



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

**May 3, 2021**  
**07:00 pm**

# VILLAGE OF LAKE ZURICH

## VILLAGE BOARD OF TRUSTEES VIRTUAL MEETING

**MAY 3, 2021**  
**07:00 PM**  
**AGENDA**

**1. CALL TO ORDER**

**2. SWEARING IN CEREMONY FOR NEWLY ELECTED OFFICIALS**

- o Village Clerk Kathleen Johnson
- o Village President Tom Poynton
- o Village Trustee Mary Beth Euker
- o Village Trustee Greg Weider
- o Village Trustee Dan Bobrowski

**3. ROLL CALL**

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

**4. PUBLIC COMMENT**

This is an opportunity for residents to comment briefly on matters included on the agenda and otherwise of interest to the Board of Trustees. Public Comment is limited to 30 minutes total and 5 minutes per speaker. Written testimony and comments submitted to [info@lakezurich.org](mailto:info@lakezurich.org) prior to the start of the meeting will be read into the record.

**5. PRESIDENT'S REPORT / COMMUNITY UPDATE**

- o Proclamation Recognizing May 31, 2021 as Memorial Day in Lake Zurich

**6. CONSENT AGENDA**

(These titles will be read by the Village Clerk and approved by a single Roll Call Vote. Any item may be pulled from the Consent Agenda for discussion by any member of the Board).

**A. Approval of Minutes of the Village Board Meeting, April 19, 2021**

Attachment: [6a.pdf](#)

**B. Approval of Semi-Monthly Warrant Register Dated May 3, 2021 Totaling \$717,764.17**

Attachment: [05-03-21 WARRANT.pdf](#)

**C. A Resolution Approving Public Release of Executive Session Meeting Minutes of the Lake Zurich Village Board of Trustees (Assign Reso. #2021-05-060)**

**Summary:** The Village is required to conduct periodic reviews of Executive Session minutes for the purpose of determining whether any minutes may be released for public viewing. The proposed Resolution identifies the Executive Session minutes that the Board has provided consensus on to either keep confidential or release.

Attachment: [6c.pdf](#)

**D. Ordinance Establishing Village of Lake Zurich Special Service Area #19 for Brierwoods Estates Subdivision at 23954 Miller Road (Assign Ord. #2021-05-409)**

**Summary:** The proposed ordinance establishes a backup Special Service Area for maintenance or reconstruction of the stormwater management improvements and open space areas located within the outlots of Brierwoods Estates subdivision on Miller Road. This backup SSA is required as a condition of the Development Agreement between the Village and developer Paper One LLC (doing business as Evermore Homes) for the development of this new seven-lot residential development at the corner of Miller Road and Brierwoods Lane. No tax levy is being proposed at this time for this SSA.

Attachment: [6d.pdf](#)

**E. Ordinance Amending the Intergovernmental Agreement Establishing the Solid Waste Agency of Lake County, Illinois (Assign Ord. #2021-05-410)**

**Summary:** At the April 15, 2021 Board of Directors meeting for the Solid Waste Agency of Lake County (SWALCO), the Board agreed to send the proposed Ordinance to its 45 government members for approval. The proposed Ordinance amends the qualifications necessary to serve as an Alternate Director on the SWALCO Board and adds another option for members to consider -- the immediate past mayor or village president.

The qualifications for Director remain unchanged. Currently, Public Works Director Brown and Assistant to the Village Manager Kordell serve as the Lake Zurich appointed representatives to the SWALCO Board.

Attachment: [6e.pdf](#)

**F. Ordinance Approving a Special Use Permit for Formula 1 Cheer at 65 Oakwood Road, Unit 3 (Assign Ord. #2021-05-411)**

**Summary:** Formula 1 Cheer has filed a zoning application for the property at 65 Oakwood Road, Unit 3 for a special use permit to establish a physical fitness facility located in the I -- Industrial Zoning District. The new business would focus on cheerleading, tumbling, and training. The facility will be located within an approximately 10,188 square foot portion of the 65,948 square foot industrial tenant condominium.

The Planning and Zoning held a public hearing on April 21, 2021 to consider the application and voted 7-0 in favor of recommending approval of the Special Use Permit.

Attachment: [6f.pdf](#)

**7. OLD BUSINESS**

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

**A. Implementation of a Non-Motorized Watercraft Season Pass for Lake Zurich Residents to Access the Lake (Trustee Weider)**

**Summary:** The Village of Lake Zurich has traditionally offered daily non-motorized watercraft permits for residents only from dawn to dusk during the season, which runs each year from April 1 to October 1. This allows residents to enjoy the lake by launching watercraft from Paulus Park, including kayaks, canoes, paddle boats, windsurfers, row boats, sail boats and long boards. Daily usage permits for non-motorized watercraft launch access cost \$5 and are available at the Barn during normal business hours or Paulus Park Beach during hours of operation.

Staff has received several requests over the past few years inquiring about a season pass, in addition to the daily pass. At the February 9, 2021 Park and Recreation Advisory Board meeting, members voted in favor of implementing a non-motorized watercraft launch season pass for Lake Zurich residents only with a fee of \$25 per watercraft.

At the April 19 meeting, the Village Board provided feedback about simplifying the form, summarizing the applicable rules and increasing the seasonal fee to \$40. The provided form reflects these changes.

**Recommended Action:** A motion to approve the implementation of a non-motorized watercraft launch seasons pass for Lake Zurich residents accompanied by a \$40 fee per watercraft.

Attachment: [7a.pdf](#)

**8. NEW BUSINESS - None at this time.**

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

**9. TRUSTEE REPORTS**

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

**10. VILLAGE STAFF REPORTS**

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

**11. EXECUTIVE SESSION called for the purpose of:**

- 5 ILCS 120 / 2 (c) (21) approval of executive session minutes
- 5 ILCS 120 / 2 (c) (1) appointment, employment, compensation, discipline, performance or dismissal of specific employees

**12. ADJOURNMENT**

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



AGENDA ITEM

6A

Monday, April 19, 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 Janice Gannon, Trustee Marc Spacone, Trustee Jonathan Sprawka, Trustee Greg Weider. 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.
3. **PUBLIC COMMENT**  
*Public Comment on Agenda Item 7B will be held at that time.*  
There were none.
4. **PRESIDENT'S REPORT / COMMUNITY UPDATE**  
Mayor Poynton stated that he would make his report after Agenda Item #9.
5. **CONSENT AGENDA**
  - A. Approval of Minutes of the Village Board Meeting, April 5, 2021
  - B. Approval of Semi-Monthly Warrant Register Dated April 19, 2021 Totaling \$296,888.81
  - C. Resolution Declaring Certain Property as Surplus Property and Authorizing Its Sale RES. # 2021-04-059  
**Summary:** The Village owns a small 0.185-acre parcel of land at 224 East Illinois Route 22 which was transferred to the Village by the Illinois Department of Transportation in December 2004 during the construction of the Route 22 bypass. The parcel does not facilitate any tangible redevelopment opportunity for the Village and therefore Staff recommends it be sold to the highest bidder for development of a single-family house or office building.
  - D. Agreement with Schroeder Asphalt Services for 2021 Patching Program in the Amount Not-to-Exceed \$100,000  
**Summary:** The 2021 Village budget includes \$100,000 in the Non-Home Rule Sales Tax Fund for the annual pavement patching program. The Village has historically participated in a cooperative bid arrangement with several other municipalities in order to secure a more competitive price. This year's program was administered by the Municipal Partnership Initiative, which opened bids on

Village of Lake Zurich Board of Trustees Regular Meeting, Monday, April 19<sup>th</sup> 2021 2

April 6, 2021 and resulted in Schroeder Asphalt Services of Huntley, IL being the most competitive bid.

- E. **Ordinance Amending the Village of Lake Zurich Municipal Code to Update the Provisions of Title 3, Chapter 5, Section 10 Imposing a Municipal Cannabis Retailers' Occupation Tax ORD. # 2021-04-408**

**Summary:** The Village adopted Ordinance #2020-12-393 on December 21, 2020 enacting a 3% local tax on the sale of adult use recreational cannabis, should a dispensary decide to locate in Lake Zurich in the future. The Illinois Department of Revenue is requesting an amended ordinance to revise minor provisions which are not consistent with the Municipal Cannabis Retailers' Occupation Tax.

- F. **Agreement with Insituform Technologies USA for 2021 Sanitary Sewer Lining Project in the Amount Not-to-Exceed \$1,500,000**

**Summary:** The 2021 Village budget includes \$1.5 million in the Water and Sewer Fund for this infrastructure investment. To minimize the risk of future emergency collapse of sanitary sewer infrastructure, the Village retained American Underground in 2017 to conduct closed-circuit television inspection and evaluation of the municipal sanitary sewer system.

The 2020 sanitary sewer lining program was postponed due to scheduling conflicts and staffing concerns associated with the pandemic. Competitive bids were received on April 2, 2021, which resulted in Insituform Technologies USA, LLC of Chesterfield, Missouri being the most competitive bid at \$1,352,326. The requested not-to-exceed amount of \$1.5 million includes a 7% project contingency as well as engineering and design expenses.

- G. **Special Event Request for Ancient Oaks Mighty Oaks Celebration at Paulus Park on September 19, 2021**

**Summary:** According to Village Special Event Guidelines, private events requiring park use with attendance over 100 must be approved by the Park and Recreation Advisory Board and the Village Board. Ancient Oaks is requesting use of the Paulus Park Chalet and Shelter A for its Mighty Oaks Celebration event, scheduled for September 19, 2021 from 10:00 am – 6:00 pm.

- H. **Updated Agreement with J & M Displays for July 4, 2021 Fireworks**

**Summary:** The Village's three-year fireworks contract with J & M Displays was set to expire after the 2020 Independence Day celebration, which was cancelled due to the pandemic. J & M Displays has stored the Village's purchased fireworks products for the anticipated display at Paulus Park on Sunday, July 4, 2021. They have sent the Village an updated agreement and addendum for review and approval.

In the proposed agreement, if the Village were to postpone the fireworks display to 2022, J & M Displays would be entitled to 15% (\$4,500) of the total contract price in addition to the original \$30,000.

If the Village were to postpone the July 4<sup>th</sup> display and reschedule to an alternative date in 2021, there would be no additional fees assessed.

If the Village were to cancel the fireworks display altogether and not reschedule it, J&M Displays would be entitled to 20% of the total contract price (\$6,000).

At the April 13, 2021 Park and Recreation Advisory Board meeting, members voted in favor of approval of the proposed agreement with the balance of the agreement to be paid at the time of service on July 4, 2021.

**I. Agreement with Patriot Pavement Maintenance for 2021 Crack Sealing Program in the Not-to-Exceed Amount of \$50,000**

**Summary:** The 2021 Village budget includes \$50,000 Motor Fuel Tax Fund for preventative street maintenance. A crack sealing program is typically introduced three to five years after a street is resurfaced and can add 10 years to the life of a street. The Village has historically participated in a cooperative bid agreement with other municipalities through the Lake County Municipal League. The original LCML crack sealing program was bid on March 18, 2020, with an option to extend the contract for two additional consecutive years. On January 6, 2021, the LCML approved year one of two (1 year) extensions.

Trustee Spacone ask staff for more information on Agenda Item #5H and Dir. Caputo clarified the fireworks agreement.

**Recommended Action:** A motion was made by Mayor Poynton, seconded by Trustee Weider, to approve the Consent Agenda as presented.

AYES: 6 Trustees Beaudoin, Euker, Gannon, Spacone, Sprawka, Weider.

NAYS: 0

ABSENT: 0

MOTION CARRIED.

**6. OLD BUSINESS**

None at this time.

**7. NEW BUSINESS**

**A. Courtesy Review with Journey Cremation for the Establishment of Direct Cremation Services at 708 Telser Road**

**Summary:** Mr. Paul Chapman, associated with Journey Cremation is proposing the establishment of direct cremation services at 708 Telser Road in the Lake Zurich Industrial Park. The Applicant seeks to occupy a 1,653 square-foot tenant space at the subject property. The land use for crematories is not provided for in the *I-Industrial Zoning District* and as such would require a text amendment to the Zoning Code to be allowed.

“Direct Cremation” by definition, takes place when the deceased is taken directly into the care of the crematorium without any visitation or funeral service. Upon completion of the process, the remains are either delivered by the company or returned via USPS mailing protocol back to the source such as the funeral home or directly to the deceased successors.

Dir. Of Community Development Sarosh Saher introduced Mr. Paul Chapman and Mr. Steve Cook from Journey Cremations who then gave their presentation of the proposal. They then answered the Board’s questions. Dir. Saher also answered the Board’s questions on zoning and Special Use Permit.

**Recommended Action:** This is a non-voting item at this time. The business owner and Village Staff seek to understand the Board’s preferences towards the proposal.

Consensus by the Board was positive on the proposal.

**B. Implementation of a Non-Motorized Watercraft Season Pass for Lake Zurich Residents to Access the Lake**

**Summary:** The Village of Lake Zurich has traditionally offered daily non-motorized boat permits for residents only during the boating season, which runs each year from April 1<sup>st</sup> to October 1<sup>st</sup>. This allows residents to enjoy the lake by launching watercraft from Paulus Park, including kayaks, canoes, paddle boats, windsurfers, row boats, and long boards. Daily usage permits for non-motorized boat access cost \$5 and are available at the Barn during normal business hours or Paulus Park Beach during hours of operation.

Staff has received several requests over the past few years inquiring about a season pass, in addition to the daily pass. At the February 9, 2021 Park and Recreation Advisory Board meeting, members voted in favor of implementing a non-motorized watercraft season pass for Lake Zurich residents only with a fee of \$25 per watercraft.

Park and Rec. Dir. Bonnie Caputo stated that this proposal was at the request of residents.

**PUBLIC COMMENT**

Mayor Poynton read an emails from:

Brian Madsen, Orchards subdivision, addressed his email in support of the proposal.

Lee Plate, Sandy Pointe HOA President, addressed his email on his concerns on non-motorised watercraft and specifically windsurfers.

Alaina Murawski, LPOA member, addressed the Board on her concerns on non-motorised watercraft in the wake zone and enforcing the rules.

Jim Rock, 595 Cortland Dr., addressed the Board on his support of the proposal, congratulated the Recreation staff on the OSLAD grant and the canoe etc. launch.

The Board then commented and discussed the proposed permits and the language of the rules and regulations to be followed. There were suggestions to define wake areas, hours, residents only plus business owners, among other suggestions.

Mayor Poynton then suggested that the item be tabled until the next meeting so that the legal language is clean and ready for the summer season.

**Recommended Action:** A motion was made by Mayor Poynton, seconded by Trustee Euker, to table the implementation of a non-motorized watercraft seasons pass for Lake Zurich residents accompanied by a \$25 fee per watercraft to the next meeting.

AYES: 6 Trustees Beaudoin, Euker, Gannon, Spacone, Sprawka, Weider.

NAYS: 0

ABSENT: 0

MOTION CARRIED.

**8. TRUSTEE REPORTS**

There were none.

**9. VILLAGE STAFF REPORTS**

**A. Monthly Data Metric Reports**



Village of Lake Zurich Board of Trustees Regular Meeting, Monday, April 19<sup>th</sup> 2021 5

#### **PRESIDENT'S REPORT**

Mayor Poynton read a Certificate of Appreciation for Catherine Williams, an 11 year member of the Police Pension Board, and thanked her for her service to the Community.

