Illinois municipal corporation, share a mutual interest in the successful redevelopment of a parcel of property along their shared boundary located at the northeast corner of U.S. Route 12 and Cuba Road ("Subject Parcel"); and

WHEREAS, on April 5, 1993, the Village of Kildeer and the Village of Lake Zurich entered into an Intergovernmental Agreement ("Agreement"), a copy of which is attached hereto as Exhibit A, providing for the creation and adoption of a local land resource management plan for joint planning, management, and code enforcement related to Subject Parcel; and

WHEREAS, the provisions of the Agreement establish certain boundary lines between the municipalities; and

WHEREAS, pursuant to Illinois law (65 ILCS 5/11-12-9), boundary agreements can be entered into for a period not to exceed twenty (20) years; and

WHEREAS, in order to allow for and ensure the continued orderly development of Subject Parcel, the Village of Kildeer and the Village of Lake Zurich mutually desire to extend the term of the Agreement until July 31, 2013, and that the provisions of said Agreement will remain in full force and effect until such time.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Board of Trustees of the Village of Lake Zurich, Lake County, Illinois, as follows:

The Intergovernmental Agreement between the Village of Kildeer and the Village of Lake Zurich Providing for the Creation and Adoption of a Local Land Resource Management Plan for Joint Planning, Management, and Code Enforcement for Certain Properties Along the Villages' Common Boundaries, dated April 5, 1993, and attached hereto as Exhibit A, is hereby extended until July 31, 2013. The Village President and Clerk are authorized and hereby directed to execute and attest, respectively, any documents as determined necessary by the Village Attorney to affect an extension of the above-referenced Agreement until July 31, 2013.

PASSED this _____ day of _____, 2013.

Voting Aye:

Voting Nay:

Absent:

Abstain:

APPROVED this _____ day of _____, 2013.

Village President Suzanne K. Branding

ATTEST: _____
Kathleen Johnson, Village Clerk

EXHIBIT A

EXECUTION COPY

AN INTERGOVERNMENTAL AGREEMENT
BETWEEN THE VILLAGE OF KILDEER
AND THE VILLAGE OF LAKE ZURICH
PROVIDING FOR THE CREATION AND ADOPTION
OF A LOCAL LAND RESOURCE MANAGEMENT PLAN
FOR JOINT PLANNING, MANAGEMENT, AND CODE ENFORCEMENT
FOR CERTAIN PROPERTIES ALONG THE VILLAGES' COMMON BOUNDARIES

THIS AGREEMENT is made and entered into this 5th day of April, 1993, by and between the VILLAGE OF KILDEER, an Illinois municipal corporation, ("Kildeer") and the VILLAGE OF LAKE ZURICH, an Illinois municipal corporation, ("Lake Zurich");

W I T N E S S E T H:

WHEREAS, Kildeer received in November 1991 a petition for annexation and an application to develop certain property located at the northeast corner of the intersection of U.S. Route 12 (Rand Road) and Cuba Road and legally described in Exhibit A to this Agreement (the "Subject Property"); and

WHEREAS, Kildeer thereafter commenced review of the development proposal; and

WHEREAS, Lake Zurich annexed the Subject Property in May, 1992; and

WHEREAS, representatives of Kildeer and Lake Zurich have met numerous times during the ensuing months to discuss the Subject Property, the impact of the proposed development on the Subject Property, surrounding property, and each Village, and the potential for establishing a local land resource management plan mutually acceptable to the Villages; and

WHEREAS, Lake Zurich expressed concerns about various aspects of the proposed development of the Subject Property and expressed a desire to work with Kildeer on a mutually acceptable plan for management of the property; and

WHEREAS, Kildeer expressed a desire to work with Lake Zurich on such a land resource management plan; and

WHEREAS, the Subject Property is valuable to both Villages, and development of it will create benefits that should accrue to both Villages and burdens that should be borne by both Villages; and

WHEREAS, the Villages desire to work together to resolve outstanding issues related to the Subject Property without resort to litigation and to provide mechanisms in this Agreement so that the Villages can work together as equal partners in the planning, control, and development of the Subject Property; and

WHEREAS, in furtherance of these principles, Lake Zurich desires to disconnect the Subject Property from its municipal limits so that the Subject Property will be unincorporated during the process of preparing such a land resource management plan; and

WHEREAS, Kildeer desires to deny or have withdrawn the petition for annexation and intends that the Subject Property and all parts of it remain unincorporated until otherwise provided by this Agreement; and

WHEREAS, the Villages also desire to establish a local land resource management plan including goals and objectives related to planning, zoning, and development of the property acceptable to both Villages; and

WHEREAS, Kildeer desires to compensate Lake Zurich annually in consideration for the terms and provisions of this Agreement, in an amount as provided in Section 10 of this Agreement; and

WHEREAS, Lake Zurich desires to compensate Kildeer annually in consideration for the terms and provisions of this Agreement, in an amount as provided in Section 10 of this Agreement;

NOW, THEREFORE, in consideration of the premises and the payments provided in Section 10 of this Agreement and pursuant to the authority vested in the Villages under the Illinois Intergovernmental Cooperation Act, 5 ILCS 220/1 et seq., the Illinois Local Land Resource Management Planning Act, 50 ILCS 805/1 et seq., Sections 7-1-25 and 11-12-9 of the Illinois Municipal Code, 65 ILCS 5/7-1-25 & 5/11-12-9, and all other applicable authority, the Villages agree as follows:

Section 1. Recitals. The foregoing recitals are hereby incorporated into this Agreement as substantive provisions of this Agreement.

Section 2. Disconnection Of Subject Property By Lake Zurich. Lake Zurich shall adopt, at the regular meeting of its Board of Trustees on April 5, 1993, an ordinance in the form of the ordinance attached to this Agreement as Exhibit B disconnecting the Subject Property from its municipal limits.

Said ordinance shall provide that the matters contained therein are matters of urgency and that it shall become effective immediately after Kildeer, as provided in Section 3 of this Agreement, denies or confirms the withdrawal of the Petition For Annexation dated November 15, 1991, and pending before Kildeer and approves this Agreement. The Lake Zurich Village President shall file for recordation, not later than 24 hours after it becomes effective, a certified copy of said ordinance and an accurate map of the Subject Property with the Lake County Recorder and the Lake County Clerk.

Section 3. Denial Of Petition For Annexation By Kildeer.

At the regular meeting of its Board of Trustees on April 5, 1993, Kildeer shall deny the Petition For Annexation dated November 15, 1991, and received by Kildeer on November 15, 1991, from Churchill Associates, Inc., or, if such Petition For Annexation has been withdrawn, shall confirm and approve such withdrawal. Such denial or confirmation of withdrawal shall be by written resolution adopted by the Kildeer Board of Trustees, which written resolution shall be in the form of one of the resolutions attached to this Agreement as Exhibit C, as appropriate. Kildeer hereby represents and warrants that it has no other claim, or right, or priority, of pending proceeding to annex the Subject Property or any portion of it.

Section 4. Waiver And Disclaimer Of Claims. The Villages, and each of them, hereby warrant and represent each to the other that, except as specifically provided herein, they have no claim,

or right, or priority, or pending proceeding related to the annexation of the Subject Property or any portion of it.

Specifically, but without limitation, neither Village has pending any petition or has initiated any proceeding that would give it any right or priority over the other Village to annex the Subject Property or any portion of it. The Villages, and neither of them, shall accept or initiate any filing or proceeding of any kind at any stage to create any claim or priority to annex the Subject Property or any portion of it except in accordance with the terms and provisions of this Agreement and except to fulfill the purposes and intents of this Agreement specified herein.

Specifically, but without limitation, each Village shall promptly deny any petition for annexation or other means of initiating any annexation filed or initiated with that Village except as specifically provided in this Agreement.

Section 5. Development Of Local Land Resource Management Plan; Lake County Participation. The Villages immediately shall form a joint Kildeer/Lake Zurich Resource Management Planning Committee (the "Joint Committee") consisting of up to five representatives of each Village for the purpose of developing a Local Land Resource Management Plan (the "Plan") for the Subject Property. The Committee shall meet promptly and regularly to develop the Plan. The Joint Committee may use Village Staff and professional planning consultants approved by the Villages to assist in developing the Plan. The Joint Committee shall complete a draft of the Plan for referral to the Villages' Boards

of Trustees on or before May 31, 1993, or such other time as is mutually acceptable to the Villages. The draft Plan shall be immediately forwarded to the Villages' Boards of Trustees for consideration and adoption as provided in Section 6 of this Agreement. The Plan shall address and utilize as a framework the following matters:

- A. Appropriate uses for the Subject Property, including residential uses, office uses including medical offices, and retail and service commercial uses, and combinations thereof. If the Villages do not reach final agreement on appropriate uses within the time prescribed in Section 6 of this Agreement, then the permitted uses shall be residential uses, retail sales of home improvement merchandise, appliances, electronic goods, and office supplies, and those additional uses established in Section 5-10-2 of the Kildeer Zoning Ordinance existing as of April 2, 1993.
- B. Bulk, yard, and space requirements for development on the Subject Property:
 - (1) Yards: 50 feet minimum;
 - (2) Building setback: 100 feet minimum, plus 5 feet for office uses and 10 feet for commercial uses for every foot in height greater than 20 feet;
 - (3) Building spacing: 100 feet minimum;
 - (4) Parking setback: 50 feet minimum;

- (5) Parking space requirements: 1 space for each 200 square feet of commercial space and 1 space for each 250 square feet of office space;
- (6) Lot Coverage: 60 percent maximum (all impervious surfaces);
- (7) Open Space: 40 percent minimum (must be "green" space);
- (8) Height: 35 feet maximum (above "average" grade)
- (9) Net Floor Area Ratio: 0.15 maximum [square footage of development DIVIDED BY (total site area MINUS wetlands, floodplain, and dedicated right-of-way areas)]
- (10) Outdoor storage: not allowed, except that live plant materials may be visible from outside of the structure in which they are located;
- (11) Signage:
- (a) no tenant listings on ground, pylon, or other freestanding signs;
 - (b) no ground, pylon, or other freestanding sign greater than 15 feet in height or exceeding 100 square feet per sign face and two sign faces;
 - (c) no more than two ground, pylon or other freestanding signs (except on-site informational signs);
 - (d) 15 feet minimum setback;
 - (e) required landscaping;
 - (f) tenant signs: individual not more than 5 percent of elevation area; total signage not more than 200 square feet.

If the Villages do not reach final agreement on any provision established in this Subsection within the time prescribed in Section 6 of this Agreement, then the most restrictive or stringent term or provision in effect as of April 2, 1993, of Article VI (Business Districts) for commercial uses or Article V (Office Districts) for office uses of the Lake Zurich Zoning Code or of Chapter 10 (B Business District) or Section 5-14-3 of the Kildeer Zoning Ordinance shall be substituted for the provision in this Subsection.

- C. Utilities and public and private improvements standards, including among other matters the requirement that all utilities be installed and maintained underground. If the Villages do not reach final agreement on any provision related to the matters stated in this Subsection within the time prescribed in Section 6 of this Agreement, then the most stringent or protective provision of either Village's development codes existing as of April 2 1993, shall apply.
- D. Building code standards, including application of the most stringent or restrictive building regulations of the Villages existing as of April 2, 1993.
- E. Dedications, donations, and contributions. If the Villages do not reach final agreement on any provision related to the matters stated in this Subsection within the time prescribed in Section 6 of this Agreement,

then the most stringent or protective provision of either Village's development codes applicable to the type of development being proposed and existing as of April 2, 1993, shall apply.

- F. Natural resources conservation, including among other matters compliance with the stormwater regulations promulgated by the Lake County Stormwater Commission.
- G. Open space conservation. If the Villages do not reach final agreement on any provision related to the matters stated in this Subsection within the time prescribed in Section 6 of this Agreement, then the most stringent or protective provision of either Village's development codes existing as of April 2, 1993, shall apply.
- H. Economic impacts of development, including mechanisms for sharing equally revenues generated from development on the Subject Property to fulfill the purposes and intents of Section 10 of this Agreement.
- I. Recreational facilities. If the Villages do not reach final agreement on any provision related to the matters stated in this Subsection within the time prescribed in Section 6 of this Agreement, then the most stringent or protective provision of either Village's development codes applicable to the type of development being proposed and existing as of April 2, 1993, shall apply.
- J. Traffic and access standards, including among other matters that approvals must be secured from the

Illinois Department of Transportation, from the Lake Zurich Rural Fire Protection District, and from any other governmental agency properly having jurisdiction over such matters. In addition, Lake Zurich shall have final authority over and approval of any access to the Subject Property from Old Rand Road and Old Mill Grove Road. Kildeer shall have final authority over and approval of any access to the Subject Property from Cuba Road. The Villages shall jointly review any proposed access to the Subject Property from U.S. Route 12. If the Villages cannot mutually agree on such access, then any such proposed access shall be submitted to the Village Engineer of each Village for review of such access and a final determination. If the two Village Engineers cannot mutually agree on such access, then the two Village Engineers shall select an independent third engineer for review of such access and a final determination. The decision of said third engineer on the issue of such access shall be final and binding on the Villages.

- K. Architectural standards, including among other matters permanent screening of all mechanical equipment using the same building materials as the structure served by such equipment, full screening of all trash enclosures using the same building materials as the principal structures that they serve, and consistent use of

masonry and glass on all structures with design, character, and material qualities equal on all sides of every structure. If the Villages do not reach final agreement on any provision related to the matters stated in this Subsection within the time prescribed in Section 6 of this Agreement, then the most stringent or protective provision of the Kildeer or Lake Zurich codes or ordinances existing as of April 2, 1993, shall apply.

