

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

**Monday, August 5, 2013, 7:00 p.m.**

**A G E N D A**

**1. CALL TO ORDER**

- 2. ROLL CALL:** Mayor Thomas Poynton, Trustee Jim Beaudoin, Trustee Jeff Halen, Trustee Mark Loewes, Trustee Dana Rzeznik, Trustee Jonathan Sprawka, and Trustee Dan Stanovich.

**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. PUBLIC HEARING for Bond Issuance Notification Act**

**Summary:** Conduct a public hearing concerning the intent of the President and Board of Trustees of the Village of Lake Zurich, Lake County, Illinois, to sell \$4,075,000 General Obligation Bonds (Waterworks and Sewerage System Alternate Revenue Source).

**6. PRESIDENT'S REPORT**

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

**A. Appointments to Board and Commissions**

**B. Community Update**

**7. 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. Approval of Minutes of the Village Board Meeting, July 15, 2013**

**B. Approval of Purchase for Ambulance Cots in the Amount of \$28,100**

**Summary:** The FY14 Capital Equipment Replacement Plan includes routine replacement of two ambulance cots. Bids were received from three companies, with Stryker Sales Corporation being the lowest responsible bidder in the amount of \$28,100.

**C. An Ordinance Authorizing Disposal of Personal Property Owned by the Village of Lake Zurich (Assign ORD. #2013-08-900)**

**Summary:** The Technology Department has identified various pieces of electronic equipment that are not in working order, would require repairs in excess of present market value, or are obsolete. This equipment is therefore no longer useful to the

Village and should be disposed of in accordance with Illinois Municipal Code 65 ILCS 5/11-76.4.

**D. Deerpath Commons Final Plat of First Re-Subdivision**

**Summary:** In March of 2009, the Fidelity Group submitted the Final Plat of First Re-Subdivision to the Village engineering department for final review and recording. The property owner discovered in June that the recording did not occur and is requesting that the Village Board approve the amended Plat as submitted. The documents are correct and in conformance with the submittal and previous approvals.

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

**8. OLD BUSINESS**

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

**A. Semi-Monthly Warrant Register Dated August 5, 2013, Totaling \$785,910.03 (Trustee Halen)**

**Recommended Action:** Motion to approve the semi-monthly warrant register dated August 5, 2013 total \$785,910.03. (Roll Call Vote).

**B. A Resolution Regarding Consent to Amendment of Declaration of Covenants, Conditions, Restrictions and Easements for Clair View Estates Homeowners Association (Assign RESO. # 2013-08-8B) (Trustee Loewes)**

**Summary:** This item was tabled at the July 1, 2013 meeting for additional review by staff. Village Counsel has addressed the concern previously identified regarding how issues in the Clair View Estates Wetland Management Plan would be managed after its conclusion in fall of 2015.

**Recommended Action:** Staff recommends a motion to approve the attached resolution consenting to the amendment of the Declaration of Covenants, Conditions, Restrictions and Easements for Clair View Estates Homeowners Association.

**9. NEW BUSINESS**

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

**A. An Ordinance Granting a Variation for 180 Red Bridge Road (Assign ORD. # 2013-08-901) (Trustee Loewes)**

**Summary:** The residential driveway at 180 Red Bridge Road has existed with a zero-foot side-yard setback since the house was constructed in the 1970's. The driveway condition has deteriorated and the owner of the property, Mary Parker, applied for and received a permit to replace her driveway and the work was completed. The inspection of the driveway work failed since the required setbacks were not maintained.

**Recommended Action:** The Zoning Board of Appeals conducted a public hearing on July 18, 2013 and unanimously recommended that the Village approve the zoning variation for 180 Red Bridge Road. Staff recommends a motion to approve the attached Ordinance.

**B. An Ordinance Approving A Site Plan and Exterior Appearance for Schneider Graphics at 885 Telser Road (Assign ORD. # 2013-08-902) (Trustee Loewes)**

**Summary:** The President of Schneider Graphics is proposing a new industrial building for his business to be located on the vacant land at 885 Telser Road. Site plans and exterior appearance plans were addressed at the July 17, 2013 Plan Commission meeting.

**Recommended Action:** Staff recommends a motion to approve the Site Plans and Exterior Appearance plans for 885 Telser Road subject to the conditions of approval as outlined within the attached Ordinance.

**C. An Ordinance Approving a Planned Unit Development, Plat of Subdivision, Site Plan, Exterior Appearance and Special Use Permit for 440 Rand Road, Shops of Lake Zurich Corner Subdivision (Assign ORD. # 2013-08-903) (Trustee Loewes)**

**Summary:** Applicant is seeking approval for subdivision plans, planned unit development, site plans, exterior appearance plans, and a Special Use Permit for a drive-through use related to a permitted eating place. After the June 19, 2013 and July 17, 2013 Plan Commission meetings, the Plan Commission adopted staff's findings as their own and recommended that the Village Board approve the amended Application.

**Recommended Action:** Staff recommends a motion to approve the attached Ordinance for the proposed commercial development located at 440 S. Rand Road.

**D. Courtesy Review for Zoning Application at 765 Ela Road, Ever Well Massage (Trustee Loewes)**

**Summary:** The lessee of Suite 303 at 765 Ela Road has filed an application with the Village seeking approval of a text amendment to allow massage therapy services and a Special Use Permit. Applicant is relocating from the Foglia YMCA.

**Recommended Action:** Staff recommends the zoning application be forwarded to the Plan Commission for hearing and consideration.

**10. TRUSTEE REPORTS**

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

**11. 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**

**12. ATTORNEY'S REPORT**

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

**13. DEPARTMENT HEAD REPORTS**

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

**A. Public Works** – Motor Fuel Tax Fund Expenditures

**B. Building and Zoning** – 2013 Second Quarter Retail Vacancy Report

**14. ADJOURNMENT**

Attachments:

1. Calendar for August, 2013
2. Agenda for Building Code Board of Appeals, August 13, 2013
3. Minutes for Zoning Board of Appeals Meeting, July 18, 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.



**UNAPPROVED  
VILLAGE OF LAKE ZURICH BOARD OF TRUSTEES  
REGULAR MEETING**

**Lake Zurich Police Department  
200 Mohawk Trail Community Room  
Monday, July 15, 2013, 7:00 p.m.**

- 1 **CALL TO ORDER** by Mayor Thomas Poynton at 7.00pm.
2. **ROLL CALL:** Mayor Thomas Poynton, Trustee Jim Beaudoin, Trustee Jeff Halen, Trustee Mark Loewes, and Trustee Dan Stanovich. Trustee Dana Rzeznik was absent and excused; Trustee Jonathan Sprawka arrived at 7.05pm. Also present: Village Manager Jason Slowinski, Asst. Village Manager Roy Witherow, Village Attorney Scott Uhler, Building/Zoning Manager Dan Peterson, Finance Dir. Jodie Hartman, I/T Dir. Michael Duebner, Police Chief Pat Finlon, Fire Chief Dave Wheelock, Public Works Gen. Services Supt. Mike Brown, Park Manager Dave Peterson and H.R. Manager Doug Gibson.
3. **PLEDGE OF ALLEGIANCE**
4. **PUBLIC COMMENT**

Allen Borg, 160 W. Harbor Dr. addressed the Board on agenda item #8C and requested its removal from the agenda.

John Trumbull, 705 Beechwood Dr., addressed the Board on item #8C.

John Schultz, 1162 Donegal, addressed the Board on item #8C and stated that by passing this ordinance the Village would open itself up to lawsuits.

Dave Rybeck, Devil Dog Arms, 650 Telser Rd., addressed the Board on item #8C as the company manufactures guns.

John Meredith, 1220 Cedar Creek Dr., addressed the Board on item #8C and stated that the text of the ordinance was not available on the website.

Attorney Uhler answered some of the Questions raised in the Public Comments and clarified the wording in the ordinance.

Jim Flannery, 611 Beacon Dr. Barrington, addressed the Board on item #8C and asked the Board not to make a costly mistake.

Bill Elliott, 765 Old Mill Grove, addressed the Board on item #8C.

Mark Schultz, Oakwood Rd, addressed the Board on item #8E and the I-1 zoning being requested. As a member of the Industrial Council he asked that the new zoning changes about to be introduced be given a chance.

Mike Hilt, 598 Dunhill, addressed the Board on item #8E and represented the Industrial Council.

Don Mason, 4 Stanton Ct., addressed the Board on the recent flooding of his property, his concern that the area would not be in the proposed study with Cedar Creek area. He thanked the village for the waiver in fees.

Matt Meller and Jim Downum, 18 and 20 Maple Ave, addressed the Board on the recent flooding of their property and asked for help finding solutions.

*Village Manager Jason Slowinski asked that they leave phone numbers so that he may contact them.*

Steve Sullivan and Artur Drozdzyński, 387 and 381 Grand Ave., addressed the Board on the recent flooding of their property and asked for help finding solutions.

Jeff Faetz, 490 Thistle Ln., addressed the Board on the recent flooding of his property.

John Trumbull, 705 Beechwood Dr., addressed the Board again on item #8C.

Jake Maciejewski, 241 W. Main St. addressed the Board on item #8C.

*Mayor Thomas Poynton requested of the Board a change in order of the Agenda and the Board agreed to these Changes.*

8. C **An Ordinance Amending Chapter 3 of Title 5 of the Village Code Regarding The Regulation of Assault Weapons (Assign ORD. # 2013-07-892)**

**Summary:** In order to preserve the Village's ability to address future regulation of assault weapons, Illinois House Bill 183 requires municipalities to enact such regulations within 10 days of the passage of this State legislation. It is believed that by enacting an ordinance addressing storage of these weapons, the ordinance can be amended in the future to further regulate these weapons if it is felt to be necessary and in the interest of public safety. The proposed ordinance regulates the safe storage of assault weapons within the Village.

Mayor Poynton introduced Atty. Uhler who reported on the 10 day window available with the passing of House Bill #183. Chief Finlon clarified some comments from the public and answered the Board's questions.

**Recommended Action:** Motion, made by Trustee Sprawka, seconded by Trustee Halen, to approve an ordinance regulating the safe storage of assault weapons. ORD #2013-07-892

AYES: 1 Trustee Halen.

NAYS: 4 Trustees Beaudoin, Loewes, Sprawka, Stanovich.

ABSENT: 1 Trustee Rzeznik.

MOTION DENIED.

B. **Approval of Cedar Creek Drainage Study**

**Summary:** The Village has identified the area surrounding Thistle Lane and Stone Avenue of the Cedar Creek Subdivision as a problematic area for severe flooding. An approved budgeted amount of \$50,000 in fiscal year 2014 has been set aside specifically for the Cedar Creek Drainage Study. Staff has solicited three proposals for the study and recommends the lowest responsible bidder.

Public Works Gen. Services Supt. Mike Brown stated that the Stanton Rd. and Ct. areas will be included in the study. There was discussion about the timeframe of the study and Peter Stoehr of Manhard Consultants answered the question. The Board requested that the residents be informed about the village's response to future flooding before the problem can be rectified.

**Recommended Action:** Staff recommends the approval of the proposal submitted by the lowest responsible bidder, Manhard Consultants, in the amount of \$37,900.00.

Motion made by Trustee Stanovich, seconded by Trustee Loewes, to approve the proposal submitted by the lowest responsible bidder, Manhard Consultants, in the amount of \$37,900.00.

AYES: 5 Trustees Beaudoin, Loewes, Halen, Sprawka, Stanovich.

NAYS: 0

ABSENT: 1 Trustee Rzeznik.

MOTION CARRIED.

**5. PRESIDENT'S REPORT**

**B. Community Update - Permit Summary of June 26<sup>th</sup> Flood Event**

Building/Zoning Manager Dan Peterson reported that 36 permits had been received and the waived fees amounted to \$2200.

**A. Appointments to Boards and Commissions**

Mayor Poynton presented the names of appointees to the Boards and Commissions.

**Plan Commission:**

Appointment: Mr. Antonio Castillo - Commission member 7/15/2013 to  
4/30/2015 (2 years)

\* Appointment Previously Approved: Mr. Tom Tomsovic – Commission member  
5/6/2013 to 4/30/2017\*\*

\*\* Extended to 4/30/2017 to satisfy ordinance.

**Tree Commission:**

Re-Appointment: Mr. Scott Garrison - Chairperson 7/15/2013 to 4/30/2015

Re-Appointment: Ms. Mary Kozub - Commission member 7/15/2013 to 4/30/2016

Re-Appointment: Ms. Mary Kozub - Vice Chairperson. 7/15/2013 to 4/30/2016

Re-Appointment: Ms. Toni Rey - Commission member 7/15/2013 to 4/30/2016

New Appointment: Ms. Shari Gullo – Commission Member 7/15/2013 to 4/30/2016

**Park and Recreation Advisory Board**

Appointment: Mr. Kevin Koch - Chairperson 7/15/2013 to 4/30/2014

Appointment: Mr. Tim Andrews - Vice Chairperson 7/15/2013 to 4/30/2014

New Appointment: Mr. Jon Hert – Member 7/15/2013 to 4/30/2013

New Appointment: Mr. Greg Weider - Member 7/15/2013 to 4/30/2013

**Board of Fire and Police Commissioners**

Re-Appointment: Mr. Kenneth H. Grooms Jr. 7/15/2013 to 4/30/2016

Chairperson will be Jack Reck ;

Secretary will be Ken Grooms

**Police Pension Board**

Re-Appointment: Ms. Catherine Williams 7/15/2013 to 4/30/2015

**Firefighters Pension Board**

Re-Appointment: Mr. Ken Weigand 7/15/2013 to 4/30/2015

Motion made by Trustee Sprawka, seconded by Trustee Stanovich, to approve the appointees to the Boards and Commissions as presented by Mayor Poynton.

AYES: 5 Trustees Beaudoin, Loewes, Halen, Sprawka, Stanovich.

NAYS: 0

ABSENT: 1 Trustee Rzeznik.

MOTION CARRIED.

- C. Community Update: Art Mural by LZHS art students unveiled on 6/14/13; every Friday Farmer's market 3-7pm; 575 Iron Girl Triathlon participants; Alpine Fest 7/19-21<sup>st</sup>.

**6. CONSENT AGENDA**

- A. Approval of Minutes of the Village Board Meeting, July 1, 2013
- B. An Ordinance Providing for the Levy of a Direct Annual Tax for Tax Years 2013 through 2022 for Lake Zurich Special Service Area Number 15  
(Assign ORD. # 2013-07-890)

**Summary:** Special Service Area (SSA) #15, commonly known as 311 Country Club Road, was created for connection and recapture fees related to the Village water and sewer system. The ordinance that created this SSA did not include the necessary components for the county to levy these taxes. The proposed ordinance ensures the formal direction for the county to levy for the related tax. There are no other changes in the calculated amounts of timing of repayment for what was provided in the original ordinance.

- C. An Ordinance Providing for the Levy of a Direct Annual Tax for Tax Years 2013 through 2022 for Lake Zurich Special Service Area Number 16  
(Assign ORD. # 2013-07-891)

**Summary:** Special Service Area (SSA) #16, commonly known as 316 Country Club Road, was created for connection and recapture fees related to the Village water and sewer system. The ordinance that created this SSA did not include the necessary components for the county to levy these taxes. The proposed ordinance ensures the formal direction for the county to levy for the related tax. There are no other changes in the calculated amounts of timing of repayment for what was provided in the original ordinance.

- D. Approval of Braemar Sanitary Sewer Lift Station Control Panel Replacement in the Amount of \$59,212.00

**Summary:** The heavy rain event on June 26, 2013 submersed and severely damaged the pump control panel at the Braemar Subdivision sanitary sewer lift station. Currently the Village is utilizing a temporary rented panel until a replacement panel can be manufactured and installed.

- E. Release of the Remaining 10% Letter of Credit Guaranty for 820 S. Rand Road

**Summary:** Staff has reviewed the submitted Letter of Credit release request from Wal-Mart at 820 S. Rand Road and has inspected and approved the complete site improvements. All site work is completed and acceptable.

**F. Resolution Amending ICMA-RC Retirement Plan Resolution 9/2/86A to Include a Roth 457 and Permit Loans (Assign RESO. # 2013-07-6F)**

**Summary:** The Employee Relations Committee is recommending increased options for Village employees for retirement savings and planning in regards to 457 plan design and provider options. The Employee Relations Committee is recommending that we add a ROTH 457 provision and loan provision to the current plan, as long as the loan approval and repayment are outside the Village's responsibilities. There is no added cost to the Village to provide these new provisions.

**G. Resolution Authorizing and Approving a IPPFA Retirement Plan (Assign RESO. # 2013-07-6G)**

**Summary:** The Employee Relations Committee is also recommending adding an additional vendor, the Illinois Public Pension Fund Association (IPPFA), with the 457 provision, the ROTH 457 provision, and the loan provision. The changes and addition of the vendor will be of no additional cost or liability to the Village and the administrative burden will be no more than 20 minutes per pay period.

Trustee Beaudoin requested an explanation of only one bid for item #6D and Public Works Gen. Services Supt. Mike Brown answered his question.

**Recommended Action:** Motion made by Trustee Beaudoin, seconded by Trustee Sprawka, to approve the Consent Agenda as presented.

AYES: 5 Trustees Beaudoin, Loewes, Halen, Sprawka, Stanovich.

NAYS: 0

ABSENT: 1 Trustee Rzeznik.

MOTION CARRIED.

**7. OLD BUSINESS**

None at this time.

**8. NEW BUSINESS**

**A. Semi-Monthly Warrant Register Dated July 15, 2013, Totaling \$682,495.20**

**Recommended Action:** Motion made by Trustee Halen, seconded by Trustee Loewes, to approve the semi-monthly warrant register dated July 15, 2013, totaling \$682,495.20

AYES: 5 Trustees Beaudoin, Loewes, Halen, Sprawka, Stanovich.

NAYS: 0

ABSENT: 1 Trustee Rzeznik.

MOTION CARRIED.

*Items B and C were earlier in the Agenda.*

**D. Approval of Contract for Tree Removal Bid**

**Summary:** The Village has adopted an Emerald Ash Borer readiness plan that requires the removal of dead and hazardous trees that are infected by EAB. The Village Board has approved \$51,000 for removal of infested trees by a contractor to assist in this effort. Sealed bids for the removal contract were received by six contractors.

Mayor Poynton asked if the quoted fee could be arranged for residents and Public Works Gen. Services Supt. Mike Brown stated that McGinty Bros. could be asked that question. Village Manager Slowinski stated that the village is pursuing grants for EAB issues.

**Recommended Action:** Motion made by Trustee Loewes, seconded by Trustee Stanovich, to approve the tree removal contract with the lowest responsible bidder, McGinty Bros. Inc. for the amount not to exceed the budgeted amount of \$51,000.

AYES: 5 Trustees Beaudoin, Loewes, Halen, Sprawka, Stanovich.

NAYS: 0

ABSENT: 1 Trustee Rzeznik.

MOTION CARRIED.

- E. **Courtesy Presentation for Potential Zoning Application for a Text Amendment to Allow Religious Uses as a Special Use within the I-1 Zoning District and a Special Use Permit for Northwest Family Church to Operate a Religious Organization at 143 E. Main St.**

**Summary:** Skyler Goodman, Senior Pastor at Northwest Family Church, has requested a courtesy presentation with the Village seeking feedback for a proposed text amendment and special use permit to allow a church within the I-1 Zoning District.

**Recommended Action:** Since no formal application has been received, the Board should hear the details of Pastor Goodman's proposal and offer feedback but no action from the Board is required at this time.

Building/Zoning Manager Dan Peterson introduced Pastor Goodman, 147 Robertson Road, and he addressed the Board on the NorthWest Family Church's interest in the 143 E. Main St. property and the proposed text amendment etc. They currently meet at the Regal Cinema but the property could be sold in the near future (their lease expires in Feb. 2014). There were concerns from the Board about the parking required for a 300 member church. Pastor Goodman stated that Casper's Hardware store and CN railroad had been approached about using their properties for parking. Owner of the property, Mr. Matt Magnuson addressed the Board and stated that the church could be a responsible tenant. Atty. Uhler advised the Board on the mixed use and zoning needs. Building/Zoning Manager Dan Peterson said he would meet with Pastor Goodman, Mr. Magnuson and Atty. Uhler for further discussion.

**Recommended Action:** Since no formal application has been received, the Board should hear the details of Pastor Goodman's proposal and offer feedback but no action from the Board is required at this time.

9. **TRUSTEE REPORTS**

There were none.

10. **VILLAGE MANAGER'S REPORT**

- A. **Financial Report for May 2013**
- B. **Bi-weekly Departmental Reports**
- C. **Mosquito abatement update.**

**11. ATTORNEY'S REPORT**

Atty. Uhler gave an update on the pending Clair View Estates Homeowners Assn. agreement; IRMA claim and possible lawsuits from the flooding.

**12. DEPARTMENT HEAD REPORTS**

- A. **Fire Department** – July 20, 2013 Blood Drive from 9-3pm.
- B. **Police Department** – National Night Out will be held on the August Cruise night. Citizens Academy will be 9/10 through 11/12.

**13. ADJOURNMENT**

Motion to adjourn made by Trustee Sprawka, seconded by Trustee Halen.

AYES: 5 Trustees Beaudoin, Loewes, Halen, Sprawka, Stanovich.

NAYS: 0

ABSENT: 1 Trustee Rzeznik.

MOTION CARRIED.

Meeting adjourned at 9.20pm.

Respectfully submitted: Kathleen Johnson, Village Clerk.

Approved by:

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Thomas M. Poynton, Village Mayor

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Date.

70 E. Main Street  
Lake Zurich, IL 60047




AGENDA ITEM

7B

Phone: (847) 438-5141  
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Web: [www.LakeZurich.org](http://www.LakeZurich.org)

## MEMORANDUM

Date: July 22, 2013  
To: Jason T. Slowinski, Village Manager   
From: David P. Wheelock, Fire Chief/EMA Director  
Subject: Capital Purchase of Stryker Cots

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**Issue:** The Fire Rescue Department has scheduled the replacement of two Stryker ambulance cots. This is phase one of a two phase plan to replace and update equipment that has or is expected to exceed its useful life.

**Analysis:** In reviewing our Capital Equipment Replacement Plan, we have scheduled the replacement of two ambulance cots this fiscal year. In real life terms, the condition of the equipment is now of such age, that maintenance and dependability may become an issue. One of the two units that are due for replacement is ten years old and does not have the same features as other cots within the department. Additionally, the second cot, which is seven years of age, has recently needed repair and is subject to future repairs.

Three quotes for the equipment were received.

- Moore Medical - \$38,612.00
- BoundTree Medical - \$ 32,455.54
- Stryker Sales - \$28,100.00

Stryker Sales is the corporate office. We have found them to be reliable, able to accommodate service needs and have been responsive to our operations. The manufacturer is able to offer trade in value on our current equipment – which the third party vendors do not.

**Recommendation:** It is my recommendation, that we purchase two (2) new Power-Pro cots with accessories from Stryker Sales Corporation for \$28,180.00 (\$14,090 each). This price includes trade-in credit for the two older units.

w/ Attachments: None.



70 E. Main Street  
Lake Zurich, IL 60047



AGENDA ITEM

7C

Phone: (847) 438-5141  
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## MEMORANDUM

Date: July 29, 2013  
To: Jason T. Slowinski, Village Manager  
From: J. Michael Duebner, Director of Technology  
Subject: Disposal of Surplus Property

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**Issue:** The Technology Department has identified various pieces of electronic equipment that are not in working order, would require repairs in excess of present market value, or are obsolete. This equipment is therefore no longer useful to the Village and should be disposed of in accordance with Illinois Municipal Code 65 ILCS 5/11-76.4.

**Analysis:** The Community Services Department has partnered with COM2 Recycling Solutions and operates an ongoing electronic waste recycling program in compliance with Public Act 97-0287 – Electronic Products Recycling & Reuse Act. The equipment listed in Exhibit A has been stripped of any useful parts and the remainder is of no further use to the Village and will be added to the e-waste stream at the Community Services Facility at 505 Telser Road.

**Recommendation:** Staff recommends approval of an ordinance declaring the listed equipment no longer necessary or useful to the Village in accordance with Illinois Municipal Code 65 ILCS 5/11-76.4.

w/ Attachments:

Ordinance No  
Surplus Property – Exhibit A

VILLAGE OF LAKE ZURICH

ORDINANCE NO. 2013-08-900

AN ORDINANCE AUTHORIZING DISPOSAL OF PERSONAL  
PROPERTY OWNED BY THE VILLAGE OF LAKE ZURICH

WHEREAS, pursuant to 65 ILCS 5/11-76.4 and in the opinion of a simple majority of the corporate authorities holding office in the Village of Lake Zurich Lake County, Illinois, ("Village") it is no longer necessary, useful, or for the best interests of the Village to retain ownership of the personal property hereinafter described; and

WHEREAS, it has been determined by the President and the Board of Trustees of the Village of Lake Zurich to dispose of said personal property in the manner described in this Ordinance;

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

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

Section 2. Disposal of Surplus Property. The President and Board of Trustees find that the personal property described as follows in Exhibit A and by this reference incorporated into this Ordinance (the "Property") is no longer necessary or useful to the Village, and thus the Village Manager for the Village of Lake Zurich is hereby authorized to direct the sale or disposal of the property in the manner most appropriate to the Village consistent with 65 ILCS 5/11-76.4. The Village Manager should report to the Village Board of Trustees the results of the property disposition. The property shall be sold "as is."

Section 3. Effective Date. This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_ 2013.

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_ 2013.

By: \_\_\_\_\_  
Thomas Poynton, Village President

SEAL

ATTEST:

\_\_\_\_\_  
Kathleen Johnson, Village Clerk

Published: \_\_\_\_\_

# **Disposal of Surplus Property** **(Exhibit A)**

Quantity	Description	Serial No	Disposition
1	Acer V173 LCD Monitor	ETLKMOW089127112A13312	E-Waste Recycle
1	Mitsubishi V50 LCD Monitor	42141679NA	E-Waste Recycle
1	Mitsubishi V50 LCD Monitor	45171086NA	E-Waste Recycle
1	Mitsubishi V50 LCD Monitor	43156521NA	E-Waste Recycle
1	Optquest VS11147 LCD Monitor	Q4A073882641	E-Waste Recycle
1	Optquest VS11147 LCD Monitor	Q4A073882618	E-Waste Recycle
1	HP H470 Mobile Jet Printer	CN05B282C0	E-Waste Recycle
1	Triplite UPS OM4012	9115AF00M401200177	E-Waste Recycle
1	AOC LM500 LCD Monitor	T5KF1AAG21827	E-Waste Recycle
1	Linksys 24-Port Switch	N/A	E-Waste Recycle
1	OEM Model 8500P Notebook	N8000D5P00602	E-Waste Recycle
1	Compaq nx9010 Notebook	CDF42501RZ	E-Waste Recycle
1	ELO ET1725C Monitor	S7A50E01A900569	E-Waste Recycle
1	Box of keyboards	N/A	E-Waste Recycle
1	Box of mice	N/A	E-Waste Recycle
1	Acer AcerPower SP Mini-Tower	N/A	E-Waste Recycle
1	Acer AL1511b LCD Monitor	ETL160A1355170093DPY12	E-Waste Recycle

70 E. Main Street  
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AGENDA ITEM

7 D

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## MEMORANDUM

Date: July 31, 2013  
To: Jason Slowinski, Village Manager  
From: Daniel A. Peterson, Building Department Manager  
Subject: Deerpath Commons Final Plat of First Resubdivision

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**Issue:** In March of 2009 the Fidelity Group submitted the mylars of the Final Plat of First Resubdivision to the Village's engineering department for final review and recording. The property owner discovered in June that the recording did not occur and is requesting that the Village Board approve the amended Plat as submitted.

**Analysis:** In 2005 the Deerpath Commons Shopping Center development, Ordinance #2005-07-364, was approved, recorded and construction began on the project. As part of the development Lot 4, a natural resources protection easement was to be transferred to the Village at completion of the project. During construction and prior to the transfer of the Lot 4 the Fidelity Group sought and received administrative approval to expand the east building. This expansion altered the property lines of Lots 1 and 4 requiring a Plat of First Resubdivision to be approved and recorded.

In 2009 the owners worked with the Village's engineering staff to get the plats in order for recording. On March 6, 2009 the final documents were submitted directly to engineering and were never processed. On June 12 2013 the Village was notified of this issue and worked with the owners to prepare new plats for acceptance and recording. The previously submitted plats were outdated new Plats were created needing current approvals. As such this item is before the Village Board for ratification.

Lot 4 has been deeded to the Village and the documents are correct and in conformance with the submittal and previous approvals.

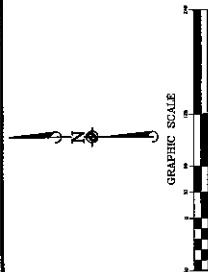
**Recommendation:** The Village Board approve the Final Plat of First Resubdivision dated June 14, 2013.

w/ Attachments: Final Plat of First Resubdivision

# FINAL PLAT OF DEERPATH COMMONS FIRST RESUBDIVISION

BEING A RESUBDIVISION OF LOTS 3, 4 AND 5 IN DEERPATH COMMONS SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 28, T4S, R12E, S12, AND THE NORTHEAST QUARTER OF SECTION 29, T4S, R12E, S12, AS SHOWN ON THE PLAT RECORDED IN THE PUBLIC RECORDS OF DEERPATH COUNTY, ILLINOIS, UNDER RECORD NUMBER 14-29-210-021.

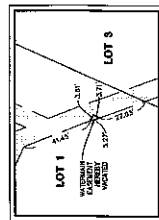
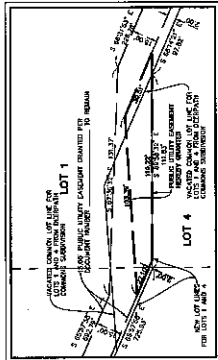
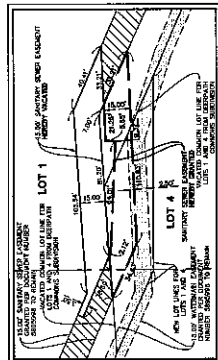
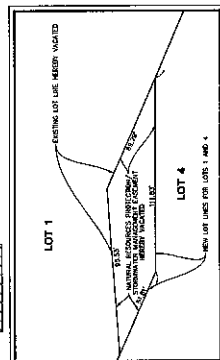
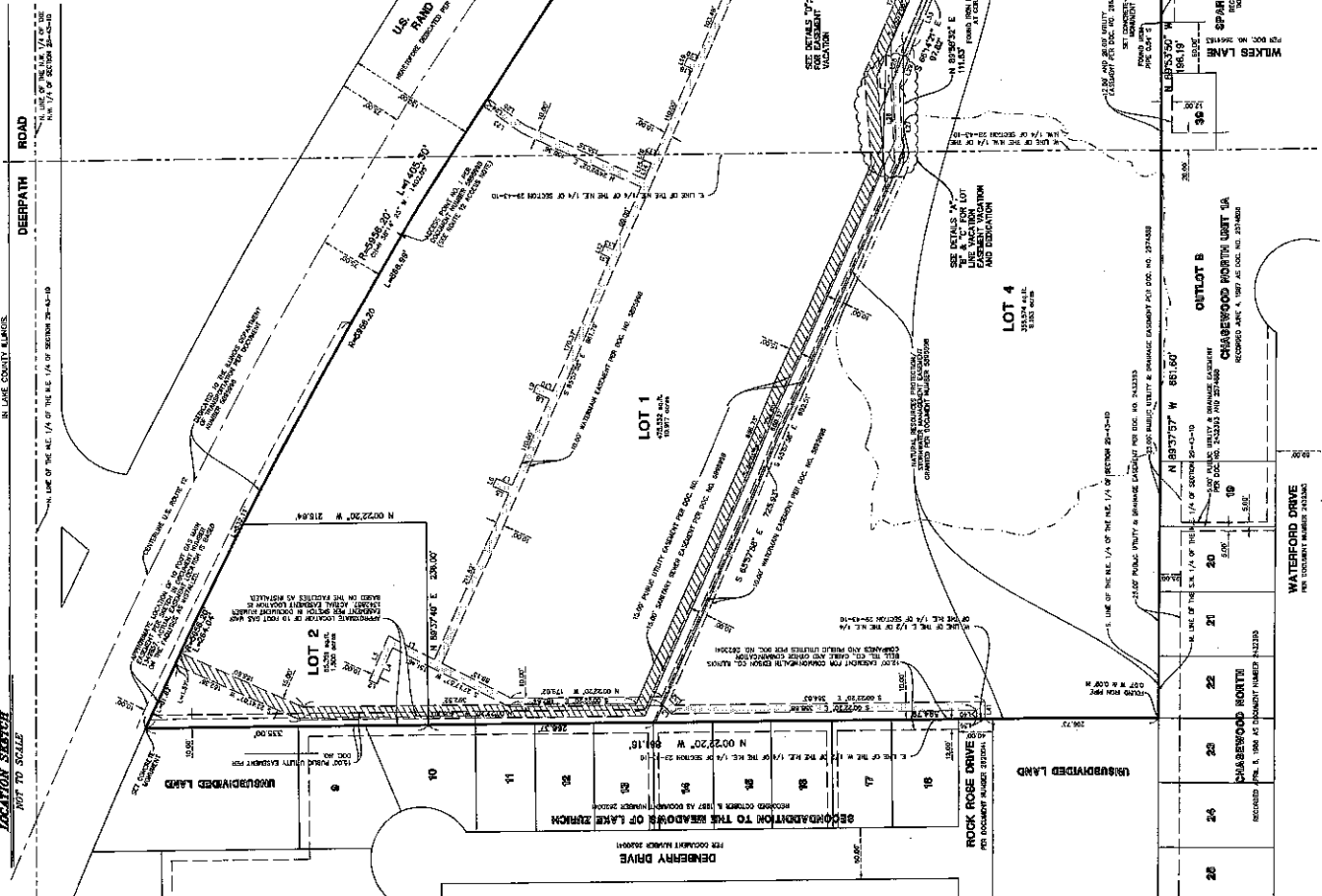
PIN'S 14-29-112-001  
14-29-210-020  
14-29-210-021  
14-29-210-022



LINE	BEARING	LENGTH	AREA
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2	S 89°22'30" E	100.00	100.00
3	N 89°22'30" W	100.00	100.00
4	S 89°22'30" E	100.00	100.00
5	N 89°22'30" W	100.00	100.00
6	S 89°22'30" E	100.00	100.00
7	N 89°22'30" W	100.00	100.00
8	S 89°22'30" E	100.00	100.00
9	N 89°22'30" W	100.00	100.00
10	S 89°22'30" E	100.00	100.00
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20	S 89°22'30" E	100.00	100.00
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97	N 89°22'30" W	100.00	100.00
98	S 89°22'30" E	100.00	100.00
99	N 89°22'30" W	100.00	100.00
100	S 89°22'30" E	100.00	100.00

**PROPERTY AREA**  
LOT 1 - 100.00 ACRES  
LOT 2 - 100.00 ACRES  
LOT 3 - 100.00 ACRES  
LOT 4 - 100.00 ACRES  
TOTAL AREA - 400.00 ACRES

**ROUTE 12 ACCESS NOTE**  
THESE SHALL BE NO ACCESS TO OR FROM THE ROUTE 12 ROAD TO THE PROPERTY FROM THE NORTH OR SOUTH. ACCESS SHALL BE FROM THE EAST OR WEST. ACCESS SHALL BE FROM THE EAST OR WEST. ACCESS SHALL BE FROM THE EAST OR WEST.



**DEERPATH COMMONS FIRST RESUBDIVISION**  
LAKE ZURICH, ILLINOIS  
FINAL PLAT OF RESUBDIVISION

**SPARROW RIDGE UNIT 1**  
SPARROW RIDGE UNIT 2  
WILKES LAKE  
CHESAWOOD NORTH UNIT 1A  
CHESAWOOD NORTH UNIT 1B  
CHESAWOOD NORTH UNIT 1C  
CHESAWOOD NORTH UNIT 1D  
CHESAWOOD NORTH UNIT 1E  
CHESAWOOD NORTH UNIT 1F  
CHESAWOOD NORTH UNIT 1G  
CHESAWOOD NORTH UNIT 1H  
CHESAWOOD NORTH UNIT 1I  
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CHESAWOOD NORTH UNIT 1X  
CHESAWOOD NORTH UNIT 1Y  
CHESAWOOD NORTH UNIT 1Z

**Manhard**  
CONSULTING LTD

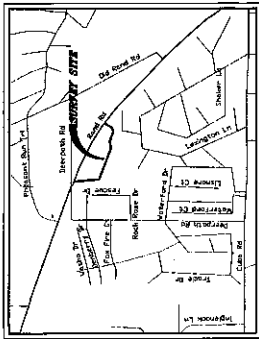
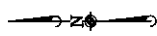


# PLAT OF EASEMENT FOR PUBLIC UTILITIES

THIS PLAT OF EASEMENT FOR PUBLIC UTILITIES IS A PART OF THE DEEPATH COMMONS SUBDIVISION, A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 12E, IN THE COUNTY OF LAKE, ILLINOIS.

## LEGAL DESCRIPTION OF GRANTOR'S PROPERTY

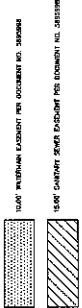
THE GRANTOR, DEEPATH COMMONS, LLC, IS THE OWNER OF THE DEEPATH COMMONS SUBDIVISION, A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 12E, IN THE COUNTY OF LAKE, ILLINOIS.



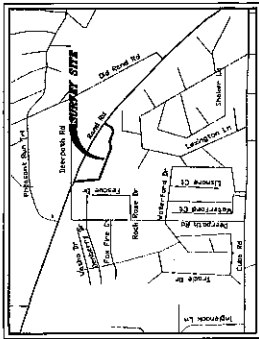
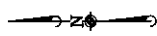
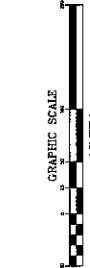
LOCATION SKETCH  
NOT TO SCALE

**ESTIMATE PINS**  
14-29-20-020  
14-29-20-021  
14-29-20-022

## LEGEND



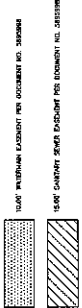
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100	100	1.0000



LOCATION SKETCH  
NOT TO SCALE

**ESTIMATE PINS**  
14-29-20-020  
14-29-20-021  
14-29-20-022

## LEGEND



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**Manhard Consulting, Ltd**  
Surveyors - Engineers - Architects - Planners - Writers & Illustrators  
1000 North LaSalle Street, Suite 1000, Chicago, Illinois 60610  
Phone: (312) 467-1000  
Fax: (312) 467-1001  
E-mail: info@manhard.com  
Web: www.manhard.com



**DEEPATH COMMONS SUBDIVISION**  
**LAKE ZURICH, ILLINOIS**  
**PLAT OF EASEMENT FOR PUBLIC UTILITIES**

**GENERAL NOTES**  
1. THIS PLAT OF EASEMENT FOR PUBLIC UTILITIES IS A PART OF THE DEEPATH COMMONS SUBDIVISION, A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 35 NORTH, RANGE 12E, IN THE COUNTY OF LAKE, ILLINOIS.  
2. THIS EASEMENT FOR PUBLIC UTILITIES IS GRANTED TO THE PUBLIC UTILITIES COMPANY, A CORPORATION OF THE STATE OF ILLINOIS, FOR THE PURPOSE OF CONVEYING ELECTRICITY AND GAS TO THE PUBLIC UTILITIES COMPANY'S CUSTOMERS.  
3. THE EASEMENT FOR PUBLIC UTILITIES IS GRANTED TO THE PUBLIC UTILITIES COMPANY, A CORPORATION OF THE STATE OF ILLINOIS, FOR THE PURPOSE OF CONVEYING ELECTRICITY AND GAS TO THE PUBLIC UTILITIES COMPANY'S CUSTOMERS.  
4. THE EASEMENT FOR PUBLIC UTILITIES IS GRANTED TO THE PUBLIC UTILITIES COMPANY, A CORPORATION OF THE STATE OF ILLINOIS, FOR THE PURPOSE OF CONVEYING ELECTRICITY AND GAS TO THE PUBLIC UTILITIES COMPANY'S CUSTOMERS.

**DEED CONTRACT**  
THIS DEED CONTRACT IS MADE THIS 14th DAY OF JUNE, 2013, BETWEEN DEEPATH COMMONS, LLC, a limited liability company organized under the laws of the State of Illinois, and the PUBLIC UTILITIES COMPANY, a corporation organized under the laws of the State of Illinois.  
WITNESSES: [Signatures]  
DEED CONTRACT NO. 14-29-20-020

**DEED CONTRACT**  
THIS DEED CONTRACT IS MADE THIS 14th DAY OF JUNE, 2013, BETWEEN DEEPATH COMMONS, LLC, a limited liability company organized under the laws of the State of Illinois, and the PUBLIC UTILITIES COMPANY, a corporation organized under the laws of the State of Illinois.  
WITNESSES: [Signatures]  
DEED CONTRACT NO. 14-29-20-021

**DEED CONTRACT**  
THIS DEED CONTRACT IS MADE THIS 14th DAY OF JUNE, 2013, BETWEEN DEEPATH COMMONS, LLC, a limited liability company organized under the laws of the State of Illinois, and the PUBLIC UTILITIES COMPANY, a corporation organized under the laws of the State of Illinois.  
WITNESSES: [Signatures]  
DEED CONTRACT NO. 14-29-20-022

**DEED CONTRACT**  
THIS DEED CONTRACT IS MADE THIS 14th DAY OF JUNE, 2013, BETWEEN DEEPATH COMMONS, LLC, a limited liability company organized under the laws of the State of Illinois, and the PUBLIC UTILITIES COMPANY, a corporation organized under the laws of the State of Illinois.  
WITNESSES: [Signatures]  
DEED CONTRACT NO. 14-29-20-023

**DEED CONTRACT**  
THIS DEED CONTRACT IS MADE THIS 14th DAY OF JUNE, 2013, BETWEEN DEEPATH COMMONS, LLC, a limited liability company organized under the laws of the State of Illinois, and the PUBLIC UTILITIES COMPANY, a corporation organized under the laws of the State of Illinois.  
WITNESSES: [Signatures]  
DEED CONTRACT NO. 14-29-20-024

**DEED CONTRACT**  
THIS DEED CONTRACT IS MADE THIS 14th DAY OF JUNE, 2013, BETWEEN DEEPATH COMMONS, LLC, a limited liability company organized under the laws of the State of Illinois, and the PUBLIC UTILITIES COMPANY, a corporation organized under the laws of the State of Illinois.  
WITNESSES: [Signatures]  
DEED CONTRACT NO. 14-29-20-025

**DEED CONTRACT**  
THIS DEED CONTRACT IS MADE THIS 14th DAY OF JUNE, 2013, BETWEEN DEEPATH COMMONS, LLC, a limited liability company organized under the laws of the State of Illinois, and the PUBLIC UTILITIES COMPANY, a corporation organized under the laws of the State of Illinois.  
WITNESSES: [Signatures]  
DEED CONTRACT NO. 14-29-20-026

---

**VILLAGE OF LAKE ZURICH**  
**Semi-Monthly Warrant Report**  
**August 5, 2013**  
**Warrant Total \$785,910.03**

---

**Payment Request(s) Exceeding 5% of Total Warrant**

- Payment to:
  - Vendor: United Health Care
  - Fund: Medical Self Insurance
  - Reference: Page – Last Page
  - Amount: \$161,419.46
  - % Warrant: 20.54%

Group Health Insurance
- Payment to:
  - Vendor: Special Recreation Association
  - Fund: General Fund
  - Reference: Page 10
  - Amount: \$101,694.00
  - % Warrant: 12.94%

2013 Membership
- Payment to:
  - Vendor: IMRF
  - Fund: Payroll Clearing
  - Reference: Page – Last
  - Amount: \$68,240.48
  - % Warrant: 8.68%

Employee Retirement
- Payment to:
  - Vendor: IL EPA
  - Fund: Water / Sewer Fund
  - Reference: Page – Last Page
  - Amount: \$56,599.66
  - % Warrant: 7.20%

Replacement Check
- Payment to:
  - Vendor: Sovereign Leasing
  - Fund: General Fund
  - Reference: Pages 7 & 8
  - Amount: \$40,372.45
  - % Warrant: 5.14%

Sweeper Lease

Scheduled Payments \$428,326.05 or 54.50% of Total Warrant Presented for Payment.



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**Village of Lake Zurich**  
Semi-Monthly Warrant Report  
**Total by Fund - Warrant Dated August 5, 2013**

---

Fund	Fund Title	Total
101	GENERAL FUND	335,154.96
202	MOTOR FUEL TAX	13,814.45
203	HOTEL TAX	1,050.00
210	TIF TAX ALLOCATION FUND	974.72
301	DEBT SERVICE	4,400.00
401	CAPITAL PROJECT	12,184.39
402	PARK IMPROVEMENT	35.52
405	NHRST CAPITAL PROJECTS	8,727.40
501	WATER/SEWER	80,471.88
601	MEDICAL SELF INSURANCE	191,497.64
603	RISK MANAGEMENT INS	35,011.21
710	PERFORMANCE ESCROW	25,159.00
714	SSA #11 LZ PINES SUB	153.99
720	PAYROLL CLEARING	77,274.87

Warrant Total -               \$785,910.03

**Village of Lake Zurich**  
**Semi-Monthly Warrant Report**  
**August 5, 2013**

Report Run Date: 7/30/2013

Fund: 101 - GENERAL FUND

Account Code	Account Title	Vendor Name	Payable Description	Payment Amount
<b>Program: 101 -GENERAL FUND</b>				
2102	AMBULANCE FEES PAYABLE	BCBS OF ILLINOIS	AMB. REIMB-FABER, ROB	533.76
2037	EMPLOYER-UNDIST LIFE	UNITED HEALTHCARE INSURANCE CO.	LIFE INS - EMPR	1,238.50
2012	RECREATION CREDIT PAYABLE	CUMMINGS, HOLLY/RON	PRG CXL-GOLF FARM	166.00
2102	AMBULANCE FEES PAYABLE	LZ RURAL FIRE PROTECTION DIST.	MAY 2013 REIMBURSEMENT AN	720.80
1059	P&R GATEHOUSE DRAWER	PETTY CASH - FINANCE	GATE HOUSE BANK	200.00
<b>Program Total</b>				<b>2,859.06</b>
<b>Program: 10111006 -MAYOR &amp; BOARD</b>				
5410	PUBLIC RELATIONS	5 STAR SPORTS CALENDAR	WNTR POSTER	259.99
<b>Program Total</b>				<b>259.99</b>
<b>Program: 10112001 -ADMIN</b>				
5211	VILLAGE ATTORNEY RETAINER	KLEIN THORPE & JENKINS	MAY LEGAL FEES	6,355.00
5352	PRINTING-STATIONERY/FORMS	JUMBOPOSTCARD.COM, INC	BUSINESS CARDS	30.00
<b>Program Total</b>				<b>6,385.00</b>
<b>Program: 10112012 -HUMAN RESOURCES</b>				
5213	LABOR ATTORNEY	CLARK BAIRD SMITH LLP	LEGAL FEES - MAY	1,947.50
5413	EMPLOYEE EXAMS	ADVOCATE OCCUPATIONAL HEALTH	PRE EMPL.	39.00
5213	LABOR ATTORNEY	CLARK BAIRD SMITH LLP	LEGAL FEES - JUNE	2,711.25
5413	EMPLOYEE EXAMS	ADVOCATE OCCUPATIONAL HEALTH	PRE EMPL.	169.00
<b>Program Total</b>				<b>4,866.75</b>
<b>Program: 10113001 -FINANCIAL ADMIN</b>				
5352	PRINTING-STATIONERY/FORMS	JUMBOPOSTCARD.COM, INC	BUSINESS CARDS - CLERK	15.00
5274	MAINT-EQUIPMENT	PITNEY BOWES - LEASE	METER LEASE	59.00
5353	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	MISC ITEMS	18.00
5353	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	MISC ITEMS	49.38
5352	PRINTING-STATIONERY/FORMS	JUMBOPOSTCARD.COM, INC	BUSINESS CARDS	45.00
5353	OFFICE SUPPLIES	STAPLES BUSINESS ADVANTAGE	SUPPLIES	1.19
5353	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	MISC ITEMS	27.25
5353	OFFICE SUPPLIES	PITNEY BOWES - SUPPLIES	SUPPLIES	54.48
5353	OFFICE SUPPLIES	WAREHOUSE DIRECT, INC	COPY PAPER	120.30
5412	BANK & CREDIT CARD FEES	EHLERS INVESTMENT PARTNERS LLC	INVESTMENT MANAGER FEES -	628.10
5351	POSTAGE & SHIPPING	CMRS - POSTAGE BY PHONE	REPLNISH MTR 34328807	1,750.00
5353	OFFICE SUPPLIES	STAPLES BUSINESS ADVANTAGE	PAPER CREDIT	(29.95)
5352	PRINTING-STATIONERY/FORMS	STAPLES BUSINESS ADVANTAGE	ENVELOPES WINDOW	118.12
<b>Program Total</b>				<b>2,855.87</b>
<b>Program: 10113016 -ACCOUNTING SERVICES</b>				
5351	POSTAGE & SHIPPING	CMRS - POSTAGE BY PHONE	REPLNISH MTR 34328807	1,750.00
5352	PRINTING-STATIONERY/FORMS	STAPLES BUSINESS ADVANTAGE	ENVELOPES - REG	118.12
<b>Program Total</b>				<b>1,868.12</b>
<b>Program: 10117017 -TECHNOLOGY</b>				
5321	COMPUTER SUPPLIES	CDW GOVERNMENT INC.	SUPPLIES	128.34
5321	COMPUTER SUPPLIES	CDW GOVERNMENT INC.	CABLE	51.50
5313	TELEPHONE	CALL ONE	ANALOG LINES	2,320.55

**Village of Lake Zurich**  
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Account Code	Account Title	Vendor Name	Payable Description	Payment Amount
5321	COMPUTER SUPPLIES	INSIGHT PUBLIC SECTOR, INC	PRINTER/MONITOR	1,153.04
5274	MAINT-EQUIPMENT	DOCUMENT IMAGING DIMENSIONS	PLOTTER REPAIR	895.35
5219	OTHER PROFESSIONAL SVCS	GRANICUS	WEB STREAMING	1,020.00
5274	MAINT-EQUIPMENT	CDW GOVERNMENT INC.	SUPPLIES	322.10
5219	OTHER PROFESSIONAL SVCS	LEADINGIT SOLUTIONS	SUPPORT AGREEMENT	2,863.00
5321	COMPUTER SUPPLIES	DOCUMENT IMAGING DIMENSIONS	TONER	248.00
5321	COMPUTER SUPPLIES	STAPLES BUSINESS ADVANTAGE	SUPPLIES	113.99
5313	TELEPHONE	COMCAST CABLE	PD INTERNET	101.98
5313	TELEPHONE	COMCAST CABLE	VH INTERNET SERVICE	86.90
5570	CAPITAL LEASE	US BANK EQUIPMENT FINANCE	COPER LEASE	1,007.36
5313	TELEPHONE	COMCAST CABLE	PW - INTERNET	89.85
5321	COMPUTER SUPPLIES	INSIGHT PUBLIC SECTOR, INC	MONITORS	303.45
Program Total				10,705.41
<b>Program: 10124001 -POLICE ADMIN</b>				
5271	MAINT-BLDGS & GROUNDS	A-1 ROOFING COMPANY	ROOF REPAIR	360.00
5322	CUSTODIAL SUPPLIES	HOME DEPOT	CLEANING SUPPLIES - DISPA	79.30
5153	TRAINING & BUSINESS MTGS	PETTY CASH - POLICE DEPARTMENT	HOST CLASS SUPPLIES	22.08
5325	BLDG & GROUND MAINT SUPPL	GRAINGER	LIGHT BULBS - PARKING LOT	280.80
5271	MAINT-BLDGS & GROUNDS	OTIS ELEVATOR COMPANY	QUARTERLY MAINTENANCE SERV	800.82
5355	UNIFORMS	BIONDO, LORI	BIONDO: SHOES	47.27
5271	MAINT-BLDGS & GROUNDS	A-1 ROOFING COMPANY	2013 ROOF MAINTENANCE AGR	495.00
5322	CUSTODIAL SUPPLIES	BADE PAPER PRODUCTS	FREIGHT	5.00
5322	CUSTODIAL SUPPLIES	BADE PAPER PRODUCTS	TRASH CAN LINERS - LARGE	122.20
5322	CUSTODIAL SUPPLIES	BADE PAPER PRODUCTS	ROLL TOWELS	57.00
5322	CUSTODIAL SUPPLIES	BADE PAPER PRODUCTS	MULTI FOLD TOWELS	150.00
5322	CUSTODIAL SUPPLIES	BADE PAPER PRODUCTS	TOILET TISSUE	100.00
5312	NATURAL GAS	NICOR GAS	HEATING OIL	300.97
5325	BLDG & GROUND MAINT SUPPL	METRO DOOR & DOCK, INC	STOCK SPRINGS FOR OVERHEA	600.00
5271	MAINT-BLDGS & GROUNDS	METRO DOOR & DOCK, INC	GARAGE DOOR REPAIRS	593.75
5153	TRAINING & BUSINESS MTGS	PETTY CASH - POLICE DEPARTMENT	LCCPA	40.00
5155	MEMBERSHIPS & SUBSCRIP	PADDOCK PUBLICATIONS INC.	DAILY HERALD SUBSCRIPTION	30.00
5271	MAINT-BLDGS & GROUNDS	STEVEN WENZEL PLUMBING	PLUMBING REPAIRS IN RECOR	608.00
5272	MAINT-LAWN & LANDSCAPING	SEBERT LANDSCAPING COMPANY	LANDSCAPING CONTRACT	747.49
5153	TRAINING & BUSINESS MTGS	PETTY CASH - POLICE DEPARTMENT	HOST CLASS SUPPLIES	26.40
5325	BLDG & GROUND MAINT SUPPL	HOME DEPOT	LIGHT BULBS	19.94
5154	BOOKS/REF PUBLICATIONS	WEST PUBLISHING GROUP	IL COMP STATUTES ALL CHAP	205.92
5271	MAINT-BLDGS & GROUNDS	INTERNATIONAL FIRE EQUIPMENT	ANNUAL MAINTENANCE AND IN	516.75
5325	BLDG & GROUND MAINT SUPPL	PETTY CASH - POLICE DEPARTMENT	PAINT/CAULK LUNCHROOM	36.73
5355	UNIFORMS	THE UPS STORE	VORMITTAG: RETURN UNIFORM	10.62
5353	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	OFFICE SUPPLIES, INVOICE	42.26
5327	EQUIP MAINT PART&SUPPLIES	METRO DOOR & DOCK, INC	GARAGE DOOR OPENERS - 5	237.50
5271	MAINT-BLDGS & GROUNDS	SMITHEREEN PEST MANAGEMENT	MONTHLY PEST CONTROL SERV	101.00
5155	MEMBERSHIPS & SUBSCRIP	NORTHWEST POLICE ACADEMY	ANNUAL MEMBERSHIP FEE	50.00
5271	MAINT-BLDGS & GROUNDS	PAULUS & SON CARPET CARE	CARPET CLEANING TRAINING	205.00
5153	TRAINING & BUSINESS MTGS	PETTY CASH - POLICE DEPARTMENT	HOST CLASS SUPPLIES	12.94
Program Total				6,904.74
<b>Program: 10124020 -POLICE</b>				
4524	POLICE ADMIN TOW FEE	MAYORGA, PEDRO	TOW FEE REFUND 7-5-13	250.00

**Village of Lake Zurich**  
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Account Code	Account Title	Vendor Name	Payable Description	Payment Amount
4414	LOCAL ORDINANCES	KAMALKIRAN, BOLLEMPALLI	CITATION OVRPMT	10.00
4414	LOCAL ORDINANCES	AIELLO, ANTHONY	REF OVRPMT CITATION	20.00
<b>Program Total</b>				<b>280.00</b>

**Program: 10124021 -OPERATIONS**

5355	UNIFORMS	STREICHER'S, INC	INVOICE #I - 1031469	54.97
5157	MILEAGE REIMBURSEMENT	PETTY CASH - POLICE DEPARTMENT	PARKING-TRAINING ROSEMONT	20.00
5214	OTHER LEGAL	ALBARRAN, LUIS	VILLAGE PROSECUTION FEE	6,666.67
5354	SMALL TOOLS & EQUIP	G A T GUNS INC.	NIGHT SIGHTS	74.99
5359	OTHER SUPPLIES	7-ELEVEN	PRISNR MEAL 2013-4703	5.73
5214	OTHER LEGAL	ETERNO, DAVID G	ADMINISTRATIVE HEARING OF	225.00
5355	UNIFORMS	STREICHER'S, INC	INVOICE # I - 1031976. HA	71.96
5355	UNIFORMS	ELEGANT EMBROIDERY/MELON INK	MARINE UNIT: FOUR SAFETY	216.00
5355	UNIFORMS	THE UPS STORE	JOHNSON: PATCHES TO GALLS	10.62
5355	UNIFORMS	SHORE POWER INC	DE. BRADSTREET: FLASHLIGH	116.36
5153	TRAINING & BUSINESS MTGS	MAJOR CRASH ASSISTANCE TEAM	CRASH INVESTIGATION II SH	400.00
5355	UNIFORMS	GALL'S INC.	YUNDT: L/S UNIFORM SHIRT.	48.96
5355	UNIFORMS	UNIFORMITY INC.	INVOICE # IN 222683, UNIF	94.18
5274	MAINT-EQUIPMENT	MEDTRONIC PHYSIO-CONTROL CORP.	AED ANNUAL MAINTENANCE	1,733.76
5359	OTHER SUPPLIES	7-ELEVEN	PRISNR MEAL 2013-914	5.19
5355	UNIFORMS	STREICHER'S, INC	INVOICE #I-1034386	33.98
5355	UNIFORMS	STREICHER'S, INC	FROST: MOLLE POUCHES FOR	95.94
5219	OTHER PROFESSIONAL SVCS	LC HEALTH DEPT-ANIMAL CARE & CONTRL	ANIMAL WARDEN FEES	80.00
5359	OTHER SUPPLIES	7-ELEVEN	PRISNR MEAL 2013-3895	6.26
5359	OTHER SUPPLIES	7-ELEVEN	PRISNR MEAL 2013-2104	3.60
5153	TRAINING & BUSINESS MTGS	NORTHEAST MULTI-REGIONAL TRNG.	TRAINING	250.00
5359	OTHER SUPPLIES	7-ELEVEN	PRISNR MEAL 2013-1579	5.30
5359	OTHER SUPPLIES	7-ELEVEN	PRISNR 2013-1537 1539	9.59
5359	OTHER SUPPLIES	7-ELEVEN	PRISNR MEAL 2013-3795	5.73
5359	OTHER SUPPLIES	7-ELEVEN	PRISNR MEAL 2013-2527	7.41
5359	OTHER SUPPLIES	7-ELEVEN	PRISNR MEAL 2013-1446	4.70
5359	OTHER SUPPLIES	7-ELEVEN	PRISNR MEAL 2013-1446	4.24
5359	OTHER SUPPLIES	7-ELEVEN	PRISNR MEAL 2013-958	4.70
5153	TRAINING & BUSINESS MTGS	VAN ACKER, JASON	CHILD SAFETY SEAT TECHNIC	50.00
5359	OTHER SUPPLIES	7-ELEVEN	PRISNR MEAL 2013-958	6.90
5273	MAINT-VEHICLES	RACEWAY CAR WASH	SQUAD CAR WASHES - 65	390.00
5352	PRINTING-STATIONERY/FORMS	PARKER SYSTEMS, INC	PRINTING COST - ALARM ACT	150.62
5352	PRINTING-STATIONERY/FORMS	PARKER SYSTEMS, INC	SHIPPING	21.32
5359	OTHER SUPPLIES	KIESLER POLICE SUPPLY, INC.	.223 AMMUNITION	2,215.78
5359	OTHER SUPPLIES	KIESLER POLICE SUPPLY, INC.	45 CAL AMMUNITION	2,553.11
5359	OTHER SUPPLIES	KIESLER POLICE SUPPLY, INC.	40 CAL AMMUNITION	385.83
<b>Program Total</b>				<b>16,029.40</b>