Mayor Poynton read a Certificate of Appreciation for Trustee Jim Beaudoin for his 8 years of service on the Board of Trustees, and thanked him for his service to the Village of Lake Zurich.

#### **10. EXECUTIVE SESSION called for the purpose of:**

- 5 ILCS 120 / 2 (c) (21) Approval of Executive Session minutes and
- 5 ILCS 120/2 (c) (11) Pending or Imminent Litigation

Motion was made by Trustee Sprawka, seconded by Trustee Beaudoin, to adjourn to Executive Session for the purpose of 5 ILCS 120 / 2 (c) (21) approval of executive session minutes and 5 ILCS 120/2 (c) (11) Pending or Imminent Litigation

AYES: 6 Trustees Beaudoin, Euker, Gannon, Spacone, Sprawka, Weider.

NAYS: 0

ABSENT: 0

MOTION CARRIED.

Meeting adjourned at 8.30pm

Meeting reconvened at 9.12pm

Called to order by Mayor Poynton.

**ROLL CALL:** Mayor Thomas Poynton, Trustee Jim Beaudoin, Trustee Mary Beth Euker, Trustee Janice Gannon, Trustee Marc Spacone, Trustee Jonathan Sprawka, Trustee Greg Weider. Also in attendance: Village Manager Ray Keller, Village Atty. Scott Uhler, H.R. Dir. Doug Gibson, Dir. of Innovation Michael Duebner.

#### **11. ADJOURNMENT**

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

AYES: 6 Trustees Beaudoin, Euker, Gannon, Spacone, Sprawka, Weider.

NAYS: 0

ABSENT: 0

MOTION CARRIED.

Meeting adjourned at 9.14pm

Respectfully Submitted by:

Kathleen Johnson, Village Clerk.

Approved by:

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

\_\_\_\_\_  
Date.



**VILLAGE OF LAKE ZURICH**  
WARRANT REPORT - 5/03/2021  
**\$717,764.17**

<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
<b>Fund 101 GENERAL</b>				
Dept 00000				
101-00000-15001	PREPAID EXPENDITURES	EVERBRIDGE INC	COMMUNITY NOTIFICATION SERVICE - 2020	1,595.00
101-00000-21101	ACCOUNTS PAYABLE	BIMBO BAKERY	ESC REF - 845 TELSER RD	801.97
101-00000-21202	AMBULANCE FEES PAYABLE	MEDICARE B ILLINOIS	AMB REF - PINEDA, J - DOS 12/4/2020, #1002885	270.68
101-00000-21455	BUILDING DEPOSIT PAYABLES	MOENNING, DONALD F	BD PAYMENT REF - PERMIT #PB21-0397	30.00
101-00000-22501	ER - UNDISTRIBUTED LIFE INS	I P B C	IPBC INS COVERAGE - APRIL 2021	712.31
101-00000-24402	SUSPENDED REVENUE	MENARDS MOUNT PROSPECT MT PROSPE	WRG CARD USED - REFUNDED	164.99
Total For Dept 00000				3,574.95
Dept 11006 LEGISLATIVE MAYOR & BOARD				
101-11006-51654	MEMBERSHIPS & SUBSCRIP	LAKE COUNTY MUNICIPAL LEAGUE	ANNUAL DUES	1,624.55
Total For Dept 11006 LEGISLATIVE MAYOR & BOARD				1,624.55
Dept 12001 VILLAGE ADMIN ADMINISTRATION				
101-12001-52201	VILLAGE ATTORNEY	KLEIN THORPE & JENKINS	LEGAL SERVICES - 2/28/2021	5,175.00
101-12001-52202	LITIGATION	KLEIN THORPE & JENKINS	LEGAL SERVICES - 2/28/2021	198.00
101-12001-52202	LITIGATION	MAGDZIARZ GROUP, INC	PROPERTY APPRAISAL SERVICES	2,236.63
Total For Dept 12001 VILLAGE ADMIN ADMINISTRATION				7,609.63
Dept 12120 VILLAGE ADMIN HUMAN RESOURCES				
101-12120-54305	EMPLOYEE EXAMS	ADVOCATE OCCUPATIONAL HEALTH	NEW EMPLOYEE EXAMS	751.00
Total For Dept 12120 VILLAGE ADMIN HUMAN RESOURCES				751.00
Dept 13001 FINANCE ADMINISTRATION				
101-13001-52111	OTHER PROFESSIONAL SVCS	GFOA	JOB POSTING - SENIOR ACCT	150.00
101-13001-52111	OTHER PROFESSIONAL SVCS	ILLINOIS GFOA	JOB POSTING - SENIOR ACCT	250.00
101-13001-52111	OTHER PROFESSIONAL SVCS	LEAGUE OF WISCONSIN MUNICIPALITIES	JOB POSTING - SENIOR ACCT	150.00
101-13001-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	PAPER, BINDERS, FOLDERS	118.63
101-13001-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	SPACE HEATER	42.13
Total For Dept 13001 FINANCE ADMINISTRATION				710.76

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**\$717,764.17**

<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
Dept 17001 TECHNOLOGY ADMINISTRATION				
101-17001-52704	MAINT-EQUIPMENT	TOSHIBA BUSINESS SOLUTIONS, USA	REC COPIES - JAN TO MAR 2021	753.47
101-17001-53203	TELEPHONE & DATA SVCS	COMCAST CABLE COMMUNICATIONS MGM	COMBINED INTERNET - APR/MAY	4,581.44
101-17001-53203	TELEPHONE & DATA SVCS	CALL ONE, INC	ANALOG LINES - APR 2021	1,391.89
101-17001-56601	CAPITAL LEASE	TOSHIBA FINANCIAL SERVICES	FINANCE COPIER LEASE	192.31
101-17001-56601	CAPITAL LEASE	TOSHIBA FINANCIAL SERVICES	FIRE COPIER LEASE	119.50
		Total for Dept 17001 TECHNOLOGY ADMINISTRATION		7,038.61
Dept 24001 POLICE ADMINISTRATION				
101-24001-50301	SWORN PENSION COSTS	LZ POLICE PENSION FUND	P-TAX PENSION YE TRUE UP 2019 LEVY	431.96
101-24001-51652	TRAINING AND MEETINGS	NORTHWEST POLICE ACADEMY	TRAINING - HUSAK ANDERSON JOHNSON	100.00
101-24001-52701	MAINT-BLDGS & GROUNDS	ESSCOE LLC	DOOR CODE MAINTENANCE	621.25
101-24001-53203	TELEPHONE & DATA SVCS	COMCAST CABLE COMMUNICATIONS MGM	CABLE - PD	31.47
101-24001-53209	UNIFORMS	GALL'S, LLC	JOHNSON - HOLSTER	48.70
101-24001-53401	CUSTODIAL SUPPLIES	HOME DEPOT CREDIT SERVICES	SIMPLE GREEN CLEANING SOLUTION	9.97
		Total For Dept 24001 POLICE ADMINISTRATION		1,243.35
Dept 24210 POLICE OPERATIONS				
101-24210-50301	SWORN PENSION COSTS	LZ POLICE PENSION FUND	P-TAX PENSION YE TRUE UP 2019 LEVY	2,389.01
101-24210-51652	TRAINING AND MEETINGS	IL TACTICAL OFFICERS ASSOCIATION	BALLISTIC SHIELD COURSE - STRUGA	430.00
101-24210-51652	TRAINING AND MEETINGS	NORTHWEST COMMUNITY HEALTH SVC	CPR CARDS - 50	850.00
101-24210-51652	TRAINING AND MEETINGS	WORLD POINT ECC	CPR TRAINING MANUALS	771.08
101-24210-51654	MEMBERSHIPS & SUBSCRIP	IACP	MEMBERSHIP - FROST	100.00
101-24210-52703	MAINT-VEHICLES	RACEWAY CAR WASH INC	CAR WASHES - SQUADS (78)	663.00
101-24210-53209	UNIFORMS	GALL'S, LLC	BRADSTREET - BELT	70.30
101-24210-53209	UNIFORMS	GALL'S, LLC	BRADSTREET - KEEPERS	23.50
101-24210-53209	UNIFORMS	GALL'S, LLC	HOOPS/SIEBER - TASER HOLSTER	87.40
101-24210-53209	UNIFORMS	GALL'S, LLC	MAHANNA - PANTS	109.20
101-24210-53209	UNIFORMS	MAHANNA, JOE	RONIN - DUTY BELT	204.00
101-24210-53209	UNIFORMS	MAHANNA, JOE	5.11 PANTS	149.97
101-24210-53209	UNIFORMS	MAHANNA, JOE	HIGH SPEED - DUTY POUCHES	242.54
101-24210-53209	UNIFORMS	RAY O'HERRON COMPANY INC.	PANTS SHIRTS - MCCORMACK	289.94

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<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
Total For Dept 24210 POLICE OPERATIONS				6,379.94
Dept 24230 POLICE CRIME PREVENTION				
101-24230-50301	SWORN PENSION COSTS	LZ POLICE PENSION FUND	P-TAX PENSION YE TRUE UP 2019 LEVY	413.78
101-24230-53209	UNIFORMS	GALL'S, LLC	PILASKI - PANTS, SHIRTS	369.41
Total For Dept 24230 POLICE CRIME PREVENTION				783.19
Dept 24240 POLICE INTERGOVERNMENTAL				
101-24240-50301	SWORN PENSION COSTS	LZ POLICE PENSION FUND	P-TAX PENSION YE TRUE UP 2019 LEVY	233.47
Total For Dept 24240 POLICE INTERGOVERNMENTAL				233.47
Dept 25001 FIRE ADMINISTRATION				
101-25001-50301	SWORN PENSION COSTS	LZ FIRE PENSION FUND	P-TAX PENSION YE TRUE UP 2019 LEVY	427.15
101-25001-52203	LABOR ATTORNEY	CLARK BAIRD SMITH LLP	LEGAL SERVICES - MAR	6,750.00
101-25001-53203	TELEPHONE & DATA SVCS	COMCAST CABLE COMMUNICATIONS MGMT	COMBINED INTERNET - APR/MAY	3,665.15
101-25001-53203	TELEPHONE & DATA SVCS	CALL ONE, INC	ANALOG LINES - APR 2021	172.04
101-25001-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	PAPER - STA #1	30.99
101-25001-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	INDEX BINDERS, SPRAY CLEANER	6.88
101-25001-53210	SMALL TOOLS & EQUIP	AMAZON.COM SALES, INC	DC to AC CAR ADAPTOR	9.99
101-25001-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	LIGHT BULBS FOR STATIONS	13.50
101-25001-53211	OTHER SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	PAPER TOWELS - STA # 2	53.98
101-25001-53211	OTHER SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	FOAMING GLASS CLEANER	13.40
101-25001-53211	OTHER SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	TOILET PAPER, Z FOLDS, PAPER TOWELS - STA #4	197.92
101-25001-53211	OTHER SUPPLIES	ZEP SALES & SERVICE INC.	ZEP LEMONEX, GLASS CLEANER, DZ-7	27.09
101-25001-53211	OTHER SUPPLIES	ZEP SALES & SERVICE INC.	BLUE/YELLOW PRO CLEANER, SPRAY BOTTLES	90.63
101-25001-53405	BLDG & GROUND MAINT SUPP	SUPPLYHOUSE, LLC	ICE MAKE WATER FILTERS	162.86
101-25001-53405	BLDG & GROUND MAINT SUPP	AMAZON.COM SALES, INC	FILTERS FOR STATIONS	33.00
101-25001-53405	BLDG & GROUND MAINT SUPP	AMAZON.COM SALES, INC	LIGHT BULBS FOR STATIONS	24.29
101-25001-56601	CAPITAL LEASE	TOSHIBA FINANCIAL SERVICES	FIRE COPIER LEASE	119.50
Total For Dept 25001 FIRE ADMINISTRATION				11,798.37

**VILLAGE OF LAKE ZURICH**  
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**\$717,764.17**

<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
Dept 25310 FIRE EMERGENCY MANAGEMENT				
101-25310-51654	MEMBERSHIPS & SUBSCRIP	AMERICAN HEART SHOPCPR 888-242-8	CPR CARDS	95.39
101-25310-52111	OTHER PROFESSIONAL SVCS	EVERBRIDGE INC	COMMUNITY NOTIFICATION SERVICE - 2020	3,190.00
101-25310-53211	OTHER SUPPLIES	HOME DEPOT CREDIT SERVICES	CO DETECTORS	59.88
Total For Dept 25310 FIRE EMERGENCY MANAGEMENT				3,345.27
Dept 25320 FIRE FIRE SUPPRESSION				
101-25320-50301	SWORN PENSION COSTS	LZ FIRE PENSION FUND	P-TAX PENSION YE TRUE UP 2019 LEVY	3,910.38
101-25320-51652	TRAINING AND MEETINGS	NIPSTA	VEHICLE MACHINERY TECHNICIAN - BENE	2,000.00
101-25320-51652	TRAINING AND MEETINGS	VILLAGE OF ROMEOVILLE	COMMAND OFFICER ACADEMY - SANTOYO, YEE	1,100.00
101-25320-52707	MAINT-OTHER	INTL FIRE EQUIPMENT	SCBA TANK HYDROTEST	32.90
101-25320-53209	UNIFORMS	FIREGROUND SUPPLY	STRUCTURAL FIREFIGHTING BOOTS	735.50
101-25320-53210	SMALL TOOLS & EQUIP	TASK FORCE 1, INC	NOZZLE REPAIR KIT	145.10
101-25320-53407	EQUIP MAINT PART&SUPPLIE	MUNICIPAL EMERGENCY SERVICES, INC	FIREHOUSE DECALS - SCBA	366.80
Total For Dept 25320 FIRE FIRE SUPPRESSION				8,290.68
Dept 25330 FIRE EMS				
101-25330-51651	LICENSING/CERTIFICATIONS	IL DEPT OF PUBLIC HEALTH	AMBULANCE LICENSE FEE	102.25
101-25330-53211	OTHER SUPPLIES	AMERICAN GASES CORP	OXYGEN RENTAL	82.34
Total For Dept 25330 FIRE EMS				184.59
Dept 25340 FIRE SPECIAL RESCUE				
101-25340-55254	MACHINERY & EQUIPMENT	MUNICIPAL EMERGENCY SERVICES, INC	ESCAPE PACKS (2)	1,334.00
101-25340-55254	MACHINERY & EQUIPMENT	ROCK RIVER SPORTS LLC	SWIFTWATER EQUIPMENT	293.70
Total For Dept 25340 FIRE SPECIAL RESCUE				1,627.70
Dept 28001 COMMUNITY DEVELOPMENT ADMINISTRATION				
101-28001-51651	LICENSING/CERTIFICATIONS	AMERICAN PLANNING ASSOC-IL CHAPTER	APA & AICP MEMB RENEWAL	724.00
101-28001-51653	BOOKS & PUBLICATIONS	AMERICAN PLANNING ASSOC-IL CHAPTER	APA & AICP MEMB RENEWAL	95.00
101-28001-52111	OTHER PROFESSIONAL SVCS	PADDOCK PUBLICATIONS INC	65 OAKWOOD LEGAL AD	209.30
101-28001-52111	OTHER PROFESSIONAL SVCS	PADDOCK PUBLICATIONS INC	300-320 N RAND DEVELOPMENT	333.50
101-28001-52111	OTHER PROFESSIONAL SVCS	LAKE COUNTY RECORDER	MARCH RECORDINGS	103.00