- L. Landscaping standards, including among other matters a minimum 50-foot perimeter landscaped area with plant unit installation of at least five standard plant units per 100 feet of required landscaped yard described in Sections 8-103 through 8-106 of the Lake Zurich Zoning Code existing as of April 2, 1993. If the Villages do not reach final agreement on any provision related to the matters stated in this Subsection within the time prescribed in Section 6 of this Agreement, then the most stringent or protective provision of the Kildeer Zoning Ordinance or the Lake Zurich Zoning Code existing as of April 2, 1993, shall apply.
- M. Standards and procedures for review of development proposals, including among other matters a planned development process requiring preparation of preliminary and, ultimately, final development plans depicting in detail the entire proposed development.

Such procedures also may include standards and procedures for joint meetings and hearings of advisory boards and commissions of the Villages, information exchanges, and the like. Such procedures shall not authorize or permit waiver or variations of the standards, provisions, and procedures established in this Section 5, and Kildeer shall not grant or approve or authorize any such waivers or variations in any instance.

- N. Developer expenditures for unique or extraordinary improvements not commonly associated with developments of the type proposed, on the Subject Property, on Parcel C, and on property immediately abutting the Subject Property or Parcel C (for improvements serving the Subject Property or Parcel C), which improvements would appropriately be considered beneficial to the general public and thus would qualify for developer incentives consistent with Section 11 of this Agreement such as, but not limited to, reductions in applicable fees or issuance of industrial revenue bonds.

The Villages both desire for Lake County to join fully in the management planning process established in this Section 5 and to become a party to the Plan. Certain Lake County representatives have been advised of the Villages' desire and have indicated that Lake County may have a willingness to so participate. The Villages shall continually use their best efforts to cause Lake

County to become and remain a party to said management planning process and the Plan. The intent of the Villages is that the Subject Property be developed in accordance with the standards and procedures of this Section 5 and that, because Lake County may be in a position to exercise some jurisdiction over the Subject Property, Lake County should be a party to said standards and procedures.

Section 6. Establishment And Adoption Of Final Plan. The Kildeer and Lake Zurich Boards of Trustees shall finalize and adopt a Plan mutually acceptable to the Boards of Trustees (the "Final Plan") on or before their first regular Board meetings of July, 1993, or within such other time as is mutually acceptable to the Villages. Kildeer and Lake Zurich each thereafter shall adopt such ordinances necessary to implement fully the Final Plan and shall enter into and enforce such intergovernmental agreements as may be necessary to implement the Final Plan through joint planning, resource management, zoning regulation enforcement, and the like. All work on, and implementation of, the Final Plan shall be undertaken in accordance with the requirements of Section 5 of the Local Land Resource Management Planning Act, 50 ILCS 805/5. If the Boards of Trustees do not adopt the Final Plan within the time established in this Section 6 or as extended by mutual agreement, then the Final Plan shall be deemed to consist of every term or provision on which the Villages have reached agreement plus the most stringent or restrictive applicable provision of the codes, ordinances, or

regulations of the Villages in effect as of April 2, 1993, in substitution for the term or provision on which the Villages cannot agree as provided in certain of the Subsections A through L of Section 5 of this Agreement. Unless the parties otherwise agree in writing, development on the Subject Property shall be authorized or permitted only in accordance with the Final Plan.

Section 7. Subsequent Annexation Of Subject Property By Kildeer. After the Final Plan is approved, or is deemed to be created, pursuant to Section 6 of this Agreement, Kildeer shall annex the Subject Property.

Section 8. Application Of Management Plan To Parcels C, D, And E. The Villages shall, as part of the Joint Committee process established in Section 5 of this Agreement, develop a local land resource management plan for planning, management, and code enforcement on the three parcels of property identified as Parcel C, Parcel D, and Parcel E in Exhibit D to this Agreement and located on the northeast, northwest, and southwest corners of the intersection of Illinois Route 22 and Quentin Road. The Villages agree that Parcel D and Parcel E are appropriate for single family detached residential development and that the Villages shall mutually agree on the uses appropriate for Parcel C. If the Boards of Trustees of the Villages do not adopt a Final Plan with regard to Parcel C, Parcel D, and Parcel E within the time established in Section 6 or as extended by mutual agreement, then the Villages' consulting planners shall prepare a Final Plan for adoption, and that Final Plan shall be adopted by

the Boards of Trustees. If the consulting planners, working independently of the Villages, shall have a disagreement as to any element of such a Final Plan, then the planners shall consult with a third planner of their choosing, whose decision on any such point of disagreement shall be final.

Section 9. Boundary Agreement. Kildeer and Lake Zurich agree that the boundary line marking certain eastern limits of the jurisdiction of the corporate authorities of Lake Zurich and certain western limits of the jurisdiction of the corporate authorities of Kildeer shall be the Quentin Road right-of-way as it exists as of April 2, 1993, from South Road/Ensell Road on the north to West Cuba Road on the south. Lake Zurich shall not annex any territory which lies east of the easternmost line of said Quentin Road right-of-way between said South Road/Ensell Road and West Cuba Road, and Kildeer shall not annex any territory which lies west of the westernmost line of said Quentin Road right-of-way between said South Road/Ensell Road and West Cuba Road. The boundary agreement established in this Section 9 shall be for a term extending to April 4, 2013, and additionally to any such subsequent date as may be at any time authorized by applicable law.

* Section 10. Payment of Consideration. Pursuant to the intents and purposes stated earlier in this Agreement and subject to the provisions of Section 11 of this Agreement, each Village agrees that it should pay, twice annually, to the other Village, in consideration for the terms, provisions, agreements, and

obligations of this Agreement, a sum equal to one-half of the gross total revenue (except as provided in Section 11 of this Agreement) from all property taxes (except such property taxes as are levied for and directly and exclusively payable to some specific project or purpose) and all retail sales taxes generated from commercial development from Parcel C (identified in Exhibit D to this Agreement) or from the Subject Property. Not later than June 15 and December 15 of each year, each Village shall calculate said revenue from all such property and retail sales taxes applicable to Parcel C and the Subject Property accrued during the previous 6-month calendar period. Each Village shall provide to the other Village on or before June 15 and December 15 of each year proper and complete documentation of all said revenue during said preceding 6-month period and shall afford the other Village the right to inspect its books and records during regular business hours, if desired to confirm the accuracy of such documentation. Each Village thereafter shall pay to the other Village, on or before June 30 and December 31 of each year, an amount equal to one-half of said revenue. For purposes of this Section 10, the term "gross total revenue" shall not include payments made by one Village to the other pursuant to this Section 10. Each Village shall properly provide in its annual budget, or annual appropriation ordinance, or both, as the case may be, for payment to the other Village of the sums of money required pursuant to the terms of this Agreement from that Village's general corporate funds. Each Village, if necessary,

also shall enact such amended budgets, supplemental appropriation ordinances, or appropriation transfer ordinances as may be necessary from time to time to fulfill that Village's obligations pursuant to this Agreement.

* Section 11. Financial Incentives For Development On Subject Property.

A. The Initial Incentive. The Villages, after extensive negotiations and in the spirit of compromise and cooperation, agree that it may be appropriate to offer certain financial incentives for construction of unique or extraordinary improvements beneficial to the general public as part of the development of the Subject Property. Accordingly, the Villages agree that Kildeer, in its sole discretion, may offer, issue, or approve such financial incentives for such construction in an amount not exceeding \$1,000,000 plus interest not exceeding generally applicable market rates at the time of such offer, issue, or approval (the "Initial Incentive"). Kildeer shall provide to Lake Zurich, prior to any offer, issue, or approval of the Initial Incentive, a detailed analysis of the Initial Incentive, including the specific improvements to which the Initial Incentive applies and the specific cost of each such improvement. The Initial Incentive shall be repaid from the gross total revenue defined in Section 10 of this Agreement prior to calculation of the required consideration payment pursuant to said Section 10, subject to the provisions of Subsection C of this Section.

B. The Additional Incentive. In addition to the Initial Incentive, the Villages may mutually agree that an additional sum of money not exceeding \$1,500,000 plus interest as described in Subsection A above is appropriate to reimburse some of the costs of the unique or extraordinary improvements beneficial to the general public as part of the development of the Subject Property (the "Additional Incentive"). Any Additional Incentive shall be calculated as follows: (1) the Villages may mutually agree as to the amount and purpose of the Additional Incentive; and (2) if the Villages do not agree, then the Village Engineers for the Villages may determine whether the improvements for which the Additional Incentive is sought are unique, extraordinary, and beneficial to the general public and the determination of the Village Engineers shall be binding on the Villages; and (3) if the Village Engineers are not in agreement, then the Village Engineers shall select an independent third engineer to make said determination, and the decision of such independent third engineer shall be final and binding on the Villages. The total amount of Additional Incentives shall not exceed \$1,500,000 plus interest as provided herein.

For purposes of these Subsections B and C, "unique and extraordinary improvements beneficial to the general public" shall be deemed to include, among other matters, extraordinary site grading, extraordinary wetlands mitigation, extraordinary stormwater control improvements, and extraordinary public street improvements, and shall be deemed to exclude, among other

matters, building enhancements, lighting enhancements, and all improvements not benefitting the Subject Property or the public. Any Additional Incentive created pursuant to this Subsection B shall be repaid from the gross total revenue defined in Section 10 of this Agreement prior to calculation of the required consideration payment pursuant to said Section 10, subject to the provisions of Subsection C of this Section.

C. Maximum Annual Repayment Of Incentives. The total amount of the Initial Incentive and all Additional Incentives to be offered, issued, or approved shall not exceed \$2,500,000 plus interest as provided herein, and the payments therefor deducted from said gross total revenue shall not exceed, in any one calendar year, one one-fifteenth of the total principal and interest of such Initial and Additional Incentives, unless otherwise mutually agreed by the Villages.

D. Kildeer Incentives. Kildeer may offer, issue, or approve financial incentives in addition to the incentives provided for in this Section 11 (the "Kildeer Incentives"), but all such financial incentives must be fully the responsibility of Kildeer, and in no event shall any such Kildeer Incentives be deducted from the gross total revenue defined in Section 10 of this Agreement or in any way affect Kildeer's payments of consideration to Lake Zurich pursuant to said Section 10.

E. Lake Zurich Incentives On Parcel C. Lake Zurich may offer, issue, or approve financial incentives for construction of unique or extraordinary improvements beneficial to the general

public as part of the development of Parcel C (identified in Exhibit D to this Agreement). The terms of this Section 11 shall apply to Lake Zurich in relation to Parcel C in the same manner as said terms apply to Kildeer in relation to the Subject Property.

Section 12. Waiver. Each Village hereby waives and releases any, every, and all rights it has or may have to challenge or contest in any way in any forum any provision of this Agreement or any action taken in accordance with the terms of this Agreement.

Section 13. Mutual Defense. The Villages agree to jointly defend the terms of this Agreement against any claim or challenge made by any party in any forum. Such agreement to defend includes, without limiting the breadth and generality of the foregoing sentence, the defense against any claim by any person or entity that the actions taken in Sections 2 through 10 of this Agreement were or are improper or were or are outside of the scope of the Villages' powers or authority.

Lake Zurich shall defend against any claim of invalidity made against its disconnection of the Subject Property in accordance with Section 2 of this Agreement. If that disconnection by Lake Zurich of the Subject Property shall be held by a court of competent and final jurisdiction to be invalid or unenforceable to any extent, then Lake Zurich immediately shall take all necessary and appropriate action to disconnect or exclude the Subject Property from Lake Zurich pursuant to Section

7-1-25 of the Illinois Municipal Code, 65 ILCS 5/7-1-25, so that the Subject Property may be annexed into Kildeer. Kildeer thereafter shall continue to abide by all of the terms and provisions of this Agreement, and development of the Subject Property shall be approved only in accordance with the terms and provisions of this Agreement.

Kildeer shall defend against any claim of invalidity made against any denial of a petition for annexation in accordance with Section 3 of this Agreement. If the denial by Kildeer of the petition for annexation in accordance with Section 3 of this Agreement shall be held by a court of competent and final jurisdiction to be invalid or unenforceable to any extent, then Kildeer shall take all necessary steps to ensure that the intent, terms, and provisions of this Agreement are fulfilled.

Section 14. Enforcement. Either Village may seek to enforce or compel the performance of this Agreement in law or in equity, by suit, action, mandamus, or any other proceeding; provided, however, that neither Village shall seek, recover, or enforce any judgment for monetary damages against the other Village for any breach of this Agreement except that either Village may seek, recover, or enforce a judgment for monetary damages against the other Village in the event that a court of competent and final jurisdiction has made specific findings that (i) the other Village has willfully, intentionally, and in breach of this Agreement violated a right granted or duty imposed by this Agreement and (ii) the existence of such right or duty under

the circumstances in question is not fairly debatable by reasonable persons.

In the event of a judicial proceeding brought by one Village against the other Village for enforcement or breach of this Agreement, the prevailing Village in such judicial proceeding shall be entitled to reimbursement from the unsuccessful Village of all costs and expenses, including reasonable attorneys' fees, incurred in connection with such judicial proceedings, notwithstanding the limitations on monetary damages stated previously in this Section.

Section 15. Governing Law. This Agreement and the rights of the Villages hereunder shall be interpreted and enforced in accordance with the laws of the State of Illinois.

