



AGENDA PACKET
VILLAGE OF LAKE ZURICH
Village Board of Trustees Virtual Meeting

March 1, 2021
07:00 pm

VILLAGE OF LAKE ZURICH

VILLAGE BOARD OF TRUSTEES VIRTUAL MEETING

MARCH 1, 2021
07:00 PM
AGENDA

1. CALL TO ORDER

2. ROLL CALL

Mayor Thomas Poynton, Trustee Jim Beaudoin, Trustee Mary Beth Euker, Trustee Janice Gannon, Trustee Marc Spacone, Trustee Jonathan Sprawka, Trustee Greg Weider.

3. 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. Public Comment is limited to 30 minutes total and 5 minutes per speaker. Written testimony and comments submitted to info@lakezurich.org prior to the start of the meeting will be read into the record.

4. PRESIDENT'S REPORT / COMMUNITY UPDATE

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

5. 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, February 16, 2021

Attachment: [5a.pdf](#)

B. Approval of Semi-Monthly Warrant Register Dated March 1, 2021 Totaling \$527,841.02

Attachment: [03-01-21 WARRANT.pdf](#)

C. Illinois Department of Transportation Resolution for Motor Fuel Tax Maintenance Under the Illinois Highway Code in the Amount Not-to-Exceed \$449,680.35

Summary: The Village contracts maintenance services and material purchases each year using its Motor Fuel Tax allocation from the State of Illinois. This Resolution appropriates the funds needed in 2021 for items such as traffic signal maintenance, road signage, right-of-way landscaping, and pavement marking.

Attachment: [5c.pdf](#)

D. Ordinance Proposing the Establishment of a Backup Special Service Area #19 in the Village of Lake Zurich and Providing for a Public Hearing and Other Procedures in Connection Therewith for Brierwoods Estates Subdivision at 23954 Miller Road (Assign Ord. #2021-03-404)

Summary: The proposed Public Hearing is for the establishment of a backup Special Service Area #19 for maintaining, repairing, reconstructing and/or replacing the stormwater management improvements and open space areas and outlots located within Brierwoods Estates subdivision. Special Service Area #19 is being setup as a backup SSA in the event the owners of residential units, the homeowner's association, or any future parties of interest in the area fail to maintain stormwater management improvements or open space areas. No levy of taxes are proposed at this time.

Attachment: [5d.pdf](#)

6. PUBLIC HEARING TO CONSIDER FORMING BACKUP SPECIAL SERVICE AREA #19 FOR MAINTENANCE OF STORMWATER MANAGEMENT IMPROVEMENTS FOR BRIERWOODS ESTATES SUBDIVISION AT 23954 MILLER ROAD (Mayor Poynton)

Summary: The proposed Special Service Area will allow the Village to assess a tax, in the future and only if necessary, on the property owners of the single-family homes within Brierwoods Estates subdivision to pay for maintenance and repairs to the storm water management improvements and open space areas. This would only occur in the event the subdivision's Homeowners Association (HOA) is delinquent in fulfilling these obligations.

The intent is to provide the Village with a tool to make repairs or maintain these facilities and areas in the future if they are not functioning properly or damaged, before they cause further damage to property within the subdivision or downstream of the property. This backup SSA is required as a condition within the Development Agreement between the Village of Lake Zurich and developer, Paper One LLC doing business as Evermore Homes for the development of the property.

Recommended Action #1: A motion to Open the Public Hearing regarding the proposed backup Special Service Area #19 for maintenance of stormwater improvements and open space areas for Brierwoods Estates subdivision at 23954 Miller Road.

Recommended Action #2: A motion to Close the Public Hearing.

Attachment: [6.pdf](#)

7. OLD BUSINESS - None at this time.

8. NEW BUSINESS

A. Utilities Services Easement and Development Agreement by and Between the Pulte Home Company, LLC and Village of Lake Zurich and Churchill Associates, Inc. for Kildeer Crossings at the Northeast Corner of Rand Road and Cuba Road in Kildeer (Trustee Beaudoin)

Summary: The Kildeer Village Board recently approved a PUD ordinance for Kildeer Crossings by Pulte Homes, a development that will yield 90 single family homes and 5.6 acres of commercial lots on the Churchill property, located at the northeast corner of Rand Road and Cuba Road in Kildeer.

Rather than work around Lake Zurich's existing water and sewer lines on the property or pursue offsite alternatives, Pulte requested connections to Lake Zurich's water and sewer systems. The Village Board provided initial guidance on this proposal during a courtesy review at their August 17, 2020 meeting.

Under this proposal, Pulte would construct new looped water mains and sewer mains through their subdivision, then dedicate the infrastructure and easements to the Lake Zurich to operate in perpetuity. The proposed 90 residences and the future commercial uses would then connect to these systems as Lake Zurich utility customers and pay nonresident user rates.

In consideration for allowing this connection to Lake Zurich's utilities and the accompanying future replacement liability, the agreement establishes the following terms:

- Pulte will pay a capital reservation fee of \$500,000 for their 90 single family lots, due at the time they close on the purchase of the Churchill property. They will also pay a total of \$956,250 in nonresident connection fees for the homes as they are permitted, with additional connection fees due from the future commercial sites. Lake Zurich agrees to not increase this fee schedule before December 31, 2025.
- Future utility customers would be billed at the nonresident user rate. The 90 dwelling units are projected to pay collectively about \$72,000 more annually than resident customers, generating an additional \$2.8 million (in 2021 dollars) over the next 40 years.
- The new looped water mains will replace Lake Zurich's 50+ year old water line that currently extends across the property. The Village will avoid a \$200,000+ water main replacement project in the near term and reduce the total length of pipe that will require future maintenance and replacement.

In addition to Pulte's contributions, the Churchill property is subject to a 2015 intergovernmental agreement between Lake Zurich and Kildeer that establishes a 50%/50% sharing of sales and municipal property taxes between the two villages. At buildout, Lake Zurich can anticipate receiving approximately \$17,000 from its half of Kildeer's municipal property taxes on the homes, plus 50% of the potential future sales and property taxes generated by the commercial lots.

The approved Kildeer Crossings development plan already incorporates the priority design criteria that Lake Zurich established early in the negotiations and are memorialized in the agreement:

- The property will be developed with a 20-foot landscaped buffer around its perimeter, adjacent to the Countryside East neighborhood.
- No connections or access will be provided via Old Mill Grove Road, with all access limited to Rand and Cuba Roads.
- The property's stormwater management system will comply with Lake County's more stringent Bulletin 70 standards, which anticipate greater rainfalls due to climate change.

Recommended Action: A motion to approve the Utilities Services Easement and Development Agreement by and Between the Pulte Home Company, LLC and Village of Lake Zurich and Churchill Associates, Inc. for Kildeer Crossings at the Northeast Corner of Rand Road and Cuba Road in Kildeer.

Attachment: [8a.pdf](#)

9. TRUSTEE REPORTS

10. VILLAGE STAFF REPORT

11. ADJOURNMENT

UNAPPROVED MINUTES
VILLAGE OF LAKE ZURICH
Board of Trustees
70 East Main Street
ELECTRONIC ONLINE MEETING



Tuesday, February 16, 2021 7:00 p.m.

1. **CALL TO ORDER** by Mayor Thomas M. Poynton at 7.00pm.
2. **ROLL CALL:** Mayor Thomas Poynton, Trustee Jim Beaudoin, Trustee Mary Beth Euker, Trustee Marc Spacone, Trustee Jonathan Sprawka, Trustee Greg Weider. Trustee Janice Gannon was absent and excused. Also in attendance: Village Manager Ray Keller, Asst. Village Manager Roy Witherow, Village Atty. Scott Uhler, Finance Dir. Bane Thomey, Dir. of Innovation Michael Duebner, Acting Fire Chief Dave Pilgard, Police Chief Steve Husak, Dir. Of Community Development Sarosh Saher, Public Works Dir. Mike Brown, Park and Rec. Dir. Bonnie Caputo, H.R. Dir. Doug Gibson. Guests: Romeo Kapudija, Miller Street Partners; Jeff Funke, Funke Architects and Mike Anderson, Engineer.
3. **PUBLIC COMMENT**
Mayor Poynton announced that Public Comment on Agenda Item 6A would be held at that point in the meeting.
Eric Dubiel, 25 N. Pleasant Road, addressed the Board on water quality from wells and Lake Michigan, IDOT cut curbs on N. Old Rand Road and election filing.
4. **PRESIDENT'S REPORT / COMMUNITY UPDATE**
The Mayor read a Proclamation on the retirement of Capt. Jeff Radtke from the LZFD in January 2021.
A Proclamation was read by Mayor Poynton on the retirement of Fire Chief John Malcolm from the LZ Fire Dept. on February 15th, 2021.
Both were thanked for their service to Lake Zurich.
5. **CONSENT AGENDA**
 - A. Approval of Minutes of the Village Board Meeting, February 1, 2021
 - B. Approval of Semi-Monthly Warrant Register Dated February 16, 2021 Totaling \$263,139.99
 - C. Resolution for Construction in State of Illinois Department of Transportation Highways and Right-of-Ways RES. #2021-02-057
Summary: The proposed Resolution will expedite the issuance of Illinois Department of Transportation permits to the Village in order to conduct work in State rights-of-ways, saving time and effort as well as reducing paperwork.
 - D. Resolution Approving Race Route for Stephen Siller Tunnel to Towers 5k on October 3, 2021 RES. #2021-02-058

Summary: The proposed Resolution authorizes a request to the Illinois Department of Transportation to close a portion of Route 22 and Route 12 from the hours of 8 am – 11 am on October 3, 2021. The Stephen Siller Tunnel to Towers 5K event was previously approved by the Village Board to hold its annual event on June 13, 2021 at Paulus Park. Due to the pandemic, they have requested to move the event to Sunday, October 3, 2021.

E. Agreement between the Village of Lake Zurich and the Lake County Emergency Telephone System Board for Leasing Space in the Lake Zurich Police Department

Summary: Due to space limitations in its current facility, the Lake County Emergency Telephone System Board (LCETSB) has inquired with partner agencies regarding available office space. Lake Zurich has been a LCETSB member for many years and currently houses LCETSB equipment at the police department. LCETSB has recently approved additional staffing which has created the need for additional space for its operations. The LZPD facility contains space that could function as a second office location for LCETSB operations.

F. Agreement with Suburban Concrete of Mundelein, IL for 2021 Concrete Flatwork Program in the Amount Not-to-Exceed \$175,000

Summary: The 2021 budget includes \$175,000 for concrete curb and sidewalk repairs in the Non-Home Rule Sales Tax Fund. The Village Board awarded a contract to Suburban Concrete on July 15, 2019 that allows two additional one-year extensions subject to a 2% annual price increase.

G. Agreement with St. Aubin Nursery of Kirkland, IL for 2021 Parkway Tree Replacement Program in the Amount Not-to-Exceed \$50,000

Summary: The 2021 budget includes \$50,000 in the Capital Projects Fund for the annual parkway tree planting program. Four bids were received on January 29, 2021 with St. Aubin Nursery providing the most competitive bid. This year's program will consist of plantings in the Sonoma, Orchards, Farm Bridge Estates, Heights, Jonquil, Concord village and Heatherleigh subdivisions.

In May 2016, the Village Board approved a Resolution Adopting a Parkway Tree Replacement Program, which includes a size-upgrade option for property owners who are selected to receive a replacement tree in the parkway adjacent to their property the opportunity to upgrade to a larger diameter tree by contributing private funds to cover the difference of the larger tree.

H. Ordinance Approving the Annual Official Zoning Map of the Village of Lake Zurich ORD. #2021-02-403

Summary: Illinois requires all municipalities publish an updated zoning map by March 31 of each year. Changes for 2021 include the rezoning of parcels related to the Somerfield mixed-use development at 99 Quentin Road at the Cummings property and the rezoning of previously unincorporated parcels along the south side of Honey Lake Road for the Wildwood Estates townhome development at the Hummel property.

I. Approval of 2021 External Special Event Requests at Paulus Park for Taste of the Towns on August 15 and Boy Scouts of American Overnight Camping on August 21 - 22

Summary: Lake Zurich special event guidelines require events with attendance over 100 to be approved by the Park and Recreation Advisory Board and the Village Board. The Advisory Board recommends approval for the 2021 Chamber

of Commerce Taste of the Towns and the Boy Scouts of America Overnight Camping Trip.

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

AYES: 5 Trustees Beaudoin, Euker, Spacone, Sprawka, Weider.

NAYS: 0

ABSENT: 1 Trustee Gannon.

MOTION CARRIED.

6. OLD BUSINESS

A. Courtesy Update on Proposed Mixed-Use Retail and Residential Development on the Southeast Corner of Old Rand Road and Rand Road

Summary: At the December 7, 2020 Village Board meeting, Miller Street Partners presented a concept for the vacant property at the southeast corner of Rand Road and Old Rand Road with a new mixed-use development on 1.9 acres. This proposal included eight townhome units along the lake within one building and a standalone retail building closer to the intersection. Since that time, Miller Street Partners has been able to initiate a partnership with the property owners to the south at 320 North Old Rand Road to propose a larger development combining both properties.

The revised development proposal now includes a total land area of 4.04 acres of which 1.15 acres is lake bottom. The revised proposal includes 23 townhome units within three buildings along the lake. Each unit would be 2,100 square-feet and three stories tall with a maximum height of 34'-1". Each townhome building would be provided with a pier containing 10 boat slips for a total of three piers and 30 slips along their frontage of the lake. The proposal retains the standalone single-story retail building, proposed to be 4,200 square-feet with a drive-through and outdoor seating. The property is currently zoned within the B-1 Local and Community Business District and the LP – Lake Protection District.

PUBLIC COMMENT.

Phil Gargano, N. Old Rand Road, Bayshore Village, read a letter from the LPOA President John Thode addressing concerns on the development and the lake.

Mayor Poynton read the following letters from: -

Richard Baader, 253, Sandy Point Lane, addressed the Board on his concerns with the development in the areas of density, no greenspace and number of boat slips.

Sheldon Waite, 503 N. Prairie Lane, addressed the Board on his opposition to the development.

Lee Plate, President of Sandy Point Condominium Assoc., addressed the Board on the density and piers.

Dir. Of Community Development Sarosh Saher introduced Romeo Kapudija of Miller Street Partners of Chicago, Jeff Funke of Funke Architects and Mike Anderson, Engineer of the project. Mr. Kapudija gave a PowerPoint presentation of the changes in the proposal since the December 2020 courtesy review. The development now incorporates the property to the south owned by Mr. and Mrs. Sponslor, partners in the development. The comments made by residents were addressed by the three gentlemen. There will be no marina and will meet with the LPOA on the boat slips.

Village of Lake Zurich Board of Trustees Regular Meeting. Tuesday February 16th, 2021

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Before the Board made their comments on the proposal, a letter from Trustee Gannon was read by the Mayor on her concerns about the proposed development. Board questions were answered by the proposed developers and included run-off and permeable surfaces; traffic egress off Route 12; reaching out to all residents around the lake; number of piers; retail tenants; building heights and lake bed in that area. Mayor Poynton requested information on the building materials, density in relation to Bayshore Village and Sandy Point, parking and building height. Dir. Saher gave background information on previous buildings and proposals on the property.

Recommended Action: This is a non-voting item at this time. The developer and Village Staff seek to understand the Board's preferences towards the revised proposal.

7. NEW BUSINESS

None at this time.

8. TRUSTEE REPORTS AND COMMENTS

Trustee Spacone thanked Dir. Brown and the Public Works staff for their work during the recent snowstorm. Dir. Brown stated that the staff will be "curbing" the next few days.

9. VILLAGE MANAGER'S REPORT

Monthly Data Metric Reports

10. DEPARTMENT HEAD REPORTS

Park and Rec. Dir. Bonnie Caputo reported that the Spring/Summer brochure will be out soon, and resident registration will be through the end of March. Registration for Fall Preschool has increased by one classroom.

Bunny Hop will be on March 27th at Paulus Park.

Mayor Poynton welcomed Acting Fire Chief Dave Pilgard.

11. ADJOURNMENT

Motion to adjourn was made by Trustee Sprawka, seconded by Trustee Euker.

AYES: 5 Trustees Beaudoin, Euker, Spacone, Sprawka, Weider.

NAYS: 0

ABSENT: 1 Trustee Gannon.

MOTION CARRIED.

Meeting adjourned at 8.33pm

Respectfully Submitted by:

Kathleen Johnson, Village Clerk.

Approved by:

Thomas M. Poynton, Village Mayor

Date.

VILLAGE OF LAKE ZURICH					Page 1 of 13
WARRANT REPORT - 3/01/2021					
<u>\$527,841.02</u>					
GL Number	GL Desc	Vendor	Invoice Description	Amount	
Fund 101 GENERAL					
Dept 00000					
101-00000-14101	INVENTORY	CMRS - POSTAGE BY PHONE	POSTAGE REPLENISH A/C	2,000.00	
101-00000-21101	ACCOUNTS PAYABLE	THE FIDELITY GROUP	ESC REF - ANIMAL CLINIC - 917 S RAND RD	630.38	
101-00000-22501	ER - UNDISTRIBUTED LIFE INS	I P B C	INSURANCE COVERAGE - FEBRUARY 2021	726.06	
Total For Dept 00000				3,356.44	
Dept 11006 LEGISLATIVE MAYOR & BOARD					
101-11006-54302	PUBLIC RELATIONS	US POSTMASTER	REFERENDA INFO MAILING	1,566.91	
Total For Dept 11006 LEGISLATIVE MAYOR & BOARD				1,566.91	
Dept 12001 VILLAGE ADMIN ADMINISTRATION					
101-12001-52111	OTHER PROFESSIONAL SVCS	BOARMAN KROOS VOGEL GROUP, INC	BKV ARCHITECTS - CONCEPT DESIGNS	4,000.00	
101-12001-52111	OTHER PROFESSIONAL SVCS	POLICY CONFLUENCE INC. DBA POLCO	NATIONAL COMMUNITY SURVEY 2021	19,100.00	
Total For Dept 12001 VILLAGE ADMIN ADMINISTRATION				23,100.00	
Dept 12120 VILLAGE ADMIN HUMAN RESOURCES					
101-12120-51655	EMPLOYEE RECOGNITION	CROWN TROPHY	EMPLOYEE SERICE AWARDS	939.00	
101-12120-52203	LABOR ATTORNEY	CLARK BAIRD SMITH LLP	CBS LEGAL SERVICES - JAN 2021	680.00	
101-12120-54305	EMPLOYEE EXAMS	BARRAS PHD. PC., JOSHUA A.	EMPLOYEE DUTY EXAM	2,500.00	
Total For Dept 12120 VILLAGE ADMIN HUMAN RESOURCES				4,119.00	
Dept 13001 FINANCE ADMINISTRATION					
101-13001-51654	MEMBERSHIP & SUBSCRIP	AMERICAN EXPRESS	2021 MEMBERSHIP REWARDS FEE	90.00	
Total For Dept 13001 FINANCE ADMINISTRATION				90.00	
Dept 17001 TECHNOLOGY ADMINISTRATION					
101-17001-52111	OTHER PROFESSIONAL SVCS	GOOGLE	GOOGLE SERVICE - FEB 2021	24.00	
101-17001-52111	OTHER PROFESSIONAL SVCS	LEADINGIT SOLUTIONS, INC	SUPPORT AGMT 2021 - MAR	2,015.00	
101-17001-53203	TELEPHONE & DATA SVCS	COMCAST CABLE COMMUNICATIONS MGMT	COMBINED INTERNET - MAR	4,532.57	
101-17001-53203	TELEPHONE & DATA SVCS	CALL ONE, INC	ANALOG LINES - FEB 2021	1,385.77	
101-17001-56601	CAPITAL LEASE	TOSHIBA FINANCIAL SERVICES	FINANCE COPIER LEASE - MAR	192.31	
101-17001-56601	CAPITAL LEASE	TOSHIBA FINANCIAL SERVICES	FIRE & CS COPIER LEASE	119.50	
Total For Dept 17001 TECHNOLOGY ADMINISTRATION				8,269.15	

VILLAGE OF LAKE ZURICH

WARRANT REPORT - 3/01/2021

\$527,841.02

<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
Dept 24001 POLICE ADMINISTRATION				
101-24001-51652	TRAINING AND MEETINGS	NORTHWEST POLICE ACADEMY	TRAINING - CHIEFS	100.00
101-24001-51654	MEMBERSHIPS & SUBSCRIP	FBINAA	CHIEF FBINA DUES	120.00
101-24001-52111	OTHER PROFESSIONAL SVCS	CALEA	CALEA ANNUAL DUES	4,595.00
101-24001-52111	OTHER PROFESSIONAL SVCS	GATSO USA, INC	RED LIGHT CAMERA FEE - JANUARY	7,980.00
101-24001-52602	WASTE REMOVAL	DANIELS SHARPSMART, INC	SHARP CONTAINERS - FEB	175.83
101-24001-52602	WASTE REMOVAL	DANIELS SHARPSMART, INC	SHARP CONTAINERS - JAN	1.56
101-24001-52701	MAINT-BLDGS & GROUNDS	CROWN TROPHY	OFFICE NAMEPLATES	130.70
101-24001-53203	TELEPHONE & DATA SVCS	COMCAST CABLE COMMUNICATIONS MGMT	CABLE - PD	31.47
101-24001-53207	PRINTING-STATIONERY/FORM	K & M PRINTING	NO TRESSPASS FORMS	75.00
101-24001-53209	UNIFORMS	GALL'S, LLC	GRUNDER - SHIRTS	109.17
101-24001-53401	CUSTODIAL SUPPLIES	VALDES, LLC	TOWELS, LINERS, CUPS	390.65
Total For Dept 24001 POLICE ADMINISTRATION				13,709.38
Dept 24210 POLICE OPERATIONS				
101-24210-51652	TRAINING AND MEETINGS	SAFE KIDS WORLDWIDE	MAHANNA CAR SEAT RECERT	95.00
101-24210-51654	MEMBERSHIPS & SUBSCRIP	CCKC	BRISTOL RANGE FEE	600.00
101-24210-52111	OTHER PROFESSIONAL SVCS	LC HEALTH DEPT-ANIMAL CARE & CONTRL	HOUSING - 1 DOG	50.00
101-24210-53209	UNIFORMS	GALL'S, LLC	SIEBER/YANGO - GLOVES	25.10
101-24210-53209	UNIFORMS	GALL'S, LLC	STONE - SHIRTS	305.56
101-24210-53209	UNIFORMS	GALL'S, LLC	SIEBER/YANGO - KNIFE	121.07
101-24210-53209	UNIFORMS	GALL'S, LLC	YOUNG - SHIRTS	242.30
101-24210-53209	UNIFORMS	GALL'S, LLC	SHIRTS - GAFFNEY	100.54
101-24210-53209	UNIFORMS	P F PETTIBONE & COMPANY	POLICE PATCHES	1,604.80
101-24210-53209	UNIFORMS	SIEBER, ANDREW	UNIFORM REIMBURSEMENT	12.57
101-24210-53209	UNIFORMS	YOUNG, ADAM	WEAPON SIGHT	525.00
101-24210-53211	OTHER SUPPLIES	KIESLER POLICE SUPPLY, INC.	AMMUNITION	194.00
Total For Dept 24210 POLICE OPERATIONS				3,875.94
Dept 24230 POLICE CRIME PREVENTION				
101-24230-52111	OTHER PROFESSIONAL SVCS	WEST PUBLISHING GROUP	CLEAR SEARCH ENGINE - JANUARY	198.05
101-24230-53209	UNIFORMS	ALBER, JENNIE	PANTS	154.97
Total For Dept 24230 POLICE CRIME PREVENTION				353.02