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101-28001-52111	OTHER PROFESSIONAL SVCS	LAKE COUNTY TREASURER	JANUARY 2021 BUILDING SERVICES	6,359.42
101-28001-52111	OTHER PROFESSIONAL SVCS	LAKE COUNTY TREASURER	FEBRUARY 2021 BUILDING SERVICES	7,507.72
101-28001-52111	OTHER PROFESSIONAL SVCS	LAKE COUNTY TREASURER	MARCH 2021 BUILDING SERVICES	10,892.51
101-28001-52111	OTHER PROFESSIONAL SVCS	THOMPSON ELEVATOR INSP SERVICE INC	SEMI-ANNUAL ELEVATOR INSPECTION	43.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	BRIERWOODS EST SUBDV	277.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	MAY WHITNEY SCHOOL	2,777.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	14 S SHORE LN	81.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	SETH PAINE ELEMENTARY	272.25
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	300 IL RTE 22 LIFE STORAGE	2,165.50
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	WILDWOOD ESTATES	760.50
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	CANTERBURY EST - HOUSELINE	1,500.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	ARMENTROUT PROP - HONEY LAKE RD	1,042.50
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	410 TELSER RD - PARKING EXT	1,743.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	AVERY RIDGE SUBDV	2,237.50
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	AVERY RIDGE SUBDV - HOUSELINE	2,250.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	BLDG PERMIT REV 2021	500.25
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	BLOCK G	1,143.25
Total For Dept 28001 COMMUNITY DEVELOPMENT ADMINISTRATION				43,017.20
Dept 36001 PUBLIC WORKS ADMINISTRATION				
101-36001-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 04-08	62.14
101-36001-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 04-15	55.84
101-36001-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 04-22	62.14
101-36001-52111	OTHER PROFESSIONAL SVCS	BLACKBURN MANUFACTURING CO.	PIN MARKING FLAGS	34.50
101-36001-52602	WASTE REMOVAL	SAFETY-KLEEN CORPORATION	WASTE OIL REMOVAL	217.00
101-36001-52701	MAINT-BLDGS & GROUNDS	CINTAS CORPORATION #2	UNIFORMS/MATS 04-08	53.27
101-36001-52701	MAINT-BLDGS & GROUNDS	CINTAS CORPORATION #2	UNIFORMS/MATS 04-15	53.27
101-36001-52701	MAINT-BLDGS & GROUNDS	CINTAS CORPORATION #2	UNIFORMS/MATS 04-22	87.87
101-36001-52701	MAINT-BLDGS & GROUNDS	CRYSTAL MAINTENANCE PLUS CORP	CLEANING SVC - MAY 2021	3,030.00
101-36001-52701	MAINT-BLDGS & GROUNDS	INTL FIRE EQUIPMENT	FD SPRINKLER SYSTEM MAINT	6,727.50
101-36001-52701	MAINT-BLDGS & GROUNDS	MARTIN ENTERPRISES HEATING/AIR COND	505 HVAC BEARINGS	75.00

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101-36001-52701	MAINT-BLDGS & GROUNDS	MC NELLY SERVICE, INC	DOOR INSTALL PD	4,436.20
101-36001-52701	MAINT-BLDGS & GROUNDS	MEADE, INC	EVP REPAIR	998.13
101-36001-52701	MAINT-BLDGS & GROUNDS	MGN LOCK-KEY & SAFES INC.	REKEY PD	87.70
101-36001-52701	MAINT-BLDGS & GROUNDS	MGN LOCK-KEY & SAFES INC.	REKEY PD ETSB	47.60
101-36001-52702	MAINT-LAWN & LANDSCAPING	THE TREE MEDIX, LLC	FERT AND WEED CONTROL - DEPOSIT	5,000.00
101-36001-53209	UNIFORMS	ELEGANT EMBROIDERY INC	SHORT SLEEVE SHIRTS	600.50
101-36001-53401	CUSTODIAL SUPPLIES	VALDES, LLC	BAGS, MULTIFOLD, HAND CLEANER	139.30
101-36001-53405	BLDG & GROUNDS SUPPLIES	CHICAGO FILTER SUPPLY, INC	FILTERS	150.52
101-36001-53405	BLDG & GROUNDS SUPPLIES	HOME DEPOT CREDIT SERVICES	TAPE	8.97
101-36001-53405	BLDG & GROUNDS SUPPLIES	HOME DEPOT CREDIT SERVICES	VH BUILDING MAINT	81.80
101-36001-53405	BLDG & GROUNDS SUPPLIES	AMAZON.COM SALES, INC	EXHAUST FAN STA#1	127.89
101-36001-54303	LEGAL NOTICE/PUBLISHING	APWA	MAINT. WORKER - JOB POSTING	325.00
101-36001-55254	MACHINERY & EQUIPMENT	FIMCO INC	WATERING SYSTEM	306.31
Total For Dept 36001 PUBLIC WORKS ADMINISTRATION				22,768.45
Dept 36420 PUBLIC WORKS PARK MAINTENANCE				
101-36420-52701	MAINT-BLDGS & GROUNDS	ANDERSON PEST SOLUTIONS	PAULUS PK PEST CONTROL - MAY	76.40
101-36420-52701	MAINT-BLDGS & GROUNDS	ANDERSON PEST SOLUTIONS	BUFFALO CREEK PEST CONTROL - MAY	70.20
101-36420-52701	MAINT-BLDGS & GROUNDS	CINTAS CORPORATION #2	UNIFORMS/MATS 04-22	61.78
101-36420-52701	MAINT-BLDGS & GROUNDS	CRYSTAL MAINTENANCE PLUS CORP	CLEANING SVC - MAY 2021	1,445.00
101-36420-53201	ELECTRICITY	COMMONWEALTH EDISON	WICKLOW	20.18
101-36420-53401	CUSTODIAL SUPPLIES	VALDES, LLC	BAGS, MULTIFOLD, HAND CLEANER	139.30
101-36420-53405	BLDG & GROUND MAINT SUPP	CHICAGO FILTER SUPPLY, INC	FILTERS	107.00
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	LIFE RING HOOK	12.96
101-36420-54306	EQUIPMENT RENTAL	SERVICE SANITATION, INC	CHESTNUT PORT-O-POTTY	145.05
Total For Dept 36420 PUBLIC WORKS PARK MAINTENANCE				2,077.87
Dept 36471 PUBLIC WORKS FLEET SERVICES				
101-36471-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 04-08	43.70
101-36471-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 04-15	48.92
101-36471-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 04-22	46.12

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101-36471-52111	OTHER PROFESSIONAL SVCS	MIKE'S TOWING, INC	SAFETY INSPECTIONS	1,151.00
101-36471-52111	OTHER PROFESSIONAL SVCS	MIKE'S TOWING, INC	SAFETY INSPECTION	71.00
101-36471-52118	SOFTWARE MAINTENANCE	AUTO ZONE OPERATIONS, INC	ALLDATA SOFTWARE RENEWAL	1,500.00
101-36471-52703	MAINT-VEHICLES	ALTORFER INDUSTRIES, INC	GENERATOR REPAIRS	7,073.19
101-36471-52703	MAINT-VEHICLES	INTL FIRE EQUIPMENT	EXTINGUISHER RECHARGE	49.07
101-36471-52703	MAINT-VEHICLES	RACEWAY CAR WASH INC	CAR WASH - 1ST QTR 2021	59.50
101-36471-52703	MAINT-VEHICLES	RACEWAY CAR WASH INC	CAR WASH - 1ST QTR 2021	42.50
101-36471-52703	MAINT-VEHICLES	RUNNION EQUIPMENT COMPANY	OSHA INSPECTION	845.98
101-36471-52703	MAINT-VEHICLES	INTL FIRE EQUIPMENT	ANNUAL FIRE EXT MAINT BAL	0.02
101-36471-53210	SMALL TOOLS & EQUIP	AMAZON.COM SALES, INC	IMPACT REPAIR KIT	30.75
101-36471-53211	OTHER SUPPLIES	AIRGAS USA, LLC	TORCH GAS	135.59
101-36471-53211	OTHER SUPPLIES	FASTENAL COMPANY	GRINDING WHEEL	17.96
101-36471-53211	OTHER SUPPLIES	HOME DEPOT CREDIT SERVICES	BEAM CLAMP	10.20
101-36471-53211	OTHER SUPPLIES	NAPA AUTO PARTS	THREADLOCK	12.70
101-36471-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	POR15 333	165.38
101-36471-53406	AUTO PARTS & SUPPLIES	AMAZON.COM SALES, INC	SPOT LIGHT	40.49
101-36471-53406	AUTO PARTS & SUPPLIES	AMAZON.COM SALES, INC	CREDIT-PARTS RETURN	(40.80)
101-36471-53406	AUTO PARTS & SUPPLIES	EMERGENCY RESPONDER PRODUCTS, LLC	TURN SIGNAL LIGHT 215	229.99
101-36471-53406	AUTO PARTS & SUPPLIES	NATIONAL FLEET PARTS, INC	TAIL LIGHT 215	165.30
101-36471-53406	AUTO PARTS & SUPPLIES	ACME TRUCK BRAKE & SUPPLY CO	DRAIN VALVE	8.00
101-36471-53406	AUTO PARTS & SUPPLIES	ACME TRUCK BRAKE & SUPPLY CO	HEATER HOSE	21.30
101-36471-53406	AUTO PARTS & SUPPLIES	FOSTER COACH SALES INC.	DOOR PARTS	375.22
101-36471-53406	AUTO PARTS & SUPPLIES	LEACH ENTERPRISES INC.	CHAMBER	83.95
101-36471-53406	AUTO PARTS & SUPPLIES	MACQUEEN EQUIPMENT, LLC	RADIATOR 215	4,928.83
101-36471-53406	AUTO PARTS & SUPPLIES	MACQUEEN EQUIPMENT, LLC	HOSE	60.84
101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	SENSOR 212	202.31
101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	CREDIT - CORE DEP	(18.00)
101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	CREDIT - AIRE DOOR ACTUATOR	(15.18)
101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	FILTERS	139.47
101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	CREDIT - CORE DEP	(54.00)
101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	CREDIT - WARRANTY	(13.11)
101-36471-53406	AUTO PARTS & SUPPLIES	SUBURBAN ACCENTS, INC	DECALS	76.50



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101-36471-53407	EQUIP MAINT PART&SUPPLIE	AMAZON.COM SALES, INC	CREDIT-PARTS RETURN	19.99
101-36471-53407	EQUIP MAINT PART&SUPPLIE	ADAMS STEEL SERVICE & SUPPLY, INC	STEEL	72.00
101-36471-53407	EQUIP MAINT PART&SUPPLIE	ARLINGTON POWER EQUIPMENT	CHAIN SAW CHAIN	38.24
101-36471-53407	EQUIP MAINT PART&SUPPLIE	DULTMEIER SALES LLC	ELBOW	45.79
101-36471-53407	EQUIP MAINT PART&SUPPLIE	INTERSTATE ALL BATTERY CENTER	BATTERY	48.49
101-36471-53407	EQUIP MAINT PART&SUPPLIE	NAPA AUTO PARTS	CREDIT - CORE DEP	(27.00)
101-36471-53407	EQUIP MAINT PART&SUPPLIE	NAPA AUTO PARTS	FILTER	10.76
101-36471-53407	EQUIP MAINT PART&SUPPLIE	NAPA AUTO PARTS	FUEL LINE	4.16
101-36471-53407	EQUIP MAINT PART&SUPPLIE	NAPA AUTO PARTS	LENS	46.60
101-36471-53407	EQUIP MAINT PART&SUPPLIE	NAPA AUTO PARTS	LIGHT BAR	40.53
101-36471-53407	EQUIP MAINT PART&SUPPLIE	NAPA AUTO PARTS	BULBS	35.82
101-36471-53407	EQUIP MAINT PART&SUPPLIE	NAPA AUTO PARTS	BATTERY	137.45
101-36471-53407	EQUIP MAINT PART&SUPPLIE	NAPA AUTO PARTS	PLUG	2.69
101-36471-53407	EQUIP MAINT PART&SUPPLIE	NIFTYLIFT INC	BATTERY CHARGER	1,174.46
101-36471-53414	CHEMICALS	NAPA AUTO PARTS	CARB CLEANER	6.38
101-36471-53415	FUELS	BELL FUELS SERVICE CO	FUEL 4/20	7,768.15
101-36471-53415	FUELS	BELL FUELS SERVICE CO	FUEL 4/20	8,118.09
101-36471-53418	LUBRICANTS & FLUIDS	NAPA AUTO PARTS	RV ANTIFREEZE	46.64
101-36471-53418	LUBRICANTS & FLUIDS	NAPA AUTO PARTS	PS FLUID	37.12
		Total For Dept 36471 PUBLIC WORKS FLEET SERVICES		35,121.05
Dept 67001 RECREATION ADMINISTRATION				
101-67001-53212	PROGRAM SUPPLIES	FRANKENSTITCH PROMOTIONS, LLC	PARK SIGN CUTTING	200.00
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		230.00
Dept 67920 RECREATION SPECIAL RECREATION				
101-67920-52116	SRA PROGRAMS	HOMER INDUSTRIES INC.	PLAYGROUND SURFACING	1,360.00
101-67920-52116	SRA PROGRAMS	HOMER INDUSTRIES INC.	PLAYGROUND SURFACING	1,360.00
		Total For Dept 67920 RECREATION SPECIAL RECREATION		2,720.00

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Dept 67935 RECREATION DANCE				
101-67935-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	FLOOR MOP FOR BCA PPE	17.99
101-67935-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	OPEN FACE GUARDS - RECITAL	14.99
101-67935-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	DISPOSABLE FACE MASKS - RECITAL	71.43
101-67935-53213	FUNDRAISING EXPENSES	DES PLAINES PARK DISTR 847-39157	DANCE IDOL COMPETITION MAY14-16, 2021	1,395.00
		Total For Dept 67935 RECREATION DANCE		1,499.41
Dept 67940 RECREATION PRESCHOOL				
101-67940-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	WHITE PAINT	18.96
		Total For Dept 67940 RECREATION PRESCHOOL		18.96
Dept 67945 RECREATION YOUTH PROGRAMS				
101-67945-52115	RECREATION PROGRAM SERVICE	MUSIC IN THE BOX, INC	MUSIC MASTERS 5 PART SPRING II	306.00
		Total For Dept 67945 RECREATION YOUTH PROGRAMS		306.00
Dept 67965 RECREATION ATHLETICS				
101-67965-52115	RECREATION PROGRAM SERVICE	HOT SHOTS SPORTS	WINTER II SPORTS	336.00
		Total For Dept 67965 RECREATION ATHLETICS		336.00
Dept 67985 RECREATION FITNESS				
101-67985-52115	RECREATION PROGRAM SERVICE	KONDIC, JENNIFER	FITNESS CONTRACTOR - SPR '21	492.80
		Total For Dept 67985 RECREATION FITNESS		492.80
		<b>Total For Fund 101 GENERAL</b>		<b>163,783.80</b>
<b>Fund 202 MOTOR FUEL TAX</b>				
Dept 36001 PUBLIC WORKS ADMINISTRATION				
202-36001-53201	ELECTRICITY	COMMONWEALTH EDISON	STREETLIGHT ELECTRIC	339.79
202-36001-55253	INFRASTRUCTURE IMPROVEMT	TRAFFIC CONTROL & PROTECTION INC	SIGNS	4,176.29
		Total For Dept 36001 PUBLIC WORKS ADMINISTRATION		4,516.08
		<b>Total For Fund 202 MOTOR FUEL TAX</b>		<b>4,516.08</b>