**Program: 10124022 -COMMUNICATIONS**

5151	LICENSING/CERTIFICATIONS	PRIORITY DISPATCH	EMD RECERTIFICATION - 7	350.00
5355	UNIFORMS	UNIFORMITY INC.	INVOICE #IN 222239	27.95
<b>Program Total</b>				<b>377.95</b>

**Program: 10124023 -CRIME PREVENTION**

5153	TRAINING & BUSINESS MTGS	PETTY CASH - POLICE DEPARTMENT	HOST CLASS SUPPLIES	27.52
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**Village of Lake Zurich**  
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Fund: 101 - GENERAL FUND

Account Code	Account Title	Vendor Name	Payable Description	Payment Amount
5359	OTHER SUPPLIES	ELEGANT EMBROIDERY/MELON INK	BEND-A-BOTTLE	735.00
5359	OTHER SUPPLIES	ELEGANT EMBROIDERY/MELON INK	RFID QUICK SHIELDS	469.00
5219	OTHER PROFESSIONAL SVCS	TLO LLC	TLO INVESTIGATIVE SEARCH	110.00
5359	OTHER SUPPLIES	CMS SAFETY INSTITUTE, INC	THERMAL IMAGER BATTERIES,	552.56
5219	OTHER PROFESSIONAL SVCS	WEST PUBLISHING GROUP	CLEAR FEE, BACKGROUND INV	137.45
5359	OTHER SUPPLIES	ELEGANT EMBROIDERY/MELON INK	HIGHLIGHTERS	384.00
5219	OTHER PROFESSIONAL SVCS	TRANS UNION CORPORATION	BACKGROUND INVESTIGATION	63.07
5359	OTHER SUPPLIES	ELEGANT EMBROIDERY/MELON INK	FOAMWORX PUZZLE	547.00
<b>Program Total</b>				<b>3,025.60</b>
<b>Program: 10124024 -INTERGOVERNMENTAL</b>				
5155	MEMBERSHIPS & SUBSCRIP	IL LAW ENFORCEMENT ALARM SYSTEM	ANNUAL MEMBERSHIP DUES	120.00
<b>Program Total</b>				<b>120.00</b>
<b>Program: 10125001 -FIRE/RESCUE-ADMIN</b>				
5271	MAINT-BLDGS & GROUNDS	MARTIN ENTERPRISES	A/C REPAIR	124.00
5570	CAPITAL LEASE	US BANK EQUIPMENT FINANCE	COPER LEASE	217.59
5211	VILLAGE ATTORNEY RETAINER	KLEIN THORPE & JENKINS	MAY LEGAL FEES	575.00
5155	MEMBERSHIPS & SUBSCRIP	MABAS DIVISION IV	TIER 2 CREDENTIALING CARD	25.00
5155	MEMBERSHIPS & SUBSCRIP	MABAS DIVISION IV	TIER 2 CREDENTIALING CARD	15.00
5155	MEMBERSHIPS & SUBSCRIP	MABAS DIVISION IV	TIER 2 CREDENTIALING CARD	5.00
5155	MEMBERSHIPS & SUBSCRIP	MABAS DIVISION IV	TIER 2 CREDENTIALING CARD	25.00
5271	MAINT-BLDGS & GROUNDS	SEBERT LANDSCAPING COMPANY	LANDSCAPING CONTRACT	144.89
5325	BLDG & GROUND MAINT SUPPL	CARROT TOP INDUSTRIES	FLAG POLE EAGLE	34.76
5325	BLDG & GROUND MAINT SUPPL	A STARS & STRIPES FLAG COMPANY	STATION FLAGS	306.00
5325	BLDG & GROUND MAINT SUPPL	FACILITY SOLUTIONS GROUP	LIGHTBULBS	155.00
5277	MAINT-OTHER	HOME DEPOT	THERMOSTAT	71.47
5359	OTHER SUPPLIES	HOME DEPOT	ZEP CITRUS CLEANER	11.47
5312	NATURAL GAS	NICOR GAS	77 S OLD RAND	39.78
5312	NATURAL GAS	NICOR GAS	321 S BUESCHING	144.02
5313	TELEPHONE	CALL ONE	ANALOG LINES	289.53
5271	MAINT-BLDGS & GROUNDS	ANDERSON PEST SOLUTIONS	QUARTERLY SERVICE ANDERSO	59.27
5353	OFFICE SUPPLIES	STAPLES BUSINESS ADVANTAGE	SUPPLIES	25.96
5413	EMPLOYEE EXAMS	PERSONNEL STRATEGIES, LLC	PSYCH EXAM FOR HALL	500.00
5355	UNIFORMS	UNIFORMITY INC.	UNIFORMS WHEELOCK	122.70
5353	OFFICE SUPPLIES	PETTY CASH - FIRE/RESCUE #1	SHELF & BRACKET	10.18
5153	TRAINING & BUSINESS MTGS	PETTY CASH - FIRE/RESCUE #1	LC FIRE CHIEF ASSOC	10.00
5271	MAINT-BLDGS & GROUNDS	OVERHEAD DOOR CO. OF LAKE & MCH COU	REPAIR OVERHEAD DOOR	396.99
5325	BLDG & GROUND MAINT SUPPL	FACILITY SOLUTIONS GROUP	BULB REPLACEMENT	316.33
5570	CAPITAL LEASE	KIP AMERICA INC	WIDE FORMAT COPIER LEASE	260.81
5413	EMPLOYEE EXAMS	C O P S TESTING SERVICE INC.	POLYGRAPH TESTING HALL AN	320.00
5155	MEMBERSHIPS & SUBSCRIP	MABAS DIVISION IV	TIER 2 CREDENTIALING CARD	5.00
5213	LABOR ATTORNEY	CLARK BAIRD SMITH LLP	LEGAL FEES - MAY	2,231.25
5277	MAINT-OTHER	INTERNATIONAL FIRE EQUIPMENT	MAINTENANCE, HAZMAT FEE,	376.20
<b>Program Total</b>				<b>6,818.20</b>
<b>Program: 10125031 -EMERGENCY MANAGEMENT</b>				
5359	OTHER SUPPLIES	PETTY CASH - FIRE/RESCUE #1	EOC - REHAB SUPPLIES	41.86
5155	MEMBERSHIPS & SUBSCRIP	EVERBRIDGE INC	MASS NOTIFICATION SETUP;	8,235.00
5359	OTHER SUPPLIES	PETTY CASH - F/R CAPTAINS	EMG SUPPL - FLOODING	75.00

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Account Code	Account Title	Vendor Name	Payable Description	Payment Amount
5155	MEMBERSHIPS & SUBSCRIP	NI GOVERNMENT SERVICES, INC	SERVICE APRIL/MAY	77.28
5155	MEMBERSHIPS & SUBSCRIP	NI GOVERNMENT SERVICES, INC	JUNE 2013	25.28
5155	MEMBERSHIPS & SUBSCRIP	NI GOVERNMENT SERVICES, INC	MAY 2013	25.28
<b>Program Total</b>				<b>8,479.70</b>
<b>Program: 10125032 -FIRE SUPPRESSION</b>				
5355	UNIFORMS	ABSOLUTELY CUSTOM	UNIFORM TSHIRT	679.00
5277	MAINT-OTHER	MUNICIPAL EMERGENCY SERVICES, INC	SCBA REPAIR PARTS	508.22
5355	UNIFORMS	UNIFORMITY INC.	RADTKE UNIFORM	41.90
5359	OTHER SUPPLIES	PETTY CASH - FIRE/RESCUE #1	UPS SHIPPING	32.97
5560	VEHICLES	SECRETARY OF STATE VEHICLE SVC DEPT	PLATE/TITLE 3297	105.00
5355	UNIFORMS	ABSOLUTELY CUSTOM	SHIPPING	66.20
5277	MAINT-OTHER	INTERNATIONAL FIRE EQUIPMENT	MAINTENANCE, RECHARGE, VA	296.47
5274	MAINT-EQUIPMENT	MOTOROLA INC.	RADIO AND BATTERY PACK	1,935.50
5355	UNIFORMS	AIR ONE EQUIPMENT	HELMETS (FIREFIGHTER HELM	438.00
5355	UNIFORMS	AIR ONE EQUIPMENT	SHIPPING	18.00
5277	MAINT-OTHER	AIR ONE EQUIPMENT	BREATHING AIR TEST	120.00
5354	SMALL TOOLS & EQUIP	MUNICIPAL EMERGENCY SERVICES, INC	SHIPPING	15.00
5354	SMALL TOOLS & EQUIP	MUNICIPAL EMERGENCY SERVICES, INC	THREE L-2 RIT BAG	184.00
5277	MAINT-OTHER	CHUCK'S COMPRESSOR REPAIR	REPAIR BURST DISC	145.00
5355	UNIFORMS	WITMER ASSOCIATES INC.	SHIPPING	50.64
5355	UNIFORMS	AIR ONE EQUIPMENT	SHIPPING	11.00
5355	UNIFORMS	AIR ONE EQUIPMENT	TURNOUT BOOTS FIRE( FIGHT	650.00
5355	UNIFORMS	WITMER ASSOCIATES INC.	GEAR BAGS, REPLACEMENT BA	1,688.14
<b>Program Total</b>				<b>6,985.04</b>
<b>Program: 10125033 -EMS</b>				
5357	MEDICAL SUPPLIES	ENCOMPASS MED & SPEC GASES LTD	O2 GAS AND TANK RENTAL	74.84
5151	LICENSING/CERTIFICATIONS	KEMPF, MATT	PARAMEDIC LICENSE RENEWAL	40.00
5277	MAINT-OTHER	STRYKER SALES CORPORATION	SERVICE AGREEMENT	2,252.00
5155	MEMBERSHIPS & SUBSCRIP	NORTHWEST COMMUNITY HOSPITAL EMS	SYSTEM ENTRY FEE - ERB	75.00
5357	MEDICAL SUPPLIES	HENRY SCHEIN EMS	RING CUTTERS	31.86
5219	OTHER PROFESSIONAL SVCS	ANDRES MEDICAL BILLING LTD.	AMB FEES - MAY	796.10
5151	LICENSING/CERTIFICATIONS	PETTY CASH - FIRE/RESCUE #1	EMS LICENSE - RITCHIE	40.00
5219	OTHER PROFESSIONAL SVCS	ANDRES MEDICAL BILLING LTD.	AMB FEES - JUNE	1,948.87
5355	UNIFORMS	RED WING SHOE STORE	SAFETY FOOTWEAR	154.00
5357	MEDICAL SUPPLIES	MEDTRONIC PHYSIO-CONTROL CORP.	AED QUIK-COMB. PADS	381.00
5277	MAINT-OTHER	INTERNATIONAL FIRE EQUIPMENT	MAINTENANCE, VALVE KITS,	109.26
5277	MAINT-OTHER	HYDRA-RAM, INC	RINGS, BALLS, PISTON PUMP	152.91
5357	MEDICAL SUPPLIES	GRAINGER	SAFETY GLASSES	300.00
<b>Program Total</b>				<b>6,355.84</b>
<b>Program: 10125034 -SPECIAL RESCUE</b>				
5277	MAINT-OTHER	INTERNATIONAL FIRE EQUIPMENT	MAINTENANCE	44.75
<b>Program Total</b>				<b>44.75</b>
<b>Program: 10125035 -FIRE PREVENTION BUREAU</b>				
5353	OFFICE SUPPLIES	STAPLES BUSINESS ADVANTAGE	SUPPLIES	19.99
5359	OTHER SUPPLIES	PETTY CASH - FIRE/RESCUE #1	SUPPLIES/CLEANING	30.36
5359	OTHER SUPPLIES	PETTY CASH - FIRE/RESCUE #1	FF CHALLENGE	12.99

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5355	UNIFORMS	RED WING SHOE STORE	KLEINHEINZ SAFETY SHOES	135.00
5355	UNIFORMS	UNIFORMITY INC.	UNIFORMS	343.05
<b>Program Total</b>				<b>541.39</b>
<b>Program: 10128001 -B &amp; Z ADMIN</b>				
5219	OTHER PROFESSIONAL SVCS	PIONEER PRESS	180 RED BRIDGE	44.80
5262	SWEEPING & MOWING	ROBERT C BOYCE, RLA, LLC	815 BURR OAK, 747 EDELWEI	225.00
5262	SWEEPING & MOWING	ROBERT C BOYCE, RLA, LLC	440 S. RAND RD	200.00
5219	OTHER PROFESSIONAL SVCS	PIONEER PRESS	1434 CHESWICK	47.20
5155	MEMBERSHIPS & SUBSCRIP	PADDOCK PUBLICATIONS INC.	SERVICE 7/27/13-9/20/13	43.00
5262	SWEEPING & MOWING	A.M. LANDSCAPE & DESIGN, LLC	1034 RAVINIA	187.50
5262	SWEEPING & MOWING	A.M. LANDSCAPE & DESIGN, LLC	26 RUGBY	156.25
5262	SWEEPING & MOWING	A.M. LANDSCAPE & DESIGN, LLC	17 S. SHORE	85.00
5219	OTHER PROFESSIONAL SVCS	SUSAN R. PILAR CSR	PC MTG 7/17/13	150.00
5353	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	REPAIR CAROL DATE STAMP	30.00
5352	PRINTING-STATIONERY/FORMS	JUMBOPOSTCARD.COM, INC	BUSINESS CARDS	15.00
<b>Program Total</b>				<b>1,183.75</b>
<b>Program: 10128080 -B &amp; Z</b>				
4351	ADMIN PLAN REVIEW	CHASE, MELVIN	WATER HEATER REFUND- FLOO	15.00
4321	BUILDING PERMITS	CHASE, MELVIN	WATER HEATER REFUND- FLOO	15.00
<b>Program Total</b>				<b>30.00</b>
<b>Program: 10128081 -INSPECTIONS</b>				
5219	OTHER PROFESSIONAL SVCS	THOMPSON ELEVATOR INSP SERVICE	1 ANNUAL AND 26 SEMI-ANNU	1,161.00
5353	OFFICE SUPPLIES	STAPLES BUSINESS ADVANTAGE	SUPPLIES	24.75
5219	OTHER PROFESSIONAL SVCS	RACEWAY CAR WASH	10 CAR WASHES	60.00
5352	PRINTING-STATIONERY/FORMS	JUMBOPOSTCARD.COM, INC	BUSINESS CARDS	45.00
<b>Program Total</b>				<b>1,290.75</b>
<b>Program: 10136001 -PW ADMIN</b>				
5355	UNIFORMS	CINTAS CORPORATION LOC. 355	UNIFORMS	42.18
5355	UNIFORMS	CINTAS CORPORATION LOC. 355	UNIFORMS	37.18
5352	PRINTING-STATIONERY/FORMS	JUMBOPOSTCARD.COM, INC	BUSINESS CARDS	15.00
5355	UNIFORMS	CINTAS CORPORATION LOC. 355	UNIFORMS	37.18
5151	LICENSING/CERTIFICATIONS	NATIONAL SAFETY COUNCIL	FLAGGER TRAINING CERNOCK	25.00
5413	EMPLOYEE EXAMS	NORTHWEST COMMUNITY HEALTH SVC	DOT TESTING	135.00
<b>Program Total</b>				<b>291.54</b>
<b>Program: 10136041 -FORESTRY</b>				
5272	MAINT-LAWN & LANDSCAPING	PERRICONE GARDEN CENTER	TREES	1,070.00
<b>Program Total</b>				<b>1,070.00</b>
<b>Program: 10136042 -PARK MAINTENANCE</b>				
5327	EQUIP MAINT PART&SUPPLIES	DMS PAVEMENT MAINTENANCE, LLC	SONOMA TENNIS	300.00
5325	BLDG & GROUND MAINT SUPPL	HOME DEPOT	MAINT PARKS	31.94
5325	BLDG & GROUND MAINT SUPPL	HOME DEPOT	PAINT PARKS	74.88
5311	ELECTRICITY	COMMONWEALTH EDISON	PARKS CONCESSION	1.58
5325	BLDG & GROUND MAINT SUPPL	PRECISION LOCK & SAFE	KEYS PARKS	36.00
5325	BLDG & GROUND MAINT SUPPL	HOME DEPOT	FRIDGE PARKS	98.00
5325	BLDG & GROUND MAINT SUPPL	PRECISION LOCK & SAFE	KEYS PARKS	159.00

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Account Code	Account Title	Vendor Name	Payable Description	Payment Amount
5359	OTHER SUPPLIES	LAKE ZURICH LUMBER	FENCING PARKS	47.96
5344	SAND & GRAVEL	DRR CONSTRUCTION COMPANY	BEACH SAND	2,179.43
5311	ELECTRICITY	COMMONWEALTH EDISON	BARN	545.04
5325	BLDG & GROUND MAINT SUPPL	HOME DEPOT	PAINT PARKS	76.60
5325	BLDG & GROUND MAINT SUPPL	SPRING AIR FILTER INC.	FILTERS PARKS AND MUNICIP	215.50
5325	BLDG & GROUND MAINT SUPPL	HOME DEPOT	COMM SERV FACILITY	312.00
5414	RENTALS	COMMUNITY SEWER & SEPTIC	RENTAL - CHESTNUT CRNRS	134.00
5323	LANDSCAPING SUPPLIES	A. BLOCK MARKETING, INC	MULCH	1,900.00
5327	EQUIP MAINT PART&SUPPLIES	WATER ODYSSEY BY FOUNTAIN PEOPLE IN	REPAIRS SPRAYGROUND	102.19
5272	MAINT-LAWN & LANDSCAPING	SEBERT LANDSCAPING COMPANY	LANDSCAPING CONTRACT	6,479.62
5560	VEHICLES	SOVEREIGN LEASING, LLC	SWEEPER LEASE YR 1	10,093.11
5325	BLDG & GROUND MAINT SUPPL	HOME DEPOT	MAINT PARKS LIGHTS	33.91
5414	RENTALS	COMMUNITY SEWER & SEPTIC	RENTAL - PAULUS PK	134.00
5325	BLDG & GROUND MAINT SUPPL	HOME DEPOT	ART INSTALL BARN	11.19
Program Total				22,965.95
Program: 10136043 -MUNICIPAL PROPERTY MAINT				
5325	BLDG & GROUND MAINT SUPPL	BATTERIES PLUS	BATTERIES	17.95
5325	BLDG & GROUND MAINT SUPPL	HOME DEPOT	BOARD ROOM IMPROVEMENTS	57.60
5323	LANDSCAPING SUPPLIES	HOME DEPOT	LANDSCAPING VH	118.47
5323	LANDSCAPING SUPPLIES	HOME DEPOT	LANDSCAPING VH	13.26
5323	LANDSCAPING SUPPLIES	HOME DEPOT	LANDSCAPING VH	176.52
5323	LANDSCAPING SUPPLIES	HOME DEPOT	LANDSCAPING VH	177.30
5325	BLDG & GROUND MAINT SUPPL	HOME DEPOT	MAINT VH	11.97
5325	BLDG & GROUND MAINT SUPPL	BATTERIES PLUS	BATTERIES	8.99
5323	LANDSCAPING SUPPLIES	PERRICONE GARDEN CENTER	LANDSCAPING VH	49.00
5325	BLDG & GROUND MAINT SUPPL	HOME DEPOT	MAINT VH	18.49
5325	BLDG & GROUND MAINT SUPPL	HOME DEPOT	MAINT VH	36.19
5271	MAINT-BLDGS & GROUNDS	INTERNATIONAL FIRE EQUIPMENT	EXTINGUISHER MAINT TIF	74.20
5560	VEHICLES	SOVEREIGN LEASING, LLC	SWEEPER LEASE YR 1	10,093.11
5325	BLDG & GROUND MAINT SUPPL	SHERWIN WILLIAMS	STAIN VH	126.23
5325	BLDG & GROUND MAINT SUPPL	AIRGAS NORTH CENTRAL	CUTTING TORCHES	46.23
5325	BLDG & GROUND MAINT SUPPL	SPRING AIR FILTER INC.	FILTERS	215.50
5325	BLDG & GROUND MAINT SUPPL	HOME DEPOT	COMMUNITY SERVICES FACILI	5.30
5325	BLDG & GROUND MAINT SUPPL	HOME DEPOT	VH IMPROVEMENTS	12.98
5325	BLDG & GROUND MAINT SUPPL	HOME DEPOT	COMMUNITY SERVICES FACILI	24.96
5325	BLDG & GROUND MAINT SUPPL	HOME DEPOT	CREDIT	(19.98)
5325	BLDG & GROUND MAINT SUPPL	HOME DEPOT	WATER HEATER 7 SOR	11.54
5325	BLDG & GROUND MAINT SUPPL	HOME DEPOT	BRACKETS VH	23.82
5325	BLDG & GROUND MAINT SUPPL	HOME DEPOT	MAINT PW	10.80
Program Total				11,310.43
Program: 10136044 -RIGHT OF WAY MAINT				
5414	RENTALS	BURRIS EQUIPMENT COMPANY	PLANER RENTAL	209.00
5354	SMALL TOOLS & EQUIP	FASTENAL COMPANY	CONCRETE MIXING NOZZEL	27.70
5560	VEHICLES	SOVEREIGN LEASING, LLC	SWEEPER LEASE YR 1	10,093.11
5272	MAINT-LAWN & LANDSCAPING	SEBERT LANDSCAPING COMPANY	LANDSCAPING CONTRACT	1,859.95
5323	LANDSCAPING SUPPLIES	R C TOPSOIL INC.	TOPSOIL	132.00
Program Total				12,321.76



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<b>Program: 10136047 -STORM WATER CTRL</b>				
5414	RENTALS	JOSEPH D FOREMAN COMPANY	BIT RENTAL	120.00
5272	MAINT-LAWN & LANDSCAPING	SEBERT LANDSCAPING COMPANY	LANDSCAPING CONTRACT	796.91
5560	VEHICLES	SOVEREIGN LEASING, LLC	SWEEPER LEASE YR 1	10,093.12
<b>Program Total</b>				<b>11,010.03</b>
<b>Program: 10136048 -ENGINEERING</b>				
5216	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	1396 CONRAD, 236 VICTOR P	350.00
5216	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	440 S. RAND LANDSCAPE REV	500.00
5216	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	440 S. RAND ENGINEERING R	1,705.00
5216	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	52 ROBERTSON	120.00
5216	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	35 LAKEVIEW PL RETAINING	236.25
5216	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	SPOT/ASBUILT/PERMIT PLAT	750.00
5216	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	SPOT SURVEY 758-766 SPENC	50.00
5216	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	LZ PROMENADE LLC	903.75
5216	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	40 LINDEN SPOT SURVEY	50.00
5216	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	1154 SYCAMORE DR SPOT SUR	50.00
5216	ENGR/ARCHITECTURAL	BAXTER & WOODMAN	PROSPECTIVE DEVELOPER MTG	330.69
5216	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	PEAPOD	975.00
5216	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	LZ PROMENADE	480.00
5216	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	1434 CHESWICK LN	180.00
5216	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	40 LINDEN PLAN REVISIONS	692.50
<b>Program Total</b>				<b>7,373.19</b>
<b>Program: 10136071 -VEHICLE MAINTENANCE</b>				
5342	FUELS	BELL FUELS INC.	CREDIT - OVERCHARGED	(335.13)
5326	AUTO PARTS & SUPPLIES	EVEREST EMERGENCY VEHICLES, INC	STRIKER 3241	24.28
5328	OTHER MAINT PARTS&SUPPLY	FASTENAL COMPANY	CREDIT - HARDWARE	(1.61)
5326	AUTO PARTS & SUPPLIES	GLOBAL EMERGENCY PRODUCTS INC.	HEATSHIELD 3212	71.28
5326	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	CREDIT - CORE DEP	(15.00)
5326	AUTO PARTS & SUPPLIES	GLOBAL EMERGENCY PRODUCTS INC.	GASKETS	88.89
5326	AUTO PARTS & SUPPLIES	EVEREST EMERGENCY VEHICLES, INC	DOOR HANDLE 3242	61.03
5328	OTHER MAINT PARTS&SUPPLY	HOME DEPOT	SOLDER	34.18
5342	FUELS	BELL FUELS INC.	FUEL	335.13
5342	FUELS	BELL FUELS INC.	FUEL	10,389.03
5326	AUTO PARTS & SUPPLIES	FOSTER COACH SALES INC.	DOOR LATCHES 3243	150.57
5354	SMALL TOOLS & EQUIP	SNAP-ON INDUSTRIAL	TORQUE STICK	47.84
5326	AUTO PARTS & SUPPLIES	WHOLESALE DIRECT	STEP LIGHT 3211	49.39
5328	OTHER MAINT PARTS&SUPPLY	FASTENAL COMPANY	TAPS 3210	21.28
5326	AUTO PARTS & SUPPLIES	GLOBAL EMERGENCY PRODUCTS INC.	REGULATOR	112.01
5273	MAINT-VEHICLES	SIGN LAB	DECAL 3210	854.50
5326	AUTO PARTS & SUPPLIES	WHOLESALE DIRECT	MIC 3297	132.42
5271	MAINT-BLDGS & GROUNDS	PETROLEUM TECHNOLOGIES EQPT.	ANNUAL FUEL SYSTEM INSPEC	695.00
5326	AUTO PARTS & SUPPLIES	WHOLESALE DIRECT	WARNING LIGHT 3211	88.65
5346	LUBRICANTS & FLUIDS	KELLER-HEARTT OIL	OIL	2,929.35
5326	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	SHOCKS 341	388.20
5326	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	BACKUP LAMP 3210	11.37
5326	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	WIPERS 7492	33.67
5326	AUTO PARTS & SUPPLIES	WHOLESALE DIRECT	WARNING LIGHT	651.90
5326	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	PADS 7492	62.96

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5273	MAINT-VEHICLES	ADAMS STEEL SERVICE INC.	REPAIR TAILPIPE 510C	64.00
5342	FUELS	BELL FUELS INC.	FUEL	8,863.38
5326	AUTO PARTS & SUPPLIES	GLOBAL EMERGENCY PRODUCTS INC.	GAUGES 3210	101.61
5327	EQUIP MAINT PART&SUPPLIES	ECHO INC.	SAW PARTS	25.25
5328	OTHER MAINT PARTS&SUPPLY	AIRGAS NORTH CENTRAL	CUTTING TORCHES	46.23
5271	MAINT-BLDGS & GROUNDS	FASTENAL COMPANY	TUBING SHOP BENCH	80.09
5326	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	ROTORS 7492	236.88
5346	LUBRICANTS & FLUIDS	NAPA AUTO PARTS	COOLANT 105	50.97
5326	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	ROTORS	143.94
5271	MAINT-BLDGS & GROUNDS	FASTENAL COMPANY	ANGLE SHOP BENCH	67.33
5328	OTHER MAINT PARTS&SUPPLY	FASTENAL COMPANY	HARDWARE 3210	26.98
5327	EQUIP MAINT PART&SUPPLIES	NAPA AUTO PARTS	U-BOLT	4.12
5342	FUELS	BELL FUELS INC.	FUEL	3,051.72
5328	OTHER MAINT PARTS&SUPPLY	FASTENAL COMPANY	HARDWARE 3210	1.61
5328	OTHER MAINT PARTS&SUPPLY	FASTENAL COMPANY	HARDWARE 3210	16.08
5328	OTHER MAINT PARTS&SUPPLY	FASTENAL COMPANY	BOLTS	1.99
5326	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	FILTER	30.60
5326	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	A/C DYE	26.97
5342	FUELS	BELL FUELS INC.	FUEL	7,674.70
5326	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	FILTERS	95.17
5342	FUELS	BELL FUELS INC.	FUEL	8,017.36
5273	MAINT-VEHICLES	LAKE ZURICH RADIATOR & A/C	A/C REPAIR 105	77.98
5328	OTHER MAINT PARTS&SUPPLY	FASTENAL COMPANY	HARDWARE 3210	17.11
5326	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	BATTERIES 3291	196.58
5273	MAINT-VEHICLES	WEST SIDE EXCHANGE	REPAIR REAR LOADER AXLE	4,881.99
5326	AUTO PARTS & SUPPLIES	HYDRAULIC SERVICES & REPAIRS	HOSE FITTING 532	64.30
5326	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	ROTORS 341	63.88
5326	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	U-JOINT 435	82.30
5326	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	STARTER 122	170.91
5327	EQUIP MAINT PART&SUPPLIES	UNITED ROTARY BRUSH CORPORATION	STREET SWEEPER BRUSHES	946.21
5326	AUTO PARTS & SUPPLIES	PRECISION SERVICE & PARTS, INC	A/C HOSE	114.27
5326	AUTO PARTS & SUPPLIES	HYDRAULIC SERVICES & REPAIRS	TRANS LINES 3212	313.44
5326	AUTO PARTS & SUPPLIES	TERMINAL SUPPLY CO.	FUSE 323	64.40
5326	AUTO PARTS & SUPPLIES	PRECISION SERVICE & PARTS, INC	FAN ASSB.105	297.90
5271	MAINT-BLDGS & GROUNDS	HOME DEPOT	LIGHT BULBS	29.97
5328	OTHER MAINT PARTS&SUPPLY	FASTENAL COMPANY	FLAT STOCK	28.79
5273	MAINT-VEHICLES	ADAMS STEEL SERVICE INC.	REPAIR BOBCAT HITCH	87.55
5326	AUTO PARTS & SUPPLIES	ADAMS STEEL SERVICE INC.	PLATE 3210	62.44
5326	AUTO PARTS & SUPPLIES	ADAMS STEEL SERVICE INC.	STEEL 532	23.22
5327	EQUIP MAINT PART&SUPPLIES	ECHO INC.	SAW RECOIL	16.87
5327	EQUIP MAINT PART&SUPPLIES	ECHO INC.	SAW PARTS	22.22
5355	UNIFORMS	CINTAS CORPORATION LOC. 355	UNIFORMS	30.63
5326	AUTO PARTS & SUPPLIES	TERMINAL SUPPLY CO.	CABLE 323	225.89
5326	AUTO PARTS & SUPPLIES	GLOBAL EMERGENCY PRODUCTS INC.	PLATE TRACKS	67.56
5326	AUTO PARTS & SUPPLIES	PRECISION SERVICE & PARTS, INC	BRAKE PADS	209.92
5327	EQUIP MAINT PART&SUPPLIES	J DOHENY, INC	CONTROL SWITCH 532	89.23
5326	AUTO PARTS & SUPPLIES	PRECISION SERVICE & PARTS, INC	BLOWER MOTOR 106	41.12
5327	EQUIP MAINT PART&SUPPLIES	GEIB INDUSTRIES INC.	ADAPTERS LOADER	130.48
5355	UNIFORMS	CINTAS CORPORATION LOC. 355	UNIFORMS	30.63
5355	UNIFORMS	CINTAS CORPORATION LOC. 355	UNIFORMS	35.63

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5326	AUTO PARTS & SUPPLIES	VICTOR MOTORSPORTS	BLOWER MOTOR 111	91.66
5326	AUTO PARTS & SUPPLIES	P & G KEENE ELECTRICAL	PRIMER MOTOR 3214	287.41
5326	AUTO PARTS & SUPPLIES	POMP'S TIRE SERVICE	SQUAD TIRES/3214	2,459.72
5326	AUTO PARTS & SUPPLIES	HUTTON COMMUNICATIONS	ANTENNAS	288.32
5326	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	CREDIT - CORE DEPOSIT	(60.00)
Program Total				56,998.70
Program: 10148082 -ECONOMIC DEVELOPMENT				
5417	SALES TAX REBATES	MIDWEST MOTORS INC	QTR 1 2013 SALES TAX REBA	807.61
5417	SALES TAX REBATES	MIDWEST MOTORS INC	QTR 2 2013 SALES TAX REBA	4,861.90
Program Total				5,669.51
Program: 10167001 -PARK & REC ADMIN				
5351	POSTAGE & SHIPPING	PETTY CASH - FINANCE	SHIPPING	12.37
5352	PRINTING-STATIONERY/FORMS	SZYDELKO, CARLEEN	2013 FALL BROCHURE TYPESE	1,953.75
Program Total				1,966.12
Program: 10167920 -SPECIAL RECREATION				
5242	SRA PROGRAMS	SPECIAL RECREATION ASSOCIATION	MEMBER CONTRIBUTIONS-2013	101,694.00
Program Total				101,694.00
Program: 10167940 -PRESCHOOL				
5361	PROGRAM SUPPLIES	PETTY CASH - FINANCE	PRESCHOOL SUPPLIES	7.89
Program Total				7.89
Program: 10167960 -CAMPS				
5241	PROGRAM SVCS	BARRINGTON TRANSPORTATION CO.	BUSES FOR CAMP FIELD TRIP	1,564.00
Program Total				1,564.00
Program: 10167965 -ATHLETICS				
5241	PROGRAM SVCS	SKYHAWKS SPORTS ACADEMY	SUMMER TEE BALL-2013	2,016.25
5241	PROGRAM SVCS	MIDWEST TENNIS PROGRAM, LLC	SUMMER TENNIS PROVIDER	4,611.90
Program Total				6,628.15
Program: 10167970 -AQUATICS				
5359	OTHER SUPPLIES	HOME DEPOT	ACID	12.98
5341	CHEMICALS	THE LIFEGUARD STORE	LIFEGUARD UMBRELLAS AND C	29.50
5359	OTHER SUPPLIES	THE LIFEGUARD STORE	LIFEGUARD UMBRELLAS AND C	142.00
5357	MEDICAL SUPPLIES	ADOLPH KIEFER & ASSOCIATES	BACKBOARD STRAPS	59.90
Program Total				244.38
Program: 10167975 -SPECIAL INTEREST & EVENTS				
5241	PROGRAM SVCS	MORETTI, KATE	SUMMER GUITAR 6/17/13-/7/	866.00
5241	PROGRAM SVCS	KANTOR, GARY	MAGIC CLASS INSTRUCTION-M	165.00
Program Total				1,031.00
Program: 10167985 -FITNESS				
5241	PROGRAM SVCS	KONDIC, JENNIFER	SUMMER YOGA INSTRUCTOR-SE	212.00
Program Total				212.00

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Fund Total				330,625.96

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Fund: 202 - MOTOR FUEL TAX

Account Code	Account Title	Vendor Name	Payable Description	Payment Amount
<b>Program: 20236044 -RIGHT OF WAY MAINTENANCE</b>				
5261	MAINT-STREETS	SEBERT LANDSCAPING COMPANY	LANDSCAPING CONTRACT	4,357.68
<u>Program Total</u>				<u>4,357.68</u>
<b>Program: 20236046 -STREET/TRAFFIC LIGHTS</b>				
5311	ELECTRICITY	COMMONWEALTH EDISON	CLEARVIEW LIGHTS	28.51
5311	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	STREET LIGHTS	9,428.26
<u>Program Total</u>				<u>9,456.77</u>
<b>Fund Total</b>				<b>13,814.45</b>

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Fund: 203 - HOTEL TAX

Account Code	Account Title	Vendor Name	Payable Description	Payment Amount
<b>Program: 20367975 -SPECIAL EVENTS</b>				
5241	PROGRAM SVCS	COMMUNITY SEWER & SEPTIC	PORTABLE TOILETS RENTAL-4	1,050.00
<u>Program Total</u>				<u>1,050.00</u>
<b>Fund Total</b>				<b>1,050.00</b>

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**Fund: 210 - TIF TAX ALLOCATION FUND**

Account Code	Account Title	Vendor Name	Payable Description	Payment Amount
<b>Program: 21036043 -TIF PROPERTY MAIN</b>				
5311	ELECTRICITY	COMMONWEALTH EDISON	15 S OLD RAND RD	37.90
5311	ELECTRICITY	COMMONWEALTH EDISON	15 S OLD RAND	57.20
5311	ELECTRICITY	COMMONWEALTH EDISON	7 E MAIN ST	25.72
5311	ELECTRICITY	COMMONWEALTH EDISON	11 S OLD RAND	18.65
5311	ELECTRICITY	COMMONWEALTH EDISON	133 W. MAIN ST	17.85
5311	ELECTRICITY	COMMONWEALTH EDISON	11 S OLD RAND	73.48
5311	ELECTRICITY	COMMONWEALTH EDISON	15 S OLD RAND - R	46.87
<u>Program Total</u>				<u>277.67</u>
<b>Program: 21036046 -TIF - PW - STREET/TRAFFIC</b>				
5311	ELECTRICITY	COMMONWEALTH EDISON	TIF LIGHTS	697.05
<u>Program Total</u>				<u>697.05</u>
<b>Fund Total</b>				<b>974.72</b>

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Fund: 301 - DEBT SERVICE

Account				Payment
Code	Account Title	Vendor Name	Payable Description	Amount
<b>Program: 30170005 -DEBT ACTIVITY</b>				
5630	BOND ISSUE FEES	CHAPMAN & CUTLER LLP	PROFESSIONAL SERVICES REL	4,400.00
<b>Program Total</b>				<b>4,400.00</b>
<b>Fund Total</b>				<b>4,400.00</b>



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Fund: 401 - CAPITAL PROJECT

Account Code	Account Title	Vendor Name	Payable Description	Payment Amount
<b>Program: 40136043 -CIP - MUNICIPAL PROPERTY</b>				
5530	BLDG & BLDG IMPROVEMENTS	RANDY BROWN REMODELING INC.	BOARDROOM REPAIRS	11,230.00
5530	BLDG & BLDG IMPROVEMENTS	HOME DEPOT	VH IMPROVEMENTS	418.31
5530	BLDG & BLDG IMPROVEMENTS	HOME DEPOT	VILLAGE HALL IMPROVEMENTS	536.08
<u>Program Total</u>				<u>12,184.39</u>
Fund Total				12,184.39

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Fund: 402 - PARK IMPROVEMENT

Account Code	Account Title	Vendor Name	Payable Description	Payment Amount
<b>Program: 40267900 -PARK IMP</b>				
5420	FARMERS MARKET COSTS	PETTY CASH - FINANCE	FLYERS - FMRS MKT	12.32
5420	FARMERS MARKET COSTS	PETTY CASH - FINANCE	POSTERS - FARMERS MKT	23.20
<u>Program Total</u>				<u>35.52</u>
<b>Fund Total</b>				<b>35.52</b>

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**Fund: 405 - NHRST CAPITAL PROJECTS**

Account Code	Account Title	Vendor Name	Payable Description	Payment Amount
<b>Program: 40536042 -NHR PW PARK MAINT</b>				
5261	MAINT-STREETS	DMS PAVEMENT MAINTENANCE, LLC	SEAL COAT ZURITES	1,200.00
5261	MAINT-STREETS	DMS PAVEMENT MAINTENANCE, LLC	SEAL COAT BRISTOL TRAILS	1,950.00
5261	MAINT-STREETS	DMS PAVEMENT MAINTENANCE, LLC	SEAL COAT MANOR	1,800.00
5261	MAINT-STREETS	DMS PAVEMENT MAINTENANCE, LLC	HEATHERLEIGH	650.00
<b>Program Total</b>				<b>5,600.00</b>
<b>Program: 40536044 -NHR PW ROW</b>				
5343	CONCRETE & ASPHALT	FISCHER BROS. FRESH CONCRETE INC.	CONCRETE	773.25
5343	CONCRETE & ASPHALT	FISCHER BROS. FRESH CONCRETE INC.	CONCRETE	622.20
5343	CONCRETE & ASPHALT	HOME DEPOT	FORMS	13.10
5343	CONCRETE & ASPHALT	FISCHER BROS. FRESH CONCRETE INC.	CONCRETE	571.85
5343	CONCRETE & ASPHALT	FISCHER BROS. FRESH CONCRETE INC.	CONCRETE	521.50
5343	CONCRETE & ASPHALT	MULTIPLE CONCRETE ACCESS CORP	CONCRETE FORMS	104.00
5343	CONCRETE & ASPHALT	FISCHER BROS. FRESH CONCRETE INC.	CONCRETE	521.50
<b>Program Total</b>				<b>3,127.40</b>
<b>Fund Total</b>				<b>8,727.40</b>

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Fund: 501 - WATER/SEWER

Account Code	Account Title	Vendor Name	Payable Description	Payment Amount
<b>Program: 501 -WATER/SEWER</b>				
2037	EMPLOYER-UNDIST LIFE	UNITED HEALTHCARE INSURANCE CO.	LIFE INS - EMPR	138.38
<b>Program Total</b>				<b>138.38</b>
<b>Program: 50156001 -UTILITIES-ADMIN</b>				
5570	CAPITAL LEASE	US BANK EQUIPMENT FINANCE	COPER LEASE	40.30
5355	UNIFORMS	CINTAS CORPORATION LOC. 355	UNIFORMS	33.41
5211	VILLAGE ATTORNEY RETAINER	KLEIN THORPE & JENKINS	MAY LEGAL FEES	575.00
5155	MEMBERSHIPS & SUBSCRIP	J U L I E INC.	QUARTERLY SERVICE	1,831.74
5355	UNIFORMS	CINTAS CORPORATION LOC. 355	UNIFORMS	38.41
5411	LEGAL NOTICE/PUBLISHING	PADDOCK PUBLICATIONS INC.	LEGAL AD - WTR ORDN	396.75
5355	UNIFORMS	CINTAS CORPORATION LOC. 355	UNIFORMS	33.41
5351	POSTAGE & SHIPPING	INFOSEND, INC	SHUTT OFF NOTICE POSTAGE	32.46
5411	LEGAL NOTICE/PUBLISHING	PADDOCK PUBLICATIONS INC.	LEGAL AD - WTR ORDN	483.00
5219	OTHER PROFESSIONAL SVCS	INFOSEND, INC	SHUT OFF NOTICE PROCESSIN	7.52
5351	POSTAGE & SHIPPING	INFOSEND, INC	WATER BILL POSTAGE - JUNE	2,307.68
5313	TELEPHONE	AT & T	CONCORD LIFT ALARM	49.76
5411	LEGAL NOTICE/PUBLISHING	PADDOCK PUBLICATIONS INC.	LEGAL AD - WTR ORDN	55.20
5219	OTHER PROFESSIONAL SVCS	INFOSEND, INC	WATER BILL PROCESSING - J	672.79
<b>Program Total</b>				<b>6,557.43</b>
<b>Program: 50156054 -WATER PROD/STORAGE</b>				
5289	WATER SAMPLE ANALYSIS	SUBURBAN LABORATORIES INC.	LAB ANALYSIS/WATER	198.50
5271	MAINT-BLDGS & GROUNDS	SEBERT LANDSCAPING COMPANY	LANDSCAPING CONTRACT	582.22
5359	OTHER SUPPLIES	AIRGAS NORTH CENTRAL	CUTTING TORCHES	46.24
5312	NATURAL GAS	NICOR GAS	WELL 7	137.69
5359	OTHER SUPPLIES	U S A BLUEBOOK	VARIABLE MICRO PIPETTOR 0	101.96
5359	OTHER SUPPLIES	BATTERIES PLUS	SLAA12-8F2 12V FOR WELL 7	19.99
5334	INST & TELEMETRY P&S	BAXTER & WOODMAN	RESTORED PLC PROGRAM/WELL	549.55
<b>Program Total</b>				<b>1,636.15</b>
<b>Program: 50156055 -WATER DISTRIBUTION</b>				
5323	LANDSCAPING SUPPLIES	R C TOPSOIL INC.	TOPSOIL	132.00
5328	OTHER MAINT PARTS&SUPPLY	JOSEPH D FOREMAN COMPANY	MUELLER 6' LOWER STEM	160.00
5323	LANDSCAPING SUPPLIES	POTSIE'S INC.	TRUCKLOAD/TICKET 7150	55.00
5328	OTHER MAINT PARTS&SUPPLY	JOSEPH D FOREMAN COMPANY	MUELLER UPPER STEM	155.00
<b>Program Total</b>				<b>502.00</b>
<b>Program: 50156056 -METER READING</b>				
5333	METERS PARTS & SUPPLIES	HD SUPPLY WATERWORKS LTD.	4" OMNI METER WITH FLANGE	3,071.00
<b>Program Total</b>				<b>3,071.00</b>
<b>Program: 50156065 -INTERCEPTOR SEWER</b>				
5253	WASTE REMOVAL	GROOT INDUSTRIES INC.	JUNE RENTAL-GRIT ROLL-OFF	75.00
<b>Program Total</b>				<b>75.00</b>
<b>Program: 50156066 -LIFT STATIONS</b>				
5311	ELECTRICITY	COMMONWEALTH EDISON	CHURCH ST LIFT STATION	222.28
5311	ELECTRICITY	COMMONWEALTH EDISON	VACUUM PRIMING STRUCTURE	27.73

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Fund: 501 - WATER/SEWER

Account Code	Account Title	Vendor Name	Payable Description	Payment Amount
5331	LIFT STATION PARTS & SUPP	METROPOLITAN INDUSTRIES INC.	SUBMERSIBLE TRANSDUCER FO	1,152.00
5311	ELECTRICITY	COMMONWEALTH EDISON	FLOW CONTROL STRUCTURE	37.01
5328	OTHER MAINT PARTS&SUPPLY	JOSEPH D FOREMAN COMPANY	6" X 4" PIPE FITTINGS FOR	306.95
5281	MAINT-LIFT STATIONS	OKEH ELECTRIC COMPANY	ELECTRICAN SERVICES TO RE	3,610.00
5414	RENTALS	METROPOLITAN INDUSTRIES INC.	START UP & JULY RENTAL	3,460.00
5328	OTHER MAINT PARTS&SUPPLY	KIMBALL MIDWEST	SHRINK TUBE & CABLE TIES	179.95
5328	OTHER MAINT PARTS&SUPPLY	HOME DEPOT	EYE BOLT & NUT	2.52
5282	MAINT-PUMPS	METROPOLITAN INDUSTRIES INC.	INSPECTION AND SERVICE OF	1,848.00
Program Total				10,846.44
Fund Total				22,826.40

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Fund: 601 - MEDICAL SELF INSURANCE

Account Code	Account Title	Vendor Name	Payable Description	Payment Amount
<b>Program: 60112010 -MEDICAL SELF INS FUND</b>				
5232	LOCAL 150 HEALTH INS PREM	MIDWEST OPERATING ENG L/150	LOCAL 150 - SINGLE	5,412.33
5232	LOCAL 150 HEALTH INS PREM	MIDWEST OPERATING ENG L/150	LOCAL 150 - FAM	24,665.85
<u>Program Total</u>				<u>30,078.18</u>
Fund Total				30,078.18

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**Fund: 603 - RISK MANAGEMENT INS**

Account Code	Account Title	Vendor Name	Payable Description	Payment Amount
<b>Program: 603 -RISK MANAGEMENT INS</b>				
2037	EMPLOYER-UNDIST LIFE	UNITED HEALTHCARE INSURANCE CO.	LIFE INS - EMPR	6.92
<u>Program Total</u>				<u>6.92</u>
<b>Program: 60312010 -RISK MANAGEMENT INS FUND</b>				
5222	INSURANCE CLAIMS	HOME DEPOT	2 E MAIN -FLD CLEAN UP	119.90
5222	INSURANCE CLAIMS	ALL AMERICAN EXTERIOR SOLUTIONS	ROOF REPAIRS - FIRE	200.00
5222	INSURANCE CLAIMS	HOME DEPOT	FLOOD CLEAN UP	160.42
5222	INSURANCE CLAIMS	TOSHIBA BUSINESS SOLUTIONS, USA	COPIER DMGED-FLOOD	11,439.00
5222	INSURANCE CLAIMS	SERVICEMASTER	WTR DAMGE CLEANUP-VH	9,947.97
5222	INSURANCE CLAIMS	THORNE ELECTRIC INC.	LIGHT POLE DAMAGE	6,142.00
5222	INSURANCE CLAIMS	HOME DEPOT	FLOOD CLEAN UP	221.00
5222	INSURANCE CLAIMS	THORNE ELECTRIC INC.	LIGHT POLE DAMAGE	6,774.00
<u>Program Total</u>				<u>35,004.29</u>
<b>Fund Total</b>				<b>35,011.21</b>

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Fund: 710 - PERFORMANCE ESCROW

Account Code	Account Title	Vendor Name	Payable Description	Payment Amount
<b>Program: 710 - PERFORMANCE ESCROW</b>				
2501	BUILDING DEPOSITS	TUF-TITE INC.	BLD REF-1200 FLEX CT	250.00
2501	BUILDING DEPOSITS	FELDCO FACTORY DIRECT LLC	BLD REF-315 WATERFORD	50.00
2501	BUILDING DEPOSITS	WARREN, JUDI/ROBERT	BLD REF-407 PRAIRIE	50.00
2053	UNDIST AR SUSPENSE	KLEIN THORPE & JENKINS	MAY LEGAL FEES	1,209.00
2501	BUILDING DEPOSITS	POLAR HEATING & AC INC	BLD REF-407 PRAIRIE	100.00
2501	BUILDING DEPOSITS	SUSAN KAMMAN & ASSOCIATES	BLD REF-33 E MAIN ST	200.00
2501	BUILDING DEPOSITS	LINDNER, SUSAN	BLD REF-569 APPLGATE	100.00
2501	BUILDING DEPOSITS	MC ANDREW, MARGARET	BLD REF-615 RED BRIDG	100.00
2501	BUILDING DEPOSITS	HAUGER, JOHN	BLD REF-171 DENBERRY	100.00
2501	BUILDING DEPOSITS	HOMEWERKS	BLD REF-1010 PEMBRIDG	50.00
2501	BUILDING DEPOSITS	JOHN MARSHALL CONSTRUCTION INC	BLD REF-315 HOBBLE BU	250.00
2501	BUILDING DEPOSITS	SANGID, SUSAN	BLD REF-851 MARCH	50.00
2510	STREET OPENING DEPOSITS	GARCIA, MARIA	BLD REF-25 PAMELA	1,000.00
2501	BUILDING DEPOSITS	GANJU, YOUNG	BLD REF-497 FARM BRID	100.00
2501	BUILDING DEPOSITS	SHAH, BHARATI	BLD REF-1304 THORNDAL	100.00
2501	BUILDING DEPOSITS	RENEWAL BY ANDERSEN	BLD REF-495 RED BRIDG	50.00
2501	BUILDING DEPOSITS	MOSER, PETER	BLD REF-754 RAND RD	500.00
2510	STREET OPENING DEPOSITS	TIMBERBUILT, INC	ST OPNG REFUND	1,000.00
2501	BUILDING DEPOSITS	TIMBERBUILT, INC	BLD REF-520 CYPRESS B	100.00
2501	BUILDING DEPOSITS	MANGANO, JEFF/LORI	BLD REF-1024 CORMARD	100.00
2501	BUILDING DEPOSITS	MOSER, CHAD	BLD REF-216 LINDEN RD	100.00
2501	BUILDING DEPOSITS	HAUGER, JOHN	BLD REF-819 WARWICK	50.00
2501	BUILDING DEPOSITS	CATALANO, CHRISTINA	BLD REF-852 INTRLKN	50.00
2501	BUILDING DEPOSITS	WHITE EAGLE REMODELING INC	BLD REF-142 PINE TR	50.00
2501	BUILDING DEPOSITS	TRAVER CONSTRUCTION, INC	BLD REF-1109 KINGWOOD	50.00
2501	BUILDING DEPOSITS	R. EDGE GROUPE LLC	BLD REF-5 RED HAW	100.00
2501	BUILDING DEPOSITS	MASTERS TOUCH EXTERIORS	BLD REF-573 GRNBAY	50.00
2501	BUILDING DEPOSITS	WINDOWS & EXTERIORS BY OLSON, INC	BLD REF-574 RICHMOND	50.00
2501	BUILDING DEPOSITS	SSB PETRO, INC	BLD REF-1125 S OLD RN	150.00
2501	BUILDING DEPOSITS	ROSALES, ELOY	BLD REF-33 CRESCENT	100.00
2501	BUILDING DEPOSITS	GILKEY WINDOW COMPANY	BLD REF-676 SHERIDAN	50.00
2501	BUILDING DEPOSITS	LEVEL BUILDERS	BLD REF-891 INTRLKN	100.00
2501	BUILDING DEPOSITS	AMOS, CHARLES	BLD REF-569 GRNBAY	100.00
2510	STREET OPENING DEPOSITS	R. EDGE GROUP LLC	BLD REF-5 RED HAW	1,000.00
2501	BUILDING DEPOSITS	WILLIAM A RANDOLPH, INC	BLD REF-675 N RAND RD	500.00
2501	BUILDING DEPOSITS	DEERPATH COMMONS RETAIL CENTER	BLD REF-728 RAND RD	500.00
2501	BUILDING DEPOSITS	DEERPATH COMMONS RETAIL CENTER	BLD REF-724 S RAND RD	500.00
<b>Program Total</b>				<b>8,959.00</b>
<b>Fund Total</b>				<b>8,959.00</b>



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Fund: 714 - SSA #11 LZ PINES SUBDV

Account Code	Account Title	Vendor Name	Payable Description	Payment Amount
<b>Program: 71410099 - SSA #11 LZ PINES</b>				
5262	SWEEPING & MOWING	SEBERT LANDSCAPING COMPANY	LANDSCAPING CONTRACT	153.99
<u>Program Total</u>				<u>153.99</u>
<b>Fund Total</b>				<b>153.99</b>

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Fund: 720 - PAYROLL CLEARING

Account Code	Account Title	Vendor Name	Payable Description	Payment Amount
<b>Program: 720 - PAYROLL CLEARING</b>				
2039	100% EE COVERED BENEFITS	UNITED HEALTHCARE INSURANCE CO.	DENTAL - JULY	6,191.27
2043	LIFE INS DED	UNITED HEALTHCARE INSURANCE CO.	LIFE INS - EMP	1,802.15
2039	100% EE COVERED BENEFITS	UNITED HEALTHCARE INSURANCE CO.	VISION - JULY	1,040.97
<u>Program Total</u>				<u>9,034.39</u>

<b>Fund Total</b>	<b>9,034.39</b>
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# YTD Vendor Payments

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Vendor Number	Vendor Name	Current Payment	YTD Amount Paid
28459	5 STAR SPORTS CALENDAR	259.99	259.99
93612	7-ELEVEN	69.35	69.35
5611	A STARS & STRIPES FLAG COMPANY	306.00	306.00
99086	A-1 ROOFING COMPANY	855.00	855.00
19	A. BLOCK MARKETING, INC	1,900.00	1,900.00
23	A.M. LANDSCAPE & DESIGN, LLC	428.75	1,465.00
2100	ABSOLUTELY CUSTOM	745.20	745.20
995	ADAMS STEEL SERVICE INC.	237.21	3,843.66
1120	ADOLPH KIEFER & ASSOCIATES	59.90	482.00
32041	ADVOCATE OCCUPATIONAL HEALTH	208.00	1,250.00
99724	AIELLO, ANTHONY	20.00	20.00
2451	AIR ONE EQUIPMENT	1,237.00	2,789.00
32601	AIRGAS NORTH CENTRAL	138.70	842.36
3063	ALBARRAN, LUIS	6,666.67	26,666.68
3236	ALL AMERICAN EXTERIOR SOLUTIONS	200.00	250.00
99717	AMOS, CHARLES	100.00	100.00
4055	ANDERSON PEST SOLUTIONS	59.27	392.72
4180	ANDRES MEDICAL BILLING LTD.	2,744.97	4,891.39
3683	AT & T	49.76	19,127.65
7510	BADE PAPER PRODUCTS	434.20	3,905.87
8218	BARRINGTON TRANSPORTATION CO.	1,564.00	1,564.00
8390	BATTERIES PLUS	46.93	193.88
8415	BAXTER & WOODMAN	880.24	17,370.64
10116	BCBS OF ILLINOIS	533.76	533.76
8850	BELL FUELS INC.	37,996.19	107,864.34
9580	BIONDO, LORI	47.27	47.27
11750	BURRIS EQUIPMENT COMPANY	209.00	556.78
15620	C O P S TESTING SERVICE INC.	320.00	640.00
12503	CALL ONE	2,610.08	9,489.93
12975	CARROT TOP INDUSTRIES	34.76	34.76
99722	CATALANO, CHRISTINA	50.00	50.00
15280	CDW GOVERNMENT INC.	501.94	10,007.46
13600	CHAPMAN & CUTLER LLP	4,400.00	4,400.00
13750	CHASE, MELVIN	30.00	30.00
14033	CHUCK'S COMPRESSOR REPAIR	145.00	145.00
14252	CINTAS CORPORATION LOC. 355	318.66	1,722.50
14645	CLARK BAIRD SMITH LLP	6,890.00	12,667.50
14800	CMRS - POSTAGE BY PHONE	3,500.00	9,000.00
25105	CMS SAFETY INSTITUTE, INC	552.56	1,196.32
15258	COMCAST CABLE	278.73	963.71
15271	COMMONWEALTH EDISON	1,836.87	6,500.54
15278	COMMUNITY SEWER & SEPTIC	1,318.00	1,452.00
26590	CONSTELLATION NEW ENERGY, INC.	9,428.26	111,359.75
16475	CUMMINGS, HOLLY/RON	166.00	166.00
17928	DEERPATH COMMONS RETAIL CENTER	1,000.00	1,000.00
18755	DMS PAVEMENT MAINTENANCE, LLC	5,900.00	5,900.00
18805	DOCUMENT IMAGING DIMENSIONS	1,143.35	2,356.04
19330	DRR CONSTRUCTION COMPANY	2,179.43	5,404.03