Section 16. Notices. All notices and other communications in connection with this Agreement shall be made in writing, delivered to the persons at the addresses stated in this Section personally or by certified or registered mail, return receipt requested, postage prepaid, and properly addressed as follows:

For Kildeer:

Village of Kildeer
22049 Chestnut Ridge
Kildeer, Illinois 60047
Attention: Laurel Schreiber

With a copy to:

John M. Mullen, Esq.
14048 Petronella Drive
Suite 202
Libertyville, Illinois 60048

For Lake Zurich:

Village Administrator
Village of Lake Zurich
70 East Main Street
Lake Zurich, Illinois 60047

With a copy to:

Burke, Bosselman & Weaver
55 West Monroe Street
Suite 800
Chicago, Illinois 60603
Attention: Mark E. Burkland

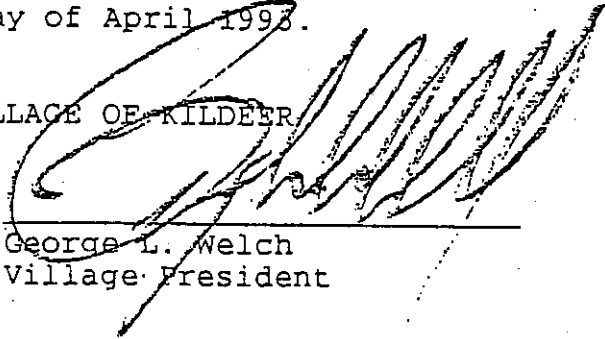
Section 17. Entire Agreement. This Agreement contains the entire agreement between the Villages relative to the Subject Property and the matters related thereto, and this Agreement does hereby supersede and render null and void and of no further force and effect any and all prior agreements between the Villages.

Section 18. Exhibits. All Exhibits attached to this Agreement are, by this reference, incorporated into this Agreement.

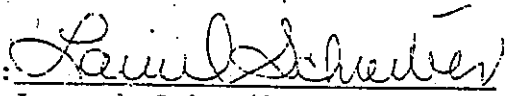
Section 19. Severability. If any provision of this Agreement or the application thereof to any person or circumstances shall be held by a court of competent and final jurisdiction to be invalid or unenforceable to any extent, then the remaining provisions of this Agreement, and the validity, enforceability, and application of such invalid or unenforceable provisions to other persons or circumstances, shall not be impaired thereby, but instead shall be interpreted, applied, and enforced so as to achieve the purposes and intent of this Agreement to the greatest extent permitted by applicable law.

IN WITNESS WHEREOF, the Villages have set their hands and
affixed their seals on the 5th day of April 1993.

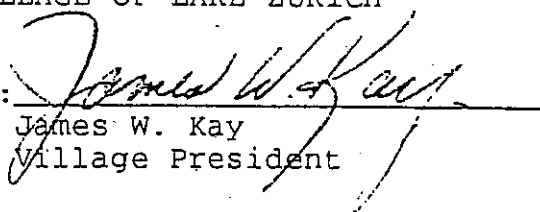
VILLAGE OF KILDEER

By: 
George L. Welch
Village President

ATTEST:

By: 
Laurel Schreiber
Village Clerk

VILLAGE OF LAKE ZURICH

By: 
James W. Kay
Village President

ATTEST:

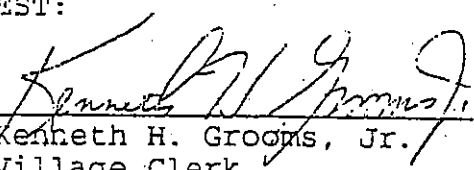
By: 
Kenneth H. Grooms, Jr.
Village Clerk

EXHIBIT A

That part of the East 1/2 of the Northwest 1/4 of Section 28, Township 43 North, Range 10 East of the Third Principal Meridian, bounded by a line described as follows: Beginning at the center of Section 28, aforesaid; thence North 89°41'34" West, along the South line of said Northwest 1/4 Section, 438.00 feet to the Northeasterly line of U.S. Route 12 (also known as Rand Road); thence North 31°25'58" West, along said Northeasterly line, 390.03 feet to a point of curvature; thence continuing Northwesterly along said Northeasterly line, being the arc of a circle convex Northeasterly, tangent to the last described course and having a radius of 6106.20 feet, an arc distance of 683.05 feet (the chord of which arc bears North 34°38'15" West and measures 682.69 feet); thence departing from said Northeasterly line and bearing North 29°41'04" West, along the Northeasterly line of Old Rand Road, 407.27 feet to the most Southerly corner of Lot 3 in SHUMAK'S RESUBDIVISION, being a resubdivision in the Northwest 1/4 of Section 28, aforesaid, according to the plat thereof recorded July 16, 1965 as Document No. 1269655; thence departing from said Northeasterly line of Old Rand Road and bearing North 60°27'58" East, along the Southeasterly line of SHUMAK'S RESUBDIVISION, aforesaid, 115.70 feet to the most Easterly Southeast corner of said Lot 3; thence North 00°04'04" West, along the East line of said SHUMAK'S RESUBDIVISION and the East line of SHUMAK'S ACRES, being a subdivision of part of the East 1/2 of the Northwest 1/4 of Section 28, aforesaid, according to the plat thereof recorded August 31, 1956, as Document No. 921669, a distance of 1047.66 feet to the Northeast corner of Lot 1 in SHUMAK'S ACRES aforesaid, said Northeast corner also being a point on the Southerly line of COUNTRYSIDE OF LAKE ZURICH, being a subdivision in the South 1/2 of Section 21 and the Northwest 1/4 of Section 28, both in Township 43 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded October 19, 1973, as Document No. 1639668; thence South 64°41'40" East, along said Southerly line, 915.27 feet to a point of curvature; thence continuing Southeasterly along said Southerly line, being the arc of a circle convex Northeasterly, tangent to the last described course and having a radius of 532.21 feet, an arc distance of 601.11 feet (the chord of which arc bears South 32°20'16" East and measures 569.66 feet) to a point of tangency on the East line of the Northwest 1/4 of Section 28, aforesaid, and the West line of BISHOP'S RIDGE UNIT ONE, being a subdivision of part of the Northeast 1/4 of said Section 28, according to the plat thereof recorded August 24, 1978 as Document No. 1941163; thence South 00°01'07" West, along said West line of BISHOP'S RIDGE UNIT ONE, 1492.82 feet to the point of beginning in Lake County, Illinois.



JANUARY 2013

DEPARTMENT OF FINANCE

MONTHLY FINANCIAL REPORT

Jodie K. Andrew, CPA

Director of Finance

GENERAL FUND OPERATING RESULTS**SUMMARY**

For the month of January, revenues totaled \$1,819,941 and expenditures totaled \$1,627,011 resulting in an operating surplus of \$192,930. From a budget perspective, we had expected expenditures to exceed revenues by \$280,875 in January. Year to date, General Fund is showing a surplus of \$2,490,979, compared to the expected \$693,479. This drops to \$1,220,979 without the \$1.27 million from the State, which has been spoken for as to purpose. These funds will be used to fund operations the remainder of the fiscal year, as property tax receipts are now complete for the year. General Fund is projecting to finish the fiscal year with a surplus.

General Fund Operating Results

	Current Month Budget	Current Month Actual	Year-to-Date Budget	Year-to-Date Actual
Revenues	\$ 1,409,165	\$ 1,819,941	\$ 19,936,258	\$ 20,410,954
Expenditures	1,690,040	1,627,011	19,242,779	17,919,975
Excess (Deficiency)	\$ (280,875)	\$ 192,930	\$ 693,479	\$ 2,490,979

REVENUES

Following is a summary of revenues by type through January 31, 2013. A more detailed analysis can be found on pages 7 through 9.

General Fund Revenue by Type

Revenue Type	Current Month's Budget	Current Month's Actual	% Variance	Year-to-Date Budget	Year-to-Date Actual	% Variance	% of Annual Budget
Taxes	\$ 92,108	\$ 86,630	-5.95%	\$ 7,691,777	\$ 7,555,845	-1.77%	94.48%
Intergovernmental	1,074,512	1,122,068	4.43%	9,703,420	11,062,384	14.01%	84.18%
Licenses & Permits	62,976	35,537	-43.57%	733,799	939,523	28.04%	104.41%
Fines and Forfeits	62,332	70,195	12.61%	634,919	586,685	-7.60%	68.51%
Charges for Services	82,430	77,254	-6.28%	927,726	871,583	-6.05%	73.73%
Investment Income	500	741	48.20%	4,500	16,757	272.38%	279.28%
Miscellaneous	34,307	427,516	1146.15%	240,117	648,177	169.94%	208.89%
Total Revenue	\$ 1,409,165	\$ 1,819,941	29.15%	\$ 19,936,258	\$ 21,680,954	8.75%	88.88%

As can be seen, actual revenues of \$1,819,941 were above our budget estimate of \$1,409,165 by \$410,776, due to the unbudgeted sale of a fire apparatus for \$400,000.

Taxes:

Revenue from taxes came in at \$86,630 in January, a 5.95% negative variance from the \$92,108 projected in the budget. Telecommunications Tax for January continues to come in lower than expected. Year-to-date, Telecommunications Tax is trending about 4.4% less than expected compared to the budget estimates and compared to last fiscal year. More information regarding the Telecommunications Tax can be found on page 12.

Intergovernmental Revenue:

Revenue from other governments totaled \$1,122,068 in January, which was 4.43% above the projected \$1,074,512. This is primarily due to reimbursement of \$36,339 compared to expectations of \$1,928. Year-to-date receipts include \$1.27 million received from the State is for the jurisdictional transfer of Main Street,

which will be advanced to the TIF district funds. Should the TIF district ever have a surplus, the TIF will repay the General Fund for the advance.

After eight months of activity, Income Tax receipts are trending about 12% better than projected. State sales tax receipts came in 1.1% over budget at \$478,416 in January, compared to a budget of \$473,149 for the month. This receipt represents sales from October, 2012. While year-to-date receipts have come in higher than last fiscal year, overall receipts this year have come in almost exactly as expected for this fiscal period. More information regarding Sales Tax can be found on page 13.

Licenses and Permits:

Revenue from the issuance of licenses and permits came in at \$35,537 for January, which was \$27,439 below the projection for the month. Many licenses and permits have already exceeded 75%, if not 100% of the budget for the year. The difference is due to the variable nature of these types of revenues that fluctuate depending on activity. Overall, revenue from licenses and permits as a category is at 104.4% of the annual budget after nine fiscal months.

Fines and Forfeits:

Revenue from police fines totaled \$70,195 in January, which was 12.6% above the \$62,332 projected. The biggest factor affecting the fines was the temporary disablement of one intersection with a red light camera due to maintenance from the state. The camera is expected to be back on line as soon as the state can complete the work. Year-to-date, fines are lagging 7.6% from budget projections. \$586,685 has been received, compared to \$634,919 that was budgeted.

Charges for Services:

Revenue from service charges totaled \$77,254 in January, compared to a projection of \$82,430. Ambulance fees came in on target and park program fees came in at \$35,089 compared to \$31,888 expected, however both alarm rebate fees and admin tow fees were lower than expected. As it is based purely on activity and need, this revenue source can fluctuate considerably during the year. After nine fiscal months, charges for services are at 73.7% of the annual budget for this category compared to a benchmark of 75%.

Investment Income:

The General Fund investment income in January continues to exceed expectations at \$741, which was above the projected amount of \$500. Year-to-date investment income of \$16,757 has well exceeded the annual amount of \$6,000 for the entire fiscal year. The annualized rate as of January 31, 2013 in the Illinois Fund decreased during the month from a monthly average of .101% in December to .047% in January. The average rate for January 2012 was 0.097%.

Miscellaneous:

The General Fund miscellaneous revenue in January was \$427,516, which was above the projected amount of \$34,307. The largest item in miscellaneous receipts was the sale of a fire apparatus for \$400,000. As the Fire District purchased the replacement vehicle for the village, the proceeds have been earmarked for reimbursing the district for the new vehicle purchase.

EXPENDITURES

Expenditures charged to the General Fund in January totaled \$1,627,011, which was 3.73% below projections of \$1,690,040. Year-to-date General Fund expenditures remain conservative, holding at 6.87% below budget expectations. The table below presents a summary of General Fund expenditures by department as of January 31, 13. Additional detail can be found on pages 10 and 11.

General Fund Expenditures by Department

Department Or Program	Current Month's Budget	Current Month's Actual	% Variance	YTD Budget	YTD Actual	% Variance
Legislative	\$ 18,919	\$ 10,961	-42.1%	\$ 314,344	\$ 306,663	-2.4%
Administration	63,349	64,239	1.4%	626,558	511,634	-18.3%
Finance	39,327	36,957	-6.0%	400,281	350,205	-12.5%
Police	563,456	535,372	-5.0%	6,456,783	6,079,951	-5.8%
Fire	653,924	674,470	3.1%	7,757,023	7,577,147	-2.3%
Building & Zoning	79,512	77,715	-2.3%	751,190	678,774	-9.6%
Public Works	199,873	168,282	-15.8%	1,997,163	1,677,031	-16.0%
Park & Recreation	71,680	59,015	-17.7%	939,437	738,570	-21.4%
Total	\$ 1,690,040	\$ 1,627,011	-3.73%	\$ 19,242,779	\$ 17,919,975	-6.87%

As can be seen on the table above, the month of January saw most departments remain under the budgeted projections except for Administration, due to unanticipated expenditures in MIS, and the Fire Department, due to overtime expenditures. Year-to-date, all departments are under budgeted expectations. While some of the departments are significantly under budget due to the timing of various expenditures, departments have also been proactively reducing expenditures where possible to save funds while continuing to operate effectively.