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<b>Fund 207 SPECIAL EVENTS FUND</b>				
Dept 00000				
207-00000-22501	ER - UNDISTRIBUTED LIFE INS	I P B C	IPBC INS COVERAGE - APRIL 2021	4.09
		Total For Dept 00000		4.09
Dept 67699 RECREATION MISC SPECIAL EVENTS				
207-67699-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	BUNNY COSTUME	70.99
207-67699-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	BASKET & CANDY	201.34
207-67699-53212	PROGRAM SUPPLIES	DOLLAR TREE ECOMM 877-530-8	BWB - EASTER CANDY, TABLECLOTHS, CUTLERY	35.00
207-67699-53212	PROGRAM SUPPLIES	OFFICE DEPOT	BWB - TOTES	49.95
		Total For Dept 67699 RECREATION MISC SPECIAL EVENTS		357.28
<b>Total For Fund 207 SPECIAL EVENTS FUND</b>				<b>361.37</b>
<b>Fund 227 DISPATCH CENTER</b>				
Dept 00000				
227-00000-15001	PREPAID EXPENDITURES	PRIORITY DISPATCH CORP	PRIORITY DISPATCH ANNUAL MAINTENANCE	2,448.00
227-00000-22501	ER - UNDISTRIBUTED LIFE INS	I P B C	IPBC INS COVERAGE - APRIL 2021	72.97
		Total For Dept 00000		2,520.97
Dept 24220 POLICE DISPATCH				
227-24220-50301	SWORN PENSION COSTS	LZ POLICE PENSION FUND	P-TAX PENSION YE TRUE UP 2019 LEVY	47.94
227-24220-51651	LICENSING/CERTIFICATIONS	NATIONAL ACADEMIES OF 801-363-9	EMD RE-CERTIFICATIONS	330.00
227-24220-51652	TRAINING AND MEETINGS	N E N A	NENA CONFERENCE - KROLL	539.00
227-24220-51652	TRAINING AND MEETINGS	N E N A	CENTER MANAGER COURSE - HARPER	1,000.00
227-24220-52118	SOFTWARE MAINTENANCE	PRIORITY DISPATCH CORP	PRIORITY DISPATCH ANNUAL MAINTENANCE	2,448.00
227-24220-53209	UNIFORMS	GALL'S, LLC	MJOEN - JACKET	156.92
227-24220-53209	UNIFORMS	GALL'S, LLC	STEFFY - POLO SHIRT	51.72
		Total For Dept 24220 POLICE DISPATCH		4,573.58
<b>Total For Fund 227 DISPATCH CENTER</b>				<b>7,094.55</b>

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<b>Fund 405 NHR CAPITAL PROJECTS</b>				
Dept 36001 PUBLIC WORKS ADMINISTRATION				
405-36001-53416	CONCRETE & ASPHALT	FISCHER BROS FRESH CONCRETE, INC.	CONCRETE 4/15	1,050.13
405-36001-55253	INFRASTRUCTURE IMPROVEMT	SUBURBAN CONCRETE INC	2021 CONCRETE PROGRAM	164,805.86
Total For Dept 36001 PUBLIC WORKS ADMINISTRATION				165,855.99
<b>Total For Fund 405 NHR CAPITAL PROJECTS</b>				<b>165,855.99</b>
<b>Fund 501 WATER &amp; SEWER</b>				
Dept 00000				
501-00000-21206	WATER BILLING REFUNDS	BRICKLER, JOSEPH	UB REF A/C #001102-02 FINAL	86.78
501-00000-21206	WATER BILLING REFUNDS	HORBACH, NATALIYA	UB REF A/C #004247-01 FINAL	48.29
501-00000-21206	WATER BILLING REFUNDS	KRAFT, JEREMY	UB REF A/C #001289-06 FINAL	37.30
501-00000-22501	ER - UNDISTRIBUTED LIFE INS	I P B C	IPBC INS COVERAGE - APRIL 2021	78.89
Total For Dept 00000				251.26
Dept 36001 PUBLIC WORKS ADMINISTRATION				
501-36001-51652	TRAINING AND MEETINGS	AWWA - IS	SPRING REGULATORY UPDATE REG	42.00
501-36001-52118	SOFTWARE MAINTENANCE	ADOBE INC	ADOBE SUBSCRIPTION	15.93
501-36001-52201	VILLAGE ATTORNEY	KLEIN THORPE & JENKINS	LEGAL SERVICES - 2/28/2021	575.00
501-36001-53209	UNIFORMS	CINTAS CORPORATION #2	UNIFORMS/MATS 04-08	31.74
501-36001-53209	UNIFORMS	CINTAS CORPORATION #2	UNIFORMS/MATS 04-15	26.52
501-36001-53209	UNIFORMS	CINTAS CORPORATION #2	UNIFORMS/MATS 04-22	26.52
501-36001-53209	UNIFORMS	ELEGANT EMBROIDERY INC	SHORT SLEEVE SHIRTS	400.00
501-36001-53203	TELEPHONE & DATA SVCS	CALL ONE, INC	ANALOG LINES - APR 2021	111.71
Total For Dept 36001 PUBLIC WORKS ADMINISTRATION				1,229.42
Dept 36550 PUBLIC WORKS WATER SERVICE				
501-36550-52113	ENGR/ARCHITECTURAL	ENGINEERING ENTERPRISES, INC	ENGINEERING SERVICES - 3/20	16,434.50
501-36550-52709	MAINT-METERS	HBK WATER METER SERVICE INC.	IND/COM METER TESTING 4/15/21	1,553.70

**VILLAGE OF LAKE ZURICH**  
WARRANT REPORT - 5/03/2021  
**\$717,764.17**

<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
501-36550-53202	NATURAL GAS	NICOR GAS COMPANY	NATURAL GAS - WELL #7	310.12
501-36550-53202	NATURAL GAS	NICOR GAS COMPANY	NATURAL GAS - WELL #8	296.36
501-36550-53202	NATURAL GAS	NICOR GAS COMPANY	NATURAL GAS - WELL #9	283.76
501-36550-53202	NATURAL GAS	NICOR GAS COMPANY	NATURAL GAS - WELL #12	302.79
501-36550-53210	SMALL TOOLS & EQUIP	HOME DEPOT CREDIT SERVICES	FRAMING AND HARDWARE MATERIALS/WELL 7 INTERIC	8.57
501-36550-53210	SMALL TOOLS & EQUIP	USA BLUEBOOK	2" PUMP DISCHARGE HOSE	136.34
501-36550-53210	SMALL TOOLS & EQUIP	USA BLUEBOOK	DUCTILE IRON CUT-OFF SAW BLADES	151.46
501-36550-53211	OTHER SUPPLIES	JOSEPH D FOREMAN & COMPANY, INC	HYDRANT PARTS	345.00
501-36550-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	FRAMING AND HARDWARE MATERIALS/WELL 7 INTERIC	63.78
501-36550-53411	INST & TELEMETRY P&S	CONCENTRIC INTEGRATION, LLC	WELL 10 PANELVIEW SCREEN REPLACEMENT/SITE VISIT	471.25
501-36550-53414	CHEMICALS	COMPASS MINERALS AMERICAN INC	BULK WTR COND SALT - WELL #9	2,342.40
Total For Dept 36550 PUBLIC WORKS WATER SERVICE				22,700.03
Dept 36560 PUBLIC WORKS SEWER SERVICE				
501-36560-52111	OTHER PROFESSIONAL SVCS	METROPOLITAN INDUSTRIES INC.	METROCLOUD MONITORING	360.00
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATIONS - 1160 THORNDALE	324.37
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATIONS - 805 CHURCH ST	24.52
Total For Dept 36560 PUBLIC WORKS SEWER SERVICE				708.89
<b>Total For Fund 501 WATER &amp; SEWER</b>				<b>24,889.60</b>
<b>Fund 601 MEDICAL INSURANCE</b>				
Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				
601-10001-52340	MEDICAL ADMIN FEE	I P B C	IPBC INS COVERAGE - APRIL 2021	122.63
601-10001-52340	MEDICAL ADMIN FEE	BASIC	FSA PLAN - APR 2021	97.65
601-10001-52340	MEDICAL ADMIN FEE	BASIC	COBRA PLAN - APR 2021	102.00
601-10001-52341	HEALTH INS. FIXED COSTS	I P B C	IPBC INS COVERAGE - APRIL 2021	192,778.92
601-10001-52342	LOCAL 150 HEALTH INS PRE	MIDWEST OPERATING ENG L/150	LOCAL 150 INSURANCE - JUNE 2021	38,858.00
601-10001-52342	LOCAL 150 HEALTH INS PRE	MIDWEST OPERATING ENG L/150	MAY 2021 INS - BONESTROO	799.00
Total For Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				232,758.20
<b>Total For Fund 601 MEDICAL INSURANCE</b>				<b>232,758.20</b>

**VILLAGE OF LAKE ZURICH**  
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**\$717,764.17**

<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
<b>Fund 603 RISK MANAGEMENT</b>				
Dept 00000				
603-00000-22501	ER - UNDISTRIBUTED LIFE INS	I P B C	IPBC INS COVERAGE - APRIL 2021	2.53
		Total For Dept 00000		2.53
Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				
603-10001-52114	LIABILITY INSURANCE CLAIMS	GRECO ELECTRIC	EMG ELECTRICAL REPAIRS - VH	8,235.87
603-10001-52114	LIABILITY INSURANCE CLAIMS	GRECO ELECTRIC	PANELBOARD REPLACEMENT	7,436.00
603-10001-52114	LIABILITY INSURANCE CLAIMS	INTERGOVERNMENTAL RISK MGMT AGENCY INS	CLAIMS - MARCH	1,516.79
603-10001-52114	LIABILITY INSURANCE CLAIMS	WHITE, DANE	REIMB - PLUMBING FEES	294.75
		Total For Dept 10001 GENERAL GOVERNMENT ADMINISTRATION		17,483.41
Dept 12125 RISK EVENT MANAGEMENT				
603-12125-53211	OTHER SUPPLIES	OFFICE DEPOT	OFFICE CHAIRS	578.91
603-12125-53212	PROGRAM SUPPLIES	DISCOUNT DANCE SUPPLY 800-451-5	PAINT	164.99
603-12125-53212	PROGRAM SUPPLIES	HOME DEPOT CREDIT SERVICES	REFRIGERATOR	1,979.00
		Total For Dept 12125 RISK EVENT MANAGEMENT		2,722.90
		<b>Total For Fund 603 RISK MANAGEMENT</b>		<b>20,208.84</b>
<b>Fund 615 EQUIPMENT REPLACEMENT</b>				
Dept 36001 PUBLIC WORKS ADMINISTRATION				
615-36001-55262	VEHICLES - FIRE	NATIONAL PRODUCTS INC	IPAD MOUNT 292	66.19
		Total For Dept 36001 PUBLIC WORKS ADMINISTRATION		66.19
		<b>Total For Fund 615 EQUIPMENT REPLACEMENT</b>		<b>66.19</b>
<b>Fund 710 PERFORMANCE ESCROW</b>				
Dept 00000				
710-00000-18651	PROJECT FEES SUSPENSE	KLEIN THORPE & JENKINS	LEGAL SERVICES - 2/28/2021	990.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	MIZDRAK A & KOZIARA S	BD PAYMENT REF - PERMIT #PB20-1138	1,020.00

**VILLAGE OF LAKE ZURICH**  
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<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
710-00000-21455	BUILDING DEPOSIT PAYABLES	PARSONS, KIMBERLY	BD PAYMENT REF - PERMIT #PB21-0213	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	POLYWKA GROUP LLC	BD PAYMENT REF - PERMIT #PB20-0261	3,625.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	PREM, FRANCIS & MERLIN	BD PAYMENT REF - PERMIT #PB21-0211	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	RZANKOWSKI, VOYTEK & MARGARET	BD PAYMENT REF - PERMIT #PB20-1282	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	TAYLOR, CYNTHIA	BD PAYMENT REF - PERMIT #PB21-0193	105.00
710-00000-25502	PEG CABLE FEES	COMCAST CABLE COMMUNICATIONS MGMT	COMBINED INTERNET - APR/MAY	916.30
		Total For Dept 00000		6,971.30
		<b>Total For Fund 710 PERFORMANCE ESCROW</b>		<b>6,971.30</b>
<b>Fund 720 PAYROLL CLEARING</b>				
Dept 00000				
720-00000-22502	PAYROLL PAYABLE	SCHROEDER, KRISTIN	PR041621 REPLACEMENT	2,048.56
720-00000-22253	IMRF W/H	I M R F	PR DEDUCTIONS - MARCH 2021	70,327.25
720-00000-22301	DENTAL / VISION BENEFITS	STANDARD LIFE INSURANCE COMPANY	STANDARD INS - APR	9,516.92
720-00000-22301	DENTAL / VISION BENEFITS	VISION SERVICE PLAN OF ILLINOIS NFP	VISION INS - APR	1,793.41
720-00000-22403	AFLAC PLANS PAYABLE	AFLAC INC.	AFLAC INS - MAR 2021	6,430.88
720-00000-22404	SUPPLEMENTAL LIFE INS PAYABLE	I P B C	IPBC INS COVERAGE - APRIL 2021	1,141.23
		Total For Dept 00000		91,258.25
		<b>Total For Fund 720 PAYROLL CLEARING</b>		<b>91,258.25</b>



**VILLAGE OF LAKE ZURICH**  
WARRANT REPORT - 5/03/2021  
**\$717,764.17**

<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
<b>Fund Totals:</b>				
			Fund 101 GENERAL	163,783.80
			Fund 202 MOTOR FUEL TAX	4,516.08
			Fund 207 SPECIAL EVENTS FUND	361.37
			Fund 227 DISPATCH CENTER	7,094.55
			Fund 405 NHR CAPITAL PROJECTS	165,855.99
			Fund 501 WATER & SEWER	24,889.60
			Fund 601 MEDICAL INSURANCE	232,758.20
			Fund 603 RISK MANAGEMENT	20,208.84
			Fund 615 EQUIPMENT REPLACEMENT	66.19
			Fund 710 PERFORMANCE ESCROW	6,971.30
			Fund 720 PAYROLL CLEARING	91,258.25
			<b>Total for All Funds</b>	<b><u>\$ 717,764.17</u></b>



*At the Heart of Community*

OFFICE OF THE VILLAGE MANAGER

70 East Main Street  
Lake Zurich, Illinois 60047

(847) 438-5141  
LakeZurich.org

APPROPRIATE

6C

MEMORANDUM

Date: April 27, 2021  
To: Ray Keller, Village Manager PK  
From: Kyle Kordell, Assistant to the Village Manager  
Copy: Kathleen Johnson, Village Clerk  
Subject: **Review of Executive Session Minutes**

**Issue:** The Village is required to conduct periodic reviews of Executive Session minutes for the purpose of determining whether any minutes may be released for public viewing. On April 19, 2021 the Village Board met in executive session and conducted a review of executive session minutes.

**Analysis:** The proposed Resolution clarifies the executive session minutes that the Board has provided consensus on to either keep confidential or to release publically. Some executive session minutes are kept confidential to protect the public interest or the privacy of individuals. Minutes of closed session are exempt from inspection under the Freedom of Information Act "until the public body makes them available to the public." 5 ILCS 140/7 (i) (l).