# YTD Vendor Payments

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Vendor Number	Vendor Name	Current Payment	YTD Amount Paid
20820	ECHO INC.	64.34	195.75
15283	EHLERS INVESTMENT PARTNERS LLC	628.10	3,711.54
23225	ELEGANT EMBROIDERY/MELON INK	2,351.00	3,794.25
75333	ENCOMPASS MED & SPEC GASES LTD	74.84	296.64
25680	ETERNO, DAVID G	225.00	933.75
25693	EVERBRIDGE INC	8,235.00	8,235.00
75111	EVEREST EMERGENCY VEHICLES, INC	85.31	143.27
3645	FACILITY SOLUTIONS GROUP	471.33	525.32
27515	FASTENAL COMPANY	287.35	1,546.12
27750	FELDCO FACTORY DIRECT LLC	50.00	150.00
28349	FISCHER BROS. FRESH CONCRETE INC.	3,010.30	7,403.80
28950	FOSTER COACH SALES INC.	150.57	150.57
30486	G A T GUNS INC.	74.99	74.99
30240	GALL'S INC.	48.96	3,733.24
99726	GANJU, YOUNG	100.00	100.00
99727	GARCIA, MARIA	1,000.00	1,000.00
30700	GEIB INDUSTRIES INC.	130.48	660.38
31332	GILKEY WINDOW COMPANY	50.00	150.00
30953	GLOBAL EMERGENCY PRODUCTS INC.	441.35	7,859.91
96120	GRAINGER	580.80	3,578.45
32395	GRANICUS	1,020.00	4,080.00
32955	GROOT INDUSTRIES INC.	75.00	225.00
35035	HAUGER, JOHN	150.00	400.00
92422	HD SUPPLY WATERWORKS LTD.	3,071.00	18,357.75
77315	HENRY SCHEIN EMS	31.86	964.86
37025	HOME DEPOT	3,048.38	5,244.51
99300	HOMEWERKS	50.00	100.00
38435	HUTTON COMMUNICATIONS	288.32	288.32
38563	HYDRA-RAM, INC	152.91	152.91
38565	HYDRAULIC SERVICES & REPAIRS	377.74	1,374.10
41840	IL LAW ENFORCEMENT ALARM SYSTEM	120.00	120.00
42230	INFOSEND, INC	3,020.45	9,035.32
42369	INSIGHT PUBLIC SECTOR, INC	1,456.49	4,831.44
42392	INTERNATIONAL FIRE EQUIPMENT	1,417.63	2,366.64
18813	J DOHENY, INC	89.23	8,575.07
47670	J U L I E INC.	1,831.74	3,663.48
99729	JOHN MARSHALL CONSTRUCTION INC	250.00	250.00
47400	JOSEPH D FOREMAN COMPANY	741.95	3,766.65
47675	JUMBOPOSTCARD.COM, INC	165.00	325.00
99737	KAMALKIRAN, BOLLEMPALLI	10.00	10.00
48257	KANTOR, GARY	165.00	165.00
48745	KELLER-HEARTT OIL	2,929.35	4,306.70
48875	KEMPF, MATT	40.00	40.00
49172	KIESLER POLICE SUPPLY, INC.	5,154.72	8,477.97
49332	KIMBALL MIDWEST	179.95	326.01
49340	KIP AMERICA INC	260.81	1,043.24
49830	KLEIN THORPE & JENKINS	8,714.00	33,529.00
50193	KONDIC, JENNIFER	212.00	1,150.90

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Vendor Number	Vendor Name	Current Payment	YTD Amount Paid
51266	LAKE ZURICH LUMBER	47.96	47.96
51277	LAKE ZURICH RADIATOR & A/C	77.98	136.98
51254	LC HEALTH DEPT-ANIMAL CARE & CONTRL	80.00	485.00
51810	LEADINGIT SOLUTIONS	2,863.00	11,452.00
99718	LEVEL BUILDERS	100.00	100.00
99731	LINDNER, SUSAN	100.00	100.00
51290	LZ RURAL FIRE PROTECTION DIST.	720.80	1,327.41
54164	MABAS DIVISION IV	75.00	125.00
54432	MAJOR CRASH ASSISTANCE TEAM	400.00	500.00
99725	MANGANO, JEFF/LORI	100.00	100.00
54490	MANHARD CONSULTING LTD	7,042.50	11,335.00
54750	MARTIN ENTERPRISES	124.00	5,465.50
54997	MASTERS TOUCH EXTERIORS	50.00	50.00
99738	MAYORGA, PEDRO	250.00	250.00
55344	MC ANDREW, MARGARET	100.00	100.00
70670	MEDTRONIC PHYSIO-CONTROL CORP.	2,114.76	4,612.11
66731	METRO DOOR & DOCK, INC	1,431.25	6,312.75
56826	METROPOLITAN INDUSTRIES INC.	6,460.00	32,510.00
57036	MIDWEST MOTORS INC	5,669.51	7,355.98
57045	MIDWEST OPERATING ENG L/150	30,078.18	30,078.18
76850	MIDWEST TENNIS PROGRAM, LLC	4,611.90	9,054.76
58240	MORETTI, KATE	866.00	1,328.00
58313	MOSER, CHAD	100.00	100.00
99716	MOSER, PETER	500.00	500.00
58581	MOTOROLA INC.	1,935.50	1,935.50
58930	MULTIPLE CONCRETE ACCESS CORP	104.00	983.85
30950	MUNICIPAL EMERGENCY SERVICES, INC	707.22	7,728.00
59770	NAPA AUTO PARTS	1,523.52	4,814.70
59839	NATIONAL SAFETY COUNCIL	25.00	50.00
60747	NI GOVERNMENT SERVICES, INC	127.84	127.84
61214	NICOR GAS	622.46	10,907.63
61205	NORTHEAST MULTI-REGIONAL TRNG.	250.00	5,050.00
61225	NORTHWEST COMMUNITY HEALTH SVC	135.00	3,172.50
61224	NORTHWEST COMMUNITY HOSPITAL EMS	75.00	75.00
61247	NORTHWEST POLICE ACADEMY	50.00	50.00
64840	OKEH ELECTRIC COMPANY	3,610.00	3,610.00
695	OTIS ELEVATOR COMPANY	800.82	1,601.64
66730	OVERHEAD DOOR CO. OF LAKE & MCH COU	396.99	946.99
70395	P & G KEENE ELECTRICAL	287.41	287.41
68771	PADDOCK PUBLICATIONS INC.	1,007.95	1,007.95
69103	PARKER SYSTEMS, INC	171.94	2,962.24
69503	PAULUS & SON CARPET CARE	205.00	305.00
69980	PERRICONE GARDEN CENTER	1,119.00	3,549.00
70035	PERSONNEL STRATEGIES, LLC	500.00	1,500.00
70100	PETROLEUM TECHNOLOGIES EQPT.	695.00	695.00
70252	PETTY CASH - F/R CAPTAINS	75.00	75.00
70250	PETTY CASH - FINANCE	255.78	255.78
70249	PETTY CASH - FIRE/RESCUE #1	178.36	178.36

# YTD Vendor Payments

Date: 7/30/2013

Vendor Number	Vendor Name	Current Payment	YTD Amount Paid
70254	PETTY CASH - POLICE DEPARTMENT	185.67	185.67
70850	PIONEER PRESS	92.00	92.00
70901	PITNEY BOWES - LEASE	59.00	236.00
70902	PITNEY BOWES - SUPPLIES	54.48	179.26
99736	POLAR HEATING & AC INC	100.00	100.00
71345	POMP'S TIRE SERVICE	2,459.72	4,258.40
71470	POTSIE'S INC.	55.00	495.00
2140	PRECISION LOCK & SAFE	195.00	195.00
71753	PRECISION SERVICE & PARTS, INC	663.21	1,476.36
56519	PRIORITY DISPATCH	350.00	2,615.00
73551	R C TOPSOIL INC.	264.00	418.00
99633	R. EDGE GROUP LLC	1,000.00	3,500.00
99719	R. EDGE GROUPE LLC	100.00	100.00
73203	RACEWAY CAR WASH	450.00	450.00
11190	RANDY BROWN REMODELING INC.	11,230.00	17,230.00
73661	RED WING SHOE STORE	154.00	1,277.00
73662	RED WING SHOE STORE	135.00	135.00
99564	RENEWAL BY ANDERSEN	50.00	50.00
59845	ROBERT C BOYCE, RLA, LLC	425.00	1,075.00
99723	ROSALES, ELOY	100.00	100.00
76143	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	166.89	5,926.11
99728	SANGID, SUSAN	50.00	50.00
77930	SEBERT LANDSCAPING COMPANY	15,122.75	15,122.75
77942	SECRETARY OF STATE VEHICLE SVC DEPT	105.00	210.00
99679	SERVICEMASTER	9,947.97	10,047.97
99733	SHAH, BHARATI	100.00	100.00
78545	SHERWIN WILLIAMS	126.23	242.03
8387	SHORE POWER INC	116.36	2,125.51
79037	SIGN LAB	854.50	854.50
79745	SKYHAWKS SPORTS ACADEMY	2,016.25	2,016.25
80040	SMITHEREEN PEST MANAGEMENT	101.00	444.00
80170	SNAP-ON INDUSTRIAL	47.84	47.84
80500	SOVEREIGN LEASING, LLC	40,372.45	40,372.45
80591	SPECIAL RECREATION ASSOCIATION	101,694.00	101,694.00
80788	SPRING AIR FILTER INC.	431.00	601.00
99687	SSB PETRO, INC	150.00	400.00
81070	STAPLES BUSINESS ADVANTAGE	392.17	3,370.73
92853	STEVEN WENZEL PLUMBING	608.00	608.00
81921	STREICHER'S, INC	256.85	768.16
81960	STRYKER SALES CORPORATION	2,252.00	2,599.98
82073	SUBURBAN LABORATORIES INC.	198.50	1,648.50
99734	SUSAN KAMMAN & ASSOCIATES	200.00	200.00
70839	SUSAN R. PILAR CSR	150.00	300.00
82820	SZYDELKO, CARLEEN	1,953.75	3,962.50
83720	TERMINAL SUPPLY CO.	290.29	444.88
52650	THE LIFEGUARD STORE	171.50	171.50
54419	THE UPS STORE	21.24	144.12
84200	THOMPSON ELEVATOR INSP SERVICE	1,161.00	1,347.00

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**YTD Vendor Payments**

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Date: 7/30/2013

Vendor Number	Vendor Name	Current Payment	YTD Amount Paid
84400	THORNE ELECTRIC INC.	12,916.00	12,916.00
84427	TIMBERBUILT, INC	1,100.00	1,100.00
84490	TLO LLC	110.00	444.50
85047	TOSHIBA BUSINESS SOLUTIONS, USA	11,439.00	12,663.51
85220	TRANS UNION CORPORATION	63.07	270.35
99720	TRAVER CONSTRUCTION, INC	50.00	50.00
85760	TUF-TITE INC.	250.00	250.00
88845	U S A BLUEBOOK	101.96	185.91
88115	UNIFORMITY INC.	629.78	5,225.90
88131	UNITED HEALTHCARE INSURANCE CO.	10,418.19	501,726.14
88150	UNITED ROTARY BRUSH CORPORATION	946.21	946.21
88855	US BANK EQUIPMENT FINANCE	1,265.25	5,061.00
89590	VAN ACKER, JASON	50.00	50.00
90240	VICTOR MOTORSPORTS	91.66	91.66
92335	WAREHOUSE DIRECT, INC	120.30	917.80
99880	WARREN, JUDI/ROBERT	50.00	50.00
92420	WATER ODYSSEY BY FOUNTAIN PEOPLE IN	102.19	102.19
93160	WEST PUBLISHING GROUP	343.37	1,685.55
93170	WEST SIDE EXCHANGE	4,881.99	4,918.57
99721	WHITE EAGLE REMODELING INC	50.00	50.00
93823	WHOLESALE DIRECT	922.36	1,488.43
99532	WILLIAM A RANDOLPH, INC	500.00	500.00
99887	WINDOWS & EXTERIORS BY OLSON, INC	50.00	150.00
94799	WITMER ASSOCIATES INC.	1,738.78	1,738.78

Report Total: 477,875.61

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**Village of Lake Zurich**  
**Semi-Monthly Warrant Report**  
**Manual Checks 07-4-13 thru 07-23-13**

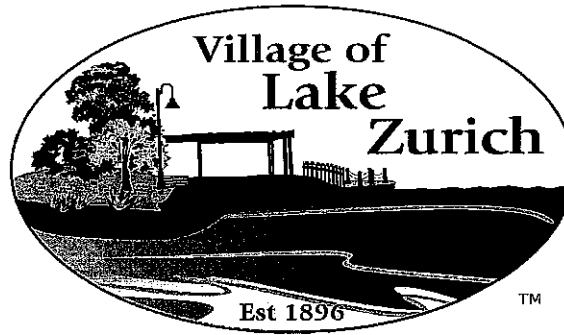
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94028	LAKE COUNTY TREASURER	07/11/2013	1,000.00
94029	SAFEGUARD PROPERTIES	07/11/2013	45.82
94181	BAYTREE LEASING COMPANY, LLC	07/23/2013	2,863.00
94182	BAYTREE LEASING COMPANY, LLC	07/23/2013	666.00
94183	IL EPA - REPL #94097	07/23/2013	1,000.00
94184	IL EPA - REPL #94097	07/23/2013	38,509.49
94184	IL EPA - REPL #94097	07/23/2013	18,090.17
94185	MEDIASTAR	07/23/2013	16,200.00
94186	UNITED HEALTHCARE INSURANCE CO.	07/23/2013	161,419.46
WT000124	I M R F	07/09/2013	68,240.48
WT000126	INLAND BANK	07/17/2013	5,462.34

**Report Total:** \$ 313,496.76



70 E. Main Street  
Lake Zurich, IL 60047




AGENDA ITEM

8B

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

## MEMORANDUM

Date: July 29, 2013

To: Jason T. Slowinski, Village Manager 

From: Roy T. Witherow, Assistant Village Manager

Subject: CLAIR VIEW ESTATE HOMEOWNERS ASSOCIATION DECLARATION  
AMENDMENT

---

**Issue:** This item was brought before the Board of Trustees at its July 1, 2013 meeting. Questions were posed regarding how the issues identified in the Plan would be managed after its conclusion in fall of 2015, if necessary. The resolution was removed from the agenda and staff was asked to review the noted concerns and report back to the Board.

**Analysis:** Village Counsel has discussed this concern with the attorney representing the Clair View Estates Homeowners Association. Attached, you will find a revised draft of the plan with additional language which addresses those concerns stated at the July 1, 2013 meeting. Specifically, the last paragraph of the draft Plan has been modified specifying that after the initial three-year management period, the eradication action necessary to eliminate the invasive species identified in the Plan could be reduced to every two to three years until it is completely eliminated. In addition, the preceding paragraph has been altered to include a requirement that the ecological consultant shall submit an annual report to the HOA regarding the status of the wetland, and that the HOA shall submit the findings of the annual report to the Village upon its approval.

**Recommendation:** Approve the attached resolution consenting to the amendment of the Declaration of Covenants, Conditions, Restrictions, and Easements for Clair View Estates Homeowners Association.

w/ Attachments: Resolution No. 2013 - 08 -  
Amendment to Declaration of Covenants, Conditions, Restrictions and  
Easements for Clair View Estates Homeowners Association  
Clair View Estates Wetland Management Plan

**RESOLUTION NO. 2013-08-88**  
**RESOLUTION REGARDING CONSENT TO AMENDMENT OF**  
**DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND**  
**EASEMENTS FOR CLAIR VIEW ESTATES HOMEOWNERS ASSOCIATION**

WHEREAS, the Clair View Estates Homeowners Association ("ASSOCIATION") proposes to amend its current Declaration of Covenants, Conditions, Restrictions and Easements, recorded on June 15 2004, as document number 5581634, ("DECLARATION") for its subdivision to replace the current language of Section 3.13 of the DECLARATION in its entirety with the following:

"3.13 The Wetlands shall be maintained as a conservancy area in accordance with the recommendations contained in the Clair View Estates Wetland Management Plan prepared by Hey and Associates, Inc., dated September, 2012 and as updated July 2013."

WHEREAS, the DECLARATION currently provides that no amendment to the DECLARATION can diminish any right of the Village of Lake Zurich ("VILLAGE") or any obligation of the lot owners, without first obtaining the consent of the VILLAGE by resolution; and

WHEREAS, the DECLARATION includes rights in the VILLAGE to address drainage and detention issues in this subdivision relative to Outlot 14, in the event those areas are not properly managed/maintained by the ASSOCIATION, as well as obligations in the lot owners to properly manage the wetlands covered by Outlot 15; and

WHEREAS, the Village Board of the Village of Lake Zurich hereby finds that the above proposed amendment is an improvement in the wetlands management planning and practices for the ASSOCIATION and is in the best interests of the VILLAGE and its residents.

THEREFORE, BE IT RESOLVED, by the Board of Trustees and President of the Village of Lake Zurich, as follows:

**SECTION 1:** That the following amendment to the DECLARATION, and the wetlands management plan upon which it is based, are hereby approved and consented to, for the property identified below:

1. The 3- page AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR CLAIR VIEW ESTATES HOMEOWNERS ASSOCIATION, as approved by the Board of Directors and at least 3/5ths of the owners of the Lots in the Clair View Estates Subdivision, ("AMENDMENT") a copy attached hereto and made a part hereof as **Exhibit A.**
2. The identification and legal description of the real property involved, as attached hereto and made a part hereof as **Exhibit B.**

3. The new wetlands management plan (to replace the prior "Management Plan for Wetlands and Buffer" prepared by Raisanen & Associates, Inc, dated February 18, 2002) entitled "Clair View Estates Wetland Management Plan", consisting of 3 pages, including the cover page, prepared by Hey and Associates, Inc., dated September 2012 and as updated July 2013, a copy attached hereto and made a part hereof as **Exhibit C**.

**SECTION 2:** For any further documentation requiring execution or acknowledgement in addition to this Resolution the Village Manager is hereby authorized and directed to sign such documents on behalf of the Board of Trustees.

**SECTION 3:** This Resolution shall be effective immediately upon its passage.

PRESENTED, READ AND PASSED by the President and Board of Trustees of the Village of Lake Zurich, Illinois, on a roll call vote at a duly called regular meeting of the Board of Trustees on the \_\_\_\_\_ day of \_\_\_\_\_ 2013, and deposited and filed in the Office of the Clerk of said Village on said date.

ROLL CALL VOTE:

YEAS:

NAYS:

ABSENT

ABSTAIN:

APPROVED by the President of the Village of Lake Zurich, Illinois this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

***SEAL***

\_\_\_\_\_  
Village President

ATTEST:

\_\_\_\_\_  
Village Clerk

AMENDMENT  
TO DECLARATION OF  
COVENANTS, CONDITIONS,  
RESTRICTIONS AND  
EASEMENTS FOR CLAIR VIEW  
ESTATES HOMEOWNERS  
ASSOCIATION

COPY

This Amendment to the Declaration of Covenants, Conditions, Restrictions and Easements For Clair View Estates Homeowners Association (the "Association"), is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2013, by the Board of Directors and the undersigned Owners, being Owners of at least three-fifths (3/ 5) of the Lots in the Association.

WITNESSETH

WHEREAS, by a certain Declaration of Covenants, Conditions, Restrictions and Easements for Clair View Estates, recorded in the Office of the Recorder of Deeds of Lake County, Illinois, on June 15, 2004, as Document No. 5581634 (hereinafter called "Declaration"), certain real estate located in Lake Zurich, Lake County, Illinois (hereinafter called "Property") identified therein was submitted to the Declaration. The Property subject to the Declaration, is identified and legally described in Exhibit "A" which is attached hereto and forms a part hereof; and

WHEREAS, the Declaration, at Section 3.13, provided that the Wetlands were to be maintained as a conservancy area in accordance with the recommendations contained in the

Management Plan for Wetlands and Buffer prepared by Raisanen & Associates, Inc., dated February 18, 2002; and

WHEREAS, prior to Turnover, the Developer did not take action with the Wetlands as recommend in the Raisanen report, so that it no longer was feasible to maintain the Wetlands as recommended in said report; and

WHEREAS, in conjunction with the Village of Lake Zurich (the "Village"), a Revised Clair View Estates Wetlands Management Plan was prepared by Hey and Associates, Inc., dated September, 2012 (the "Revised Wetlands Management Plan"). A copy of the Hey and Associates Report is attached to this Amendment as Exhibit 1; and

WHEREAS, the Village Engineering Department approved the Revised Wetlands Management Plan, and the Village approved the Revised Plan at the Village Board Meeting of December 3, 2012, as a part of the Village's unanimous approval of the Dedication of Public Improvements for the Clair View Estates Subdivision; and

WHEREAS, the Unit Owners deem it desirable to modify and amend the Declaration, at Section 3.13, to correctly reflect that the Wetlands are to be maintained pursuant to the recommendations of the Revised Wetlands Management Plan; and

WHEREAS, Article VIII, Section 8.5 of the Declaration provides that the provisions of the Declaration may be revoked, modified, amended, or supplemented, in whole or in part, by the Owners of at least three-fifths of the Lots in the Association, by a written instrument executed and acknowledged by each of the consenting Owners, certified by the Secretary of the Association and recorded in the Office of the Recorder of Deeds of lake County, Illinois;

NOW THEREFORE, the Owners of at least three-fifths (3/ 5) of the Lots in the Association, do hereby amend and modify the Declaration as follows:

1. The Declaration, at Article III, entitled "General Restrictions," is hereby amended at Section 3.13, by replacing Section 3.13 in its entirety with the following:

3.13 The Wetlands shall be maintained as a conservancy area in accordance with the recommendations contained in the Clair View Estates Wetland Management Plan prepared by Hey and Associates, Inc., dated September, 2012.

This Amendment To Declaration of Covenants, Conditions, Restrictions and Easements For Clair View Estates shall become effective on the date it is filed with the Recorder of Deeds of Lake County, Illinois.

IN WITNESS WHEREOF, the President and Secretary of the Association have signed this instrument below; and the Owners being the Owners of at least three-fifths (3/ 5) of the Lots in the Association as set forth on the pages attached hereto, have approved this Amendment.

---

President

---

Secretary

# **CLAIR VIEW ESTATES WETLAND MANAGEMENT PLAN**

## **PREPARED FOR:**

**CLAIR VIEW ESTATES HOMEOWNER'S ASSOCIATION  
P.O. BOX 492  
LAKE ZURICH, IL 60047**

**SEPTEMBER 2012**

**FINAL**

**26575 W. COMMERCE DRIVE, SUITE 601, VOLO, ILLINOIS 60073  
OFFICE (847) 740-0888 FAX (847) 740-2888**



## INTRODUCTION

Naples-Papa Properties LLC developed Clair View Estates residential subdivision in Lake Zurich in 2002. The subdivision includes a large wetland (26.9 acres on-site) that was dedicated as an outlot in the development plan (Outlot 15). There were no wetland impacts when the subdivision was constructed and the wetland was to be preserved as a natural resource protection area. Clair View Estates is on the west side of Midlothian Road in the southeast quarter of Section 17, Township 43 North, Range 10 East. This updated plan is intended to replace all previously proposed or approved wetland management plans for Clair View Estates.

## RECOMMENDED WETLAND MANAGEMENT MEASURES

This management plan is intended to set forth basic management tasks that will help preserve and protect the Clair View Estates wetland. The objectives are to maintain wetland biologic and aesthetic quality through control of an invasive species; to improve local habitat for native birds, mammals, and butterflies, dragonflies, and other beneficial insects; and to maintain and improve neighborhood aesthetics for Clair View Estates homeowners, visitors, and passersby on Midlothian Road.

This plan is directed at anticipated future management needs in the wetland and is derived in part from experience gained from similar projects in Lake County. Based on site visits and observations to date, management in the wetland shall be limited to control existence of purple loosestrife (*Lythrum salicaria*), consistent with these recommendations. Purple loosestrife is present in the wetland and needs to be watched carefully to ensure that a major infestation does not occur. If it becomes dominant, higher costs will be incurred trying to achieve control in later years.

A qualified ecological consultant or wetlands specialist should be employed to canvass the wetland annually during the growing season to assess conditions and determine management needs. Special attention should be paid to the areas of wetland where purple loosestrife is already present in numbers. Any new outbreaks in other areas of the wetland should be aggressively attacked with herbicides to prevent purple loosestrife from establishing more footholds. All herbicides will have to be wetland-approved formulations applied by licensed applicators/operators.

While herbicides can be used to control small populations, larger infestations (if allowed to develop) would require biologic controls (i.e. purple loosestrife beetles, *Galerucella spp*). It is possible that there are existing



populations of beetles in proximity to Clair View since the organisms have been released as a control measure for purple loosestrife in Lake County wetlands over the past 15 years. The ecologist will be able to determine if there is evidence of beetle feeding and hence presence of a beetle population. If there is no evidence, beetles may need to be purchased for release from a supplier such as Cornell University.

It is also recommended that there be no further encroachments into the wetland beyond those that currently exist (September 2012). To that end, an adequate number of signs should be purchased and installed to demarcate homeowner lot lines in relation to the adjacent wetland. These signs should state that a "Protected Wetland" (or similar wording) is present and that trash, debris, structures, and other trespass incursions need to be kept out of the wetland area. It is recommended one such sign be erected along each rear lot line that is adjacent to the wetland.

Finally, as part of the management and monitoring contract, the ecological consultant should submit an annual "letter report" to the homeowner's association documenting the year's activities.

#### **SCHEDULE AND FUNDING**

It is recommended that monitoring, management, and reporting as outlined above be conducted annually beginning in spring, 2013 and ending in fall, 2015 (a 3-year monitoring and management period). Funding needs are estimated at \$2,500 per year. Funding needs can be reassessed after the success of the initial management work is completed.

<sup>B</sup>  
EXHIBIT "A"

TO

AMENDMENT TO DECLARATION OF COVENANTS FOR  
CLAIR VIEW ESTATES HOMEOWNERS ASSOCIATION

---

LEGAL DESCRIPTION

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, Outlot 13, Outlot 14, and Outlot 15 in Clair View Estates, being a subdivision in the Southwest 1/4 of Section 17, Township 43 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded October 17, 2002 as Document No. 5030360, In Lake County, Illinois.

Commonly known as (all located in Lake Zurich, Illinois 60047):

Addresses	P.I.N.
510 Lions Drive	14-17-405-007 (Outlot 15)
211 Clair View Ct.	14-17-405-008
219 Clair View Ct.	14-17-405-009
227 Clair View Ct.	14-17-405-010
235 Clair View Ct.	14-17-405-011
243 Clair View Ct.	14-17-405-012
251 Clair View Ct.	14-17-405-013
259 Clair View Ct.	14-17-405-014
267 Clair View Ct.	14-17-405-015
275 Clair View Ct.	14-17-405-016
279 Clair View Ct.	14-17-405-017 (Outlot 14)
244 Clair View Ct.	14-17-409-001
250 Clair View Ct.	14-17-409-002
258 Clair View Ct.	14-17-409-003
280 Clair View Ct.	14-17-409-014 (Outlot 13)

RETURN TO &

Prepared by:

Dickler, Kahn, Slowikowski & Zavell, Ltd.  
85 W. Algonquin Road, Suite 420  
Arlington Heights, IL 60005

EXHIBIT C

---

*Hey and Associates, Inc.*

---

12-0084

# CLAIR VIEW ESTATES WETLAND MANAGEMENT PLAN

**PREPARED FOR:**

**CLAIR VIEW ESTATES HOMEOWNER'S ASSOCIATION  
P.O. BOX 492  
LAKE ZURICH, IL 60047**

**SEPTEMBER 2012**

**UPDATED JULY 2013**

**DRAFT FINAL**

---

**26575 W. COMMERCE DRIVE, SUITE 601, VOLO, ILLINOIS 60073  
OFFICE (847) 740-0888 FAX (847) 740-2888**

---

## **INTRODUCTION**

Naples-Papa Properties LLC developed Clair View Estates residential subdivision in Lake Zurich in 2002. The subdivision includes a large wetland (26.9 acres on-site) that was dedicated as an outlot in the development plan (Outlot 15). There were no wetland impacts when the subdivision was constructed and the wetland was to be preserved as a natural resource protection area. Clair View Estates is on the west side of Midlothian Road in the southeast quarter of Section 17, Township 43 North, Range 10 East. This updated plan is intended to replace all previously proposed or approved wetland management plans for Clair View Estates.

## **RECOMMENDED WETLAND MANAGEMENT MEASURES**

This management plan is intended to set forth basic management tasks that will help preserve and protect the Clair View Estates wetland. The objectives are to maintain wetland biologic and aesthetic quality through control of an invasive species; to improve local habitat for native birds, mammals, and butterflies, dragonflies, and other beneficial insects; and to maintain and improve neighborhood aesthetics for Clair View Estates homeowners, visitors, and passersby on Midlothian Road.

This plan is directed at anticipated future management needs in the wetland and is derived in part from experience gained from similar projects in Lake County. Based on site visits and observations to date, management in the wetland shall be limited to control existence of purple loosestrife (*Lythrum salicaria*), consistent with these recommendations. Purple loosestrife is present in the wetland and needs to be watched carefully to ensure that a major infestation does not occur. If it becomes dominant, higher costs will be incurred trying to achieve control in later years.

A qualified ecological consultant or wetlands specialist should be employed to canvass the wetland annually during the growing season to assess conditions and determine management needs. Special attention should be paid to the areas of wetland where purple loosestrife is already present in numbers. Any new outbreaks in other areas of the wetland should be aggressively attacked with herbicides to prevent purple loosestrife from establishing more footholds. All herbicides will have to be wetland-approved formulations applied by licensed applicators/operators.

While herbicides can be used to control small populations, larger infestations (if allowed to develop) would require biologic controls (i.e. purple loosestrife beetles, *Galerucella spp*). It is possible that there are existing populations of beetles in proximity to Clair View since the organisms have been released as a control measure for purple loosestrife in Lake County wetlands over the past 15 years. The ecologist will be able to determine if there is evidence of beetle feeding and hence presence of a beetle population. If there is no evidence, beetles may need to be purchased for release from a supplier such as Cornell University.

It is also recommended that there be no further encroachments into the wetland beyond those that currently exist (September 2012). To that end, an adequate number of signs should be purchased and installed to demarcate homeowner lot lines in relation to the adjacent wetland. These signs should state that a "Protected Wetland" (or similar wording) is present and that trash, debris, structures, and other trespass incursions need to be kept out of the wetland area. It is recommended one such sign be erected along each rear lot line that is adjacent to the wetland.

Finally, as part of the management and monitoring contract, the ecological consultant ~~shall~~<sup>should</sup> submit an annual "letter report" to the homeowner's association documenting the year's activities. After review and approval by the Homeowner's Associations, a copy of the annual report shall be submitted to the Village by December 1 of each year.

## **SCHEDULE AND FUNDING**

It is recommended that monitoring, management, and reporting as outlined above be conducted annually beginning in spring, 2013 and ending in fall, 2015 (a 3-year monitoring and management period). Funding needs for the first three years are estimated at \$2,500 per year. Funding needs can be reassessed after the success of the initial management work is completed. After the initial three years of management, it is anticipated that the management activities could be reduced to every 2-3 years for active management by a qualified ecological consultant until the local population of purple loosestrife plants has been extirpated.

70 E. Main Street  
Lake Zurich, IL 60047




AGENDA ITEM

9A

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

## MEMORANDUM

Date: July 24, 2013

To: Jason T. Slowinski, Village Manager 

From: Daniel A. Peterson, Building & Zoning Manager

Subject: Zoning Application for Parker Residence – 180 Red Bridge Road

---

**Issue:** Mary Parker (the “Owner” and “Applicant”), collectively referred to as the Applicant of 180 Red Bridge Road is seeking relief from a certain zoning code requirement. The driveway has existed with a 0 foot side yard setback since the house was constructed in the 1970’s. The driveway condition had deteriorated and Ms. Parker applied for a permit to replace her driveway at the same location. A permit was issued subject to the driveway being modified to maintain the required 3 foot side yard setback. Ms. Parker was unaware of this requirement and the contractor began their work. The driveway base inspection failed since the required setbacks were not maintained and Ms. Parker applied for a variation. A variation is sought for relief from Zoning Code:

1. To reduce the minimum required interior side yard for a driveway pursuant to Subparagraph 3-111E6(k) of the Zoning Code, from 3 feet to 0 feet;

The Subject Property is currently in the Village’s R-5 Single Family Zoning District.

**Analysis:** The Lake Zurich Zoning Board of Appeals conducted a public hearing on July 18 2013, and unanimously recommended that the Board of Trustees approve the Application for side yard reduction for the driveway replacement from 3 feet to 0 feet. The adjacent neighbor, Sally Swiech of 190 Red Bridge Road submitted a letter dated June 18, 2013 stating that she does not object to the variation sought. Ms. Swiech appeared at the July 18, 2013 Zoning Board of Appeals meeting seeking clarification that the driveway will not encroach onto her property. The plat of survey was shown to Ms. Swiech to illustrate that the driveway will be replaced at the same location, and not encroach onto her property.

### Recommendation:

1. Approval of Variation. The Mayor and Board of Trustees, pursuant to the authority vested in them under the laws of the State of Illinois and Chapters 17 of the Lake Zurich Zoning Code, hereby approves An Ordinance Granting a Variation for 180 Red Bridge Road.

w/ Attachments: Ordinance No. 2013-08-\_\_\_\_  
Exhibit A – Legal Description  
Exhibit B – Findings and Recommendations  
Correspondence Between Staff and ZBA Members  
Annexation and Zoning Application

## ***ORDINANCE NO. 2013-08-901***

### ***An Ordinance Granting a Variation for 180 Red Bridge Road***

WHEREAS, Mary Parker ("Applicant") is the owner of the property commonly known as 180 Red Bridge Road and legally described in Exhibit A attached hereto (the "Subject Property"); and

WHEREAS, the Applicant filed an Application with the Village of Lake Zurich dated June 18, 2013, ("Application") seeking the following approval for replacement of an existing paved driveway;

- A. Reduction of the driveway interior side yard requirements from 3 feet to 0 feet pursuant to Lake Zurich Zoning Code Subparagraph 3-111E6(k);

WHEREAS, the Subject Property is zoned in the R-5 Single Family Residential District; and

WHEREAS, the Lake Zurich Zoning Board of Appeals conducted a public hearing on July 18, 2013, to consider the Application and all of the facts and circumstances affecting the application, including staff reports and recommendations, which the Zoning Board of Appeals has adopted as their own findings; and recommended approval subject to the conditions set forth in Section 2 of this Ordinance; and

WHEREAS, on August 5, 2013, the Mayor and Board of Trustees have considered the findings and recommendations of the Zoning Board of Appeals and have considered the recommendations of the Zoning Board of Appeals and Village staff, have considered all of the facts and circumstances affecting the Application, and have determined that the Application satisfies the applicable standards in the Lake Zurich Zoning Code.

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

SECTION 1: The foregoing recitals are incorporated herein as findings of the Mayor and Board of Trustees.

SECTION 2: The Mayor and Board of Trustees does hereby grant to the Applicant a variation for the Subject Property reducing the minimum required interior side yard pursuant to Subparagraph 3-111E6(k) of the Zoning Code from 3 feet to 0 feet, to allow replacement of the paved driveway as indicated on the plat of survey subject to all of the following conditions:

- A. The grant of a variation does not authorize any work on the Subject Property, but rather merely authorizes the filing and processing of permits that may be required for such work. The Applicants shall submit all applicable building plans, and all other required materials, in a timely manner to the appropriate parties, which materials shall be prepared in compliance with all applicable Village codes and ordinances.

- B. The Subject Property shall be developed in strict compliance with all applicable building and zoning codes and regulations except only as varied specifically hereby.

SECTION 3: The findings, recommendations and conditions of the Zoning Board of Appeals and staff reports and filings provided to the Zoning Board of Appeals are hereby accepted as the Board's own and shall be made a part of the official record for the Application and are attached hereto as Exhibit B.

SECTION 4: The variation granted in Section 2 of this Ordinance may be revoked by the Board of Trustees on the violation of any term, restriction, or condition of this Ordinance or of any applicable Village code or regulation.

SECTION 5: This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form (which publication is hereby authorized) as provided by law.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_ 2013.

Voting Aye:

Voting Nay:

Absent:

Abstain:

APPROVED this \_\_\_\_\_ day of \_\_\_\_\_ 2013.

\_\_\_\_\_  
Thomas M. Poynton, Mayor

ATTEST:

\_\_\_\_\_  
Village Clerk Kathleen Johnson

(SEAL)

Published: \_\_\_\_\_



## **EXHIBIT A – LEGAL DESCRIPTION**

### **180 RED BRIDGE ROAD**

Lot 24 in Block 22, Unit #5 Old Mill Grove, a Subdivision in the Northwest  $\frac{1}{4}$  and the West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of Section 21, Township 43 North, Range 10, East of the Third Principal Meridian in Lake County, Illinois

**LAKE ZURICH ZONING BOARD OF APPEALS**  
**FINDINGS & RECOMMENDATIONS**  
**FOR PARKER RESIDENCE – 180 RED BRIDGE ROAD**

July 24, 2013

The Zoning Board of Appeals recommends adoption of variation for the Parker property, 180 Red Bridge Road, subject to and including the terms, conditions and findings contained in the attached Staff Reports dated July 12, 2013 for this matter with the following additions, changes and modifications:

No changes proposed to requested variation

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Vincent McCormack, Chairperson


**Building & Zoning Dept.**  
70 E. Main Street  
Lake Zurich, IL 60047-3226



Phone: (847) 540-1698  
Fax: (847) 540-1769  
Web: [www.volz.org](http://www.volz.org)

**MEMORANDUM**

**TO:** Chairman McCormack  
Zoning Board of Appeals Members

**FROM:** Daniel A. Peterson   
Director of Building & Zoning

**DATE:** July 12, 2013

**RE:** 180 Red Bridge Road -- Parker Residence

Mary Parker and her family have lived at 180 Red Bridge Road since 1972. Their driveway had deteriorated and she applied for a driveway replacement permit in June. The permit was issued conditional on a 3 foot side yard setback being maintained. The contractor begun the work, but failed inspection when it was discovered that the setback was 0 and not 3 feet. Mrs. Parker was unaware of the condition, and requested a variation be considered.

The attached photo illustrates the level grade at the driveway area. Also attached is a letter from the impacted adjacent owner at 190 Red Bridge indicating that she does not object to the variation.

Relief is sought from the following Zoning Code section:

- Zoning Code Subparagraph 3-111E6(k) to reduce the required interior side yard for a driveway from 3 feet to 0 feet

I submit this application and all pertinent documentation to the Zoning Board of Appeals for review and recommendation.

**Enclosures**

6/18/13 Application with cover letter and attachments  
7/11/13 Zoning review  
6/18/13 Letter from Sally Swiech, 190 Red Bridge Road

## ZONING REVIEW

PROJECT: PARKER RESIDENCE  
LOCATION: 180 RED BRIDGE  
REVIEWED BY: MARY MEYER  
DATE: JULY 11, 2013  
DOCUMENTS  
REVIEWED: APPLICATION DATED 6/18/13 WITH COVER LETTER AND ATTACHMENTS, ZONING CODE, LAND DEVELOPMENT CODE

The Parker family has lived at 180 Red Bridge Road since 1972. Based on the age and condition of the driveway, Mary Parker applied for and was granted a driveway replacement permit in June. The inspection failed when it was discovered that the 3 foot required side yard was not maintained. Mrs. Parker was unaware of the setback requirement and is seeking relief to replace the driveway at the same location. She has submitted a letter from the adjacent neighbor who does not object to the location. Review is as follows:

- 1) Zoning: R-5 Single Family
- 2) Minimum Interior Side Yard: Required: 3 feet  
Existing/Proposed: +/- 0 feet; 3 foot interior side yard variation sought

### Conclusion

Consideration for Variation to reduce the required interior side yard for driveway replacement from 3 feet to 0 feet shall be based on standards outlined in Zoning Code 17-104.

6-18-13

TO BUILDING ZONING DEPARTMENT  
70 E. MAIN ST.  
LAKE ZURICH, IL 60047

RE: VARIANCE FOR DRIVEWAY

MY HUSBAND AND I WERE TRANSFERRED TO BELLWOOD, ILL FROM THE STATE OF W.VA.. WE STAYED IN AN APARTMENT IN FRANKLIN PARK, AND WE BEGAN TO LOOK FOR A HOUSE IN SURROUNDING AREAS. WE NEEDED A HOME AND WE KNEW WE HAD FOUND ONE WHEN WE GOT HERE. OF COURSE THERE WAS NOTHING ON THIS BLOCK BUT FOUNDATIONS AND A LOT OF RED MUD AND NO LIGHTS.

WE WOULD DRIVE OUT TWO OR THREE TIME A WEEK TO SEE IT GOING UP AND WHAT A SIGHT IT WAS. WE KNEW WE WERE HOME SO MUCH LIKE THE HOME WE HAD LEFT IN W.VA..

WE HAVE LIVED HERE SINCE 1972 RAISED A BEAUTIFUL DAUGHTER WHO GRADUATED FROM LAKE ZURICH HIGH SCHOOL. AND A GRADUATE OF DE PAUL UNIVERSITY.

WE LOVE LAKE ZURICH AND OUR NICE DRIVE WAY WE HAVE MAINTAINED THIS DRIVE WAY OVER THE YEARS. BUT IN RECENT YEARS WE NOTICE THAT IT WAS FALLING IN AND HAD MANY LARGE CRACK. SO INSTEAD OF TRYING TO PATCH IT UP WE DECIDED TO HAVE IT RESURFACED. AND I AM GLAD WE DID HAVING THE DOUBLE DRIVE MAKES IT NICE WE CAN PARK SIDE BY SIDE AND NOT HAVE THE OTHER PERSON UNABLE TO GET OUT. WE WOULD LOVE TO KEEP THE DRIVEWAY AS IS, ANY OTHER WAY WOULD PROVE A HARDSHIP FOR OUR FAMILY. WE ASK THAT THE SETBACK BE CHANGE FROM 3FOOT TO 0 FOOT. IF THE VARIANCE IS APPROVED YOU WILL SEE A HAPPY FAMILY DOING WHAT IS RIGHT TO KEEP THE PROPERTY IN EXCELLENT CONDITION, AGAIN THANKS SO MUCH FOR READING MY LETTER AND GIVING ME THE OPPORTUNITY TO EXPRESS MY SELF.

AGAIN, MY THANKS

MARY PARKER  
AND GERALD PARHAM

70 E. Main Street  
Lake Zurich, IL 60047



AGENDA ITEM

9B

Phone: (847) 438-5141  
Fax: (847) 540-1768  
Web: [www.LakeZurich.org](http://www.LakeZurich.org)

## MEMORANDUM

Date: July 29, 2013

To: Jason T. Slowinski, Village Administrator

From: Daniel A. Peterson, Director of Building & Zoning  
Sam Hubbard, Village Planner

Subject: Zoning Application for 885 Telser Rd, Schneider Graphics

**Issue:** Greg Schneider (the "Applicant") is the president of Schneider Graphics and is proposing a new industrial building for his business to be located on property commonly known as 885 Telser Road (the "Subject Property"). Currently, the subject property is vacant land. The applicant filed an application with the Village of Lake Zurich dated June 14, 2013, seeking approval of the following:

- (i) Site plans,
- (ii) Exterior Appearance plans.

**Analysis:** The Plan Commission conducted a public meeting on July 17, 2013, to consider the application and all of the facts and circumstances affecting the application, including the staff report and recommendations. With regards to the site plan, staff determined that the proposed parking lot encroached onto a public utility and drainage easement. Kelly Sheehan of Flex Construction, who represented the Applicant at the meeting, provided revised plans showing how the site plans would be modified to eliminate this encroachment.

With regards to the exterior appearance, staff determined that the proposed landscaping did not meet Village Code. Ms. Sheehan provided a revised landscape plan at the Plan Commission meeting showing how the proposed landscaping would be altered to comply with Code. Staff determined that the proposed building was in conformance with all other applicable zoning codes.

The Plan Commission adopted staff's findings as their own and recommended that the Village Board approve the Application with the following modifications:

- 1) The Landscape Plan must be revised to meet Village Code per the review letter from Rolf C. Campbell & Associated dated July 1, 2013.
- 2) Site Plan approval is conditional upon reconfiguration of the parking lot so as not to encroach upon any easement.

**Recommendation:** Motion to approve Site Plans and Exterior Appearance plans for the proposed industrial building on the Subject Property located at 885 Telser Road subject to the conditions of approval as outlined within the attached Ordinance.

w/ Attachments:

1. Approval Ordinance
2. Original submittal from Applicant, including:
  - a. Engineering Improvement Plans for Schneider Graphics, dated 6/17/2013.
  - b. Zoning Application
  - c. Building Rendering
3. Village review comments from Police, Landscape Consultant, Engineering Consultant, Fire, Public Works, and Building and Zoning.
4. Response to village review comments from Flex Construction, dated July 10, 2013.
5. Revised plans, including:
  - a. Letter from Pamela Self, landscape architect, dated July 17, 2013.
  - b. Revised Landscape plans, dated 7/17/2013.
  - c. Revised Geometric and Utilities Plan, dated 6/28/2013.

## **Exhibit A**

### **Legal Description of "Property"**

LOT 3 IN ASTOR SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 2007 AS DOCUMENT NUMBER 6247624 IN THE LAKE COUNTY, ILLINOIS.



## Exhibit B

July 12, 2013 STAFF REPORT, consisting of 10 pages, including exhibits, along with the additions, changes and modifications to said STAFF REPORT adopted by the Plan Commission in its one page written approval dated July 17, 2013, all consisting of 11 pages.

**APPLICATION PC 2013-07 #1**

**AGENDA ITEM 3A**



70 E. Main Street  
Lake Zurich, IL 60047

Phone: (847) 540-1698  
Fax: (847) 540-1769

### STAFF REPORT

To: Chairperson Jackson and Members of the Plan Commission  
From: Sam Hubbard, Village Planner  
CC: Daniel A. Peterson, Director of Building & Zoning  
Scott Uhler, Village Attorney  
Date: July 12, 2013  
Re: **PC 2013-07 #1 Zoning Application for Schneider Graphics, 885 Telser Road**

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**Summary:** Greg Schneider (the "*Applicant*") is the president of Schneider Graphics and is the Applicant for the property commonly known as 885 Telser Road, legally described in **Exhibit A** attached hereto (the "*Subject Property*").

The Applicant filed an application with the Village of Lake Zurich dated June 14, 2013, (the "*Application*") seeking the following approvals:

- (i) Site plans
- (ii) Exterior Appearance

The Subject Property is located within the I-1 Limited Industrial District.

Public notices and posted signs were not required because this is a public meeting.

**Preliminary Findings:** Detailed staff reviews from the Building and Zoning Department, Public Works, Police Department, and Fire/Rescue Department are attached.

The Subject Property is located on Lot 3 of the Astor Subdivision. In 2007, this subdivision was approved by Ordinance No. 2007-08-518, which allowed for an increase in maximum floor area ratio (FAR) for individual lots to .40 FAR, provided that the entire subdivision not exceed a .34 FAR. Additionally, Ordinance 2007-08-518 also granted individual lots a decrease in allowable landscape area from 30% to 20%, provided the entire subdivision never fall below a 30% landscape area.

**Recommendation:** Your recommendations should be based on the standards included in Section 20-103 Standards for Site Plan Disapproval and Section 21-103 Standards for Exterior Appearance Approval.

*Please refer to **Exhibit B** for Staff's responses to these zoning standards. Based on staff's analysis, the standards for approval **have been met**. Staff requests the Plan Commission to make these standards a part of the official record for the Application.*

Staff recommends approval of the following subject to the terms and conditions below and subject to any terms and conditions that may be discussed at the public hearing.

- (i) Site plans.
- (ii) Exterior Appearance.

Conditions of Approval:

1. The Landscape Plan must be revised to meet Village Code per the review letter from Rolf C. Campbell & Associates dated July 1, 2013
2. Site Plan approval is conditional upon reconfiguration of parking lot so as not to encroach upon any easement area.

Should you have any questions, please call me at 847-540-1759.

**EXHIBIT A**  
**LEGAL DESCRIPTION OF SUBJECT PROPERTY**

LOT 3 IN ASTOR SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 27, 2007 AS DOCUMENT 6247624, IN LAKE COUNTY, ILLINOIS.

**EXHIBIT B**  
**REVIEW OF COMPLIANCE WITH ZONING STANDARDS**  
**FOR 885 TELSER ROAD**

**20-103      STANDARDS FOR SITE PLAN DISAPPROVAL**

A. Standards. The Board of Trustees shall not disapprove, and the Plan Commission shall not recommend disapproval of, a site plan submitted pursuant to this Chapter except on the basis of specific written findings directed to one or more of the following standards:

1. Application Improper. The application is incomplete in specified particulars or contains or reveals violations of this Code or other applicable regulations that the applicant has failed or refused to supply or correct.

**Staff Response:** Standard met. The application is complete.

2. Failure of Condition Precedent. The application is submitted in connection with another application, the approval of which is a condition precedent to the necessity for site plan review, and the applicant has failed to secure approval of that application.

**Staff Response:** This standard does not apply as there is no other application filed that would need approval in order to proceed with the present request for site plan approval.

3. Failure to Meet Standards. The site plan fails to adequately meet specified standards required by this Code with respect to the proposed use or development, including special use standards where applicable.

**Staff Response:** Standard met. The proposed industrial use is appropriate for the site and the development meets the standards as required by Code.

4. Interference With Right-Of-Way. The proposed site plan interferes with easements or rights-of-way.

**Staff Response:** Standard met. The proposed site plan does not interfere with any easements or rights-of-way.

5. Interference with Features. The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site.

**Staff Response:** Standard met. There are no significant natural, topographical, or physical features of the site that warrant preservation.

6. Traffic Problems. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan

unreasonably create hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off site.

**Staff Response:** Standard met. The Subject Property and nearby neighborhood, given its location within the industrial park, has been designed to accommodate the type of traffic that will be generated by this development. The on-site circulation is properly designed to accommodate the turning radius needed by trucks that will be entering and leaving the site.

7. Inadequate Screening. The screening of the site does not provide adequate shielding from or for nearby uses.

**Staff Response:** Standard met. The applicant has proposed landscape screening to meet Code.

8. Lacking Amenity. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.

**Staff Response:** Standard met. The proposed landscaping meets Code and is comparable to surrounding properties.

9. Lack of Open Space. In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes inadequate provision for the creation or preservation of open space or for its continued maintenance.

**Staff Response:** Not applicable as the present Application was not submitted in connection with an application for a special use permit.

10. Drainage or Erosion Problems. The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned drainage system serving the Village.

**Staff Response:** Standard met. The site is part of the larger Astor Subdivision, which was developed in 2007 with adequate drainage retention/detention areas to accommodate this type of development. The site satisfactorily integrates into the existing drainage system as approved by the Village in 2007.

11. Burdens on Utilities. The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility systems serving the Village.

**Staff Response:** Standard met. The Subject Property is located within the industrial park, which was designed with utilities to accommodate this type of development and therefore no unreasonable burden will be placed on the utility system. The proposed development is adequately integrates into the Village utility system.

12. Lack of Public Uses. The proposed site plan does not provide for required public uses designated on the Official Map.

**Staff Response:** Not applicable. The Official Map does not require public uses on the Subject Property.

13. Other Adverse Effects. The proposed site plan otherwise adversely affects the public health, safety, or general welfare.

**Staff Response:** Standard met. The proposed development will not adversely affect the public health, safety, or general welfare.

- B. Alternative Approaches. In citing any of the foregoing standards, other than those of Paragraphs A1 and A2, as the basis for disapproving a site plan, the Plan Commission or the Board of Trustees shall suggest alternate site plan approaches that could be developed to avoid the specified deficiency or shall state the reasons why such deficiency cannot be avoided consistent with the applicant's objectives.

**Staff Response:** Not applicable as no basis for disapproval has been found.

\*\*\*      \*\*\*      \*\*\*

## 21-103 STANDARDS AND CONSIDERATIONS FOR EXTERIOR APPEARANCE APPROVAL

In their consideration of applications for exterior appearance approval, the Plan Commission and the Board of Trustees shall consider and evaluate the propriety of granting the approval in terms of the effect of the application on the purposes for which exterior appearance approval is required. In addition, the Plan Commission and the Board of Trustees shall be guided by the following standards and considerations:

- A. General Quality of Design and Site Development. New and existing buildings and structures and appurtenances thereof which are constructed, reconstructed, materially altered, repaired, or moved shall be evaluated under the following quality of design and site development guidelines:

1. Open Spaces. The quality of the open spaces between buildings and in setback spaces between street and facade.

**Staff Response:** Standard met. The proposed building conforms to all required setbacks and therefore preserves ample open space.

2. Materials. The quality of materials and their relationship to those in existing adjacent structures.

**Staff Response:** Standard met. The proposed building materials are allowed by Village code and are consistent with surrounding buildings.

3. General Design. The quality of the design in general and its relationship to the overall character of neighborhood.

**Staff Response:** Standard met. The quality of the design is on par or above neighboring properties. Additionally, the design of the site, with the parking located on the side of the building rather than the front, is an example of the quality of design.

4. General Site Development. The quality of the site development in terms of landscaping, recreation, pedestrian access, automobile access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.

**Staff Response:** Standard met. The proposed development will conform to Village Code with regards to landscaping, parking, and automobile access. There is an "outdoor break area" with adjacent landscaping provided for recreation within the development. The site contains no trees or shrubs so retention of these items is not applicable.

- B. General Standards for Visual Compatibility. New and existing buildings and structures, and appurtenances thereof, which are constructed, reconstructed, materially altered, repaired, or moved shall be visually compatible in terms of the following guidelines:

1. Height. The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.

**Staff Response:** Standard met. The 24' tall height of the building is compatible with surrounding building heights and is well below maximum code allowances.

2. Proportion of Front Facade. The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.

**Staff Response:** Standard met. This relationship is acceptable.

3. Proportion of Openings. The relationship of the width to height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.

**Staff Response:** Standard met. The proportion of window openings is compatible to that of surrounding buildings.

4. Rhythm of Solids to Voids in Front Facades. The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.

**Staff Response:** Standard met. The rhythm of solids to voids is consistent with surrounding structures.

5. Rhythm of Spacing and Buildings on Streets. The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.

**Staff Response:** Standard met. The proposed building has almost the exact same amount of open space between the building and street as the building directly across the street, creating a uniform rhythm of spacing.

6. Rhythm of Entrance, Porch, and Other Projections. The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.

**Staff Response:** Standard met. The entrance is compatible with that of surrounding buildings.

7. Relationship of Materials and Texture. The relationship of the materials and texture of the facade shall be visually compatible with the predominant materials used in the buildings and structures to which it is visually related.

**Staff Response:** Standard met. The precast concrete exterior of the building is typical of buildings within the industrial park.

8. Roof Shapes. The roof shape of a building shall be visually compatible with the buildings to which it is visually related.

**Staff Response:** Standard met. The flat roof on the proposed building is a style found on many neighboring structures.

9. Walls of Continuity. Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.

**Staff Response:** Standard met. The two proposed parkway trees form a "cohesive wall" with that of the parkway trees on the neighboring property to the east.

10. Scale of Building. The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related.

**Staff Response:** Standard met. The scale and mass of the proposed building in relation to open spaces, windows, and door openings is within the character of the surrounding structures. There are no porches or balconies proposed within this development.

11. Directional Expression of Front Elevation. A building shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or non-directional character.

**Staff Response:** Standard met. The building has a strong orientation towards the street, which is consistent with the directional expression of the surrounding buildings.

- C. Additional Standards Applicable to Development in the B-2 Central Business District. New and existing buildings and structures and appurtenances thereof in the B-2 Central Business District which are constructed, reconstructed, materially altered, or moved shall be evaluated under the following quality of design and site development guidelines in addition to the standards set in Subsections A and B of this Section:



1. Overall Compatibility. The proposed improvements should be compatible with adjacent structures and with the overall redevelopment strategy for the B-2 District set forth in the Official Comprehensive Plan.
2. Building Frontage Lines. Buildings along Main Street and Old Rand Road should have frontage directly adjacent to the sidewalk right-of-way line. Building setbacks may be permitted if the area between the building face and the sidewalk is used for outdoor retailing, seating, or usable public-access open space and is compatible with adjacent properties.
3. Principal Entrance. Buildings along Main Street and Old Rand Road should have the principal store entrance accessible directly from the public sidewalk. A short private walkway to the entrance may be permissible if it is consistent with the character of the building and adjacent properties.
4. Entrance Highlights. Store entrances should be highlighted with architectural features compatible with the overall building design.
5. Windows. Windows should be subdivided to emphasize vertical proportions.
6. Story Distinctions. The first story of the building should be distinguished from the second story by means of a horizontal lintel, second floor overhang or setback, or similar detail.
7. Building Materials. Exterior building materials should be any of the following: brick, masonry, stucco, cementitious products, wood-like vinyl siding, and/or natural wood siding.
8. Signs. Sign materials, forms, and designs shall be integral with the building architecture. Custom designed individual letters, carved wood, or etched metal signs will be strongly encouraged. Perpendicular signs extending over the sidewalk may be permitted if limited in size and if compatible with adjacent properties and safety concerns. Back-lighted fluorescent box signs shall be prohibited.

**Staff Response:** Not applicable as the proposed development is not in the B-2 Central Zoning District.

- D. Additional Standards Applicable to Development in the LP Lake Protection District. New and existing buildings and structures and appurtenances thereof in the LP Lake Protection District which are constructed, reconstructed, materially altered, repaired, or moved shall be evaluated under the following development guidelines in addition to the standards set in Subsections A, B, and, if applicable, C of this Section:

1. No Adverse Impact on Views. The proposed development should create no undue adverse impact on existing views of the lake, subject to the other guidelines in this Subsection D.
2. Diminution of value. Impacts on existing views of the lake may be offset by the degree to which the value of the subject property would be diminished by avoidance or elimination of such impacts on existing views.