The Administration department, IT division expenditures for the month of January came in over the expected budget amount due to the final payout of accrued time of a long-standing employee and the timing of machinery and equipment purchases. Year-to-date, the department remains under budget, at 10.4% less than expected after nine months.

For the end of the first quarter, all departments have expended less than expected by this point in the fiscal year. Several unfilled vacant positions are contributing to this lower spending. General Fund expenditures are \$1,322,804 lower than expected at this point. This may change significantly as the year progresses, but shows a sincere effort by departments to reduce expenditures to only necessary items.

OPERATING RESULTS OF OTHER FUNDS

Attached to this report is a comparison of actual revenues and expenditures to budget for all funds maintained by the Village. Following are some important observations.

Special Revenue Funds:

Motor fuel tax revenue came in at \$40,646 in January, which was 1.7% below budget. Year-to-date receipts are 23.5% higher than expected, with \$86,558 received from the state in October for the annual Illinois Jobs Now Allotment which was not budgeted and is a specialty payment outside of regular Motor Fuel Tax payments. Expenditures this month totaled \$27,285, keeping year-to-date expenditures to \$514,737. Year-to-date, 71.2% of the annual budget has now been spent due to the timing of various capital projects, which is expected to increase over the next few months as invoices for the annual road project come due.

January revenues for the Hotel Tax Fund totaled \$6,197 which was 46% above budget. Nine months into the fiscal year, 102.5% of the annual budget has been recorded. No expenditures were recorded in this fund during January. As the majority of planned expenditures involve the Fourth of January festival, most of the expenditures for this fiscal year have already been paid.

Revenues for the TIF Tax Allocation Fund came in at \$8,315, above the estimate of \$8,173. Year-to-date receipts are at 99.7% of the annual budget as the primary revenue source for this fund is property taxes. Expenditures for TIF Tax Allocation have been kept to a minimum, with the largest portion being a transfer of property tax proceeds to the TIF Debt Service Fund as budgeted. Year-to-date expenditures are at 65.8% of the total annual budget after nine months.

Debt Service Funds:

The debt service funds recorded annual debt service payments for several of the village issuances, mostly due December 2012 and January 2013 as scheduled. In the month of October, the transaction for the bond refunding from earlier this summer, the 2003 issuance, was recorded in the General Ledger for the TIF Debt Service Fund. Both revenues and expenditures for the month are severely over budget as this refunding opportunity was for interest savings, not a budgeted item. The revenue is bond proceeds and the expenditure for the transfer of the proceeds to the escrow account.

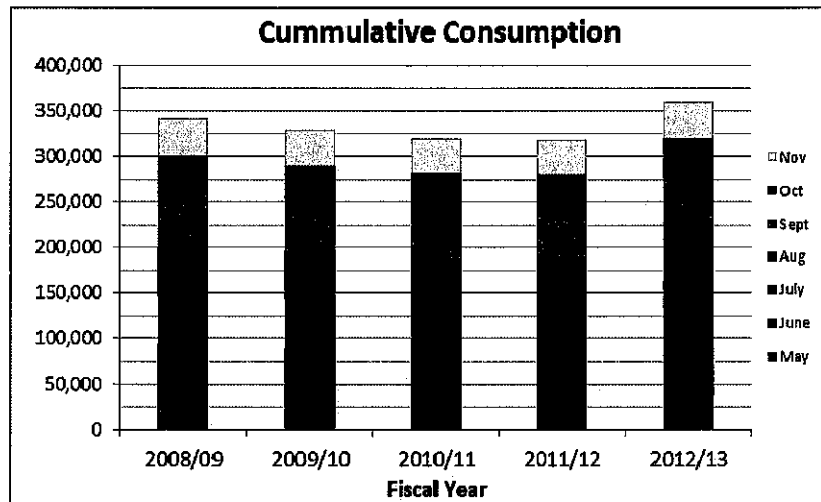
Capital Projects Funds:

January revenue for the capital projects funds in total came in mostly from the Non-Home Rule Sales Tax Fund (NHRST), with receipts for January of \$148,591, which is slightly higher than the \$143,318 budgeted. January receipts represent sales from October. More detail on the NHRST revenue can be found on page 15. Grant funds of \$522,570 for the ERP grant were recorded into the Capital Project Fund in January as reimbursement from FY12 expenditures.

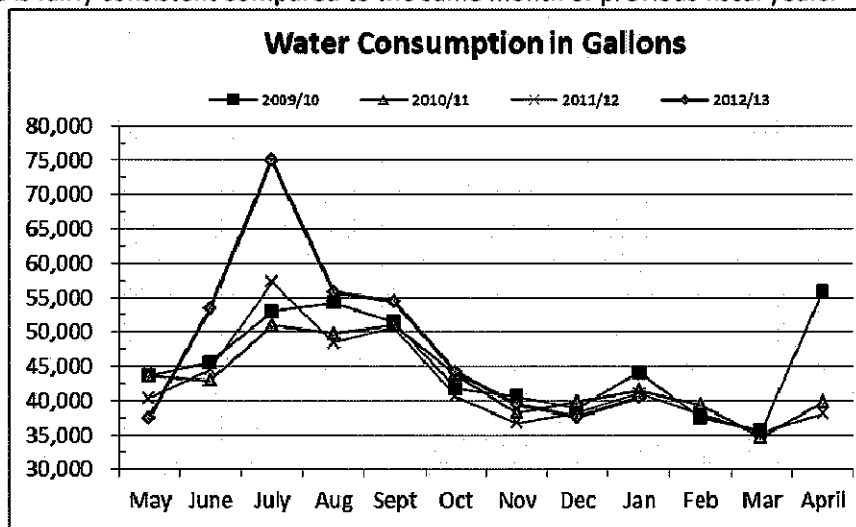
January expenditures for capital projects were under budget for all capital project funds. Non-home Rule Capital Projects fund had the highest amount of expenditures, as budgeted expenses for major infrastructure improvements have come due and been paid in December. For all capital project funds combined, 42.7% of the annual budget has been expended after nine months of activity.

Water and Sewer Fund:

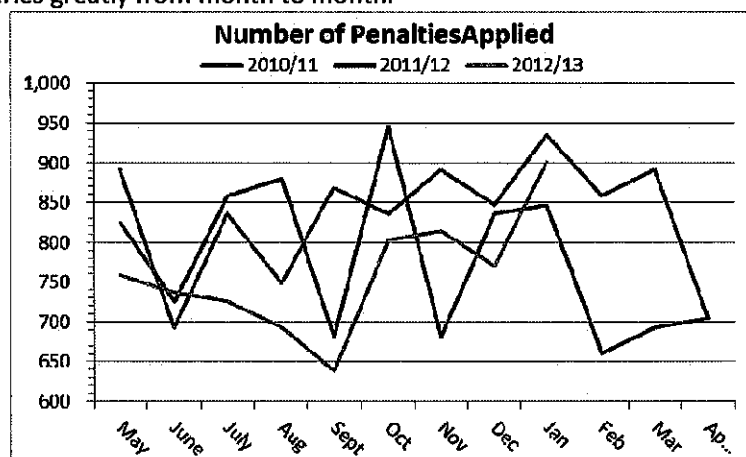
January revenue totaled \$325,170, which was 13.5% below the estimate of \$375,951. The biggest factor affecting revenues is the budgeted water rate increase that was not implemented for August as planned. As can be seen by the chart below, water consumption billed year-to-date has jumped considerably compared to prior years due to the draught conditions we experienced over the summer months.



The chart below shows the monthly trends of consumption for the past several years. Excluding June and July billings, the usage is fairly consistent compared to the same month of previous fiscal years.



Penalties for late payment have been trending similar to that of two years ago, with the number applied in January being higher than the past fourteen (14) months. As the graph below shows, the number of penalties applied each month varies greatly from month to month.



Expenditures in the Water Fund came in 13.2% below budget, totaling \$720,975 compared to an estimate of \$830,733. Overall, the Water Fund netted a negative \$388,039 for the month of January but is up \$535,291 year-to-date for annual activity. This will be used to fund expenses later in the fiscal year as well as to help rebuild the drained fund balance of the Water Fund and provide cash flow for necessary improvements to maintain the aging infrastructure.

Internal Service Funds:

Internal service funds are used to reserve resources for a specific purpose and to allocate the user charges accordingly. The village has three internal service funds: Medical Self Insurance, Vehicle Maintenance and Risk Management. Revenues in these funds are a combination of the user charges from General Fund and other funds as appropriate. Expenditures fluctuate, depending on activity levels, particularly in the Vehicle Maintenance and Risk Management Funds.

Special Service Areas:

While the village does not budget for Special Service Area (SSA) revenues and expenses, as funds are being collected and spent for the village SSA's, the following information can be of value to report.

SSA Activity May 1, 2012 through January 31, 2013									
SSA #	Location	Beginning Balance 5/1/2012	Year-To-Date		Ending Balance 1/31/2013	Annual Expected		Annual Expected	
			Revenues	Expenses		Revenues	YTD %	Expenses	YTD %
SSA #8	Heatherleigh	67,857	10,105	9,900	68,062	10,105	100.00%	11,662	84.89%
SSA #9	Willow Ponds	90,720	12,005	1,425	101,300	12,005	100.00%	12,750	11.18% ^b
SSA #10	Westberry	7,395	1,015	-	8,410	1,015	100.00%	-	N/A
SSA #11	Lake Zurich Pines	16,553	3,000	421	19,132	3,000	100.00% ^a	3,100	13.58%
SSA #13	Conventry Creek	200,074	40,001	-	240,075	40,001	100.00% ^a	TBD	N/A ^c
SSA #15	Country Club	-	-	15,741	(15,741)	-	N/A	TBD	N/A ^d
SSA #16	Country Club	-	-	36	(36)	-	N/A	TBD	N/A ^d
		382,599	66,126	27,523	421,202	66,126	100.00%	27,512	0.00%

a) Flat amount levied per property.

b) At some point after enough funds have accrued, Willow Ponds will require dredging, estimated at \$120,000

c) Conventry Creek maintenance costs will be determined once subdivision areas have been turned over to the Village.

d) First levy for SSA #15 and SSA #16 will be the 2013 levy, payable in fiscal year 2014/15

Respectfully Submitted,

Jodie K. Andrew, CPA
Director of Finance

VILLAGE OF LAKE ZURICH
OPERATING REPORT SUMMARY
REVENUES
January 31, 2013

	Current Month			Year-to-Date			% of Annual
	Budget	Actual	% Variance	Budget	Actual	% Variance	Budget Collected
GENERAL FUND							
Taxes							
Property Tax-General	-	-	0.0%	2,265,669	2,150,235	(5.1%)	94.9%
Property Tax-Police Prot	-	-	0.0%	663,216	655,151	(1.2%)	98.8%
Property Tax-Fire Protec	-	-	0.0%	663,216	655,151	(1.2%)	98.8%
Property Tax-Ambulance	-	-	0.0%	132,643	134,390	1.3%	101.3%
Property Tax-IMRF	-	-	0.0%	192,944	193,186	0.1%	100.1%
Property Tax-Police Pen	-	-	0.0%	1,137,126	1,142,311	0.5%	100.5%
Property Tax-Fire Pen	-	-	0.0%	1,453,537	1,461,487	0.5%	100.5%
Property Tax-SRA	-	-	0.0%	179,100	184,786	3.2%	103.2%
Property Tax-Road/Bridge	-	-	0.0%	9,378	8,392	(10.5%)	89.5%
Utility Tax - Electric	-	-	0.0%	37,000	35,988	(2.7%)	97.3%
Utility Tax - Gas	-	(259)	0.0%	15,000	8,450	(43.7%)	56.3%
Cable Tv Franchise	-	-	0.0%	136,000	154,871	13.9%	85.6%
Telecom Tax	92,108	86,889	(5.7%)	806,948	771,447	(4.4%)	72.2%
Total Taxes	92,108	86,630	(5.9%)	7,691,777	7,555,845	(1.8%)	94.5%
Intergovernmental							
State Income Tax	174,163	163,219	(6.3%)	1,162,053	1,304,480	12.3%	82.1%
State Use Tax	24,199	25,304	4.6%	217,791	221,461	1.7%	76.3%
Personal Prop Repl Tax	-	8,511	0.0%	57,000	40,315	(29.3%)	70.7%
State Sales Tax	473,149	478,416	1.1%	4,404,645	4,386,025	(0.4%)	72.5%
Municipal Auto Rental Tax	200	416	108.0%	1,800	4,090	127.2%	170.4%
Pull Tab & Jar Game Tax	-	-	0.0%	2,350	-	(100.0%)	0.0%
IDOT Street Maint Reim	-	-	0.0%	18,000	9,334	(48.1%)	51.9%
State Fire/Rescue Trng	-	-	0.0%	585	523	(10.6%)	89.4%
Rand & Paulus Traffic Lgt	-	1,168	0.0%	1,000	3,504	250.4%	350.4%
Grants	-	6,957	0.0%	68,500	43,216	(36.9%)	63.1%
Fire/Rescue Srvc Contract	400,873	401,738	0.2%	3,607,857	3,536,127	(2.0%)	73.5%
Reimbursements	1,928	36,339	1,784.8%	161,839	1,513,309	835.1%	591.8%
Total Intergovernmental	1,074,512	1,122,068	4.4%	9,703,420	11,062,384	14.0%	84.2%
Licenses & Permits							
Liquor Licenses	4,000	49	(98.8%)	80,000	80,891	1.1%	101.1%
Business Licenses	6,000	5,565	(7.3%)	98,500	97,605	(0.9%)	97.6%
Building Permits	11,908	1,505	(87.4%)	89,461	63,778	(28.7%)	51.0%
Electric Permits	2,671	5,605	109.8%	24,039	33,550	39.6%	104.7%
Plumbing Permits	2,755	3,050	10.7%	24,795	70,325	183.6%	212.7%
Special Use Permits	438	-	(100.0%)	3,942	9,016	128.7%	171.7%
HVAC/Mechanical	-	700	67.9%	-	41,115	0.0%	N/A
Com/Ind Sprinkler Sys	417	-	(100.0%)	3,753	1,732	(53.9%)	34.6%
Build Out Sprinkler Sys	583	282	(54.9%)	5,247	10,418	98.6%	148.8%
Admin Fees	625	383	(89.1%)	5,625	8,425	49.8%	112.3%
Contractor Registration	3,500	6,000	343.8%	31,500	56,800	80.3%	135.2%
Occupancy Certif-Other	1,352	1,350	(85.5%)	12,168	13,775	13.2%	84.9%
Admin Plan Review	9,308	2,766	(268.8%)	83,772	114,593	36.8%	102.6%
Site Plan Review	750	300	(89.7%)	6,750	22,493	233.2%	249.9%
Engineering Review	2,917	-	(100.0%)	26,253	62,737	139.0%	179.2%
Pr-Sprinkler System	667	382	(68.6%)	6,003	11,740	95.6%	146.8%
Elevator Inspections	1,215	1,150	(72.4%)	10,935	8,350	(23.6%)	57.3%
Kildeer Inspection Fees	667	761	0.0%	6,003	7,248	20.7%	90.6%
Deer Park Inspection Fees	-	295	(55.8%)	20,000	23,043	15.2%	115.2%
Overweight Truck Permits	667	350	0.0%	6,003	3,995	(33.4%)	49.9%
Park Permits	-	-	0.0%	24,750	28,433	14.9%	103.4%
Park Fees	-	90	0.0%	51,476	64,921	26.1%	119.1%
Water Shed Devlp	1,000	-	(100.0%)	9,000	11,210	24.6%	93.4%
Other Permits	8,138	1,799	(77.9%)	73,242	57,177	(21.9%)	58.5%
Misc. Licenses And Permits	3,398	3,155	(7.2%)	30,582	36,153	18.2%	88.7%
Total Licenses & Permits	62,976	35,537	(43.6%)	733,799	939,523	28.0%	104.4%