VILLAGE OF LAKE ZURICH

WARRANT REPORT - 3/01/2021

\$527,841.02

<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
Dept 25001 FIRE ADMINISTRATION				
101-25001-51655	EMPLOYEE RECOGNITION	ALL AMERICAN GIFTS 760-32793	FLAG CASE - RADTKE	185.90
101-25001-52111	OTHER PROFESSIONAL SVCS	LEADINGIT SOLUTIONS, INC	SUPPORT AGMT 2021 - MAR	1,085.00
101-25001-52203	LABOR ATTORNEY	CLARK BAIRD SMITH LLP	CBS LEGAL SERVICES - JAN 2021	14,691.25
101-25001-53203	TELEPHONE & DATA SVCS	COMCAST CABLE COMMUNICATIONS MGMT	COMBINED INTERNET - MAR	3,626.05
101-25001-53203	TELEPHONE & DATA SVCS	CALL ONE, INC	ANALOG LINES - FEB 2021	171.28
101-25001-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	MISC OFFICE ITEMS - STA #4	83.46
101-25001-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	ENVELOPES, PENS - STA #3	24.68
101-25001-53209	UNIFORMS	ON TIME EMBROIDERY, INC	CLASS A UNIFORM - FUHS	419.00
101-25001-53209	UNIFORMS	ON TIME EMBROIDERY, INC	CLASS A SHIRT - RADTKE	40.50
101-25001-53209	UNIFORMS	ON TIME EMBROIDERY, INC	HAT, PANTS, SHORTS, SHIRTS - BENE	109.00
101-25001-53209	UNIFORMS	ON TIME EMBROIDERY, INC	RAIN COAT - BARTOLI	219.00
101-25001-53209	UNIFORMS	ON TIME EMBROIDERY, INC	SHIRTS - CORRAL	40.00
101-25001-53209	UNIFORMS	ON TIME EMBROIDERY, INC	SHORTS - PENKAVA	29.00
101-25001-53209	UNIFORMS	ON TIME EMBROIDERY, INC	HAT, JOB SHIRT, SHIRTS, SHORTS, PANTS - NEMETH	167.00
101-25001-53209	UNIFORMS	ON TIME EMBROIDERY, INC	SHIRTS - ERB	44.00
101-25001-53209	UNIFORMS	ON TIME EMBROIDERY, INC	SHIRTS, SHORTS, HAT - STODOLA	127.00
101-25001-53210	SMALL TOOLS & EQUIP	AMAZON.COM, INC	CONVERTERS FOR ENGINES	46.32
101-25001-53211	OTHER SUPPLIES	AMAZON.COM, INC	CLEANING SUPPLIES	39.89
101-25001-53211	OTHER SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	DETERGENT, CLEANERS - STA #1	119.68
101-25001-54305	EMPLOYEE EXAMS	CENTRAL POLYGRAPH SERVICE, LTD	POLYGRAPH - BOYD, HOEFELICH, RUBINO, LOGAN	840.00
101-25001-54305	EMPLOYEE EXAMS	ROSATIS PIZZA - LAKE LAKE ZURI	PIZZA - FIRE/POLICE COM MTG	91.07
101-25001-56601	CAPITAL LEASE	TOSHIBA FINANCIAL SERVICES	FIRE & CS COPIER LEASE	119.50
		Total For Dept 25001 FIRE ADMINISTRATION		22,318.58
Dept 25320 FIRE FIRE SUPPRESSION				
101-25320-51652	TRAINING AND MEETINGS	CHARMM'D FOUNDATION	TUITION - LEADERSHIP ACADEMY - HOHS	500.00
101-25320-51652	TRAINING AND MEETINGS	JONES & BARTLETT LEARN 800832003	BOOK FOR INSTRUCTOR I x 2	152.90
101-25320-51652	TRAINING AND MEETINGS	NIPSTA	TUITION - INSTRUCTOR I - PENKAVA	515.30
101-25320-51652	TRAINING AND MEETINGS	NIPSTA	ADVANCED TECHNICIAN FIREFIGHTER 2021 - SPATA	800.00
101-25320-53209	UNIFORMS	FIREGROUND SUPPLY	60 LION REDZONE PARTICULATE HOODS	6,966.00
		Total For Dept 25320 FIRE FIRE SUPPRESSION		8,934.20
Dept 25330 FIRE EMS				
101-25330-52111	OTHER PROFESSIONAL SVCS	ANDRES MEDICAL BILLING	AMBULANCE FEES - JAN 2021	1,873.93

VILLAGE OF LAKE ZURICH

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\$527,841.02

<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
101-25330-53211	OTHER SUPPLIES	AMERICAN GASES CORP	OXYGEN RENTAL 02/04	59.98
		Total For Dept 25330 FIRE EMS		1,933.91
Dept 25340 FIRE SPECIAL RESCUE				
101-25340-51652	TRAINING AND MEETINGS	NIPSTA	TUITION - HAZMAT IC CLASS x 2	154.80
		Total For Dept 25340 FIRE SPECIAL RESCUE		154.80
Dept 28001 COMMUNITY DEVELOPMENT ADMINISTRATION				
101-28001-52111	OTHER PROFESSIONAL SVCS	THOMPSON ELEVATOR INSP SERVICE INC	SEMI-ANNUAL ELEVATOR INSPECTIONS	516.00
101-28001-52111	OTHER PROFESSIONAL SVCS	THOMPSON ELEVATOR INSP SERVICE INC	SEMI-ANNUAL ELEVATOR INSPECTIONS	258.00
		Total For Dept 28001 COMMUNITY DEVELOPMENT ADMINISTRATION		774.00
Dept 36001 PUBLIC WORKS ADMINISTRATION				
101-36001-51654	MEMBERSHIPS & SUBSCRIP	ZIMMERMAN, RYAN	WEATHER SERVICE 2021	250.00
101-36001-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 02/11	99.20
101-36001-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS - 02/18	33.28
101-36001-52602	WASTE REMOVAL	SWALCO	2021 MEMBERSHIP FEE	8,332.50
101-36001-52701	MAINT-BLDGS & GROUNDS	CINTAS CORPORATION #2	UNIFORMS/MATS 02/11	53.27
101-36001-52701	MAINT-BLDGS & GROUNDS	CINTAS CORPORATION #2	UNIFORMS/MATS - 02/18	53.27
101-36001-52701	MAINT-BLDGS & GROUNDS	CRYSTAL MAINTENANCE PLUS CORP	CLEANING SVC - MAR 2021	2,765.00
101-36001-52701	MAINT-BLDGS & GROUNDS	METRO DOOR & DOCK, INC	505 OVERHEAD DOOR REPAIR	542.96
101-36001-52701	MAINT-BLDGS & GROUNDS	SHERMAN MECHANICAL INC	PD RANGE HVAC	865.00
101-36001-53209	UNIFORMS	CUTLER WORKWEAR	PPE BOOTS CERNOCK	130.45
101-36001-53209	UNIFORMS	AMAZON.COM, INC	PPE HARD HAT LINER 4076233	170.76
101-36001-53209	UNIFORMS	AMAZON.COM, INC	PPE HARD HAT LINER 0252264	43.77
101-36001-53209	UNIFORMS	AMAZON.COM, INC	PPE FACE SHIELD 3020258	407.35
101-36001-53209	UNIFORMS	AMAZON.COM, INC	PPE FACE SHIELD 9871430	521.82
101-36001-53209	UNIFORMS	FASTOOL INC 888-65488	PPE FORESTRY FACE SHIELD	86.88
101-36001-53211	OTHER SUPPLIES	KOPP, TOBY	MAILBOX REPAIRS	30.00
101-36001-53211	OTHER SUPPLIES	HOME DEPOT CREDIT SERVICES	MAILBOX SUPPLIES	17.96
101-36001-53404	RIGHT OF WAY SUPPLIES	SIGNSCAPES INC	NEW SIGN @ KUECHMANN ARBOERTUM	95.00
101-36001-53405	BLDG & GROUNDS SUPPLIES	CONSERV FS, INC	SALT	384.65
101-36001-53405	BLDG & GROUNDS SUPPLIES	HOME DEPOT CREDIT SERVICES	BUILDING SUPPLIES	84.94
101-36001-53405	BLDG & GROUNDS SUPPLIES	AMAZON.COM, INC	HAND TOOLS	4.97
101-36001-53405	BLDG & GROUNDS SUPPLIES	SUPPLYHOUSE.COM 888-757-4	505 RECIRC PUMP FLANGE 2	22.24

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101-36001-53405	BLDG & GROUNDS SUPPLIES	SUPPLYHOUSE.COM 888-757-4	505 RECIRC PUMP FLANGE	28.77
101-36001-53407	EQUIP MAINT PART&SUPPLIE	DULTMEIER SALES LLC	LIQUID DE-ICER SCREENS	24.39
101-36001-53407	EQUIP MAINT PART&SUPPLIE	DULTMEIER SALES LLC	LIQUID DE-ICER SCREENS	41.20
Total For Dept 36001 PUBLIC WORKS ADMINISTRATION				15,089.63
Dept 36420 PUBLIC WORKS PARK MAINTENANCE				
101-36420-52701	MAINT-BLDGS & GROUNDS	CRYSTAL MAINTENANCE PLUS CORP	CLEANING SVC - MAR 2021	1,445.00
101-36420-52701	MAINT-BLDGS & GROUNDS	INTL FIRE EQUIPMENT	BC SPRINKLER SYSTEM MAINT	195.00
101-36420-53201	ELECTRICITY	COMMONWEALTH EDISON	WICKLOW	40.33
101-36420-53210	SMALL TOOLS & EQUIP	AMAZON.COM, INC	HAND TOOLS	19.99
101-36420-53210	SMALL TOOLS & EQUIP	AMAZON.COM, INC	PPE FACE SHIELD 9871430	122.57
101-36420-53211	OTHER SUPPLIES	AMAZON.COM, INC	LED EDISON LIGHTS	59.34
101-36420-53405	BLDG & GROUND MAINT SUPP	CONSERV FS, INC	SALT	384.65
101-36420-53405	BLDG & GROUND MAINT SUPP	CONSERV FS, INC	CALCIUM CHLORIDE FLAKES	111.92
Total For Dept 36420 PUBLIC WORKS PARK MAINTENANCE				2,378.80
Dept 36471 PUBLIC WORKS FLEET SERVICES				
101-36471-51654	MEMBERSHIPS & SUBSCRIP	MUNICIPAL FLEET MANAGERS ASSN.	DUES-PAULUS	30.00
101-36471-52111	OTHER PROFESSIONAL SVCS	ARI PHOENIX, INC	TRUCK LIFT INSPECTION	1,604.31
101-36471-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 02/11	46.17
101-36471-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS - 02/18	51.39
101-36471-53206	POSTAGE & SHIPPING	TNK SHIPPING, INC	PARTS SHIPPING	52.03
101-36471-53206	POSTAGE & SHIPPING	TNK SHIPPING, INC	SHIPPING	11.40
101-36471-53211	OTHER SUPPLIES	AIRGAS USA, LLC	TORCH GAS	129.39
101-36471-53211	OTHER SUPPLIES	FASTENAL COMPANY	HARDWARE	35.23
101-36471-53211	OTHER SUPPLIES	LAWSON PRODUCTS INC.	HARDWARE	344.97
101-36471-53406	AUTO PARTS & SUPPLIES	AMAZON.COM, INC	FUEL FILTERS	127.98
101-36471-53406	AUTO PARTS & SUPPLIES	DANA SAFETY SUPPLY INC 336-854-5	WARNING LIGHT 102	148.00
101-36471-53406	AUTO PARTS & SUPPLIES	PAYPAL *SIRENNET 402-935-7	WARNING LIGHT 292	88.00
101-36471-53406	AUTO PARTS & SUPPLIES	ACME TRUCK BRAKE & SUPPLY CO	AIR DRYER	480.83
101-36471-53406	AUTO PARTS & SUPPLIES	ACME TRUCK BRAKE & SUPPLY CO	CREDIT - CORE DEP	(104.76)
101-36471-53406	AUTO PARTS & SUPPLIES	LEACH ENTERPRISES INC.	BRAKE CHAMBER	83.95
101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	STARTER	178.85
101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	PLATE BRACKET	6.89
101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	ACTUATOR	13.11

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101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	ALARM	40.44
101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	CREDIT - CORE DEP	(18.00)
101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	CREDIT - CORE DEP	(18.00)
101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	PIGTAIL	6.09
101-36471-53406	AUTO PARTS & SUPPLIES	RUSH TRUCK CENTER	BRACKET	230.96
101-36471-53406	AUTO PARTS & SUPPLIES	RUSH TRUCK CENTER	VALVE	116.23
101-36471-53406	AUTO PARTS & SUPPLIES	RUSH TRUCK CENTER	SENSOR 327	75.15
101-36471-53406	AUTO PARTS & SUPPLIES	RUSH TRUCK CENTER	FENDER	333.47
101-36471-53407	EQUIP MAINT PART&SUPPLIE	AMAZON.COM, INC	PIGTAIL PLUGS	31.00
101-36471-53407	EQUIP MAINT PART&SUPPLIE	AMAZON.COM, INC	PIGTAIL PLUGS	62.44
101-36471-53407	EQUIP MAINT PART&SUPPLIE	ORDERTREE 187-75007	PUMP PARTS	17.05
101-36471-53407	EQUIP MAINT PART&SUPPLIE	ATLAS BOBCAT, LLC	FILTERS	163.18
101-36471-53407	EQUIP MAINT PART&SUPPLIE	BONNELL INDUSTRIES INC	CURB SHOE	1,155.00
101-36471-53407	EQUIP MAINT PART&SUPPLIE	HYDRAULIC SERVICES	LIFT CYLINDER 323	647.88
101-36471-53407	EQUIP MAINT PART&SUPPLIE	NAPA AUTO PARTS	FILTERS	56.62
101-36471-53407	EQUIP MAINT PART&SUPPLIE	NAPA AUTO PARTS	FUEL LINE	8.50
101-36471-53407	EQUIP MAINT PART&SUPPLIE	NAPA AUTO PARTS	BATTERY	141.53
101-36471-53407	EQUIP MAINT PART&SUPPLIE	O'REILLY AUTOMOTIVE STORES, INC	BULB	18.28
101-36471-53407	EQUIP MAINT PART&SUPPLIE	O'REILLY AUTOMOTIVE STORES, INC	BULB	9.14
101-36471-53407	EQUIP MAINT PART&SUPPLIE	WINTER EQUIPMENT COMPANY INC	CURB GAURDS	1,403.54
101-36471-53415	FUELS	BELL FUELS INC.	FUEL - 02/12	5,749.62
101-36471-53415	FUELS	BELL FUELS INC.	FUEL - 02/12	5,214.97
101-36471-53418	LUBRICANTS & FLUIDS	NAPA AUTO PARTS	DIESEL ADDITIVE	83.88
101-36471-53418	LUBRICANTS & FLUIDS	NAPA AUTO PARTS	DEF	67.38
Total For Dept 36471 PUBLIC WORKS FLEET SERVICES				18,924.09
Dept 67001 RECREATION ADMINISTRATION				
101-67001-53206	POSTAGE & SHIPPING	US POSTMASTER	FALL POST CARDS	1,429.35
101-67001-53206	POSTAGE & SHIPPING	US POSTMASTER	SPRING BROCHURE	1,327.63
101-67001-53208	OFFICE SUPPLIES	AMAZON.COM, INC	BCA PICTURE FRAMES	309.80
101-67001-54301	BANK & CREDIT CARD FEES	PLUG N PAY INC 800-945-2	BANK & CREDIT CARD FEES	30.00
Total For Dept 67001 RECREATION ADMINISTRATION				3,096.78
Dept 67935 RECREATION DANCE				
101-67935-52115	RECREATION PROGRAM SVC	THE STUDIO DIRECTOR 877-68838	APA CLASS SOFTWARE	890.00

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101-67935-53211	OTHER SUPPLIES	CURTAIN CALL	APA RECITAL COSTUMES - CREDIT	(30.00)
101-67935-53211	OTHER SUPPLIES	AMAZON.COM, INC	APA ZOOM CAMERA	67.80
101-67935-53211	OTHER SUPPLIES	JUST FOR KIX CATALOG L 218-82937	APA COSTUME -PARTIAL PAYMENT	415.67
101-67935-53212	PROGRAM SUPPLIES	WALGREENS #4464 LAKE ZURI	PICTURES	69.99
101-67935-53213	FUNDRAISING EXPENSES	APPLAUSE TALENT PRESENTATIONS	APA DANCE COMPETITION DEPOSIT	500.00
Total For Dept 67935 RECREATION DANCE				1,913.46
Dept 67940 RECREATION PRESCHOOL				
101-67940-53212	PROGRAM SUPPLIES	AMAZON.COM, INC	CUBBIES	174.99
101-67940-53212	PROGRAM SUPPLIES	HOME DEPOT CREDIT SERVICES	BINS	47.90
101-67940-53212	PROGRAM SUPPLIES	HOME DEPOT CREDIT SERVICES	BINS	48.93
101-67940-53212	PROGRAM SUPPLIES	WALGREENS #4464 LAKE ZURI	PICTURES	69.97
Total For Dept 67940 RECREATION PRESCHOOL				341.79
Dept 67945 RECREATION YOUTH PROGRAMS				
101-67945-52115	RECREATION PROGRAM SVC	MUSIC IN THE BOX, INC	ADULT TOT - MUSIC MASTERS	225.00
Total For Dept 67945 RECREATION YOUTH PROGRAMS				225.00
Dept 67960 RECREATION CAMPS				
101-67960-53212	PROGRAM SUPPLIES	HOME DEPOT CREDIT SERVICES	BINS	59.92
101-67960-53212	PROGRAM SUPPLIES	WALGREENS #4464 LAKE ZURI	PICTURES	69.97
Total For Dept 67960 RECREATION CAMPS				129.89
Dept 67985 RECREATION FITNESS				
101-67985-52115	RECREATION PROGRAM SVC	KONDIC, JENNIFER	YOGA WNT - FEB 49 PARTICIPANTS	392.00
Total For Dept 67985 RECREATION FITNESS				392.00
Total For Fund 101 GENERAL				135,046.77
Fund 202 MOTOR FUEL TAX				
Dept 36001 PUBLIC WORKS ADMINISTRATION				
202-36001-52701	MAINT-BLDGS & GROUNDS	IL DEPT OF TRANSPORTATION	TRAFFIC SIGNAL MAINT - 4TH QTR	12,161.85
202-36001-53201	ELECTRICITY	COMMONWEALTH EDISON	STREETLIGHT #3082	441.29
202-36001-53405	BLDG & GROUND MAINT SUPP	GASAWAY DISTRIBUTORS INC.	LIQUID CALLCIUM CHLORIDE	2,839.68
Total For Dept 36001 PUBLIC WORKS ADMINISTRATION				15,442.82

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Total For Fund 202 MOTOR FUEL TAX				15,442.82
Fund 203 HOTEL TAX				
Dept 10160 GENERAL GOVERNMENT MARKETING & TOURISM				
203-10160-52111	OTHER PROFESSIONAL SVCS	LAKE COUNTY, ILLINOIS CVB	ANNUAL DUES 2021	12,500.00
Total For Dept 10160 GENERAL GOVERNMENT MARKETING & TOURISM				12,500.00
Total For Fund 203 HOTEL TAX				12,500.00
Fund 207 SPECIAL EVENTS FUND				
Dept 00000				
207-00000-22501	ER - UNDISTRIBUTED LIFE INS	I P B C	INSURANCE COVERAGE - FEBRUARY 2021	4.17
Total For Dept 00000				4.17
Dept 67601 RECREATION ROCK THE BLOCK				
207-67601-52115	RECREATION PROGRAM SVC	BELLA CAIN INC	RTB '21 BAND - BELLA CAIN BAND	1,000.00
207-67601-52115	RECREATION PROGRAM SVC	LFC ENTERTAINMENT GRP OF ORLAND PK	RTB '21 BAND - LIBIDO FUNK BAND - DEP	250.00
Total For Dept 67601 RECREATION ROCK THE BLOCK				1,250.00
Dept 67605 RECREATION WINTER FESTIVAL				
207-67605-53212	PROGRAM SUPPLIES	HOME DEPOT CREDIT SERVICES	BINS	47.91
Total For Dept 67605 RECREATION WINTER FESTIVAL				47.91
Dept 67699 RECREATION MISC SPECIAL EVENTS				
207-67699-53212	PROGRAM SUPPLIES	HOME DEPOT CREDIT SERVICES	BINS	47.90
207-67699-53212	PROGRAM SUPPLIES	HOME DEPOT CREDIT SERVICES	BINS	48.93
Total For Dept 67699 RECREATION MISC SPECIAL EVENTS				96.83
Total For Fund 207 SPECIAL EVENTS FUND				1,398.91
Fund 227 DISPATCH CENTER				
Dept 00000				
227-00000-22501	ER - UNDISTRIBUTED LIFE INS	I P B C	INSURANCE COVERAGE - FEBRUARY 2021	74.38
Total For Dept 00000				74.38

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Dept 24220 POLICE DISPATCH				
227-24220-51652	TRAINING AND MEETINGS	N E N A	NENA CLASS - KROLL	199.00
227-24220-51652	TRAINING AND MEETINGS	N E N A	NENA CLASS - KROLL REFUND	(199.00)
227-24220-53209	UNIFORMS	GALL'S, LLC	TAYLOR - SHOES	96.69
227-24220-53209	UNIFORMS	TAYLOR, OLGA	PANTS, PATCHES	185.06
227-24220-53209	UNIFORMS	UNIFORM DEN EAST	CIPOLLA - PANTS	248.50
227-24220-53210	SMALL TOOLS & EQUIP	CDW GOVERNMENT LLC	911 HEAD SETS	245.08
227-24220-53210	SMALL TOOLS & EQUIP	CDW GOVERNMENT LLC	911 HEAD SETS	75.99
Total For Dept 24220 POLICE DISPATCH				851.32
Total For Fund 227 DISPATCH CENTER				925.70
Fund 401 VILLAGE CAPITAL PROJECTS				
Dept 36001 PUBLIC WORKS ADMINISTRATION				
401-36001-55251	LAND IMPROVEMENTS	PADDOCK PUBLICATIONS	SEAL COAT BID AD	98.90
Total For Dept 36001 PUBLIC WORKS ADMINISTRATION				98.90
Total For Fund 401 VILLAGE CAPITAL PROJECTS				98.90
Fund 405 NHR CAPITAL PROJECTS				
Dept 36001 PUBLIC WORKS ADMINISTRATION				
405-36001-55253	INFRASTRUCTURE IMPROVEMT	MOBOTREX, INC	PEDESTRIAN CROSSING FLASHER	7,034.00
405-36001-55253	INFRASTRUCTURE IMPROVEMT	MOBOTREX, INC	PEDESTRIAN CROSSING FLASHER	772.00
405-36001-55253	INFRASTRUCTURE IMPROVEMT	PADDOCK PUBLICATIONS INC.	2021 ROAD RESURFACE BID AD	140.30
Total For Dept 36001 PUBLIC WORKS ADMINISTRATION				7,946.30
Total For Fund 405 NHR CAPITAL PROJECTS				7,946.30
Fund 501 WATER & SEWER				
Dept 00000				
501-00000-22501	ER - UNDISTRIBUTED LIFE INS	I P B C	INSURANCE COVERAGE - FEBRUARY 2021	80.42
Total For Dept 00000				80.42

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Dept 36001 PUBLIC WORKS ADMINISTRATION				
501-36001-53203	TELEPHONE & DATA SVCS	CALL ONE, INC	ANALOG LINES - FEB 2021	111.22
501-36001-53209	UNIFORMS	CINTAS CORPORATION #2	UNIFORMS/MATS 02/11	26.52
501-36001-53209	UNIFORMS	CINTAS CORPORATION #2	UNIFORMS/MATS - 02/18	28.94
501-36001-53209	UNIFORMS	AMAZON.COM, INC	PPE HARD HAT LINER 4076233	170.76
501-36001-53209	UNIFORMS	AMAZON.COM, INC	PPE HARD HAT LINER 0252264	43.77
501-36001-53209	UNIFORMS	AMAZON.COM, INC	PPE FACE SHIELD 3020258	407.35
Total For Dept 36001 PUBLIC WORKS ADMINISTRATION				788.56
Dept 36550 PUBLIC WORKS WATER SERVICE				
501-36550-52113	ENGR/ARCHITECTURAL	ENGINEERING ENTERPRISES, INC	WATER SOURCE STUDY	5,566.00
501-36550-52701	MAINT-BLDGS & GROUNDS	FSS TECHNOLOGIES, INC	SECURITY ALARM - WELL #12	105.00
501-36550-52701	MAINT-BLDGS & GROUNDS	FSS TECHNOLOGIES, INC	SECURITY ALARM - WELL #7	105.00
501-36550-52701	MAINT-BLDGS & GROUNDS	FSS TECHNOLOGIES, INC	SECURITY ALARM - WELL #8	105.00
501-36550-52701	MAINT-BLDGS & GROUNDS	FSS TECHNOLOGIES, INC	SECURITY ALARM - WELL #9	105.00
501-36550-52701	MAINT-BLDGS & GROUNDS	FSS TECHNOLOGIES, INC	SECURITY ALARM - WELL #10	105.00
501-36550-53202	NATURAL GAS	NICOR GAS COMPANY	NATURAL GAS - WELL #12	350.35
501-36550-53202	NATURAL GAS	NICOR GAS COMPANY	NATURAL GAS - WELL #8	567.82
501-36550-53202	NATURAL GAS	NICOR GAS COMPANY	NATURAL GAS - WELL #7	511.59
501-36550-53202	NATURAL GAS	NICOR GAS COMPANY	NATURAL GAS - WELL #9	363.50
501-36550-53211	OTHER SUPPLIES	USA BLUEBOOK	HYDRANT FLAGS W/REFLECTIVE TAPE	638.08
501-36550-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	TRUCK DETAILING SUPPLIES, HYDRANT HUT HEATER	143.84
501-36550-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	PINE SOL CLEANER	39.92
501-36550-53407	EQUIP MAINT PART&SUPPLIE	NAPA AUTO PARTS	WTP AIR COMPRESSOR OIL	16.02
501-36550-53410	METERS PARTS & SUPPLIES	CORE & MAIN LP	WATER METER RADIOS & WIRE	2,540.00
501-36550-53414	CHEMICALS	COMPASS MINERALS AMERICAN INC	BULK WTR COND SALT - WELL #10	2,322.90
Total For Dept 36550 PUBLIC WORKS WATER SERVICE				13,585.02
Dept 36560 PUBLIC WORKS SEWER SERVICE				
501-36560-52701	MAINT-BLDGS & GROUNDS	FSS TECHNOLOGIES, INC	SECURITY ALARM - QUENTIN PS	105.00
501-36560-52701	MAINT-BLDGS & GROUNDS	FSS TECHNOLOGIES, INC	SECURITY ALARM - NW PS	105.00
501-36560-53408	LIFT STATION PARTS & SUP	LAI, LTD	QUENTIN PUMP STATION CHECK VALVE PARTS	4,386.00
Total For Dept 36560 PUBLIC WORKS SEWER SERVICE				4,596.00
Total For Fund 501 WATER & SEWER				19,050.00