3. Protection of Lake Features. Such diminution in value may be offset, however, by the protection of a valuable existing feature of the lake.
4. Value of Adjacent Properties. The use and enjoyment, or value, of adjacent properties should not be adversely affected by the proposed use or development.

**Staff Response:** Not applicable as the proposed development does not fall within the LP Lake Protection District.

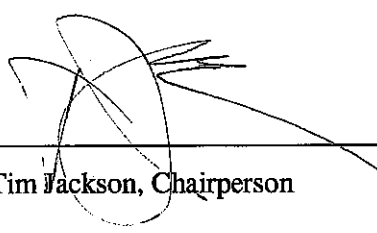
- C. Special Considerations for Existing Buildings. For existing buildings, the Plan Commission and the Board of Trustees shall consider the availability of materials, technology, and craftsmanship to duplicate existing styles, patterns, textures, and overall detailing.

**Staff Response:** Not applicable as this is not an existing building.

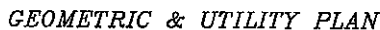
**LAKE ZURICH PLAN COMMISSION  
FINAL FINDINGS & RECOMMENDATIONS  
FOR 885 TELSER ROAD  
July 17, 2013**

The Plan Commission hereby recommends approval of the Application PC 2013-07 #1, subject to and including the terms and findings contained in the Staff Report dated July 12, 2013 for this Application as follows:

- ☐ Without any further additions, changes and modifications.
- ☒ With the following additions, changes and modifications.
  1. The Landscape Plan must be revised to meet Village Code per the review letter from Rolf C. Campbell & Associates dated July 1, 2013.
  2. Site Plan approval is conditional upon reconfiguration of parking lot so as not to encroach upon any easement area.

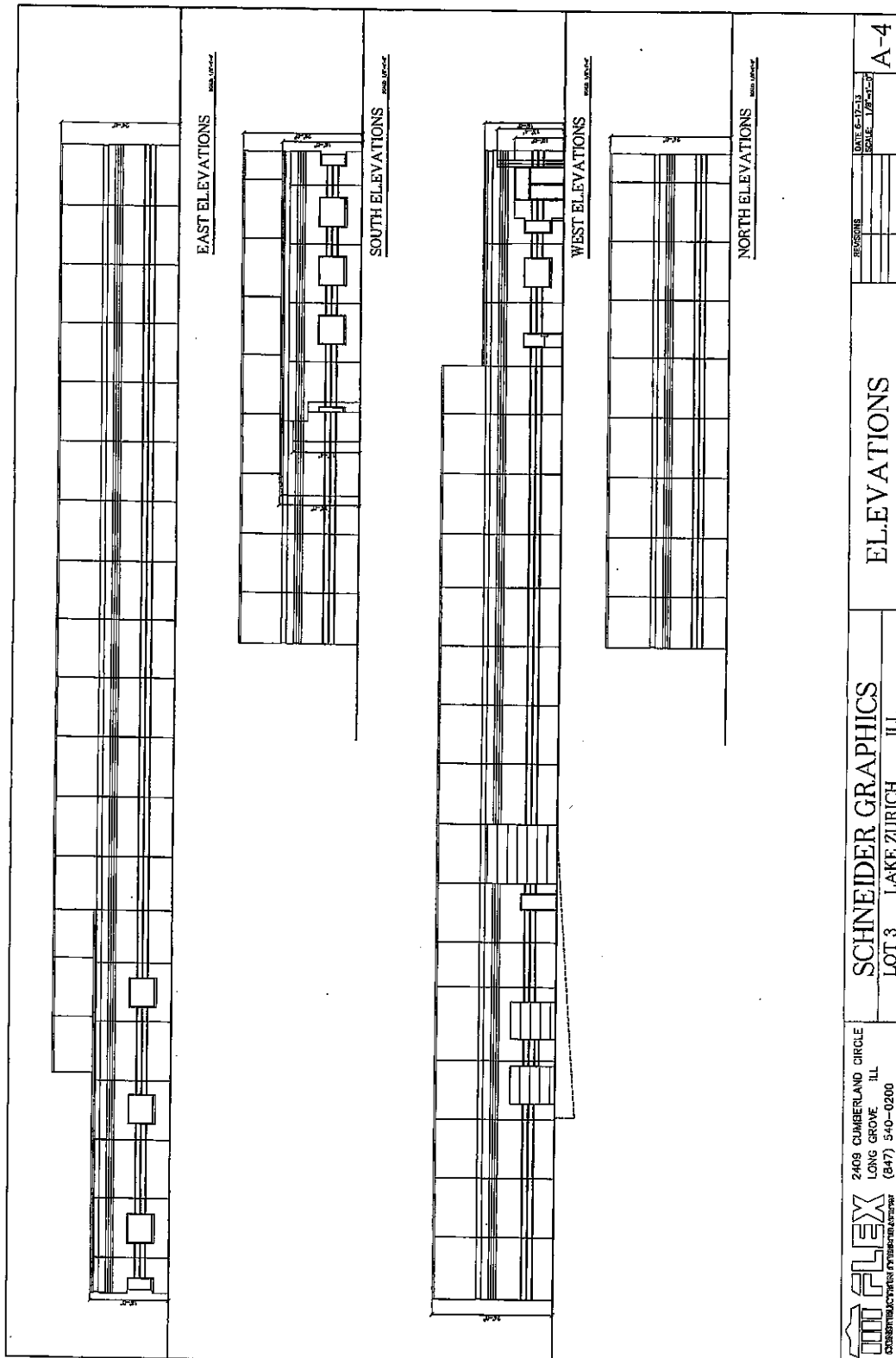
  
\_\_\_\_\_  
Tim Jackson, Chairperson

## Site Plan



# Exhibit D

## Exterior Appearance Plans



**Village of Lake Zurich**

Patrick M. Finlon  
Chief of Police



*Serving with Pride*

**Interdepartmental Memorandum**  
**Commander David M. Bradstreet**

**Police Department**

**Patrol Division**

**June 24, 2013**

**To:** Sam Hubbard, Village Planner  
**Subject:** Schneider Graphics / 885 Telser Road

We have reviewed the plans for Schneider Graphics and make the following recommendations:

- Exterior lighting of building including all sides of the building, to include exterior door areas and driveway to covered parking. (None currently North or East sides of the building).
- Addresses of buildings properly and clearly displayed in bold letters / numbers able to be seen from the street.
- Entrance / exit drives unobstructed and well lit.
- Parking lot well lit.
- View of interior of structure unobstructed by landscaping or signs; anticipate growth of landscaping as views may become obstructed.
- Contact Crime Prevention or Traffic Safety Unit to obtain information on Traffic Enforcement contract for private property.

Respectfully

*David M. Bradstreet*

David M. Bradstreet  
Commander of Administration

**C) East Lot Line Landscaping:**

- i) The number of plant units indicated on the Table for this area is 3.5 plant units; however, since the length of 365.54 linear feet is shown for this lot line, this number should be rounded up to 4 plant units according to the ordinance, Section 8-107-A2.
- ii) Because of the change from 3.5 plant units to 4 plant units, an additional one (1) understory tree and four (4) 36" high shrubs are required on the landscape plan along the east lot line.

**D) West Lot Line Landscaping:**

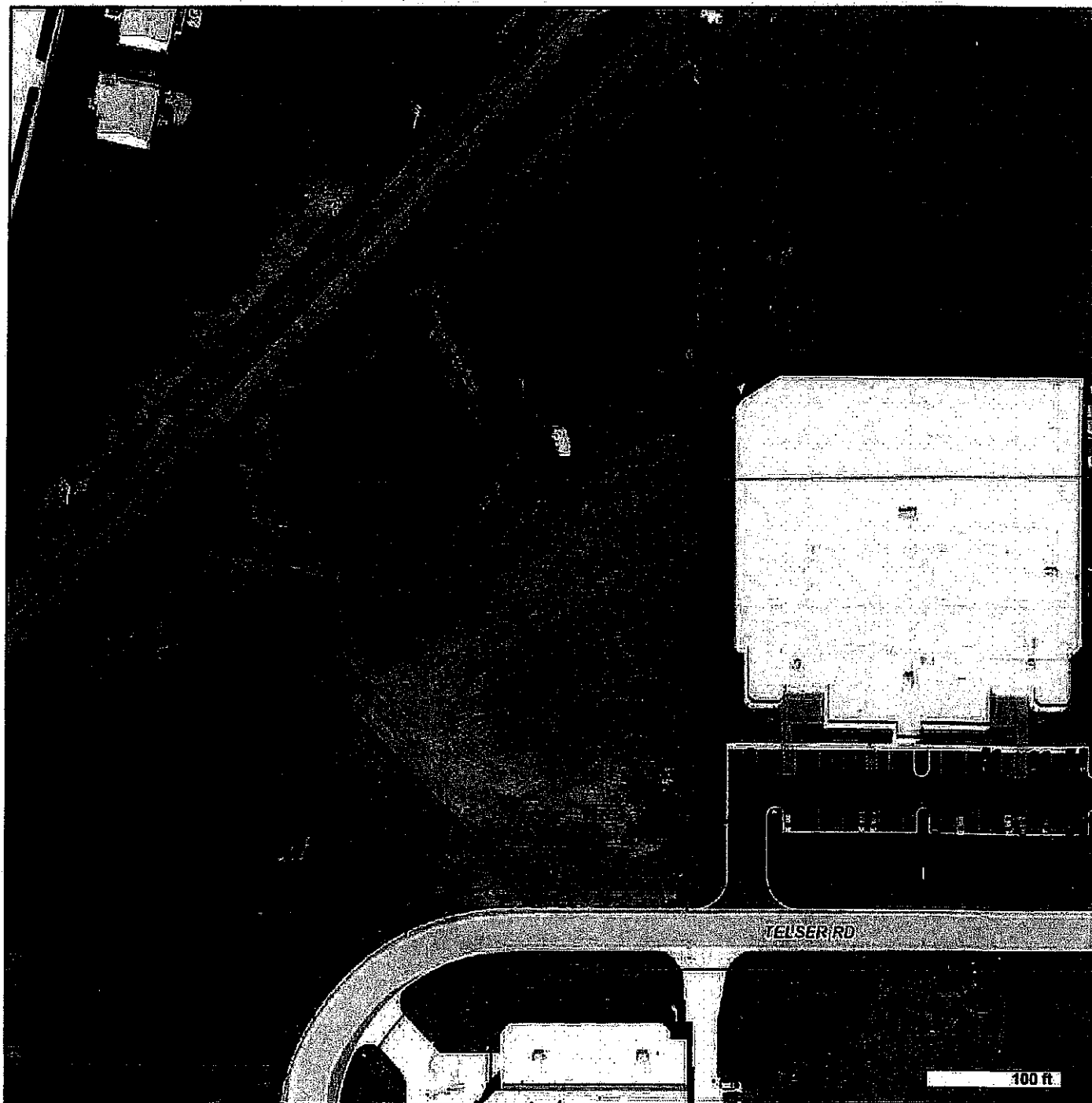
West Lot Line Landscaping meets the requirements for Lot Line Landscaping

- 2. The Landscape Plan Plant List indicates that the Gro-Low Sumac and Kallay's Compact Juniper will be installed along the south portion of the site at 24" w (we assume the "w" stands for "wide"), but it does not indicate the installed plant height. In order for these plants to be counted as part of the minimum required plant units, these plants need to be installed at a minimum 36" in height. The Applicant is requested to indicate the height of these plants, and if they are going to be counted toward meeting part of the minimum required plant units, then they need to be a minimum of 36" in height.
- 3. The Applicant is requested to show the location on any trash enclosure that is located outside of the building and indicate how this trash enclosure is to be screened.

If you have any questions or comments, please contact our office

Attachment: Lake County Address Map & Lake County 2012 Aerial Photograph

am:bd:p:lakezurich/885(855)Telser-2013 Plans#15065-311/LA review 07-01-13.



Village of Lake Zurich  
885 Telser Road



Subject Site

1"=100'



50 0 50 100 Feet



Base Map Data: Lake County GIS Department, 2012 Aerial Data

Date: 07/01/13

Prepared by Rolf C. Campbell & Associates



**Letter Dated June 17<sup>th</sup>, 2013 from Flex Construction Corporation**

Reference is made to "20% landscape requirement" in the fourth sentence of the first paragraph which should be revised to 30% landscape coverage (pervious area) following the stormwater development report for the Astor Subdivision. If there had been approval received for a requirement different from the 30% as reported in the stormwater development report, then please provide a copy of the previous correspondence.

**Sheet 1 of 9 – Cover Sheet:**

1. The Final Engineering submittal shall be signed and sealed by the Registered Professional Engineer responsible for the preparation of the engineering improvement plans.
2. The following notes should be added to the General Notes:
  - a. The Village of Lake Zurich must have 48 hours notice prior to the commencement of any approved construction activity.
  - b. Work within the public right-of-way is subject to the specific approval of the Village Engineer.
  - c. All structure adjustments shall be accomplished using only concrete rings not to exceed 8" with appropriate mastic or mortar.
  - d. The builder shall be responsible for all adjustments before and after final inspection, prior to final acceptance by the Village of Lake Zurich.
  - e. All utility lines shall be augured under street pavement unless specific approval is obtained from the Village Engineer to open cut the street pavement. Contractor shall maintain pavement crossing cuts until final pavement restoration is accepted by the Village Engineer.
3. Note 5 of the General Notes should be revised to reflect the most current reference as "Illinois Urban Manual" because the "Standards and Specifications for Soil Erosion and Sediment Control" has been superseded.
4. A north arrow should be added to the Location Map.
5. Indicate the benchmark datum. If using NGVD 29, provide conversion to NAVD88.

**Sheet 2 of 9 – Existing Conditions**

The storm manholes and inlets on the plan do not follow the symbols as shown in the legend.

**Sheet 3 of 9 – SWPPP Plan**

1. The table in the upper left corner of the plan sheet is somewhat illegible; the table should be scaled appropriately to improve legibility.
2. The proposed silt fence is shown to be outside of the property lines. The silt fence should be revised to remain within the property limits of the parcel being developed.
3. If the storm manhole located near the southeast corner of the parcel has an open lid, then storm structure protection should be denoted.
4. Storm structure protection should be denoted for the catch basin located near the northwest corner of the proposed building (in the loading dock).
5. A concrete washout area should be denoted on the plans.
6. The note for "Building Material Storage" is in conflict with another note and is difficult to read; this should be corrected.

2. Additional grading detail should be provided in the area of the loading dock. If a wall is proposed, details should be provided for the construction of any retaining walls.
3. Add a note referencing the stormwater management regional detention approval and date previously granted by the Village of Lake Zurich.
4. The proposed plan shows drainage directed toward Telser Road. Revise the grading near the entrance to capture drainage on site.

**Detail Sheets 1, 2, 3**

Cross out all details not applicable to the proposed improvements.

**Site Plan**

Not part of the engineering review.

**Sheets A-1, A-4, A-4a**

Not part of the engineering review.

**Sheet L-1**


Please see comments prepared by Rolf C. Campbell & Associates.

**Sheet SE-1**

Comments deferred to others – not part of the engineering review.

If you should have any questions, please do not hesitate to contact me at (847) 634-5550.

Respectfully,  
MANHARD CONSULTING, LTD.



Peter Stoehr, P.E.  
Municipal Engineer

CRG/LZLZ21/Engineering Review

cc: Dan Peterson, Building and Zoning Manager  
Betty Harrison, Environmental Quality Control Supervisor

4. A Class I standpipe system shall be provided with connections within 75 feet of any point in the common area..

LZBC 8-9-2: 905.3.1

5. Fire Hydrants shall be provided as specified in the Village of Lake Zurich Municipal Code. Fire hydrants will be provided no less than 50 and no more than 200 feet from the fire department connection.

L.Z. Municipal Code 10-6-7

6. Fire lanes shall be provided as specified in the Village of Lake Zurich Municipal Code. Access shall be provided to the sprinkler system fire department connection. All fire lanes shall be properly marked with painted curbs and/or signs.

LZBC 8-9-2: 503.7

7. A supervised key box (Knox Box 4400 Series) shall be provided. The key box will be used for emergency access only. Key boxes shall contain two sets of keys to locked points of ingress, whether on the interior or the exterior of the structure, and to locked mechanical, electrical, and elevator control rooms, and other areas as directed by the Fire Chief. All exterior doors that access areas common to the overall structure for each structure are required to have hardware that will allow exterior access into the building with use of a single master key whenever possible. The exterior doors that access an individual retail or commercial occupant are required to have hardware that will allow exterior access into the occupancy with use of a single master key whenever possible that is different than the common key.

LZBC 8-9-2: 506.1

# Memo

**To:** Sam Hubbard, Village Planner  
**From:** Betty Harrison, EQC Supervisor  
**CC:**  
**Date:** July 3, 2013  
**Re:** Staff Review – July 17<sup>th</sup> Plan Commission Meeting

---

1. Schneider Graphics – 885 Telser Rd.
  - Pressure connection valve must be in a valve vault. Minimum vault size is 48" diameter. Valve vault detail not included in submittal.
  - The Utility crossing between the existing water and proposed sanitary sewer service shall follow the requirements of the "Standard Specifications for Water and Sewer Construction in Illinois", most recent addition.
  - A hydrant is required by street intersection. Location must be greater than 50' and less than 200' from the fire department connection to any fixed fire suppression system. Hydrant detail not included in submittal.
  - Sanitary sewer connection detail not included in submittal.
  - Need detail of process. Will there be any wastewater discharge from the printing process?

10) Minimum Landscaped

Surface Area: Required: 20% (subdivision allowance)  
Proposed: 35%

11) Number of Parking

Spaces: Required: 19 which may be increased by 10%  
Proposed: 20 (19 standard and 1 handicapped)

12) Handicapped

Parking: When 1-25 spaces are provided at least 1 shall be handicapped. With permit submittal, details shall be provided including ramping, signage, striping, etc.

13) Landscaping: Landscaping shall be reviewed by Village Planner or landscape consultant.

14) Exterior Lighting: Lighting plan provided indicates compliance with photometrics.

15) Trash Enclosures: Trash enclosure is located at rear as fencing with privacy slats (in easement – requires authorization of engineering and utilities).

16) Rooftop Mechanical

Units (RTUs): Rooftop mechanical equipment as shown is exempt from screening requirements due to allowable site line alternative placement. (Exemption allowed for industrial properties only).

17) Exterior: Building exterior is shown as white precast with reveal accents and tinted gray windows.

Conclusion

- Consideration for Site Plan and Exterior Appearance approvals shall be based on standards outlined in Zoning Code Chapters 20 and 21.
- Authorization required for encroachment into utility and drainage easement.



July 10, 2013

Mr. Dan Peterson  
VILLAGE OF LAKE ZURICH  
70 E. Main Street  
Lake Zurich, IL 60047

RE: Schneider Graphics  
885 Telser Road  
Lake Zurich, IL

Dear Mr. Peterson,

Please accept this as our response to comments received July 5, 2013 for the above referenced project:

**POLICE DEPARTMENT**

Items 1 thru 6 will be taken into consideration while maintaining adherence to the Building and Zoning Codes.

**LANDSCAPE PLAN REVIEW**

\*Project address is 885 Telser Road.

Items 1-A thru D – Landscape consultant review comments are acceptable and will be incorporated into forthcoming revised landscape drawings.

Item 2 – All plant material will be 36" per Village Ordinance. Revised landscape drawings forthcoming.

Item 3 – Trash enclosure will be added at the North Property Line. Trash enclosure will be screened by privacy slots.

**ENGINEERING REVIEW**

Annexation and Zoning Application – Please see Ordinance 2007-08-518 (attached).

Letter Dated June 17<sup>th</sup> from Flex Construction – Please see Ordinance 2007-08-518 (attached).

Sheets 1 thru 9 – See attached comments from Chamberlin/Masse Engineering dated 7/11/2013

**FIRE DEPARTMENT**

Items 1 thru 7 Agreed Fire Sprinkler Drawings will be forthcoming.



### **PUBLIC WORKS REVIEW**

- Pressure connection valve must be in a valve vault. Minimum vault size is 48" diameter. Valve detail not included in submittal. **Noted – see revised civil drawing.**
- The utility crossing between the existing water and proposed sanitary sewer service shall follow the requirements of the "Standard Specifications for Water and Sewer Construction in Illinois", most recent additions. **Noted – see revised civil drawing.**
- A hydrant is required by street intersection. Location must be greater than 50' and less than 200' from the fire department connection to any fixed fire suppression system. Hydrant detail not included in submission. **Fire hydrant is located in the southeast corner of Lot 3.**
- Sanitary sewer connection detail not included in submittal. **Noted – see revised civil drawing.**
- Need detail of process. Will there be any wastewater discharge from the printing process? **Industrial Wastewater Form/Application will be submitted during the permit process. No discharge is anticipated.**

### **ZONING REVIEW**

Items 1 thru 7 – Correct/Agreed

Item 8 – North curb line has been revised so as NOT to encroach into utility easement. See revised civil drawings.

Items 9 thru 12 – Correct/Agreed

Item 13 – Landscape comments included with this response letter dated July 10.

Item 15 – Noted/See revised civil drawings

Items 16 and 17 – Correct/Agreed

Should you have any additional questions or comments, please do not hesitate to call.

Sincerely,

Kelly Sheehan

FLEX CONSTRUCTION CORPORATION

MEM/SG-VILLAGEPLANCOMMISSION.RLTR

# CHAMBERLIN / MASSE ENGINEERING

14044 W. Petronella Drive, Suite 2 • Libertyville, Illinois 60048  
Ph. (847) 362-8444 • FAX (847) 362-9350 • cmasse.eng@gmail.com

July 11, 2013

Manhard Consulting, Ltd.  
Peter Stochr, P.E.  
900 Woodlands Parkway  
Vernon Hills, Illinois 60061

Re: Lot 3 Astor Sub. / Schneider Graphics / 885 Telser Road

Dear Peter:

The following are responses to your review comments dated July 2, 2013 on the above referenced project.

## Sheet 1 of 9 – Cover Sheet:

1. The resubmitted plans will have original signatures as requested.
- 2a-c. The general notes have been added per your request as notes #21-25.
3. General note #5 has been revised as requested.
4. North arrow has been added to location map as requested.
5. The benchmark listed is in U.S.G.S. datum per all previous submittals to the Village of Lake Zurich. A conversion to NAVD88 has been added as requested.

## Sheet 2 of 9 – Existing Conditions:

1. The storm manholes and inlet symbols have been revised to match the legend as requested.

## Sheet 3 of 9 – SWPPP Plan:

1. The table scale has been increased as requested.
2. The proposed silt fence is shown outside the property limits only for clarity's sake with the exception of the west side of the lot. The grading on this side will extend into Lot 2 as shown.
3. The storm structure at the Southeast corner has a closed lid.
4. Storm structure protection for the catchbasin in the loading dock has been added as requested.
5. Concrete washout area has been added as requested.
6. The building material storage note has been relocated as requested.

## Sheet 4 of 9 – Erosion Control Details:

1. Concrete washout detail has been added as requested.
2. These detail sheets were generated by the Village of Lake Zurich and in all previous submissions to the Village it was required that all details remain on the sheets, there are several details which do not apply and it is also noted on these sheets not to alter the drawings.
3. The previous response pertains to this comment.

## Sheet 5 of 9 – Geometric & Utility Plan:

1. The pavement differences have been shaded as requested to clarify the limits of heavy pavement, concrete, and normal pavement thickness.
2. Concrete pavement has been delineated as requested.
3. All symbols used now match the legend as requested.
4. The owner wishes to keep the sidewalk width at 3.5'
5. Areas of depressed and reverse curb pitch have been added as requested.
6. ADA ramp has been added to the plan as requested.
7. A note has been added requiring the IEPA separation requirements and pipe material requirements as requested.
8. A note has been added to the plan regarding the crossing of Telser Road.
9. The proposed storm sewer has been relocated as requested.



10. A pavement patch detail has been added to sheet 9 of 9 as requested.
11. Notes and elevations for the proposed retaining walls have been added as requested.

**Sheet 6 of 9 - Grading Plan:**

1. The grading is intended to encroach onto Lot 2 as shown on our plan. The owner of Lot 2 will provide written approval of the regarding which is necessary to comply with the approved subdivision grading.
2. Retaining wall grades and additional detail has been added to the loading dock as requested.
3. Note has been added as requested.
4. The approved subdivision grading plans provides for the onsite drainage to be directed to Telser Road.

**Detail Sheets 1, 2 & 3:**

The Village has always wanted all details to remain on the sheets.

If you have any questions, please do not hesitate to call or email me.

Respectfully,

*Vincent J. Masse*

Vincent J. Masse, Project Manager



To: Sam Hubbard, Project Planner  
Village of Lake Zurich

From: Pamela Self  
Pamela Self Landscape Architecture

Date: July 17, 2013

Re: Schneider Graphics – 885 Telser Road  
Landscape Plan Review and Comments Response

Mr. Hubbard,

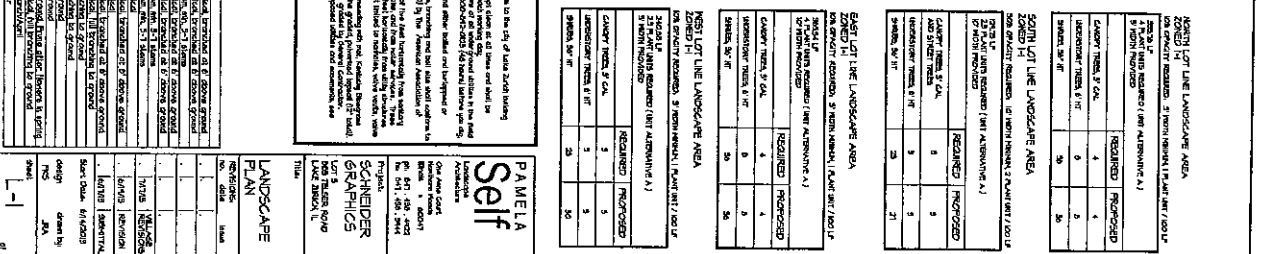
We have revised our plans based on the comments we received from the Rolf C. Campbell & Associates letter dated July 1, 2013. Please see our comments below regarding each line item.

1. The address has been corrected to show the current address of 885 Telser Road.
2. At the north lot line the plant unit has been updated to 4 and one understory tree and four 36" height shrubs have been added to the plan. The plant list and tables have been updated accordingly.
3. At the south lot line the plant unit has been updated per the 30% opacity requirements. The table was updated to show 5 canopy trees required and proposed and two understory trees were added. The plant list and tables have been updated accordingly.
4. At the east lot line the plant unit has been updated to 4 and one understory tree and four 36" height shrubs have been added to the plan. The plant list and tables have been updated accordingly.
5. The Kallay's Compact Juniper size has been updated to 36" height in order to count for the minimum required plant units. The Grow Low Sumac does not count toward the required plant units, so the 24" wide size remains.
6. The trash enclosure has been added and there are 12 proposed Arborvitae surrounding the enclosure for screening.

Please let us know if you have any further comments or questions.

Thank you,

Pamela K. Self, RLA



THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF PAMELA SELF LANDSCAPE ARCHITECTURE LTD.

70 E. Main Street  
Lake Zurich, IL 60047



AGENDA ITEM

9C

Phone: (847) 438-5141  
Fax: (847) 540-1768  
Web: [www.LakeZurich.org](http://www.LakeZurich.org)

## MEMORANDUM

Date: July 29, 2013

To: Jason T. Slowinski, Village Administrator *JS*

From: Daniel A. Peterson, Director of Building & Zoning *AD*  
Sam Hubbard, Village Planner

Subject: Zoning Application for 440 S. Rand Rd, Shops of Lake Zurich Corners

---

**Issue:** Adam Firsel (the "Applicant") represents the contract purchaser for the property commonly known as 440 S. Rand Road (the "Subject Property"). The applicant filed an application with the Village of Lake Zurich dated May 15, 2013, seeking approval of the following:

- (i) Preliminary and Final Plat of Subdivision,
- (ii) Planned Unit Development,
- (iii) Special Use Permit for a drive through use accessory to permitted eating place,
- (iv) Site plans,
- (v) Exterior Appearance plans.

**Analysis:** The Plan Commission conducted a public hearing on June 19, 2013, to consider the application and all of the facts and circumstances affecting the application, including the staff report and recommendations. Based on issues relating to the compensating amenity, landscaping, site circulation, and signage, the Plan Commission voted to continue the public hearing until the July 17<sup>th</sup> meeting. In the meantime, the Applicant worked with staff to address the concerns raised at the June 19<sup>th</sup> meeting.

To address the concerns raised at the June 19 Plan Commission meeting, the Applicant amended his original application to include revised drawings to be presented at the July 17<sup>th</sup> Plan Commission meeting. The revisions included:

- Revised landscape plans including a fence along the western property line to provide a buffer between the development and the adjacent residential areas, additional plant material, and a solid landscape buffer between the parking lot and Rand Rd.

- A \$10,000 compensating amenity to go towards a walking path within Paulus Park.
- Revised signage plans showing greater detail as required by staff.
- A stacking plan showing the drive through stacking in conformance with Village code.
- Revised Final Plat of Subdivision, Photometric Plan, and Preliminary Engineering plans to address concerns raised by staff.

On July 17<sup>th</sup>, the Plan Commission convened to vote on the amended Application. In consideration of all facts and circumstances, the Plan Commission adopted staff's findings as their own findings and recommended that the Village Board approve the amended Application with the following modifications:

- 1) Approval of the Final Plat of Subdivision is conditional upon review and approval from the Village Engineer.
- 2) Approval is conditional upon the provision of a \$10,000 compensating amenity to the Village of Lake Zurich for a walking path within Paulus Park.
- 3) Landscaping must be installed per the revised Landscape Plan dated 7/3/2013.
- 4) All site illumination must comply with the revised Photometric Plan dated 7/3/2013.
- 5) Merchandise delivery and/or pickup must not interfere with the drive through lane on Lot 2. Additionally, delivery and/or pickup of merchandise may not utilize any part of the fire lane.
- 6) The property owners of Lot 1 and Lot 2 are responsible for the maintenance, repair and replacement of the sanitary sewer line from each building, the line they connect into, and the 6-inch line that flows from the property under Route 12 and into the sanitary sewer manhole on the west side of Route 12.
- 7) That the "Analysis of Zoning Relief for PUD" dated June 5, 2013, be revised to include relief to allow window signage on the southern elevation of the Vitamin Shoppe unit, provided that the window signage be "Lifestyle" graphics (i.e. no text and no product advertising).

**Recommendation:** Motion to approve Preliminary and Final Plat of Subdivision, Planned Unit Development, Special Use Permit for a drive through accessory to a permitted eating plan, Site Plans and Exterior Appearance plans for the proposed commercial development on the Subject Property located at 440 S. Rand Road subject to the conditions of approval as outlined within the attached Ordinance.

w/ Attachments:

1. Approval Ordinance
2. Original Plans, including:
  - a. Zoning Application
  - b. Preliminary and Final Plat
  - c. Preliminary Geometric Plan, dated 5/17/2013
  - d. Preliminary Engineering Plan, dated 5/17/2013
  - e. Photometric Plan, dated 5/17/2013
  - f. Preliminary Stormwater Report, dated 5/17/2013
  - g. Impervious Coverage Exhibit Landscape Plan, dated 5/17/2013
  - h. Tree Preservation Plan, dated 5/17/2013
  - i. Building Elevations
  - j. Ground Sign details
3. Staff Report for June 19, 2013 Plan Commission Meeting, dated June 14
4. Village review comments from Building and Zoning, Police, Fire, Landscape Consultant, Public Works, and Engineering Consultant.

5. Response letter to Village review comments from applicant, dated 7/3/2013.
6. Revised Plans, including:
  - a. Revised north elevation for the building on Lot 2 showing a 37.5 sq. ft. sign.
  - b. Signage drawings for the Vitamin Shoppe, dated 6/13/2013
  - c. Revised Preliminary Geometric Plan, dated 7/3/2013
  - d. Revised Preliminary Engineering Plan, dated 7/3/2013
  - e. Revised Plat of Subdivision, dated 7/3/2013
  - f. Revised Photometric Plan, dated 7/3/2013
  - g. Revised Landscape Plan, dated 7/3/2013
7. Analysis of Zoning Relief for PUD, dated 7/5/2013.

**Exhibit A**  
Legal Description of "Property"

THAT PART OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 19,  
TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN,  
DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST  $\frac{1}{4}$  OF THE  
NORTHEAST  $\frac{1}{4}$  OF SAID SECTION 19, A DISTANCE OF 42.69 FEET NORTH OF THE  
SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION (SAID POINT BEING  
ON THE NORTHERLY RIGHT OF WAY LINE OF STATE BOND ISSUE ROUTE 22);  
THENCE NORTH ALONG SAID EAST LINE FOR A DISTANCE OF 415.0 FEET; THENCE  
WEST ALONG A LINE AT RIGHT ANGLES TO SAID EAST LINE OF SAID QUARTER  
QUARTER SECTION FOR A DISTANCE OF 345.9 FEET TO A POINT ON THE  
EASTERLY RIGHT OF WAY LINE OF STATE ROUTE 60 (ALSO KNOWN AS ROUTE  
12); THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE, BEING A CURVED  
LINE TO THE LEFT, HAVING A RADIUS OF 3295.46 FEET FOR A DISTANCE OF 358.11  
FEET; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE, BEING A  
CURVED LINE TO LEFT, HAVING A RADIUS OF 286.4 FEET FOR A DISTANCE OF  
196.04 FEET TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS.

## Exhibit B

July 12, 2013 STAFF REPORT, consisting of 19 pages, including exhibits, along with the additions, changes and modifications to said STAFF REPORT adopted by the Plan Commission in its one page written approval dated July 17, 2013, all consisting of 20 pages.

**APPLICATION PC 2013-06 #4A**

**AGENDA ITEM 3A**



70 E. Main Street  
Lake Zurich, IL 60047

Phone: (847) 540-1698  
Fax: (847) 540-1769

### STAFF REPORT

To: Chairperson Jackson and Members of the Plan Commission  
From: Sam Hubbard, Village Planner  
CC: Daniel A. Peterson, Director of Building & Zoning  
Scott Uhler, Village Attorney  
Date: July 12, 2013  
Re: **Zoning Application for LZ Shops Subdivision**

---

**Summary:** Adam Firsel (the "*Applicant*") is the contract purchaser of the property located at the northeast corner of Route 22 and Route 12 legally described in **Exhibit A** attached hereto (the "*Subject Property*").

The Applicant filed an application with the Village of Lake Zurich dated May 15, 2013, (the "*Application*") seeking the following approvals:

- (i) preliminary and final plat of subdivision, (ii) Planned Unit Development, (iii) special use permit for a drive through use accessory to permitted eating place, (iv) site plans, and (v) exterior appearance plans for the proposed shopping center at the Subject Property.

The Subject Property is within the Village's B-3 Regional Shopping District.

Pursuant to public notice published on May 30, 2013, in the *Daily Herald*, a public hearing was scheduled with the Lake Zurich Plan Commission on June 19, 2013, to consider the Application. The Village posted a public hearing sign on the Subject Property, and the Applicant sent mailings to all property owners within 250' of the Subject Property.

The Applicant appeared before the Plan Commission on June 19<sup>th</sup>, and after discussion with the Plan Commission, the hearing was continued until the July 17<sup>th</sup> Plan Commission meeting.

The Applicant has amended the previous Application with regards to resubmittal of the following:

- Revised north elevation for building on Lot 2 showing a 37.5 sq. ft. sign.
- Signage drawing for the Vitamin Shoppe, dated 6/13/2013.
- Revised Preliminary Geometric Plan, dated 7/3/2013.



- Revised Preliminary Engineering Plan, dated 7/3/2013
- Revised Plat of Subdivision, dated 7/3/2013.
- Revised Photometric Plan, dated 7/3/2013.
- Revised Landscape Plan, date 7/3/2013.

With exception to the above bullet points, the Application remains the same as shown on the drawings provided for the June 19<sup>th</sup> Plan Commission meeting.

**Preliminary Findings:** A detailed revised review letter from Public Works has been provided.

Based on comments from the previous Plan Commission meeting, staff notes that the following changes have been addressed in the resubmittal:

- Inclusion of a compensating amenity in the amount of \$10,000 for a walkway within Paulus Park to connect to the proposed development.
- Inclusion of an 8' tall "board on board" style wooden fence along the eastern property line abutting and providing a buffer to the residential properties to the east.
- The Landscaping Plan has been revised to include additional shrubs.
- The name of the Plat of Subdivision has been changed from LZ Shops Subdivision to Shops of Lake Zurich Corners Subdivision.
- Preliminary Engineering and Geometric Plans have been revised to reflect some of the comments from the Village Engineer. The Final Engineering and Geometric Plans will be subject to review and approval by the Village Engineer.
- Stacking Plan for drive through use has been provided. Stacking conforms to Code.
- Draft Covenants, Conditions, and Restrictions (CCR's) have been provided, including language requested by Public Works. The CCR's also include language to restrict deliveries from interfering with the drive through lane.

Staff notes that a traffic study was not provided. However, staff has spoken with IDOT regarding a traffic study, parkway trees, and a sidewalk in the ROW. IDOT has confirmed that they have given concept approval for the configuration of ROW access points as proposed on the Subject Property and that they would not require a traffic study. Additionally, although IDOT said that parkway trees and a sidewalk in the ROW had not been officially denied, it was not their preference for them to be included with this development due to their potential negative impact on pedestrian and automobile safety. Given IDOT's concept approval without requiring a traffic study, staff is comfortable with the proposed development proceeding without the traffic study.

Staff has not included the draft CCR's within this packet due to their size (17 pages), however, staff has reviewed the CCR's to ensure that they contain the language as required in the review from Betty Harrison dated 7/3/2013.

To help the Plan Commission fully understand the areas where the proposed development does not conform to code, staff has prepared an analysis of the relief that is sought through the PUD. The analysis is included within the packet and titled "Analysis of Zoning Relief for PUD".

**Recommendation:** Your recommendations should be based on the standards included in Section 19-103 of the Zoning Code for Standards for Special Use Permits, Section 22-105 for Standards for Planned Unit Developments, Section 20-103 Standards for Site Plan Disapproval, Section 21-103 Standards for Exterior Appearance Approval, and Sections 10-5-2 and 10-5-9 of the Land Development Code for approval of the Preliminary and Final Plat.

*Please refer to **Exhibit B** for the Applicant's and Staff's responses to these zoning standards. The Zoning Code requires that a recommendation should be made only after all standards of approval have been met.*

*Based on Staff's review, all of the standards for approval **have** been met and therefore staff recommends the Plan Commission make these standards a part of the official record for the Application.*

Staff recommends approval of the following items subject to the conditions listed below and subject to any terms and conditions that may be discussed at the public hearing.

- (i) Preliminary and Final Plat of subdivision.
- (ii) Planned Unit Development, including all the zoning relief items listed in "Analysis of Zoning Relief for PUD" dated June 5, 2013.
- (iii) Special use permit for a drive through accessory to a permitted eating place.
- (iv) Site plans.
- (v) Exterior appearance plans for the proposed shopping center.

Conditions of Approval:

- 1) Approval of the Final Plat of Subdivision is conditional upon review and final approval from the Village Engineer.
- 2) Approval is conditional upon the provision of a \$10,000 compensating amenity to the Village of Lake Zurich for a walking path within Paulus Park.
- 3) Landscaping must be installed per the revised Landscape Plan dated 7/3/2013.
- 4) All site illumination must comply with the revised Photometric Plan dated 7/3/2013.
- 5) Merchandise delivery and/or pickup must not interfere with the drive through lane on Lot 2. Additionally, delivery and/or pickup of merchandise may not utilize any part of the fire lane.

Should you have any questions, please call me at 847-540-1759.

**EXHIBIT A**  
**LEGAL DESCRIPTION OF SUBJECT PROPERTY**

THAT PART OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SAID SECTION 19, A DISTANCE OF 42.69 FEET NORTH OF THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION (SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF STATE BOND ISSUE ROUTE 22); THENCE NORTH ALONG SAID EAST LINE FOR A DISTANCE OF 415.0 FEET; THENCE WEST ALONG A LINE AT RIGHT ANGLES TO SAID EAST LINE OF SAID QUARTER QUARTER SECTION FOR A DISTANCE OF 345.9 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROUTE 60 (ALSO KNOWN AS ROUTE 12); THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE, BEING A CURVED LINE TO THE LEFT, HAVING A RADIUS OF 3295.46 FEET FOR A DISTANCE OF 358.11 FEET; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE, BEING A CURVED LINE TO LEFT, HAVING A RADIUS OF 286.4 FEET FOR A DISTANCE OF 196.04 FEET TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS.



Subject Property

**EXHIBIT B**  
**REVIEW OF COMPLIANCE WITH ZONING STANDARDS**  
**FOR BRADFORD TOWN CROSSING**

**22-105            STANDARDS FOR PLANNED UNIT DEVELOPMENTS**

- A.    Special Use Permit Standards. No special use permit for a planned unit development shall be recommended or granted pursuant to this Chapter unless the applicant shall establish that the proposed development will meet each of the standards made applicable to special use permits pursuant to Chapter 19 of this Code.

**Applicant Response:** None provided.

**Staff Response:** These standards have been met. See below.

- B.    Additional Standards for All Planned Unit Developments. No special use permit for a planned unit development shall be recommended or granted unless the applicant shall establish that the proposed development will meet each of the following additional standards:

1.    Unified Ownership Required. The entire property proposed for planned unit development treatment shall be in single ownership or under such unified control as to ensure that the entire property will be developed as a unified whole. All owners of the property shall be included as joint applicants on all applications and all approvals shall bind all owners. The violation of any owner as to any tract shall be deemed a violation as to all owners and all tracts.

**Applicant Response:** The entire site is currently under contract to purchase by 440 Rand Road, LLC. The proposed development is seeking a Plat of Subdivision, whereby the two newly created lots may be separately owned in the future. A Reciprocal Easement Agreement, whereby each parcel will maintain its property, with joint maintenance responsibility over the detention pond maintenance will be included in the Agreement.

**Staff Response:** Because the contract to purchase is to a single owner this standard has been met.

2.    Minimum Area. The applicant shall have the burden of establishing that the subject property is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the objectives for which planned unit developments may be established pursuant to this Section.

**Applicant Response:** The area of the PUD will remain unchanged.

**Staff Response:** At 2.02 acres in size, the area of the PUD is sufficient in size and shape to be planned and developed as a unified project and therefore this standard has been met.

3. Covenants and Restrictions to be Enforceable by Village. All covenants, deed restrictions, easements, and similar restrictions to be recorded in connection with the planned unit development shall provide that they may not be modified, removed, or released without the express consent of the Board of Trustees and that they may be enforced by the Village as well as by future landowners within the proposed development.

**Applicant Response:** Not applicable. As part of the Reciprocal Easement Agreement there will be recorded Covenants, Conditions, and Restrictions that are in place among all property owners within the PUD and making it unnecessary for the Village to have enforcement rights.

**Staff Response:** Because Covenants, Conditions, and Restrictions can be written so that they are enforceable by the owners of the two properties against one another, it is not necessary for the Village to have enforcement rights and therefore this standard is not applicable.

4. Public Open Space and Contributions. Whenever the Official Comprehensive Plan, Zoning Map, or Official Map indicates that development of a planned unit development will create a need for land for public purposes of the Village within the proposed planned unit development, the Board of Trustees may require that such area be designated and to the extent such need is specifically and uniquely attributable to the proposed development, dedicated to the Village for such use. In addition, the Board of Trustees may require evidence that all requirements of Village ordinances pertaining to the dedication of land or the contribution of cash in connection with subdivisions or developments of land have been met as respects the proposed planned unit development.

**Applicant Response:** Not applicable. This is a 2 acre site with a large on site detention pond. As such, no contributions are proposed.

**Staff Response:** Standard met. The Official Comprehensive Plan, Zoning Map, or Official Map does not indicate that development on this property creates a need for land for public purposes. Additionally, the Applicant has proposed a \$10,000 contribution (compensating amenity) to the Village for the provision of a walking path to connect within Paulus Park to the proposed development.

5. Common Open Space.

- a. Amount, Location, and Use. The failure of a planned unit development to provide common open space shall be considered to be an indication that it has not satisfied the objectives for which such developments may be approved pursuant to this Code. When common open space is provided in a planned unit development, the amount and location of such open space shall be consistent with its intended function as set forth in the application and planned unit development plans. No such open space shall be used for the construction of any structure or improvement except such structures and improvements as may be approved in the Final Plan as appropriate to the intended leisure and recreational uses for which such open space is intended.

- b. Preservation. Adequate safeguards, including recorded covenants or dedication of development rights, shall be provided to prevent the subsequent use of common open space for any use, structure, improvement, or development other than that shown on the approved Final Plan. The restrictions must be permanent and not for a given period of years and must run with the land. Such covenants and dedications may provide that they may be released, but only with the express written consent of the Board of Trustees.
- c. Ownership and Maintenance. The Final Plan shall include such provisions for the ownership and maintenance of such open space and improvements as are reasonably necessary to ensure their continuity, care, conservation, maintenance, and operation in accordance with predetermined standards and to ensure that remedial measures will be available to the Village if such open space or improvements are permitted to deteriorate or are not maintained in a condition consistent with the best interests of the planned unit development or the Village.
- d. Property Owners' Association. When the requirements of the preceding subparagraph are to be satisfied by the ownership or maintenance of such open space or improvements by a property owners' association, such association shall meet each of the following standards:
  - i. the by-laws and rules of the association and all declarations, covenants, and restrictions to be recorded must be approved as part of the Final Plan prior to becoming effective. Each such document shall provide that it shall not be amended in any manner that would result in it being in violation of the requirements of this Subparagraph; and
  - ii. the association must be established and all covenants and restrictions must be recorded prior to the sale of any property within the area of the planned unit development designated to have the exclusive use of the proposed open space or improvements; and
  - iii. the association must be responsible for casualty and liability insurance, taxes, and the maintenance of the open space and improvements to be deeded to it; and
  - iv. membership in the association must be mandatory for each property owner and any successive owner having a right to the use or enjoyment of such open space or improvements; and
  - v. every property owner having a right to the use or enjoyment of such open space or improvements must pay its pro rata share of the cost of the association by means of an assessment to be levied by the association that meets the requirements for becoming a lien on the property in accordance with State statutes; and
  - vi. the association must have the right to adjust the assessment to meet changed needs. The membership vote required to authorize such

adjustment shall not be fixed at more than two-thirds of the members voting on the issue; and

- vii. the Village must be given the right to enforce the covenants; and
- viii. the Village must be given the right, after 10 days' written notice to the association, to perform any maintenance or repair work that the association has neglected to perform, to assess the membership for such work and to have a lien against the property of any member failing to pay such assessment. For this purpose alone, the Village shall have all the rights and powers of the association and its governing body under the agreements and declarations creating the association.

**Applicant Response:** Not applicable. This is a commercial site which was formerly a gas station, and is being improved with landscaping, retail buildings, parking and detention. No common open space is provided.

**Staff Response:** Common open space is not necessary for a commercial development of this size and therefore this standard is not applicable to the proposed development.

- 6. Landscaping and Perimeter Treatment. Any area of a planned unit development not used for structures or circulation elements shall be landscaped or otherwise improved. The perimeter of the planned unit development shall be treated so as to ensure compatibility with surrounding uses by means such as provision of compatible uses and structures, setbacks, screening, or natural or man-made buffers.

**Applicant Response:** The existing perimeter treatment is to remain and be enhanced with additional plant material.

**Staff Response:** Landscaping will be installed within the site in all areas not improved. Along the eastern property line abutting the residential property to the east, the Applicant has proposed an eight-foot tall fence to provide screening from the adjacent residential homes. The Applicant has done an excellent job of screening the parking lot from Route 12 with no gaps in the landscaping. Standard met.

- 7. Private Streets. Private streets are prohibited unless expressly approved by the Board of Trustees. If so approved, they shall meet all construction standards applicable to public streets. No such streets shall be approved except upon the condition that they shall be owned and maintained by a property owners' association meeting the requirements set forth in Subparagraph B5(d) of this Section.

**Applicant Response:** Not applicable. No private streets planned.

**Staff Response:** Not applicable due to there being no private streets proposed within this development.

- 8. Sidewalks. A sidewalk meeting the standards of the Lake Zurich Subdivision Ordinance shall be provided along at least one side of every street in or abutting a planned unit development; provided, however, that such sidewalk may be

constructed in a street right-of-way or as a specific element of the design of the planned unit development.

**Applicant Response:** Not applicable. There are no sidewalks on the north side of Rt. 22 adjacent to the site, and no sidewalks north of the site along Rand Road. Also along the west side of Rand Road there are no sidewalks. There is a sidewalk on the south side of Rt. 22 that comes to crosswalk across Rand Road, but the sidewalk does not turn on to Rand Rd.

**Staff Response:** IDOT has informed the Village that they would prefer the development not contain sidewalks along the Right-of-Way due to concerns with pedestrian safety. In lieu of a sidewalk, the Applicant has offered a \$10,000 compensating amenity. Standard met.

9. Utilities. All utility lines shall be installed underground.

**Applicant Response:** Standard met.

**Staff Response:** All utility lines are proposed to be installed underground and therefore this standard has been met.

- C. Additional Standards for Specific Planned Unit Developments. When the district regulations authorizing any planned unit development use in a particular district impose standards to be met by such planned unit development in such district, a special use permit for such development shall not be recommended or granted unless the applicant shall establish compliance with such standards.

**Applicant Response:** None.

**Staff Response:** There are no additional standards for a PUD in the B-3 district and therefore this standard has been met.

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## 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.

**Applicant Response:** None.

**Staff Response:** One of the purposes of the Zoning Code is to protect and enhance the taxable value of land and buildings. The proposed PUD, including the drive through special use, enhances the taxable value of the land above its current value and also provides a sales tax generating use, making it in harmony with the purposes



of the Code. Additionally, the Comprehensive Plan classifies this area as suitable for commercial development and the proposed commercial use is therefore in harmony with the Comprehensive Plan. For these reasons, this standard has been met.

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.

**Applicant Response:** None.

**Staff Response:** The Applicant has proposed an eight-foot tall fence between the proposed development and the neighboring residential to the east in order to mitigate any substantial or undue adverse effect upon adjacent property. The commercial nature of the development is consistent with the character of the area. Standard met.

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.

**Applicant Response:** None.

**Staff Response:** The orientation of the buildings on the property is such that it creates adequate open space between the development and neighboring properties. In addition, the proposed building height, at 24'-4", is consistent with surrounding building heights and will not dominate the immediate vicinity. For these reasons, this standard has been met.

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.

**Applicant Response:** None.

**Staff Response:** The proposed special use and PUD is located in an area that is already developed and is adequately served by public facilities and services. Therefore, this standard has been met.

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

**Applicant Response:** None.

**Staff Response:** While this development will increase traffic within the area, the site has been designed to provide the necessary ingress and egress so as to minimize any adverse effect on traffic congestion. There is no direct access to this development from neighboring residential areas so it will not draw significant amounts of traffic through residential streets. Therefore this standard has been met.

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.

**Applicant Response:** None.

**Staff Response:** The property is currently a vacant lot and as such, it does not contain any historic feature of significant importance. The wetlands on the site, at less than .25 acres, are too small a feature to be of significant importance. There is no scenic feature of significant importance on the site. For these reasons this standard has been met.

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.

**Applicant Response:** None.

**Staff Response:** Staff has reviewed the development proposal and determined that it complies with all additional standards imposed on it by the particular provision of this code authorizing its 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.

**Applicant Response:** None.

**Staff Response:** There are no additional district regulations for the proposed special use in the B-3 district and therefore this standard has been met.

- 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.

**Applicant Response:** None.

**Staff Response:** The proposed special use and PUD will provide space for commercial businesses that will generate sales tax revenue for the community, which has a positive impact on the welfare of the community. In addition, the location of additional retail opportunities within the community will allow for more convenient access to such amenities for all village residents. For these reasons, this standard has been met.

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.

**Applicant Response:** None.

**Staff Response:** Staff has not identified a location as more appropriate for the proposed special use and PUD in comparison to the proposed site. Therefore this standard has been met.

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.

**Applicant Response:** None.

**Staff Response:** The pick up window for the drive through has been located away from the rear of the building adjacent to nearby residential and placed on the side to mitigate adverse impacts. Given the orientation of the building, the location of the drive through use is proposed at the far north tenant space, which is the furthest from residential uses and creates the maximum distance way from residential uses. Standard met.

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## 20-103 STANDARDS FOR SITE PLAN DISAPPROVAL

- A. Standards. The Board of Trustees shall not disapprove, and the Plan Commission shall not recommend disapproval of, a site plan submitted pursuant to this Chapter except on the basis of specific written findings directed to one or more of the following standards:

1. Application Improper. The application is incomplete in specified particulars or contains or reveals violations of this Code or other applicable regulations that the applicant has failed or refused to supply or correct.

**Applicant Response:** None.

**Staff Response:** Standard met. The application is complete.

2. Failure of Condition Precedent. The application is submitted in connection with another application, the approval of which is a condition precedent to the necessity for site plan review, and the applicant has failed to secure approval of that application.

**Applicant Response:** None.

**Staff Response:** This standard does not apply as there is no other application filed that would need approval in order to proceed with the present request for site plan approval.

3. Failure to Meet Standards. The site plan fails to adequately meet specified standards required by this Code with respect to the proposed use or development, including special use standards where applicable.

**Applicant Response:** None.

**Staff Response:** Standard met. All deviances from code requirements can be addressed through the PUD process.

4. Interference With Right-Of-Way. The proposed site plan interferes with easements or rights-of-way.

**Applicant Response:** None.

**Staff Response:** Standard met. IDOT has approved the right-of-way access and the development does not interfere with any easements.

5. Interference with Features. The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site.

**Applicant Response:** None.

**Staff Response:** Standard met. There are less than .25 acres of wetlands on the proposed site, making their existence insignificant. In addition, the Applicant will follow all requirements from Lake County SMC to mitigate the impact on this area. There are no significant topographical or physical features on the site.

6. Traffic Problems. The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably create hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off site.

**Applicant Response:** None.

**Staff Response:** The Applicant has included restrictions in the CCR's governing the property requiring that deliveries take place so as not to interfere with the drive through use. Standard met.

7. Inadequate Screening. The screening of the site does not provide adequate shielding from or for nearby uses.

**Applicant Response:** None.

**Staff Response:** Standard met. The landscaping proposed provides adequate shielding from nearby uses.

8. Lacking Amenity. The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.

**Applicant Response:** None.

**Staff Response:** Standard met. The proposed structures and landscaping are consistent with that of surrounding properties.

9. **Lack of Open Space.** In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes inadequate provision for the creation or preservation of open space or for its continued maintenance.

**Applicant Response:** None.

**Staff Response:** Standard met. The regulations for B-3 zoning districts allow a .22 FAR for one-story retail uses; the Applicant has proposed a .14 FAR, which allows the preservation of open space on the site.

10. **Drainage or Erosion Problems.** The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned drainage system serving the Village.

**Applicant Response:** None.

**Staff Response:** The applicant has proposed a drainage retention pond on the northeast area of the property to ameliorate any stormwater and drainage problems created by the development. This standard has been met as there will not be unreasonable drainage or erosions issues created by the development.

11. **Burdens on Utilities.** The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility systems serving the Village.

**Applicant Response:** None.

**Staff Response:** Standard met. The surrounding area is built out and has existing infrastructure and utilities to accommodate the proposed development.

12. **Lack of Public Uses.** The proposed site plan does not provide for required public uses designated on the Official Map.

**Applicant Response:** None.

**Staff Response:** Standard met. The Official Map does not contain required public uses for this site.

13. **Other Adverse Effects.** The proposed site plan otherwise adversely affects the public health, safety, or general welfare.

**Applicant Response:** None.

**Staff Response:** This development, located along a major commercial street, is similar and compatible with adjacent uses along Route 12 and will not jeopardize the health, safety, or general welfare of the public.

- B. Alternative Approaches. In citing any of the foregoing standards, other than those of Paragraphs A1 and A2, as the basis for disapproving a site plan, the Plan Commission or the Board of Trustees shall suggest alternate site plan approaches that could be developed to avoid the specified deficiency or shall state the reasons why such deficiency cannot be avoided consistent with the applicant's objectives.

**Applicant Response:** None.

**Staff Response:** Not applicable as no basis for disapproval has been found.

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## **21-103 STANDARDS AND CONSIDERATIONS FOR EXTERIOR APPEARANCE APPROVAL**

In their consideration of applications for exterior appearance approval, the Plan Commission and the Board of Trustees shall consider and evaluate the propriety of granting the approval in terms of the effect of the application on the purposes for which exterior appearance approval is required. In addition, the Plan Commission and the Board of Trustees shall be guided by the following standards and considerations:

- A. General Quality of Design and Site Development. New and existing buildings and structures and appurtenances thereof which are constructed, reconstructed, materially altered, repaired, or moved shall be evaluated under the following quality of design and site development guidelines:

1. Open Spaces. The quality of the open spaces between buildings and in setback spaces between street and facade.

**Applicant Response:** None.

**Staff Response:** Standard met. Although the applicant is asking for a reduction in side yard setback, this modification can be allowed through the PUD process. The modification is acceptable in that the applicant could conceivably build one continuous building with no separation if he did not subdivide the property (which subdivision is by choice and not a code requirement). The open space between buildings is at least 20-feet and preserves adequate open space between buildings given the small size of the site. The setback space between the facade and the street meets code requirements.

2. Materials. The quality of materials and their relationship to those in existing adjacent structures.

**Applicant Response:** None.

**Staff Response:** The quality of materials will meet Village code and therefore this standard has been met.

3. General Design. The quality of the design in general and its relationship to the overall character of neighborhood.

**Applicant Response:** None.

**Staff Response:** The quality of the design is on par or above neighboring commercial sites and therefore this standard has been met.

4. **General Site Development.** The quality of the site development in terms of landscaping, recreation, pedestrian access, automobile access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.