**Recommendation:** Approval of the following Resolution.

VILLAGE OF LAKE ZURICH  
RESOLUTION NO. 2021-05-\_\_\_



**RESOLUTION APPROVING PUBLIC RELEASE OF EXECUTIVE SESSION  
MEETING MINUTES OF THE LAKE ZURICH VILLAGE BOARD OF  
TRUSTEES**

**WHEREAS**, the Village Board and the Village of Lake Zurich has met from time to time in executive session for purposes authorized by the Illinois Open Meetings Act; and

**WHEREAS**, pursuant to 5 ILCS 120/2.06, the Village Board recently conducted its quarterly review of executive session meeting minutes and has determined that certain executive session minutes should be released to the public; and

**WHEREAS**, the Village Board has determined that the executive session minutes not yet released should remain confidential, subject to further review and determination as to their appropriateness for release at a future date; and

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

**Section 1.** The Village Board has determined that the following approved executive session minutes should remain confidential at this time, subject to further review and determination as to their appropriateness for release at a future date:

REMAIN CONFIDENTIAL	
3-17-2014	Litigation
5-4-2015	Litigation
5-19-2015	Personnel / Litigation/ Real Estate
9-8-2015	Personnel/ Litigation

11-16-2015	Personnel / Litigation
12-21-2015	Personnel
1-4-2016	Personnel / Litigation
1-18-2016	Real Estate/ Litigation
2-1-2016	Personnel
3-21-2016	Litigation
5-2-2016	Litigation
7-18-2016	Litigation
9-19-2016	Real Estate/ Litigation
10-3-2016	Real Estate/ Litigation
11-6-2017	Litigation
11-20-2017	Litigation
2-5-2018	Personnel / Litigation
4-16-2018	Personnel / Litigation
5-21-2018	Collective bargaining/ Real Estate/ Litigation/ Personnel
6-18-2018	Litigation / Collective bargaining / Personnel
11-5-2018	Personnel
4-1-2019	Personnel
5-20-2020	Personnel
6-1-2020	Personnel
9-8-2020	Litigation / Collective bargaining
11-2-2020	Personnel / Litigation
12-7-2020	Personnel / Collective bargaining

**Section 2.** The Village Board has determined that the following approved executive session meeting minutes should now be released to the public:

RELEASED TO PUBLIC	
2-3-2020	Personnel
6-15-2020	Personnel
11-30-2015	Personnel

This Resolution shall take full force and effect upon its passage and approval as provided by law.

APPROVED this \_\_\_\_ day of May, 2021.

AYES:

NAYS:

ABSENT:

ADOPTED this \_\_\_\_ day of May, 2021.

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

ATTEST:

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



*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 ITEM

6D

MEMORANDUM

Date: May 3, 2021

To: Ray Keller, Village Manager *RK*

From: Sarosh Saher, Community Development Director

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

Re: **Backup Special Service Area No. 19 – Establishing Ordinance  
Brierwoods Estates Subdivision – 23954 Miller Road**

**Issue:** An ordinance establishing 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"). No levy of taxes is proposed at this time.

The backup SSA was required as a condition of 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.

**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:** On March 1, 2021, the Village Board conducted the required public hearing to propose the establishment of the backup SSA. Following the close of the public hearing, the required comment period of 60 days commenced. Within that period, any petition to veto (object to) the backup SSA would need to be submitted. If vetoed, the SSA would not be re-proposed by the Village for two years. However, no such petition was filed within the required 60 days and as such, staff finds that no further public hearings need to be conducted. The ordinance establishing the backup SSA may therefore be approved.

Backup Special Service Area No. 19 – Brierwoods Estates Subdivision – Establishing Ordinance  
May 3, 2021

**Analysis:** 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, the line item for the SSA will 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 \$0.551 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 \$0.551 is estimated to generate approximately \$3,100 per year in maintenance costs to be shared by seven (7) single-family homes on the property with an average market value of approximately \$500,000. This will amount to approximately \$443 per owner per year on the tax bill if and when levied. Final amounts in the future if and when levied will need to be adjusted to costs of services and materials at that time.

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 stormwater management facilities, and only in the event the subdivision's Homeowners Association (HOA) is delinquent in fulfilling these obligations.

**Recommendation:** Staff recommends that the Village Board approve the ordinance establishing backup SSA No 19.

Attachments:

- Ordinance establishing backup SSA No. 19 and its attachments



## ORDINANCE No. 2021-05-\_\_\_\_\_



**AN ORDINANCE ESTABLISHING VILLAGE OF  
LAKE ZURICH SPECIAL SERVICE AREA NUMBER 19**

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

**SECTION 1: AUTHORITY.** Special Service Area Number 19 is established pursuant to the provisions of 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. The question of the establishment of the area hereinafter described as a special service area was considered by the President and Board of Trustees (hereinafter the "Village Board") pursuant to Ordinance No 2021-03-404 entitled: "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*," adopted March 3, 2021, and was considered pursuant to a hearing held on March 1, 2021 by the Village Board pursuant to a Newspaper Notice duly published in the Daily Herald, a newspaper published in the Village of Lake Zurich (hereinafter the "Village"), at least fifteen (15) days prior to the hearing, and pursuant to Personal Notice by 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 special service area. Said Personal Notice by mail was given by depositing said Personal Notice in the United States mail not less than ten (10) days prior to the time set for the public hearing. A Certificate of Publication of said Newspaper Notice and an Affidavit of Mailing of said Personal Notice are attached to this Ordinance as Exhibit 1 and Exhibit 2, respectively, and made part hereof. Said Newspaper Notice and Personal Notice conformed in all respects to the requirements of Section 27-25 of the Special Service Area Tax Law (35 ILCS 200/27-25).
- B. That a public hearing on the question set forth in the Newspaper Notice and Personal Notice was held on March 1, 2021. All interested persons were given an opportunity to be heard on the question of the creation of the special service area, and the levy of an annual tax to pay for the proposed Special Services (as defined

in Section 4 below), as set forth in the Newspaper Notice and Personal Notice. The public hearing was opened on March 1, 2021, and there was final adjournment thereof on March 1, 2021, as part of the regular Lake Zurich Village Board meeting on said date.

- C. That after considering the data, as presented at the public hearing, the Village Board finds that it is in the public interest and in the interest of the Village of Lake Zurich Special Service Area Number 19 that said special service area, as hereinafter described, be established.
- D. 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").
- E. It is in the best interest of said special service area that the furnishing of the municipal services proposed be considered for the common interests of said area.
- F. 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 expenditure of funds by the Village, and the levy of special taxes against said area, for the services to be provided, be considered.

**SECTION 3: VILLAGE OF LAKE ZURICH SPECIAL SERVICE AREA NUMBER 19 ESTABLISHED.**

- A. A special service area to be known and designated as "Village of Lake Zurich Special Service Area Number 19" (hereinafter "Special Service Area Number 19") is hereby established and shall consist of the following-described territory:

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;

<i>PINS</i>	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
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<i>Common Street Addresses:</i>	60 Miller Road 62 Miller Road 64 Miller Road 36 Brierwoods Lane (Outlot A, open space) 40 Brierwoods Lane 44 Brierwoods Lane 48 Brierwoods Lane 52 Brierwoods Lane In Lake Zurich, Illinois 60047.
<i>Street Location:</i>	The north side of Miller Road on the east side of Brierwoods Lane, in Lake Zurich, Illinois.

(hereinafter the "Subject Property"). An accurate map of the Subject Property is attached hereto as Exhibit 3, and made part hereof.

#### SECTION 4: PURPOSE OF THE AREA.

- A. That the special services to be provided by the Village shall consist of the maintenance, repair, reconstruction and/or replacement of the stormwater management improvements and open space areas located within the Subject Property, in the event that the owners of units or interests in the area described in Section 3 herein, fail to maintain, repair, reconstruct and/or replace said stormwater management improvements and areas as provided and 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 18<sup>th</sup> 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 18<sup>th</sup> day of March, 2019; and

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

In the event that the Village is required to expend funds relative to said Special Services, the Village shall levy a direct annual tax at a rate not to exceed \$0.551 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 and shall be in addition to all other taxes provided by law.

#### SECTION 5: EFFECTIVE DATE.

There are no electors residing within the Subject Property, and as Owner is the sole owner of the Subject Property other than the Village parcel, this Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as required by law. The Village Clerk is hereby directed and ordered to file a certified copy of this Ordinance with the Lake County Clerk, and record a certified copy of this Ordinance with the Lake County Recorder's Office, within sixty (60) days of the effective date hereof.

**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 3<sup>rd</sup> day of May, 2021, and approved by me as Village President, and attested by the Village Clerk, on the same day.

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

**ATTEST:**

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

**Exhibit 1**

**Certificate of Publication of Newspaper Notice**

**Exhibit 2**

**Affidavit of Mailing of Personal Notice**

**Exhibit 3**

**Map of Village of Lake Zurich Special Service Area Number 19**



**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 a.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 exceeding 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. 139948 and now abandoned and exceeding the east 973.54 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, L.L.C., 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 L.L.C. relating to the development of Brierwoods Estates - (23954 Miller Road), approved by the Village on the 18th day of March, 2019;" and  
 (ii) Village Ordinance No. 2018-06-761 entitled "An Ordinance Granting Approval of a Planned Unit Development, Retaining, 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 Avery Ridge 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 as 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  
 Published in Daily Herald February 12, 2021 (4558642)

## CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

# Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the DAILY HERALD. That said DAILY HERALD is a secular newspaper and has been circulated daily in the Village(s) of

Algonquin, Antioch, Arlington Heights, Aurora, North Aurora, Bannockburn,  
Barrington, Barrington Hills, Lake Barrington, North Barrington, South  
Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills,  
Carpentersville, Cary, Crystal Lake, Deerfield, Deer Park, Des Plaines, Elburn,  
East Dundee, Elgin, South Elgin, Elk Grove Village, Fox Lake,  
Fox River Grove, Franklin Park, Geneva, Gilberts, Glenview, Grayslake,  
Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods,  
Highland Park, Highland, Hoffman Estates, Huntley, Inverness, Island Lake,  
Kildeer, Lake Bluff, Lake Forest, Lake in the Hills, Lake Villa, Lake Zurich,  
Libertyville, Lincolnshire, Lindenhurst, Long Grove, Melrose Park, Montgomery,  
Morton Grove, Mt. Prospect, Mundelein, Niles, Northbrook, Northfield, Northlake,  
Palatine, Park Ridge, Prospect Heights, River Grove, Riverwoods,  
Rolling Meadows, Rosemont, Round Lake, Round Lake Beach,  
Round Lake Heights, Round Lake Park, Schaumburg, Schiller Park, Sleepy Hollow,  
St. Charles, Streamwood, Sugar Grove, Third Lake, Tower Lakes, Vernon Hills,  
Volo, Wadsworth, Wauconda, Waukegan, West Dundee, Wheeling, Wildwood,  
Wilmette

County(ies) of Cook, Kane, Lake, McHenry

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 2/13/21 in said DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.  
 DAILY HERALD NEWSPAPERS

BY Laurel Baltz  
 Authorized Agent

Control # 4558642

**Bea Corral**

---

**From:** etear@dailyherald.com  
**Sent:** Saturday, February 13, 2021 8:15 AM  
**To:** Bea Corral  
**Subject:** Classified E-Tearsheet for 4558642, VILLAGE OF LAKE ZURICH SSA19 Hearing-

THIS IS AN AUTOMATED EMAIL FROM THE DAILY HERALD

Advertiser: VILLAGE OF LAKE ZURICH SSA19 Hearing-  
Placed for: SSA19 Hearing-  
Ad Number: 4558642  
Publication Date: 2/13/2021  
Publication: DH  
Section: SPR  
Page Number: 11

Please click on the following link to view your electronic tearsheet  
[https://prev.dailyherald.com/web\\_data\\_etears/20210213/20210213\\_DH\\_ML2\\_SPR\\_11\\_.PDF](https://prev.dailyherald.com/web_data_etears/20210213/20210213_DH_ML2_SPR_11_.PDF)

This tearsheet can be viewed for 30 days from date of publication.  
If you have questions regarding this electronic tearsheet please email Erin Jagiello at [ejagiello@dailyherald.com](mailto:ejagiello@dailyherald.com)





**VILLAGE OF LAKE ZURICH  
NOTIFICATION AFFIDAVIT**

I, Sarosh Saher, Community Development Director, of the Village of Lake Zurich, hereby certify as follows:

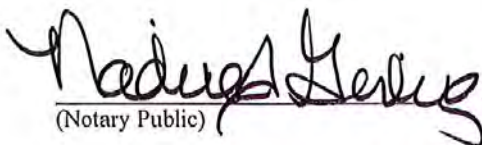
- I. That on the 11<sup>th</sup> day of February, 2021, affiant caused to be mailed in the Post Office of Lake Zurich, Illinois, a copy of the attached Notice of Public Hearing to all listed taxpayers of real estate of the property described in the attached notice, of the subject property and to the owners or representatives of property listed as exempt.
- II. That the parties to whom said notice was mailed are set forth below.

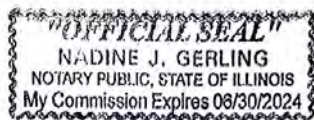
Perry Janke, AIA  
Manager, Paper One LLC  
d/b/a Evermore Homes  
57 East Hattendorf Avenue  
Roselle, IL 60172

The parties have subsequently acknowledged receipt of such notice.

  
Signature

Subscribed and sworn to before me this 11 day of February, 2021.

 My Commission Expires 6/30/2024  
(Notary Public)





# Lake County, Illinois



□ Tax Parcel Lines

Tax Parcel  
Information



Map Printed on 2/10/2021



Lake County, Illinois

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.

Disclaimer:



*At the Heart of Community*

OFFICE OF THE VILLAGE MANAGER

70 East Main Street  
Lake Zurich, Illinois 60047

(847) 438-5141  
LakeZurich.org

6E

MEMORANDUM

Date: April 27, 2021  
To: Ray Keller, Village Manager *RK*  
From: Kyle Kordell, Assistant to the Village Manager  
Copy: Mike Brown, Public Works Director  
Subject: **Amending SWALCO Intergovernmental Agreement**

**Issue:** At the April 15, 2021 Board of Directors meeting for the Solid Waste Agency of Lake County (SWALCO), the Board agreed to send the proposed Ordinance to its 45 local government members for approval.

SWALCO was formed in 1991 and tasked with implementing the Lake County Solid Waste Management Plan. The Agency is currently comprised of members from 45 municipalities, including Lake County and Great Lakes Naval Training Center, representing some 85% of the county's population.

**Analysis:** The proposed Ordinance amends the qualifications necessary to serve as an Alternate Director on the SWALCO Board and adds another option for members to consider – the immediate past mayor or village president. The qualifications for Director remain unchanged. Currently, Public Works Director Brown and Assistant to the Village Manager Kordell serve as the Lake Zurich appointed representatives to the SWALCO Board.

**Recommendation:** Approval of the following Ordinance.



**VILLAGE OF LAKE ZURICH**  
**ORDINANCE NO. 2021-05-\_\_\_\_\_**



**AN ORDINANCE AMENDING THE INTERGOVERNMENTAL AGREEMENT  
 ESTABLISHING THE SOLID WASTE AGENCY OF LAKE COUNTY,  
 ILLINOIS**

**WHEREAS** the Solid Waste Agency of Lake County, Illinois (the “Agency”) was formed on or about February 21, 1991 by intergovernmental agreement (hereinafter referred to as the “Agreement”); and

**WHEREAS**, the Village of Lake Zurich, having duly adopted an Ordinance approving the Agreement and joining the Agency, has been and remains a member in good standing of the Agency; and

**WHEREAS**, the Agency has determined that there is a need to amend the Agreement to expand the scope of persons that are eligible to serve as an “Alternate Director” on behalf of an individual Member; and

**WHEREAS**, by its original terms, the Agreement provides that any amendment to the Agreement requires the written agreement of each and every Member of the Agency pursuant to authority granted by a duly enacted Ordinance of each Member.