**OPERATING REPORT SUMMARY
REVENUES
January 31, 2013**

	Current Month			Year-to-Date			Annual Budget	% of Annual Budget Collected
	Budget	Actual	% Variance	Budget	Actual	% Variance		
Fines and Forfeits	62,332	70,195	12.6%	634,919	586,685	(7.6%)	856,288	68.5%
Charges for Services								
Printing/Reproduction Fee	354	599	69.2%	3,186	7,534	136.5%	4,250	177.3%
Police-Alarm Fees	1,000	1,000	0.0%	9,000	5,600	(37.8%)	12,000	46.7%
Police-Alarm Rebate Fees	3,750	-	(100.0%)	33,750	21,349	(36.7%)	45,000	47.4%
Police Special Detail	2,917	1,218	(58.2%)	26,253	24,549	(6.5%)	35,000	70.1%
Police Admin Tow Fee	7,500	4,470	(40.4%)	67,500	63,620	(5.7%)	90,000	70.7%
Police Lockout Fees	583	900	54.4%	5,247	6,175	17.7%	7,000	88.2%
Fire/Rescue-Special Dtl	584	-	(100.0%)	5,256	8,250	57.0%	7,005	117.8%
Fire/Rescue Ambulance Fee	33,703	33,978	0.8%	303,327	311,721	2.8%	404,435	77.1%
Fire/Rescue Spillage Dtl	-	-	0.0%	-	1,662	0.0%	-	N/A
Fire/Rescue Public Educ	125	-	(100.0%)	1,125	270	(76.0%)	1,500	18.0%
Park Program Fees	31,888	35,089	10.0%	452,585	405,718	(10.4%)	554,575	73.2%
Concert Sales	-	-	0.0%	1,739	2,110	21.3%	2,500	84.4%
Park Special Events	-	-	0.0%	13,300	9,623	(27.6%)	13,300	72.4%
Park Outings	-	-	0.0%	3,000	-	(100.0%)	3,000	0.0%
Park Concessions	-	-	0.0%	-	1,989	0.0%	-	N/A
Pop Machines	26	-	(100.0%)	2,458	1,366	(44.4%)	2,500	54.6%
Miscellaneous	-	-	0.0%	-	47	0.0%	-	N/A
Total Charges for Services	82,430	77,254	(6.3%)	927,726	871,583	(6.1%)	1,182,065	73.7%
Investment Income	500	741	48.2%	4,500	16,757	272.4%	6,000	279.3%
Miscellaneous								
Recycling Reimbursement	931	-	(100.0%)	39,133	36,326	(7.2%)	50,000	72.7%
Rental Income	18,792	19,637	4.5%	169,128	173,772	2.7%	225,500	77.1%
Sale of Fixed Asset	13,600	400,000	2,841.2%	23,000	418,449	1,719.3%	23,000	1,819.3%
Other Miscellaneous Revenue	984	7,879	700.7%	8,856	19,630	121.7%	11,800	166.4%
Total Miscellaneous Revenue	34,307	427,516	1,146.1%	240,117	648,177	169.9%	310,300	208.9%
Total General Fund	1,409,165	1,819,941	29.2%	19,936,258	21,680,954	8.8%	24,394,024	88.9%
							Benchmark:	75.0%

OPERATING REPORT SUMMARY
REVENUES
January 31, 2013

	Current Month			Year-to-Date			Annual	% of
	Budget	Actual	% Variance	Budget	Actual	% Variance	Budget	Annual Budget Collected
SPECIAL REVENUE FUNDS								
Motor Fuel Tax Fund	41,352	40,646	(1.7%)	372,168	459,746	23.5%	496,217	92.7%
Hotel Tax Fund	4,247	6,197	45.9%	61,469	76,934	25.2%	75,050	102.5%
Non-Home Rule Sales Tax Fund	-	-	0.0%	120,621	128,146	6.2%	120,621	106.2%
TIF Tax Allocation Fund	8,173	8,315	1.7%	1,394,582	1,419,186	1.8%	1,423,076	99.7%
Total Special Revenue Funds	53,772	55,158	2.6%	1,948,840	2,084,012	6.9%	2,114,964	98.5%
DEBT SERVICE FUNDS								
General Debt Service Fund	50	52	4.0%	1,033,190	1,042,129	0.9%	1,033,340	100.9%
TIF Debt Service Fund	833	55	(93%)	1,045,897	3,764,180	259.9%	1,048,400	359.0%
Total Debt Service Funds	883	107	(87.9%)	2,079,087	4,806,309	131.2%	2,081,740	230.9%
CAPITAL PROJECT FUNDS								
Capital Project Fund	848,784	522,570	(38.4%)	1,257,448	940,828	(25.2%)	1,810,701	52.0%
Park Improvement Fund	4,658	8,151	75.0%	10,522	10,777	2.4%	11,300	95.4%
Non-Home Rule Capital Projects	143,318	148,591	3.7%	1,234,762	1,234,155	(0.0%)	1,730,649	71.3%
TIF Redevelopment Fund	417	21	(95.0%)	790,753	791,628	0.1%	792,000	100.0%
Total Capital Projects Funds	997,177	679,333	(31.9%)	3,293,485	2,977,388	(9.6%)	4,344,650	68.5%
ENTERPRISE FUNDS								
Waterworks and Sewerage Fund	375,951	325,170	(13.5%)	3,961,112	3,821,862	(3.5%)	5,006,494	76.3%
Total Enterprise Funds	375,951	325,170	(13.5%)	3,961,112	3,821,862	(3.5%)	5,006,494	76.3%
INTERNAL SERVICE FUNDS								
Medical Self Insurance Fund	239,513	178,864	(25.3%)	2,155,617	2,081,061	(3.5%)	2,874,159	72.4%
Vehicle Maintenance Fund	98,062	107,853	10.0%	882,558	865,668	(1.9%)	1,176,738	73.6%
Risk Management Fund	88,147	85,625	(2.9%)	793,323	850,721	7.2%	1,057,759	80.4%
Total Internal Service Fund	425,722	372,342	(12.5%)	3,831,498	3,797,450	(0.9%)	5,108,656	74.3%
TRUST AND AGENCY FUNDS								
Special Service Area No. 8 Fund	-	-	0.0%	-	10,105	0.0%	-	N/A
Special Service Area No. 9 Fund	-	-	0.0%	-	12,005	0.0%	-	N/A
Special Service Area No. 10 Fund	-	-	0.0%	-	1,015	0.0%	-	N/A
Special Service Area No. 11 Fund	-	-	0.0%	-	3,000	0.0%	-	N/A
Special Service Area No. 13 Fund	-	-	0.0%	-	40,001	0.0%	-	N/A
Total Trust and Agency Fund	-	-	0.0%	-	66,126	0.0%	-	N/A
Benchmark:							75.0%	

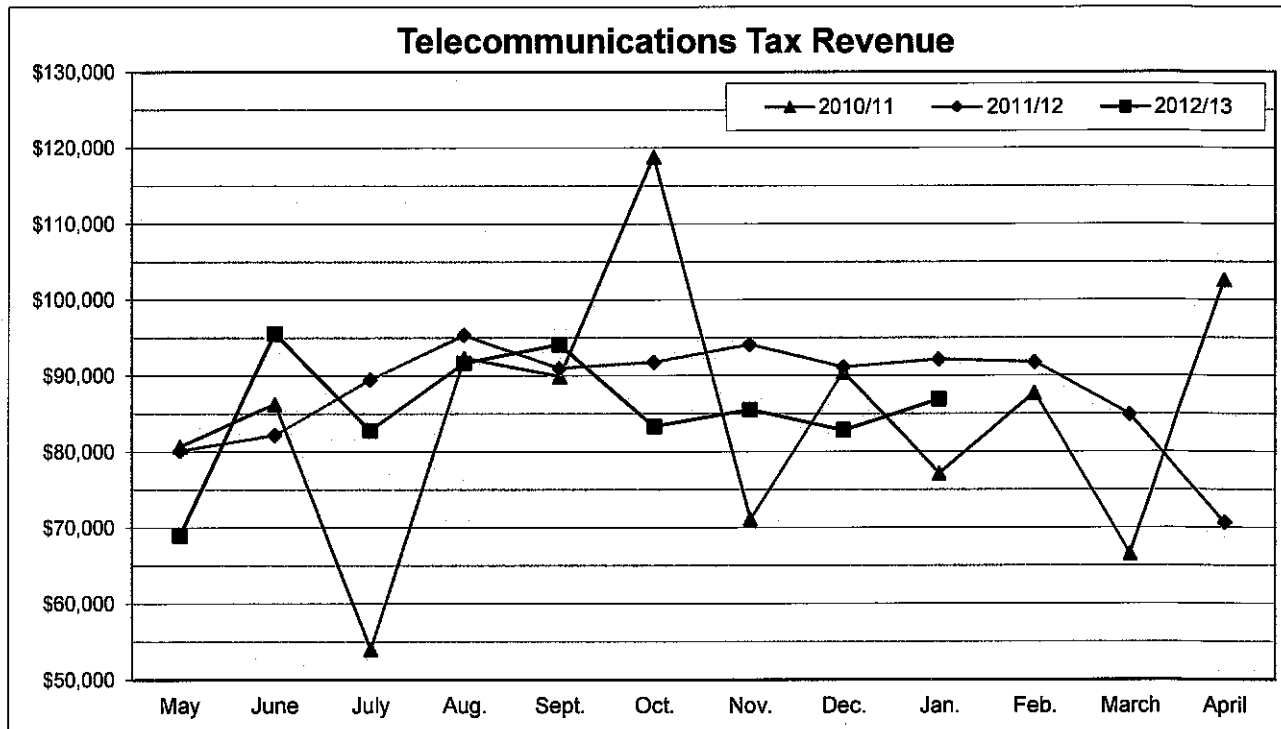
OPERATING REPORT SUMMARY
EXPENDITURES
January 31, 2013