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Fund 601 MEDICAL INSURANCE				
Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				
601-10001-52340	MEDICAL ADMIN FEE	BASIC	COBRA PLAN - FEB 2021	102.00
601-10001-52340	MEDICAL ADMIN FEE	BASIC	FSA PLAN - FEB 2021	97.65
601-10001-52340	MEDICAL ADMIN FEE	I P B C	INSURANCE COVERAGE - FEBRUARY 2021	126.08
601-10001-52341	HEALTH INS. FIXED COSTS	I P B C	INSURANCE COVERAGE - FEBRUARY 2021	198,396.49
601-10001-52342	LOCAL 150 HEALTH INS PRE	MIDWEST OPERATING ENG L/150	LOCAL 150 INS - APRIL 2021	36,308.00
601-10001-54310	WELLNESS PROGRAM	AMAZON.COM, INC	WTR FILTRATION UNIT	189.95
Total For Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				235,220.17
Total For Fund 601 MEDICAL INSURANCE				235,220.17
Fund 603 RISK MANAGEMENT				
Dept 00000				
603-00000-22501	ER - UNDISTRIBUTED LIFE INS	I P B C	INSURANCE COVERAGE - FEBRUARY 2021	2.57
Total For Dept 00000				2.57
Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				
603-10001-52114	LIABILITY INSURANCE CLAIMS	INTERGOVERNMENTAL RISK MGMT AGENCY	IRMA CLAIMS - JAN 2021 (CLOSED)	11.52
603-10001-52510	RISK MANAGEMENT INS	INTERGOVERNMENTAL RISK MGMT AGENCY	VOLUNTEER COVERAGE	850.00
Total For Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				861.52
Dept 12125 RISK EVENT MANAGEMENT				
603-12125-53211	OTHER SUPPLIES	STRYKER SALES CORPORATION	QUIK-COMBO ELECTRODES	193.70
Total For Dept 12125 RISK EVENT MANAGEMENT				193.70
Total For Fund 603 RISK MANAGEMENT				1,057.79
Fund 615 EQUIPMENT REPLACEMENT				
Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				
615-10001-55254	MACHINERY & EQUIPMENT	DELL USA LP	MONITORS	904.45
Total For Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				904.45
Total For Fund 615 EQUIPMENT REPLACEMENT				904.45

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Fund 710 PERFORMANCE ESCROW				
Dept 00000				
710-00000-21455	BUILDING DEPOSIT PAYABLES	ABC PLUMBING, HEATING, COOLING & EL	BD PAYMENT REF - PERMIT #PB20-1456	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	CPI POWER & CONTROL	BD PAYMENT REF - PERMIT #PB20-0091	510.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	GRANDVIEW CAPITAL	BD PAYMENT REF - PERMIT #PB20-1475	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	HUSSMANN CORP	BD PAYMENT REF - PERMIT #PB20-1305	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	ICON BUILDING GROUP	BD PAYMENT REF - PERMIT #PB19-0570	1,100.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	ICON BUILDING GROUP	BD PAYMENT REF - PERMIT #PB19-0570	3,060.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	ICON BUILDING GROUP	BD PAYMENT REF - PERMIT #PB19-0570	2,500.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	INCREDIBLE BUILDERS	BD PAYMENT REF - PERMIT #PB20-1124	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	MILLER CONSTRUCTION SERVICES INC	BD PAYMENT REF - PERMIT #PB20-1185	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	MURPHY, TOM	BD PAYMENT REF - PERMIT #PB20-1265	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	OCLON, GREGORY P & MELISSA S	BD PAYMENT REF - PERMIT #PB20-0965	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	REGENCY HOME REMODELING	BD PAYMENT REF - PERMIT #PB20-1057	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	REIN, MICHAEL	BD PAYMENT REF - PERMIT #PB20-1466	510.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	RENEWAL BY ANDERSEN LLC	BD PAYMENT REF - PERMIT #PB20-0888	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	SIGN CENTRAL	BD PAYMENT REF - PERMIT #PB20-1099	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	SUNRUN INSTALLATION INC	BD PAYMENT REF - PERMIT #PB20-0368	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	SUNRUN INSTALLATION INC	BD PAYMENT REF - PERMIT #PB19-0590	100.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	VIVINT SOLAR DEVELOPER LLC	BD PAYMENT REF - PERMIT #PB19-1141	100.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	VIVINT SOLAR DEVELOPER LLC	BD PAYMENT REF - PERMIT #PB20-0022	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	VIVINT SOLAR DEVELOPER LLC	BD PAYMENT REF - PERMIT #PB20-0051	105.00
710-00000-25502	PEG CABLE FEES	COMCAST CABLE COMMUNICATIONS MGMT	COMBINED INTERNET - MAR	906.53
Total For Dept 00000				10,151.53
Total For Fund 710 PERFORMANCE ESCROW				10,151.53
Fund 720 PAYROLL CLEARING				
Dept 00000				
720-00000-22253	IMRF W/H	I M R F	PR DEDUCTIONS - JANUARY 2021	69,002.47
720-00000-22301	DENTAL / VISION BENEFITS	VISION SERVICE PLAN OF ILLINOIS NFP	INS - FEB 2021	1,808.64
720-00000-22301	DENTAL / VISION BENEFITS	STANDARD LIFE INSURANCE COMPANY	DENTAL - FEB	9,546.40
720-00000-22403	AFLAC PLANS PAYABLE	AFLAC INC.	AFLAC INSURANCE COVERAGE	6,598.94

VILLAGE OF LAKE ZURICH

WARRANT REPORT - 3/01/2021

\$527,841.02

<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
720-00000-22404	SUPPLEMENTAL LIFE INS PAYABLE	I P B C	INSURANCE COVERAGE - FEBRUARY 2021	1,141.23
		Total For Dept 00000		88,097.68
		Total For Fund 720 PAYROLL CLEARING		88,097.68

Fund Totals:	Fund 101 GENERAL	135,046.77
	Fund 202 MOTOR FUEL TAX	15,442.82
	Fund 203 HOTEL TAX	12,500.00
	Fund 207 SPECIAL EVENTS FUND	1,398.91
	Fund 227 DISPATCH CENTER	925.70
	Fund 401 VILLAGE CAPITAL PROJECTS	98.90
	Fund 405 NHR CAPITAL PROJECTS	7,946.30
	Fund 501 WATER & SEWER	19,050.00
	Fund 601 MEDICAL INSURANCE	235,220.17
	Fund 603 RISK MANAGEMENT	1,057.79
	Fund 615 EQUIPMENT REPLACEMENT	904.45
	Fund 710 PERFORMANCE ESCROW	10,151.53
	Fund 720 PAYROLL CLEARING	88,097.68
	Total for All Funds	\$ 527,841.02



At the Heart of Community

PUBLIC WORKS DEPARTMENT

505 Telser Road
Lake Zurich, Illinois 60047

(847) 540-1696
Fax (847) 726-2182
LakeZurich.org

AGENDA ITEM
5C

MEMORANDUM

Date: February 22, 2021
To: Ray Keller, Village Manager *RK*
From: Michael Brown, Director of Public Works
Subject: **Motor Fuel Tax Maintenance Resolution**

Issue: The Village of Lake Zurich contracts maintenance services and material purchases each year using its Motor Fuel Tax (MFT) allocation from the State of Illinois. The enclosed Resolution must be executed by the Village Board and approved by IDOT to appropriate the funds needed for new contracts in FY2021.

Analysis: The Village has allocated the following funds in the approved FY 2021 Annual Budget:

Electricity:	\$170,000.00
Traffic Signal Maintenance:	\$51,950.00
Salt & Deicing Supplies:	\$103,317.00
Sign Replacement Program:	\$12,000.00
Right-of-Way Landscaping & Mowing:	\$26,000.00
Crack Sealing Program:	\$50,000.00
Pavement Marking:	\$15,000.00
Total:	\$428,267.00

Village Strategic Plan: This agenda item is consistent with the following Goals and Objectives of the Strategic Plan.

Goal #3 – Infrastructure: Develop and formalize a long-range street maintenance program.
Prepare a formalized municipal facility maintenance plan.

Recommendation: Adopt the enclosed MFT Maintenance Resolution in the amount of \$449,680.35, this includes \$428,267.00 in operations costs plus a 5% contingency.

w/ attachments: Resolution for Maintenance under the Illinois Highway Code (BLR14220)



Resolution for Maintenance Under the Illinois Highway Code



Resolution Number	Resolution Type	Section Number
	Original	21-00000-00-GM

BE IT RESOLVED, by the Board of the Village of Lake Zurich Governing Body Type Local Public Agency Type Illinois that there is hereby appropriated the sum of Four Hundred and Twenty Eight Thousand, Two Hundred and Sixty Seven Dollars (\$428,267.00) of Motor Fuel Tax funds for the purpose of maintaining streets and highways under the applicable provisions of Illinois Highway Code from 01/01/21 to 12/31/21 Beginning Date Ending Date.

BE IT FURTHER RESOLVED, that only those operations as listed and described on the approved Estimate of Maintenance Costs, including supplemental or revised estimates approved in connection with this resolution, are eligible for maintenance with Motor Fuel Tax funds during the period as specified above.

BE IT FURTHER RESOLVED, that Village of Lake Zurich Local Public Agency Type Name of Local Public Agency shall submit within three months after the end of the maintenance period as stated above, to the Department of Transportation, on forms available from the Department, a certified statement showing expenditures and the balances remaining in the funds authorized for expenditure by the Department under this appropriation, and

BE IT FURTHER RESOLVED, that the Clerk is hereby directed to transmit four (4) certified originals of this resolution to the district office of the Department of Transportation.

I, Name of Clerk Village Local Public Agency Type Clerk in and for said Village Local Public Agency Type of Lake Zurich Name of Local Public Agency in the State of Illinois, and keeper of the records and files thereof, as provided by statute, do hereby certify the foregoing to be a true, perfect and complete copy of a resolution adopted by the Board of Lake Zurich Governing Body Type Name of Local Public Agency at a meeting held on Date.
IN TESTIMONY WHEREOF, I have hereunto set my hand and seal this Day day of Month, Year.

(SEAL)

Clerk Signature

APPROVED

Regional Engineer
Department of Transportation

Instructions for BLR 14220

This form shall be used when a Local Public Agency (LPA) wants to perform maintenance operations using Motor Fuel Tax (MFT) funds. Refer to Chapter 14 of the Bureau of Local Roads and Streets Manual (BLRS Manual) for more detailed information. This form is to be used by a Municipality or a County. Road Districts will use BLR 14221. For signature requirements refer to Chapter 2, Section 3.05(b) of the BLRS Manual.

When filling out this form electronically, once a field is initially completed, fields requiring the same information will be auto-populated.

Resolution Number	Insert the resolution number as assigned by the LPA, if applicable.
Resolution Type	From the drop down box, choose the type of resolution: -Original would be used when passing a resolution for the first time for this project. -Supplemental would be used when passing a resolution increasing appropriation above previously passed resolutions. -Amended would be used when a previously passed resolution is being amended.
Section Number	Insert the section number of the improvement covered by the resolution.
Governing Body Type	From the drop down box choose the type of administrative body. Choose Board for County; Council or President and Board of Trustees for a City, Village or Town.
LPA Type	From the drop down box choose the LPA body type; County, City, Town or Village.
Name of LPA	Insert the name of the LPA.
Resolution Amount	Insert the dollar value of the resolution for maintenance to be paid for with MFT funds in words, followed by the same amount in numerical format in the ().
Beginning Date	Insert the beginning date of the maintenance period. Maintenance periods must be a 12 or 24 month consecutive period.
Ending Date	Insert the ending date of the maintenance period.
LPA Type	From the drop down box choose the LPA body type; County, City, Town or Village.
Name of LPA	Insert the name of the LPA.
Name of Clerk	Insert the name of the LPA Clerk.
LPA Type	From the drop down box choose the LPA body type; County, City, Town or Village.
LPA Type	From the drop down box choose the LPA body type; County, City, Town or Village.
Name of LPA	Insert the name of the LPA.
Governing Body Type	From the drop down box choose the type of administrative body. Choose Board for County; Council or President and Board of Trustees for a City, Village or Town.
Name of LPA	Insert the name of the LPA.
Date	Insert the date of the meeting.
Day	Insert the day the Clerk signed the document.
Month, Year	Insert the month and year of the clerk's signature.
Clerk Signature	Clerk shall sign here.
Approved	The Department of Transportation representative shall sign and date here upon approval.

Three (3) certified signed originals must be submitted to the Regional Engineer's District office. Following IDOT's approval, distribution will be as follows:

Local Public Agency Clerk
 Engineer (Municipal, Consultant or County)
 District

Printed 02/19/21

BLR 14220 (Rev. 02/08/19)



Local Public Agency General Maintenance



Estimate of Maintenance Costs

Submittal Type

Maintenance Period

Local Public Agency	County	Section Number	Beginning	Ending
Lake Zurich	Lake	21-00000-00-GM	01/01/21	12/31/21

Maintenance Items

Maintenance Operation	Maint Eng Category	Insp. Req.	Material Categories/ Point of Delivery or Work Performed by an Outside Contractor	Unit	Quantity	Unit Cost	Cost	Total Maintenance Operation Cost
Street Light Electricity	I	No	ComEd	LS	1	\$170,000.00	\$170,000.00	\$170,000.00
Traffic Signal Maintenance	IIB	No	IDOT	LS	1	\$48,650.00	\$48,650.00	\$48,650.00
Traffic Signal Maintenance	IIB	No	LCDOT	LS	1	\$850.00	\$850.00	\$850.00
Traffic Signal Maintenance	IIB	No	Main St/Old Rand Rd	LS	1	\$2,450.00	\$2,450.00	\$2,450.00
Material								
Road Salt	I	No	Road Salt	TON	2,100	\$44.77	\$94,017.00	\$94,017.00
Liquid Calcium Chloride	IIA	No	Deicing Liquid	GAL	3,100	\$3.00	\$9,300.00	\$9,300.00
Right-Of-Way Mowing	IIB	No	Work By Contractor	LS	1	\$24,000.00	\$24,000.00	\$24,000.00
Right-Of-Way Landscaping	IIB	No	Work By Contractor	LS	1	\$2,000.00	\$2,000.00	\$2,000.00
Pavement Marking	IIB	Yes	Work By Contractor	LS	1	\$15,000.00	\$15,000.00	\$15,000.00
Sign Replacement	IIB	No	Work By Contractor	LS	1	\$12,000.00	\$12,000.00	\$12,000.00
Crack Sealing	IIB	Yes	Work By Contractor	LS	1	\$50,000.00	\$50,000.00	\$50,000.00
Total Operation Cost								\$428,267.00

Estimate of Maintenance Costs Summary

Maintenance	MFT Funds	RBI Funds	Other Funds	Estimated Costs
Local Public Agency Labor	\$0.00	\$0.00	\$0.00	\$0.00
Local Public Agency Equipment	\$0.00	\$0.00	\$0.00	\$0.00
Materials/Contracts(Non Bid Items)	\$65,600.00	\$0.00	\$0.00	\$65,600.00
Materials/Deliver & Install/Materials Quotations (Bid Items)	\$0.00	\$0.00	\$0.00	\$0.00
Formal Contract (Bid Items)	\$362,667.00	\$0.00	\$0.00	\$362,667.00
Maintenance Total	\$428,267.00	\$0.00	\$0.00	\$428,267.00

Estimated Maintenance Eng Costs Summary

Maintenance Engineering	MFT Funds	RBI Funds	Other Funds	Total Est Costs
Preliminary Engineering	\$0.00	\$0.00	\$0.00	\$0.00
Engineering Inspection	\$0.00	\$0.00	\$0.00	\$0.00
Material Testing	\$0.00	\$0.00	\$0.00	\$0.00
Advertising	\$0.00	\$0.00	\$0.00	\$0.00
Bridge Inspection Engineering	\$0.00	\$0.00	\$0.00	\$0.00
Maintenance Engineering Total	\$0.00	\$0.00	\$0.00	\$0.00
Total Estimated Maintenance	\$428,267.00	\$0.00	\$0.00	\$428,267.00

Remarks

Estimate of Maintenance CostsSubmittal Type

Local Public Agency	County	Section	Maintenance Period	
			Beginning	Ending
Lake Zurich	Lake	21-00000-00-GM	01/01/21	12/31/21

SUBMITTED

Local Public Agency Official	Date
<input type="text"/>	<input type="text"/>

Title
Director of Public Works

APPROVED

County Engineer/Superintendent of Highways	Date	Regional Engineer Department of Transportation	Date
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>



At the Heart of Community

COMMUNITY DEVELOPMENT DEPARTMENT

505 Telser Road
Lake Zurich, Illinois 60047

Phone (847) 540-1696
Fax (847) 726-2182
LakeZurich.org

AGENDA
5D

MEMORANDUM

Date: March 1, 2021

To: Ray Keller, Village Manager *RK*

From: Sarosh Saher, Community Development Director

CC: Tim Verbeke, Planner
Mary Meyer, Building Services Supervisor

Re: **Ordinance and Public Hearing Proposing
Backup Special Service Area No. 19
Brierwoods Estates Subdivision – 23954 Miller Road**

Issue

An Ordinance and Public Hearing proposing the establishment of a backup Special Service Area No 19 (SSA No. 19) for maintaining, repairing, reconstructing and/or replacing the stormwater management improvements and open space areas located within the outlot of Brierwoods Estates Subdivision (the "Subdivision").

SSA No. 19 is being set up as a backup SSA in the event that the owners of residential units, the homeowners association, or any future parties of interest fail to maintain, repair, reconstruct and/or replace these stormwater management improvements. No levy of taxes is proposed at this time.

Village Strategic Plan: This agenda item is consistent with the following objectives under Goal #2 – Development:

- Expand the Village's role as a major regional economic hub in Lake County
- Become more business friendly and customer oriented.

Background:

The backup SSA was required as a condition within the Development Agreement between the Village of Lake Zurich and developer, Paper One LLC d/b/a Evermore Homes for the development of the property.

Backup Special Service Area No. 19 – Brierwoods Estates Subdivision – Public Hearing Proposing SSA
March 1, 2021

The Subject Property comprises of land owned by Paper One LLC. A Final Plat of Subdivision creating the subdivision was approved by the Village on June 4, 2018, and recorded with the Lake County Recorder of Deeds on November 12, 2020, as document number 7715609. The developer, who is the current property owner agreed to the establishment of the backup SSA.

Analysis

This SSA will allow the Village to assess a tax, in the future and only if necessary, on the property owners of the single-family homes within that subdivision to pay for maintenance and repairs to the storm water management facilities and other features located within the outlots of the subdivision, and only in the event the subdivision's Homeowners Association (HOA) is delinquent in fulfilling these obligations.

The intent is to provide the Village with a tool to make repairs to these facilities which are not functioning properly or damaged, before they cause further damage to property within the subdivision or downstream of the facility. The HOA will be given adequate notification and time to remedy the situation before the Village takes action and begins levying the tax.

Because taxes will not be levied until the Village actually takes action to remedy the HOA's obligations and expends funds for the implementation of these Special Services, it is currently unknown as to the actual amount of the taxes that will be levied for the initial year. The line item for the SSA will therefore show up on a property owner's tax bill with a tax rate of zero. In the event a tax is levied for work conducted by the village, any such initial tax levy shall not exceed a maximum tax rate of \$0.850 per \$100 (of equalized assessed value of the property), for the year in which village expends funds to conduct the repairs/improvements. At that time, a public hearing will need to be conducted by the Village Board to activate the SSA and impose the tax levy.

A tax rate of \$0.850/\$100 is estimated to generate no less than \$3,100 per year in maintenance costs to be shared by 7 single-family homes on the property with an average market value of approximately \$500,000.

Recommendation.

Staff recommends that the Village Board conduct the public hearing as required by statute and approve the ordinance proposing backup SSA No 19.

Next Steps

State Statute requires a comment period of 60 days following the adjournment of the hearing. Within that period, the proposal for the SSA may be vetoed by a petition of 51 percent of electors and owners of record of the property. If vetoed, the proposal for the SSA may not be re-proposed by the municipality for two years.

Backup Special Service Area No. 19 – Brierwoods Estates Subdivision – Public Hearing Proposing SSA
March 1, 2021

If no such petition is filed, the Village Board will be required to adopt an “Establishing Ordinance” for the special service area. After its adoption, the Establishing Ordinance will be filed with the Lake County Clerk’s Office, and the Lake County Recorder’s Office. The line item for the SSA will show up on a property owner’s tax bill with a tax rate of zero in the following tax year. It is likely that the status on the tax bill will continue as such (tax rate of zero) if the HOA meets its maintenance obligation in perpetuity.

Finally, in the future, if the Village is required to take action to remedy the HOA’s obligations and expend funds for the implementation of the Special Services within the subdivision, an appropriation ordinance will need to be adopted for those items to be financed out of the annual tax levy, and be published and considered through a separate public hearing of the Village Board.

Attachments:

- Ordinance proposing the establishment of backup SSA No. 19
- Notice of Public hearing and Certificate of Publishing
- Recorded Final Plat of Subdivision
- Map of the special service area

ORDINANCE No. 2021-03-404

**AN ORDINANCE PROPOSING THE ESTABLISHMENT OF A SPECIAL
SERVICE AREA NUMBER 19 IN THE VILLAGE OF LAKE ZURICH, AND
PROVIDING FOR A PUBLIC HEARING AND OTHER PROCEDURES IN
CONNECTION THEREWITH**

Brierwoods Estates Subdivision – 23954 Miller Road

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

SECTION 1: AUTHORITY TO ESTABLISH SPECIAL SERVICE AREAS.

Special Service Areas within non-home rule municipalities are established pursuant to Article VII, Section 7 of the Constitution of the State of Illinois, and pursuant to the provisions of the Special Service Area Tax Law, 35 ILCS 200/27-5 *et seq.*

SECTION 2: FINDINGS.

The Village Board finds:

- A. It is in the public interest that the creation of the area hereinafter described as a special service area, for the purposes set forth herein, be considered.
- B. That the area hereinafter described is compact and contiguous, and said area lies within and is approved as a Planned Unit Development (PUD) for a single-family detached residential development within the R-5 single-family residential district, in the Village of Lake Zurich (the "Village").
- C. That the area hereinafter described will benefit specifically from the municipal services to be provided, and that the proposed municipal services are unique and in addition to municipal services provided to the Village as a whole, and it is, therefore, in the best interests of the Village that the special expenditure of funds by the Village, and the levy of special taxes against said area, if needed, for the services to be provided, be considered.
- D. That the special services to be authorized for provision by the Village shall consist of the maintenance, repair, reconstruction and/or replacement of the stormwater management improvements and open space maintenance, which include the

outlots as common open space and stormwater management-areas located within the Brierwoods Estates Subdivision (the "Subdivision") in the event that the owners of units or interests in the area described in Section 4 below, fail to establish, maintain, repair, reconstruct and/or replace said areas and outlots as common space and stormwater management improvements as required by:

- (i) The Development Agreement entitled, "An Agreement by and between the Village of Lake Zurich and Paper One, LLC., relating to the development of Brierwoods Estates Subdivision – 23954 Miller Road," approved by Village Ordinance No. 2019-03-299 entitled, An Ordinance Approving and Authorizing the Execution and Attestation of a Development Agreement by and between the Village Of Lake Zurich and Paper One LLC relating to the Development of Brierwoods Estates - (23954 Miller Road), approved by the Village on the 18th day of March, 2019;
- (ii) Village Ordinance No. 2018-06-261 entitled An Ordinance Granting Approval of a Planned Unit Development, Rezoning, Subdivision Plat, Development Concept and Final Plan and Modifications to the Zoning and Land Development Code for a Residential Subdivision – Brierwoods Estates Subdivision at 23954 Miller Road, approved by the Village on the 4th day of June 2018;
- (iii) The Plat of Subdivision for Brierwoods Estates Subdivision in Lake County, Illinois, approved by the Village on the 4th day of June 2018 and recorded with the Lake County Recorder of Deeds on November 12, 2020 as document number 7715609; and
- (iv) Declaration for Brierwoods Estates Homeowner's Association approved by the Village on the 18th day of March, 2019; and

(hereinafter the "Special Services").

SECTION 3: PUBLIC HEARING - TAX RATES.