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

**SECTION ONE:** Section 8.3 of the Agreement establishing the Solid Waste Agency of Lake County, Illinois is hereby amended and shall read as follows (additional language marked by underline; deleted language marked by ~~strikethrough~~):

8.3 Any Member may appoint one or more persons to serve as the Alternate Director. Any such appointee shall meet the qualifications for office as a Director established in paragraph 8.2, except in the case where a Member is unable to appoint such an appointee because it is impracticable because of size or time commitments. In that case a Member may appoint an Alternate Director who was its immediate past mayor or village president ~~or~~ is a full-time employee in an executive level position with the Member.

An executive level position is generally intended to mean a person who is a department head or equivalent. The Alternate Director may attend any meeting of the Board of Directors and may vote as Director in the absence of the Director from that Member or if there is a vacancy in the position of Director from that Member. The term of the Alternate Direct shall be the same as the term of the Director from the appointing Member. Except as provided in paragraph 8.4, a person serving as Alternate Director shall serve until his or her term expires and thereafter until the successor is appointed.

**SECTION TWO:** All ordinances or parts of ordinances in conflict herein are expressly repealed.

**SECTION THREE:** This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

PASSED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF LAKE ZURICH,  
ILLINOIS ON THIS 3<sup>rd</sup> DAY OF May 2021

AYES:

NAYS:

ABSENT:

APPROVED this \_\_\_\_ day of May, 2021

\_\_\_\_\_  
Thomas Poynton, Village President

ATTEST:

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





*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 ITEM

6F

MEMORANDUM

Date: May 3, 2021

To: Ray Keller, Village Manager *PK*

From: Sarosh Saher, Community Development Director

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

Re: Zoning Application for a Special Use Permit – 65 Oakwood Road, Unit 3  
Formula 1 Cheer

**Issue:** Mr. Jason Tercall, of Formula 1 Cheer, (the “Applicant”), has filed a zoning application for the property at 65 Oakwood Road, Unit 3 (the “Subject Property”). Specifically, the applicant is seeking:

- Special Use Permit to establish a Physical Fitness Facility (SIC #7991)

**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.

**Analysis:** The Subject Property is located within the Village’s I-Industrial Zoning District. The Applicant, Formula 1 Cheer, is proposing a physical fitness facility with a focus on cheerleading and tumbling training. Physical fitness facilities require a special use permit in the I-Industrial district.

Formula 1 Cheer, owned and operated by Mr. Jason and Ms. Kendra Tercall, is a training facility that will provide cheerleading and tumbling training for athletes at all levels. The facility will be located within an approximately 10,188 square foot portion of the 65,948 square foot industrial tenant condominium. As part of the operation, the Applicant will meet and train clients in the large open spaces of the tenant space, with newly installed spring floors and mats. The existing office space will be converted to a parent waiting area and a main office. The remaining portion of the tenant space consists of a large warehouse/loading dock area in the rear, and will be utilized for training.

Special Use Permit – Formula 1 Cheer  
May 3, 2021

The Planning and Zoning Commission (PZC) held a public hearing on April 21, 2021 to consider the application and voted 7-0 in favor of recommending approval of the Special Use Permit. No additional conditions were added by the PZC other than those initially recommended by staff. The video stream from the PZC meeting can be accessed via the link:

<https://play.champds.com/lakezurichil/event/22>

A detailed evaluation and summary of the project can be found in the Staff Report that was provided to the Planning and Zoning Commission, which is made a part of the attached Ordinance.

**Recommendation:** At their meeting on April 21, 2021, the Planning and Zoning Commission recommended approval of the Special Use Permit incorporating the conditions for approval provided by staff in its report.

Staff therefore recommends approval of the attached ordinance, with its specific attachments based on the following conditions for approval that are contained within said ordinance:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff and applicable governmental agencies:
    - a. Zoning Application, Cover Letter, and background information dated March 17, 2021, and prepared by Mr. Jason Tercall and Ms. Kendra Tercall
    - b. Exhibit A: Legal Description of the Subject Property
    - c. Site and Floor Plans dated submitted March 17, 2021, and prepared by Mr. Jason Tercall and Ms. Kendra Tercall.
  2. The special use constituting this physical fitness business with a focus on cheerleading, tumbling, and training shall be located within the industrial tenant space addressed at 65 Oakwood Road Unit 3 and as depicted on the Site and Floor Plans submitted by Mr. Jason Tercall and Ms. Kendra Tercall, dated March 17, 2021. Such Special Use shall be allowed to continue under successive ownership, so long as the general design and operation is in substantial conformance with the approvals granted by this ordinance. Such Special Use shall expire if this physical fitness use ceases operating at the Subject Property for a period of more than 365 days.
  3. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.
- Approval Ordinance including the following exhibits
    - o Exhibit A – Legal description of the subject property
    - o Exhibit B – April 21, 2021 staff report and planning and zoning commission recommendation/conditions

**ORDINANCE NO. 2021-05-\_\_\_\_\_**

**AN ORDINANCE APPROVING A SPECIAL USE PERMIT**  
***Formula 1 Cheer – 65 Oakwood Road, Unit 3***

WHEREAS, Mr. Jason Tercall of Formula 1 Cheer is the applicant (the "Applicant") for a special use permit for that property at *65 Oakwood Road, Unit 3* (the "Subject Property"), legally described in Exhibit A hereto; and

WHEREAS, the Applicant has filed zoning application PZC 2021-04, dated March 17, 2021 (the "Application") seeking the approval of the following:

- Special Use Permit to establish a Physical Fitness Facility (SIC #7991)

WHEREAS, the current zoning of the Subject Property is the Village's I Industrial Zoning District; and

WHEREAS, Applicant proposes to retrofit the 10,188 square foot portion of the 65,948 square foot industrial tenant condominium on the Subject Property to accommodate said physical fitness training space focusing on cheerleading and tumbling training, parent waiting area and main office; and

WHEREAS, in compliance with the law, and the requirements of the Village of Lake Zurich Zoning Code, notice was published on April 2, 2021, in The Daily Herald, and the Village of Lake Zurich posted a public hearing sign on the Subject Property on April 6, 2021, both the newspaper and sign notices informing the public of a public hearing to be held before the Lake Zurich Planning and Zoning Commission (the "PZC") on April 21, 2021, to consider the Application for this requested zoning authority and approval; and

WHEREAS, the PZC received and considered the STAFF REPORT dated April 21, 2021, which was provided to the PZC for the meeting, addressing the request for approval of said Special Use Permit; and considered all information presented by the Applicant, and the applicable factors required under of the Zoning Code; and, after the conclusion of the public hearing, the PZC recommended that the Board of Trustees of the Village of Lake Zurich grant the zoning approval requested in this Application, subject to those conditions of approval recommended by Village staff in said STAFF REPORT; and

WHEREAS, the Mayor and Board of Trustees of the Village of Lake Zurich met on May 3, 2021, and considered the findings and recommendations of the PZC, including the STAFF REPORT dated April 21, 2021, all consisting of 10 pages, said required zoning

standards, findings and recommendations attached hereto as Exhibit B and having considered all of the facts and circumstances regarding the Application and these recommended approvals, the Mayor and Board of Trustees have determined that the applicable standards for this zoning approval has been met.

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

**SECTION 1: ADOPTION AND INCORPORATION OF RECITALS.** The foregoing recitals, findings, recommendations, exhibits and plans are incorporated herein as findings and requirements of the Mayor and Board of Trustees, and Exhibits referenced herein are made a part of and incorporated into this Ordinance and related approval, except as otherwise provided below.

**SECTION 2: GRANT OF SPECIAL USE PERMIT.** The Mayor and Board of Trustees, pursuant to the authority vested in them under the laws of the State of Illinois and Chapter 6 (Section 9-6-3) and Chapter 19 of Title 9 governing zoning in the Lake Zurich Municipal Code, hereby grant the following approval, as shown and provided in the STAFF REPORT dated April 21, 2021, and final findings and recommendations of the PZC, all consisting of 10 pages, attached hereto as Exhibit B:

Special Use Permit to establish a Physical Fitness Facility (SIC #7991) And subject to the following conditions for approval:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff and applicable governmental agencies:
  - a. Zoning Application, Cover Letter, and background information dated March 17, 2021, and prepared by Mr. Jason Tercall and Ms. Kendra Tercall
  - b. Exhibit A: Legal Description of the Subject Property
  - c. Site and Floor Plans dated submitted March 17, 2021, and prepared by Mr. Jason Tercall and Ms. Kendra Tercall.
2. The special use constituting this physical fitness business with a focus on cheerleading, tumbling, and training shall be located within the industrial tenant space addressed at 65 Oakwood Road Unit 3 as depicted on the Site and Floor Plans submitted by Mr. Jason Tercall and Ms. Kendra Tercall, dated March 17, 2021. Such Special Use shall be allowed to continue under successive ownership, so long as the general design and operation is in substantial conformance with the approvals granted by this ordinance. Such Special Use shall expire if this physical fitness use ceases operating at the Subject Property for a period of more than 365 days.
3. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.



SECTION 3: FINDINGS IN SUPPORT OF APPROVAL OF GRANT OF SPECIAL USE PERMITS. The findings, conditions and recommendations as set forth in the STAFF REPORT dated April 21, 2021, and the PZC recommendations, all consisting of 10 pages, along with the filings provided to the PZC, Chapter 6 (Section 9-6-3) and Chapter 19 of Title 9 governing zoning of the Lake Zurich Municipal Code, are hereby accepted as the Board's own, are incorporated herein by this reference and shall be made a part of the official record for the Application.

SECTION 4: SEVERABILITY. If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION 5: CONFLICTS. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 6: EFFECTIVE DATE. This Ordinance shall be in full force and effect upon its passage and approval, as provided by law.

PASSED THIS \_\_\_\_\_ day of May, 2021.

Ayes:

Nays:

Absent:

Abstain:

APPROVED this \_\_\_\_\_ day of May, 2021.

\_\_\_\_\_  
Mayor Tom Poynton

ATTEST:

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

## EXHIBIT A

## Legal description of Subject Property

## PARCEL 1:

LOT 2 IN LAKE ZURICH BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1987 AS DOCUMENT NUMBER 2576236, IN LAKE COUNTY, ILLINOIS AND CORRECTED BY INSTRUMENT RECORDED JUNE 9, 1987 AS DOCUMENT NUMBER 2553937, IN LAKE COUNTY, ILLINOIS.

## PARCEL 2:

EASEMENT FOR STORM WATER SEWER SYSTEM FOR THE BENEFIT OF PARCEL 1 IN, OVER, UNDER, ACROSS AND ALONG THAT PART OF LOT 1 IN LAKE ZURICH BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1987 AS DOCUMENT NUMBER 2576236, IN LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

THE EAST 45 FEET OF THE NORTH 15 FEET, AS CREATED BY A GRANT OF EASEMENT RECORDED JANUARY 3, 1991 AS DOCUMENT NUMBER 2978135, IN LAKE COUNTY, ILLINOIS.

## PARCEL 3:

EASEMENT FOR WATER MAIN FOR THE BENEFIT OF PARCEL 1 IN, OVER, UNDER, ACROSS, AND ALONG THAT PART OF LOT 1 IN LAKE ZURICH BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1987 AS DOCUMENT NUMBER 2576236, IN LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

THE NORTH 15 FEET, AS CREATED BY A GRANT OF EASEMENT RECORDED JANUARY 3, 1991 AS DOCUMENT NUMBER 2978136, IN LAKE COUNTY, ILLINOIS.

## PARCEL 4:

EASEMENT FOR SANITARY SEWER SYSTEM FOR THE BENEFIT OF PARCEL 1 IN, OVER, UNDER, ACROSS AND ALONG THAT PART OF LOT 1 IN LAKE ZURICH BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1987 AS DOCUMENT NUMBER 2576236, IN LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

THE NORTH 180 FEET OF THE EAST 30 FEET, AS CREATED BY A GRANT OF EASEMENT RECORDED JANUARY 3, 1991 AS DOCUMENT NUMBER 2978137, IN LAKE COUNTY, ILLINOIS.

EXHIBIT B

April 21, 2021 staff report and  
Planning and Zoning Commission recommendation and conditions



*At the Heart of Community*

COMMUNITY DEVELOPMENT DEPARTMENT

505 Telser Road  
Lake Zurich, Illinois 60047

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

**APPLICATION PZC 2021-04**  
**PZC Hearing Date: April 21, 2021**

**AGENDA ITEM 4.A**

**STAFF REPORT**

To: Chairperson Stratman and Members of the Planning & Zoning Commission

From: Sarosh Saher, Community Development Director

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

Date: April 21, 2021

Re: PZC 2021-04 Zoning Application for 65 Oakwood Unit 3 – Formula 1 Cheer  
Special Use Permit for a Physical Fitness Facility

**SUBJECT**

Jason Tercall (the "Applicant") requests a Special Use Permit to allow a physical fitness facility (SIC #7991) to operate at the property commonly known as 65 Oakwood Unit 3, a unit within the Lake Zurich Business Center industrial condominiums complex, and legally described in Exhibit A attached hereto (the "Subject Property").

**GENERAL INFORMATION**

Requested Action: Special Use Permit

Current Zoning: I Industrial District

Existing Use: Vacant Unit in Existing Industrial Condo Complex

Proposed Uses: Physical Fitness Facility (SIC #7991)

Property Location: 65 Oakwood Unit 3

Applicant: Jason Tercall d/b/a Formula 1 Cheer LLC

Owner: Helmuth Stahlecker

Staff Coordinator: Tim Verbeke, Planner



**Staff Report**  
**APPLICATION PZC 2021-04**

**Community Development Department**  
**PZC Hearing Date: April 21, 2021**

**LIST OF EXHIBITS**

- A. Legal Description
- B. Public Hearing Sign
- C. Site Photos
- D. Aerial Map
- E. Zoning Map
- F. Parcel Map
- G. Development Application and Attachments
- H. Development Review Comments

**BACKGROUND**

Formula 1 Cheer LLC (the “Applicant”), with the consent of the owner, Mr. Helmuth Stahlecker, is proposing a physical fitness facility with a focus on cheerleading, tumbling, and training and legally described in Exhibit A attached hereto (the “Subject Property”). The Applicant filed an application with the Village of Lake Zurich received March 29, 2021 (the “Application”) seeking:

- Special Use Permit approval for a Physical Fitness Facility (SIC #7991)

The Applicant desires to establish a private gym within a condominium unit in the existing industrial building, with the main focus on cheerleading and tumbling. Any type of physical fitness facilities requires a special use permit in the Lake Zurich I-Industrial zoning district.

Formula 1 Cheer, owned and operated by Jason and Kendra Tercall, is a training facility that will provide cheerleading and tumbling training for athletes at all levels. The Subject Property will be located within an approximately 10,188 square foot portion of the 65,948 square foot industrial tenant condominium. As part of the operation, the Applicant will meet and train clients in the large open spaces of the building, with newly installed spring floors and mats. The existing office space will be converted to a parent waiting area and a main office. The remaining portion of the tenant space consists of a large warehouse/loading docks in the rear, and will be utilized by the tenants for training.