**Applicant Response:** None.

**Staff Response:** The proposed design takes into consideration all of the above aspects. No recreation is required in commercial developments of this scale and IDOT has given concept approval for the off-site access to the development. Landscaping has been proposed to enhance the appearance of the development, including an extensive amount of ground covers. Standard met.

- B. **General Standards for Visual Compatibility.** New and existing buildings and structures, and appurtenances thereof, which are constructed, reconstructed, materially altered, repaired, or moved shall be visually compatible in terms of the following guidelines:

1. **Height.** The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.

**Applicant Response:** None.

**Staff Response:** Standard met. The height of the building, at 24'-4", is compatible with surrounding building heights and conforms to code requirements.

2. **Proportion of Front Facade.** The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.

**Applicant Response:** None.

**Staff Response:** Standard met. This relationship is acceptable.

3. **Proportion of Openings.** The relationship of the width to height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.

**Applicant Response:** None.

**Staff Response:** Standard met. The windows are of standard size for this type of development.

4. **Rhythm of Solids to Voids in Front Facades.** The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.

**Applicant Response:** None.

**Staff Response:** Standard met. The rhythm of solids to voids is consistent with surrounding structures.

5. **Rhythm of Spacing and Buildings on Streets.** The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.

**Applicant Response:** None.

**Staff Response:** Standard met. There is no substantial difference between the relationship of the structure to the open space between it

6. **Rhythm of Entrance, Porch, and Other Projections.** The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.

**Applicant Response:** None.

**Staff Response:** Standard met. The entrance is consistent with entrances for similar surrounding buildings and the only projection from the building is the awnings which can also be found on surrounding buildings along Route 12.

7. **Relationship of Materials and Texture.** The relationship of the materials and texture of the facade shall be visually compatible with the predominant materials used in the buildings and structures to which it is visually related.

**Applicant Response:** None.

**Staff Response:** Standard met. The brick façade used on the proposed buildings is also used on several neighboring buildings.

8. **Roof Shapes.** The roof shape of a building shall be visually compatible with the buildings to which it is visually related.

**Applicant Response:** None.

**Staff Response:** Standard met. The flat roof used on the proposed building is a style found on many neighboring structures.

9. **Walls of Continuity.** Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.

**Applicant Response:** None.

**Staff Response:** Not applicable. The surrounding area does not have cohesive walls and, given the odd shape and orientation of the lot, this is not applicable.

10. **Scale of Building.** The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related.



**Applicant Response:** None.

**Staff Response:** Standard met. The scale and mass of the proposed building in relation to open spaces, windows, and door openings is within the character of the surrounding structures. There are no porches or balconies proposed within this development.

11. Directional Expression of Front Elevation. A building shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or non-directional character.

**Applicant Response:** None.

**Staff Response:** Standard met. The building has a strong orientation towards the street, which is consistent with the directional expression of the surrounding buildings.

- C. Additional Standards Applicable to Development in the B-2 Central Business District. New and existing buildings and structures and appurtenances thereof in the B-2 Central Business District which are constructed, reconstructed, materially altered, or moved shall be evaluated under the following quality of design and site development guidelines in addition to the standards set in Subsections A and B of this Section:

1. Overall Compatibility. The proposed improvements should be compatible with adjacent structures and with the overall redevelopment strategy for the B-2 District set forth in the Official Comprehensive Plan.
2. Building Frontage Lines. Buildings along Main Street and Old Rand Road should have frontage directly adjacent to the sidewalk right-of-way line. Building setbacks may be permitted if the area between the building face and the sidewalk is used for outdoor retailing, seating, or usable public-access open space and is compatible with adjacent properties.
3. Principal Entrance. Buildings along Main Street and Old Rand Road should have the principal store entrance accessible directly from the public sidewalk. A short private walkway to the entrance may be permissible if it is consistent with the character of the building and adjacent properties.
4. Entrance Highlights. Store entrances should be highlighted with architectural features compatible with the overall building design.
5. Windows. Windows should be subdivided to emphasize vertical proportions.
6. Story Distinctions. The first story of the building should be distinguished from the second story by means of a horizontal lintel, second floor overhang or setback, or similar detail.
7. Building Materials. Exterior building materials should be any of the following: brick, masonry, stucco, cementitious products, wood-like vinyl siding, and/or natural wood siding.

8. Signs. Sign materials, forms, and designs shall be integral with the building architecture. Custom designed individual letters, carved wood, or etched metal signs will be strongly encouraged. Perpendicular signs extending over the sidewalk may be permitted if limited in size and if compatible with adjacent properties and safety concerns. Back-lighted fluorescent box signs shall be prohibited.

**Applicant Response:** None.

**Staff Response:** Not applicable as the proposed development is not in the B-2 Central Zoning District.

- D. Additional Standards Applicable to Development in the LP Lake Protection District. New and existing buildings and structures and appurtenances thereof in the LP Lake Protection District which are constructed, reconstructed, materially altered, repaired, or moved shall be evaluated under the following development guidelines in addition to the standards set in Subsections A, B, and, if applicable, C of this Section:

1. No Adverse Impact on Views. The proposed development should create no undue adverse impact on existing views of the lake, subject to the other guidelines in this Subsection D.
2. Diminution of value. Impacts on existing views of the lake may be offset by the degree to which the value of the subject property would be diminished by avoidance or elimination of such impacts on existing views.
3. Protection of Lake Features. Such diminution in value may be offset, however, by the protection of a valuable existing feature of the lake.
4. Value of Adjacent Properties. The use and enjoyment, or value, of adjacent properties should not be adversely affected by the proposed use or development.

**Applicant Response:** None.

**Staff Response:** Not applicable as the proposed development does not fall within the LP Lake Protection District.

- D. Special Considerations for Existing Buildings. For existing buildings, the Plan Commission and the Board of Trustees shall consider the availability of materials, technology, and craftsmanship to duplicate existing styles, patterns, textures, and overall detailing.

**Applicant Response:** None.

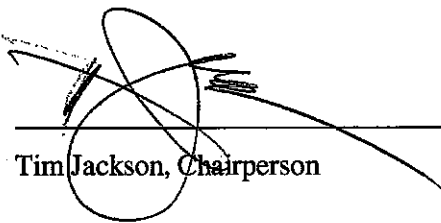
**Staff Response:** Not applicable as this is not an existing building.

**LAKE ZURICH PLAN COMMISSION  
FINAL FINDINGS & RECOMMENDATIONS  
FOR 440 SOUTH RAND ROAD  
July 17, 2013**

The Plan Commission hereby recommends approval of the Application PC 2013-06 #4A, subject to and including the terms and findings contained in the Staff Report dated July 12, 2013 for this Application as follows:

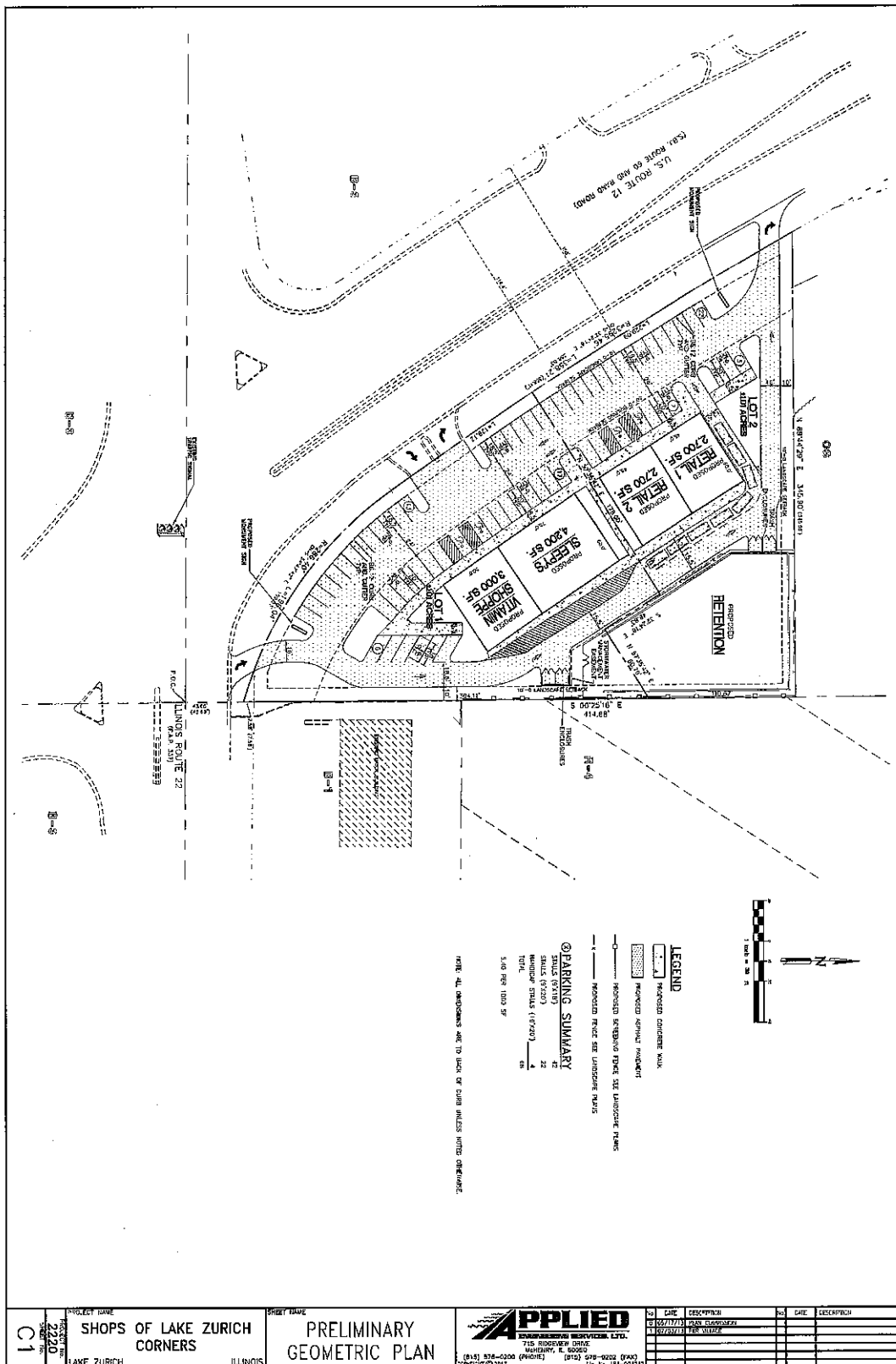
- ☐ Without any further additions, changes and modifications.
- ☒ With the following additions, changes and modifications.

- 1) Approval of the Final Plat of Subdivision is conditional upon review and approval from the Village Engineer.
- 2) Approval is conditional upon the provision of a \$10,000 compensating amenity to the Village of Lake Zurich for a walking path within Paulus Park.
- 3) Landscaping must be installed per the revised Landscape Plan dated 7/3/2013.
- 4) All site illumination must comply with the revised Photometric Plan dated 7/3/2013.
- 5) Merchandise delivery and/or pickup must not interfere with the drive through lane on Lot 2. Additionally, delivery and/or pickup of merchandise may not utilize any part of the fire lane.
- 6) The property owners of Lot 1 and Lot 2 are responsible for the maintenance, repair and replacement of the sanitary sewer line from each building, the line they connect into, and the 6-inch line that flows from the property under Route 12 and into the sanitary sewer manhole on the west side of Route 12.
- 7) That the "Analysis of Zoning Relief for PUD" dated June 5, 2013, be revised to include relief to allow window signage on the southern elevation of the Vitamin Shoppe unit, provided that the window signage be "Lifestyle" graphics (i.e. no text and no product advertising).

  
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Tim Jackson, Chairperson

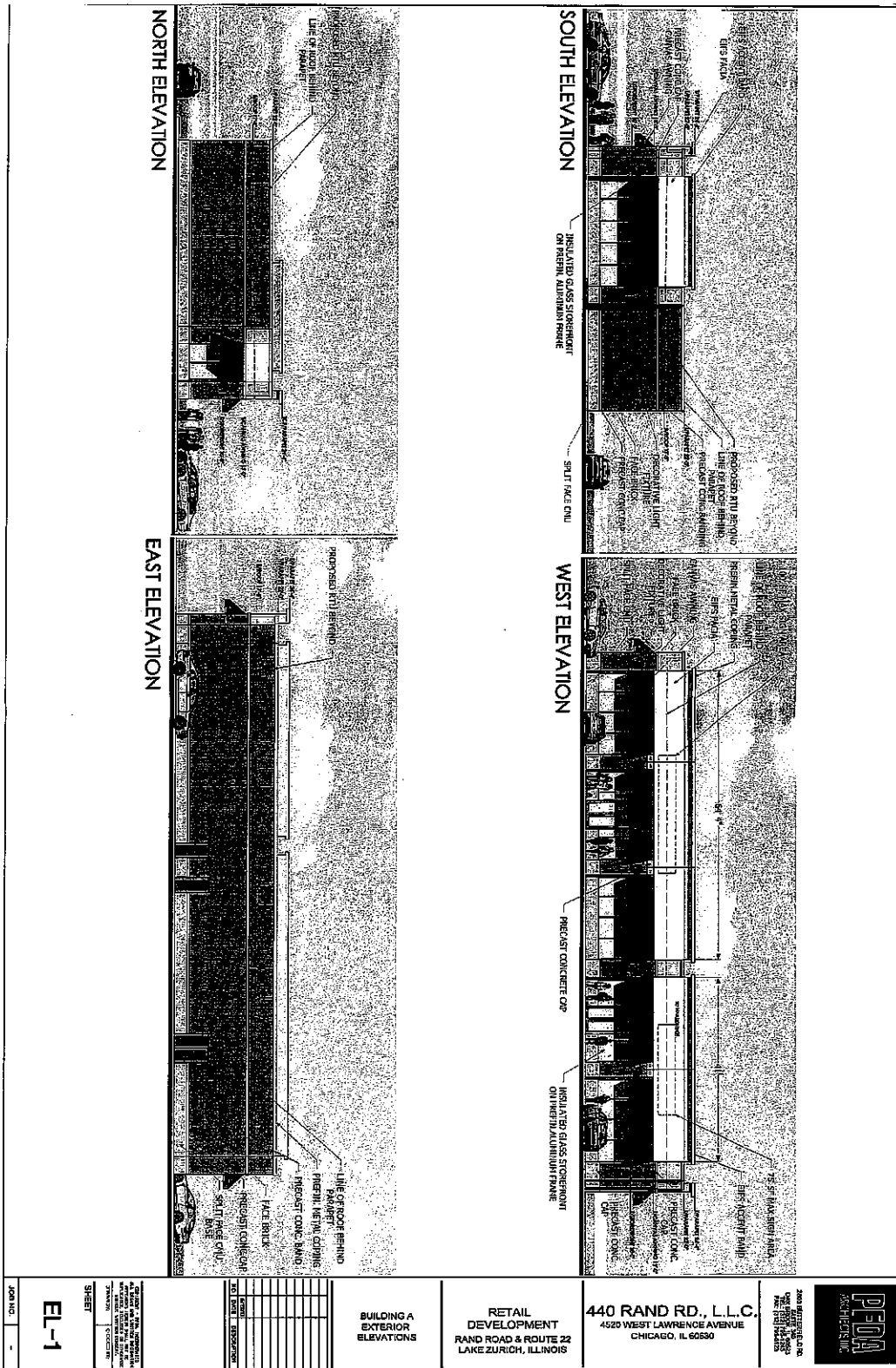
# Exhibit C

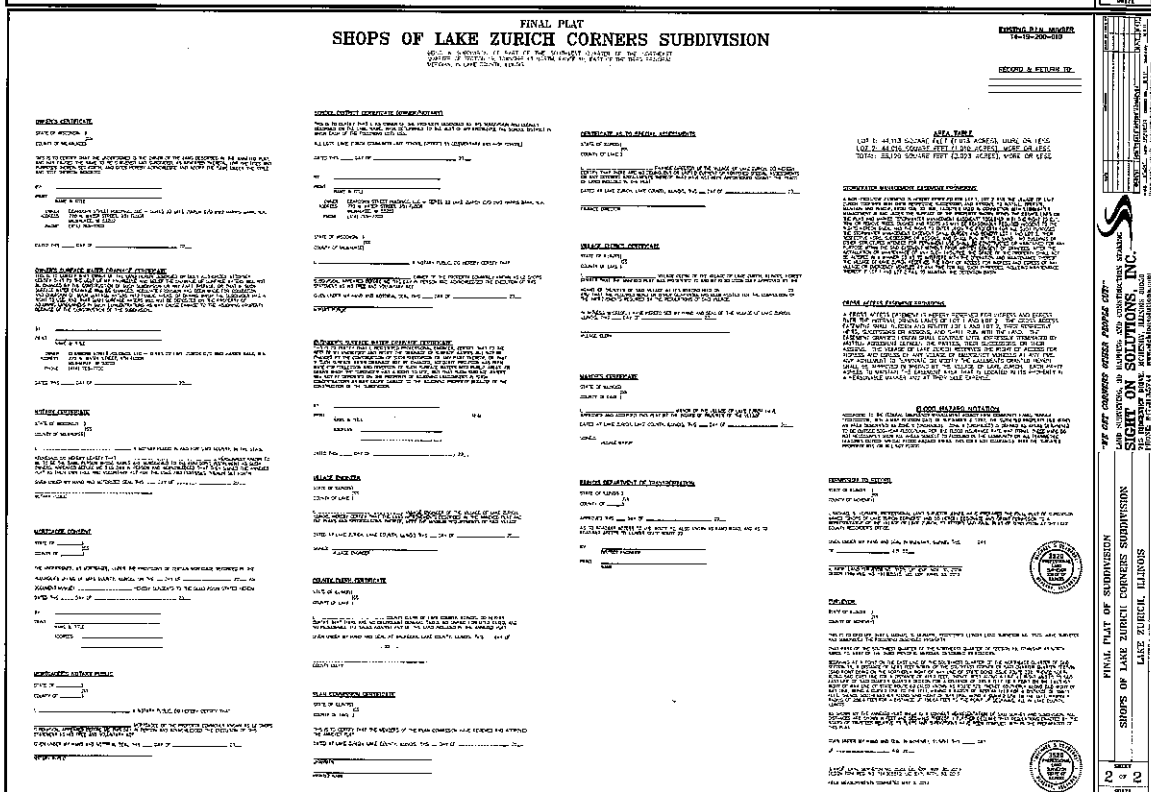
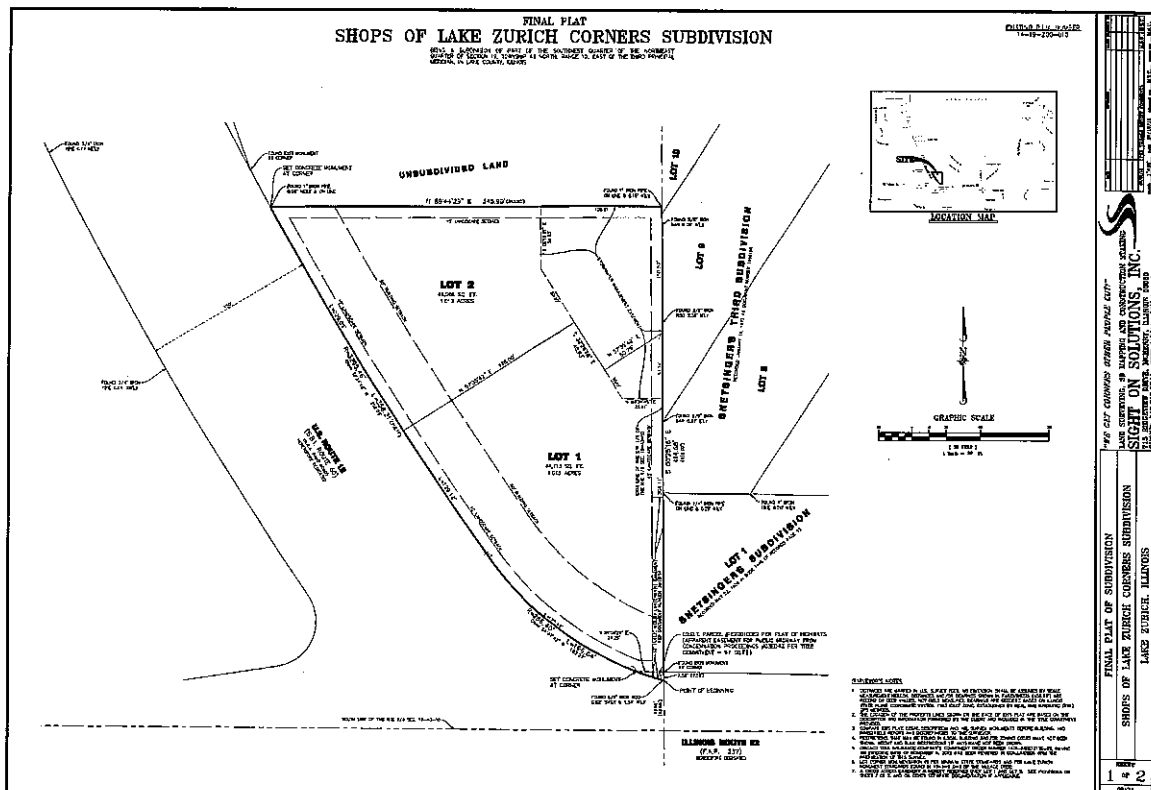
## Site Plan



# Exhibit D

## Exterior Appearance Plans for the Shopping Center







70 E. Main Street  
Lake Zurich, IL 60047

Phone: (847) 540-1698  
Fax: (847) 540-1769

### STAFF REPORT

To: Chairperson Jackson and Members of the Plan Commission  
From: Sam Hubbard, Village Planner  
CC: Daniel A. Peterson, Director of Building & Zoning  
Scott Uhler, Village Attorney  
Date: June 14, 2013  
Re: **Zoning Application for LZ Shops Subdivision**

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**Summary:** Adam Firsel (the "*Applicant*") is the contract purchaser of the property located at the northeast corner of Route 22 and Route 12 legally described in **Exhibit A** attached hereto (the "*Subject Property*").

The Applicant filed an application with the Village of Lake Zurich dated May 15, 2013, (the "*Application*") seeking the following approvals:

- (i) preliminary and final plat of subdivision, (ii) Planned Unit Development, (iii) special use permits, (iv) site plans, and (v) exterior appearance plans for the proposed shopping center at the Subject Property.

The Subject Property is within the Village's B-3 Regional Shopping District.

Pursuant to public notice published on May 30, 2013, in the *Daily Herald*, a public hearing was scheduled with the Lake Zurich Plan Commission on June 19, 2013, to consider the Application. The Village posted a public hearing sign on the Subject Property.

**Preliminary Findings:** Detailed staff reviews from the Building and Zoning Department, Public Works, Police Department, Fire/Rescue Department, and the Village's landscape consultant are attached.

The developer has not proposed any compensating amenities with their development.

Staff's initial review has found the development lacking in some areas, and based on these deficiencies, staff believes that the development, as proposed, cannot meet all standards for approval. Staff recognizes that this is a prominent commercial site within the Village and therefore would like to see any development in this prominent location meet as many of the requirements within the Zoning Code as possible.

**Recommendation:** Your recommendations should be based on the standards included in Section 19-103 of the Zoning Code for Standards for Special Use Permits, Section 22-105 for Standards for Planned Unit Developments, Section 20-103 Standards for Site Plan Disapproval, Section 21-103 Standards for Exterior Appearance Approval, and Sections 10-5-2 and 10-5-9 of the Land Development Code for approval of the Preliminary and Final Plat.

*Please refer to **Exhibit B** for the Applicant's and Staff's responses to these zoning standards. The Zoning Code requires that a recommendation should be made only after all standards of approval have been met.*

*Based on Staff's review, all of the standards for approval have **not** been met and therefore staff recommends that, should the Applicant desire a vote at the July 19<sup>th</sup> meeting, the Plan Commission deny the Application and make these standards a part of the official record for the Application.*

*As an alternative, the Plan Commission can continue the Application until the next regular meeting in order to give the Applicant a chance to address the issues identified within this staff report.*

Should you have any questions, please call me at 847-540-1759.



**EXHIBIT A**  
**LEGAL DESCRIPTION OF SUBJECT PROPERTY**

THAT PART OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SECTION 19, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHEAST  $\frac{1}{4}$  OF SAID SECTION 19, A DISTANCE OF 42.69 FEET NORTH OF THE SOUTHEAST CORNER OF SAID QUARTER QUARTER SECTION (SAID POINT BEING ON THE NORTHERLY RIGHT OF WAY LINE OF STATE BOND ISSUE ROUTE 22); THENCE NORTH ALONG SAID EAST LINE FOR A DISTANCE OF 415.0 FEET; THENCE WEST ALONG A LINE AT RIGHT ANGLES TO SAID EAST LINE OF SAID QUARTER QUARTER SECTION FOR A DISTANCE OF 345.9 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF STATE ROUTE 60 (ALSO KNOWN AS ROUTE 12); THENCE SOUTHERLY ALONG SAID RIGHT OF WAY LINE, BEING A CURVED LINE TO THE LEFT, HAVING A RADIUS OF 3295.46 FEET FOR A DISTANCE OF 358.11 FEET; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY LINE, BEING A CURVED LINE TO LEFT, HAVING A RADIUS OF 286.4 FEET FOR A DISTANCE OF 196.04 FEET TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS.



Subject Property

**EXHIBIT B**  
**REVIEW OF COMPLIANCE WITH ZONING STANDARDS**  
**FOR BRADFORD TOWN CROSSING**

**22-105**

**STANDARDS FOR PLANNED UNIT DEVELOPMENTS**

- A. Special Use Permit Standards. No special use permit for a planned unit development shall be recommended or granted pursuant to this Chapter unless the applicant shall establish that the proposed development will meet each of the standards made applicable to special use permits pursuant to Chapter 19 of this Code.

**Applicant Response:** None provided.

**Staff Response:** These standards have not been met in their entirety. Although most standards have been met, there are some that have only been partially met. See the below Standards for Special Use for specific documentation of each standard.

- B. Additional Standards for All Planned Unit Developments. No special use permit for a planned unit development shall be recommended or granted unless the applicant shall establish that the proposed development will meet each of the following additional standards:

1. Unified Ownership Required. The entire property proposed for planned unit development treatment shall be in single ownership or under such unified control as to ensure that the entire property will be developed as a unified whole. All owners of the property shall be included as joint applicants on all applications and all approvals shall bind all owners. The violation of any owner as to any tract shall be deemed a violation as to all owners and all tracts.

**Applicant Response:** The entire site is currently under contract to purchase by 440 Rand Road, LLC. The proposed development is seeking a Plat of Subdivision, whereby the two newly created lots may be separately owned in the future. A Reciprocal Easement Agreement, whereby each parcel will maintain its property, with joint maintenance responsibility over the detention pond maintenance will be included in the Agreement.

**Staff Response:** Because the contract to purchase is to a single owner this standard has been met.

2. Minimum Area. The applicant shall have the burden of establishing that the subject property is of sufficient size and shape to be planned and developed as a unified whole capable of meeting the objectives for which planned unit developments may be established pursuant to this Section.

**Applicant Response:** The area of the PUD will remain unchanged.

**Staff Response:** At 2.02 acres in size, the area of the PUD is sufficient in size and shape to be planned and developed as a unified project and therefore this standard has been met.

3. Covenants and Restrictions to be Enforceable by Village. All covenants, deed restrictions, easements, and similar restrictions to be recorded in connection with the planned unit development shall provide that they may not be modified, removed, or released without the express consent of the Board of Trustees and that they may be enforced by the Village as well as by future landowners within the proposed development.

**Applicant Response:** Not applicable. As part of the Reciprocal Easement Agreement there will be recorded Covenants, Conditions, and Restrictions that are in place among all property owners within the PUD and making it unnecessary for the Village to have enforcement rights.

**Staff Response:** Because Covenants, Conditions, and Restrictions can be written so that they are enforceable by the owners of the two properties against one another, it is not necessary for the Village to have enforcement rights and therefore this standard is not applicable.

4. Public Open Space and Contributions. Whenever the Official Comprehensive Plan, Zoning Map, or Official Map indicates that development of a planned unit development will create a need for land for public purposes of the Village within the proposed planned unit development, the Board of Trustees may require that such area be designated and to the extent such need is specifically and uniquely attributable to the proposed development, dedicated to the Village for such use. In addition, the Board of Trustees may require evidence that all requirements of Village ordinances pertaining to the dedication of land or the contribution of cash in connection with subdivisions or developments of land have been met as respects the proposed planned unit development.

**Applicant Response:** Not applicable. This is a 2 acre site with a large on site detention pond. As such, no contributions are proposed.

**Staff Response:** The Official Comprehensive Plan, Zoning Map, or Official Map does not indicate that development on this property creates a need for land for public purposes. However, the Applicant has not proposed any sidewalks along public streets, which is required in and PUD. In addition, the proposed landscaping does not meet code requirements. The Applicant has not proposed any compensating amenities (contribution of cash) in lieu of these deficiencies and therefore this standard has only been partially met.

5. Common Open Space.

- a. Amount, Location, and Use. The failure of a planned unit development to provide common open space shall be considered to be an indication that it has not satisfied the objectives for which such developments may be approved pursuant to this Code. When common open space is provided in a planned unit development, the amount and location of such open space shall be consistent with its intended function as set forth in the application and planned unit development plans. No such open space shall be used for the construction of any structure or improvement except such structures and

improvements as may be approved in the Final Plan as appropriate to the intended leisure and recreational uses for which such open space is intended.

- b. Preservation. Adequate safeguards, including recorded covenants or dedication of development rights, shall be provided to prevent the subsequent use of common open space for any use, structure, improvement, or development other than that shown on the approved Final Plan. The restrictions must be permanent and not for a given period of years and must run with the land. Such covenants and dedications may provide that they may be released, but only with the express written consent of the Board of Trustees.
- c. Ownership and Maintenance. The Final Plan shall include such provisions for the ownership and maintenance of such open space and improvements as are reasonably necessary to ensure their continuity, care, conservation, maintenance, and operation in accordance with predetermined standards and to ensure that remedial measures will be available to the Village if such open space or improvements are permitted to deteriorate or are not maintained in a condition consistent with the best interests of the planned unit development or the Village.
- d. Property Owners' Association. When the requirements of the preceding subparagraph are to be satisfied by the ownership or maintenance of such open space or improvements by a property owners' association, such association shall meet each of the following standards:
  - i. the by-laws and rules of the association and all declarations, covenants, and restrictions to be recorded must be approved as part of the Final Plan prior to becoming effective. Each such document shall provide that it shall not be amended in any manner that would result in it being in violation of the requirements of this Subparagraph; and
  - ii. the association must be established and all covenants and restrictions must be recorded prior to the sale of any property within the area of the planned unit development designated to have the exclusive use of the proposed open space or improvements; and
  - iii. the association must be responsible for casualty and liability insurance, taxes, and the maintenance of the open space and improvements to be deeded to it; and
  - iv. membership in the association must be mandatory for each property owner and any successive owner having a right to the use or enjoyment of such open space or improvements; and
  - v. every property owner having a right to the use or enjoyment of such open space or improvements must pay its pro rata share of the cost of the association by means of an assessment to be levied by the association that meets the requirements for becoming a lien on the property in accordance with State statutes; and

- vi. the association must have the right to adjust the assessment to meet changed needs. The membership vote required to authorize such adjustment shall not be fixed at more than two-thirds of the members voting on the issue; and
- vii. the Village must be given the right to enforce the covenants; and
- viii. the Village must be given the right, after 10 days' written notice to the association, to perform any maintenance or repair work that the association has neglected to perform, to assess the membership for such work and to have a lien against the property of any member failing to pay such assessment. For this purpose alone, the Village shall have all the rights and powers of the association and its governing body under the agreements and declarations creating the association.

**Applicant Response:** Not applicable. This is a commercial site which was formerly a gas station, and is being improved with landscaping, retail buildings, parking and detention. No common open space is provided.

**Staff Response:** Common open space is not necessary for a commercial development of this size and therefore this standard is not applicable to the proposed development.

6. Landscaping and Perimeter Treatment. Any area of a planned unit development not used for structures or circulation elements shall be landscaped or otherwise improved. The perimeter of the planned unit development shall be treated so as to ensure compatibility with surrounding uses by means such as provision of compatible uses and structures, setbacks, screening, or natural or man-made buffers.

**Applicant Response:** The existing perimeter treatment is to remain and be enhanced with additional plant material.

**Staff Response:** Landscaping will be installed within the site in all areas not improved. However, there are gaps in the perimeter landscaping, especially in regards to the adjacent residential. Therefore, this standard has only been partially met.

7. Private Streets. Private streets are prohibited unless expressly approved by the Board of Trustees. If so approved, they shall meet all construction standards applicable to public streets. No such streets shall be approved except upon the condition that they shall be owned and maintained by a property owners' association meeting the requirements set forth in Subparagraph B5(d) of this Section.

**Applicant Response:** Not applicable. No private streets planned.

**Staff Response:** Not applicable due to there being no private streets proposed within this development.

8. Sidewalks. A sidewalk meeting the standards of the Lake Zurich Subdivision Ordinance shall be provided along at least one side of every street in or abutting a planned unit development; provided, however, that such sidewalk may be

constructed in a street right-of-way or as a specific element of the design of the planned unit development.

**Applicant Response:** Not applicable. There are no sidewalks on the north side of Rt. 22 adjacent to the site, and no sidewalks north of the site along Rand Road. Also along the west side of Rand Road there are no sidewalks. There is a sidewalk on the south side of Rt. 22 that comes to crosswalk across Rand Road, but the sidewalk does not turn on to Rand Rd.

**Staff Response:** No public sidewalks have been proposed. The Applicant should include these sidewalks within the development or provide compensating amenities to the Village for their exclusion.

9. Utilities. All utility lines shall be installed underground.

**Applicant Response:** Standard met.

**Staff Response:** All utility lines are proposed to be installed underground and therefore this standard has been met.

- C. Additional Standards for Specific Planned Unit Developments. When the district regulations authorizing any planned unit development use in a particular district impose standards to be met by such planned unit development in such district, a special use permit for such development shall not be recommended or granted unless the applicant shall establish compliance with such standards.

**Applicant Response:** None.

**Staff Response:** There are no additional standards for a PUD in the B-3 district and therefore this standard has been met.

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## 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.

**Applicant Response:** None.

**Staff Response:** One of the purposes of the Zoning Code is to protect and enhance the taxable value of land and buildings. The proposed PUD, including the drive through special use, enhances the taxable value of the land above its current value and also provides a sales tax generating use, making it in harmony with the purposes of the Code. Additionally, the Comprehensive Plan classifies this area as suitable for

commercial development and the proposed commercial use is therefore in harmony with the Comprehensive Plan. For these reasons, this standard has been met.

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.

**Applicant Response:** None.

**Staff Response:** The proposed drive through use faces adjacent residential property. Although the Applicant has provided some landscaping between this use and the neighboring residential properties, large pockets of open space with no landscaping exist. Without proper screening, this development may have an undue adverse effect upon adjacent property. Therefore, this standard has only been partially met.

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.

**Applicant Response:** None.

**Staff Response:** The orientation of the buildings on the property is such that it creates adequate open space between the development and neighboring properties. In addition, the proposed building height, at 24'-4", is consistent with surrounding building heights and will not dominate the immediate vicinity. For these reasons, this standard has been met.

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.

**Applicant Response:** None.

**Staff Response:** The proposed special use and PUD is located in an area that is already developed and is adequately served by public facilities and services. Therefore, this standard has been met.

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

**Applicant Response:** None.

**Staff Response:** While this development will increase traffic within the area, the site has been designed to provide the necessary ingress and egress so as to minimize any adverse effect on traffic congestion. There is no direct access to this development from neighboring residential areas so it will not draw significant amounts of traffic through residential streets. Therefore this standard has been met.

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.

**Applicant Response:** None.

**Staff Response:** The property is currently a vacant lot and as such, it does not contain any historic feature of significant importance. The wetlands on the site, at less than .25 acres, are too small a feature to be of significant importance. There is no scenic feature of significant importance on the site. For these reasons this standard has been met.

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.

**Applicant Response:** None.

**Staff Response:** Staff has reviewed the development proposal and determined that it complies with all additional standards imposed on it by the particular provision of this code authorizing its 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.

**Applicant Response:** None.

**Staff Response:** There are no additional district regulations for the proposed special use in the B-3 district and therefore this standard has been met.

- 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.

**Applicant Response:** None.

**Staff Response:** The proposed special use and PUD will provide space for commercial businesses that will generate sales tax revenue for the community, which has a positive impact on the welfare of the community. In addition, the location of additional retail opportunities within the community will allow for more convenient access to such amenities for all village residents. For these reasons, this standard has been met.



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.

**Applicant Response:** None.

**Staff Response:** Staff has not identified a location as more appropriate for the proposed special use and PUD in comparison to the proposed site. Therefore this standard has been met.

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.

**Applicant Response:** None.

**Staff Response:** The pick up window for the drive through has been located away from the rear of the building adjacent to nearby residential and placed on the side to mitigate adverse impacts. Given the orientation of the building, the location of the drive through use is proposed at the far north tenant space, which is the furthest from residential uses and creates the maximum distance way from residential uses. However, as previously noted, the landscaping between the residential areas and the proposed development has significant pockets, and for this reason, this standard has only been partially met.

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## 20-103 STANDARDS FOR SITE PLAN DISAPPROVAL

- A. Standards. The Board of Trustees shall not disapprove, and the Plan Commission shall not recommend disapproval of, a site plan submitted pursuant to this Chapter except on the basis of specific written findings directed to one or more of the following standards:

1. Application Improper. The application is incomplete in specified particulars or contains or reveals violations of this Code or other applicable regulations that the applicant has failed or refused to supply or correct.

**Applicant Response:** None.

**Staff Response:** Standard met. The application is complete.

2. Failure of Condition Precedent. The application is submitted in connection with another application, the approval of which is a condition precedent to the necessity for site plan review, and the applicant has failed to secure approval of that application.

**Applicant Response:** None.

**Staff Response:** This standard does not apply as there is no other application filed that would need approval in order to proceed with the present request for site plan approval.

3. **Failure to Meet Standards.** The site plan fails to adequately meet specified standards required by this Code with respect to the proposed use or development, including special use standards where applicable.

**Applicant Response:** None.

**Staff Response:** Standard met. All deviances from code requirements can be addressed through the PUD process.

4. **Interference With Right-Of-Way.** The proposed site plan interferes with easements or rights-of-way.

**Applicant Response:** None.

**Staff Response:** Standard met. IDOT has approved the right-of-way access and the development does not interfere with any easements.

5. **Interference with Features.** The proposed site plan unreasonably destroys, damages, detrimentally modifies, or interferes with the enjoyment of significant natural, topographical, or physical features of the site.

**Applicant Response:** None.

**Staff Response:** Standard met. There are less than .25 acres of wetlands on the proposed site, making their existence insignificant. In addition, the Applicant will follow all requirements from Lake County SMC to mitigate the impact on this area. There are no significant topographical or physical features on the site.

6. **Traffic Problems.** The proposed site plan creates undue traffic congestion or hazards in the public streets, or the circulation elements of the proposed site plan unreasonably create hazards to safety on or off site or disjointed, inefficient pedestrian or vehicular circulation paths on or off site.

**Applicant Response:** None.

**Staff Response:** The small size of the project site creates a situation where any loading/unloading of goods and deliveries in the rear of the buildings may interfere with the drive-through lane or fire lane, whereby restricting on site vehicular circulation or creating a hazardous situation. Therefore, loading/unloading of goods and deliveries may take place in the front of the building, creating inefficient pedestrian access. As such, this development cannot meet this standard.

7. **Inadequate Screening.** The screening of the site does not provide adequate shielding from or for nearby uses.

**Applicant Response:** None.

**Staff Response:** Standard not met. There exist gaps in the landscape screening that does not provide adequate shielding from nearby uses.

8. **Lacking Amenity.** The proposed structures or landscaping are unreasonably lacking amenity in relation to, or are incompatible with, nearby structures and uses.

**Applicant Response:** None.

**Staff Response:** Standard not met. The proposed landscaping does not meet code requirements, specifically in relation to nearby residential uses.

9. **Lack of Open Space.** In the case of site plans submitted in connection with an application for a special use permit, the proposed site plan makes inadequate provision for the creation or preservation of open space or for its continued maintenance.

**Applicant Response:** None.

**Staff Response:** Standard met. The regulations for B-3 zoning districts allow a .22 FAR for one-story retail uses; the Applicant has proposed a .14 FAR, which allows the preservation of open space on the site.

10. **Drainage or Erosion Problems.** The proposed site plan creates unreasonable drainage or erosion problems or fails to fully and satisfactorily integrate the site into the overall existing and planned drainage system serving the Village.

**Applicant Response:** None.

**Staff Response:** The applicant has proposed a drainage retention pond on the northeast area of the property to ameliorate any stormwater and drainage problems created by the development. This standard has been met as there will not be unreasonable drainage or erosions issues created by the development.

11. **Burdens on Utilities.** The proposed site plan places unwarranted or unreasonable burdens on specified utility systems serving the site or area or fails to fully and satisfactorily integrate the site's utilities into the overall existing and planned utility systems serving the Village.

**Applicant Response:** None.

**Staff Response:** Standard met. The surrounding area is built out and has existing infrastructure and utilities to accommodate the proposed development.

12. **Lack of Public Uses.** The proposed site plan does not provide for required public uses designated on the Official Map.

**Applicant Response:** None.

**Staff Response:** Standard met. The Official Map does not contain required public uses for this site.

13. **Other Adverse Effects.** The proposed site plan otherwise adversely affects the public health, safety, or general welfare.

**Applicant Response:** None.

**Staff Response:** This development, located along a major commercial street, is similar and compatible with adjacent uses along Route 12. However, the issue of product delivery potentially within fire lanes and creates a situation that can adversely affect the public healthy, safety, or general welfare of the public. Therefore, this standard has only been partially met.

- B. Alternative Approaches. In citing any of the foregoing standards, other than those of Paragraphs A1 and A2, as the basis for disapproving a site plan, the Plan Commission or the Board of Trustees shall suggest alternate site plan approaches that could be developed to avoid the specified deficiency or shall state the reasons why such deficiency cannot be avoided consistent with the applicant's objectives.

**Applicant Response:** None.

**Staff Response:** The Plan Commission may suggest adding additional landscaping or reworking the circulation plan to create a loading area to the rear of the property that doesn't interfere with the fire land or drive through.

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## **21-103 STANDARDS AND CONSIDERATIONS FOR EXTERIOR APPEARANCE APPROVAL**

In their consideration of applications for exterior appearance approval, the Plan Commission and the Board of Trustees shall consider and evaluate the propriety of granting the approval in terms of the effect of the application on the purposes for which exterior appearance approval is required. In addition, the Plan Commission and the Board of Trustees shall be guided by the following standards and considerations:

- A. General Quality of Design and Site Development. New and existing buildings and structures and appurtenances thereof which are constructed, reconstructed, materially altered, repaired, or moved shall be evaluated under the following quality of design and site development guidelines:

1. Open Spaces. The quality of the open spaces between buildings and in setback spaces between street and facade.

**Applicant Response:** None.

**Staff Response:** Standard met. Although the applicant is asking for a reduction in side yard setback, this modification can be allowed through the PUD process. The modification is acceptable in that the applicant could conceivably build one continuous building with no separation if he did not subdivide the property (which subdivision is by choice and not a code requirement). The open space between buildings is at least 20-feet and preserves adequate open space between buildings given the small size of the site. The setback space between the facade and the street meets code requirements.

2. Materials. The quality of materials and their relationship to those in existing adjacent structures.

**Applicant Response:** None.

**Staff Response:** The quality of materials will meet Village code and therefore this standard has been met.

3. General Design. The quality of the design in general and its relationship to the overall character of neighborhood.

**Applicant Response:** None.

**Staff Response:** The quality of the design is on par or above neighboring commercial sites and therefore this standard has been met.

4. General Site Development. The quality of the site development in terms of landscaping, recreation, pedestrian access, automobile access, parking, servicing of the property, and impact on vehicular traffic patterns and conditions on site and in the vicinity of the site, and the retention of trees and shrubs to the maximum extent possible.

**Applicant Response:** None.

**Staff Response:** The proposed design takes into consideration all of the above aspects. No recreation is required in commercial developments of this scale and IDOT has approved the off-site access to the development. However, the proposed landscaping does not provide adequate screening. Because the developer has not proposed to include sidewalks within the development, the quality of pedestrian access is minimal. For these reasons, this standard has only been partially met.

- B. General Standards for Visual Compatibility. New and existing buildings and structures, and appurtenances thereof, which are constructed, reconstructed, materially altered, repaired, or moved shall be visually compatible in terms of the following guidelines:

1. Height. The height of the proposed buildings and structures shall be visually compatible with adjacent buildings.

**Applicant Response:** None.

**Staff Response:** Standard met. The height of the building, at 24'-4", is compatible with surrounding building heights and conforms to code requirements.

2. Proportion of Front Facade. The relationship of the width to the height of the front elevation shall be visually compatible with buildings, public ways, and places to which it is visually related.

**Applicant Response:** None.

**Staff Response:** Standard met. This relationship is acceptable.

3. Proportion of Openings. The relationship of the width to height of windows shall be visually compatible with buildings, public ways, and places to which the building is visually related.

**Applicant Response:** None.

**Staff Response:** Standard met. The windows are of standard size for this type of development.

4. **Rhythm of Solids to Voids in Front Facades.** The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings, public ways, and places to which it is visually related.

**Applicant Response:** None.

**Staff Response:** Standard met. The rhythm of solids to voids is consistent with surrounding structures.

5. **Rhythm of Spacing and Buildings on Streets.** The relationship of a building or structure to the open space between it and adjoining buildings or structures shall be visually compatible with the buildings, public ways, and places to which it is visually related.

**Applicant Response:** None.

**Staff Response:** Standard met. There is no substantial difference between the relationship of the structure to the open space between it

6. **Rhythm of Entrance, Porch, and Other Projections.** The relationship of entrances and other projections to sidewalks shall be visually compatible with the buildings, public ways, and places to which it is visually related.

**Applicant Response:** None.

**Staff Response:** Standard met. The entrance is consistent with entrances for similar surrounding buildings and the only projection from the building is the awnings which can also be found on surrounding buildings along Route 12.

7. **Relationship of Materials and Texture.** The relationship of the materials and texture of the facade shall be visually compatible with the predominant materials used in the buildings and structures to which it is visually related.

**Applicant Response:** None.

**Staff Response:** Standard met. The brick facade used on the proposed buildings is also used on several neighboring buildings.

8. **Roof Shapes.** The roof shape of a building shall be visually compatible with the buildings to which it is visually related.

**Applicant Response:** None.

**Staff Response:** Standard met. The flat roof used on the proposed building is a style found on many neighboring structures.

9. **Walls of Continuity.** Building facades and appurtenances such as walls, fences, and landscape masses shall, when it is a characteristic of the area, form cohesive walls of enclosure along a street to ensure visual compatibility with the buildings, public ways, and places to which such elements are visually related.

**Applicant Response:** None.

**Staff Response:** Not applicable. The surrounding area does not have cohesive walls and, given the odd shape and orientation of the lot, this is not applicable.

10. Scale of Building. The size and mass of buildings and structures in relation to open spaces, windows, door openings, porches, and balconies shall be visually compatible with the buildings, public ways, and places to which they are visually related.

**Applicant Response:** None.

**Staff Response:** Standard met. The scale and mass of the proposed building in relation to open spaces, windows, and door openings is within the character of the surrounding structures. There are no porches or balconies proposed within this development.

11. Directional Expression of Front Elevation. A building shall be visually compatible with the buildings, public ways, and places to which it is visually related in its directional character, whether this be vertical character, horizontal character, or non-directional character.

**Applicant Response:** None.

**Staff Response:** Standard met. The building has a strong orientation towards the street, which is consistent with the directional expression of the surrounding buildings.

- C. Additional Standards Applicable to Development in the B-2 Central Business District. New and existing buildings and structures and appurtenances thereof in the B-2 Central Business District which are constructed, reconstructed, materially altered, or moved shall be evaluated under the following quality of design and site development guidelines in addition to the standards set in Subsections A and B of this Section:

1. Overall Compatibility. The proposed improvements should be compatible with adjacent structures and with the overall redevelopment strategy for the B-2 District set forth in the Official Comprehensive Plan.
2. Building Frontage Lines. Buildings along Main Street and Old Rand Road should have frontage directly adjacent to the sidewalk right-of-way line. Building setbacks may be permitted if the area between the building face and the sidewalk is used for outdoor retailing, seating, or usable public-access open space and is compatible with adjacent properties.
3. Principal Entrance. Buildings along Main Street and Old Rand Road should have the principal store entrance accessible directly from the public sidewalk. A short private walkway to the entrance may be permissible if it is consistent with the character of the building and adjacent properties.
4. Entrance Highlights. Store entrances should be highlighted with architectural features compatible with the overall building design.
5. Windows. Windows should be subdivided to emphasize vertical proportions.

6. Story Distinctions. The first story of the building should be distinguished from the second story by means of a horizontal lintel, second floor overhang or setback, or similar detail.
7. Building Materials. Exterior building materials should be any of the following: brick, masonry, stucco, cementacious products, wood-like vinyl siding, and/or natural wood siding.
8. Signs. Sign materials, forms, and designs shall be integral with the building architecture. Custom designed individual letters, carved wood, or etched metal signs will be strongly encouraged. Perpendicular signs extending over the sidewalk may be permitted if limited in size and if compatible with adjacent properties and safety concerns. Back-lighted fluorescent box signs shall be prohibited.

**Applicant Response:** None.

**Staff Response:** Not applicable as the proposed development is not in the B-2 Central Zoning District.

- D. Additional Standards Applicable to Development in the LP Lake Protection District. New and existing buildings and structures and appurtenances thereof in the LP Lake Protection District which are constructed, reconstructed, materially altered, repaired, or moved shall be evaluated under the following development guidelines in addition to the standards set in Subsections A, B, and, if applicable, C of this Section:

1. No Adverse Impact on Views. The proposed development should create no undue adverse impact on existing views of the lake, subject to the other guidelines in this Subsection D.
2. Diminution of value. Impacts on existing views of the lake may be offset by the degree to which the value of the subject property would be diminished by avoidance or elimination of such impacts on existing views.
3. Protection of Lake Features. Such diminution in value may be offset, however, by the protection of a valuable existing feature of the lake.
4. Value of Adjacent Properties. The use and enjoyment, or value, of adjacent properties should not be adversely affected by the proposed use or development.

**Applicant Response:** None.

**Staff Response:** Not applicable as the proposed development does not fall within the LP Lake Protection District.

- D. Special Considerations for Existing Buildings. For existing buildings, the Plan Commission and the Board of Trustees shall consider the availability of materials, technology, and craftsmanship to duplicate existing styles, patterns, textures, and overall detailing.

**Applicant Response:** None.

**Staff Response:** Not applicable as this is not an existing building.



70 E. Main Street  
Lake Zurich, IL 60047



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

June 11, 2013

Adam Firsel – Core Equities  
4520 W. Lawrence Ave.  
Chicago, IL 60630

Re: LZ Shops Subdivision – Subdivision Review

Mr. Firsel,

The Village of Lake Zurich has received your Preliminary and Final Plat of Subdivision, dated May 16<sup>th</sup> 2013, for the proposed two lot commercial subdivision. Staff has reviewed the subdivision in relation to the requirements of the Land Development Code, which is Title 10 of the Municipal Code, and offers the following comments:

1. Section 10-5-4 of the Code lists items required for submittal along with an application for Preliminary Subdivision approval. With regards to this list, Section 10-5-4A.4.a. requires the provision of *"Name and address, including telephone number, of legal owner or agent of property and citation of last instrument conveying title to each parcel of property involved in the proposed subdivision, giving grantor, grantee, date and land records reference."* **Please provide this information.**
2. Section 10-5-4B.3 of the Code states that *"A soils' analysis of each proposed subdivision shall be completed by an engineer registered in the State of Illinois and shall be of sufficient scope to point out potential ground absorption, runoff, flooding deficiencies, the presence of unstable soil or of soils of such low bearing capacity as to constitute problems for conventional construction, or the presence of subsurface rock that would affect the installation of underground improvements on the provisions of aboveground improvements."* **Please provide the soils analysis.**
3. Section 10-5-4B.4 of the Code requires the provision of a *"Draft of protective covenants whereby the subdivider proposes to regulate land use in the subdivision and otherwise protect the proposed development."* **Please provide the draft of the protective covenants.**

Should you have any questions, please don't hesitate to call me at (847)-540-1759.

Sincerely,

Sam Hubbard

## ZONING REVIEW

**PROJECT:** 440 S. RAND – REDEVELOPMENT OF FORMER AMOCO SITE  
SITE PLAN, EXTERIOR APPEARANCE, PLANNED UNIT  
DEVELOPMENT (PUD), SPECIAL USE PERMIT, PRELIMINARY  
AND FINAL PLAT OF SUBDIVISION

**LOCATION:** PREVIOUSLY KNOWN AS 440 S. RAND ROAD, NE CORNER  
ROUTES 12 & 22

**REVIEWED BY:** MARY MEYER

**DATE:** JUNE 11, 2013

**DOCUMENTS  
REVIEWED:** COVER LETTER WITH APPLICATION DATED 5/15/13, PROPOSED  
PLAT OF SUBDIVISION 1 & 2 OF 2, C-1 AND C-2 DATED 5/17/13,  
LIGHTING PLAN SL1.0 DATED 5/17/13, LANDSCAPING PLANS L1  
AND L2 DATED 5/17/13, ELEVATIONS EL-1 & EL-2 DATED  
5/15/13, MONUMENT SIGN PLAN MS-1 DATED 5/15/13, ZONING  
CODE, LAND DEVELOPMENT CODE

440 Rand Road LLC proposes redevelopment of the vacant property at Routes 12 & 22 – vacant since Amoco demolished their building several years ago. The owner is proposing resubdividing this property into two lots with two multi-tenant buildings – one per lot. In addition to resubdivision, site plan and exterior appearance, they have proposed a Special Use permit for a drive-thru, and developing the site as a planned unit development (PUD). Review is as follows:

- 1) Property  
Condition: The property is very overgrown as is required to be cut and regularly maintained. Existing weed lien payoff is required.
- 2) Project Name: The project name of Lake Zurich Shops is not permitted. An existing Lake Zurich Shoppes is located in Lake Zurich, north on Rand Road. Submit proposed name changes for review of duplication.
- 3) Zoning: B-3 Regional Shopping:
- 4) Use: Uses proposed include Vitamin Shoppe (SIC #549 – permitted use) and Sleepy's (mattress store – SIC #571 – permitted use). Indicate other known uses including uses for drive-through – Special Use permit required. Indicate stacking proposed.
- 5) Maximum Building  
Height: Allowed: 35 feet or 3 stories, whichever is less.  
Proposed: 22 feet, 1 story
- 6) Minimum Lot  
Area: Required: 43,560 (1 acre)  
Proposed: Lot 1: 44,113 sqft (1.013 acre)  
Proposed: Lot 2: 44,016 sqft (1.010 acre)
- 7) Minimum Lot  
Width: Required: 150 feet

Proposed: Lot 1: 299.57  
Proposed: Lot 2: 229.09

- 8) Minimum Front Yards: Required 50 feet (to pavement or structure)  
Proposed: 78 feet to building; 10 feet to parking; relief required via PUD
- 9) Minimum Interior Side Yards: Required: 15 feet  
Proposed: Lot 1: +/- 8 feet for building at west property line, 0 feet for parking at west property line, 24 feet for building to east property line and 10 feet for pavement at east property line; relief required via PUD.  
Proposed: Lot 2: +/- 7 feet for building at east property line, 0 feet for parking at east property line, 36 feet for building at west property line, 10 feet for pavement at west property line; relief required via PUD.
- 10) Minimum Rear Yard: Due to irregularly shaped property and no actual rear lot line, by definition: where no lot line of at least 20 feet in length is parallel to the front lot line, an imaginary line 20 feet in length, entirely within the lot, parallel to, and at the maximum possible distance from, the front lot line shall be considered to be the rear lot line.  
Required: 30 feet  
Proposed: 140 feet to building; 112 feet to pavement.
- 11) Maximum Floor Area Ratio (FAR): Allowed: .22 (one story retail)  
Proposed: .14
- 12) Minimum Landscaped Surface Area: Required: 30%  
Proposed: +/- 35%
- 13) Number of Parking Spaces: Required: 63 or less (based on net floor area), may provide additional 10% or maximum of 70 spaces.  
Proposed: 68 spaces
- 14) Handicapped Parking: When 51-75 spaces are provided at least 3 shall be handicapped; 4 are provided. With permit submittal, details shall be provided including ramping, signage, striping, location/proximity to unit entrances, etc.
- 15) Landscaping: Landscaping shall be reviewed by Village Planner or landscape consultant.
- 16) Exterior Lighting: Lighting plan provided indicates compliance with photometrics with exception of areas adjacent to commercial property on Route 22 and Paulus Park on Route 12. Maximum footcandles allowed at property lines is 0.50; relief is required via PUD.
- 17) Trash Enclosures: Masonry trash enclosures (with gates) are proposed at both buildings.

- 18) Fencing: Indicate any fencing proposed.
- 19) Plat: In addition to name change required on documents including plat, plat shall indicate authorization for Village to record.
- 20) Signage: Permanent signage relief was requested for two ground signs and it was noted that other sign requirements will comply with codes. Please clarify the following: height of ground signs (setback must meet or exceed height), square footage of wall signs proposed if any. Ground signs are authorized if wall sign square footage is not utilized, or relief required via PUD. Additionally, a contractor for the Vitamin Shoppe inquired about obtaining added signage, but did not provide details of allowable signage, proposed wall signage or proposed ground signage – clarify.
- 21) Advertisement: Temporary signs including banners, “feather flags” etc. require a building permit and are subject to code restrictions. Outdoor display of merchandise is not permitted.
- 22) Rooftop Mechanical  
Units (RTUs): Rooftop mechanical equipment is required to be screened (all sides) – screening is indicated via parapet walls.
- 23) Exterior: Building exteriors are proposed as block/glass/eifs. Provide color rendering.
- 24) Sidewalks: Indicate public sidewalks or contribution to sidewalk fund in lieu of, as determined by the Public Works department.
- 25) Compensating  
Amenity: Indicate proposed compensating amenity.