- A. That a public hearing shall be held on the March 1, 2021, at 7:00 p.m., with virtual electronic access and/or in the Lake Zurich Village Hall, Board Room, 70 East Main Street, Lake Zurich, Illinois, to consider the creation of Special Service Area Number 19 of the Village in the area described in the notice of public hearing set forth in Section 4 hereof (hereinafter the "Public Hearing").
- B. At said Public Hearing, the levy of a direct annual tax at a rate not to exceed \$0.850 per \$100.00 of equalized assessed value of the property in Special Service Area Number 19, for each year during which the Village is required to expend funds relative to said Special Services, so long as the stormwater management improvements, as referenced above, exist, will be considered.

C. As taxes will not be levied until such time, if any, as the Village actually expends funds for said Special Services, it is currently unknown as to the actual amount of the taxes that will be levied for the initial year, if any, for which taxes will be levied within Special Service Area Number 19; however, any such initial tax levy shall not exceed the maximum tax rate as set forth in B. above.

D. The aforementioned taxes shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Property Tax Code (35 ILCS 200/1-1 *et seq.*), as amended.

SECTION 4: NOTICE OF PUBLIC HEARING.

Notice of the Public Hearing shall be published at least once not less than fifteen (15) days prior to the Public Hearing in one (1) or more newspapers of general circulation in the Village, and notice by mailing shall be given by depositing said notice in the U.S. mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the proposed Special Service Area Number 19, with said notice by mailing being mailed not less than ten (10) days prior to the time set for the Public Hearing (hereinafter collectively the "Notice"). In the event taxes for the last preceding year were not paid, the Notice shall be sent to the person last listed on the tax rolls prior to that year as the owner of said property. The Notice shall be in substantially the following form:

"NOTICE OF PUBLIC HEARING
VILLAGE OF LAKE ZURICH
SPECIAL SERVICE AREA NUMBER 19

NOTICE IS HEREBY GIVEN that on March 1, 2021, at 7:00 p.m. an online electronic public hearing will be held by the President and Board of Trustees of the Village of Lake Zurich to consider forming a special service area consisting of the following described property:

Brierwoods Estates Subdivision being described as that part of the southwest quarter of the southwest quarter of section 8, township 43 north, range 10, east of the third principal meridian, lying south of the south line of the north 589.07 feet of said southwest quarter of southwest quarter excepting that part lying westerly and southwesterly of the easterly line of the Waukegan, Rockford and Elgin Traction Co. right-of-way recorded as document No. 133946 and now abandoned and excepting the east 973.94 feet of said southwest quarter of southwest quarter thereof, lake county Illinois, recorded with the Lake County Recorder of Deeds on November 12, 2020 as document number 7715609;

Common Street Address: 23954 Miller Road, Lake Zurich, IL 60047

PIN(S): 14-08-312-001, 14-08-312-002, 14-08-312-003, 14-08-312-004, 14-08-312-005, 14-08-312-006, 14-08-312-007, and 14-08-312-008.

Street Location: The Northeast corner of Miller Road and Brierwoods Lane in Lake Zurich, Illinois.

All interested persons affected by the formation of Lake Zurich Special Service Area Number 19 will be given an opportunity to be heard regarding the formation of and the boundaries of Special Service Area Number 19 and may object to the formation of Special Service Area Number 19 and the levy of taxes affecting said Special Service Area Number 19.

The purpose of the formation of Lake Zurich Special Service Area Number 19 is to fund the Village of Lake Zurich's cost of maintaining, repairing, reconstructing and/or replacing the stormwater management improvements and open space maintenance in the Subdivision for the above-described property, in the event that the owners of the above-described property fail to maintain, repair, reconstruct and/or replace said stormwater management improvements and/or open space as required by:

- (i) The Development Agreement entitled, "An Agreement by and between the Village of Lake Zurich and Paper One, LLC., relating to the development of Brierwoods Estates Subdivision – 23954 Miller Road," approved by Village Ordinance No. 2019-03-299 entitled, An Ordinance Approving and Authorizing the Execution and Attestation of a Development Agreement by and between the Village Of Lake Zurich and Paper One LLC relating to the Development of Brierwoods Estates - (23954 Miller Road), approved by the Village on the 18th day of March, 2019;
- (ii) Village Ordinance No. 2018-06-261 entitled An Ordinance Granting Approval of a Planned Unit Development, Rezoning, Subdivision Plat, Development Concept and Final Plan and Modifications to the Zoning and Land Development Code for a Residential Subdivision – Brierwoods Estates Subdivision at 23954 Miller Road, approved by the Village on the 4th day of June 2018;
- (iii) The Plat of Subdivision for Brierwoods Estates Subdivision in Lake County, Illinois, approved by the Village on the 4th day of June 2018 and recorded with the Lake County Recorder of Deeds on November 12, 2020 as document number 7715609; and
- (iv) Declaration for Brierwoods Estates Homeowner's Association approved by the Village on the 18th day of March, 2019; and

(hereinafter the "Special Services") within said Special Service Area 19.

A tax levy at a rate not to exceed \$0.850 per \$100.00 (tax rate) of equalized assessed valuation of property in Special Service Area Number 19, for each year during which the Village of Lake Zurich is required to expend funds relative to said Special Services, so long as the stormwater management improvements, as referenced above, exist, will be considered at the public hearing. As taxes will not be levied until such time, if any, as the

Village actually expends funds for said Special Services, it is currently unknown as to the actual amount of the taxes that will be levied for the initial year, if any, for which taxes will be levied within Special Service Area Number 19; however, any such initial tax levy shall not exceed the maximum tax rate as set forth above. Said tax is to be levied upon all taxable property within the proposed Special Service Area Number 19.

At the public hearing, all persons affected by the formation of said Special Service Area Number 19, including all persons owning taxable real estate therein, will be given an opportunity to be heard. The public hearing may be adjourned by the President and Board of Trustees to another date without further notice, other than a motion, to be entered upon the minutes of its meeting, fixing the time and place of its adjournment and/or as otherwise required by law.

If a petition signed by at least fifty-one (51%) of the electors residing within Special Service Area Number 19 and by at least fifty-one (51%) of the owners of record of the land included within the boundaries of Special Service Area Number 19 is filed with the Village Clerk, within sixty (60) days following the final adjournment of the public hearing, objecting to the creation of Special Service Area Number 19, the enlargement thereof, the levy or imposition of a tax for the provision of the Special Services to the area, or to a proposed increase in the tax rate, said Special Service Area Number 19 may not be created or enlarged, and no tax may be levied or imposed nor the rate increased.

DATED this 13th day of February, 2021.

Kathleen Johnson
Village Clerk
Village of Lake Zurich"

SECTION 5: EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED by a roll call vote of the Board of Trustees of the Village of Lake Zurich, Lake County, Illinois, at a Regular Meeting thereof, held on the 1st day of March 2021, and approved by me as Village President, and attested by the Village Clerk, on the same day.

Village President

ATTEST:

Village Clerk

STATE OF ILLINOIS)
) SS
 COUNTY OF LAKE)

CLERK'S CERTIFICATE

I, Kathleen Johnson, Village Clerk of the Village of Lake Zurich, in the County of Lake and State of Illinois, certify that the annexed and foregoing is a true and correct copy of that certain Ordinance now on file in my office, entitled:

ORDINANCE NO. 2021-03-404

AN ORDINANCE PROPOSING THE ESTABLISHMENT OF A SPECIAL SERVICE AREA NUMBER 19 IN THE VILLAGE OF LAKE ZURICH, AND PROVIDING FOR A PUBLIC HEARING AND OTHER PROCEDURES IN CONNECTION THEREWITH
Brierwoods Estates Subdivision – 23954 Miller Road

which Ordinance was passed by the Board of Trustees of the Village of Lake Zurich at its Regular Meeting on the 1st day of March, 2021, at which meeting a quorum was present, and approved by the President of the Village of Lake Zurich on the ____ day of March, 2021.

I further certify that the vote on the question of the passage of said Ordinance by the Board of Trustees of the Village of Lake Zurich was taken by Ayes and Nays and recorded in the minutes of the Board of Trustees of the Village of Lake Zurich, and that the result of said vote was as follows, to-wit:

AYES: _____

NAYS: _____

ABSENT: _____

I do further certify that the original Ordinance, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Lake Zurich, this ____ day of March, 2021.

[SEAL]

 Kathleen Johnson
 Village Clerk

“NOTICE OF PUBLIC HEARING
 VILLAGE OF LAKE ZURICH
 SPECIAL SERVICE AREA NUMBER 19

NOTICE IS HEREBY GIVEN that on March 1, 2021, at 7:00 p.m. an online electronic public hearing will be held by the President and Board of Trustees of the Village of Lake Zurich to consider forming a special service area consisting of the following described property:

Brierwoods Estates Subdivision being described as that part of the southwest quarter of the southwest quarter of section 8, township 43 north, range 10, east of the third principal meridian, lying south of the south line of the north 589.07 feet of said southwest quarter of southwest quarter excepting that part lying westerly and southwesterly of the easterly line of the Waukegan, Rockford and Elgin Traction Co. right-of-way recorded as document No. 133946 and now abandoned and excepting the east 973.94 feet of said southwest quarter of southwest quarter thereof, lake county Illinois, recorded with the Lake County Recorder of Deeds on November 12, 2020 as document number 7715609;

Common Street Address: 23954 Miller Road, Lake Zurich, IL 60047

PIN(S): 14-08-312-001, 14-08-312-002, 14-08-312-003, 14-08-312-004, 14-08-312-005, 14-08-312-006, 14-08-312-007, and 14-08-312-008.

Street Location: The Northeast corner of Miller Road and Brierwoods Lane in Lake Zurich, Illinois.

All interested persons affected by the formation of Lake Zurich Special Service Area Number 19 will be given an opportunity to be heard regarding the formation of and the boundaries of Special Service Area Number 19 and may object to the formation of Special Service Area Number 19 and the levy of taxes affecting said Special Service Area Number 19.

The purpose of the formation of Lake Zurich Special Service Area Number 19 is to fund the Village of Lake Zurich’s cost of maintaining, repairing, reconstructing and/or replacing the stormwater management improvements and open space maintenance in the Subdivision for the above-described property, in the event that the owners of the above-described property fail to maintain, repair, reconstruct and/or replace said stormwater management improvements and/or open space as required by:

- (i) The Development Agreement entitled, “An Agreement by and between the Village of Lake Zurich and Paper One, LLC., relating to the development of Brierwoods Estates Subdivision – 23954 Miller Road,” approved by Village Ordinance No. 2019-03-299 entitled, An Ordinance Approving and Authorizing the Execution and Attestation of a Development Agreement by and between the Village Of Lake Zurich and Paper One LLC relating to the Development of Brierwoods Estates - (23954 Miller Road), approved by the Village on the 18th day of March, 2019;

- (ii) Village Ordinance No. 2018-06-261 entitled An Ordinance Granting Approval of a Planned Unit Development, Rezoning, Subdivision Plat, Development Concept and Final Plan and Modifications to the Zoning and Land Development Code for a Residential Subdivision – Brierwoods Estates Subdivision at 23954 Miller Road, approved by the Village on the 4th day of June 2018;
- (iii) The Plat of Subdivision for Brierwoods Estates Subdivision in Lake County, Illinois, approved by the Village on the 4th day of June 2018 and recorded with the Lake County Recorder of Deeds on November 12, 2020 as document number 7715609; and
- (iv) Declaration for Brierwoods Estates Homeowner's Association approved by the Village on the 18th day of March, 2019; and

(hereinafter the "Special Services") within said Special Service Area 19.

A tax levy at a rate not to exceed \$0.850 per \$100.00 (tax rate) of equalized assessed valuation of property in Special Service Area Number 19, for each year during which the Village of Lake Zurich is required to expend funds relative to said Special Services, so long as the stormwater management improvements, as referenced above, exist, will be considered at the public hearing. As taxes will not be levied until such time, if any, as the Village actually expends funds for said Special Services, it is currently unknown as to the actual amount of the taxes that will be levied for the initial year, if any, for which taxes will be levied within Special Service Area Number 19; however, any such initial tax levy shall not exceed the maximum tax rate as set forth above. Said tax is to be levied upon all taxable property within the proposed Special Service Area Number 19.

At the public hearing, all persons affected by the formation of said Special Service Area Number 19, including all persons owning taxable real estate therein, will be given an opportunity to be heard. The public hearing may be adjourned by the President and Board of Trustees to another date without further notice, other than a motion, to be entered upon the minutes of its meeting, fixing the time and place of its adjournment and/or as otherwise required by law.

If a petition signed by at least fifty-one (51%) of the electors residing within Special Service Area Number 19 and by at least fifty-one (51%) of the owners of record of the land included within the boundaries of Special Service Area Number 19 is filed with the Village Clerk, within sixty (60) days following the final adjournment of the public hearing, objecting to the creation of Special Service Area Number 19, the enlargement thereof, the levy or imposition of a tax for the provision of the Special Services to the area, or to a proposed increase in the tax rate, said Special Service Area Number 19 may not be created or enlarged, and no tax may be levied or imposed nor the rate increased.

DATED this 13th day of February, 2021.

Kathleen Johnson
Village Clerk
Village of Lake Zurich"

PLAT INFORMATION SHEET


 Image# 060000560002 Type: PSB
 Recorded: 11/12/2020 at 03:44:16 PM
 Receipt#: 2020-00081225
 Page 1 of 2
 Fees: \$72.00
 IL Rental Housing Fund: \$9.00
 Lake County IL Recorder
 Mary Ellen Vanderventer Recorder
 File **7715609**

NUMBER OF PLAT PAGES 1

SECTION	TOWNSHIP	RANGE
8	43	10
LEGAL DESCRIPTION		
SW 1/4 Brierwoods Estates		

CHECK (✓) TYPE OF PLAT:

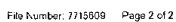
- ☐ ANNEXATION/DISCONNECTION
- ☐ CONDOMINIUM
- ☐ DEDICATION
- ☐ EASEMENT
- ☐ VACATION
- ☐ OTHER _____
- ☒ SUBDIVISION (enter subdivision name on line below)

IF THE PLAT RECORDED WAS LARGER THAN 11" X 17", THE
ATTACHED COPY HAS BEEN REDUCED FROM A SCANNED IMAGE.

ORIGINAL SCALE PAPER COPIES OR DIGITAL IMAGE FILES ARE
ALSO AVAILABLE FOR PURCHASE – PLEASE CALL (847) 377-2575
FOR MORE INFORMATION

U:\Forms\PlatInfo\Plat Information Coversheet for Scanning.docx
 Revised: January 25, 2019 8:20 AM

File Number: 7715609 Page 1 of 2



Lake County, Illinois



Lake County, Illinois

Map Printed on 2/10/2021

☐ Tax Parcel Lines

Tax Parcel Information

Dislaimer: The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.

“NOTICE OF PUBLIC HEARING
VILLAGE OF LAKE ZURICH
SPECIAL SERVICE AREA NUMBER 19

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Common Street Address: 23954 Miller Road, Lake Zurich, IL 60047

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(hereinafter the "Special Services") within said Special Service Area 19.

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At the public hearing, all persons affected by the formation of said Special Service Area Number 19, including all persons owning taxable real estate therein, will be given an opportunity to be heard. The public hearing may be adjourned by the President and Board of Trustees to another date without further notice, other than a motion, to be entered upon the minutes of its meeting, fixing the time and place of its adjournment and/or as otherwise required by law.

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DATED this 13th day of February, 2021.

Kathleen Johnson
Village Clerk
Village of Lake Zurich"



At the Heart of Community

OFFICE OF THE VILLAGE MANAGER

70 East Main Street
Lake Zurich, Illinois 60047

(847) 438-5141
LakeZurich.org

AGENDA ITEM

8A

MEMORANDUM

Date: February 24, 2021

To: Mayor Tom Poynton
Village Board of Trustees

From: Ray Keller, Village Manager *PK*

Subject: Utilities Services Agreement & Development Agreement by and between The Pulte Home Company LLC, Churchill Associates Inc. and the Village of Lake Zurich

Issue: Approval of an agreement with Pulte Homes and the owners of the Churchill property in Kildeer, for the Village of Lake Zurich to provide potable water and sanitary sewer services to Pulte's Kildeer Crossings Subdivision.

Village Strategic Plan: This agenda item is consistent with Village's Strategic Goal #1 "Fiscal Sustainability," Objective J "Identify opportunities to provide services to other agencies."

Background: The Pulte Home Corporation is requesting potable (drinking) water and sanitary sewer services from the Village of Lake Zurich to serve their Kildeer Crossings subdivision. The 42-acre subject property is located at the northeast corner of Rand Road and Cuba Road, within the corporate limits of the Village of Kildeer and adjacent to Lake Zurich's corporate boundaries on three sides.

At their January 19, 2021 meeting, the Kildeer Village Board approved a planned unit development (PUD) ordinance for the "Kildeer Crossings" subdivision of the Churchill property. The entitlements allow for 90 single family detached homes with 5.6 acres at the corner of Rand and Cuba Roads reserved for future commercial development. The property includes substantial wetland areas around which the developers have shaped the subdivision, with road access limited to Rand and Cuba Roads.

For over 50 years, Lake Zurich has owned and maintained a 10-inch water main and 15-inch sanitary sewer gravity main that run across the northerly portion of the property within an easement. This line connects the Countryside East and West subdivisions in Lake Zurich to the Village's utility systems. Rather than work around or relocate the existing lines, or pursue offsite alternatives, Pulte has requested connections to Lake Zurich's water and sewer systems that extend across the subject property. The Village Board provided initial guidance on this proposal during a courtesy review at their August 17, 2020 meeting.

Analysis: The proposed agreement establishes the terms and conditions for extending Lake Zurich's water and sewer utilities to the Kildeer Crossings subdivision. Pulte would construct new looped water mains and sewer mains through their subdivision, then dedicate the infrastructure and corresponding easements to the Village of Lake Zurich to operate in perpetuity. The water and sewer lines will be constructed in accordance with Lake Zurich specifications and inspections, including the developer funding an escrow to cover plan review and inspection fees and paying nonresident connection fees. The proposed 90 residences and the future commercial uses will connect to these systems as Lake Zurich utility customers and will pay nonresident user rates, as the few utility customers in Deer Park and Hawthorn Woods currently do.

The engineer's cost estimate for the new infrastructure adds both a new asset and a future replacement liability to Lake Zurich's system, valued at approximately at \$1.1 million. In consideration for allowing this connection to Lake Zurich's utilities and the accompanying future replacement liability, Pulte agrees to the following:

- At the time of their closing on the purchase of the Churchill property, Pulte agrees to pay a capital reservation fee totaling \$500,000 for their 90 single family lots.
- Pulte will connect 90 single family houses with 1.5-inch water services at the nonresident connection fee rate of \$10,625 per dwelling unit as the houses are permitted, totaling \$956,250 for the 90 houses. The sizes of the connections for the future commercial buildings are unknown at this time and would be assessed when permitted. The current nonresident connection fee schedule would be maintained for this development through December 31, 2025.
- Future utility customers would be billed at the nonresident user rate. The 90 dwelling units are projected to pay approximately \$72,000 more annually than resident customers, generating an additional \$2.8 million (in 2021 dollars) over the next 40 years.
- The Village's water and sewer mains that extend across the Churchill property are over 50 years old. The 15-inch sanitary sewer was lined two years ago, effectively giving it a new 50-year lifespan before requiring relining or replacement. However, the existing 10-inch water main is approaching end-of-life and will likely require replacement within the next 2-3 years.

Instead of replacing this aging water line, Pulte will loop 10-inch water mains throughout their subdivision, providing an equivalent replacement connection without any volume or pressure loss to water customers in the area. This approach will allow Lake Zurich to eventually abandon the old pipe, avoid a \$200,000+ water main replacement project in the near term, and reduce the length of pipe that will require future maintenance and replacement.

In addition to Pulte's contributions, the Churchill property is subject to a 2015 intergovernmental agreement between Lake Zurich and Kildeer that establishes a 50%/50% sharing of sales and municipal property taxes between the two villages. Lake Zurich's shares of the sales and property taxes from the commercial lots will not be known until they are developed. When the 90 dwelling units are built and fully assessed, Lake Zurich can anticipate receiving approximately \$17,000 annually (in 2021 dollars) from its half of Kildeer's municipal property tax on the homes.

The approved development plan and PUD ordinance for the subject property already incorporates priority design criteria that Lake Zurich established early in the negotiations and are memorialized in the agreement:

- The property will be developed with a 20-foot landscaped buffer around its perimeter, adjacent to the Countryside East and Bishop's Ridge (Kildeer) neighborhoods.
- No connections or access will be provided via Old Mill Grove Road, with all access limited to Rand and Cuba Roads.
- The property's stormwater management system will comply with Lake County's more stringent Bulletin 70 standards, which anticipate greater rainfalls due to climate change.
- The future commercial sites, when developed, must be connected to Lake Zurich's water and sewer systems.

Recommendation: Staff recommend approval of the Utilities Services Agreement & Development Agreement by and between The Pulte Home Company LLC, Churchill Associates Inc. and the Village of Lake Zurich.

UTILITIES SERVICES EASEMENT & DEVELOPMENT AGREEMENT

by and between

**THE PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY
COMPANY**

and

THE VILLAGE OF LAKE ZURICH

and

CHURCHILL ASSOCIATES, INC

DATED AS OF _____, 2021

(KILDEER CROSSINGS, RAND ROAD & CUBA ROAD, KILDEER, ILLINOIS)

Prepared by and, after recording, return to:

Russell G. Whitaker
Rosanova & Whitaker, Ltd.
127 Aurora Avenue
Naperville, IL 60540
(630) 355-4600

UTILITIES SERVICES EASEMENT AND DEVELOPMENT AGREEMENT

THIS UTILITIES SERVICES EASEMENT AND DEVELOPMENT AGREEMENT (“**Agreement**”) is made and entered into as of the “**Effective Date**” (as defined in Section 1.B.), by and between the **VILLAGE OF LAKE ZURICH**, an Illinois municipal corporation (“**Lake Zurich**”), **PULTE HOME COMPANY, LLC**, a Michigan limited liability company (“**Developer**”) and **CHURCHILL ASSOCIATES, INC.**, an Illinois corporation (“**Owner**”). Lake Zurich, the Developer and the Owner are hereinafter sometimes collectively referred to as the “**Parties**” and individually as a “**Party**”.

PREAMBLES

A. Owner is holder of record title to a certain tract or tracts of real estate located in the corporate limits of the Village of Kildeer, an Illinois municipal corporation (“**Kildeer**”), which real estate is legally described on **Exhibit A**, attached hereto and made a part hereof, comprising approximately 45 acres located on the Northeast corner of Rand and Cuba Roads in Lake County, Illinois (the “**Subject Property**”).

B. Developer is the contract purchaser of a portion of Subject Property, consisting of approximately 39.39 acres, as generally depicted on **Exhibit B** (the “**Residential Property**”).

C. Owner intends to retain ownership of that portion of the Subject Property, consisting of approximately 5.61 acres, as generally depicted on **Exhibit B** (the “**Commercial Property**”).

D. Pulte and the Owner seek to develop the respective Residential Property and Commercial Property as generally depicted on **Exhibit C** (the “**Project**”). The Project is comprised of 90 single-family detached residential homes and three individual lots intended for future commercial development.

E. The Project will be located in Kildeer and subject to its zoning, planning and development ordinances, but the Owner and Developer seek connection to and service through potable water production and distribution services and sanitary sewer collection service provided by Lake Zurich.

F. Lake Zurich desires to provide potable water production and distribution services and sanitary sewer collection service to the Project, with sanitary sewer treatment provided by Lake County through an intergovernmental agreement with Lake Zurich.

G. The Parties desire to enter into a binding agreement to set forth the terms and conditions by which Owner and Developer will be permitted to connect to Lake Zurich potable water production and distribution services and sanitary sewer collection services, and pursuant to which Lake Zurich agrees to provide potable water production and distribution services and sanitary sewer collection services to the Residential Property and the Commercial Property, with sanitary sewer treatment provided by Lake County through an intergovernmental agreement with Lake Zurich. The Owner and Developer, and successor and assigns, shall comply with any and all

regulations, restrictions, connection fees and charges or other requirements as are generally applicable to all users of such systems within Lake Zurich, as set forth in the Lake Zurich Municipal Code and supporting administrative procedures, now and as amended.

NOW, THEREFORE, in consideration of the foregoing preambles and in consideration of the mutual covenants, agreements and conditions hereinafter contained, and the benefits anticipated to inure to each of them, the Parties do hereby agree as follows:

SECTION 1 INCORPORATION AND EFFECTIVE DATE.

- A. **Preambles.** The foregoing preambles are material to this Agreement and are incorporated herein, as if restated in their entirety in this Section 1.
- B. **Effective Date.** The Developer and Owner shall deliver to Lake Zurich an executed copy of this Agreement within ten (10) business days after it is approved by the Lake Zurich Board of Trustees. Lake Zurich shall execute this Agreement within ten (10) business days after being presented with this Agreement executed by the Developer and Owner, with all required exhibits attached. The effective date of this Agreement shall be the date of its execution by Lake Zurich ("**Effective Date**"). However, the Parties agree that if Developer fails to acquire ownership of the Residential Property within one (1) year of the Effective Date of this Agreement, this Agreement shall be null and void and of no further force and effect.