	Current Month			Year-to-Date				% of Annual Budget
	Budget	Actual	% Variance	Budget	Actual	% Variance	Annual Budget	Expended
GENERAL FUND								
Legislative								
Village President and Trustees	15,025	6,691	(55.5%)	290,787	286,017	(1.6%)	521,983	54.8%
Clerk's Office	3,099	4,103	32.4%	16,141	15,922	(1.4%)	20,330	78.3%
Board and Commissions	795	167	(79.0%)	7,416	4,724	(36.3%)	10,053	47.0%
Total	18,919	10,961	(42.1%)	314,344	306,663	(2.4%)	552,366	55.5%
Administration								
Village Administration	13,954	10,277	(26.4%)	131,192	115,490	(12.0%)	178,651	64.6%
Legal	8,815	1,213	(86.2%)	79,905	27,771	(65.2%)	106,910	26.0%
Human Resources	12,775	15,849	24.1%	119,320	102,889	(13.8%)	161,991	63.5%
MIS	27,805	36,900	32.7%	296,141	265,484	(10.4%)	386,500	68.7%
Total	63,349	64,239	1.4%	626,558	511,634	(18.3%)	834,052	61.3%
Finance Department								
Financial Administration	21,133	19,898	(5.8%)	227,920	198,697	(12.8%)	299,040	66.4%
Accounting Services	18,194	17,059	(6.2%)	172,361	151,508	(12.1%)	235,561	64.3%
Total	39,327	36,957	(6.0%)	400,281	350,205	(12.5%)	534,601	65.5%
Police Department								
Police Administration	88,600	91,266	3.0%	924,949	801,778	(13.3%)	1,218,844	65.8%
Operations	299,050	289,585	(3.2%)	3,615,866	3,556,706	(1.6%)	4,642,129	76.6%
Communications	95,269	92,047	(3.4%)	947,300	866,829	(8.5%)	1,277,398	67.9%
Crime Prevention	41,413	27,414	(33.8%)	505,965	424,647	(16.1%)	648,480	65.5%
Intergovernmental	39,124	35,060	(10.4%)	462,703	429,991	(7.1%)	595,149	72.2%
Total	563,456	535,372	(5.0%)	6,456,783	6,079,951	(5.8%)	8,382,000	72.5%
Fire Department								
Fire Administration	91,643	94,175	2.8%	920,947	895,791	(2.7%)	1,195,736	74.9%
Emergency Management	4,598	4,133	(10.1%)	69,957	49,764	(28.9%)	86,252	57.7%
Fire Suppression	233,001	251,908	8.1%	2,884,828	2,807,136	(2.7%)	3,690,575	76.1%
Emergency Medical Services	262,152	264,638	0.9%	3,243,145	3,266,671	0.7%	4,155,586	78.6%
Special Rescue	23,776	23,450	(1.4%)	264,435	210,935	(20.2%)	344,973	61.1%
Fire Prevention	38,754	36,166	(6.7%)	373,711	346,850	(7.2%)	507,125	68.4%
Total	653,924	674,470	3.1%	7,757,023	7,577,147	(2.3%)	9,980,247	75.9%
Building and Zoning Department								
B&Z Administration	49,907	47,223	(5.4%)	471,091	426,297	(9.5%)	640,192	66.6%
Inspections	27,867	28,558	2.5%	263,124	234,873	(10.7%)	359,021	65.4%
Economic Development	1,738	1,934	11.3%	16,975	17,604	3.7%	22,836	77.1%
Total	79,512	77,715	(2.3%)	751,190	678,774	(9.6%)	1,022,049	66.4%
Public Works Department								
PW Administration	23,395	22,409	(4.2%)	261,628	210,150	(19.7%)	335,938	62.6%
Forestry	16,568	12,254	(26.0%)	160,125	132,939	(17.0%)	211,482	62.9%
Park Maintenance	27,587	23,692	(14.1%)	390,464	306,740	(21.4%)	513,363	59.8%
Municipal Property Maint	20,651	20,510	(0.7%)	190,568	155,071	(18.6%)	255,806	60.6%
Right-of-Way Maint	32,213	27,067	(16.0%)	337,108	295,981	(12.2%)	450,098	65.8%
Snow & Ice Control	34,718	24,433	(29.6%)	217,835	184,814	(15.2%)	318,176	58.1%
Street & Traffic Lighting	8,199	6,689	(18.4%)	76,855	72,659	(5.5%)	104,523	69.5%
Storm Water Control	19,444	15,888	(18.3%)	199,191	196,310	(1.4%)	264,264	74.3%
Engineering	17,098	15,340	(10.3%)	163,389	122,367	(25.1%)	222,532	55.0%
Total	199,873	168,282	(15.8%)	1,997,163	1,677,031	(16.0%)	2,676,182	62.7%
Benchmark:							75.0%	

OPERATING REPORT SUMMARY
EXPENDITURES
January 31, 2013

	Current Month			Year-to-Date			Annual Budget	% of Annual Budget Expended
	Budget	Actual	% Variance	Budget	Actual	% Variance		
Park & Recreation Department								
P&R Administration	34,632	27,122	(21.7%)	331,933	291,584	(12.2%)	448,874	65.0%
Special Recreation	-	1,680	0.0%	180,600	107,207	(40.6%)	210,000	51.1%
Dance Program	10,555	14,589	38.2%	65,766	66,512	1.1%	79,396	83.8%
Preschool Program	18,625	6,884	(63.0%)	101,425	68,910	(32.1%)	155,098	44.4%
Youth Program	271	-	(100.0%)	3,942	2,860	(27.4%)	4,757	60.1%
Camp Program	-	-	0.0%	99,311	88,099	(11.3%)	99,311	88.7%
Athletics Program	5,385	7,297	35.5%	70,861	39,058	(44.9%)	87,119	44.8%
Aquatics Program	-	-	0.0%	61,362	58,963	(3.9%)	61,362	96.1%
Special Interest/Events	991	1,304	31.6%	10,847	9,012	(16.9%)	20,805	43.3%
Fitness Program	1,158	139	(88.0%)	10,148	4,095	(59.6%)	13,618	30.1%
Miscellaneous	63	-	(100.0%)	3,242	2,270	(30.0%)	3,759	60.4%
Total	71,680	59,015	(17.7%)	939,437	738,570	(21.4%)	1,184,099	62.4%
Total General Fund	1,690,040	1,627,011	(3.7%)	19,242,779	17,919,975	(6.9%)	25,165,596	71.2%
							Benchmark:	75.0%
SPECIAL REVENUE FUNDS								
Motor Fuel Tax Fund	54,917	27,285	(50.3%)	622,753	514,737	(17.3%)	723,000	71.2%
Hotel Tax Fund	-	-	0.0%	58,800	39,524	(32.8%)	58,800	67.2%
Non-Home Rule Sales Tax Fund	-	-	0.0%	-	-	0.0%	-	0.0%
TIF Tax Allocation Fund	19,976	6,283	(68.5%)	1,444,373	1,466,098	1.5%	2,228,547	65.8%
Total Special Revenue Funds	74,893	33,568	(55.2%)	2,125,926	2,020,359	(5.0%)	3,010,347	67.1%
DEBT SERVICE FUNDS								
General Debt Service Fund	-	-	0.0%	1,029,962	1,037,027	0.7%	1,030,562	100.6%
TIF Debt Service Fund	317,973	281,036	(11.6%)	1,048,338	3,754,259	258.1%	1,048,338	358.1%
Total Debt Service Funds	317,973	281,036	(11.6%)	2,078,300	4,791,286	130.5%	2,078,900	230.5%
CAPITAL PROJECT FUNDS								
Capital Project Fund	43,058	-	(100.0%)	1,128,602	980,081	(13.2%)	3,328,653	29.4%
Park Improvement Fund	5,975	5,751	(3.7%)	163,075	22,257	(86.4%)	181,000	12.3%
Non-Home Rule Capital Projects	25,198	14,971	(40.6%)	1,319,780	1,186,677	(10.1%)	1,455,380	81.5%
TIF Redevelopment Fund	13,750	6,037	(56.1%)	123,750	101,615	(17.9%)	405,000	25.1%
Total Capital Projects Funds	87,981	26,759	(69.6%)	2,735,207	2,290,630	(16.3%)	5,370,033	42.7%
ENTERPRISE FUNDS								
Waterworks and Sewerage Fund	290,655	326,432	12.3%	3,831,145	3,287,837	(14.2%)	4,934,686	66.6%
Total Enterprise Funds	290,655	326,432	12.3%	3,831,145	3,287,837	(14.2%)	4,934,686	66.6%
INTERNAL SERVICE FUNDS								
Medical Self Insurance Fund	237,070	456,649	92.6%	2,133,630	2,032,725	(4.7%)	2,844,844	71.5%
Vehicle Maintenance Fund	86,769	89,601	3.3%	793,626	634,734	(20.0%)	1,066,598	59.5%
Risk Management Fund	110,916	14,162	(87.2%)	685,264	729,532	6.5%	1,069,074	68.2%
Total Internal Service Funds	434,755	560,412	28.9%	3,612,520	3,396,991	(6.0%)	4,980,516	68.2%
TRUST AND AGENCY FUNDS								
Special Service Area No. 8 Fund	-	-	0.0%	-	9,900	0.0%	-	N/A
Special Service Area No. 9 Fund	-	-	0.0%	-	1,425	0.0%	-	N/A
Special Service Area No. 11 Fund	-	-	0.0%	-	421	0.0%	-	N/A
Special Service Area No. 13 Fund	-	-	0.0%	-	-	0.0%	-	N/A
Special Service Area No. 15 Fund	-	-	0.0%	-	15,741	0.0%	-	N/A
Special Service Area No. 16 Fund	-	-	0.0%	-	36	0.0%	-	N/A
Total Trust and Agency Fund	-	-	0.0%	-	27,523	0.0%	-	N/A
							Benchmark:	75.0%

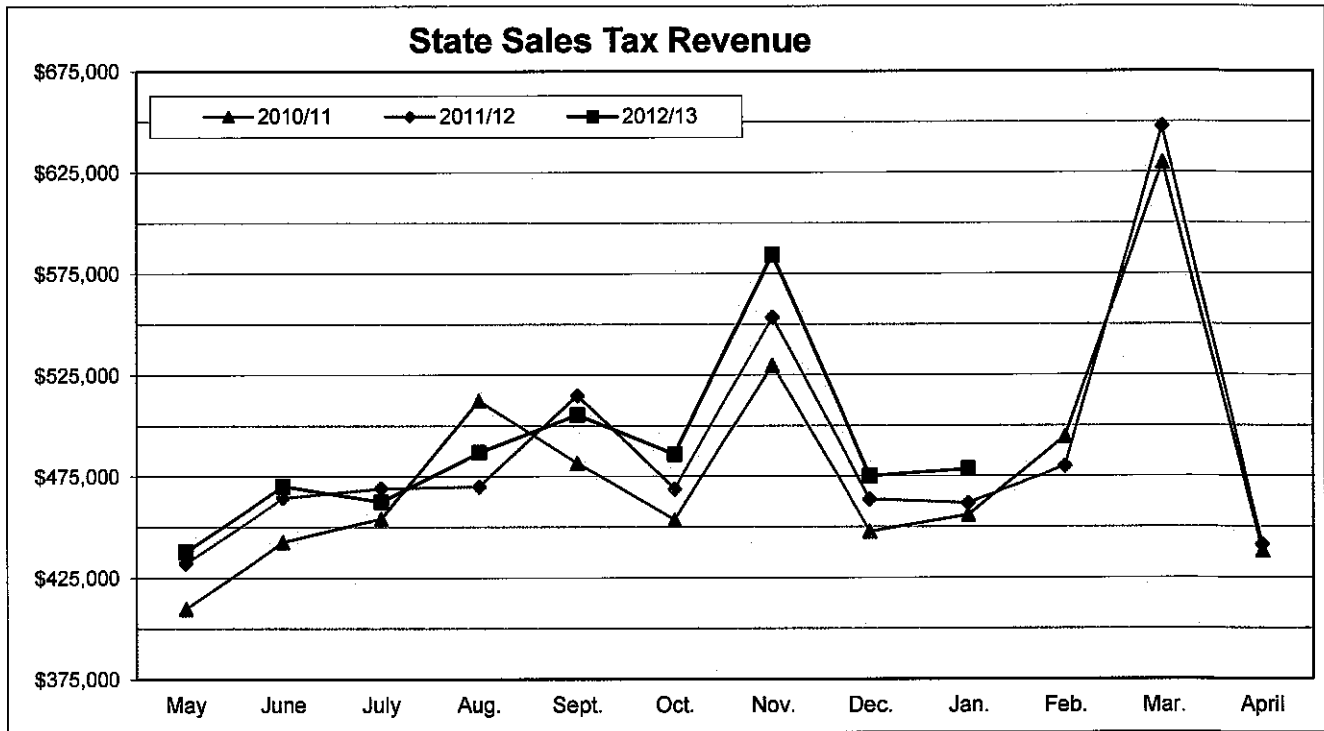
DEPARTMENT OF FINANCE
MONTHLY REPORT
JANUARY 2013



Telecommunications Tax Collection History (Cash Basis)

Sales Month	FY 2010/11	FY 2011/12	% Change	FY 2012/13	% Change	2012/13 Budget	2012/13 Budget Variance	2012/13 Budget Variance %
May	80,655	80,089	-0.70%	68,957	-13.90%	80,089	(11,132)	-13.90%
June	86,252	82,168	-4.74%	95,543	16.28%	82,168	13,375	16.28%
July	53,993	89,450	65.67%	82,755	-7.48%	89,450	(6,695)	-7.48%
Aug.	92,318	95,301	3.23%	91,626	-3.86%	95,301	(3,675)	-3.86%
Sept.	89,880	90,925	1.16%	94,091	3.48%	90,925	3,166	3.48%
Oct.	118,816	91,746	-22.78%	83,321	-9.18%	91,746	(8,425)	-9.18%
Nov.	71,073	94,072	32.36%	85,490	-9.12%	94,072	(8,582)	-9.12%
Dec.	90,449	91,090	0.71%	82,776	-9.13%	91,090	(8,314)	-9.13%
Jan.	77,136	92,108	19.41%	86,889	-5.67%	92,108	(5,219)	-5.67%
Feb.	87,725	91,755	4.59%			91,755		
March	66,565	84,869	27.50%			66,565		
April	102,570	70,587	-31.18%			102,570		
TOTAL	1,017,431	1,054,158	3.61%	771,448	-26.82%	1,067,837	(35,499)	N/A
Y-T-D	760,572	806,947	6.10%	771,448	-4.40%	806,947	(35,499)	-4.40%