### Conclusion

- Consideration for Site Plan and Exterior Appearance approvals shall be based on standards outlined in Zoning Code Chapters 20 and 21.
- Consideration for Special Use permit to authorize drive-through shall be based on standards outline in Zoning Code Chapter 19. Indicate proposed use (or type of use) and stacking proposed.
- Consideration for PUD approval shall be based on standards outlined in Zoning Code chapter 22. Relief sought via PUD includes: reduction of front yards, reduction of interior side yards, modification of footcandles on sides of project, and signage (to be clarified). Indicate proposed compensating amenity.
- Consideration for plat of subdivision shall be based on standards outlined in the Land Development Code (renaming of project required).
- Provide lawn care to site/submit payment to Village for prior care.

**Village of Lake Zurich**

Patrick M. Finlon  
Chief of Police



*Serving with Pride*

**Interdepartmental Memorandum  
Commander David M. Bradstreet**

**Police Department**

**Patrol Division**

**June 6, 2013**

**To:** Sam Hubbard  
**Subject:** 440 South Rand Road

The Lake Zurich Police Department makes the following suggestions for the Lake Zurich Shops Subdivision:

- Exterior lighting of building including all sides of the building, to include exterior door areas and driveway to covered parking. (Directed away from residential area).
- Addresses of buildings properly and clearly displayed in bold letters / numbers able to be seen from street.
- Entrance / exit drives unobstructed and well lit. Anticipate growth of landscaping so it does not create sight distance issues in the future.
- View of interior of structure unobstructed by landscaping or signs; anticipate growth of landscaping as view may become obstructed.
- No trespassing / loitering signs.
- Contact Crime Prevention to obtain information Traffic Enforcement Contract for private property.
- Relocate the entrance / exit on Route 12 to the northwest edge of the property. Based on training and experience we believe traffic crashes will increase because of the speed on Route 12 and the proximity of the entrance / exit to the intersection of Route 12 and Route 22.

Respectfully

A handwritten signature in dark ink, appearing to read "db 1/14", is written over the printed name of David M. Bradstreet.

David M. Bradstreet  
Commander of Administration

# ROLF C. CAMPBELL & ASSOCIATES

A MANHARD CONSULTING DIVISION

910 Woodlands Parkway, Vernon Hills, IL 60061  
Ph: (847) 735-1000 Fax: (847) 735-1010 [www.rccai.com](http://www.rccai.com)

## Consultant Memorandum Via Email

To: Sam Hubbard, Project Planner  
Village of Lake Zurich

Fr: Rolf C. Campbell & Associates

Date: June 6, 2013

Re: NE Corner of Route 12 & Route 22  
Retail Center- 440 S. Rand Road Redevelopment Plan  
Landscape Plan Review and Comments

Pursuant to your request Rolf C. Campbell & Associates (RCCA) reviewed a Landscape Plan, Tree Preservation Plan, and sheet the Preliminary Engineering Grading Plan for the referenced project with each document dated 5/17/13.

The following comments are offered for your consideration:

1. Section 10-6-18 A. 3. of the Village Code requires that the Landscape Plan indicate the quantities of each plant type on the Plant List as well as to indicate where each plant type will be located on the Landscape Plan. The Landscape Plan does have a plant list table that indicates various types and sizes of plants. The Landscape Plan only indicates generic symbols and labels for various plant locations such as "Shade Tree," "Ornamental Tree," "Evergreen Tree," "Shrub," and other generic labels on the Site Plan Base Exhibits.
2. Pursuant to Section 8-103 of the Zoning Ordinance, landscaping is required along the lot lines. The amount of landscaping to be provided is established in Sections 8-104; 8-105 and 8-106 of the Zoning Ordinance. Section 8-104 establishes "standard plant units"; Section 8-105 establishes specific "Opacity Values" based upon surrounding zoning abutting the subject site; and, Section 8-106 establishes the required minimum number of standard plant units.

The following tables below identify and compare the number of planting required to the plantings provided as well as the additional number of plants needed to be in compliance with the Village Zoning Ordinance.

North Lot Line Landscape Area - (OS – Open Space)			
40% Opacity Required		10' Width Min.      3 Plant Units per 100'	
345.90 Linear Feet	5.5 Standard Plant Units Proposed Based on 1-A, 2-D, & 2.5-E		
10.5 Plant Units Required	Additional 5 Plant Units Required Based on 1-A, 2-D, & 2-E		
Types of Plants	Proposed	Required	# of Plants Needed
3" Cal. Shade Trees	6	11	5
2" Cal. Understory Trees	2	4	2
6' Evergreen Trees	6	12	6
36" Shrubs	45	119	74

\* A Retaining wall with a fence is proposed for the east portion of this lot line with a length of +/-105 LF

Northeast Lot Line Landscape Area - (R-4 - Residential)			
60% Opacity Required		10' Width Min.	5 Plant Units per 100 '
+/- 250 Linear Feet	Standard Plant Units D & E		
12.5 Plant Units Required	12.5 Plant Units Required Based on 4-D, & 8.5-E		
Types of Plants	Proposed	Required	# of Plants Needed
3" Cal. Shade Trees	3	17	14
2" Cal. Understory Trees	0	0	0
6' Evergreen Trees	6	12	6
36" Shrubs	5	137	132

\* A Retaining wall with a fence is proposed for the northern portion of this lot line with a length of +/-140 LF

Southeast Lot Line Landscape Area - (B-1 - Commercial)			
30% Opacity Required		10' Width Min.	2 Plant Units per 100'
+/- 165 Linear Feet	2.5 Standard Plant Units Proposed Based on 1-B & 1.5-E		
3.5 Plant Units Required	Additional 1 Plant Units Required Based on 1-B		
Types of Plants	Proposed	Required	# of Plants Needed
3" Cal. Shade Trees	4	4	0
2" Cal. Understory Trees	1	1	0
6' Evergreen Trees	1	4	3
36" Shrubs	31	29	0

West Lot Line Landscape Area - Route 12 (Arterial Road)			
30% Opacity Required		10' Width Min.	2 Plant Units per 100'
554.25 Linear Feet	4 Standard Plant Units Proposed Based on 3-A & 1-E		
11 Plant Units Required	Additional 7 Plant Units Required Based on 4-A & 3-E		
Types of Plants	Proposed	Required	# of Plants Needed
3" Cal. Shade Trees	5	15	10
2" Cal. Understory Trees	6	14	8
6' Evergreen Trees	0	0	0
36" Shrubs	53	99	46

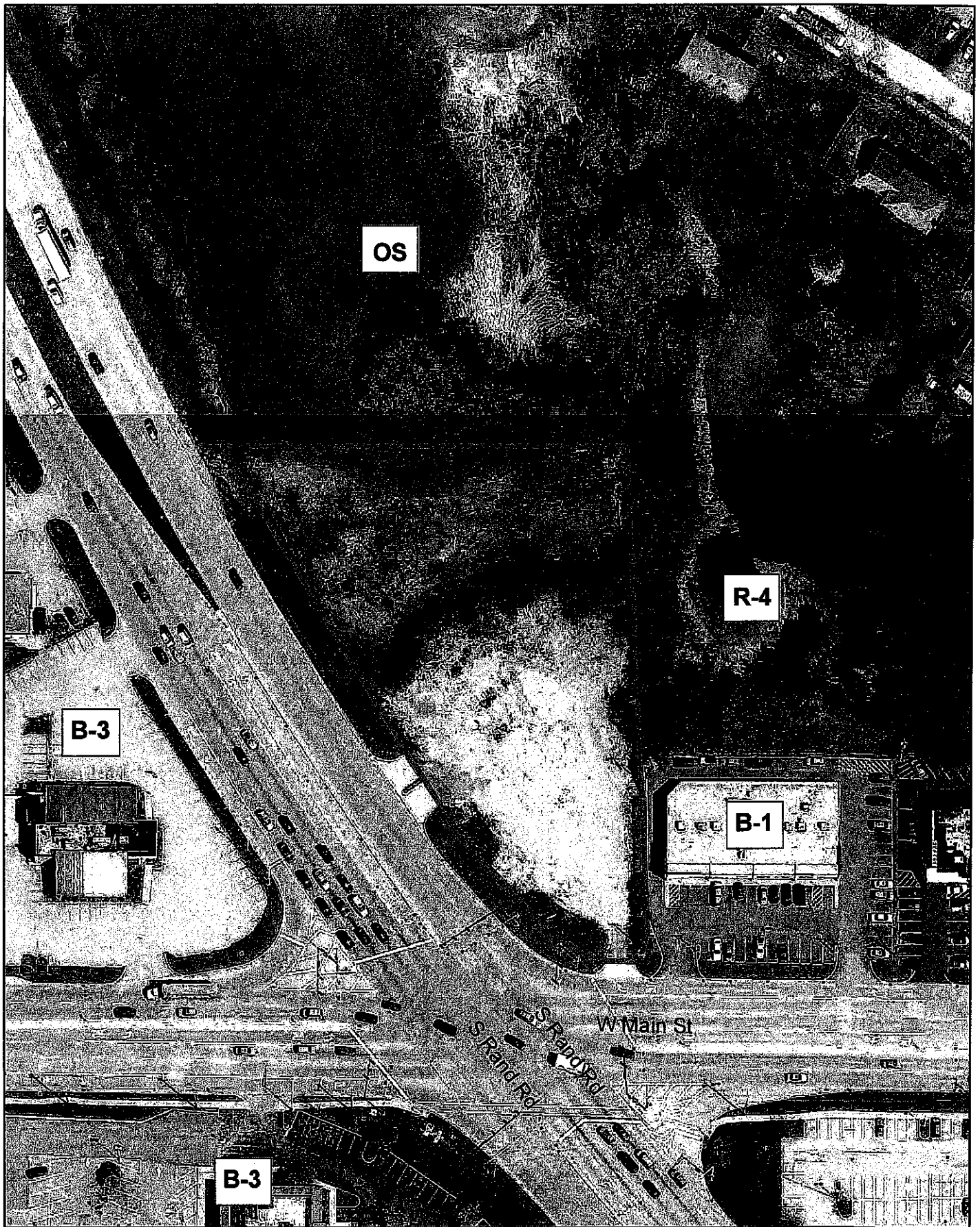
- Section 10-6-18 F. 4. (c) of the Village Code provides that shade trees located in parking lot islands are required to be installed at 4" Cal. instead of the 3" Cal. Size shown on the Landscape Plan.
- According to Section 8-104 of the Zoning Ordinance, ornamental trees must be at least 2" caliper and shrubs must be at least 3' in height to be counted as part of the Plant Unit requirements for lot line landscaping. The Plant List provided notes that the "Ornamental Trees" are 1.5" caliper or 6'-7' in height and the shrubs range from 18" to 36" in height. A detailed break down of the plantings is requested on the Landscape Plan, and the minimum size of ornamental trees at 2" caliper is suggested.
- The plant species included in the Plant Material List appear generally appropriate however, more specific information on the location of the plants needs to be provided.

6. In addition to the above lot line landscape requirements Section 7-6-2-3 of the Village Code requires parkway trees be provided along Rand Road at a rate of one (1) large shade tree per 50' at 3" Caliper. The applicant is requested to identify any existing parkway trees on the landscape plan and the Village may request that additional trees be provided to meet this Village requirement.
7. The Tree Preservation Plan indicates that 20 Replacement Trees are needed and that 42 Replacement Trees have been provided. The Landscape plan only indicates a total of 40 shade trees. We recommend that the Village Arborist review the Tree Preservation Plan for comments on the acceptable tree replacement requirements. There are a few large trees, such as the Black Walnut trees along the east lot line, that could possibly be preserved, subject to protection during construction, and we suggest the the Village Arborist further review the potential for preserving any of the existing tree along the lot lines or elsewhere on the subject site.
8. According to the Zoning Ordinance, under Chapter 8-111, all trash enclosures must be screened with solid opaque fence or evergreen hedge. The north trash enclosure indicates a retaining wall with a fence along the back of the trash enclosure, but the Landscape Plan indicates shrubs on each side of the enclosure. The Applicant is requested to explain what types and size of shrubs will be installed and if these shrubs will completely screen the trash enclosure at all times during the course of a year.
9. According to Section 10-6-18 F of the Village Code, all parking lots must be screened from the adjacent property. It appears there are a few gaps in the Landscape Plan that need to have at least a 3' high screen along Route 12 and along the east property line next to the B-1 zoning district.
10. The Landscape Plan appears to meet the intent of the Route 12 Corridor Planning Council Landscaping Guidelines, except more evergreen trees that should be provided within the landscape plan. The Village may also request that additional plantings extend along the frontage between the existing building and Route 12 as well as the possibility of adding low berms.
11. The Landscape Architect is requested to sign and seal Landscape Plans and Tree Preservation Plans, according to Section 10-6-18A 1, of the Village Code.

If you have any questions or comments, please contact our office at your convenience.

Attachment: Aerial Photo Exhibit.





Base Map Data: Lake County GIS Department, 2010 Aerial Data.

Village of Lake Zurich  
NE CORNER - ROUTE 12 & ROUTE 22  
COMMERCIAL CENTER

**440 RAND ROAD**

 Subject Site

1"=100'



50 0 50 100 Feet



Date: 06/05/13

Prepared by Rolf C. Campbell & Associates



Civil Engineering  
Surveying  
Water Resources Management  
Water & Wastewater Engineering  
Supply Chain Logistics  
Construction Management  
Environmental Sciences  
Landscape Architecture  
Land Planning

June 6, 2013

Mr. Sam Hubbard, Village Planner  
Village of Lake Zurich  
70 East Main Street  
Lake Zurich, Illinois 60047

## ***PRELIMINARY ENGINEERING REVIEW***

**DEVELOPMENT:** LZ Shops Subdivision

**DEVELOPER:** 440 Rand Road, LLC

**ITEMS RECEIVED:**

- 1) Engineering Plan Set (Sheet 1 – 8) prepared by Applied Engineering Services, Ltd dated 5/17/2013.
- 2) Preliminary Stormwater Management Report prepared by Applied Engineering Services, Ltd dated 5/17/13.
- 3) Preliminary and Final Plat of Subdivision (Sheet 1 – 2 ) prepared by Sight on Solutions, Inc dated 5/16/13.

On behalf of the Village of Lake Zurich, Manhard Consulting, Ltd. has completed a review of the above referenced material for conformance with the Village ordinances and general accepted engineering practices. We reserve the right to generate additional comments on future submittals. By copy of this letter we request that the Developer address all comments in a response letter and submit the appropriate revisions for further review.

### **GENERAL**

- 1) Developer shall provide verification or submit accordingly documentation of approval or sign off letters from all agencies other than the Village of Lake Zurich that exercise jurisdiction over this development (i.e., Federal, State, County, etc.). Please list all approvals received to-date and any approvals pending on the cover sheet of the final engineering plans.
- 2) Provide copies of environmental investigation/remediation reports prepared for the site.
- 3) Landscape, lighting and site plan review will be provided by the Village under separate cover.
- 4) Please refer to comments prepared by Lake Zurich Public Works dated June 4, 2013.
- 5) Provide benchmark information. The plans must tie to the Lake Zurich monument system.

### **PRELIMINARY GEOMETRIC PLAN – SHEET C1**

- 6) Provide sidewalk adjacent to the parking areas near the southeast side of the Vitamin Shoppe and the northwest corner of Retail No. 1 for accessibility purposes.
- 7) Consider angled parking along the southeast side of the Vitamin Shoppe; thereby creating one-way directional traffic along the entire rear of the development.

Manhard Consulting, Ltd.

900 Woodlands Parkway • Vernon Hills, Illinois 60061

tel: (847) 634-5550 • fax: (847) 634-0095 • [www.manhard.com](http://www.manhard.com)

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- 8) Final engineering plans shall detail ADA compliance, especially relative to the building access locations.
- 9) Provide typical pavement cross sections.
- 10) Provide proposed pavement marking and signage on the Geometric Plan.
- 11) Provide wheel stops or bollards along the parking areas adjacent to the proposed buildings.
- 12) The Village Code requires eight foot (8') sidewalk on one side and five foot (5') sidewalk on the other side of Major Streets. The Village will provide the requirements for this site under separate cover.

#### **PRELIMINARY ENGINEERING PLAN – SHEET C2**

- 13) It is our preference to have the storm sewer inlets within the curb line opposed to the drive aisle.
- 14) The allowable depth of ponding within parking areas shall be no more than nine inches (9").
- 15) Drainage shall be contained on site. A portion of the south entrance drive drains to IDOT R.O.W.
- 16) Indicate clearly the overland flood route. Ensure that overland flood routes do not impact the adjacent property at the north and east side of the site.
- 17) Indicate the size of the storm sewer services connected to the downspouts on the Final Engineering plans.
- 18) Indicate size of proposed water services on the Final Engineering plans.
- 19) A separate fire service should be shown for each building.
- 20) Provide detail for the type of retaining wall and fence. A structural seal is required.

#### **STORMWATER MANAGEMENT**

- 21) Please submit a completed Watershed Development Permit application.
- 22) Please provide the Village with a copy of the Army Corps of Engineers 404 submittal.
- 23) Please submit a final stormwater report, properly detailing the function of the proposed stormwater facility, outlet, etc.
- 24) Provide an existing conditions impervious exhibit and calculations.
- 25) Provide a complete Soil Erosion and Sediment Control plan, details and specifications in the final design. Keep in mind the proximity to the Lake, with the lake being the final discharge point.
- 26) IDOT may require a hydraulic report for drainage or grading within the IDOT ROW. Please provide the Village with a copy if one is needed or disclosure indicated that it is unnecessary.

#### **PLAT OF SUBDIVISION**

- 27) Change title to Final Plat. Remove Preliminary Plat.
- 28) All new interior monuments must conform to Lake Zurich Monument standards per 10-4-8 D-3 of the Village Code.
- 29) Verify that the area labeled IDOT Parcel #1E70010DED has not been dedicated to IDOT. Please provide a copy of condemnation proceedings #03ED43 for review. Boundary and legal will have to be amended if the parcel has been dedicated to IDOT.
- 30) Add cross access easement and language between Lots 1 & 2.
- 31) The storm water management easement language needs to be changed so that the easement is granted to Lots 1 and 2 with the revision that Lake Zurich has the right to access and maintenance if Lots 1 and 2 fail to maintain the detention basin.

If you should have any questions, please do not hesitate to contact me. At your request, we will gladly meet in person to review the plans and above comments.

LZ Shops Subdivision  
June 6, 2013  
Page 3

Yours truly,  
MANHARD CONSULTING, LTD.

A handwritten signature in black ink, appearing to read "Peter Stoehr", written over a horizontal line.

Peter Stoehr, P.E.  
Municipal Engineer

LZLZ10/documents/Review/Engineering Review/440 South Rand Rd.

cc: Dan Peterson, Building and Zoning Manager  
Steve Schmitt, Superintendent Utilities  
Betty Harrison, EQC Supervisor

# Memo

**To:** Sam Hubbard, Village Planner  
**From:** Betty Harrison, EQC Supervisor  
**CC:**  
**Date:** June 4, 2013  
**Re:** Staff Review – June 19<sup>th</sup> Plan Commission Meeting

---

1. LZ Shops Subdivision – 440 S. Rand Rd.

Water – Connection to 10-inch main on Route 12 is okay

Sewer – The existing sanitary sewer line that was for the service station business was a six-inch service line. This line cannot be used as a sanitary sewer line. With the redevelopment, a sanitary sewer main must be installed.

The sewer main must be, at a minimum, 8-inch. This line would tie into the manhole as denoted on the engineering plan. This will require a sanitary sewer permit from the IEPA and a permit from the State for the work being performed on Route 12.

Inspection manholes are required on the service laterals as they leave the buildings.

2. Peapod Expansion – 1325 Ensell Rd.

Utilities Division has no comment for the trailer storage area.



## **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](http://www.lzfirerescue.org)**

**John M. Bzdusek Sr., Deputy Fire Marshal**

May 29, 2013

Daniel Peterson, Director  
Building & Zoning Dept.  
70 E. Main St.  
Lake Zurich, IL 60047

Re: PR13-111      LZ Shops-440 Rand Rd.      Preliminary Review

The Fire Prevention Bureau has conducted a preliminary review of the LZ Shops, 440 S. Rand Rd. 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. State law requires a stamped technical submittal from a licensed fire protection engineer to be submitted prior to issuance of the permit. A permit for the installation 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 permit for the installation of an 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

**Village of Lake Zurich Fire Rescue Department**

**321 S. Buesching Road, Lake Zurich, Illinois 60047-3226**

**Phone: 847.540.5070 • [www.lzfirerescue.org](http://www.lzfirerescue.org)**

**David P. Wheelock, Fire Chief/Director**

3. Every multi-occupant structure that does not have common areas shall be provided with a sprinkler room. The room shall be provided with a separate street address and label on the exterior access door stating "SPRINKLER ROOM." The exterior access door shall swing out. The interior dimension of the room shall be minimally 30 square feet with any dimension not being less than four feet for any residential structure and minimally 50 square feet with any dimension not being less than five feet in any commercial structure. An approved sidewalk or paved area shall be provided leading from a common way to the entrance of the sprinkler room. The interior shall be provided with adequate illumination and emergency lighting. The exterior area adjacent to the sprinkler room door shall be provided with adequate illumination. A separate approved electrical service panel shall be provided within the room. Every sprinkler room shall contain only approved fire protection equipment or mechanical equipment specified in this Section. No other mechanical equipment or storage will be allowed. Every commercial sprinkler room shall be insulated according to the Building Code and provided with a heater that is designed to maintain the temperature of the entire room above 60 degrees Fahrenheit. A low temperature alarm device shall be connected to the fire alarm system that initiates a supervisory signal when the temperature reaches forty degrees Fahrenheit. The Fire Alarm Control Panel shall be located within this room. It shall be mounted on the wall with the top of the panel no higher than six feet above the floor of the room. It shall be clearly accessible with no obstructions nearer than eighteen inches from any edge of the panel. The panel shall be mounted in a manner that protects it from water damage. A manual pull station shall be mounted next to the alarm panel. All portions of the sprinkler system shall drain into the drain located in the sprinkler room or directly outside. Any drain that terminates outside shall not cause water to collect within five feet of electrical equipment, discharge within five feet of electrical equipment, or cause other hazardous conditions to mechanical equipment or public or private areas. All drain valves for common systems including the dry system drain for the common attic area shall be located in the sprinkler room. A sanitary floor drain shall be installed in the room sufficiently sized to meet the flow rate of any device, including the backflow device. All interior walls within a sprinkler room shall use water resistant gypsum backing board.

LZBC 8-9-2:903.7

4. Fire Hydrants shall be provided as specified in the Village of Lake Zurich Municipal Code. Fire hydrants will be provided no less than 50 and no more than 200 feet from the fire department connection. A minimum spacing of 300 feet on water mains is required.

L.Z. Municipal Code 10-6-7

5. Fire lanes shall be provided as specified in the Village of Lake Zurich Municipal Code. Ingress and egress portions of the driveway shall be thirty feet wide. Fire

lanes shall have no obstructions to a smooth continuous path of travel. All fire lanes shall be properly marked with painted curbs and/or signs.

LZBC 8-9-2: 503.7

6. A supervised key box (Knox Box 4400 Series) shall be provided. The key box will be used for emergency access only. Key boxes shall contain two sets of keys to locked points of ingress, whether on the interior or the exterior of the structure, and to locked mechanical, electrical, and elevator control rooms, and other areas as directed by the Fire Chief. All exterior doors that access areas common to the overall structure for each structure are required to have hardware that will allow exterior access into the building with use of a single master key whenever possible. The exterior doors that access an individual retail or commercial occupant are required to have hardware that will allow exterior access into the occupancy with use of a single master key whenever possible that is different than the common key.

LZBC 8-9-2: 506.1

7. 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,

John M. Bzdusek Sr.  
Deputy Fire Marshal  
Fire Prevention Bureau



# 440 Rand Road, LLC

---

July 3, 2013

Sam Hubbard, Village Planner  
Village of Lake Zurich  
70 E. Main Street  
Lake Zurich, IL 60047

*Via Email*

***Re: 440 Rand Road – Response Letter to Village Review Letters – ADDITIONAL INFORMATION***

Dear Mr. Hubbard,

Thank you for your help with our Plan Commission Submittal and facilitating the needs of both the Village Departments and our development plan. Further clarifications are below:

In response to your email dated Monday June 24, 2013.

**Traffic Study:** IDOT did not require a traffic study to approve the restricted access points. Attached, please find the approval email from IDOT with regards to our current site plan.

**Engineering Plans:** Attached hereto, please find the revised engineering plans with the changes directed by Staff. Final Engineering plans will be submitted for permitting purposes and will include the clarifications and additional information requested by Manhard Consulting (Village Engineer).

**Landscape Plans:** We have revised and updated the landscaping plans to include species, quantities and locations. The Final Landscape plans are attached for your review.

**CCR's:** Our attorney-drafted Covenants, Conditions and Restrictions are attached for your review.

**Drive Thru Stacking:** Our site plan has been updated to show the 8 car stacking required under code for a drive thru. The menu boards and drive thru window will adhere to code.

**Compensating Amenities:** As we have discussed, we will contribute \$10,000 to the Village Fund in lieu of the sidewalks for the development.

**Subdivision Name:** As we have been asked, we have changed the name of the Subdivision to, Shops of Lake Zurich Corners. Please let us know if that name is acceptable. Updated Plat of Subdivision is attached.

**Signage:** We are proposing two ground signs which elevations and locations have been provided with the original submittal. Additionally, our anchor tenant, Vitamin Shoppe has just requested slightly larger lettering on the wall signs for their space. I have attached those elevations for your review and approval and to be made part of this PUD.

I hope this answers the outstanding items for our continuance to the July 17<sup>th</sup> Plan Commission hearing.

Please let me know if you require any further clarifications or information.

Best regards,

440 Rand Road, LLC



Adam Firsell, Manager  
[afirsell@coreequities.com](mailto:afirsell@coreequities.com)  
4520 W. Lawrence Ave.  
Chicago, IL 60630  
(312) 881-6491

## Sam Hubbard

---

**From:** Luay Aboona <laboona@kloainc.com>  
**Sent:** Wednesday, May 29, 2013 11:15 AM  
**To:** Edwin Vdovets  
**Cc:** Adam Firsell; dbossy@midamdevelopment.com  
**Subject:** FW: Lake Zurich Site Plan

Please see response below from George and let me know if you have any questions.

Thanks.

Luay Aboona, PE  
Kenig, Lindgren, O'Hara, Aboona, Inc.  
9575 West Higgins Road, Suite 400  
Rosemont, IL. 60018  
(847) 518-9990 office  
(847) 571-4331 cell



[www.kloainc.com](http://www.kloainc.com)

---

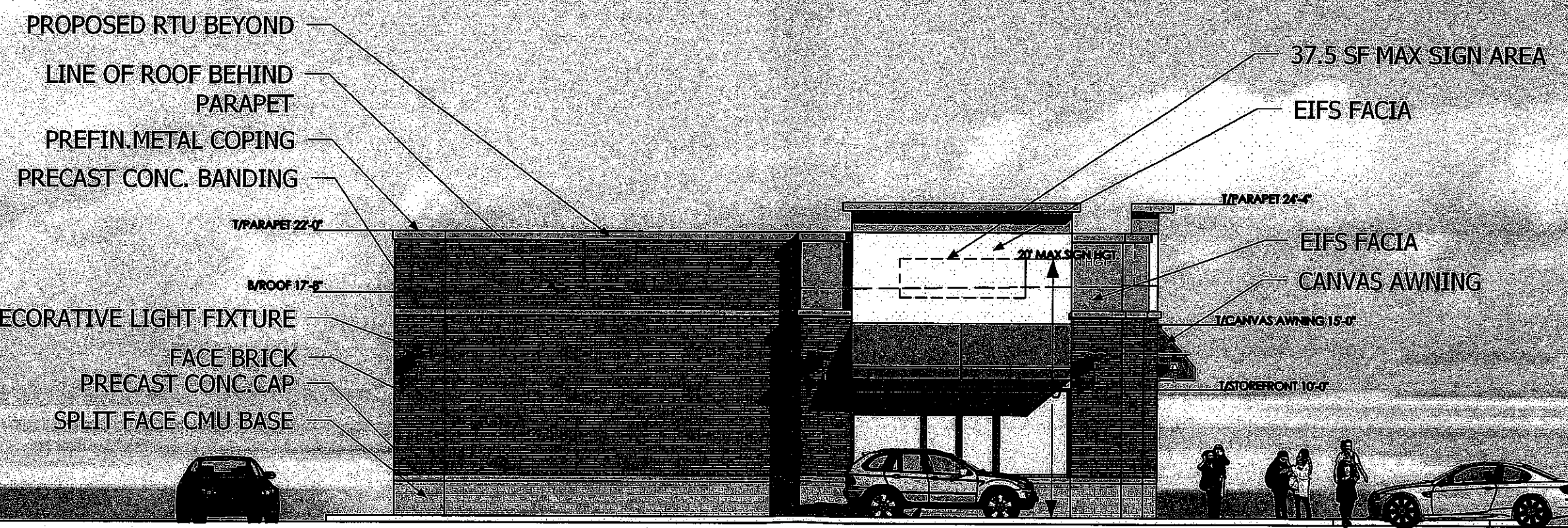
**From:** Guderley, George W [<mailto:George.Guderley@illinois.gov>]  
**Sent:** Wednesday, May 29, 2013 11:06 AM  
**To:** 'laboona@kloainc.com'  
**Cc:** [heyden@volz.org](mailto:heyden@volz.org); Gallenbach, Thomas G; Shirani, Roozbeh  
**Subject:** RE: Lake Zurich Site Plan

Luay,

A "RI" only from IL 22 and a "RI/RO" only and 2<sup>nd</sup> "RO" only to/from US 12 seem acceptable in concept. Exact location, width, radii etc to be determined upon receipt of full detailed engineering plans. However, the establishment of a network of cross access easements between this new commercial site and the existing commercial site to the east, as well as other similar sites along these IL 22 and US 12 corridors in Lake Zurich, should continue to be pursued as much as possible at the Village level with the support of the Department. Limiting access (conflict) points along these routes helps reduce congestion and improve safety. Would gladly respond to any feedback from the Planning Commission in regard to this objective.

Thank you,

George W. Guderley III  
Area Permit Technician - Lake County  
Office: 847 705-4147  
Fax: 847 705-5498  
Email: [George.Guderley@illinois.gov](mailto:George.Guderley@illinois.gov)



NORTH ELEVATION

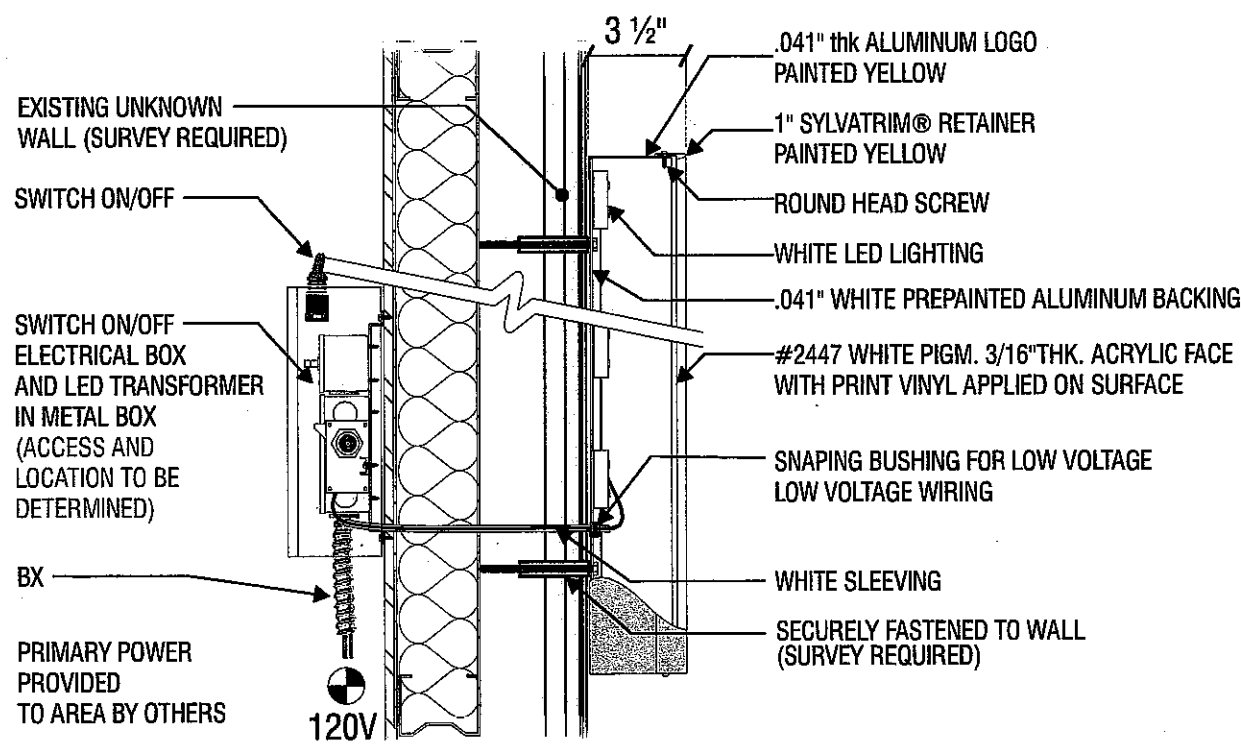




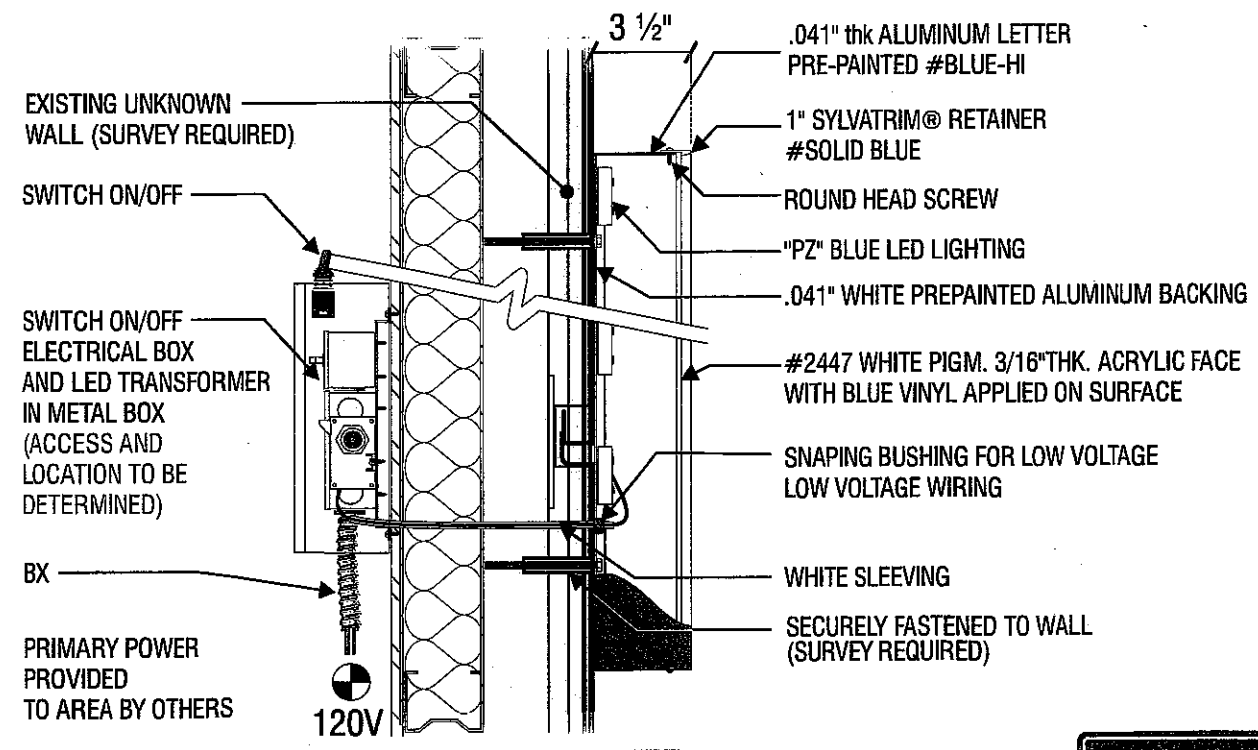


**A SIGN ELEVATION** **1X** Scale: 1/4" = 1'-0"

(1) SET OF ILLUMINATED CHANNEL LETTERS



Typical Cross section LOGO Scale: 1 1/2" = 1'-0"



Typical Cross section LETTERS Scale: 1 1/2" = 1'-0"

**WARNING**  
BLOCKING BY G.C. HARDWARE BY INSTALLER

**AREA**  
93.76 sq. ft.

**COLORS**  
WHITE #2447 ACRYLIC  
#PR-800-646-T AVERY VINYL  
4CP PRINT ON CLEAR VINYL  
PAINTED AKZO #421-D6

**SIGN LOCATION**  
INTERIOR  
EXTERIOR ✓

**NOT FOR PRODUCTION**

**SURVEY REQUIRED BEFORE PRODUCTION**

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CUSTOMER APPROVAL

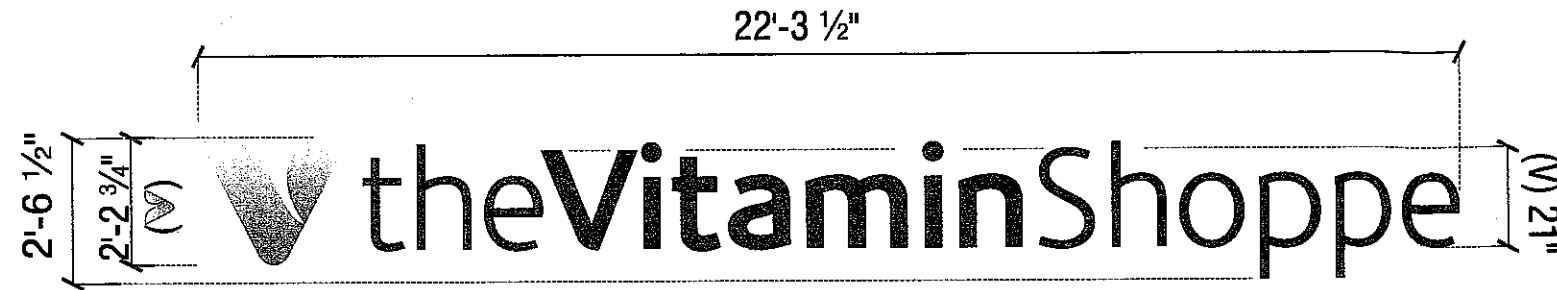
Signature  
Printed name please

Revisions	Date
sign dimensions (AA)	2013-06-13 (A.A)

**theVitaminShoppe**

THE VITAMIN SHOPPE  
440 South Rand Road  
Lake Zurich IL 60047

Date: 2013-06-10  
Designer: A. Allen Acc. Rep. Tammi Derkson UL: #E183093 Request #6359 Page: 2/8

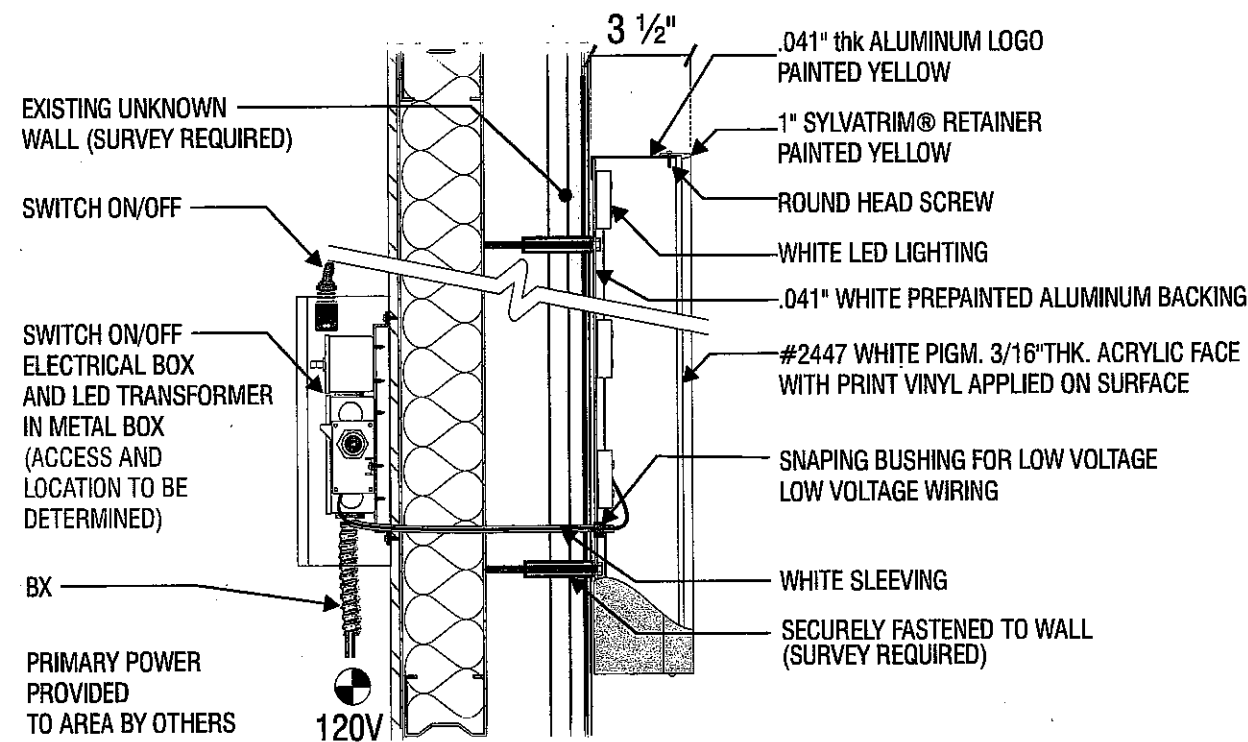


# B SIGN ELEVATION

1X

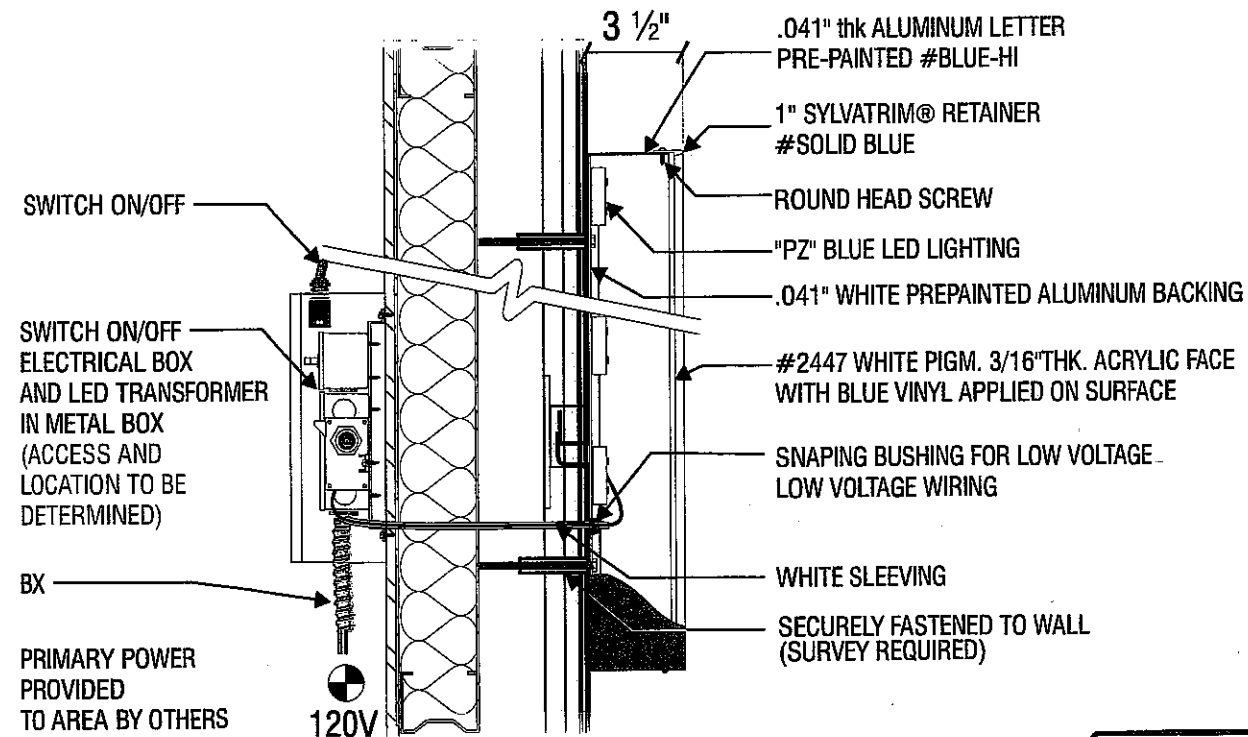
Scale: 3/8" = 1'-0"

(1) SET OF ILLUMINATED CHANNEL LETTERS



Typical Cross section LOGO

Scale: 1 1/2" = 1'-0"



Typical Cross section LETTERS

Scale: 1 1/2" = 1'-0"

## WARNING

BLOCKING  
BY G.C.

HARDWARE  
BY INSTALLER

## AREA

56.65 sq. ft.

## COLORS

- ☐ WHITE #2447 ACRYLIC
- ☐ #PR-800-646-T AVERY VINYL
- ☐ 4CP PRINT ON CLEAR VINYL
- ☐ PAINTED AKZO #421-D6

## SIGN LOCATION

INTERIOR

EXTERIOR ☒

NOT FOR PRODUCTION

SURVEY REQUIRED BEFORE PRODUCTION

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FINAL

## CUSTOMER APPROVAL

Signature

Printed name please

## Revisions

sign dimensions (AA)

## Date

2013-06-13 (A.A)

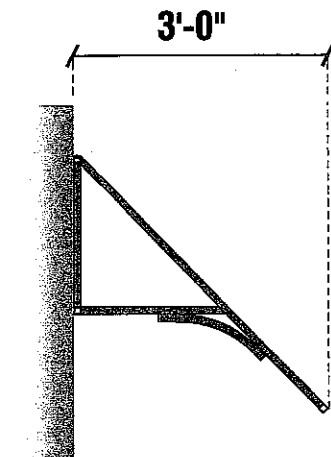
theVitaminShoppe

Designer: A. Allen Acc. Rep. Tammi Derkson UL: #E183093

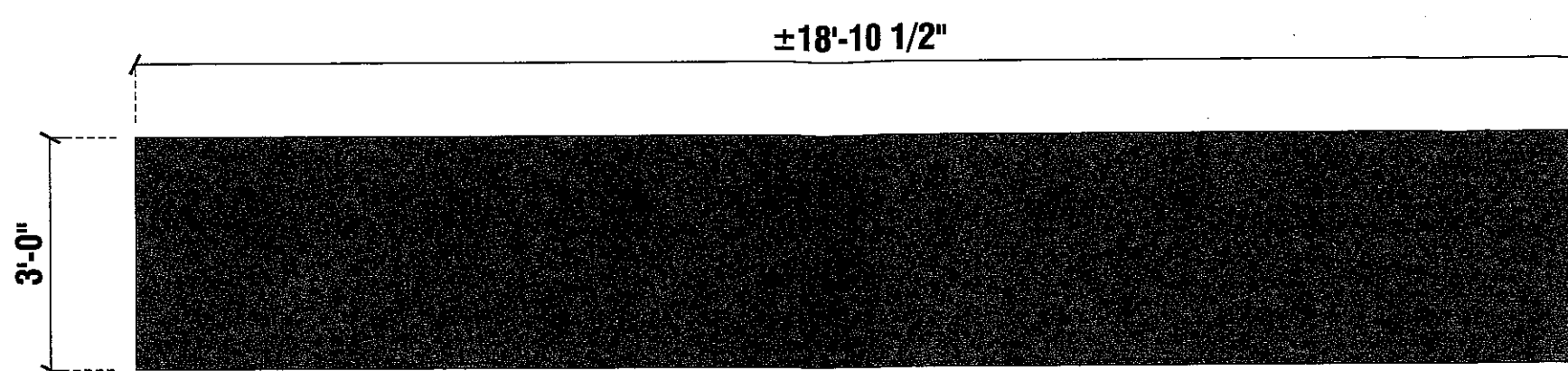
Request #6359 Page: 3/8

THE VITAMIN SHOPPE  
440 South Rand Road  
Lake Zurich IL 60047

Date: 2013-06-10



**SIDE VIEW**

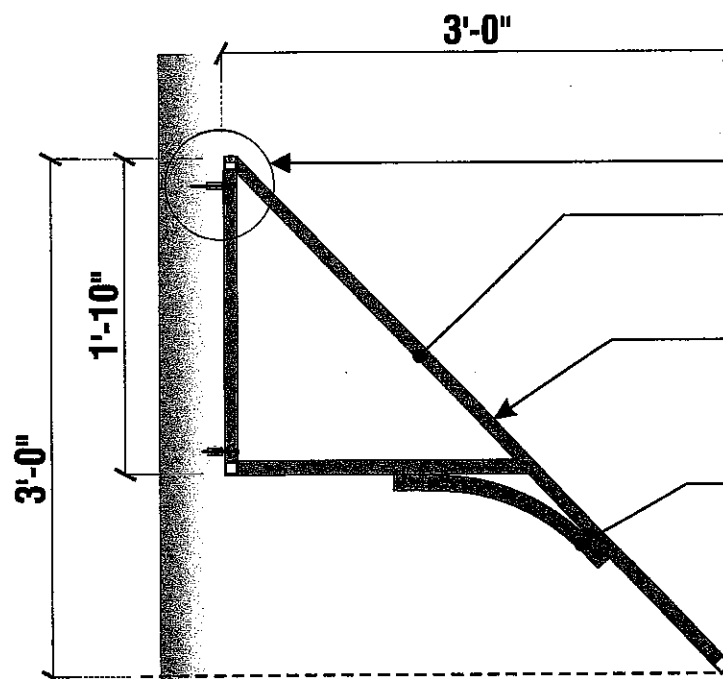
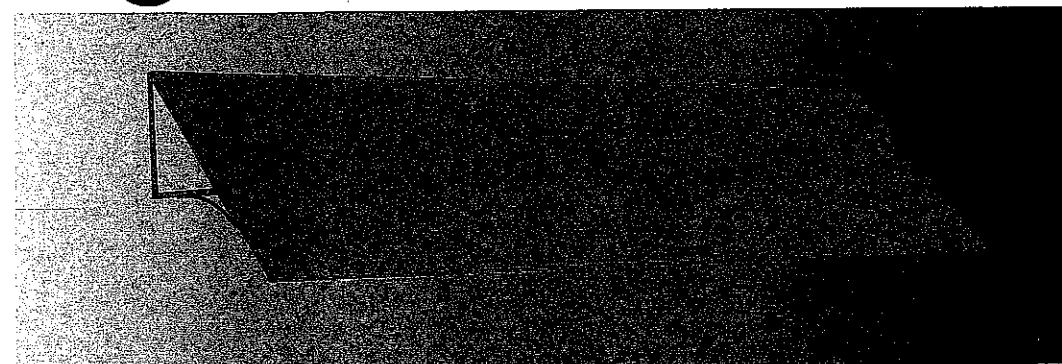


**C1 FRONT ELEVATION**

**(2X)**

Scale: 3/8" = 1'-0"

NON-LIT AWNING  
NOTE: AWNINGS SUPPLIED  
BY LANDLORD



**C CROSS SECTION**

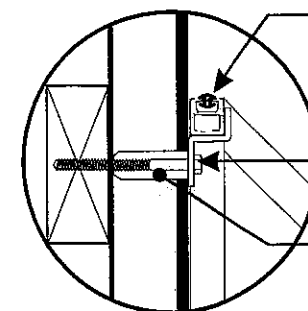
Scale : 3/4" = 1' - 0"

SEE DETAIL

1" X 1" ALUM. SQUARE TUBING FRAME  
PAINTED TO MATCH "PACIFIC BLUE" CANVAS

AWNING TO BE COVERED WITH "SUNBRELLA" CANVAS  
"PACIFIC BLUE" #4601  
(NOTE: ENDS OF AWNING ARE NOT CLOSED)

1" x 1" ALUM. CURVED SQUARE TUBING  
WELDED TO TUBULAR FRAME.  
PAINTED TO MATCH "PACIFIC BLUE" CANVAS



1" X 1" X 1/8" SQUARE ALUMINUM  
TUBING STRUCTURE  
PAINTED "PACIFIC BLUE"

1/8" X 1" FLAT BAR ALUMINUM Z-BRACKET

TYPE OF ANCHORS TO BE DETERMINED  
BY WALL CONDITIONS

**INSTALLATION DETAIL**

NOT TO SCALE

**WARNING**

**BLOCKING**  
BY G.C.

**HARDWARE**  
BY INSTALLER

**AREA**

N/A

**COLORS**

SUNBRELLA CANVAS  
PACIFIC BLUE #4601  
AND PAINT TO MATCH

**SIGN LOCATION**

INTERIOR

EXTERIOR ☒

**NOT FOR PRODUCTION**

**SURVEY REQUIRED BEFORE PRODUCTION**

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**FINAL**

**CUSTOMER APPROVAL**

Signature \_\_\_\_\_  
Printed name please \_\_\_\_\_

Revisions	Date
sign dimensions (AA)	2013-06-13 (A.A)

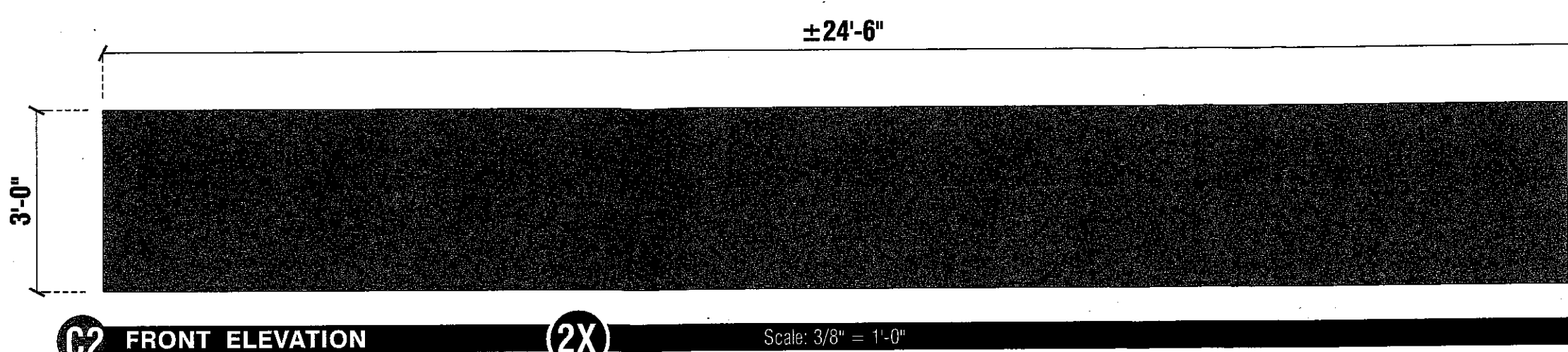
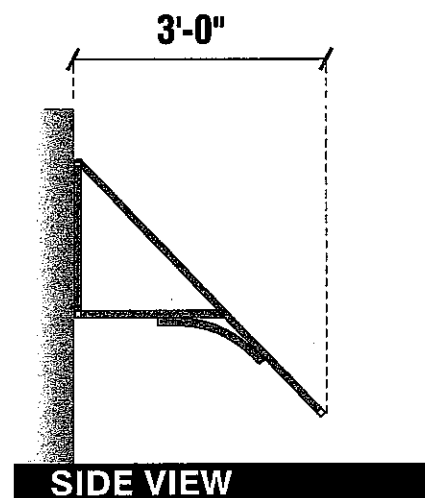
**theVitaminShoppe**

Designer: A. Allen Acc. Rep: Tammi Derkson UL: #E183093

Request #6359 Page: 4/8

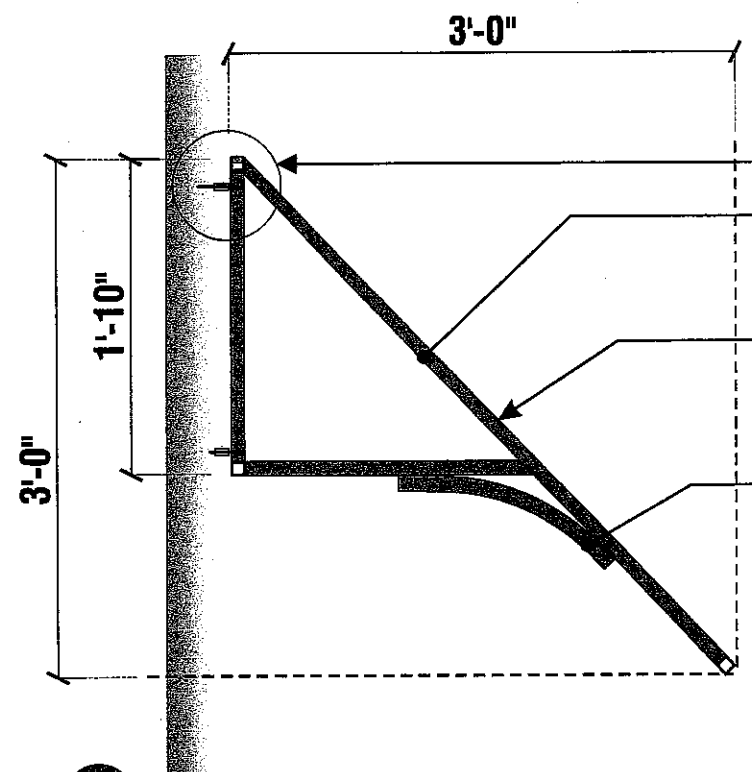
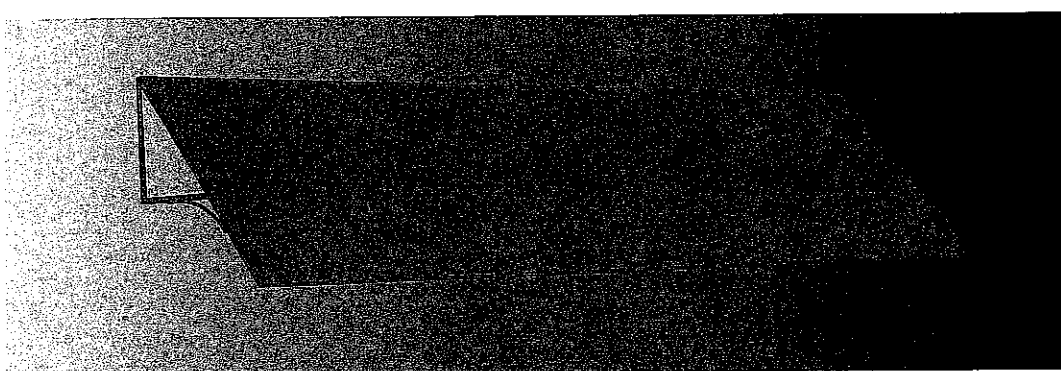
THE VITAMIN SHOPPE  
440 South Rand Road  
Lake Zurich IL 60047