SECTION 2 EASEMENTS.

- A. **Existing Easement.** Lake Zurich represents and warrants that it owns and operates a water main and sanitary sewer main that runs through the Subject Property, as more specifically depicted on **Exhibit C** (respectively the "**Water Main**" and the "**Sanitary Sewer Main**"). Additionally, Lake Zurich represents and warrants that it owns the rights in an easement within which the Water Main and the Sanitary Sewer Main are located as granted pursuant to that certain document titled Grant of Easement issued by Michael Cherhavy and Veronica Cherhavy, his wife and Anastasia Cherhavy, a widow and not since remarried, all of the County of Lake and Chicago Title and Trust Company, as Trustee under Trust Agreement dated July 1, 1968, and known as Trust No. 52330 and 3H Building Corporation, a corporation, as grantee, dated July 10, 1973, recorded July 23, 1973, filed for record in the Recorder's Office of Lake County, Illinois as document number 1625926 (the "**Existing Utility Easement**"). Lake Zurich holds rights that it either succeeded to or obtained by assignment of rights to the Existing Utility Easement or is otherwise the intended beneficiary of the Existing Utility Easement.
- B. **Termination of Existing Easement.** The Parties hereby intend to terminate the Existing Utility Easement, which shall be of no further force and effect, and shall no longer be binding on the Subject Property upon the dedication of new easements granted to Lake Zurich through the recording of this Agreement with the Lake County Recorder's Office.

- C. Grant of New Utility Easement. An exclusive, perpetual easement thirty feet (30') in width, is hereby reserved for and granted to Lake Zurich within the areas so designated on **Exhibit C** and legally described on **Exhibit C-1**, attached hereto and made a part hereof ("**New Utility Easement**"), to continue, construct, install, repair, remove, replace, inspect, operate and maintain the water main and the sanitary sewer main, in and under, across, along and upon the surface of the easement, including without limitation all necessary facilities appurtenant thereto, together with the right of access thereto for the personnel and equipment necessary and required for such uses and purposes. No permanent buildings, uses, landscaping, structures or fences, landscape material(s) such as trees (collectively "**Prohibited Improvements**") shall be constructed or maintained on, across, over or through said New Utility Easement without the express approval of Lake Zurich, except Owner and Developer, or its assigns, may install streets, sidewalks, curbs, ground cover vegetation and pedestrian walking paths (collectively "**Permitted Improvements**") as generally depicted on **Exhibit C** and **Exhibit F**. Owner and Developer, and subsequently the homeowner's association which will be established to govern the Residential Property (the "**Association**"), shall maintain the New Utility Easement area free of the above Prohibited Improvements. Lake Zurich is hereby granted the right, with no duty, to take action to clear the New Utility Easement area free of Prohibited Improvements and charge the costs thereof to Owner and Developer, or the Association, as the case may be. If, following thirty (30) days' prior written notice, Owner/Developer or the Association fail to pay such costs to clear the New Utility Easement, then Lake Zurich shall also have the right to recover its reasonable attorneys' fees and costs as a result of any required legal action for the recovery of such costs. Maintenance, repair and replacement of Permitted Improvements shall not require the prior written consent of Lake Zurich. Lake Zurich shall have the right to remove, without any requirement to replace, any trees, shrubs or ground cover vegetation that may conflict with the rights under the New Utility Easement or the water main or sanitary sewer main owned and operated by Lake Zurich. Upon the performance of any work in the New Utility Easement, Lake Zurich shall be responsible for the restoration of the property to a condition substantially equal to that existing prior to the work, specifically including reasonable repairs to public improvements such as streets and sidewalks. Notwithstanding the foregoing restoration obligation, Lake Zurich shall not be responsible for the replacement or repair of the pedestrian path or any landscape enhancements located within the New Utility Easement, but shall be solely responsible for regrading and seeding these areas.
- D. Right-of-Way. Any subdivision of the Subject Property which creates right-of-way shall grant to Lake Zurich the right to install, repair, remove, replace, inspect and maintain its infrastructure on the same terms and conditions as set forth above for the New Utility Easement.
- E. Private Improvements. The Association and all owners of any portion of the Subject Property, shall at all times, keep the New Utility Easement free of debris or refuse. No object, materials, chemicals, equipment, refuse or other uses, structure or matters, shall be located upon, stored, or released within the New Utility Easement. No drilling, digging, excavating or disturbance of any kind of the subsurface of the New Utility Easement shall be allowed except as specifically authorized by Lake Zurich.

SECTION 3 UTILITY CAPACITY AND CONNECTION.

- A. Preliminary Plan Reviews. Lake Zurich has reviewed and hereby approves the preliminary utility plan for the Project, a copy of which is attached hereto as **Exhibit D** (the “**Preliminary Utility Plan**”), which details the location, size, appurtenances and connections for the water and sanitary sewer improvements contemplated by this Agreement (the “**Water and Sanitary Sewer Improvements**”) to be constructed by Developer within the Residential Property and Commercial Property under the terms of this Agreement. The Developer shall not be required to oversize utility infrastructure, construct off-site improvements or otherwise improve Lake Zurich’s utility system beyond the scope set forth in the Preliminary Utility Plan. Lake Zurich’s review and approval of the Preliminary Utility Plan was based on the following service assumptions:

Residential Property:

- (i) Not more than 90 single-family homes;
- (ii) sprinklers will not be required for any of the single-family homes;
- (iii) the single-family residential lots will be connected by a one and one-half inch (1.5”) water service, unless a larger size is requested by the Developer or subsequent homeowner, and an accompanying sanitary sewer connection.

Commercial Property:

- (i) Not more than 3 commercial buildings (provided buildings may be multi-tenant), each of which will be connected by a minimum of two-inch (2”) water service, unless a larger size is required to adequately serve and sprinkler the buildings, and an appropriately sized sanitary sewer connection;
- (ii) Commercial buildings will be sprinklered, as may be required by the applicable building codes of Kildeer.

- B. Water Pressure. Lake Zurich represents and warrants to Owner and Developer that there is currently sufficient capacity in Lake Zurich’s potable water system to service the Project, that it shall reserve capacity for the Project through December 31, 2030, and that no off-site improvements or system upgrades will be required except as specifically set forth herein.
- C. Sanitary Sewer Collection Service. Lake Zurich represents and warrants to Owner and Developer that the sanitary sewer is of sufficient depth and capacity to service the Project, that it shall reserve capacity to service the Project through December 31, 2030, and that no off-site improvements or system upgrades are currently required except as specifically set forth herein.
- D. Sanitary Sewer Treatment Service. Lake County provides sanitary sewer treatment services to Lake Zurich and its sanitary sewer customers through an intergovernmental

agreement. The Owner and Developer are required to comply with any regulations, restrictions, pretreatment, connection fees or other requirements set forth by Lake County.

- E. Village Authorization of Connections. Lake Zurich hereby authorizes the connection of the Subject Property to Lake Zurich's water and sanitary sewer utilities subject to the satisfaction of the conditions contained in Section 4 of this Agreement and represents and warrants to the Owner and Developer, their successors and assigns, that Lake Zurich shall provide such utility services to Subject Property with its existing facilities on the same terms and conditions that Lake Zurich provides to other properties not located within Lake Zurich's municipal boundaries (i.e. payment of out of town rates).
- F. IEPA Permit Application. Lake Zurich shall cooperate with Developer and Owner in its submittal of permit applications to the Illinois Environmental Protection Agency (the "IEPA"), as applicable, for water main and sanitary sewer extensions within the Residential Property and Commercial Property. The Lake Zurich Public Works Director shall execute and authorize application to the IEPA (and Lake County, if necessary) within thirty (30) days of the Developer's first submittal of final engineering plans.

SECTION 4 CONDITIONS TO SERVICE.

- A. Final Plan Approvals. Developer shall not be permitted to construct any improvement or connect to Lake Zurich's water or sanitary sewer system without first obtaining approval from the Lake Zurich Public Works Director of: i) proposed water and sanitary sewer system improvements as shall be detailed on the final engineering plans for the Residential Property; ii) the Water and Sanitary Sewer Improvements installed on the Commercial Property by Developer; and iii) approval of easement language, as required by this Agreement, for the first final plat of subdivision for the Subject Property. Upon submittal of final engineering plans, the Lake Zurich Public Works Director shall, within two weeks of the submittal date or any resubmittal date, either approve the final engineering plans or issue detailed written comments explaining the basis for disapproval. The Lake Zurich Public Works Director shall approve any final engineering plans that meet the requirements prescribed by applicable provisions of Lake Zurich's Codes. Lake Zurich's Municipal Code and connection to Lake Zurich's water and sanitary sewer systems will be permitted and inspected in accordance with Village Code Section 7-5 "Water and Sewer System" and Lake Zurich's current permitting and inspection practices. The Lake Zurich Public Works Director shall not require the Developer, in the completion of the Project, to oversize utility infrastructure, construct off-site improvements or otherwise improve Lake Zurich's utility system beyond the scope set forth in the Preliminary Utility Plan. Developer shall reimburse Lake Zurich for its actual costs to review the final engineering plans and inspect the construction of the potable water and sanitary sewer system improvements ("Review Fee"). Lake Zurich and Owner understand and agree that the Residential Property and the Commercial Property may not be developed simultaneously, but further understand that the review and approval of plans for the Commercial Property shall be pursuant to the same terms set forth herein for the Residential Property.

- B. Bond. Developer shall post a completion bond with Lake Zurich to secure completion of the public water main and public sanitary sewer improvements herein contemplated. The bond shall be in the amount of 110% of the engineer's opinion of probable construction costs ("**EOPC**") to complete construction of the public water main and sanitary sewer improvements. Upon completion of construction of the public water main and sanitary sewer improvements herein contemplated and approval thereof by the Lake Zurich Public Works Director as being consistent with the approved final engineering plans, Developer shall warrant the improvements for the period of 2 years and post a maintenance bond with Lake Zurich in the amount of 10% of the EOPC. Lake Zurich shall release the completion bond at such time as the maintenance bond is posted. Lake Zurich shall release the maintenance bond at such time as the warranty period expires.
- C. Connection Fees. In lieu of any other public improvement to Lake Zurich's potable water and/or sanitary sewer systems relative to the initial connection of the Project to the Lake Zurich water and sewer systems, the Developer, Owner or any successor owner or assignee shall pay Lake Zurich's non-resident connection fees as specifically provided at **Exhibit E**, attached hereto and incorporated herein (the "**Connection Fees**"). The Connection Fees shall be paid in two installments. The payment of the first installment shall lock the rates set forth in **Exhibit E** and reserve capacity in Lake Zurich's system as set forth in this Agreement. The first installment shall be paid in one lump-sum, based on the number of residential lots approved for the Residential Property, payable by the Developer upon its acquisition of the Residential Property and prior to recordation of this Agreement. The second installment shall be paid prior to the issuance of a building permit for each dwelling unit or commercial building, as may be applicable. The Connection Fees shall not be increased prior to December 31, 2025. The Developer, Owner or any successor owner or assignee shall pay the appropriate inspection, permit or connection fee for any other connections to Lake Zurich's potable water and/or sanitary sewer systems, e.g. irrigation systems, as set forth for "out of corporate limits" connections in the Lake Zurich Code or as required for all system connections. The fees referenced in **Exhibit E** and the Lake Zurich Code are exclusive of any sewer connection fees required by Lake County and payable through Lake Zurich, as set forth in the Lake County Code, Section 51.23 "Connection Fees."
- D. Conveyance of Improvements. Upon completion of construction of the public water main and sanitary sewer improvements herein contemplated and approval thereof by the Lake Zurich Public Works Director as being consistent with the materials and construction practices required by Lake Zurich and the approved final engineering plans, Developer and Owner shall cause said public portions of the water main and the sanitary sewer main to be conveyed to Lake Zurich and Lake Zurich shall accept conveyance of said improvements by bill of sale subject to the reasonable approval of the Lake Zurich Public Works Director. Upon acceptance of the improvements Lake Zurich shall, at its expense, own, operate and maintain the improvements.
- E. User Fees. Except as otherwise provided in this Agreement, Developer and Owner shall be subject to and comply with requirements set forth in Village Code Section 7-5 "Water and Sewer Service." Except as otherwise provided in this Agreement, the Developer,

Owner, or any successor owner or assignee shall pay the applicable “out of corporate limit” user rates and agrees to be subject to the regulations, requirements and penalties as set forth in Village Code Section 7-5 and Title 13 “Comprehensive Fee Schedule,” and such applicable rules and regulations for water and/or sewer use as applies to all system users in Lake Zurich, as updated from time to time.

- F. Other Fees/Donations. Except as otherwise specifically provided in this Section, Developer, Owner or any successor owner or assignee shall not be required to donate, pay or contribute or advance any land, money or any other thing of value to Lake Zurich related to the completion of the Project and initial development and completion of the subdivision of the Subject Property, or be required to pay any other permit, license, annexation, impact, occupancy permit, utility, application, user, tap-on or other similar fees.
- G. Escrow. Developer will establish a Ten Thousand and No/100 Dollars (\$10,000.00) escrow, which shall be replenished in the event that the balance of such escrow decreases below Five Thousand and No/100 Dollars (\$5,000.00), which shall be drawn upon by Lake Zurich for its reasonable inspection & review costs incurred pursuant to its duties and obligations relative to the development and implementation of this Agreement. Any balance of such funds remaining upon completion of all plan reviews and inspections performed in connection with the development of the Residential Property shall be refunded to Developer within thirty (30) days following the completion of all plan reviews and inspection.

SECTION 5 PROJECT RESTRICTIONS.

- A. No Connection to Old Mill Grove Road. Developer hereby agrees that it shall not have any right to connect any interior public streets or sidewalks, curbs and gutters or otherwise within the Residential Property to “Old Mill Grove Road”.
- B. Utility Connections Required. At the time of development of the Commercial Property, which Lake Zurich understands may not occur concurrently with the Residential Development, the Commercial Property will obtain potable water production and distribution services and sanitary sewer collection services through Lake Zurich under the same terms and conditions as set forth herein.
- C. Stormwater. The development of the Subject Property shall follow all applicable Lake County stormwater management ordinances, specifically including Bulletin 75.
- D. Landscape Buffering. The Residential Property shall be developed with a minimum twenty-foot (20') outlot along the north property line of the Subject Property and where adjacent to existing residences located in Lake Zurich. The outlot shall be maintained by the Association as a landscape buffer generally consistent with the landscaping standards depicted on the preliminary landscaping plan approved by Kildeer and attached hereto as **Exhibit F (“Landscaping Plan”)**, including replacement of trees.

SECTION 6 COMPLIANCE WITH LAWS.

- A. Compliance with Village Laws and Other Applicable Laws. Except as otherwise provided in this Agreement, herein, Developer and Owner shall be subject to and comply with only those provisions of the Lake Zurich Code, applicable law, ordinances and regulations, that relate to the installation and provision of water and sanitary sewer services as set forth herein. All other aspects of the development of the Project shall be in accordance with the Kildeer Code, and such other governmental agencies as may have jurisdiction over the Project.
- B. Conflicts with Village Laws. Unless otherwise provided herein, if the Lake Zurich Municipal Code or other Village Resolutions, Ordinances, Rules or Regulations (cumulatively “**Village Laws**”) are inconsistent or conflict with any provision of this Agreement, then such provision of this Agreement shall be deemed to constitute a lawful and binding amendment to, and shall supersede the terms of such Village Laws, as they may relate to the Subject Property.
- C. Amendments to Village Laws. If prior to completion of the residential and commercial subdivision development, but no later than December 31, 2025, the provisions of any Village Laws are amended or modified to (i) impose requirements upon the construction of the water and sanitary sewer facilities and services for the Subject Property that are more stringent than those existing as of the Effective Date; or (ii) increase the fees or charges payable to Lake Zurich for such services, such amendment or modification shall not be effective as applied to the Subject Property. Additionally, any amendment or modification to Lake Zurich Laws that (iii) conflicts with this Agreement; or (iv) would prohibit or materially interfere with the development of the Subject Property in accordance with this Agreement, shall not be applicable to the Subject Property prior to December 31, 2025. The Project and Subject Property will remain subject to any increased inspection fees or costs, that are applicable to all customers outside the corporate limits of Lake Zurich.

SECTION 7 GENERAL PROVISIONS.

- A. Time of Essence/Cooperation Of Parties. Time is of the essence of this Agreement and of each and every provision hereof. The Parties shall cooperate with one another on an ongoing basis and make every reasonable effort (including, with respect to Lake Zurich, the calling of special meetings, the holding of additional public hearings and the adoption of ordinances) to further the implementation of the provisions of this Agreement and the intentions of the Parties as reflected by the provisions of this Agreement.
- B. Execution of this Agreement. The Developer and Owner shall deliver to Lake Zurich an executed copy of this Agreement within ten (10) business days after it is approved by Lake Zurich Board of Trustees. Lake Zurich shall execute this Agreement within ten (10) business days after being presented with this Agreement executed by the Developer and Owner. However, the Parties agree that if Developer fails to acquire ownership of any portion of the Residential Property within one (1) year of the Effective Date of this Agreement, this Agreement shall be null and void and of no further effect.

C. Binding Effect. This Agreement shall run with the land and, as such, shall be binding upon subsequent owners of the Subject Property or any portion thereof including the Association (other than purchasers of individual dwelling units constructed on the Residential Property) and any successor municipal authorities of Lake Zurich.

D. Amendment of Agreement. This Agreement may be amended as to any portion of the Subject Property by the owner of such portion and Lake Zurich, by a duly executed amendment, after all requisite public hearings and enactment of required ordinances and resolutions. Any such amendment as to a portion of the Subject Property may be made without the approval, consent or participation of the owners of the Residential Property or Commercial Property, as the case may be, so long as the amendment does not change or adversely affect the portions of this Agreement relating to the property of the party that is not pursuing the amendment. The Association shall have the right and authority to further amend this Agreement with Lake Zurich on behalf of the owners of homes located on the Residential Property without requiring the execution, consent, approval or joinder of each individual property owner thereof.

E. Notices. All notices or other writings which any Party is required to, or may wish to, serve upon any other Party in connection with this Agreement shall be in writing and shall be delivered personally; via overnight courier service; via certified or registered mail, return receipt requested, postage prepaid, to the following addresses; or faxed to the Parties at the following facsimile numbers:

(a) If to Village: Village Manager
Village of Lake Zurich
70 E. Main S
Lake Zurich, IL 60047
Fax: _____

With a copy to: Klein Thorpe & Jenkins
20 N Wacker Dr Ste 1660
Chicago, IL 60606
Attn: Scott Uhler
Fax: _____

(b) If to Developer: Pulte Home Company, LLC
1900 E. Golf Rd., Suite 300
Schaumburg, IL 60173
Attn: Robert Getz
Fax: _____

With a copy to: Rosanova & Whitaker, Ltd.
127 Aurora Avenue
Naperville, IL 60540
Attn: Russell G. Whitaker

Fax: 630-352-3610

(c) If to Owner: Churchill Associates, Inc.
455 Terracina Way
Naples, Florida 34119
Attn: Vito Mitalo
Fax: _____

With a copy to: Susan L. Jantorni, Esq.
102 South Wynston Park Drive, Suite 100
North Barrington, Illinois 60010
Fax: _____

Or to such other address or facsimile number as any Party may from time to time designate in written notices to the other Parties. All notices shall be deemed effective as of the date of receipt in the case of personal delivery; one day if sent via overnight courier; three days after deposit in the U.S. mail in the case of notice sent by certified or registered mail; and as of the date of transmission if delivered by fax (provided the transmitting machine provides a record confirmation of the day and time of transmission).

F. Attorney's Fees. In the event of litigation by any Party to enforce any term hereof, the losing Party or Parties shall pay the prevailing Party or Parties' attorneys' fees, costs and expenses in connection with such litigation. In addition, if any third-party files an action challenging or seeking to invalidate or enjoin this Agreement or any portion thereof, or any action taken or provided for herein, Developer (or the Association, as the case may be) shall reimburse Lake Zurich for the attorney's fees, costs, and expenses incurred by Lake Zurich in connection with such litigation.

G. Interpretation.

1. Severability. If any provision of this Agreement is held invalid, such provision shall be deemed to be removed therefrom and the invalidity thereof shall not affect any of the other provisions contained herein.
2. No Waiver. The failure of any of the Parties to insist upon the strict and prompt performance of the terms, covenants, agreements, and conditions herein contained, or any of them, imposed upon any other party, shall not be construed as a waiver or relinquishment of any Party's right thereafter to enforce any such term, covenant, agreement, or condition, but the same shall continue in full force and effect.
3. Captions. Throughout this Agreement, the singular shall include the plural and the masculine gender shall include the feminine and neuter, and vice versa, unless the context otherwise requires. Section numbers and caption headings are purely descriptive and shall be disregarded in construing this Agreement.

4. Integration/Exhibits. This Agreement constitutes the entire agreement and understanding of the Parties relative to the subject matter hereof superseding all prior agreements, understandings and negotiations (all of which are expressly merged herein). All exhibits to this Agreement are incorporated herein by this reference thereto.

- H. Default; Remedies; No Punitive Damages. If any Party shall fail to perform any of its obligations hereunder, and the Party affected by such default shall have given notice of such default to the defaulting Party, and such defaulting Party shall have failed to cure such default within 30 days of such default notice (which 30-day period shall be extended so long as the defaulting Party has initiated the cure of said default and is diligently proceeding to cure the same), then the Party affected by such default shall have the right (but not the obligation) to seek any and all remedies that may be available, either in law or in equity, including without limitation the filing of a suit, action, mandamus, or other proceeding, to enforce or compel performance of this Agreement. No action taken by any Party pursuant to this Agreement shall be deemed to constitute an election of remedies, and all remedies shall be cumulative and non-exclusive, and shall continue to be available to any Party, including, without limitation, the right to terminate this Agreement. Notwithstanding the foregoing, under no circumstances shall any of the Parties be liable to the other Parties for any consequential or punitive damages as a result of a default by any Party under this Agreement. Further, the Party affected by such default may take such action as in its reasonable discretion and judgment shall be necessary to cure such default. In such event, the defaulting Party shall pay and reimburse the Party affected by such default for all reasonable costs and expenses incurred by it in connection with action taken to cure such default.
- I. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be deemed in to an original.

[SIGNATURE PAGE FOLLOWS]

LAKE ZURICH:

VILLAGE OF LAKE ZURICH

ATTEST:

By: _____
Name: _____
Title: _____

By: _____
Name: _____
Title: _____

STATE OF ILLINOIS)
) SS.
COUNTY OF)

I, _____, a Notary Public in and for said County in the State aforesaid, do hereby certify that _____, a _____ of _____, who is personally known to be to be the same person whose name is subscribed to the foregoing instrument as such _____, appeared before me this day in person and acknowledged that he/she signed and delivered such instrument as his/her own free and voluntary act and as the free and voluntary act of said Village, for the uses and purposes set forth therein.

Given under my hand and notarial seal on _____, 2021.

Notary Public

DEVELOPER:

**PULTE HOME COMPANY, LLC,
A MICHIGAN LIMITED LIABILITY COMPANY**

By: _____
Name: Robert Getz
Title: Vice President of Land Acquisition

STATE OF ILLINOIS)
) SS.
COUNTY OF)

I, _____, a Notary Public in and for said County in the State aforesaid, do hereby certify that _____, a _____ of _____, who is personally known to be to be the same person whose name is subscribed to the foregoing instrument as such _____, appeared before me this day in person and acknowledged that he/she signed and delivered such instrument as his/her own free and voluntary act and as the free and voluntary act of said Company, for the uses and purposes set forth therein.

Given under my hand and notarial seal on _____, 2021 .

Notary Public

OWNER:

**CHURCHILL ASSOCIATES, INC.,
AN ILLINOIS CORPORATION**

By: _____
Name: _____
Title: _____

STATE OF ILLINOIS)
) SS.
COUNTY OF)

I, _____, a Notary Public in and for said County in the State aforesaid, do hereby certify that _____, a _____ of _____, who is personally known to be to be the same person whose name is subscribed to the foregoing instrument as such _____, appeared before me this day in person and acknowledged that he/she signed and delivered such instrument as his/her own free and voluntary act and as the free and voluntary act of said Corporation, for the uses and purposes set forth therein.

Given under my hand and notarial seal on _____, 2021.