Formula 1 Cheer will not conflict with the standard hours of operation or traffic flow of the industrial park, as tentative operating times are after work/school. The hours of operation are Monday-Friday 4:00 p.m. to 9:00 p.m., and Saturday-Sunday 9:00 a.m. to 2:00 p.m. The anticipated traffic count per hour of operation is 10 vehicles with 5 employees working at one time, and the business seeing a little more than 100 customers a week.

Pursuant to public notice published on April 2, 2021, in the Daily Herald, a public hearing has been scheduled with the Lake Zurich Planning & Zoning Commission for April 21, 2021, to consider the Application. On April 6, 2021, the Village posted a public hearing sign on the Subject Property (Exhibit B).

Staff offers the following additional information:

**Staff Report**  
**APPLICATION PZC 2021-04**

**Community Development Department**  
**PZC Hearing Date: April 21, 2021**

- A. Courtesy Review.** Due to the low impact of this project, courtesy review was not recommended.
- B. Zoning History.** The property is located within the Lake Zurich Business Center Industrial Condominiums complex, Units 1-4, which was recorded on June 9, 1987 in Lake County and is zoned within the I-Industrial District. The existing warehouse building was constructed in the following years, and used by several companies, with Unit 3 being most recently occupied by Atom AMPD, LLC until 2020.

This will be Mr. and Mrs. Tercall's first business venture, although they have over 25 years of experience in the industry.

- C. Surrounding Land Use and Zoning.** The subject property is located at the southern end of the Industrial Park, near the intersection of Oakwood Road and IL Route 22. Unit 3 is one of 4 industrial condominium units, collectively known as Lake Zurich Business Center Industrial Condominiums complex. All directly surrounding land is zoned I Industrial District and is improved with both multi-tenant and single user industrial buildings.

The property to the southeast with frontage along IL East Route 22 is zoned within the B-1 local community business district and is developed with the retail and commercial uses within the Oakwood Shopping Center.

- D. Trend of Development.** The subject property is located within Lake Zurich's thriving Corporate Industrial Park. Currently, there are four other physical fitness facilities that have established on properties zoned within the I Industrial zoning district. These facilities are Main Street Sports at 143 East Main Street, MVP Sports Academy at 130 Oakwood Road, US Gymnastics Training Center at 405 Enterprise Parkway and Max Fitness at 1148 Rose Road. Formula 1 Cheer is in keeping with the trend of development of these facilities.
- E. Zoning District.** The I industrial district is intended to provide for a range of nuisance free manufacturing, warehousing, transportation, wholesaling, and industrial uses that are compatible with the suburban residential character of the village. The industrial district is also meant to accommodate certain professional offices and similar uses that may provide services to the industrial users and are compatible with the industrial character of the district. It is the goal of these regulations to provide and preserve an area within the village for industrial uses that create employment and economic benefits for the village and the industrial district.

Physical fitness facilities are classified as a special use requiring a careful review of their location, design, configuration, and special impact to determine, against fixed standards, the desirability of permitting their establishment on any given site. Special uses are uses that may or may not be appropriate in a particular location depending on a weighing, in each case, of the public need and benefit against the local impact and effect

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**Community Development Department**  
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**GENERAL FINDINGS**

Staff of the Village's Development Review Team (DRT) has evaluated the development against the various standards and provisions of the Lake Zurich Municipal Code and offers findings on specific sections of the Code.

**9-19-3: STANDARDS FOR SPECIAL USE PERMITS.**

Staff has reviewed the application and found that the proposal will continue to remain in substantial conformance with the standards for Special Use Permits as outlined below.

A. General Standards: No special use permit shall be recommended or granted unless the applicant shall establish substantial conformance with the following:

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

**Staff Response: Standard met. The development will continue to remain in substantial conformance with the purpose and intent of the I Industrial District, and the land use designation of the adopted Comprehensive Plan.**

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

**Staff Response: Standard met. The proposed development is consistent with other industrial condominium office spaces within the Industrial District. Based on the fact that it is being operated with smaller class sizes of 10 to 15 customers, plus only evening and weekend hours, it will not have any substantial or undue adverse effect upon any adjacent properties.**

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

**Staff Response: Standard met. The entirety of the land use and its operation is proposed to be conducted within a portion of the existing tenant space in Lake Zurich Business Center Industrial Condominiums complex.**

4. Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities,

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drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools, or the applicant will provide adequately for such services.

**Staff Response: Standard met. The proposed development is currently served by and will continue to be served adequately by essential public facilities and services such as streets, utilities and drainage and other municipal services. No changes to these are contemplated at this time.**

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

**Staff Response: Formula 1 Cheer is estimating 10 vehicles arriving at the facility per hour of operation, with a majority of the vehicles being drop-off/pick-up, resulting in minimal related automobile traffic arriving to and leaving this location. The traffic will not conflict with the standard hours of operation or traffic flow of the industrial park, as tentative operating times are after work/school.**

**Parking is in conformance with the requirements of the zoning code. The industrial condominium complex was designed with adequate parking to accommodate the parking demand for the various types of uses that the complex could accommodate.**

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

**Staff Response: Standard met. The proposed use will not result in the destruction or removal of any natural features. The proposed use would be conducted entirely within an existing tenant space Lake Zurich Business Center Industrial Condominiums complex.**

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

**Staff Response: Standard met. The proposed development will comply with all other additional standards imposed through the building codes as they relate to physical fitness facilities. The applicant is proposing a buildout to upgrade the interior to their requirements per the building codes.**

8. Positive Effect. The proposed special use creating a positive effect for the zoning district, its purpose, and adjacent properties shall be placed before the benefits of the petitioner.



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**Staff Response: Standard met. The proposed development will continue to uphold the established character of the industrial park, and will provide a healthy and convenient lifestyle option for the Village's residents and employees of the Industrial Park.**

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

**Staff Response: Standard met. There are no additional standards for the proposed special use. Staff will ensure that compliance is established before any additional permits are issued.**

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

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

**Staff Response: Standard met. The proposed development will bring a unique healthy lifestyle option to the Village. Residents of the village will be provided with a convenient gym specializing in cheerleading and tumbling.**

2. Alternative Locations. Whether the purposes of the zoning code can be met by the location of the proposed use and development in some other area or zoning district that may be more appropriate than the proposed site.

**Staff Response: Physical fitness facilities (SIC #7991) are a permitted use within the Village's Business districts and a special use within Industrial districts. Mr. Tercall has not indicated an intention of looking for an alternative location in a business district due to the space requirements of his gym. Any alternative location in the industrial district would involve additional costs and would be subject to requirements that are no different from the current location.**

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

**Staff Response: Standard met. The physical fitness facility will be developed to prevent any undue adverse effect on itself or on surrounding property in**

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relation to its location, design and operation. All primary activities of the proposed use are located within the enclosed tenant space.

### **RECOMMENDATION**

The recommendation of the Planning and Zoning Commission should be based on the standards included in the following Sections of the Lake Zurich Municipal Code:

- Section 9-19-3: Standards for Special Use Permits

Based on the review of staff, the standards for approval have been met and therefore staff recommends that the Planning and Zoning Commission make these standards a part of the official record of the Application.

Staff of the Community Development Department therefore recommends the approval of Application PZC 2021-04, subject to the following conditions:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff and applicable governmental agencies:
  - a. Zoning Application, Cover Letter, and background information dated March 17, 2021, and prepared by Mr. Jason Tercall and Ms. Kendra Tercall
  - b. Exhibit A: Legal Description of the Subject Property
  - c. Site and Floor Plans dated submitted March 17, 2021, and prepared by Mr. Jason Tercall and Ms. Kendra Tercall.
2. The special use constituting this physical fitness business with a focus on cheerleading, tumbling, and training shall be located within the industrial tenant space addressed at 65 Oakwood Road Unit 3 as depicted on the Site and Floor Plans submitted by Mr. Jason Tercall and Ms. Kendra Tercall, dated March 17, 2021, and shall expire if this physical fitness business ceases operating at the subject property.
3. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

Respectfully Submitted,

Tim Verbeke  
 Planner

Staff Report  
APPLICATION PZC 2021-04


Community Development Department  
PZC Hearing Date: April 21, 2021

**LAKE ZURICH PLANNING & ZONING COMMISSION  
FINAL FINDINGS & RECOMMENDATIONS**

**FOR 65 OAKWOOD UNIT 3  
April 21, 2021**

The Planning & Zoning Commission recommends approval of Application PZC 2021-04, and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated **April 21, 2021** for this Application and subject to any changes or approval conditions as listed below:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff and applicable governmental agencies:
    - a. Zoning Application, Cover Letter, and background information dated March 17, 2021, and prepared by Mr. Jason Tercall and Ms. Kendra Tercall.
    - b. Exhibit A: Legal Description of the Subject Property
    - c. Site and Floor Plans dated submitted March 17, 2021, and prepared by Mr. Jason Tercall and Ms. Kendra Tercall.
  2. The special use constituting this physical fitness business with a focus on cheerleading, tumbling, and training shall be located within the industrial tenant space addressed at 65 Oakwood Road Unit 3 as depicted on the Site and Floor Plans submitted by Mr. Jason Tercall and Ms. Kendra Tercall, dated March 17, 2021, and shall expire if this physical fitness business ceases operating at the subject property.
  3. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.
- ☒ Without any further additions, changes, modifications and/or approval conditions.
- ☐ With the following additions, changes, modifications and/or approval conditions:

  
Planning & Zoning Commission Chairman

**Staff Report**  
**APPLICATION PZC 2021-04**

**Community Development Department**  
**PZC Hearing Date: April 21, 2021**

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

**PARCEL 1:**

LOT 2 IN LAKE ZURICH BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1987 AS DOCUMENT NUMBER 2576236, IN LAKE COUNTY, ILLINOIS AND CORRECTED BY INSTRUMENT RECORDED JUNE 9, 1987 AS DOCUMENT NUMBER 2553937, IN LAKE COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENT FOR STORM WATER SEWER SYSTEM FOR THE BENEFIT OF PARCEL 1 IN, OVER, UNDER, ACROSS AND ALONG THAT PART OF LOT 1 IN LAKE ZURICH BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1987 AS DOCUMENT NUMBER 2576236, IN LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

THE EAST 45 FEET OF THE NORTH 15 FEET, AS CREATED BY A GRANT OF EASEMENT RECORDED JANUARY 3, 1991 AS DOCUMENT NUMBER 2978135, IN LAKE COUNTY, ILLINOIS.

**PARCEL 3:**

EASEMENT FOR WATER MAIN FOR THE BENEFIT OF PARCEL 1 IN, OVER, UNDER, ACROSS, AND ALONG THAT PART OF LOT 1 IN LAKE ZURICH BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1987 AS DOCUMENT NUMBER 2576236, IN LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

THE NORTH 15 FEET, AS CREATED BY A GRANT OF EASEMENT RECORDED JANUARY 3, 1991 AS DOCUMENT NUMBER 2978136, IN LAKE COUNTY, ILLINOIS.

**PARCEL 4:**

EASEMENT FOR SANITARY SEWER SYSTEM FOR THE BENEFIT OF PARCEL 1 IN, OVER, UNDER, ACROSS AND ALONG THAT PART OF LOT 1 IN LAKE ZURICH BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1987 AS DOCUMENT NUMBER 2576236, IN LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

THE NORTH 180 FEET OF THE EAST 30 FEET, AS CREATED BY A GRANT OF EASEMENT RECORDED JANUARY 3, 1991 AS DOCUMENT NUMBER 2978137, IN LAKE COUNTY, ILLINOIS.



**Staff Report**  
**APPLICATION PZC 2021-04**

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**EXHIBIT B**  
**PUBLIC HEARING SIGNS PRESENT AT SUBJECT PROPERTY**



# Formula 1 Cheer



Map Printed on 4/16/2021



Subject Parcel

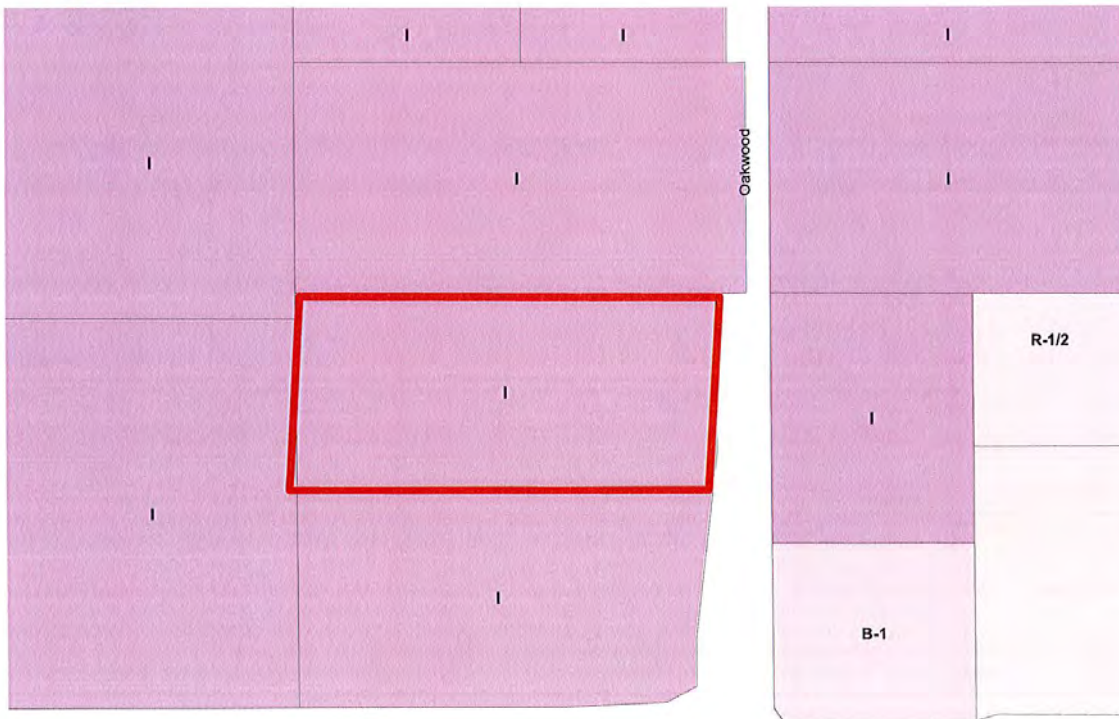
**Disclaimer:** The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design.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





# Formula 1 Cheer

## 65 Oakwood Unit 3



Main IL Route 22



COMMUNITY SERVICES DEPARTMENT  
Building and Zoning Division  
505 Telser Road, Lake Zurich, Illinois 60047

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



# Formula 1 Cheer

## 65 Oakwood Unit 3



COMMUNITY SERVICES DEPARTMENT  
 Building and Zoning Division  
 505 Telser Road, Lake Zurich, Illinois 60047

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



## ZONING APPLICATION

Community Development Department  
505 Telser Rd.  
Lake Zurich, IL 60047  
Phone: (847) 540-1696  
Fax: (847) 540-1769

(Please Type or Print)

1. Address of Subject Property: 65 Oakwood Rd Unit 3
2. Please attach complete legal description
3. Property Identification number(s): 14-16-301-011
4. Owner of record is: Helmut Stanlecker Phone: 223-927-2810  
E-Mail: hstanlecker@gmail.com Address: \_\_\_\_\_
5. Applicant is (if different from owner): Jason Terrell Phone: 847-542-5725  
E-Mail: jterrell@gmail.com Address: 208 Eastwood Ct Port Barrington, IL 60010
6. Applicant's interest in the property (owner, agent, realtor, etc.): Lessee
7. All existing uses and improvements on the property are: Flex space
8. The proposed uses on the property are: Sports use (cheer/tumbling)
9. List any covenants, conditions, or restrictions concerning the use, type of improvements, setbacks, area, or height requirements placed on the Subject Property and now of record and the date of expiration of said restrictions:  
N/A
10. Describe any contract or agreement of any nature relevant to the sale or disposal of the Subject Property:  
N/A
11. For applications requiring a public hearing, please attach a list which contains the PIN, owner, and owner's mailing address of all properties located within 250 feet (excluding all Public Right-of-Ways) of the Subject Property.