Date: 2013-06-10



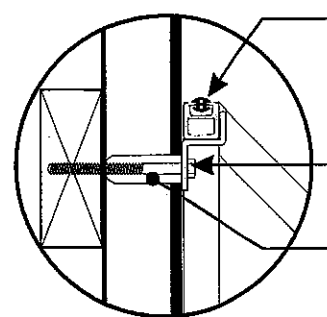
NON-LIT AWNING  
NOTE: AWNINGS SUPPLIED  
BY LANDLORD

Scale: 3/8" = 1'-0"



Scale : 3/4" = 1' - 0"

- SEE DETAIL
- 1" X 1" ALUM. SQUARE TUBING FRAME  
PAINTED TO MATCH "PACIFIC BLUE" CANVAS
- AWNING TO BE COVERED WITH "SUNBRELLA" CANVAS  
"PACIFIC BLUE" #4601  
(NOTE: ENDS OF AWNING ARE NOT CLOSED)
- 1" x 1" ALUM. CURVED SQUARE TUBING  
WELDED TO TUBULAR FRAME.  
PAINTED TO MATCH "PACIFIC BLUE" CANVAS



- 1" X 1" X 1/8" SQUARE ALUMINUM  
TUBING STRUCTURE  
PAINTED "PACIFIC BLUE"
- 1/8" X 1" FLAT BAR ALUMINUM Z-BRACKET
- TYPE OF ANCHORS TO BE DETERMINED  
BY WALL CONDITIONS

**INSTALLATION DETAIL** NOT TO SCALE

**WARNING**  
**BLOCKING** BY G.C. **HARDWARE** BY INSTALLER

**AREA**  
N/A

**COLORS**  
SUNBRELLA CANVAS  
PACIFIC BLUE #4601  
AND PAINT TO MATCH

**SIGN LOCATION**  
INTERIOR  
EXTERIOR ✓

**NOT FOR PRODUCTION**

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CUSTOMER APPROVAL

Signature \_\_\_\_\_  
Printed name please \_\_\_\_\_

Revisions	Date
sign dimensions (AA)	2013-06-13 (A.A)

THE VITAMIN SHOPPE  
440 South Rand Road  
Lake Zurich IL 60047

Date: 2013-06-10  
Designer: A. Allen    Acc. Rep: Tammi Derkson    UL: #E183093    Request #6359    Page: 5/8



4 COLOR PROCESS PRINTED BANNERS  
WITH GROMMETS.

QUANTITY TO BE CONFIRMED

NOTE: PERIOD OF INSTALLATION  
TO BE DETERMINED BY CITY CODE

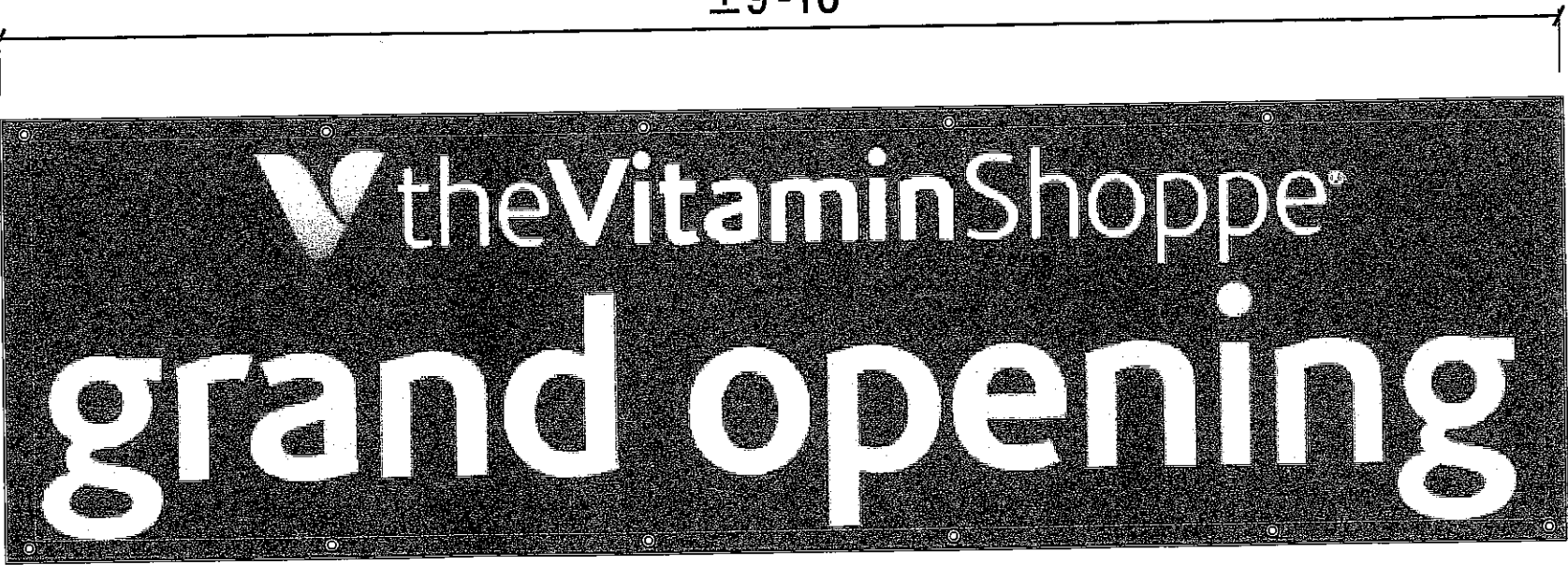
33"

±9'-10"



±9'-10"

33"



D

BANNER ELEVATION

Scale: 3/4" = 1'-0"

**WARNING**

**BLOCKING**  
BY G.C.

**HARDWARE**  
BY INSTALLER

**AREA**

27 sq. ft. each

**COLORS**

4CP PRINT  
ON WHITE CANVAS

**SIGN LOCATION**

**INTERIOR**  
**EXTERIOR** ✓

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**PRELIMINARY**  
**FINAL**

**CUSTOMER APPROVAL**

Signature

Printed name please

**Revisions**

sign dimensions (AA)

**Date**

2013-06-13 (A.A)

**theVitaminShoppe**

THE VITAMIN SHOPPE  
440 South Rand Road  
Lake Zurich IL 60047

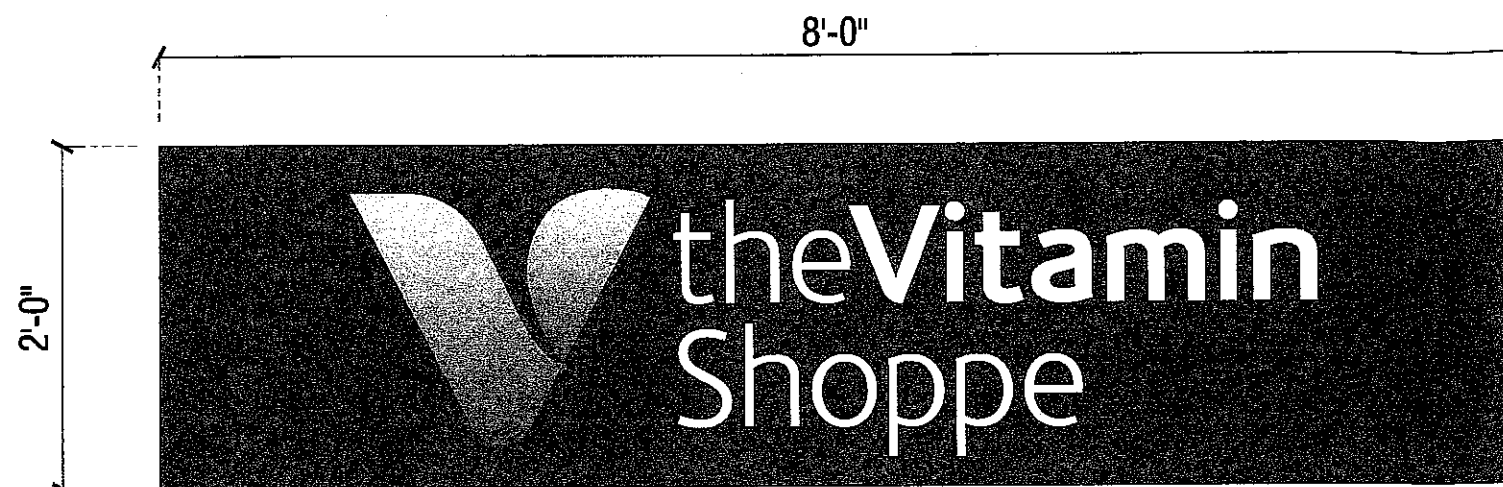
Designer: A. Allen

Acc. Rep.: Tammi Derkson

UL: #E183093

Request #6359

Date: 2013-06-10  
Page: 6/8



**E**

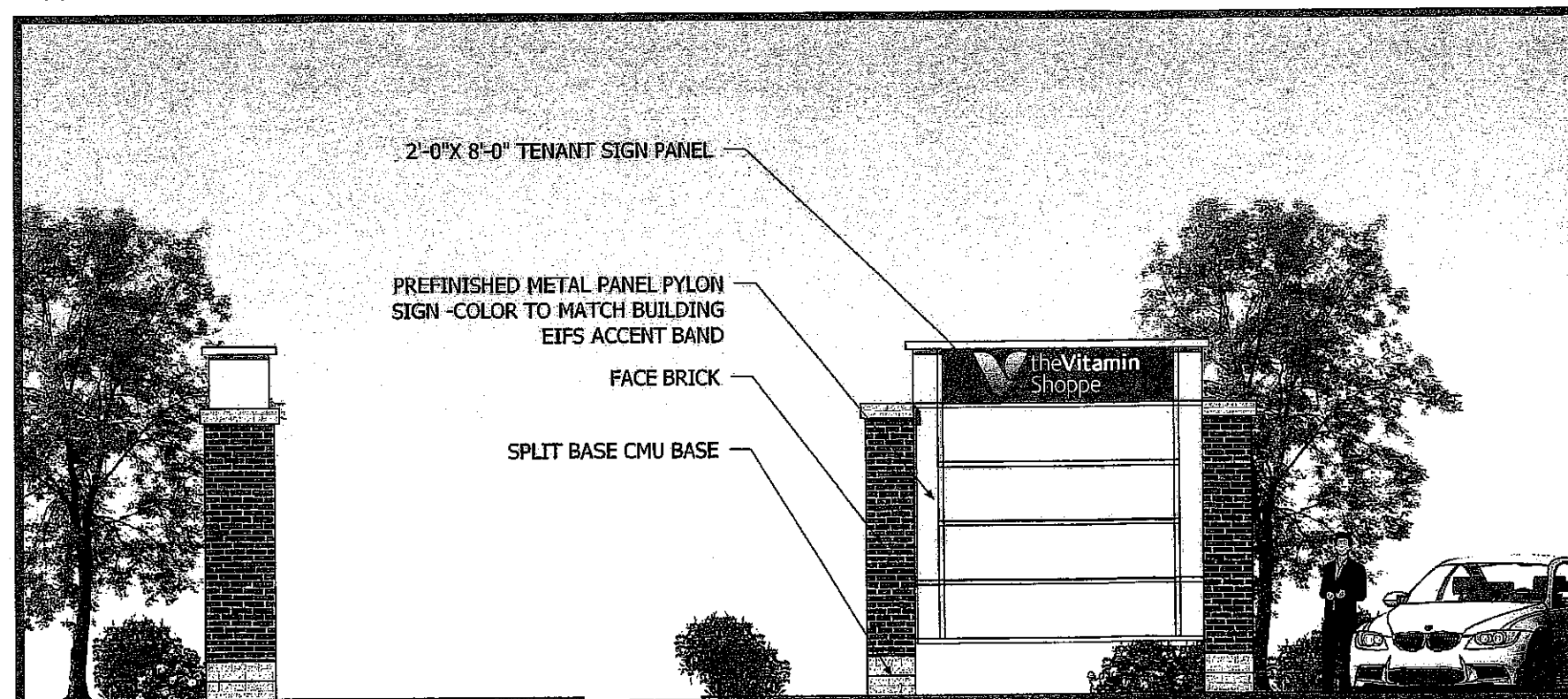
# SIGN ELEVATION

**4X**

Scale: 3/4" = 1'-0"

(4) REPLACEMENT FACES FOR EXISTING PYLONS

(4) WHITE 3/16" THK. LEXAN FACES WITH VINYL GRAPHICS ON FIRST SURFACE



LOCATION / NTS

## WARNING

**BLOCKING**  
BY G.C.

**HARDWARE**  
BY INSTALLER

## AREA

74.34 sq. ft.

## COLORS

WHITE #2447 ACRYLIC

#PR-800-646-T AVERY VINYL

4CP PRINT ON CLEAR VINYL

## SIGN LOCATION

INTERIOR

EXTERIOR ☒

**NOT FOR PRODUCTION**

**SURVEY REQUIRED BEFORE PRODUCTION**

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**PRELIMINARY**  
**FINAL**

## CUSTOMER APPROVAL

Signature \_\_\_\_\_

Printed name please \_\_\_\_\_

## Revisions

sign dimensions (AA)

## Date

2013-06-13 (A.A)

**theVitaminShoppe.**

THE VITAMIN SHOPPE  
440 South Rand Road  
Lake Zurich IL 60047

Designer: A. Allen

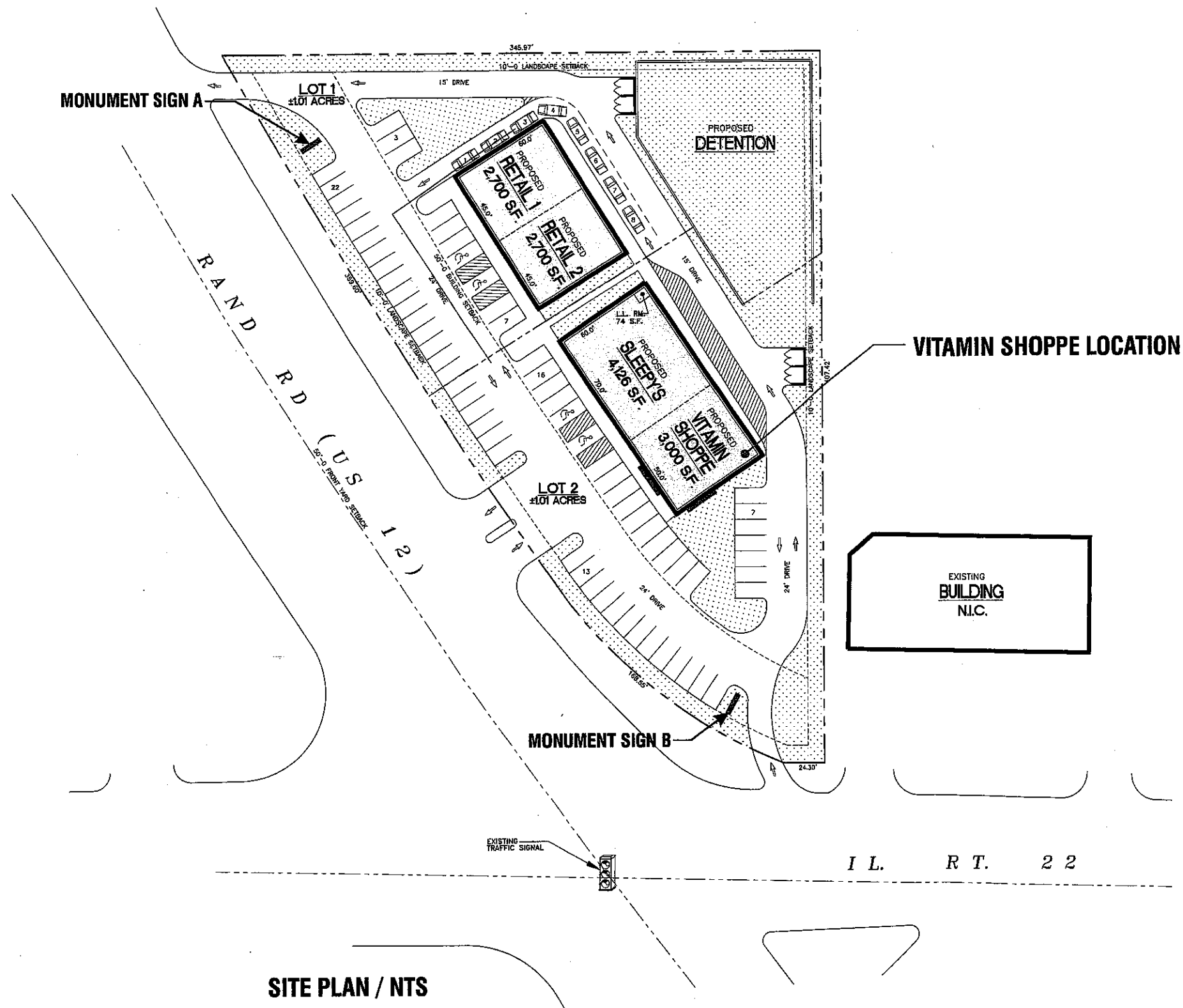
Acc. Rep: Tammi Derkson

UL: #E183093

Request #6359

Date: 2013-06-10

Page: 7/8



**SITE PLAN / NTS**

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**PRELIMINARY**  
**FINAL**

**CUSTOMER APPROVAL**

Signature \_\_\_\_\_

Printed name please \_\_\_\_\_

**Revisions**

sign dimensions (AA)

**Date**

2013-06-13 (A.A)

**theVitaminShoppe.**

**THE VITAMIN SHOPPE**  
440 South Rand Road  
Lake Zurich IL 60047

Designer: A. Allen

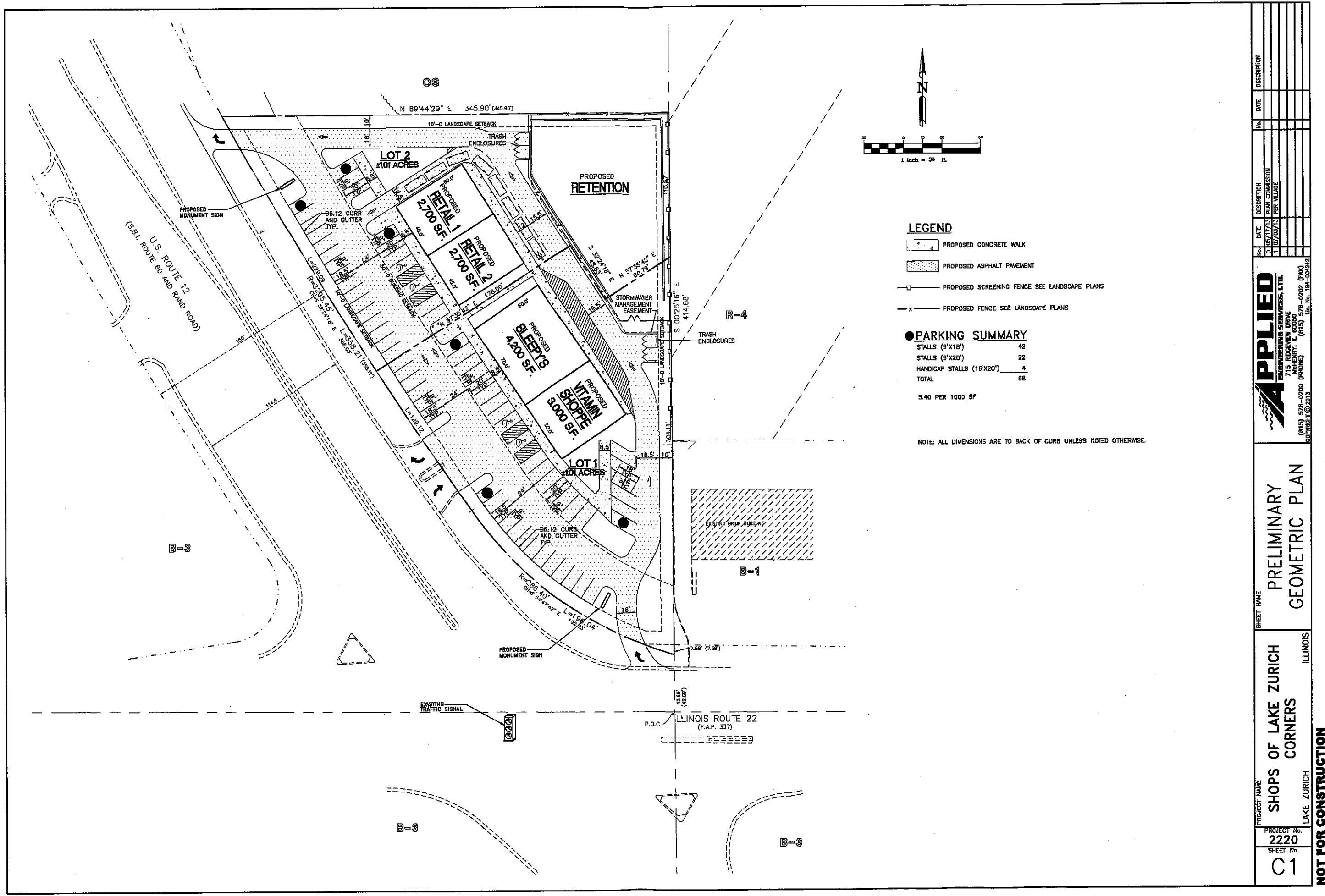
Acc. Rep: Tammi Derkson

UL: #E183093

Request #6359

Date: 2013-06-10

Page: 8/8



LEGEND

- PROPOSED CONCRETE WALK
- PROPOSED ASPHALT PAVEMENT
- PROPOSED SCREENING FENCE SEE LANDSCAPE PLANS
- PROPOSED FENCE SEE LANDSCAPE PLANS

PARKING SUMMARY

STALLS (9'X18')	42
STALLS (9'X20')	22
HANDICAP STALLS (18'X20')	4
TOTAL	68
5.40 PER 1000 SF	

NOTE: ALL DIMENSIONS ARE TO BACK OF CURB UNLESS NOTED OTHERWISE.

PROJECT NAME  
**SHOPS OF LAKE ZURICH CORNERS**  
LAKE ZURICH ILLINOIS

SHEET NAME  
**PRELIMINARY GEOMETRIC PLAN**

APPLIED  
ENGINEERING SERVICES, L.L.C.  
715 RIDGEVIEW DRIVE  
MCHEENY, IL 60050  
(815) 578-0200 (PHONE) (815) 578-0202 (FAX)  
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PROJECT No.  
**2220**

SHEET No.  
**C1**

DATE  
10/05/17/13

DATE  
10/07/13/13

DESCRIPTION  
PLAN COMMISSION

DESCRIPTION  
PER VILLAGE

DATE

DATE

DESCRIPTION

DESCRIPTION

NOT FOR CONSTRUCTION









**TECHNICAL SPECIFICATIONS**

**DCM SERIES**

**ORDERING INFORMATION**

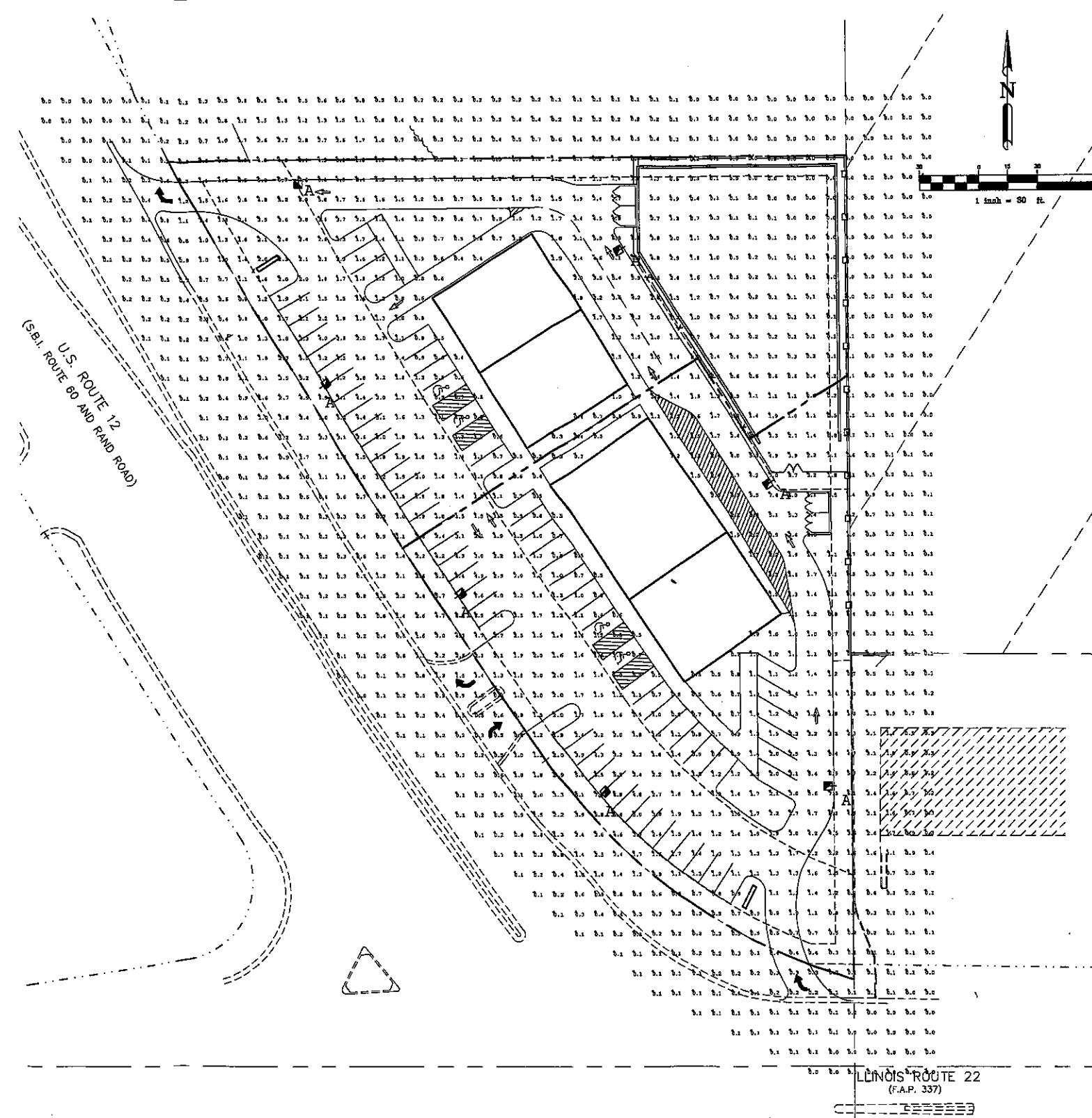
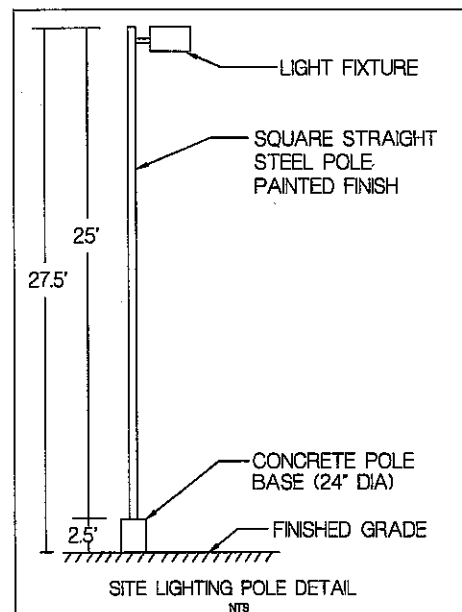
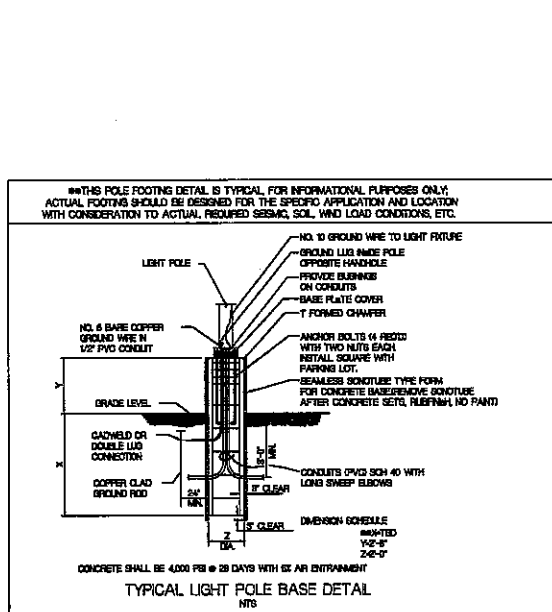
Label	CalcType	Units	Avg	Max	Min	Avg/Min
All Calc Points Shown	Illuminance	Fc	1.18	7.6	0.0	N.A.
Lot Two Only	Illuminance	Fc	2.00	7.4	0.3	6.67
Lot One Only	Illuminance	Fc	2.00	7.1	0.3	6.67
Total All Lots	Illuminance	Fc	1.78	7.4	0.0	N.A.

**TECHNICAL SPECIFICATIONS**

**SSP25-5-11-COLOR-DM1**

**ORDERING INFORMATION**

Label	CalcType	Units	Avg	Max	Min	Avg/Min
All Calc Points Shown	Illuminance	Fc	1.18	7.6	0.0	N.A.
Lot Two Only	Illuminance	Fc	2.00	7.4	0.3	6.67
Lot One Only	Illuminance	Fc	2.00	7.1	0.3	6.67
Total All Lots	Illuminance	Fc	1.78	7.4	0.0	N.A.



Symbol	Qty	Label	Arrangement	Lumens	ELF	Description	Total Watts
	7	A	SINGLE	42600	0.810	Footlight DCM11M1-PS-Color-Lamped-SSA-S-SSP25-5-11-Color-DM1-400wattPSMR-25" Sq.	458

**On-Site Lighting & Survey, LLC**

PH: 793-834-1548

**NO CHANGES OR SUBSTITUTIONS ALLOWED**

in fixture manufacturer, lighting type and/or site lighting photometric plan without written authorization by Engineer / Owner.

**PROJECT No. 2220**

**SHEET No. SL1.0**

**APPLIED ENGINEERING SERVICES, LTD.**

715 RIDGEVIEW DRIVE  
MCHENRY, IL 60050  
(815) 578-0202 (PHONE)  
(815) 578-0202 (FAX)  
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**On-Site Lighting & Survey, LLC**

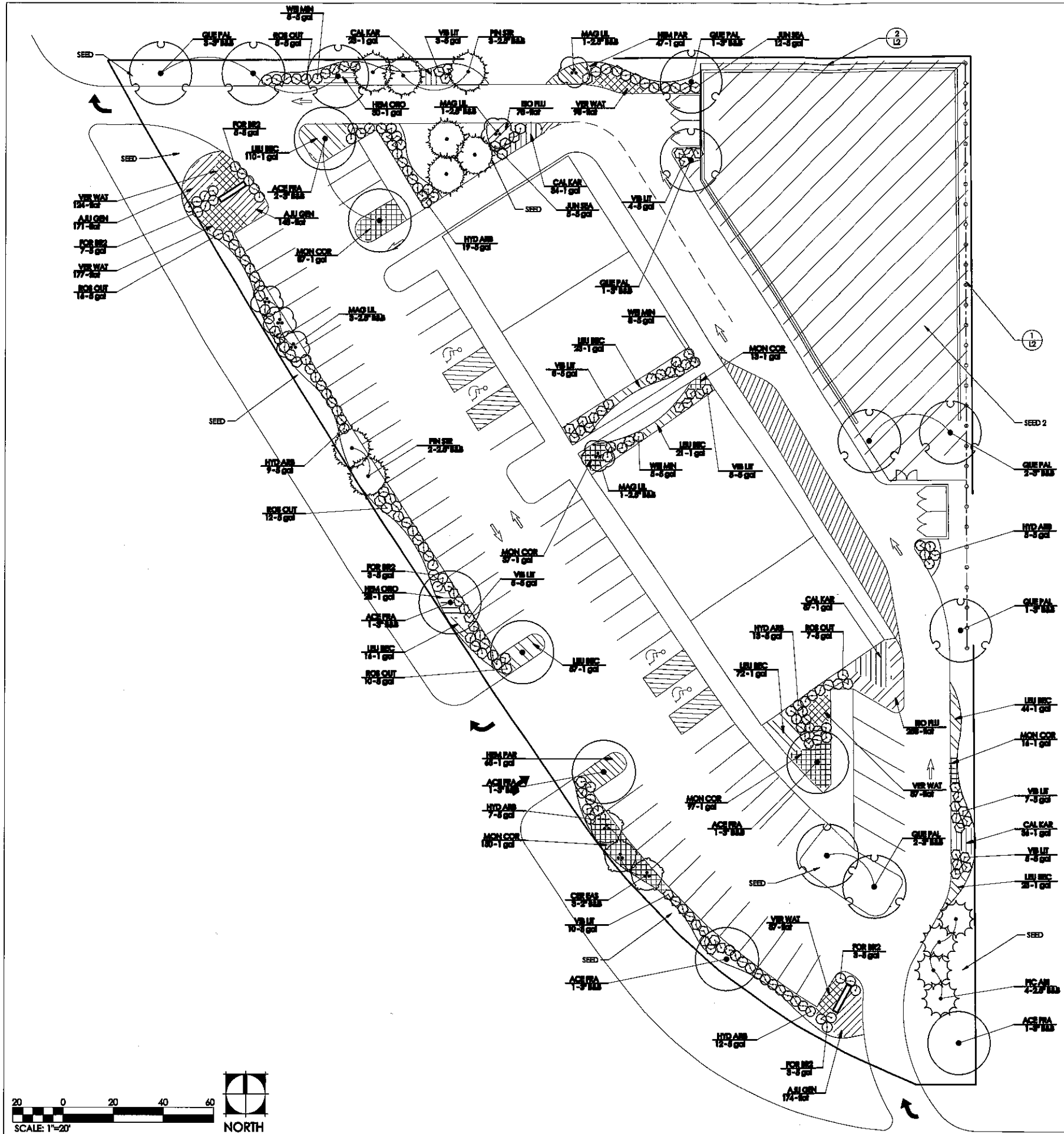
1111 Hwy 25 North, Suite # 201  
Buffalo, MN 55313  
PH: 763-884-1548 Fax: 763-882-9048

**PHOTOMETRIC PLAN**

**440 RAND ROAD, LLC. DEVELOPMENT**

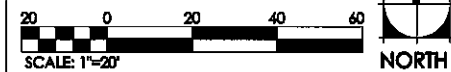
**NOT FOR CONSTRUCTION**





PLANT SCHEDULE

TREES	QTY	BOTANICAL/COMMON	CONT	REMARKS
ACE FRA	8	Acer rubrum 'Franksred' TM / Red Sunset Maple	3" B&B	
CER EAS	3	Cercis canadensis / Multi-Trunk Eastern Redbud	2" B&B	
MAG LIL	6	Magnolia liliiflora / Multi-Trunked Lily Magnolia	2.5" B&B	
PIC ABI	4	Picea abies / Norway Spruce	2.5" B&B	
PIN STR	8	Pinus strobus / White Pine	2.5" B&B	
QUE PAL	10	Quercus palustris / Pin Oak	3" B&B	
SHRUBS	QTY	BOTANICAL/COMMON	CONT	REMARKS
FOR BR2	21	Forsythia viridissima 'Bronxensis' / Bronx Forsythia	5 gal	
HYD ARB	60	Hydrangea arborescens 'Annabelle' / Annabelle Smooth Hydrangea	5 gal	
JUN SEA	17	Juniperus chinensis 'Sea Green' / Sea Green Juniper	5 gal	
ROS OUT	45	Rosa shrub 'RADrazz' TM / Knock Out	5 gal	
VIB LIT	42	Viburnum dentatum 'KLMseventeen' TM / Little Joe	5 gal	
WEI MIN	18	Weigela florida 'Minuet' / Minuet Weigela	5 gal	
GROUND COVERS	QTY	BOTANICAL/COMMON	CONT	REMARKS
AJU GEN	493	Ajuga genevensis / Carpet Bugle	flat @ 12" oc	
CAL KAR	180	Calamagrostis acutiflora 'Karl Foerster'	1 gal @ 18" oc	
HEM PAR	112	Hemerocallis hybrid 'Pardon Me' / Pardon Me Daylily	1 gal @ 18" oc	
HEM ORO	119	Hemerocallis hybrid 'Stella de Oro' / Stella de Oro Daylily	1 gal @ 18" oc	
ISO FLU	336	Isotoma fluviatilis / Blue Star Creeper	flat @ 12" oc	
LEU BEC	404	Leucanthemum x superbum 'Becky'	1 gal @ 18" oc	
MON COR	400	Monarda didyma 'Coral Reef'	1 gal @ 18" oc	
VER WAT	573	Veronica hybrids 'Waterperry' / Waterperry Veronica	flat @ 12" oc	
SEED 1	11,550 SF	Bluegrass, Fescue, Rye Blend with Blanket		
SEED 2	12,500 SF	IDOT Seed Mix 4B Wetland Grass & Sedge Mixture		



SURVEY INFORMATION  
PROVIDED BY OTHERS.

PROJECT NAME  
SHOPS OF LAKE ZURICH  
CORNERS

PROJECT No.  
2220

SHEET No.  
1

ILLINOIS

LAKE ZURICH

APPLIED  
ENGINEERING SERVICES, LTD.

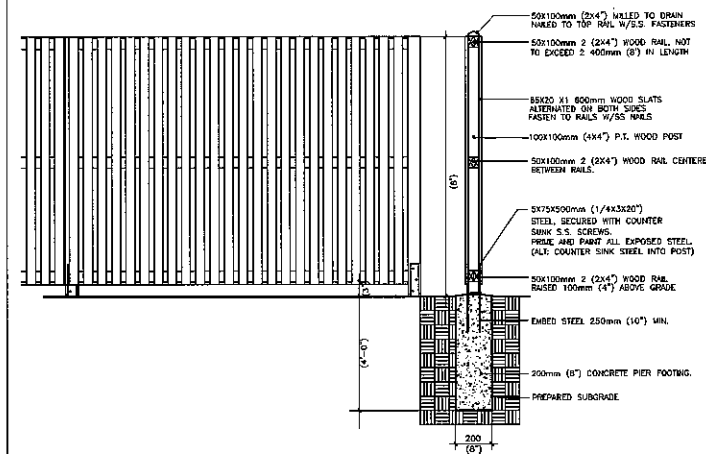
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Design Perspectives  
1280 Inglewood Avenue, Suite 110  
Naperville, Illinois 60563  
Telephone: (630) 428-3134

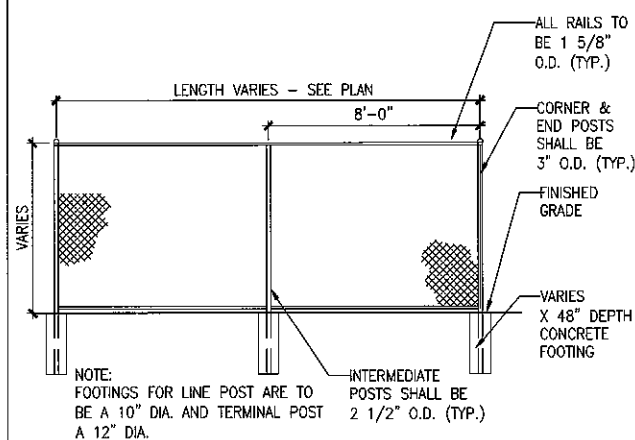
SHEET NAME  
LANDSCAPE PLAN

ILLINOIS

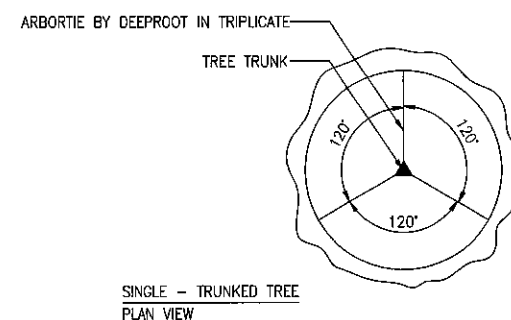
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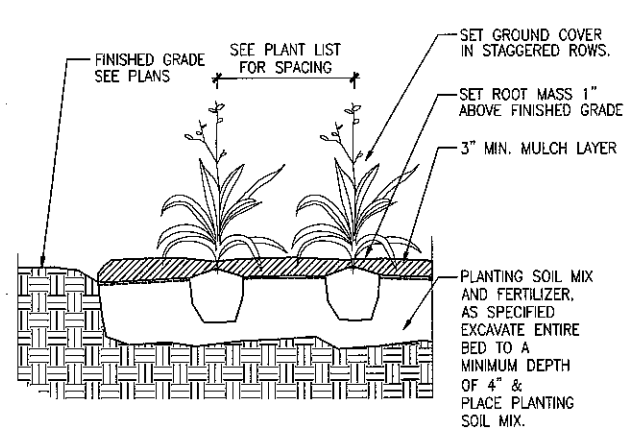
1 WOOD FENCE  
SCALE: N.T.S.



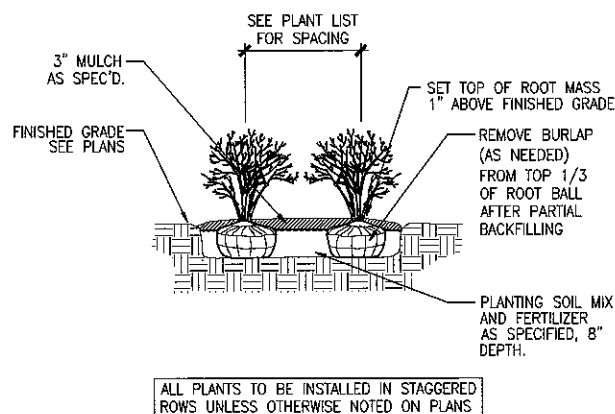
## 2 VINYL LINE FENCING



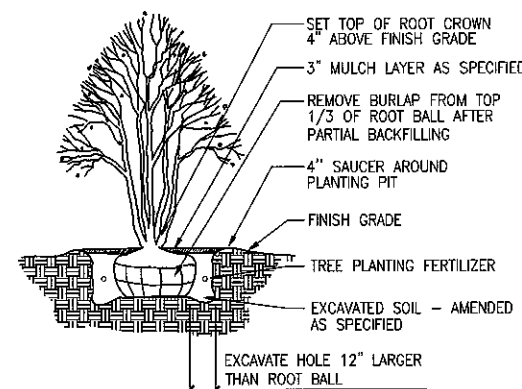
**TREE GUYING DETAIL - SHADE TREE**  
SCALE: 1/4"=1'-0" DT-tree-w-n-wire-guy-plot



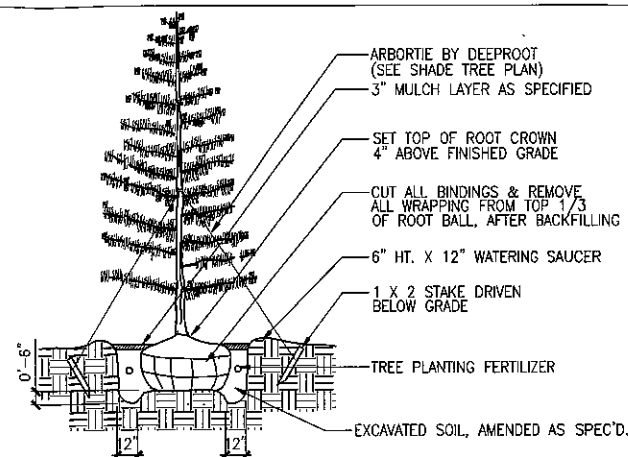
GROUND COVER PLANTING  
SCALE: 1"=1'-0"




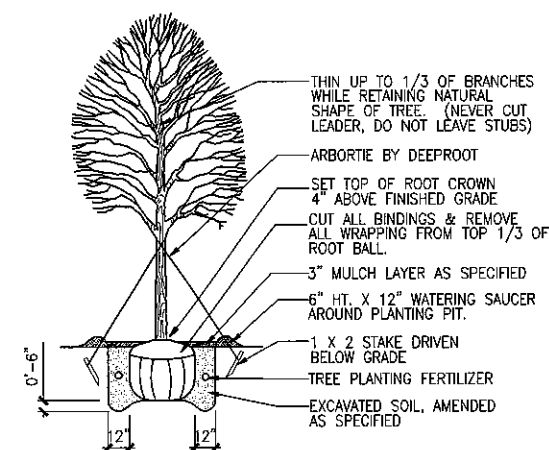
SHRUB PLANTING DETAIL  
SCALE: 1/2"=1'-0"



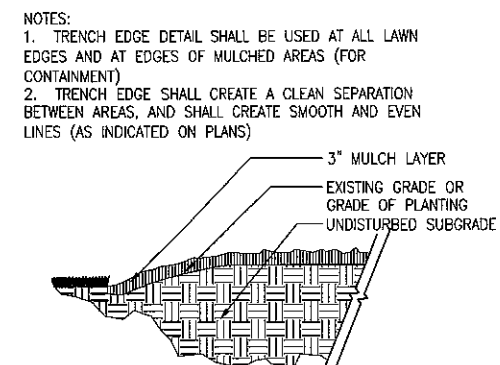
ORNAMENTAL TREE PLANTING  
SCALE: 1/4" = 1'-0"




○ EVERGREEN TREE PLANTING  
SCALE: 1/4" = 1'-0"



SHADE TREE PLANTING  
SCALE: 1/4"=1'-0"



 TRENCH EDGE DETAIL  
SCALE: 1"=1'-0"

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES AND STRUCTURES. SEE CONSTRUCTION NOTES.
2. DO NOT WILLFULLY PROCEED WITH PLANTINGS AS DESIGNED WHEN IT IS OBVIOUS THAT OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN PROCESS. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY NECESSARY REVISIONS AND COSTS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AND/OR SUPPLIERS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
4. THE LANDSCAPE CONTRACTOR IS TO RECEIVE THE SITE AT +/- 1/10TH OF AN INCH. THE LANDSCAPE CONTRACTOR SHALL OBTAIN A LETTER OF GRADE FROM THE GENERAL CONTRACTOR PRIOR TO BEGINNING WORK.
5. REFER TO SPECIFICATIONS FOR PLANTING REQUIREMENTS, MATERIALS, AND EXECUTION.
6. ALL TREES SHALL BE TAGGED BY THE PROJECT MANAGER AT A NURSERY SELECTED BY THE LANDSCAPE CONTRACTOR OR AT THE DISCRETION OF THE PROJECT MANAGER.
7. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL OF THE PROJECT MANAGER PRIOR TO DIGGING ANY HOLES. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROJECT MANAGER ADEQUATE ADVANCE NOTICE FOR ON-SITE APPROVALS. THE LANDSCAPE CONTRACTOR IS TO THE FOLLOWING BEFORE BEGINNING INSTALLING PLANTINGS:
  - SHRUBS - LAY OUT THE ACTUAL CONTAINERS ON-SITE BEFORE DIGGING HOLES.
  - TREES - STAKE THE LOCATIONS BEFORE DIGGING HOLES. ANY TREE PLANTED WITHOUT ITS FINAL LOCATION APPROVED BY THE PROJECT MANAGER MAY BE REQUESTED TO BE RELOCATED AT THE SOLE EXPENSE OF THE LANDSCAPE CONTRACTOR.
8. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER AT LEAST 48 HOURS IN ADVANCE PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULES.
9. IF CONFLICTS ARISE BETWEEN THE ACTUAL SIZE OF AREAS ON THE SITE AND THE DRAWINGS, CONTACT THE PROJECT MANAGER FOR RESOLUTION.
10. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANTS FREE OF PESTS AND/OR DISEASES. PRE-SELECTED OR "PROJECT MANAGER TAGGED" PLANT MATERIAL MUST BE INSPECTED BY THE LANDSCAPE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE LANDSCAPE CONTRACTOR'S OBLIGATION TO WARRANTY ALL PLANT MATERIAL PER THE SPECIFICATIONS.

11. GROUNDCOVERS AND SHRUBS ARE TO BE TRIANGULAR SPACED UNLESS INDICATED ON THE PLANS.
12. ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM, UNLESS OTHERWISE NOTED.
13. ALL TREES, SHRUB AND GROUNDCOVER AREAS (EXCLUDING TURF AND SLOPE AREAS) ARE TO BE MULCHED PER DETAILS.
14. ALL MULCH TO BE SHREDDED HARDWOOD MULCH.
15. TREES SHALL BE SET BACK A MINIMUM OF TEN FEET (10') HORIZONTALLY FROM UTILITY STRUCTURES, INCLUDING, BUT NOT LIMITED TO, MANHOLES, VALVE VAULTS, VALVE BOXES, FIRE HYDRANTS, TRANSFORMERS AND SWITCH CANS. TREES SHALL BE SET BACK A MINIMUM OF FIVE (5') HORIZONTALLY FROM SANITARY SEWER AND WATER SERVICES. CONTRACTOR TO MAKE NECESSARY ADJUSTMENTS UNDER THE APPROVAL OF OWNER. REFER TO CIVIL DRAWINGS PREPARED BY OTHERS.
16. PLANTING RESTRICTIONS: PLANT DURING ONE OF THE FOLLOWING PERIODS. COORDINATE PLANTING PERIODS WITH MAINTENANCE PERIODS TO PROVIDE REQUIRED MAINTENANCE FROM DATE OF SUBSTANTIAL COMPLETION.
  1. SPRING PLANTING: 4/1 - 6/15
  2. FALL PLANTING: 9/1 - 11/1

PLANTING NOTES



# Analysis of Zoning Relief for PUD

## LOT 2 (as shown on Plat of Subdivision)

1. Setbacks:
  - a. Front Yard Setback: reduction in the required front yard setback from 50' to 10' for the parking lot.
  - b. Side Yard Setback: reduction in the required side yard setback from 15' to 0' on the southern side yard for the parking lot and from 15' to 10' on the north side yard for the parking lot drive aisle.
2. Lighting:
  - a. Increase in allowable footcandles at property lines from 0.50 to 5.4 along the northern property line, from 0.50 to 3.0 on the southern property line, and 0.50 to 6.7 on the western property line (abutting Route 12).
3. Signage:
  - a. Wall Sign: increase in the maximum permitted square footage for wall sign on side (north) of building from 0 sq. ft. to 37.5 sq. ft.
  - b. Ground Sign: permitted to advertise "off premise" tenants located on Lot 1.
4. Landscaping:
  - a. Lot Line Landscaping:
    - i. North side: reduction in required plant units from 10.5 units to 5 units.
    - ii. East side: reduction in required plan units from 7.5 units to 0 units.
    - iii. South side: reduction in required plant units from 2.5 to 0
    - iv. West side: reduction in required plant units from 5 to 0.5
  - b. Plant unit size:
    - i. Reduction in caliper size for ornamental trees from required 2" to 1.5"
    - ii. Reduction in required height for shrubs from 36" to 18"
  - c. Parking Lot Landscaping: reduction in caliper size of shade trees from required 4" tree to 3" tree.
  - d. Parkway Trees: reduction in required parkway shade trees from 4 to 0.
5. Sidewalks:
  - a. Elimination of required sidewalks along Route 12 and Route 22.

## LOT 1 (as shown on Plat of Subdivision)

1. Setbacks:
  - a. Front Yard Setback: reduction in the required front yard setback from 50' to 10' for the parking lot.



- b. Side Yard Setback: reduction in the required side yard setback from 15' to 0' on the northern side yard for the parking lot and from 15' to 10' on the south side yard for the parking lot drive aisle.
- 2. Lighting:
  - a. Increase in allowable footcandles at property lines from 0.50 to 6.3 along the western property line (abutting Route 12), from 0.50 to 3.0 on the northern property line, and 0.50 to 6.1 on the eastern property line.
- 3. Signage:
  - a. Wall Sign:
    - i. Front Elevation (west): increase in the maximum permitted square footage for wall sign on front of building from 75 sq. ft. to 93.76 sq. ft.
    - ii. Side Elevation (south): increase in the maximum permitted square footage for a wall sign on the side of a corner unit from 37.5 sq. ft. to 56.65 sq. ft.
  - b. Ground Sign: permitted to advertise "off premise" tenants located on Lot 2.
- 4. Landscaping:
  - a. Lot Line Landscaping:
    - i. North side: reduction in required plant units from 2.5 to 0
    - ii. East side: reduction in required plant units from 11 units to 3.5 units.
    - iii. Southwest side (abutting Route 12): reduction in required plant units from 6 to 2.5
  - b. Plant unit size:
    - i. Reduction in caliper size for ornamental trees from required 2" to 1.5"
    - ii. Reduction in required height for shrubs from 36" to 18"
  - c. Parking Lot Landscaping: reduction in caliper size of shade trees from required 4" tree to 3" tree.
  - d. Parkway Trees: reduction in required parkway shade trees from 5 to 0.
- 5. Sidewalks:
  - a. Elimination of required sidewalks along Route 12 and Route 22.

70 E. Main Street  
Lake Zurich, IL 60047



AGENDA ITEM

9D

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

## MEMORANDUM

Date: July 29, 2013

To: Jason T. Slowinski, Village Administrator

From: Daniel A. Peterson, Director of Building & Zoning  
Sam Hubbard, Village Planner

Subject: Courtesy Review for Zoning Application at 765 Ela Rd, Ever Well Massage

**Issue:** Linda Clifford (the "Applicant") is the lessee of property commonly known as 765 Ela Road (the "Subject Property"), Suite 303. The Applicant filed an application with the Village of Lake Zurich dated July 25, 2013, seeking approval of the following:

- (i) A Zoning Code text amendment to allow massage therapy services (SIC# 7299) as a special use within the O-2 Limited Office District,
- (ii) A Special Use Permit for massage therapy services (SIC#7299).

The Subject Property is located within the Village's O-2 Limited Office District.

Pursuant to the public notice to be published on August 1, 2013, in the *Lake Zurich Courier*, a public hearing will be held with the Lake Zurich Plan Commission on August 21, 2013, to consider the Application should the Board determine that the Application merits a public hearing.

**Analysis:** The Applicant underwent a similar procedure in 2009 for a text amendment and special use permit to allow her business to operate within the Foglia YMCA, which is in the IB Institutional Buildings District. Because the YMCA is terminating all outside vendors within their Chicago metro locations, the Applicant needs to relocate. Unlike the Foglia YMCA, the Subject Property is within the O-2 Limited Office District, and therefore a text amendment and special use permit is needed for occupancy at that location. Referral to the Plan Commission is necessary to allow the Applicant to continue practicing within the Village and fill a vacant unit within the office development located at 765 Ela Rd (see attached location map).

Detailed staff reviews from the Building and Zoning Department, Public Works, Police Department, and Fire/Rescue Department will be provided at the Plan Commission meeting.

**Recommendation:** The Application merits a hearing and consideration by the Lake Zurich Plan Commission. Should you have any questions, please call me at 847-540-1759.

w/ Attachments:      Courtesy Review letter from Linda Clifford, dated July 25, 2013  
                                 Site Plan  
                                 Location Map

**Ever Well Therapeutic Massage Services, Inc.**  
**34783 Gerberding Ave.**  
**Ingleside, Il. 60041**  
**Linda Clifford, LMT 847 830-6414**

Daniel A. Peterson  
Director of Building and Zoning  
Village of Lake Zurich

July 25, 2013

Cc: Sam Hubbard, Village Planner

**Re: Courtesy Review (765 Ela Rd Suite 303)**

**Background:** Ever Well Massage is an Illinois S Corporation with active business licenses in Lake Zurich (2009) and Barrington (2005). Ever Well has been offering massage therapy out of Foglia YMCA, 1025 Old McHenry since Feb. 2009. Metro YMCA (corporate owner of Foglia) is terminating the lease of Ever Well July 31, 2013 as the result of a corporation-wide elimination of all outside services in the 20 plus Y's in the Metro organization.

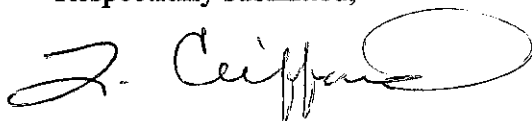
Ever Well is leaving Foglia in good standing. Ever Well has also had no violations or licensing issues since operating in Lake Zurich or Barrington and is in good standing in both communities and the State of Illinois. Ever Well appeared before the LZ Plan Commission in November, 2008 to facilitate a text change to allow massage therapy at the Foglia YMCA which is in an ID zone. It was approved.

Ever Well would like to move business to 765 Ela Rd., Suite 303 which is an 02 office zone.