Notary Public

EXHIBIT LIST

EXHIBIT A	LEGAL DESCRIPTION OF THE SUBJECT PROPERTY
EXHIBIT B	DEPICTION OF RESIDENTIAL PROPERTY AND COMMERCIAL PROPERTY
EXHIBIT C	PRELIMINARY PROJECT SITE PLAN
EXHIBIT C-1	LEGAL DESCRIPTION OF NEW UTILITY EASEMENT
EXHIBIT D	PRELIMINARY UTILITY PLAN
EXHIBIT E	CONNECTION FEES
EXHIBIT F	LANDSCAPING PLAN

**EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY**

Commonly known as: Kildeer Crossings, Rand Road & Cuba Road, Kildeer, Illinois

PINS: 14-28-100-014 and 14-28-100-007

COMMERCIAL PROPERTY

PART OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 10 EAST, OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 11 MINUTES 18 SECONDS WEST, 50.00 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 10 SECONDS WEST, 95.38 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 53 MINUTES 10 SECONDS WEST, 380.37 FEET TO THE EAST LINE OF RAND ROAD (U.S. ROUTE 12) PER DOCUMENTS 474517, 456888, 205904 AND 1027587; THENCE NORTH 31 DEGREES 33 MINUTES 50 SECONDS WEST, 322.53 FEET; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 6106.20 FEET, A CHORD BEARING OF NORTH 32 DEGREES 44 MINUTES 59 SECONDS WEST, 252.75 FEET; THENCE NORTH 51 DEGREES 34 MINUTES 52 SECONDS EAST, 202.08 FEET; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 508.90 FEET, A CHORD BEARING OF NORTH 42 DEGREES 28 MINUTES 56 SECONDS EAST, 161.23 FEET; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 503.00 FEET, A CHORD BEARING OF SOUTH 46 DEGREES 10 MINUTES 58 SECONDS EAST, 136.32 FEET; THENCE SOUTH 38 DEGREES 25 MINUTES 08 SECONDS EAST, 271.97 FEET; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 501.00 FEET, A CHORD BEARING OF SOUTH 30 DEGREES 28 MINUTES 56 SECONDS EAST, 138.80 FEET; THENCE SOUTH 22 DEGREES 32 MINUTES 45 SECONDS EAST, 174.07 FEET; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 200 FEET, A CHORD BEARING OF SOUTH 11 DEGREES 13 MINUTES 52 SECONDS EAST, 78.99 FEET; THENCE SOUTH 00 DEGREES 05 MINUTES 01 SECONDS WEST, 66.47 FEET, TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS.

RESIDENTIAL PROPERTY

PART OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 10 EAST, OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 11 MINUTES 18 SECONDS WEST, 50.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 53 MINUTES 10 SECONDS WEST, 95.38 FEET; THENCE NORTH 00 DEGREES 05 MINUTES 01 SECONDS EAST, 66.47 FEET; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 200 FEET, A CHORD BEARING OF NORTH 11 DEGREES 13 MINUTES 52 SECONDS WEST, 78.99 FEET;

THENCE NORTH 2 DEGREES 32 MINUTES 45 SECONDS WEST, 174.07 FEET; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 501.00 FEET, A CHORD BEARING OF NORTH 30 DEGREES 28 MINUTES 56 SECONDS WEST, 138.80 FEET; THENCE NORTH 38 DEGREES 25 MINUTES 08 SECONDS WEST, 271.97 FEET; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 503.00 FEET, A CHORD BEARING OF NORTH 46 DEGREES 10 MINUTES 58 SECONDS WEST, 136.32 FEET; THENCE ALONG THE ARC OF A CURVE HAVING RADIUS OF 508.90 FEET, A CHORD BEARING OF SOUTH 42 DEGREES 28 MINUTES 56 SECONDS WEST, 161.23 FEET; THENCE SOUTH 51 DEGREES 34 MINUTES 52 SECONDS WEST, 202.08 FEET TO THE EAST LINE OF RAND ROAD (U.S. ROUTE 12) PER DOCUMENTS 474517, 456888, 205904 AND 1027587; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 6106.29 FEET, A CHORD BEARING OF NORTH 35 DEGREES 56 MINUTES 54 SECONDS WEST, 429.03 FEET; THENCE NORTH 29 DEGREES 47 MINUTES 12 SECONDS WEST, 406.19 FEET TO THE SOUTHERLY LINE OF SHUMAK'S RESUBDIVISION PER DOCUMENT 1269655; THENCE NORTH 60 DEGREES 12 MINUTES 48 SECONDS EAST, ALONG SAID SOUTHERLY LINE 115.58 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 12 SECONDS WEST, ALONG THE EAST LINE OF SAID SHUMAKS RESUBDIVISION AND EAST LINE OF SHUMAK ACRES PER DOCUMENT 19560801, 1049.15 FEET TO THE SOUTH LINE COUNTRY SIDE OF LAKE ZURICH SUBDIVISION PER DOCUMENT 1639665, AND CERTIFICATES OF CORRECTION RECORDED AS DOCUMENTS 1664999 & 1859070; THENCE SOUTH 64 DEGREES 52 MINUTES 56 SECONDS ALONG SAID SOUTH LINE, 915.34 FEET TO A POINT OF CURVATURE; THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 531.84 FEET, A CHORD BEARING OF SOUTH 32 DEGREES 32 MINUTES 07 SECONDS EAST, AN ARC DISTANCE OF 600.52 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, ALSO BEING THE WEST LINE OF BISHOPS RIDGE UNIT ONE PER DOCUMENT 1941163; THENCE ALONG SAID EAST LINE SOUTH 0 DEGREES 11 MINUTES 18 SECONDS EAST, 1424.44 FEET, TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS

EXHIBIT B
DEPICTION OF RESIDENTIAL PROPERTY AND COMMERCIAL PROPERTY



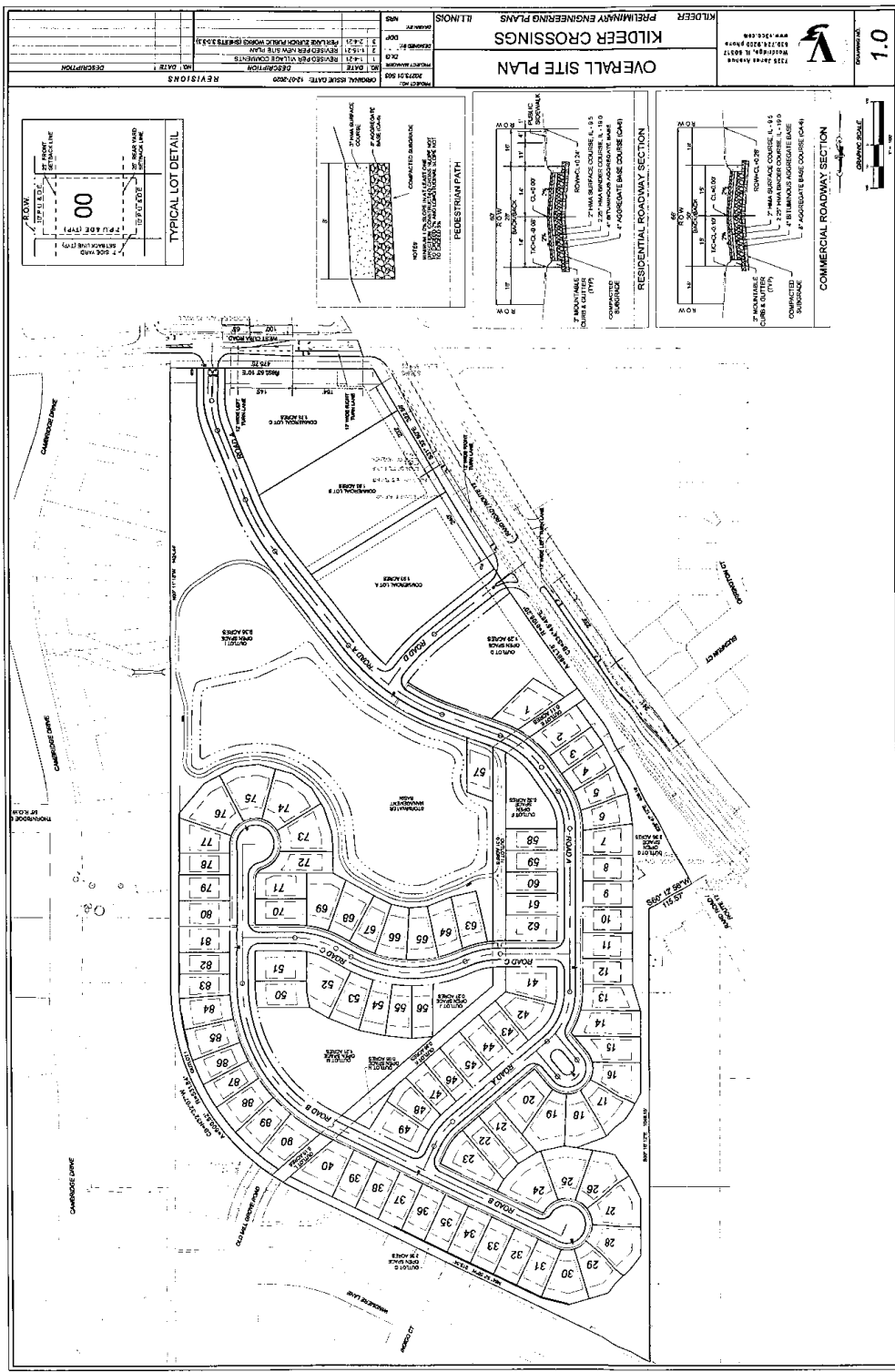
Parcel Table		Parcel Table		CURVE TABLE					LEGAL DESCRIPTION	
Lot #	Area (SF)	Lot #	Area (SF)	CURVE	P.I. DATA	P.C. DATA	P.T. DATA	CHORD DATA	CURVE DATA	
1	9,191	81	7,300	CURVE 1	P.I. STA. 11+75.83	P.C. STA. 11+34.81	P.T. STA. 12+08.91	ANGLE 81°11'25" W	LENGTH 78.70	<p>LEGAL DESCRIPTION</p> <p>PARCEL 1.</p> <p>ALL THAT PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 (EXCEPT THE WEST 1/4) OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 10 EAST, OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES SOUTH AND WEST OF THE LANE CONVEYED TO THE BAKANAS REDEVELOPMENT AND SUBDIVISION COMPANY BY DEED DATED OCTOBER 22, 1988, FEBRUARY 21, 1991 AND OCTOBER 28, 1990 AND RECORDED OCTOBER 22, 1990, MARCH 1, 1991 AND OCTOBER 28, 1990 AS DOCUMENTS 11953, 13418 AND 11981, RESPECTIVELY, AND ALSO THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 10 EAST, OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART THEREOF LYING WESTERLY OF UNITED STATES HIGHWAY ROUTE 12 AND EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: 10-WAY COMMERCIAL AT THE POINT OF INTERSECTION OF THE NORTH LINE OF SAID EAST QUARTER SECTION AND THE CENTER LINE OF RANROAD, THENCE SOUTHERLY ALONG THE CENTER LINE OF RANROAD 100.31 FEET, THENCE NORTHEASTERLY AT RIGHT ANGLES TO THE CENTER LINE OF RANROAD 144.1 FEET, THENCE NORTH PARALLEL WITH THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 30.95 FEET TO THE NORTH LINE OF SAID SOUTH 1/2 OF THE NORTHWEST 1/4, THENCE WEST TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS, EXCEPTIVE THEREOF THE FOLLOWING DESCRIBED REAL ESTATE:</p> <p>THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 10 EAST, OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST AND WEST CENTER LINE OF SAID NORTHWEST 1/4 OF SECTION 28, 184.93 FEET EAST OF THE CENTER OF SAID NORTHWEST 1/4, WHICH POINT IS ON THE LINE OF LOT 3 OF BAKANAS REDEVELOPMENT, THENCE NORTH 12 DEGREES 00 MINUTES ALONG SAID EAST LINE OF LOT 3, 173.92 FEET TO THE NORTHEAST CORNER OF SAID LOT 3, THENCE NORTH 80 DEGREES 00 MINUTES EAST, 31.87 FEET, THENCE SOUTH 5 DEGREES 00 MINUTES 50.2 FEET, THENCE SOUTH 55 DEGREES 25' 10 MINUTES WEST 28.00 FEET TO A POINT ON THE NORTHEAST RIGHT OF WAY LINE OF ROUTE 12, THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE 100.00 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF OLD ROAD, THENCE NORTH 28 DEGREES 30 MINUTES WEST ALONG SAID RIGHT OF WAY LINE OF OLD ROAD 406.78 FEET TO THE SOUTHWESTERLY CORNER OF LOT 3 OF BAKANAS REDEVELOPMENT, THENCE NORTH 80 DEGREES 00 MINUTES EAST, 193.1 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, THENCE NORTH 0 DEGREES 00 MINUTES, 30.95 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.</p> <p>PARCEL 2.</p> <p>THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 10 EAST, OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST AND WEST CENTER LINE OF SAID NORTHWEST 1/4 OF SECTION 28, 184.93 FEET EAST OF THE CENTER OF SAID NORTHWEST 1/4, WHICH POINT IS ON THE EAST LINE OF LOT 3 OF BAKANAS REDEVELOPMENT, THENCE NORTH 12 DEGREES 00 MINUTES ALONG SAID EAST LINE OF LOT 3, 173.92 FEET TO THE NORTHEAST CORNER OF SAID LOT 3, THENCE NORTH 80 DEGREES 00 MINUTES EAST, 31.87 FEET, THENCE SOUTH 5 DEGREES 00 MINUTES 50.2 FEET, THENCE SOUTH 55 DEGREES 25' 10 MINUTES WEST 28.00 FEET TO A POINT ON THE NORTHEAST RIGHT OF WAY LINE OF ROUTE 12, THENCE NORTHEASTERLY ALONG SAID RIGHT OF WAY LINE 100.00 FEET TO THE POINT OF INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF OLD ROAD, THENCE NORTH 28 DEGREES 30 MINUTES WEST ALONG SAID RIGHT OF WAY LINE OF OLD ROAD 406.78 FEET TO THE SOUTHWESTERLY CORNER OF LOT 3 OF BAKANAS REDEVELOPMENT, THENCE NORTH 80 DEGREES 00 MINUTES EAST, 193.1 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, THENCE NORTH 0 DEGREES 00 MINUTES, 30.95 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.</p> <p>AS MEASURED LEGAL DESCRIPTION</p> <p>COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 43 NORTH, RANGE 10 EAST, OF THE THIRD PRINCIPAL MERIDIAN, THENCE NORTH 0 DEGREES 00 MINUTES 50 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHWEST QUARTER 33.90 FEET TO THE NORTH LINE OF CURA ROAD PER DOCUMENT 11918 AND THE POINT OF BEGINNING, THENCE SOUTH 8 DEGREES 53 MINUTES 15 SECONDS WEST, ALONG SAID NORTH LINE, 463.94 FEET TO THE EAST LINE OF RANROAD 12.5 ROUTE 12 PER DOCUMENTS 11917, 11988, 10384 AND 10774, THENCE NORTH 31 DEGREES 33 MINUTES 56 SECONDS WEST, ALONG SAID EAST LINE 244.49 FEET TO A POINT OF CURVATURE, THENCE CURVING ALONG THE ARC OF A CURVE HAVING A RADIUS OF 836.30 FEET, A CHORD BEARING OF NORTH 34 DEGREES 15 MINUTES AND 46 SECONDS WEST, AN ARC DISTANCE OF 831.78 FEET TO THE EAST LINE OF OLD ROAD, THENCE NORTH 28 DEGREES 30 MINUTES 12 SECONDS WEST, 406.19 FEET, TO THE SOUTHERLY CORNER OF BAKANAS REDEVELOPMENT PER DOCUMENT 10880, THENCE NORTH 80 DEGREES 12 MINUTES 48 SECONDS EAST, ALONG SAID SOUTHERLY LINE 1158 FEET, THENCE NORTH 80 DEGREES 12 MINUTES 12 SECONDS WEST, ALONG THE EAST LINE OF SAID BAKANAS REDEVELOPMENT AND EAST LINE OF BAKANAS ACRES PER DOCUMENT 10880, 10418 FEET TO THE SOUTH LINE OF COUNTY ROAD OF LAKE COUNTY SUBDIVISION PER DOCUMENT 10866, AND CERTIFICATES OF CORRECTION RECORDED AS DOCUMENTS 106998 & 108010, THENCE SOUTH 84 DEGREES 52 MINUTES 06 SECONDS ALONG SAID SOUTH LINE 818.34 FEET TO A POINT OF CURVATURE, THENCE ALONG THE ARC OF A CURVE HAVING A RADIUS OF 531.84 FEET, A CHORD BEARING OF SOUTH 32 DEGREES 32 MINUTES 07 SECONDS EAST, AN ARC DISTANCE OF 504.52 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, ALSO BEING THE WEST LINE OF BIRCHWOOD ROAD, PER DEED DOCUMENT 1041103, THENCE ALONG SAID EAST LINE SOUTH 0 DEGREES 11 MINUTES 19 SECONDS EAST, 144.14 FEET TO THE POINT OF BEGINNING.</p>
2	7,894	82	6,000	CURVE 2	P.I. STA. 10+45.10	P.C. STA. 10+79.30	P.T. STA. 10+18.91	ANGLE 120°29'59" W	LENGTH 138.32	
3	1,995	83	6,268	CURVE 3	P.I. STA. 10+35.10	P.C. STA. 10+35.10	P.T. STA. 10+35.10	ANGLE 120°29'59" W	LENGTH 138.32	
4	8,396	84	7,792	CURVE 4	P.I. STA. 22+77.47	P.C. STA. 22+14.26	P.T. STA. 23+38.72	ANGLE 102°54'25" W	LENGTH 102.49	
5	7,022	85	7,702	CURVE 5	P.I. STA. 24+52.81	P.C. STA. 24+06.26	P.T. STA. 24+96.90	ANGLE 102°54'25" W	LENGTH 102.49	
6	8,319	86	6,427	CURVE 6	P.I. STA. 24+52.81	P.C. STA. 24+06.26	P.T. STA. 24+96.90	ANGLE 102°54'25" W	LENGTH 102.49	
7	7,806	87	6,426	CURVE 7	P.I. STA. 24+52.81	P.C. STA. 24+06.26	P.T. STA. 24+96.90	ANGLE 102°54'25" W	LENGTH 102.49	
8	7,200	88	7,792	CURVE 8	P.I. STA. 24+52.81	P.C. STA. 24+06.26	P.T. STA. 24+96.90	ANGLE 102°54'25" W	LENGTH 102.49	
9	7,200	89	7,792	CURVE 9	P.I. STA. 24+52.81	P.C. STA. 24+06.26	P.T. STA. 24+96.90	ANGLE 102°54'25" W	LENGTH 102.49	
10	7,200	90	6,261	CURVE 10	P.I. STA. 32+33.45	P.C. STA. 32+14.51	P.T. STA. 33+47.28	ANGLE 102°54'25" W	LENGTH 102.49	
11	7,200	91	6,261	CURVE 11	P.I. STA. 32+33.45	P.C. STA. 32+14.51	P.T. STA. 33+47.28	ANGLE 102°54'25" W	LENGTH 102.49	
12	7,200	92	6,261	CURVE 12	P.I. STA. 32+33.45	P.C. STA. 32+14.51	P.T. STA. 33+47.28	ANGLE 102°54'25" W	LENGTH 102.49	
13	7,200	93	6,261	CURVE 13	P.I. STA. 32+33.45	P.C. STA. 32+14.51	P.T. STA. 33+47.28	ANGLE 102°54'25" W	LENGTH 102.49	
14	6,436	94	6,436	CURVE 14	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
15	5,378	95	5,378	CURVE 15	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
16	5,328	96	5,328	CURVE 16	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
17	5,263	97	5,263	CURVE 17	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
18	5,368	98	5,368	CURVE 18	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
19	5,916	99	5,916	CURVE 19	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
20	5,916	100	5,916	CURVE 20	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
21	7,356	101	7,356	CURVE 21	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
22	7,297	102	7,297	CURVE 22	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
23	8,319	103	8,319	CURVE 23	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
24	11,162	104	11,162	CURVE 24	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
25	8,860	105	8,860	CURVE 25	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
26	8,419	106	8,419	CURVE 26	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
27	10,384	107	10,384	CURVE 27	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
28	10,367	108	10,367	CURVE 28	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
29	6,476	109	6,476	CURVE 29	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
30	5,919	110	5,919	CURVE 30	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
31	7,274	111	7,274	CURVE 31	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
32	7,260	112	7,260	CURVE 32	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
33	7,260	113	7,260	CURVE 33	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
34	7,260	114	7,260	CURVE 34	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
35	7,260	115	7,260	CURVE 35	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
36	7,260	116	7,260	CURVE 36	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
37	7,260	117	7,260	CURVE 37	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
38	7,260	118	7,260	CURVE 38	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
39	7,260	119	7,260	CURVE 39	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
40	9,625	120	9,625	CURVE 40	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
41	8,761	121	8,761	CURVE 41	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
42	8,324	122	8,324	CURVE 42	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
43	8,000	123	8,000	CURVE 43	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
44	7,200	124	7,200	CURVE 44	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
45	7,200	125	7,200	CURVE 45	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
46	8,000	126	8,000	CURVE 46	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
47	8,260	127	8,260	CURVE 47	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
48	7,109	128	7,109	CURVE 48	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
49	8,323	129	8,323	CURVE 49	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
50	7,475	130	7,475	CURVE 50	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
51	8,381	131	8,381	CURVE 51	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
52	10,598	132	10,598	CURVE 52	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
53	7,912	133	7,912	CURVE 53	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
54	6,827	134	6,827	CURVE 54	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
55	6,824	135	6,824	CURVE 55	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
56	6,948	136	6,948	CURVE 56	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
57	7,253	137	7,253	CURVE 57	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
58	8,000	138	8,000	CURVE 58	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
59	8,000	139	8,000	CURVE 59	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
60	8,000	140	8,000	CURVE 60	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
61	8,000	141	8,000	CURVE 61	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
62	7,200	142	7,200	CURVE 62	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
63	7,204	143	7,204	CURVE 63	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
64	7,333	144	7,333	CURVE 64	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
65	7,333	145	7,333	CURVE 65	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
66	7,333	146	7,333	CURVE 66	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
67	8,748	147	8,748	CURVE 67	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
68	7,034	148	7,034	CURVE 68	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
69	8,197	149	8,197	CURVE 69	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
70	7,214	150	7,214	CURVE 70	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
71	7,181	151	7,181	CURVE 71	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
72	7,215	152	7,215	CURVE 72	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
73	9,965	153	9,965	CURVE 73	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
74	11,177	154	11,177	CURVE 74	P.I. STA. 42+05.19	P.C. STA. 41+52.33	P.T. STA. 42+14.16	ANGLE 102°54'25" W	LENGTH 102.49	
75	11,177									