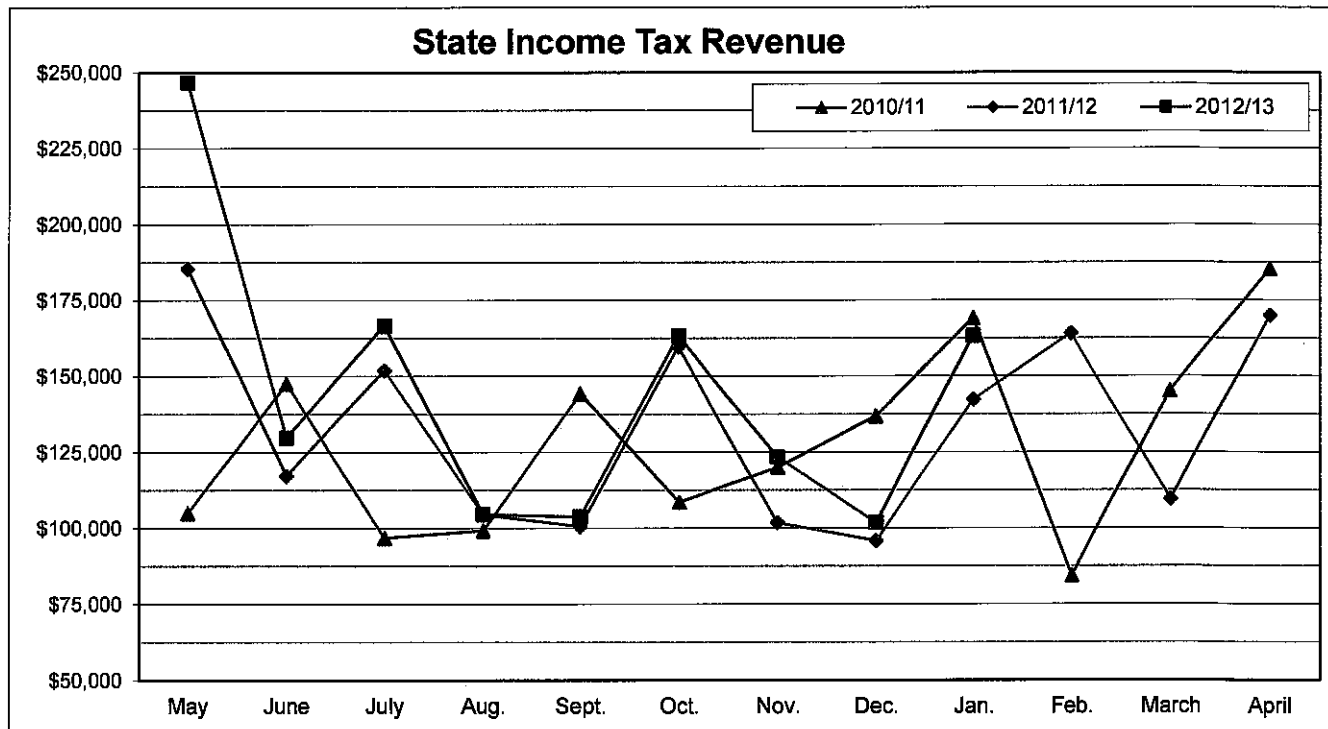
DEPARTMENT OF FINANCE
MONTHLY REPORT
JANUARY 2013



State Sales Tax Collection History (Cash Basis)

Sales Month	Month Received	FY 2010/11	FY 2011/12	% Change	FY 2012/13	% Change	2012/13 Budget	2012/13 Budget Variance	2012/13 Budget Variance %
Feb.	May	409,768	432,121	5.46%	437,868	1.33%	442,924	(5,056)	-1.14%
Mar.	June	442,599	464,280	4.90%	470,153	1.26%	475,887	(5,734)	-1.20%
April	July	454,102	468,983	3.28%	462,414	-1.40%	480,708	(18,294)	-3.81%
May	Aug.	512,306	469,801	-8.30%	486,669	3.59%	481,546	5,123	1.06%
June	Sept.	481,576	514,757	6.89%	505,261	-1.84%	527,626	(22,365)	-4.24%
July	Oct.	453,525	468,714	3.35%	485,876	3.66%	480,432	5,444	1.13%
Aug.	Nov.	529,682	553,374	4.47%	584,280	5.59%	567,208	17,072	3.01%
Sept.	Dec.	447,730	463,576	3.54%	475,088	2.48%	475,165	(77)	-0.02%
Oct.	Jan.	455,848	461,609	1.26%	478,416	3.64%	473,149	5,267	1.11%
Nov.	Feb.	494,419	479,880	-2.94%			519,448		
Dec.	Mar.	629,765	647,604	2.83%			661,647		
Jan.	April	438,213	441,146	0.67%			460,398		
TOTAL		5,749,533	5,865,845	2.02%	4,386,025	-25.23%	6,046,138	(18,620)	-0.31%
Y-T-D		4,187,136	4,297,215	2.63%	4,386,025	2.07%	4,404,645	(18,620)	-0.42%

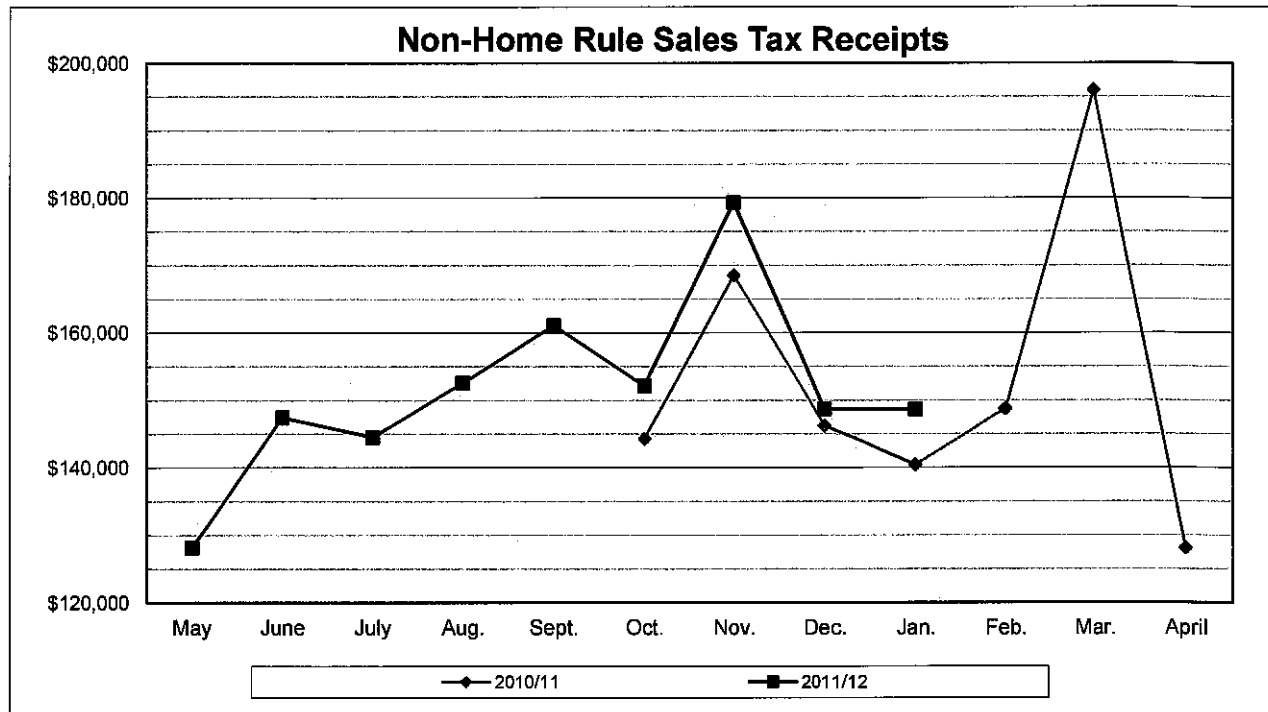
DEPARTMENT OF FINANCE
MONTHLY REPORT
JANUARY 2013



State Income Tax Collection History

Voucher Month	FY 2010/11	FY 2011/12	% Change	FY 2012/13	% Change	2012/13 2012/13 Budget	2012/13 Budget Variance	Budget Variance %
May	104,976	185,326	76.54%	246,668	33.10%	118,943	127,725	107.38%
June	147,533	117,185	-20.57%	129,687	10.67%	154,084	(24,397)	-15.83%
July	96,723	151,807	56.95%	166,537	9.70%	106,005	60,532	57.10%
Aug.	99,192	104,439	5.29%	104,504	0.06%	102,034	2,470	2.42%
Sept.	144,165	100,526	-30.27%	103,659	3.12%	162,060	(58,401)	-36.04%
Oct.	108,497	159,665	47.16%	163,219	2.23%	103,209	60,010	58.14%
Nov.	119,992	101,684	-15.26%	123,329	21.29%	97,176	26,153	26.91%
Dec.	136,799	95,740	-30.01%	101,779	6.31%	144,378	(42,599)	-29.51%
Jan.	169,053	142,244	-15.86%	163,219	14.75%	174,163	(10,944)	-6.28%
Feb.	84,317	164,000	94.50%			86,866		
March	145,054	109,414	-24.57%			149,438		
April	185,326	169,885	-8.33%			190,928		
TOTAL	1,541,627	1,601,915	3.91%	1,302,601	-18.68%	1,589,284	140,549	N/A
Y-T-D	1,126,930	1,158,616	2.81%	1,302,601	12.43%	1,162,052	140,549	12.09%

DEPARTMENT OF FINANCE
MONTHLY REPORT
JANUARY 2013



Non-Home Rule Sales Tax Collection History (Accrual Basis)

Sales Month	Month Received	FY 2011/12	FY 2012/13	% Change	2012/13 Budget	2012/13 Budget Variance	2012/13 Budget Variance %
Feb.	May		128,146	N/A	136,640	(8,494)	-6.2%
March	June		147,404	N/A	146,805	599	0.4%
April	July		144,514	N/A	148,290	(3,776)	-2.5%
May	Aug.		152,514	N/A	148,551	3,963	2.7%
June	Sept.		161,028	N/A	162,770	(1,742)	-1.1%
July	Oct.	144,230	152,110	5.5%	147,114	4,996	3.4%
Aug.	Nov.	168,438	179,311	6.5%	171,806	7,505	4.4%
Sept.	Dec.	146,212	148,685	1.7%	149,136	(450)	-0.3%
Oct.	Jan.	140,374	148,581	5.8%	143,182	5,399	3.8%
Nov.	Feb.	148,742			150,144		
Dec.	Mar.	195,983			202,694		
Jan.	April	128,087			142,637		
TOTAL		1,072,065	1,362,293	27.1%	1,849,770	7,999	0.4%
Y-T-D		599,253	1,362,293	N/A	1,354,294	7,999	0.6%

*The Non-Home Rule Sales Tax was enacted with a July 1, 2011 effective date.

70 E. Main Street
Lake Zurich, IL 60047



AGENDA ITEM 10A

Phone: (847)438-5141
Fax: (847) 540-1768
Web: www.volz.org

MEMORANDUM

Date: March 26, 2013
To: Mayor and Board Members
From: Jason T. Slowinski, Village Manager
Subject: Bi-Weekly Reports from Operating Departments

Attached are bi-weekly Status and Information Reports from the Village's main operating departments.

If you have any questions regarding the items mentioned in the attached reports, please feel free to contact my office.

w/ Attachments: Department Bi-Weekly Reports

VILLAGE OF LAKE ZURICH

PUBLIC WORKS DEPARTMENT

BI-WEEKLY STATUS AND INFORMATION REPORT

I. Program/Project Management

A. Major Programs/Projects Started

- Hawthorne Woods is to provide minutes from our March 8, 2013 Midlothian Sewer start-up meeting. A summary will be developed from those minutes so that a future meeting to include the Administrators can be scheduled.
- Layne Christensen Company has begun the Well 10 preventative maintenance. As of 3/22/13, the pumping assembly and column pipe have been pulled, the pumping assembly has been shipped to Layne's Aurora shop for service and the column pipe cleaning and inspection will occur when temperatures permit.
- Route 12/Ela Road right Turn Lane - The Village has requested a formal correspondence with the extension request determination. A meeting with the Village Administration will be needed to discuss the economic benefit of this project moving forward.
- Isaac Fox Safe Routes to School – The consultant (Gewalt Hamilton) has completed the preliminary survey work. A meeting between the school district, the consultant, and the Village took place on Tuesday, February 12 to discuss the preliminary layout. The school district will respond with any questions or concerns. Additional layout has been completed. Phase I is approximately 30% completed.
- Midlothian Road Traffic Signal Project – IDOT is directing the Village to incorporate a bike path along Midlothian as part of this project. Staff will be meeting with the School District and IDOT to determine feasibility and requirements. This has delayed the completion of Phase I and the start of Phase II. A meeting with the school district has been scheduled. A meeting with the State will be scheduled in the next few weeks.
- 2013 MFT Road Resurfacing Project – Staff has completed the preliminary paperwork for the contract proposal that will be sent to IDOT for approval. Awaiting budget approval to determine full scope of this project. Locations and quantities may change due to budget changes.
- Landscape Maintenance Contract (2013-2015) – Staff has completed the preliminary paperwork for the contract proposal. The Village will be utilizing MFT funds for the landscape maintenance within the right-of-way, which requires the submittal of the contract proposal to the State (IDOT) for their approval. The contract was submitted to IDOT for their review. Received review comments 3-26-13. Staff will re-submit to the state by Wednesday March 27.

- Engine 3210 has been out of service since March 4, 2013 for body repairs. Fleet Service is removing rusted steel panels and replacing with new steel. Once complete, the engine will be sent to a body shop for paint. This unit is expected to be out of service eight to ten weeks.