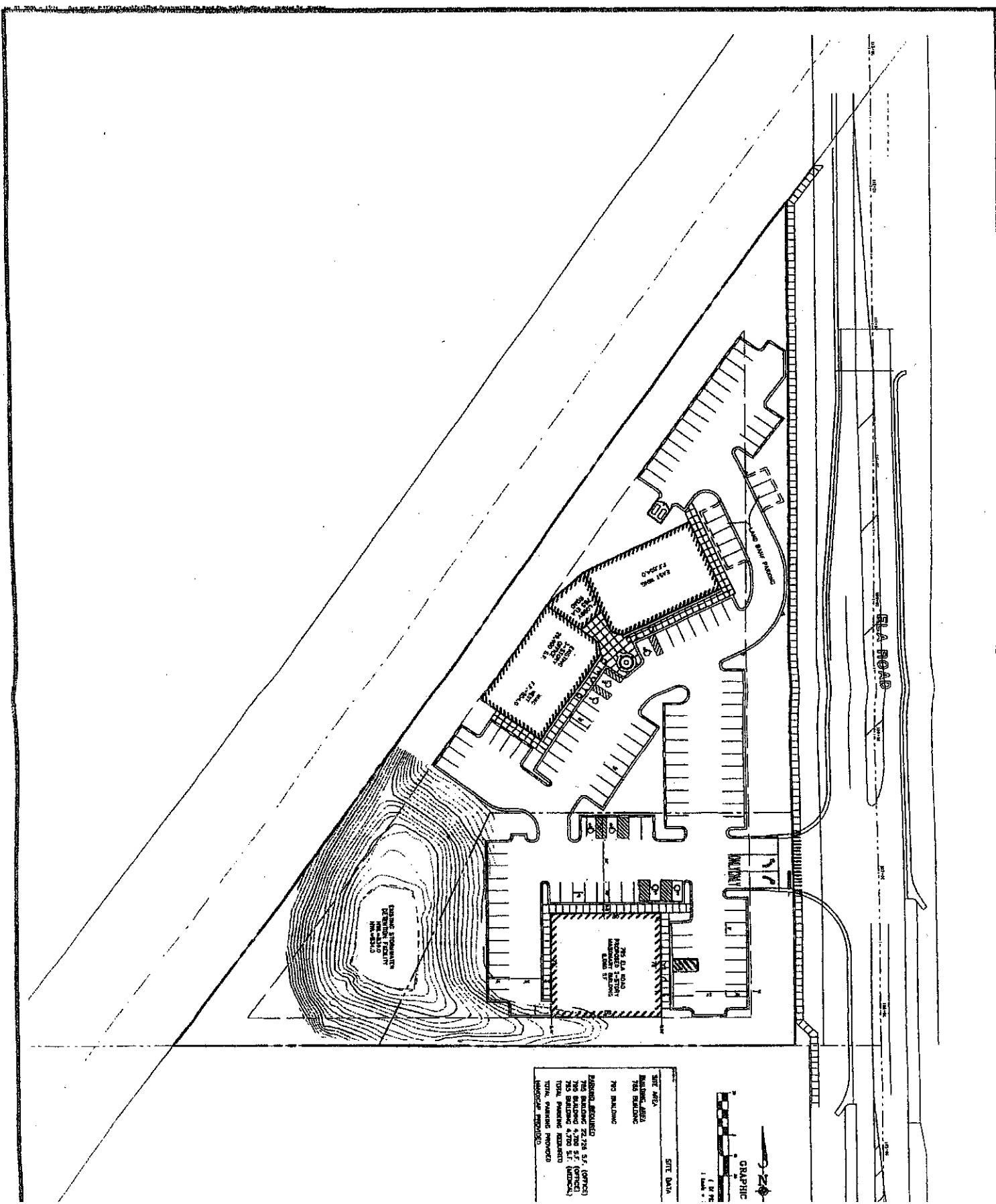
**Purpose of Request:** To be in accordance with Lake Zurich ordinances a text change is required to allow massage therapy in an 02 zone. Also, a special use permit is required to allow Ever Well Massage to operate as an independent massage business without being ancillary to other businesses as set out in the ordinance. Ever Well hopes to continue to provide professional therapeutic massage to those clients from Foglia YMCA and to the Lake Zurich-area community overall.

Thank you for your time and attention to these required ordinance changes.

Respectfully submitted,

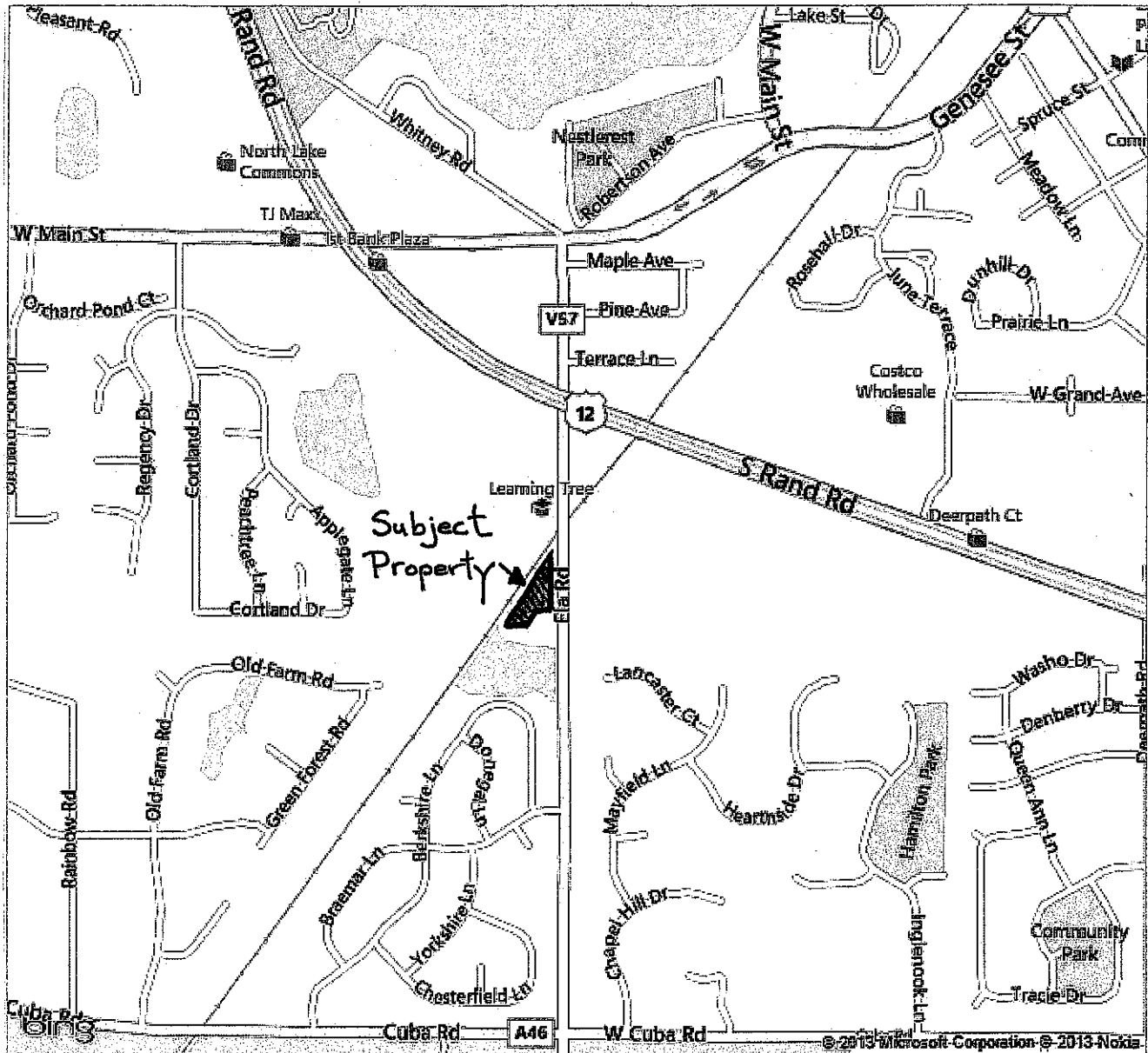


Linda J. Clifford,  
President  
Ever Well Therapeutic Massage Services, Inc.





## Location Map



70 E. Main Street  
Lake Zurich, IL 60047



AGENDA ITEM 11A

Phone: (847) 438-5141  
Fax: (847) 540-1768  
Web: [www.LakeZurich.org](http://www.LakeZurich.org)

### MEMORANDUM

Date: July 30, 2013  
To: Jason T. Slowinski, Village Manager  
From: Kyle D. Kordell, Management Analyst  
Subject: Bi-weekly Reports from Operating Departments

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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 the Village Manager's Office.

w/ Attachments: Department Status and Information Reports



VILLAGE OF LAKE ZURICH

FINANCE DEPARTMENT

BI-WEEKLY STATUS AND INFORMATION REPORT

As of July 26, 2013

I. Major Program/Project Management

a. VILLAGE AUDIT:

- i. Fieldwork has been completed, two days ahead of schedule. Staff is working together with the auditors on a few final items.
- ii. The auditors expect to have the first draft of the annual Comprehensive Annual Financial Report (CAFR) by mid-August for staff review. Once finalized, the CAFR will be brought before the village board for acceptance, either late September or early October.

b. WATER & SEWER BOND ISSUANCE:

- i. Staff has been moving forward with the issuance of \$4,075,000 in alternate revenue bonds for water and sewer projects. Proper notice was given in the Daily Herald, with complete postings of the authorizing ordinances and notice for the Bond Issuance Notification Act (BINA) Hearing, to take place on Monday, August 5, 2013.
- ii. Assuming no issues arise from the BINA hearing, the bonds will be sold on August 19, 2013. That evening, the board will be presented with the results of the sale and a formal ordinance to pass for approval.
- iii. The funds are expected to be received early September, for which Community Services staff is prepared to begin work on the designated projects as soon as possible.

II. Financial Management

- MONTHLY FINANCIAL REPORT: June's financial report will be presented at the August 19th board meeting.

III. Other Items of Note

- None at this time.

Respectfully Submitted,

*Jodie K. Hartman*

---

Director of Finance

Date: 7/26/13



## VILLAGE OF LAKE ZURICH

### BUILDING & ZONING DEPARTMENT

#### BI-WEEKLY STATUS AND INFORMATION REPORT

*July 29, 2013*

#### I. Program/Project Management

##### A. Major Programs/Projects Started

- Staff met with Flex Construction regarding the potential developing another new project within the industrial park. The plan is in the very initial stages and they are looking for lot configuration assistance due to dedicated convenients and restrictions.
- Mariano's Update:
  - IDOT Route 22 construction permit for the new left turn was approved by IDOT and received by the Village. Temporary disruption of traffic may be experienced on Route 22 when construction starts. Scheduling updates will be provided as received.
  - A foundation only permit was issued to allow the installation of the concrete footing and foundation wall while the final building permit reviews were being completed. Full permit is targeted for August 1, 2013.
  - The earth work and site preparation is moving forward at a fast pace as the weather has stabilized and dried the construction site.
  - Utility work began on both the north and south extension of the sewer and water lines.
  - Building Permit applications have been received from both McDonalds and PNC Bank. Plan reviews have begun on these two buildings.

#### II. Personnel Management

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

#### III. Other Noteworthy Matters

##### A. Major Departmental Accomplishments/Activities

- On July 11<sup>th</sup> the Industrial Zoning Working Group met to discuss and set a date to appear before the Plan Commission. The tentative date for the public hearing at is September 17<sup>th</sup>.
- On July 15<sup>th</sup>, staff met with a representatives from ScrubAir to discuss their purchase of an industrial building within Lake Zurich and their plans for occupancy and renovations.
- On July 16<sup>th</sup>, staff met with David Smith to discuss his plans for redevelopment of the former bank at 23 W. Main St.
- The Plan Commission met on July 17<sup>th</sup> and recommended approval of the proposed four unit commercial development at 440 S. Rand Rd. and recommended approval of the proposed industrial building at 885 Telser Rd. Both developments will be on the agenda of the August 5<sup>th</sup> Village Board meeting for final approval.



- On July 19<sup>th</sup>, staff met with Pastor Goodman of Northwest Family Church and the property owner of 143 E. Main St. to follow up on their courtesy presentation at the Board Meeting. A plan of action was discussed and staff will be looking into possible text amendments and rezonings to accommodate the interests of all parties involved.
- On July 19<sup>th</sup>, staff met with a local massage therapist to discuss the possibility of a text amendment and special use permit to allow massage parlors within the O-2 Limited Office Zoning District.

B. Permit Activity Summary: June

- Permits applied for: 155  
     Permits issued: 168  
     Construction Value: \$ 1,216,126.00
  - Residential : 134
  - Commercial: 26
  - Industrial 8
- Scheduled Inspections: 411
- Field Correction Notices/Code Issues: 8
- June Final Certificates of Occupancy Issued:
  - 650 Telser-Devil Dog Arms
  - 775 Oakwood-Brainchild, Inc
  - 830 W Route 22-UPS Store (remodel)
  - 550 N Rand Rd-Jet Sense Aviation
  - 26 N Old Rand-Armantrout office sublet
  - 361 S Rand-CJ's Resale Shop
  - 724 S Rand-Kumon Learning Center
  - 800 Oakwood-CTI Industries
  - 700 Telser Rd-Noon Day Bread
  - 700 Telser Rd-On Occasion Catering
  - 1396 Conrad-Coventry Creek
- June Permit Activity:
  - 532 W Route 22-Cross Fit Training-Build Out
  - 16 E Main-AST Technologies-Occupancy pending
  - 45 S Old Rand Rd-Mindful Mix-Occupancy pending
  - 1399 Louise Ct-SFR Coventry Creek
- June Contractor Registration Activity
  - Contractors registered or renewed: 63
  - Initiated bond claim on contractor for 700 Telser Rd with Western Surety on behalf of On Occasion Catering/K. Pedersen. CAN/Western Surety is allowing more time for Pederson to collect estimates.

Respectfully Submitted,

Daniel A. Peterson  
 Date: July 29, 2013





VILLAGE OF LAKE ZURICH

FIRE / RESCUE AND EMERGENCY MANAGEMENT

BI-WEEKLY STATUS AND INFORMATION REPORT

July 29, 2013

07/07– 07/27

I. Program/Project Management

A. Major Programs/Projects Started

- An RFP for replacement windows at station1 - attic space was prepared and will be put out for bid.
- An RFP is being developed for upgrading our station alerting system. This system is activated with each emergency call received.

B. Major Programs/Projects Completed

II. Financial Management

III. Personnel Management

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

- Twenty Year employee – Bonnie Weidner announced her retirement date for August 19. A walk-out is being planned for a date to be determined.
- We have two candidates going through the hiring process at this time.

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

**UPDATED**

- One Captain has gone onto extended medical leave at this time. Exact determinations on the nature of the leave are still pending review.
- The Firefighter Pension Board met on July 17<sup>th</sup> – and the three cases noted below are moving along.  
1 LT/PM & 2 FF/PM have filed duty disability pension paperwork.

IV. Other Noteworthy Matters

- The Mayor has reached out to the Fire District President to schedule a meeting to discuss the issues between our organizations. Date is pending.
- DFM Bzdusek witnessed multiple flow tests for the new Deer Park project, Solana.



- DFM Bzdusek, Chief Wheelock and other Department Directors conducted a wrap up/critique meeting for the July 4th fireworks display.
- DFM Bzdusek presented fire safety topics to the safety town campers at Paulus Park.
- DFM Bzdusek inspected the sidewalk sale displays at DPTC for their annual event.
- DFM Bzdusek, Specialist Kleinheinz and an Engine & Ambulance crew attended the Quentin Road Bible Baptist Church's summer camp. A tour and fire safety talk was given to 350 campers and staff.
- DFM Bzdusek and a Department of Labor inspector inspected the Alpine Fest carnival rides
- The FPB attended and helped out at the Firefighter/Business water fights at Alpine Fest.
- DFM Bzdusek and Specialist Kleinheinz gave a tour and fire safety talk at Station 3 to the Foglia YMCA campers along with a demonstration of "Fire Safety Magic."
- The Bureau gave a tour of Station 1 to the Lakeside Moms and Tots.
- The Bureau, staff and Engine crew attended a lunch with the Ela Township Camp kids and staff.
- Local 3191 elected a new President – FF/PM David Reid and a new Secretary/Treasurer – FF/PM Michael Hautzinger. FF/PM Jeff Ritchie remains as Vice-President.
- Alpine Festival was handled during this time frame – CERT assisted with First-aid at the park. Water fights for both Fire Departments and local business' went well. The park closed early on Friday due to Lightening and rain.
- The community blood drive was held on Saturday July 20<sup>th</sup>. The donation level was low – with 26 units being collected.
- Chief Wheelock met with Management Analyst Kordell to review the special event process in the village.
- Division Chief Kelly coordinated a simulated exercise with ComEd to work through setting up their Joint Emergency Operations Center. The drill went well with little issues.

Respectfully Submitted,

*David P Wheelock*

Fire Chief / Emergency Management Director

Date: July 29, 2013



VILLAGE OF LAKE ZURICH  
PUBLIC WORKS DEPARTMENT  
BI-WEEKLY STATUS AND INFORMATION REPORT  
7/7/13 – 7/26/13

I. Program/Project Management

A. Major Programs/Projects Started

- Several village owned properties sustained severe damage with storm. Cleanup completed at some locations. Cleanup is continuing at heavily damaged locations.
- Public Works has two bid proposals for roof replacements for 351 Lions Drive and 2-6 East Main Street. Bid opening is scheduled for August 9, 2013.
- Public Works is accepting bid proposals for the demolition of 2-18 West Main Street.
- Public Works Utilities is accepting bids on the Church Street water tower painting project. Bid opening is August 8, 2013.
- Park maintenance and landscaping overhauls have begun and will continue throughout summer and fall.
- In house failing pavement repair has begun. Ongoing throughout summer and fall.
- In house hazardous concrete repair has begun. Ongoing throughout summer and fall.
- Manhard Consulting has been contracted for the Phase 1 Cedar Creek Drainage Study.
- In contact with consultant on the Midlothain Road traffic signal project. Scheduled meeting to follow.
- CN Noise Wall – construction began 7/8/13.
- The Skate Park at Paulus Park is being rehabilitated due to stress from heavy use and weather. This project is anticipated to be completed by 8/1/13.
- In the Sparrow Ridge subdivision, Public Works is reconstructing all failing storm structures due to deterioration. This project is anticipated to be completed by 8/1/13.
- From the storm in April, Deerpath Road had extensive damage to the flow control structure. Public Works is exploring solutions with the Engineering Consultant to restore the area.

B. Major Programs/Projects Completed

- Engine 3210 returned to service on 7/15/13.



**II. Financial Management**

- A. Revenue Enhancements**
- B. Revenue Shortfalls/Variances**
- C. Capital Equipment/Improvement Expenditures**
  - Board approved replacement of Braemar lift station control panel.

**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**
  - Utilities Maintenance Worker 1 will be absent (Workers Compensation) through August 2, 2013 recovering from a broken ankle.

**IV. Other Noteworthy Matters**

- A. Major Departmental Accomplishments/Activities**
  - Began seasonal hydrant sandblasting/priming/painting.
  - Public Works assisted with displaying signs and delivering barricades for annual Alpine Days.
  - Repaired one water main break during the reporting period.
- B. Major Unanticipated, Unbudgeted Items Affecting Operations**
- C. Other**

Respectfully Submitted,

Michael Brown





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

**Police Department**

*July 27, 2013*

I. Program/Project Management

A. Major Programs/Projects Started

- **National Night Out** – The Department is exploring the possibility of presenting National Night Out Event information at the next Car Show on August 7, 2013.
- **Police-Community Interaction Survey/University of Illinois at Chicago** – The Department continues to participate in the Police-Community Interaction Survey. The evaluation of Department personnel based on the requested surveys indicates that Department personnel are performing above the average of all Departments participating in this survey. To date, the Department has sent over 4,500 requests to individuals that have had interaction with Department personnel to participate in the survey.
- **Citizen Police Academy** – The dates for the next Citizen Police Academy have been identified. The program will be presented between September 10<sup>th</sup> through November 12<sup>th</sup>, 2013. This program was canceled the last two years due to lack of enrollment.

B. Major Programs/Projects Completed

- **Freedom of Information Inquiries** - The Department received 21 Freedom of Information Inquiry requests from July 7<sup>th</sup> until July 27<sup>th</sup>, 2013 for a year-to-date total of 186.
- **Administrative Adjudication Hearings** – In July, 39 hearings were scheduled for the Administrative Adjudication Hearing. 20 hearings were conducted for violations other than administrative tows. 12 individuals were found liable, 7 individuals found not liable. 19 tow hearings were scheduled; all the administrative tow hearings were found to be liable.

II. Financial Management

A. The Department continues to monitor current expenditures.

B. The Department submitted for \$5,461.60 in traffic enforcement programs reimbursement for May, June, and July. Traffic enforcement programs were directed towards safety restraint and alcohol / drug driving violations.

III. Personnel Management

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

- A recently hired telecommunicator was separated from the Department during the Department's 10 week on-the-job training program. All newly hired telecommunicators must successfully complete the Department's specialized training program.
- The Department will be accepting letters of interest from Department members interested in the position of Detective. Department personnel interested in the Detective assignments must submit a letter of interest and qualifications by August 12 with oral interviews scheduled during the week of August 25.



- B. Claims filed against the Village (e.g. workers compensation, EEOC, IDHR, union grievances, non-union complaints, unfair labor practices, etc.)
  - Action pending previous Labor-Management meeting.
- C. Major Absences (e.g. workers compensation, medical leaves, disability leaves, FLSA, or FMLA leave) and Light Duty Assignments
  - A Patrol Officer remains on light duty due to shoulder surgery which was not duty related.

IV. Other Noteworthy Matters

A. Major Departmental Accomplishments/Activities

- **Alpinefest** – The Department provided crowd and traffic control for this years annual event. No major incidents were reported. On Friday July 19, opening night, the festival was shut down early due to inclement weather.
- **Lake Zurich Triathlon** – The Department provided crowd and traffic control for this years event. No major incidents were reported. Approximately 380 individuals participated in this year's event.
- **Face the Truth Tour / Pro-Life Action League** – The Department provided extra patrols in the area of Rt 12 and Rt 22 during the Pro-Life Action League's Face the Truth Tour on July 18. Approximately 95 individuals participated in the demonstration. No major incidents were reported during the event, eleven (11) complaints were received during the event.

B. Other

- **Explorer activities** – During the month of July the Lake Zurich Explorer Post provided assistance during the following events; Downtown Car Show (16 members), 4<sup>th</sup> of July Celebration (16), Lake Zurich / County Triathlon (11), Alpinefest (12,11,11), and Alpinefest Parade (10). Explorers also assisted with Alpinefest clean-up.
- **Accreditation Mock Assessment** – On July 26<sup>th</sup> Cmdr. Bradstreet and Director Kelly assisted with a mock assessment at the Buffalo Grove Police Department. Mock assessments are conducted at agencies preparing for an on-site assessment.
- **Extra patrols / security** – During the month of July Department members provided extra patrols for food pantry events at The Chapel and St. Francis. No major incidents were reported at these events.
- **District 95** – On July 11 several members of the command staff met with the new high school principal, Kent Nightlinger, to discuss areas of mutual concern. Chief Finlon also attended a meeting with District 95 personnel to review the school's safety policy.
- **Interns** – In July two students completed their internships at the police department. Chris Saraniecki (University of Wisconsin Eau Claire) completed 200 contact hours and Brian McCourt (Western Illinois University) completed 400 contact hours.

Respectfully Submitted,

Kevin Finlon  
Deputy Chief of Police  
July 29, 2013



70 E. Main Street  
Lake Zurich, IL  
60047



AGENDA ITEM 13A

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

## MEMORANDUM

Date: July 30, 2013  
To: Jason T. Slowinski, Village Manager  
From: Michael Brown, Public Works Manager  
Subject: 2013 Road Resurfacing Project

**Issue:** The Village of Lake Zurich plans on completing a street rehabilitation project this year. The 2013 Roads identified in the Village's preliminary "20 Year Road Maintenance Map" will require a project budget of approximately \$2.6M. The approved FY 2014 Village Budget allocates \$100,000 in MFT Funds and \$1.0M in Non-Home Rule Sales Tax Capital Funds toward the proposed project – resulting in a shortfall of \$1.5M.

**Analysis:** The 2013 Roads can be divided into two areas – the residential area and the industrial area. The industrial streets and residential streets are in similar states of disrepair and both locations are viable candidates for resurfacing.

### Area A: Residential Streets

The proposed project consists of pavement patching, pavement milling/overlay, aggregate shoulders, and driveway repair. A geographical representation of the following streets is provided in Exhibit 1. The preliminary estimate of cost is \$1.5M.

- |                      |                        |
|----------------------|------------------------|
| 1. Betty Drive       | 12. N. Pleasant Road   |
| 2. Ravinia Terrace   | 13. Honey Lake Road    |
| 3. Country Club Road | 14. Fairway Road       |
| 4. Wilmette Terrace  | 15. Glencoe Terrace    |
| 5. Kim Trail         | 16. Winnetka Terrace   |
| 6. Linden Road       | 17. Kenilworth Terrace |
| 7. Hickory Road      | 18. Evanston Terrace   |
| 8. Centoni Drive     | 19. Sunrise Lane       |
| 9. Thornwood Court   |                        |
| 10. N. Pleasant Road |                        |
| 11. Honey Lake Road  |                        |

**Area B: Industrial Streets**

The proposed project will consist of curb & gutter spot removal & replacement, pavement patching, and pavement milling/overlay. A graphically representation of the following streets is shown on Exhibit 1. The preliminary estimate of cost is \$1.1M.

1. Telser Road from IL-22 to Flex Court
2. Ensell Road from Oakwood Road to approximately 400 feet East of Telser Road
3. Rose Road from Oakwood Road to the East terminus

**Recommendation:** Public Works staff has worked with the Village's engineer, Manhard Consulting, to identify options for the Village Board's consideration. Due to the limited timeframe to secure IDOT approvals we advise holding the \$100,000 in Motor Fuel Tax funds until next year or utilize the funds for a less intensive road maintenance project.

Further, in anticipation of the Village's experiencing similar budget shortfalls in the future, Manhard Consulting has begun researching and evaluating cost-saving construction techniques: for example, either Hot-In-Place or Cold-In-Place Asphalt Recycling should be considered for the *Area B: Industrial Streets* project. These methods of construction could potentially result in a 20-30% cost savings for the Village.

As noted in the Analysis, the *Area A: Residential Streets* preliminary project cost estimate is \$1.5M, but only \$1.0M is available in funding. Regardless of this shortfall, we recommend proceeding with the *Area A: Residential Streets* project, concentrating on prioritized streets first and adding additional streets where possible through value engineering and cost saving.

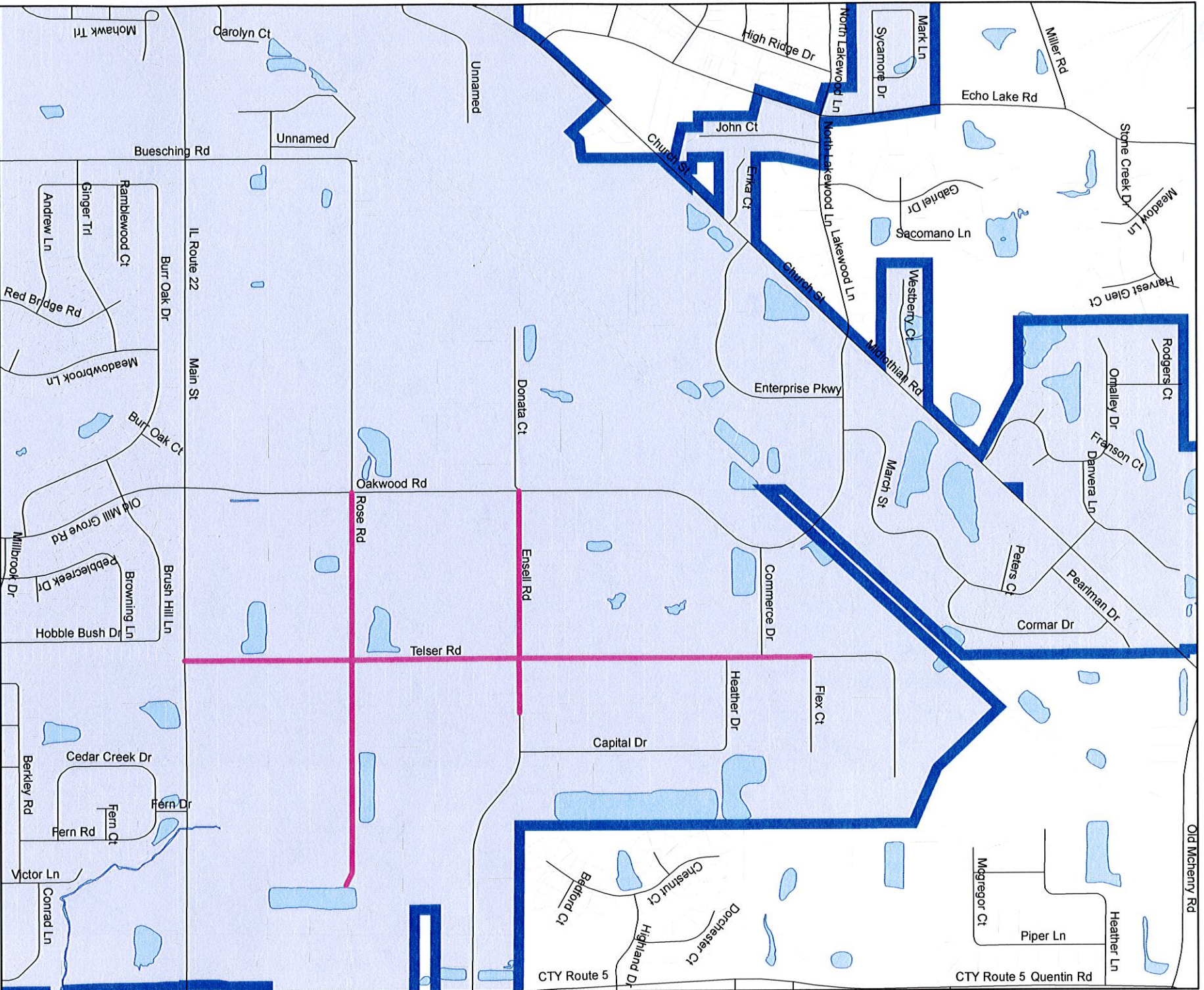
The numbering and order of the streets in the list above was prioritized based on road condition and location. Non-Home Rule Sales Tax Capital Funds are anticipated to cover the streets numbered 1 through 11– Betty Drive through Honey Lake Road.

If additional cost savings are identified, scope will be added to the project, including the remaining streets numbered 12 through 17 as prioritized.

**Our recommendation is to proceed this year with a resurfacing project in *Area A: Residential Streets* and continue evaluation of *Area B: Industrial Streets* in preparation for funding and project commencement in 2014.**

w/attachments: Exhibit 1



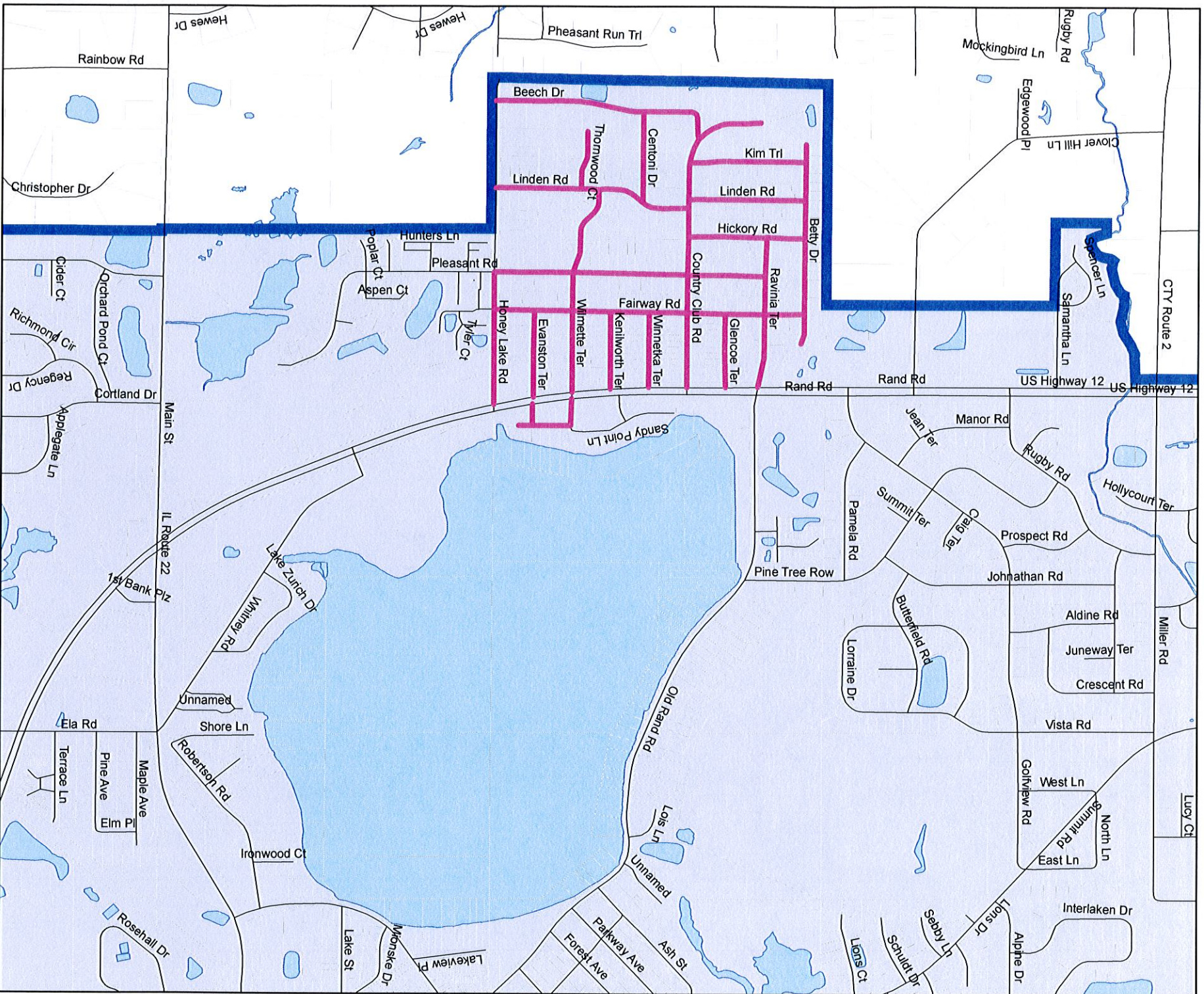


Village of Lake Zurich

Exhibit 1:

2013 Scheduled Roads on Village's 20 Year Road Maintenance Map








70 E. Main Street  
Lake Zurich, IL  
60047




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

# MEMORANDUM

Date: July 29, 2013

To: Jason T. Slowinski, Village Manager 

From: Daniel A. Peterson, Director of Building & Zoning   
Sam Hubbard, Village Planner

Subject: Retail Vacancy Report Quarter 2 - 2013

**Issue:** The Building & Zoning Department has compiled the 2013 Second Quarter Retail Vacancy report for Lake Zurich.

**Analysis:** The Village of Lake Zurich Retail Vacancy rate experienced a small increase during the second quarter of 2013. The vacancy rate increased from 9.23% in Quarter 1 to the current 9.37% in Quarter 2. However, the year to year vacancy rate still shows improvement from 10.36% in Quarter 2, 2011 to 9.37% Quarter 2, 2013. Average rental rates have continued to improve.

The Lake Zurich vacancy rate is lower than both the Chicago Area 10.40% and National Average of 10.50% for Quarter 2, 2013.

During the quarter the Village gained the following occupancies:

Gained = 7,022 SF

CJ's Quality Resale - 1,160 SF  
Kumon Learning Center - 2,000 SF  
Golden Photography - 1,100 SF  
CCSI Communications - 2,198 SF  
Wall Family Enterprises - 564 SF

Lost = 4,455 SF

Fan C Fans - 1,260 SF  
Kumon Learning Center - 1,260 SF  
Edward Jones Investments - 878 SF  
Wireless Central - 1,057

The Village did experience the loss of 4 businesses during the quarter.

Of note, staff analyzed the accuracy of the vacancy database used to generate the vacancy rate and noticed that several properties were not included. These properties were added to the database, which had a minor



impact on the vacancy rate when compared to the report from last quarter. Examples of some of the businesses that were missing and subsequently included are Fritzl's, Culver's, JJ Twigs, and Hackney's.

Additionally, the database did not include square footage information for some of the vacant units. Although these units were listed as vacant, their square footage was not included into the total retail space calculation and vacancy calculation, which slightly skewed the vacancy numbers. These changes are the reason that although the Village gained more square footage then it lost this quarter, the overall vacancy rate increased slightly from last quarter.

**Recommendation:** For informational purposes only. No action required.

w/Attachments:

1. Available Retail Properties Report Second Quarter - 2013



# Available Retail Properties

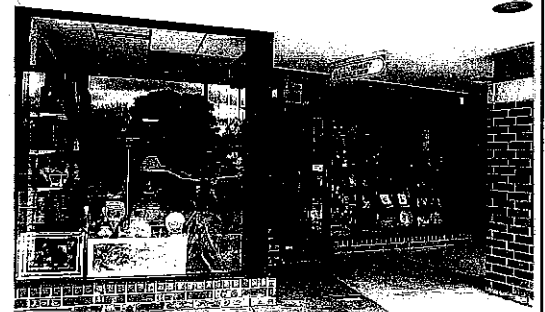
2nd Quarter- 2013



Major retailers located along IL Route 22  
and US Route 12



Kumon Learning Center has relocated to a larger unit within the Deerpath Court Retail Plaza at 724 S. Rand Rd.



CJ's Resale Shop has occupied a formerly vacant space at 361 S. Rand Rd.

Learn More:

[www.volz.org/ed](http://www.volz.org/ed) (847) 540-1698

Information contained herein is for reference only. The Village of Lake Zurich assumes no liability for any errors and/or omissions. Featured properties do not represent all properties available for sale or lease in the Village of Lake Zurich.

# Market Overview

Second Quarter- 2013



## Vacancy and Supply

	1st Quarter 2013	2nd Quarter 2013		1st Quarter 2013	2nd Quarter 2013
Total Units:	258	263**	Total Retail Space (Sq. Ft.)	1,918,766	1,982,606**
Total Vacant Units:	31	36	Total Vacant Retail Space	177,106	185,841
Total Occupied				1,735,196	1,796,767
Lake Zurich Retail Vacancy Rate:	9.23%	9.37%			
Chicago Area Retail Vacancy Rate*:	11.50%	10.40%			
National Average*:	10.70%	10.50%			

\*Source: National Association of Realtors [www.realtors.org/reports/commercial-real-estate-market-outlook](http://www.realtors.org/reports/commercial-real-estate-market-outlook)

\*\* An analysis of the database revealed several properties were not included in the 1st quarter numbers, including Culvers, JJ Twigs, Fritzl's, and Hackney's, among others.

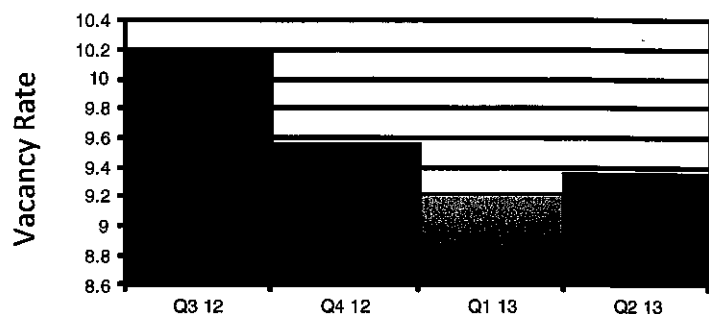
## Key Indicators

	Q1 2013	Q2 2013	
Vacancy	9.23%	9.37%	↑
Rental Rate	\$17.36	\$17.70	↑

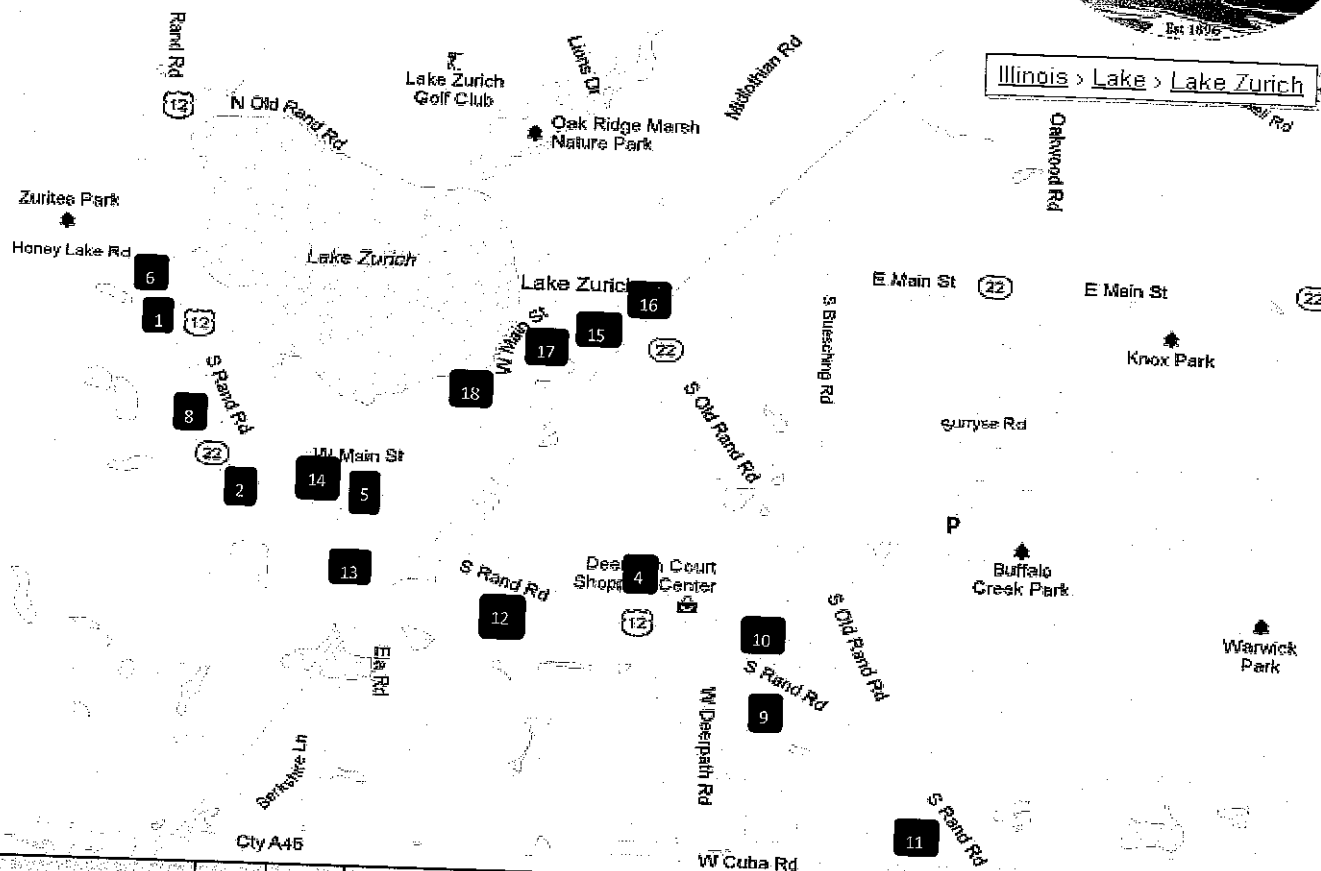
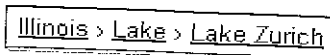
## Year to Year Vacancy Rate

Q2 2011	Q2 2012	Q2 2013
13.18%	10.36%	9.37%

## Vacancy Rate: Last Four Quarters



Second Quarter- 2013



Num.	Property Address	Unit	Sq.Ft.	Firm	Contact Name	Phone Number	Sale or Lease	Price
1	207 S. Rand Rd.							
1	211 S. Rand Rd.		1,235	SK Lake Zurich Square, Inc	Ki Lim Lee	(224) 612-1703	Lease	\$22.36 SF
1	217 S. Rand Rd.		878	SK Lake Zurich Square, Inc	Ki Lim Lee	224) 612-1703	Lease	
1	225 S. Rand Rd.		2,650	SK Lake Zurich Square, Inc	Ki Lim Lee	(224) 612-1703	Lease	\$15 SF
2	463 S. Rand Rd.		88,000	Garden Commercial Properties	Mark Hoffman	(973) 467-5000	Lease	\$10 SF
2	767 W. Rt. 22		5,000	The Fidelity Group Ltd.	James Grund	(847) 438-5000	Lease	\$16 SF
2	737 W. Rt. 22		1,100	The Fidelity Group Ltd.	James Grund	(847) 438-5000	Lease	\$16 SF
3	571 N. Rand Rd		2,916	The Fidelity Group Ltd.	James Grund	(847) 438-5000	Lease	\$16 SF
4	748A S. Rand Rd		2,400	MEI Properties, LTD	Mark Ignas	(847) 574-1620		
5	492 S. Rand Rd.		21,000	The Fidelity Group Ltd.	James Grund	(847) 438-5000	Lease	\$12 SF
5	474 S. Rand Rd.		1,231	Jung Partnerships	Jim Jung	(773) 545-8515		
5	484 S. Rand Rd.		1,215	Crosstown Real Estate Advisors	Jonathan Janas	(773) 293-6901	Lease	\$19 SF
6	189 S. Rand Rd.		1,057	Crosstown Real Estate Advisors	Jonathan Janas	(773) 293-6901	Lease	\$19 SF
6	185 S. Rand Rd.		4,700	Mid-America Asset Management	Katie Hennegan	(630) 954-7233	Lease	
6	181 S. Rand Rd		1,240	Mid-America Asset Management	Katie Hennegan	(630) 954-7233	Lease	
6	173 S. Rand Rd.		1,260	Mid-America Asset Management	Katie Hennegan	(630) 954-7233	Lease	
6	159 S. Rand Rd.		1,260	Mid-America Asset Management	Katie Hennegan	(630) 954-7233	Lease	
6	133 S. Rand Rd.		1,260	Mid-America Asset Management	Katie Hennegan	(630) 954-7233	Lease	
6	91 S. Rand Rd.		1,260	Mid-America Asset Management	Katie Hennegan	(630) 954-7233	Lease	
6	83 S. Rand Rd.		1,260	Mid-America Asset Management	Katie Hennegan	(630) 954-7233	Lease	
6	153 S. Rand Rd.		1,260	Mid-America Asset Management	Katie Hennegan	(630) 954-7233	Lease	
6	127 S. Rand Rd.		1,260	Mid-America Asset Management	Katie Hennegan	(630) 954-7233	Lease	

LEARN MORE: [www.volz.org/ed](http://www.volz.org/ed)



# Property for Sale or Lease



Second Quarter- 2013

Num.	Property Address	Unit	Sq.Ft.	Firm	Contact Name	Phone Number	Sale or Lease	Price
6	53 S. Rand Rd.		2,520	Mid-America Asset Management	Katie Hennegan	(630) 954-7233	Lease	
7	449 S. Rand Rd.		5,900	RJ Rymek & Co.	Richard Rymek	630-257-8888	Sale or Lease	\$36.61 SF
7	561 W. Rt. 22		8,000		Dennis Conley	(847) 550-0639		
7	500 Ela Rd.		2,640		John Lardas	(847) 540-8100	Lease or Sale	
8	291 S. Rand Rd.	A007	8,923	Federal Realty Investment Trust	Susan Ross	(561) 347-2929	Lease	
8	307 S. Rand Rd.	A009	1,650	Federal Realty Investment Trust	Susan Ross	(561) 347-2929	Lease	
8	353 S. Rand Rd.	B001	1,051	Federal Realty Investment Trust	Susan Ross	(561) 347-2929	Lease	
8	850 W. Route 22	B010	1,160	Federal Realty Investment Trust	Susan Ross	(561) 347-2929	Lease	
9	925 S. Rand Rd.		1,650	The Fidelity Group Ltd,	James Grund	(847) 438-5000	Lease	\$24 SF
11	1261 S. Rand Rd.		1,200	Craig/Steven Development Corp.	David Strusiner	(847) 564-5740	Lease	
11	1249 S. Rand Rd.		1,206	Craig/Steven Development Corp.	David Strusiner	(847) 564-5740	Lease	

## Additional Office and Downtown Properties Available

12	755 S. Rand Rd.		40,699	Envision Realty Advisors	Peter Rusnak	(847) 733-4080	Sale	
13	765 Ela Rd.	105	3,396	The Fidelity Group Ltd,	James Grund	(847) 438-5000	Lease	\$26.50 SF
13	765 Ela Rd.	107	1,497	The Fidelity Group Ltd,	James Grund	(847) 438-5000	Lease	\$26.50 SF
13	765 Ela Rd.	203	1,038	The Fidelity Group Ltd,	James Grund	(847) 438-5000	Lease	\$26.50 SF
13	765 Ela Rd.	208	837	The Fidelity Group Ltd,	James Grund	(847) 438-5000	Lease	\$26.50 SF
13	765 Ela Rd.	302	1,081	The Fidelity Group Ltd,	James Grund	(847) 438-5000	Lease	\$26.50 SF
13	765 Ela Rd.	303	417	The Fidelity Group Ltd,	James Grund	(847) 438-5000	Lease	\$26.50 SF
13	755 Ela Rd.	200	1,840	The Fidelity Group Ltd,	James Grund	(847) 438-5000	Lease	\$26 SF
13	795 Ela Rd.	110	2,619	The Fidelity Group Ltd,	James Grund	(847) 438-5000	Lease	\$26.50 SF
13	795 Ela Rd.	115	1,363	The Fidelity Group Ltd,	James Grund	(847) 438-5000	Lease	\$26.50 SF
13	795 Ela Rd.	120	1,256	The Fidelity Group Ltd,	James Grund	(847) 438-5000	Lease	\$26.50 SF
13	795 Ela Rd.	200	735	The Fidelity Group Ltd,	James Grund	(847) 438-5000	Lease	\$26.50 SF
13	795 Ela Rd.	212	1,184	The Fidelity Group Ltd,	James Grund	(847) 438-5000	Lease	\$26.50 SF
14	466 S. Rand Rd.	101L	2,314	Chicagoland Commercial Real Estate	Lindsay Borkan	(847) 246-9633	Lease	\$18 SF
14	466 S. Rand Rd.	102L	1,914	Chicagoland Commercial Real Estate	Lindsay Borkan	(847) 246-9633	Lease	\$18 SF
14	466 S. Rand Rd.	203	534	Chicagoland Commercial Real Estate	Lindsay Borkan	(847) 246-9633	Lease	\$18 SF
14	466 S. Rand Rd.	211	1,917	Chicagoland Commercial Real Estate	Lindsay Borkan	(847) 246-9633	Lease	\$18 SF
14	466 S. Rand Rd.	212	2,890	Chicagoland Commercial Real Estate	Lindsay Borkan	(847) 246-9633	Lease	\$18 SF
14	466 S. Rand Rd.	301	533	Chicagoland Commercial Real Estate	Lindsay Borkan	(847) 246-9633	Lease	\$18 SF
14	466 S. Rand Rd.	302	1,208	Chicagoland Commercial Real Estate	Lindsay Borkan	(847) 246-9633	Lease	\$18 SF
14	466 S. Rand Rd.	310	1,451	Chicagoland Commercial Real Estate	Lindsay Borkan	(847) 246-9633	Lease	\$18 SF
15	27 S. Old Rand Rd.					(847) 438-4689	Lease	
15	45 S. Old Rand Rd.	B	2,000	National Realty		(847) 852-3204	Lease	\$17.50 SF
16	48 S. Old Rand Rd.	105	1,552	National Realty		(773) 972-9320	Lease	\$9.95 SF
16	16 E. Main St.		2,812		Frankie Johnson	(847) 550-0016	Lease	
17	83 W. Main St.				Jack Rackow	(847) 438-2055	Lease	
17	133 W. Main St.		800	Village Owned				
18	228 W. Main St.		4,670	Mazeika Family Limited				
19	365 Surryse Rd.	140	1,573	Lee and Associates	Rick Scardino	(773) 355-3040	Lease	\$20 SF
19	365 Surryse Rd.	150	1,186	Lee and Associates	Rick Scardino	(773) 355-3040	Lease	\$20 SF
19	365 Surryse Rd.	160	2,200	Lee and Associates	Rick Scardino	(773) 355-3040	Lease	\$20 SF
19	365 Surryse Rd.	240	1,088	Lee and Associates	Rick Scardino	(773) 355-3040	Lease	\$20 SF
19	365 Surryse Rd.	260	1,400	Lee and Associates	Rick Scardino	(773) 355-3040	Lease	\$20 SF

LEARN MORE: [www.volz.org/ed](http://www.volz.org/ed)

# August 2013

August 2013							September 2013						
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
4	5	6	7	8	1	2	1	2	3	4	5	6	7
11	12	13	14	15	16	17	8	9	10	11	12	13	14
18	19	20	21	22	23	24	15	16	17	18	19	20	21
25	26	27	28	29	30	31	22	23	24	25	26	27	28

Monday		Tuesday		Wednesday		Thursday		Friday	
Jul 29		30		31		Aug 1		2	
5		6		7		8		9	
7:00pm 10:00pm Village Board		6:30pm 8:00pm Tree Commission (505 Telser Road, PW Facility)							
12		13		14		15		16	
		1:30pm 2:00pm Building Code Board of Appeals (Village Hall) 6:30pm 8:00pm Park and Rec Advisory Board (Board Room)				7:30pm 9:00pm Zoning Board of Appeals (Board Room)			
19		20		21		22		23	
7:00pm 10:00pm Village Board		5:00pm 6:30pm Fire and Police Commission (200 Mohawk Trail Conference Room)		7:00pm 8:30pm Plan Commission					
26		27		28		29		30	

Aug 26 - 30

Aug 19 - 23

Aug 12 - 16

Aug 5 - 9

Jul 29 - Aug 2

Kyle Kordell



70 E. Main Street  
Lake Zurich, IL  
60047-3226



Phone: (847) 540-1698  
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## **PUBLIC NOTICE**

**Building Code Board of Appeals  
70 E. Main Street**

**August 13, 2013 at 1:30 PM**

Notice is hereby given the Building Code Board of Appeals will meet on Tuesday, August 13, 2013 at 1:30 p.m. The meeting will be held at the Village Hall, 70 E. Main Street, in accordance with the Illinois Compiled Statutes.

### **AGENDA:**

1. Call to Order and Roll Call – Chairman Reid, members Arns, Botes, Tomsovic
2. Request for a variance of the Open Burning Ordinance 2006-11-460 to allow for a recreational use fire pit to be located less than 15' from a structure.
3. New Business
4. Adjournment

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/or 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 (TTD#847-438-2349) promptly to allow the Village to make reasonable accommodations for those persons.

A handwritten signature in black ink, appearing to read "Kyle Kordell", is written over a horizontal line.

Kyle Kordell  
Deputy Village Clerk

Faxed: E-mailed 7/30/13 to Herald  
Posted: 7/30/13  
C: Packets

UNAPPROVED  
**VILLAGE OF LAKE ZURICH  
ZONING BOARD OF APPEALS  
POLICE CONFERENCE ROOM  
JULY 18, 2013**

The meeting was called to order by Chairman McCormack at 7:33 p.m.

**ROLL CALL:** *Present* – Chairman McCormack, Commissioners Burch, Hagan, Kmiecik, and Paulus. *Excused* - Commissioners Rubin and Shaw.  
*Also present* – Zoning Inspector Meyer.

**APPROVAL OF MINUTES:**

**APPROVAL OF THE ZONING BOARD OF APPEALS MAY 16, 2013 MINUTES:**

A typographical correction should be made to the motion on page one with the words “seconded by” inserted.

MOTION was made by Commissioner Hagan, seconded by Commissioner Kmiecik, to approve the minutes of the May 16, 2013 Zoning Board of Appeals meeting as corrected. Upon roll call vote, all in favor. MOTION CARRIED.

**PUBLIC HEARING:**

**DeLuga Residence – 1434 Cheswick Lane - Variation from Zoning Code  
Subparagraph 3-111C2 to reduce the required interior side yard from 10 feet 7.35  
feet for an addition**

The public hearing was opened at 7:34 p.m. Chairman McCormack swore in those wishing to testify.

Property owner Rick DeLuga, 1434 Cheswick, presented his proposal for an addition to the attached garage and explained how the proposed remodeling came about. It will allow him to remove a Rubbermaid storage shed and provide necessary storage space. A 10-foot side yard setback is required, but his architect thought the requirements was for only a 7-foot side yard setback. The proposed addition only maintains a 7.35-foot side yard, which requires relief of 2.65 feet. Mr. DeLuga said his brother-in-law is the architect and resides in California and was not aware of the local setback requirements.

The public hearing was closed at 7:40 p.m.

Commissioner Burch distributed an enlarged version of the survey and said he viewed this as an architect’s error and a self-created problem and not a hardship. He sketched the proposed addition on the plan and said it could be built without needing a variation although it would change the roofline.

Mr. DeLuga said there would be structural issues if it were pushed back, and it is not an option that he would consider. He said he would either shrink the addition to fit without needing a variation or not build the addition.

MOTION made by Commissioner Hagan, seconded by Commissioner Kmiecik, to recommend the Board of Trustees grant a variation from Zoning Code Subparagraph 3-111C2 to reduce the required interior side yard from 10 feet 7.35 feet for an addition for 1434 Cheswick Lane.

AYES: 0

NAYS: 5 Chairman McCormack, Commissioners Burch, Hagan, Kmiecik, and Paulus

ABSENT: 2 Commissioners Rubin and Shaw

MOTION FAILED

**Parker Residence – 180 Red Bridge Road – Variation from Zoning Code Subparagraph 3-111E6(k) to reduce the required interior side yard from 3 feet to 0 feet for driveway replacement**

The public hearing was opened at 7:50 p.m. Chairman McCormack swore in those wishing to testify.

Mary Parker, owner of 180 Red Bridge Road, presented her proposal to replace her deteriorating driveway. The work had begun when it was discovered that the setback was 0 and not 3 feet. Ms. Parker said the driveway always has been 18-feet wide, and it would become a single drive rather than a double if it was moved back three feet.

Sally Swiech, 190 Red Bridge Road, sent a letter to the Zoning Board of Appeals dated June 18, 2013, stating she did not object to the driveway replacement as long as it remained as it is. Ms. Swiech was present and asked for clarification of the plans, which Chairman McCormack provided. Ms. Swiech said she did not have any objections to the petition as long as it does not go into her property.

The public hearing closed at 7:56 p.m.

MOTION made by Commissioner Paulus, seconded by Commissioner Kmiecik, to recommend the Board of Trustees grant a variation from Zoning Code Subparagraph 3-111E6(k) to reduce the required interior side yard from 3 feet to 0 feet for driveway replacement.

AYES: 5 Commissioners Burch, Hagan, Kmiecik, Paulus and Shaw

NAYS: 0

ABSENT: 2 Chairman McCormack and Commissioner Rubin

MOTION CARRIED

**ADJOURNMENT:**

MOTION was made by Commissioner Kmiecik, seconded by Commissioner Hagan, to adjourn the meeting.

Voice vote, AYES have it. MOTION CARRIED.

The meeting was adjourned at 7:59 p.m.

*Submitted by: Janet McKay, Recording Secretary*

Approved: \_\_\_\_\_  
Vincent McCormack, Chairman