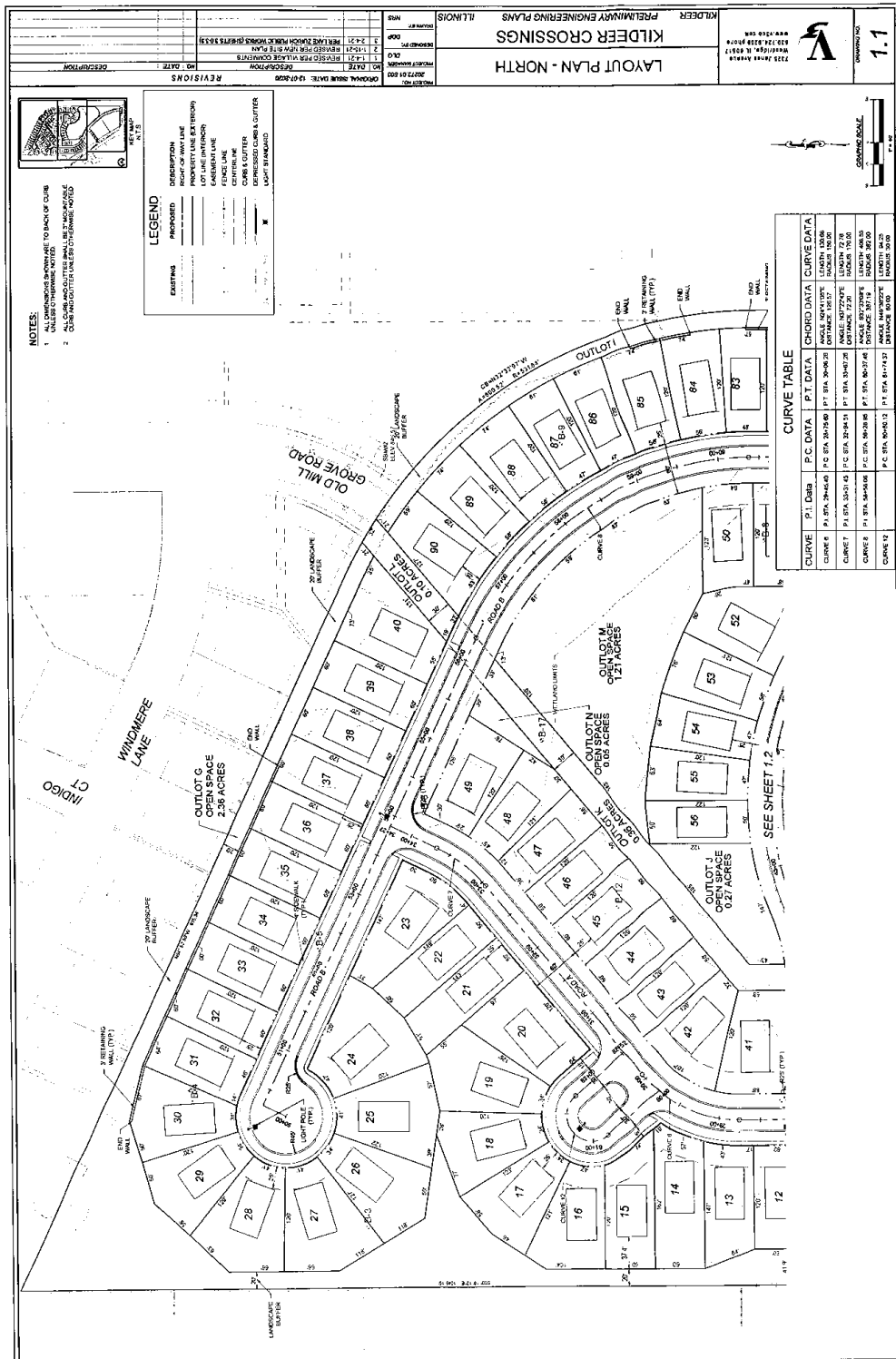
EXHIBIT C
PRELIMINARY PROJECT SITE PLAN

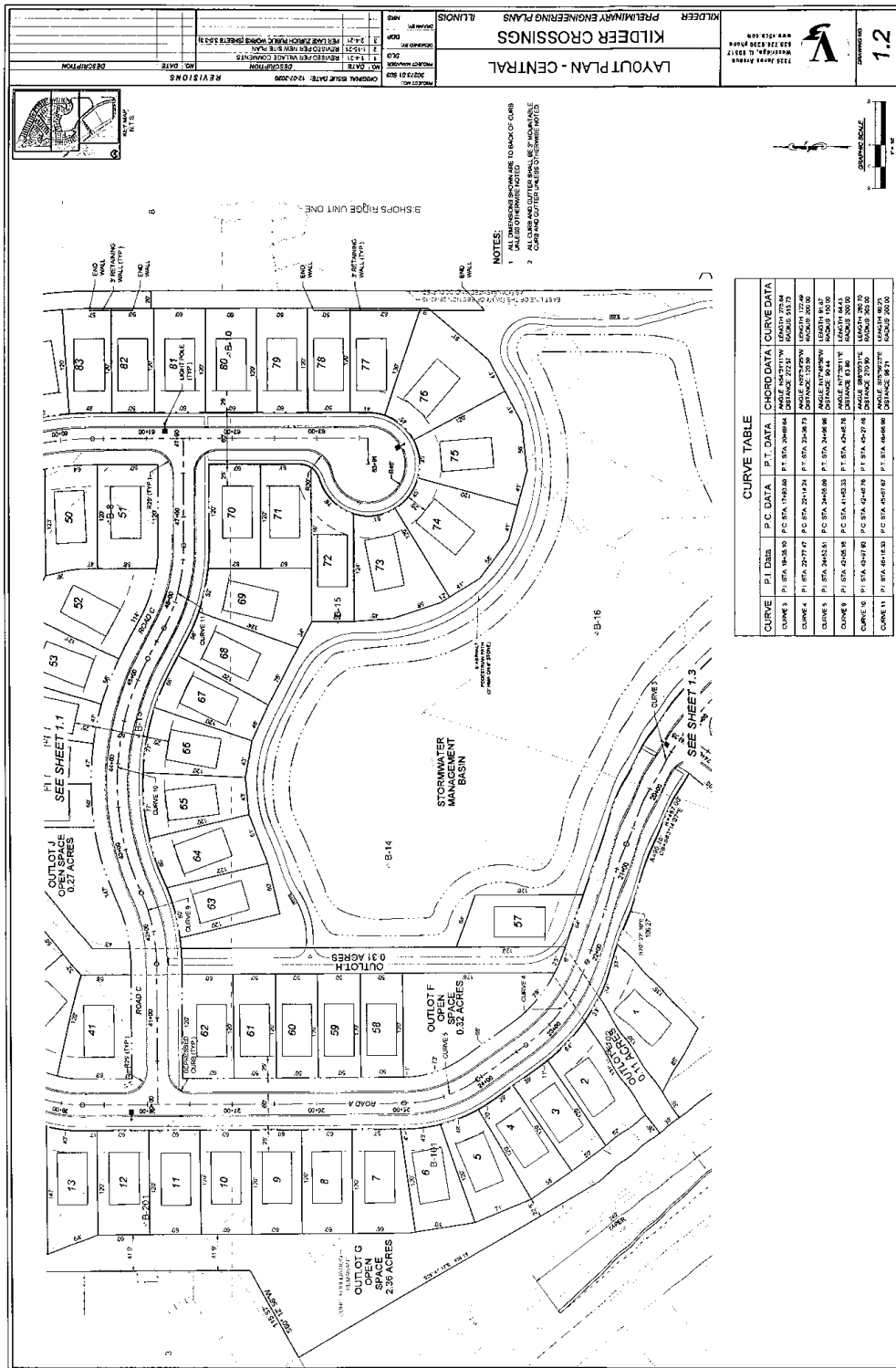


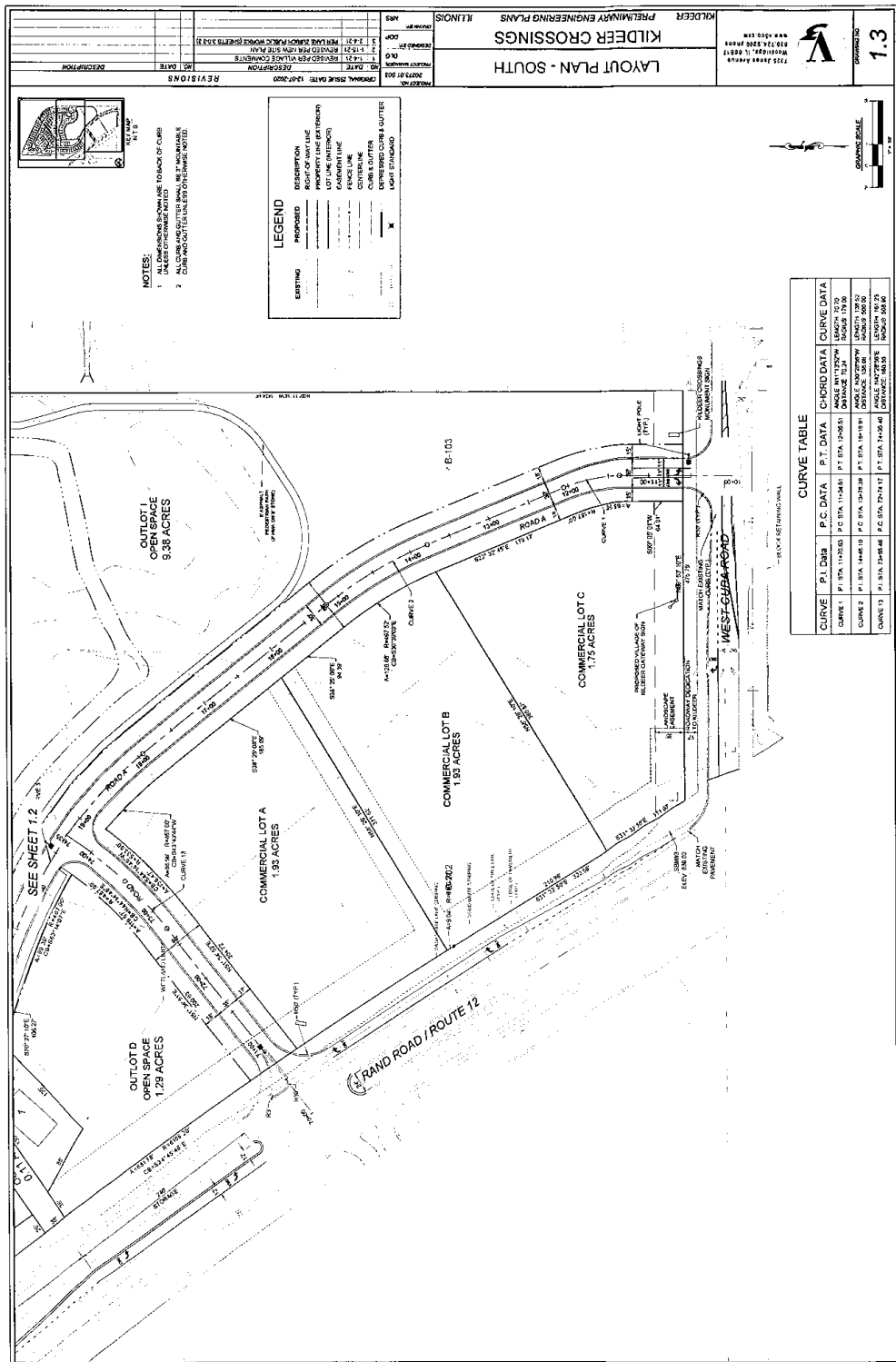
EXHIBIT C-1
LEGAL DESCRIPTION OF NEW UTILITY EASEMENT

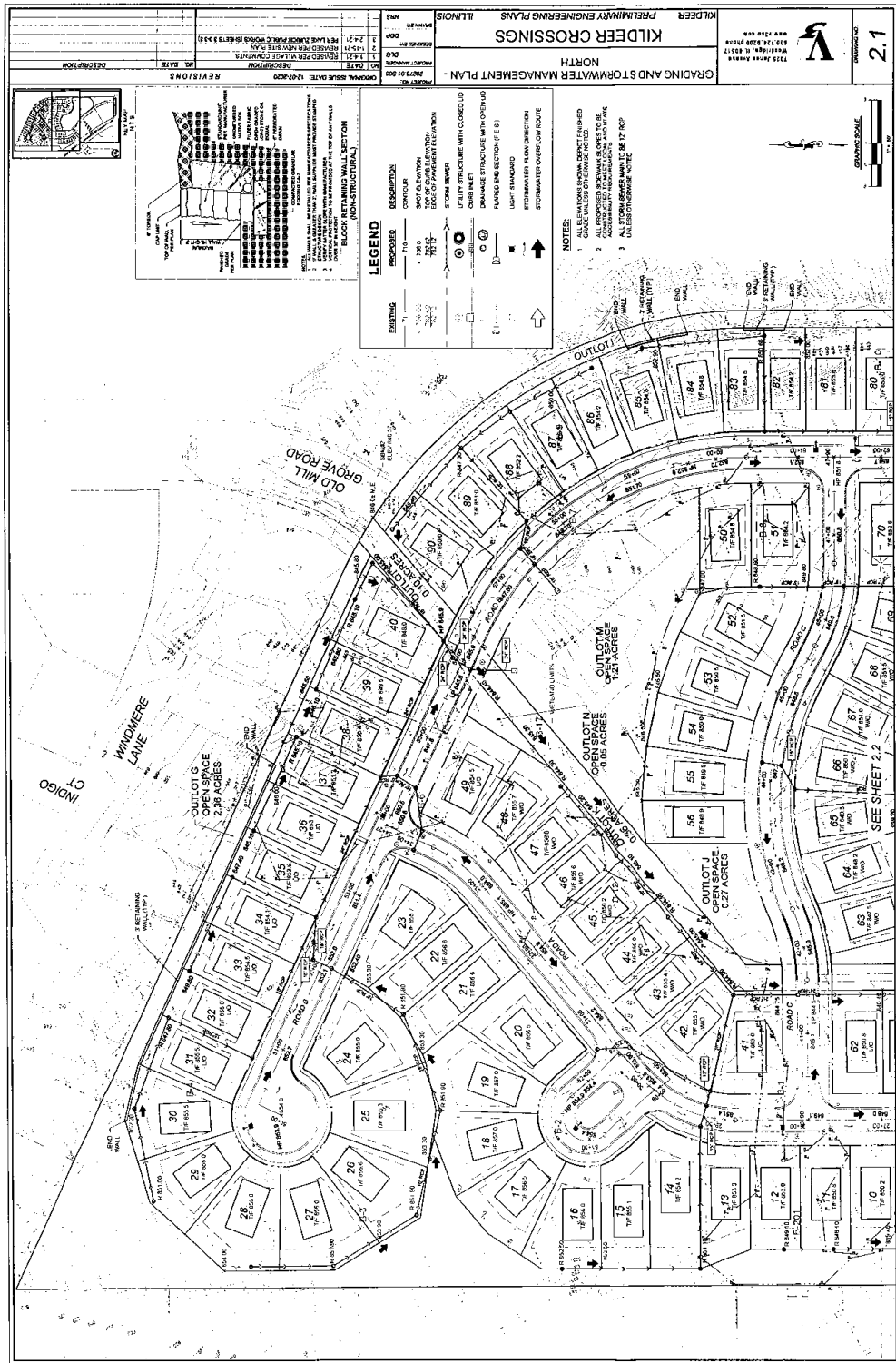
**EXHIBIT D
PRELIMINARY UTILITY PLAN**

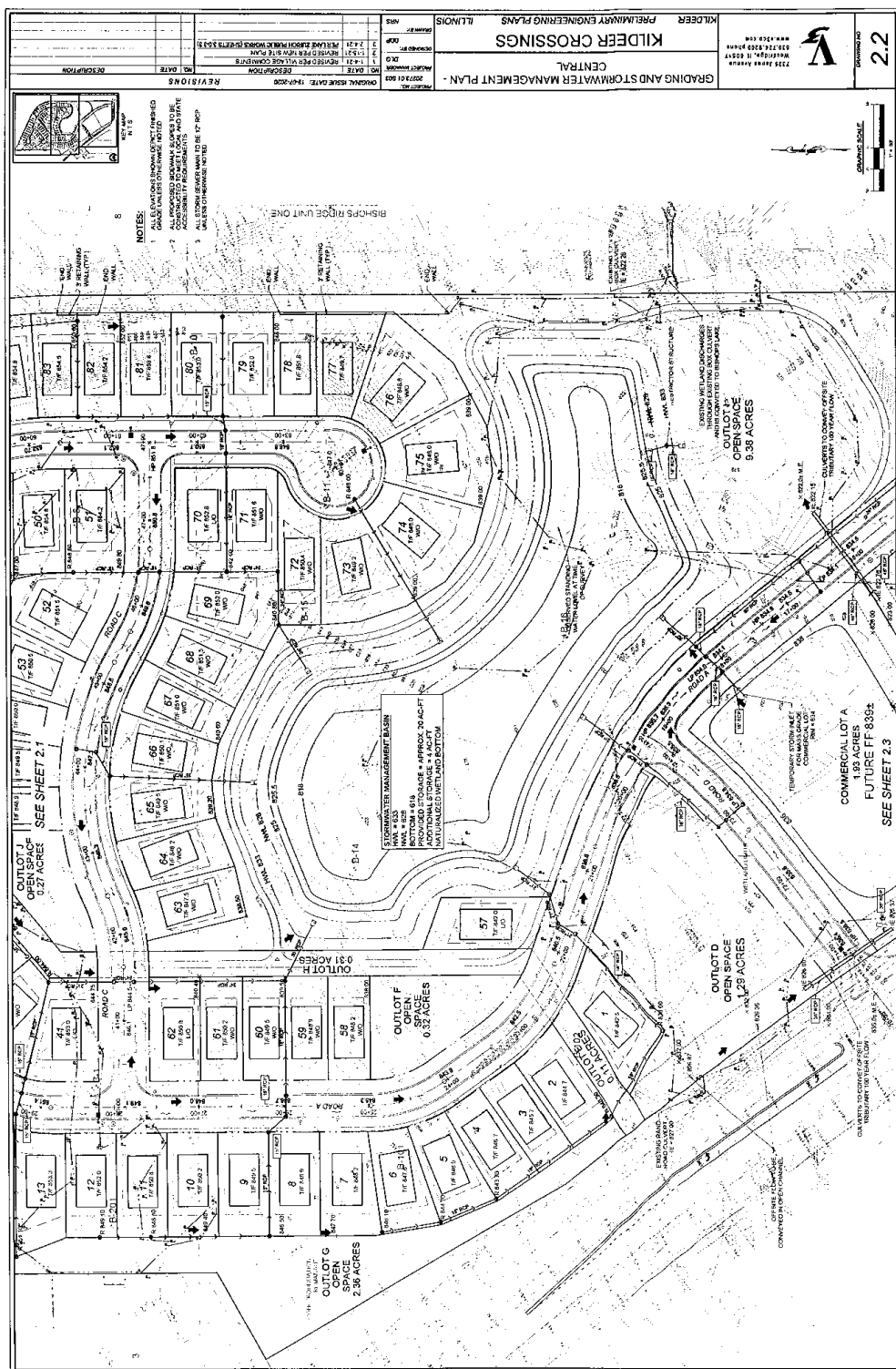


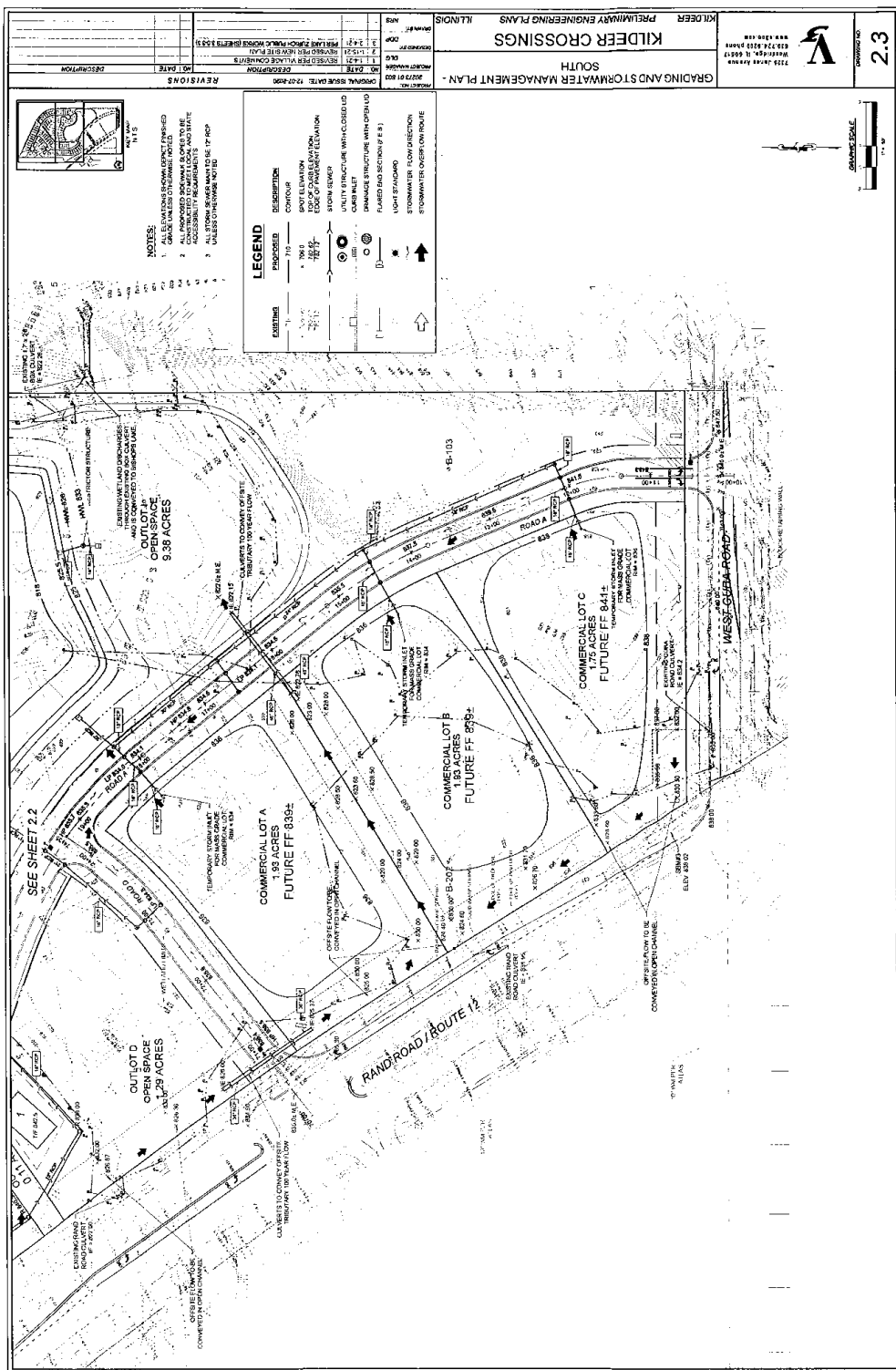


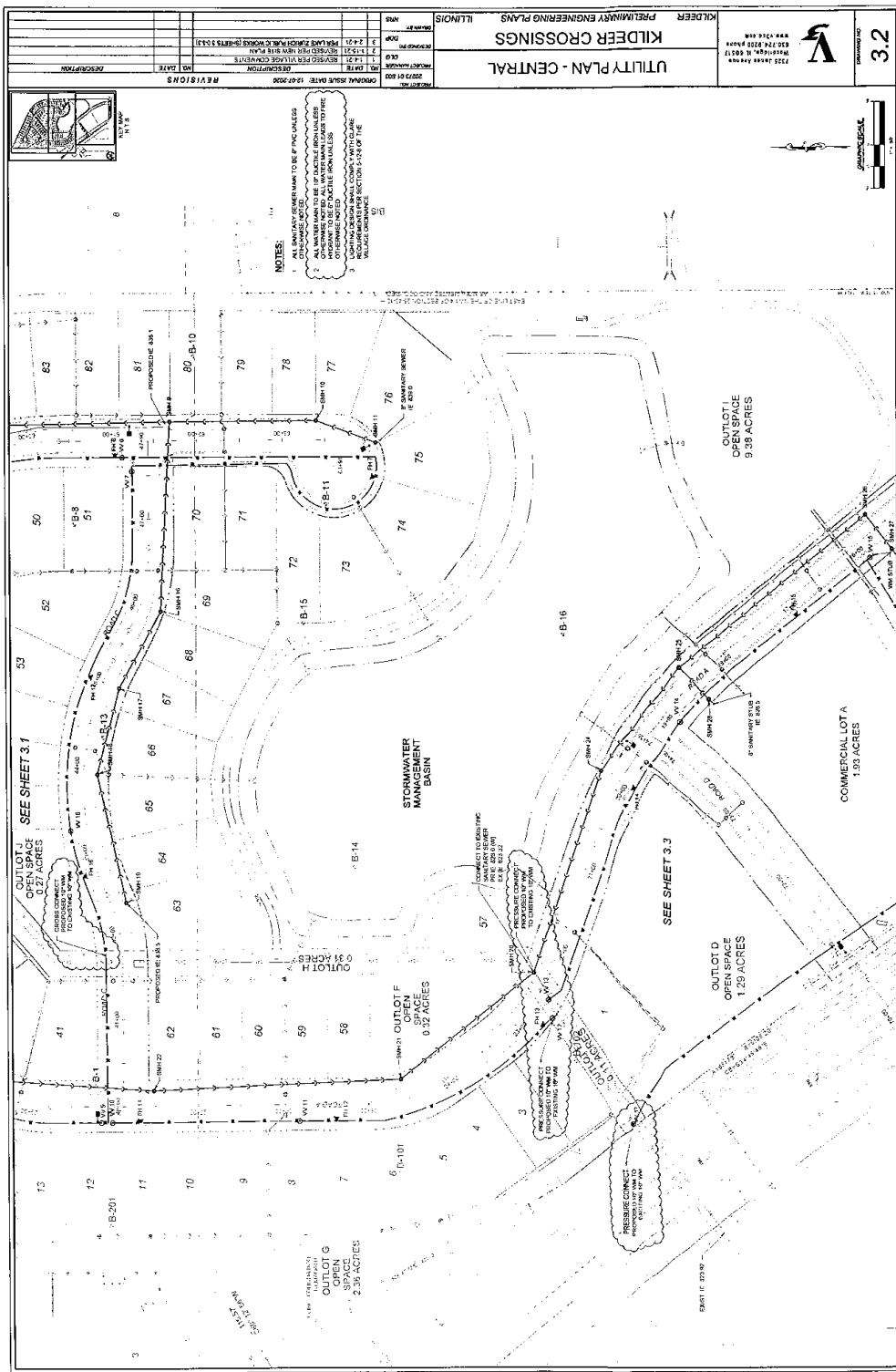












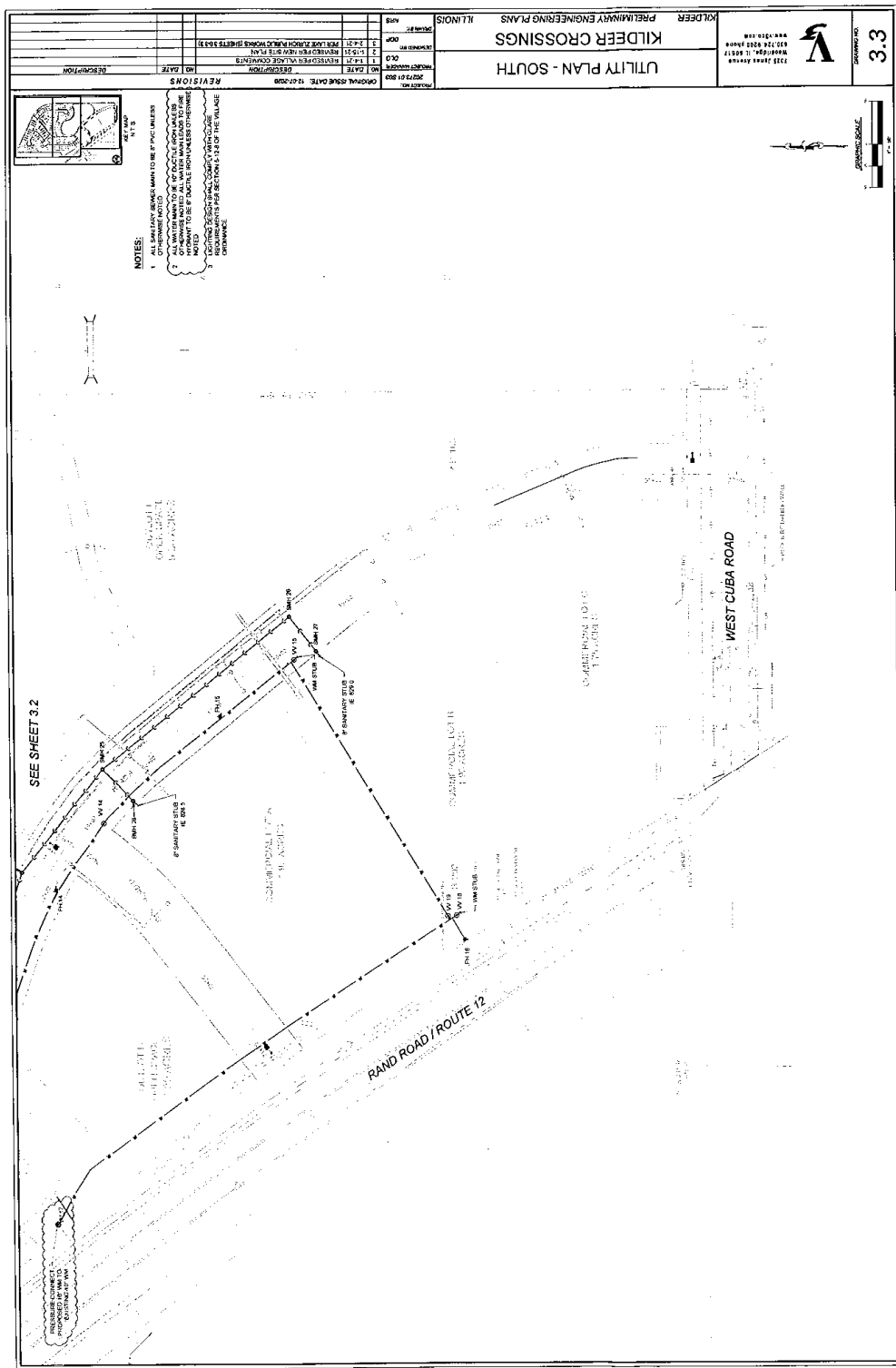


EXHIBIT E
WATER AND SEWER BASE CONNECTION FEES (OUTSIDE CORPORATE LIMITS)