B. Major Programs/Projects Completed

- South Old Rand Road and Surryse Sidewalk Project – Staff is finalizing the paperwork and meeting with IDOT to close out the project. All construction work has been completed.
- 2012 MFT Road Resurfacing Project – All construction work has been completed. Retainage will be held until spring to address any deficiencies that may arise through the winter.
- 2011 ERP Road Resurfacing Project – All construction work has been completed. Retainage will be held until spring to address any deficiencies that may arise through the winter.
- Annual update to the Zoning Map has been completed. Awaiting adoption from the board.
- Ambulance 3242 has returned from having extensive corrosion repaired.

II. Financial Management

- A. Revenue Enhancements
- B. Revenue Shortfalls/Variations
- C. Capital Equipment/Improvement Expenditures

III. Personnel Management

- A. Recruitments, Terminations, Layoffs, Retirements, Disciplinary Actions
- B. Claims filed against the Village (e.g. workers compensation, EEOC, IDHR, union grievances, non-union complaints, unfair labor practices, etc.)
- C. Major absences (e.g. workers compensation, medical leaves, disability leaves, FLSA, or FMLA leave) and Light Duty Assignments
 - Jay Van Eekeren (Utilities MW1) will be absent (workers comp) through June 11, 2013 recovering from a broken ankle.
 - Dave Pearson (Utilities Operations Supervisor) will be absent (medical leave) through April 5, 2013.

IV. Other Noteworthy Matters

A. Major Departmental Accomplishments/Activities

- The Village of Lake Zurich has been awarded funding of \$ 10,000.00 from the Metropolitan Mayors Caucus for their 2013 Lake Zurich EAB Reforestation project.

B. Major Unanticipated, Unbudgeted Items Affecting Operations

- Pump #2 at Bristol Trails Lift Station failed on March 12, 2013 requiring immediate replacement as the spare pump for this lift station had previously failed (it is budgeted in the FY 2014 for replacement). Cost to replace pump #2 is \$8903.00

C. Other

- On March 18, 2013 a meeting regarding Lake Michigan water source for our water system was held by our consultant in order to provide us an update and status on this issue due to the vacancy of the former Public Works Director.
- Repaired two (2) water main breaks during this reporting period.
- Replaced transmission in truck 330.
- Truck 325 suffered a cracked transmission and flywheel housing due to striking a manhole in the last snowstorm.
- Miscellaneous resolutions completed and ready to be sent to IDOT for approval of the use of MFT funds. Awaiting final approval for the budget.

1. Salt/Calcium Chloride/Beet Juice (sent to the state for approval)

Respectfully Submitted,

Michael Brown

VILLAGE OF LAKE ZURICH

FIRE / RESCUE AND EMERGENCY MANAGEMENT

BI-WEEKLY STATUS AND INFORMATION REPORT

March 26, 2013

03/10- 03/23

- I. Program/Project Management
 - A. Major Programs/Projects Started
 - B. Major Programs/Projects Completed
- II. Financial Management
- III. Personnel Management
 - A. Recruitments, Terminations, Layoffs, Retirements, Disciplinary Actions
Status UNCHANGED:
 - 1 person continues moving through the hiring process for FF/PM
 - 2 additional people have been sent for background investigations.
 - B. Claims filed against the Village (e.g. workers compensation, EEOC, IDHR, union grievances, non-union complaints, unfair labor practices, etc.)
 - A Step 3 grievance is being managed by the Managers office.
 - C. Major Absences (e.g. workers compensation, medical leaves, disability leaves, FLSA, or FMLA leave) and Light Duty Assignments
 - **Unchanged:** 1 LT/PM is filing Duty Disability Pension paperwork.
 - 1 FF/PM may be unable to return – evaluating options.
 - 1 FF/PM is working towards filing pension paperwork – unknown what type of pension will be requested. He is on FMLA and that is set to expire in April.
- IV. Other Noteworthy Matters
 - The FD responded to a small fire on the outside wall of the Sonic restaurant. This was caused by a sign that was mounted to the wall malfunctioning. D/C Golubski noticed the fire, called in the response and evacuated the occupants.
 - Chief Wheelock & Inspector John Bzdusek attended a homeowner's association meeting for the Sonoma town homes. This was to review the sprinkler systems they have in their buildings and answer questions in regards to those systems.

- Assistant Fire Marshal Trayling, Chief Wheelock and other staff met at a new home that was having its sprinkler system pressure tested. We had invited North Barrington's Building Official Kelly Rafferty to attend also. North Barrington is considering Fire Code updates. We were able to explain the workings of the systems and codes as they apply in the Village. Mr. Rafferty was appreciative of being able to review the system and get additional information on residential sprinklers.
- Chief Wheelock attended a follow-up Crisis Planning meeting with CUSD 95 staff. This meeting was to review some components of the plan and discuss future training opportunities.
- The Fire Department staff continued to ready ourselves for potential changes for FY14 in regards to our staffing model in the Bureau.
- The FD participated at the Chamber of Commerce Business Expo. We handled inquiries on a variety of issues from citizens.
- At the March 19th Hawthorn Woods Board meeting, they honored Guy Trayling with a proclamation for his years of service.
- We received notification that our grant submission for a new ambulance was denied. Vehicles are highly competitive at this level and the entire fleet is reviewed – not just the vehicle slated for replacement. Given that we do have some newer equipment, especially the recent ambulance purchase, contributed to our application moving down in priority.

Respectfully Submitted,

David P Wheelock

Fire Chief / Emergency Management Director

Date: March 26, 2013

VILLAGE OF LAKE ZURICH
OFFICE OF THE VILLAGE MANAGER
BI-WEEKLY STATUS AND INFORMATION REPORT

Police Department

March 23, 2013

I. Program/Project Management

A. Major Programs/Projects Started

- **Review and Amendment of Tow Agreement** – The Department will review the current tow agreement and develop an amended agreement that addresses concerns of current operators. This will require an amendment to Village ordinance.
- **Police-Community Interaction Survey/University of Illinois at Chicago** – On March 7th, individuals involved with collecting and analyzing the data [University of Illinois at Chicago and River Forest Police Department] related to this project. The Lake Zurich Police Department has sent out over 1,800 survey request.
- **Hireback Detail Reimbursement Rate** – The current hireback reimbursement for police officers is \$58.00/hour. An analysis of overtime paid for these detail will be conducted as a basis for the new rate as directed by the Village Board.
- **Illinois Traffic Safety Challenge/IACP Chiefs Challenge** – Members of the Traffic Safety Section are preparing the Department's submission for the Illinois Association of Chiefs of Police and International Association of Chiefs of Police traffic safety competition. The Department generally does very well in this arena.

B. Major Programs/Projects Completed

- **Freedom of Information Inquiries** - The Department received 11 Freedom of Information Inquiry requests from March 9th until March 23rd, 2013 for a year-to-date total of 67.
- **Lexis-Nexis Crash Reporting** – Training on this software was conducted for Department personnel.
- **Commission for the Accreditation of Law Enforcement Agencies (CALEA)** – On March 23rd, Chief Finlon represented the Department at the accreditation hearing. The Department was awarded Advanced Accreditation for a period of three years.
- **Police Dispatch Services – Village of Island Lake** – Police Dispatch services are now being provide to the Village of Island Lake. A technical problem with the radio network was overcome by the collaboration of Chief Dave Dato, Wauconda Fire Department and Radicom.

II. Financial Management

- A. The Department continues to monitor current expenditures.

III. Personnel Management

A. Recruitments, Terminations, Layoffs, Retirements, Disciplinary Actions

- A Department member who was on administrative leave after serving a suspension from duty without pay has returned to duty.

- On March 26th, a telecommunicator was hired to replace a position vacated when a former telecommunicator resigned to accept a position as a telecommunicator with Glenview PD.
- B. Claims filed against the Village (e.g. workers compensation, EEOC, IDHR, union grievances, non-union complaints, unfair labor practices, etc.)
 - The Department is researching items identified in the recent Labor-Management Meetings.
- C. Major Absences (e.g. workers compensation, medical leaves, disability leaves, FLSA, or FMLA leave) and Light Duty Assignments
 - None

IV. Other Noteworthy Matters

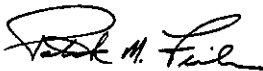
A. Major Departmental Accomplishments/Activities

- **Veteran's Court Graduation** – As a representative of the Lake County Chiefs of Police Association, Chief Finlon attended the first Veteran's Court graduation. Two individuals fulfilled the requirement of this rigorous program.
- **North East Multi-Regional Training, Inc. Recognition** – The Department received a 2012 Host Site Certificate of Appreciation for hosting regional law enforcement training.

B. Other

- The Department participated in the Lake Zurich Area Chamber of Commerce Business Expo.
- Chief Finlon participated in a School District #95 Crisis Planning meeting
- Special Events – A college Lacrosse game between the University of Illinois and Michigan State University was played at the Lake Zurich High School without incident. The event was well attended. The teen dance held at the American Legion Hall occurred without incident.
- Det. Danielson continues to participate in a Ruse Burglary Task Force.

Respectfully Submitted,



Patrick M. Finlon
Chief of Police
March 26, 2013

VILLAGE OF LAKE ZURICH

BUILDING & ZONING DEPARTMENT

BI-WEEKLY STATUS AND INFORMATION REPORT

March 26, 2013

I. Program/Project Management

A. Major Programs/Projects Started

- Staff met with TIF Committee on Monday, March 25th to Downtown Redevelopment RFQ for Site A

II. Personnel Management

A. Recruitments, Terminations, Layoffs, Retirements, Disciplinary Actions

- Week of March 11th conducted first round of interviews with eight (8) prospective candidates for the Village Planner position. Second interviews tentatively scheduled for the week of 3/25.
- Recruitment for the Assistant Building Division Manager/Plans Examiner is temporarily suspended.

III. Other Noteworthy Matters

A. Major Departmental Accomplishments/Activities

- M/I Homes is scheduled for the Plan Commission for a public meeting on April 17th for a Site Plan Amendment to finish the Somerset Townhomes. M/I Homes is seeking approval for revised site plan, revised final plat, and revised architectural elevations for the remaining 19 townhomes in the subdivision.
- CJ's Quality Resale at 361 S Rand Rd. was approved at the Village Board meeting on March 18th for a special use permit for used merchandise store (593), including clothing.
- Copper Fiddle Distillery received a recommendation for approval by the Plan Commission on March 20th for a zoning code text amendment and special use permit for beverages, at 532 W. Rt. 22 Road and sent to the Village Board meeting on April 1st.
- The Industrial Working Group has a follow up meeting scheduled for April 4th to review comments/questions from Open House and from the website.
- Staff completed Affordable Housing Planning and Appeal Act annual progress tracking form, and submitted it to IHDA for the April 1st deadline.

Respectfully Submitted,

Daniel A. Peterson
Date: March 26, 2013

VILLAGE OF LAKE ZURICH

FINANCE DEPARTMENT

BI-WEEKLY STATUS AND INFORMATION REPORT

As of March 22, 2013

I. Major Program/Project Management

a. 2013/14 BUDGET

1. *Training:* Complete
2. *Preparation:* Two rounds of discussion have been completed. The administration team is preparing the draft report for the board, to be released mid-March, ahead of schedule.
3. *Distribution:* The first draft of the proposed budget was distributed for a preliminary review on March 15th. A second draft is expected to be released on March 28th. The copy of the draft as to be discussed with the village board will be available to the public during the first week of April.

- b. LAKE COUNTY WATER BILLING AUDIT: Lake County has engaged Crowe Horwath LLP to audit our water billing procedures and system. As we are charged with collecting and remitting the Lake County Treatment charge based on water consumption, they have the right to audit our systems to ensure they are being paid the correct fee for their services. The auditors are expected late March, but have already submitted requests for information in anticipation of their arrival.

II. Financial Management

- MONTHLY FINANCIAL REPORT: January's financial report will be presented at the April 1st board meeting due to the Director's inability to attend the March 18th meeting and February's report will be presented at the April 15th meeting.

III. Other Items of Note

- ACCOUNTING SUPERVISOR: Recruitment for an accounting supervisor, replacing the assistant director vacancy, has begun. Staff will be working through the applicants to determine the best candidates to interview.

Respectfully Submitted,

Jodie K. Andrew

Director of Finance

Date: 3/26/13

April 2013

VILLAGE OF LAKE ZURICH MEETINGS

Village Hall Board Room, 70 E. Main Street

	1 7:00 PM Board Meeting April Fool's Day	2 6:30 PM Tree Comm, 505 Telser Rd.	3	4	5 6
7	8	9 8:00 AM Police Pens. 200 Mohawk Trl. 6:30 PM Park & Rec. mtg.	10	11	12 13
14	15 7:00 PM Board Meeting	16 5:00 PM Fire & Police Comm, 200 Mohawk Trl.	17 8:00 AM Foreign Fire, Main Fire Station 7:00 PM Plan Comm. mtg.	18 7:30 PM Zoning Board of Appeals (cancelled)	19 20
21	22	23	24 8:00 AM Fire Pension, Station 2	25	26 27 Earth Day
28	29	30			

Mar 2013

S	M	T	W	T	F	S
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						

May 2013

S	M	T	W	T	F	S
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

70 E. Main Street
Lake Zurich, IL 60047



Phone: (847)438-5141
Fax: (847) 540-1768
Web: www.volz.org

PUBLIC NOTICE

ZONING BOARD OF APPEALS MEETING CANCELLED

The regular meeting of the Zoning Board of Appeals on Thursday,
April 18, 2013 is cancelled.

Kathleen Johnson
Village Clerk

Fax & Email: March 28, 2013 Herald, Courier
Posted: Web site
C: Packets
M. Meyer