Size of Water Line	Total Connection Fee	Residential First Installment	Water/Sewer Per Permit Payment
1.5"	\$16,180.55	\$5,555.55	\$10,625
Less than 4"	\$30,000	\$0	\$30,000
Less than 6"	\$57,500	\$0	\$57,500
Less than 8"	\$80,000	\$0	\$80,000
8" or greater	\$107,500	\$0	\$107,500

**EXHIBIT F
LANDSCAPING PLAN**

Preliminary
Landscape Development Plans



1.4.2021 - Per Village Review Comments dated 12.16.2020
1.15.2021 - Per Plan Commission / Staff Review

KILDEER CROSSINGS

KILDEER, ILLINOIS



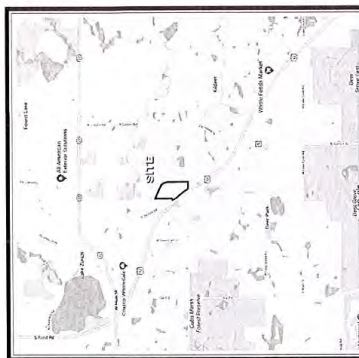
1900 E. Golf Road - Suite 300
Schaumburg, Illinois 60173
Project Manager: Matt Brulley, P.E.

V3 Companies
7323 James Ave.
Woodridge, IL 60517
(630) 723-5144 voice
Project Manager: Dwane Gilliam, P.E.

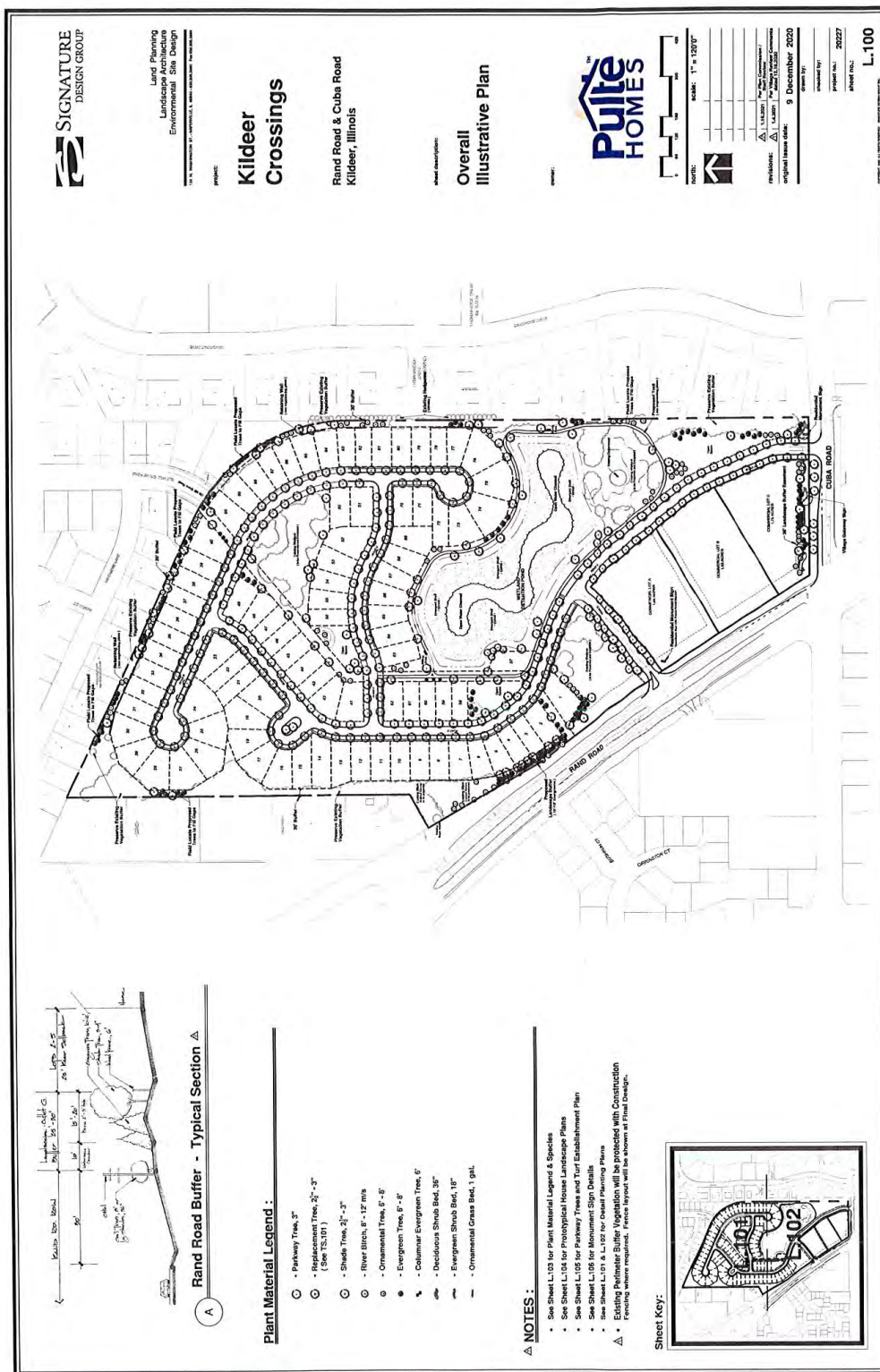
Signature Design Group, Inc.
132 N. Washington Street
Naperville, Illinois 60540
(630) 305-3980 voice
Project Manager: Greg G. Sagen, F.L.A.

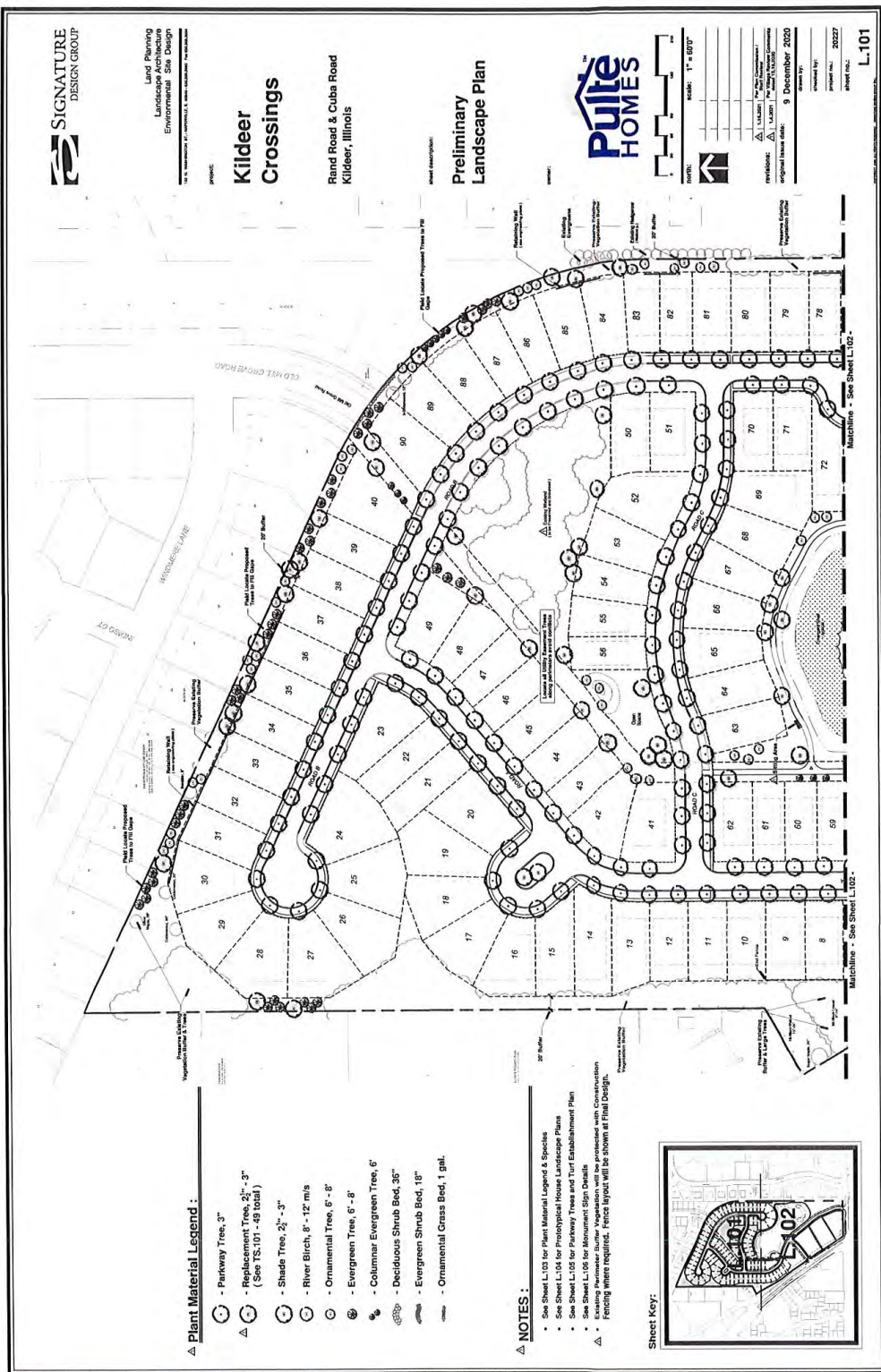
INDEX OF DRAWINGS

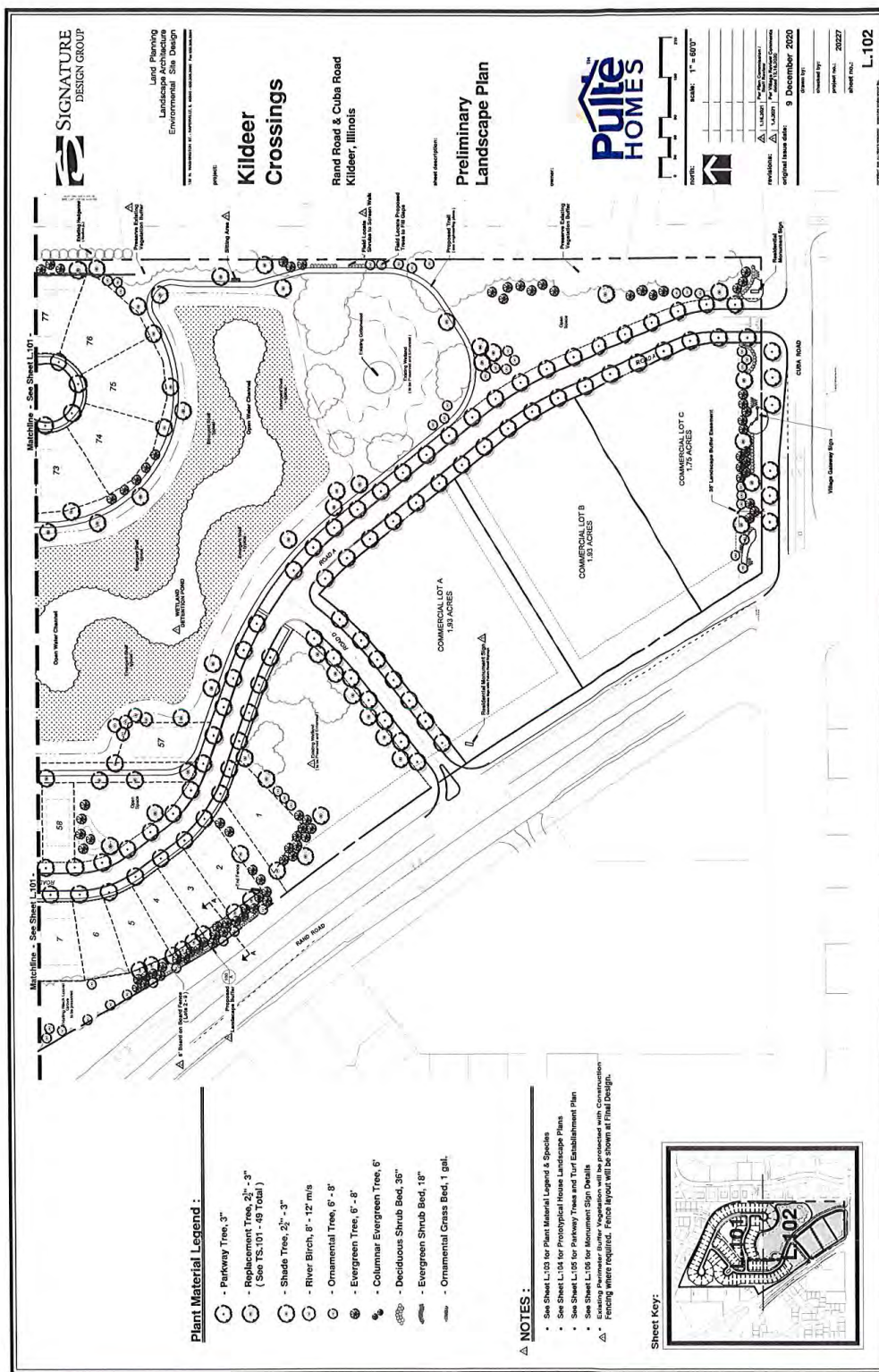
L.100	Overall Landscape Plan
L.101	Landscape Plan - North
L.102	Landscape Plan - South
L.103	Plant Material Legend, Notes & Planting Details
L.104	Prototypical House Landscape Plans
L.105	Parkway Tree Exhibit & Turf Establishment Exhibit
L.106	Sign Details
TS.101	Existing Tree Analysis

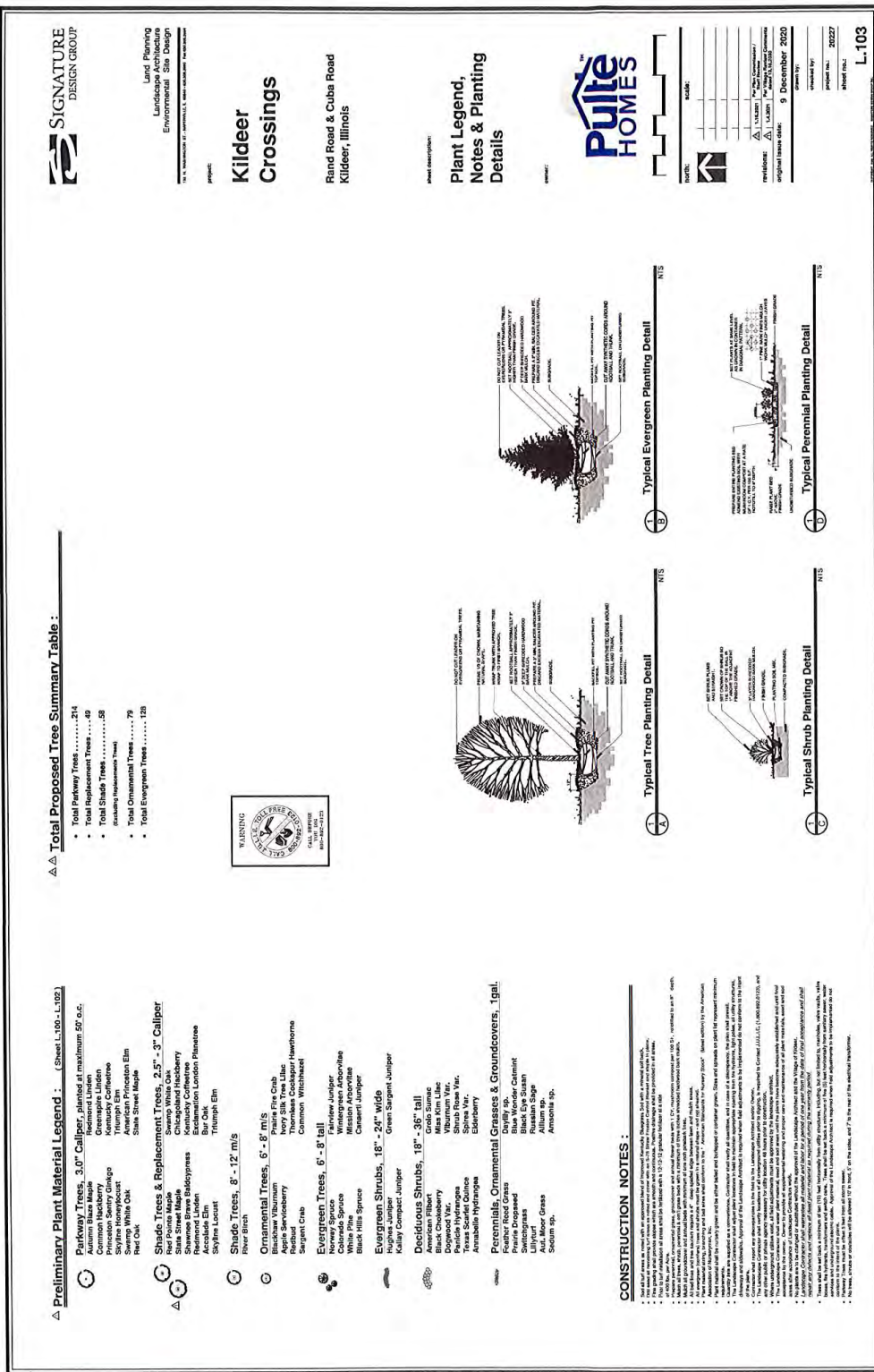


LOCATION MAP

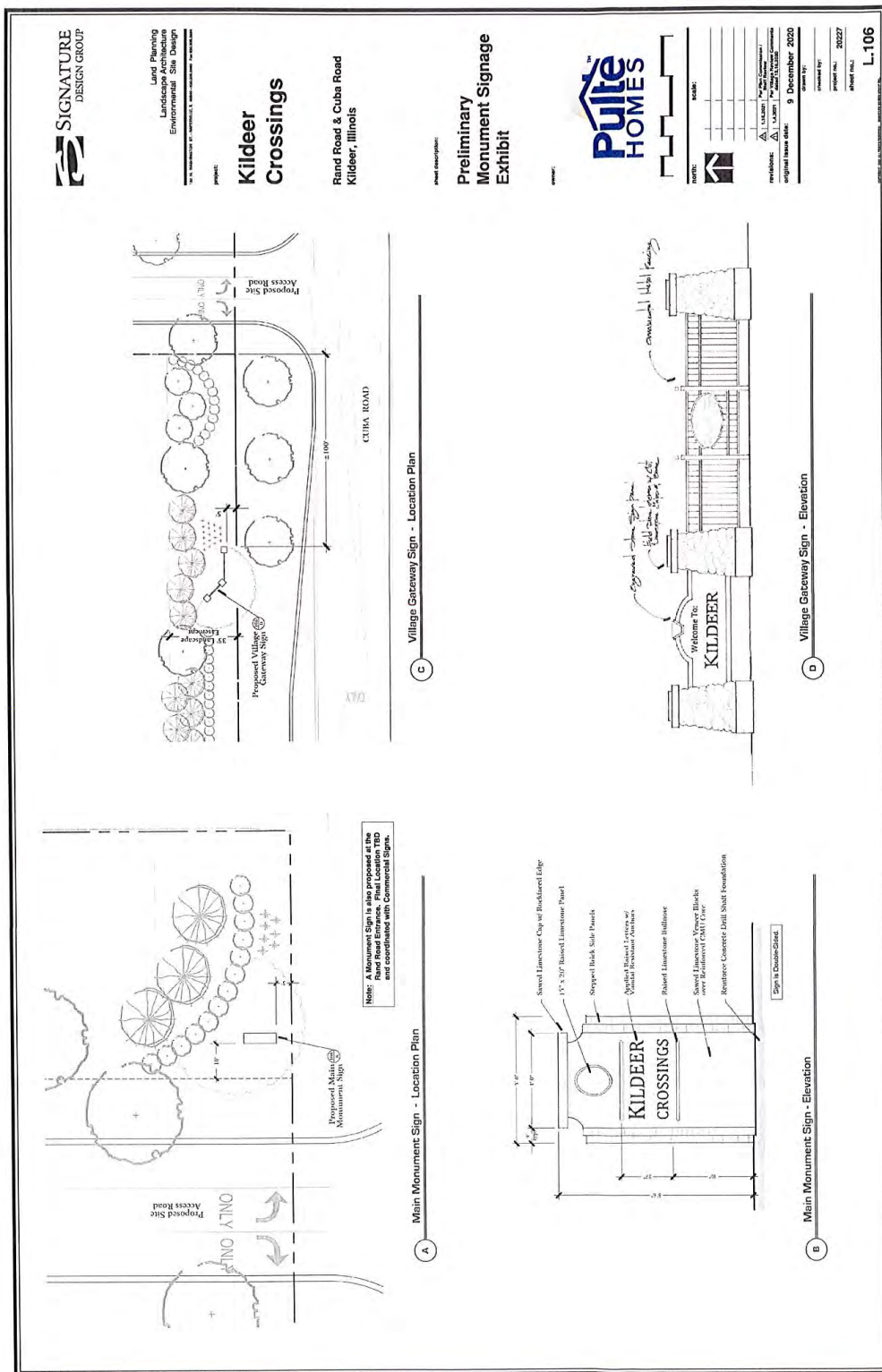













SIGNATURE
 DESIGN GROUP

Land Planning
 Landscape Architecture
 Environmental Site Design

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PROJECT:
**Kildeer
 Crossings**

RAND ROAD & CUBA ROAD
 KILDEER, ILLINOIS

ANALYST/DESIGNER:
**Existing Tree
 Analysis**

DATE:
 11/10/07

PREPARED BY:
 11/10/07

CHECKED BY:
 11/10/07

ORIGINAL ISSUE DATE:
 9 DECEMBER 2020

SCALE: 1" = 100'0"

NORTH

Pulte
 HOMES

11/10/07

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