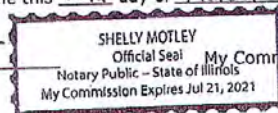
THE APPLICANT'S SIGNATURE BELOW INDICATES THE INFORMATION CONTAINED IN THIS APPLICATION AND ON ANY ACCOMPANYING DOCUMENTS IS TRUE AND CORRECT.  
THE APPLICANT ALSO ACKNOWLEDGES IF THE CONSULTANT EXPENSES EXCEED THE INITIAL ESCROW DEPOSIT, THE APPLICANT WILL REIMBURSE THE ACCOUNT IMMEDIATELY.

Jason Terrell  
(Name of applicant)

[Signature]  
(Signature of applicant)

Subscribed and sworn to before me this 17th day of March, 2021.

[Signature]  
(Notary Public)



7/21/21  
My Commission Expires

Helmut Stanlecker  
(Name of Owner, if different)

[Signature]  
(Signature of Owner, if different)

Subscribed and sworn to before me this 17 day of March, 2021.

\_\_\_\_\_  
(Notary Public)

My Commission Expires \_\_\_\_\_



Please indicate what form of zoning relief your application requires. For assistance, please contact Staff:

☐ Zoning Code **Map** Amendment to change zoning of Subject Property from \_\_\_\_ to \_\_\_\_

☐ Zoning Code **Text** Amendment to amend the following section(s) of the Zoning Code \_\_\_\_\_

(See Section 18-103 of the Lake Zurich Zoning Code for specific standards. If a specific parcel is the subject of this amendment, then provide the additional information listed in Section 18-103C.)

☒ Special Use Permit/Amendment for Sports use / tumbling and cheer  
(See Section 19-103 of the Lake Zurich Zoning Code for specific standards.)

☐ Planned Unit Development/Major Adjustment/Amendment

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

☐ Variation for \_\_\_\_\_

(See Section 17-104 of the Lake Zurich Zoning Code for specific standards. Please indicate what your specific hardships are in the cover letter.)

☐ Modification to the Land Development Code (includes retaining walls more than 2 feet in height)  
(See Section 10-6-18 of the Land Development Code for specific standards.)

☐ Preliminary Plat of Subdivision

☐ Final Plat of Subdivision or Amendment to Plat of Subdivision  
(See Sections 10-5-2 and 10-5-9 of the Land Development Code for specific standards.)

☐ Site Plan Approval/Major Adjustment/Amendment  
(See Section 20-103 of the Lake Zurich Zoning Code for specific standards.)

☐ Exterior Appearance Approval or Amendment  
(See Section 21-103 of the Lake Zurich Zoning Code for specific standards.)

#### APPLICATION TO ANNEX CERTAIN TERRITORY

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

☐ Petition to Annex Certain Territory (Please complete attached petition)

☐ Application to Annex Certain Territory

#### COMPREHENSIVE PLAN APPLICATION

☐ Comprehensive Plan **Map** Amendment for \_\_\_\_\_

☐ Comprehensive Plan **Text** Amendment for \_\_\_\_\_



Jason and Kendra Tercall (Formula 1 Cheer)  
 (847) 542-5125  
[jtercall@gmail.com](mailto:jtercall@gmail.com)

March 17, 2021

Dear Orlando Stratman, Chairperson of the Planning & Zoning Commission

I am extremely excited to request a special use permit to create Formula 1 Cheer in Lake Zurich, IL. Formula 1 Cheer will serve children and young adults in the Northwest suburban area. We are a private gym whose main focus is on cheerleading and tumbling. We will help our athletes to become more disciplined and focused, as well as improve their overall health.

Owners: Jason Tercall and Kendra Tercall

Formula 1 Cheer LLC

Proposed Location: 65 Oakwood Road, Lake Zurich, IL. 60047 – Unit 3

Tentative Opening: May 10, 2021

#### Property and Business Details

- Property Owner: Helmuth Stahlecker
- Lessee: Jason Tercall (Formula 1 Cheer LLC)
- Current Use: Flex Space
- Intended Use: Tumbling and Cheer
- Approvals sought: Special Use Permit
- Vehicle Count: Most of our athletes will arrive via carpooling therefore; we estimate 10 vehicles arriving at the facility per hour of operation. The majority of the cars that arrive will be drop-off and pickup only.
- Build-out:
  - Eliminate drop ceiling and non-load bearing walls
  - New LED lighting to be installed
  - Update sprinkler system
- Tentative Hours: 4pm-9pm Monday-Friday, 9am-2pm Saturday & Sunday
- Employees: 5 to 6.
- Estimated Customer Count: 125 athletes on a weekly basis.
- Funding: To fund the start-up costs for Formula 1 Cheer, the owners have invested \$60,000. There is not a need to seek a loan/financial assistance.

### **Business Mission**

Provide a safe, clean and cheerful environment under the guidance of knowledgeable, personable and fun-loving cheer and tumbling professionals.

Creativity in teaching methods will set us apart from our competitors, using both repetition and variation. We believe that the young athlete must have fun and truly enjoy what he or she is doing to learn successfully. Our coaches are trained in more unique methods of teaching that produce the same, if not better, physical effect on the athlete, but provide a better mental effect. The gym will be open for parent observation, but they will be asked to stay in a specific area as a safety precaution.

Formula 1 Cheer will be making a profit within the first year of business with expected year-to-year growth. As the number of athletes in our classes increases, we will add extra coaches, where needed. As current coaches at other gyms, we have a very strong relationship with our customers and will do whatever we can to keep them coming back to us.

### **Background**

Owners Jason Tercall and Kendra Tercall have both been competitive gymnasts and cheerleaders, respectively. With combined coaching experience of over 25 years of our two Directors, we understand what our customers want and need. We understand that sometimes you have to be extremely flexible with these young athletes in order to do what works best to accomplish your set goal while coaching/teaching. We have found that there is definitely a market for private gyms in the Northwest suburban area.

Formula 1 Cheer affirms that its promoters have acquired all legally required trademarks and patents.

### **Business Objectives**

The objectives of Formula 1 Cheer are the following:

- Provide cheerleading and tumbling training for athletes at all levels, from beginner to advanced.
- Provide continual training, benefits and incentives for staff to encourage a long-term commitment of employees.
- Continue to build relationships with the athletes and their parents while providing informative and fun coaching guidance.

### **Keys to Success**

Our main keys to success include:

- Maintaining a reputable and untarnished reputation in the community
- Competitive pricing
- Ample and secure parking
- Easy access
- Target high traffic areas for maximum public exposure
- Design facilities to curb overcrowding



- Seasoned management team
- Personalized relationships with customers

### **Company Success**

First-rate service will be the focus of Formula 1 Cheer and a cornerstone of the brand's success. All clients will receive conscientious, one-on-one, timely service in all capacities. This is expected to create a loyal brand following and return business. In fact, for those who are aware of Formula 1 Cheer's impending kickoff, a keen interest has been expressed in moving over to us.

Based on the experience of our Directors as well as the strength of the coaching staff, Formula 1 Cheer is well positioned to make a positive impact in the cheerleading and tumbling markets. We will leverage our relationships in the industry as well as bring a new and fresh approach to the cheerleading and tumbling industries.

### **Services**

Formula 1 Cheer offers cheerleading and tumbling classes and teams for beginners to advance athletes of any age. We believe this is important to ensure athletes just entering both cheerleading and tumbling will have a successful and fun learning experience. Our classes and teams are organized by ability, level, and age. This type of class organization allows our coaches to be most effective in their coaching as they can appropriately teach children who share common developmental standards.

### **Industry Overview**

In the United States, the popularity of cheerleading has grown over 30% in the last 10-years. Due to the major growth, cheerleading will be included in the upcoming summer Olympics. This development will only increase awareness, enthusiasm and participation in the sport of cheerleading.

Between cheerleading and tumbling, there are approximately 9 million participants in the U.S.

Research shows that consumers in this industry primarily focus on the following factors when making purchasing decisions:

- Experienced and passionate instructors.
- New, safe, and well-kept training facility.
- Easy to get to location.
- Positive gym culture.

### **Target Markets**

Formula 1 Cheer's major target markets are as follows:

- Our target market is children and young adults from various backgrounds/experience levels that can be broken down into three groups.

- The first group are the individuals who are looking to be on one of our competitive cheerleading teams that go to competitions all over the country representing Formula 1 Cheer.
- The second group are the recreational tumblers. These are individuals that are looking to acquire new tumbling skills (no matter how basic or advanced), to stay fit, or just looking for a fun activity.
- The third group are the school cheer teams or various other clubs looking to rent out gym space.

### **Marketing Strategy**

Formula 1 Cheer will promote sales using the following methods:

- Open Formula 1 Cheer with a grand opening.
- Promote our facility online via our website and all available social media platforms.
- Introduce our program to all schools, teams/clubs, park districts, day care and home school students, summer camps and local businesses.
- Deliver the best customer experience to all our members.
- Position easy to read signage/banners at strategic places around the area.
- Join various associations as well attend targeted conferences.
- All staff members and athletes on our competitive cheer teams wear Formula 1 Cheer branded apparel.
- Continue to build upon existing relationships with the athlete and their parent.
- Cultivate new relationships in order to grow Formula 1 Cheer.

### **Strategy Summary**

Formula 1 Cheer will succeed by offering our athletes a safe, fun environment to learn as well as enhance knowledge on cheerleading and tumbling with close personalized attention from trained coaches/teachers. The goals of the gym are two-fold:

- To ensure the athletes are very comfortable with the environment in which they have placed their athletes and the physical and social benefits gained thereof.
- To make it a safe, educational, and fun experience for the athlete.

### **Competitive Edge**

Formula 1 Cheer will build strong relationships with the athletes and their families. That may seem like a hard thing to accomplish, but when you teach the same athletes for multiple sessions and years, you would be surprised at how much you will learn about them. Most of this information comes from the relationships formed with the parents and athletes after or before classes when they just come up and talk with the Directors and Coaches. When strong relationships are built, the trust-level with parents significantly increases, which enables high retention levels.

### Why go to Formula 1 Cheer?

- For close to eight years, I have had a very strong two-way relationship with the Lake Zurich and outlying high school cheerleading programs. Formula 1 Cheer has received recommendations from the Lake Zurich High School cheerleading coaches as well as an acknowledgment to transition to Formula 1 Cheer as soon as we open our doors, which currently equates to 50 Lake Zurich households. In addition, a commitment has been received from a representative of the Barrington Park District for 20 athletes to transition to Formula 1 Cheer.
- Our pricing structure along with our experience and unbridled enthusiasm will Provide Formula 1 Cheer with not only entry into the market, but also provide a competitive advantage.
- A state-of-the-art facility with brand new, world class equipment that provides excellent ceiling height, lighting and an ultra-clean environment. This pristine environment along with our Directors and Coaches will ensure the overall safety of our athletes.
- The consistent approach to coaching and relationship building over the years has earned the trust of the athletes and their parents.

Thank you for your time in reviewing our application.

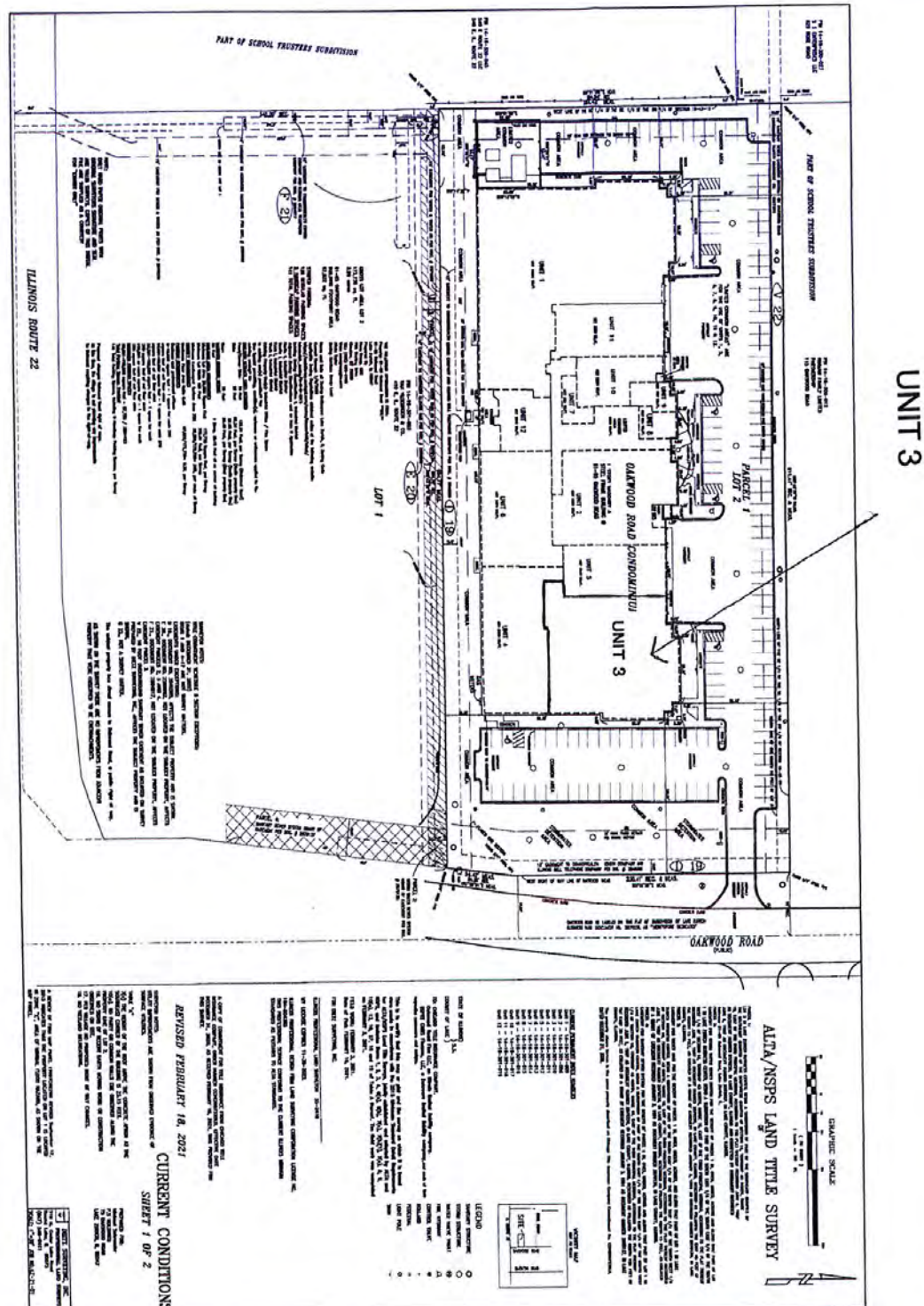


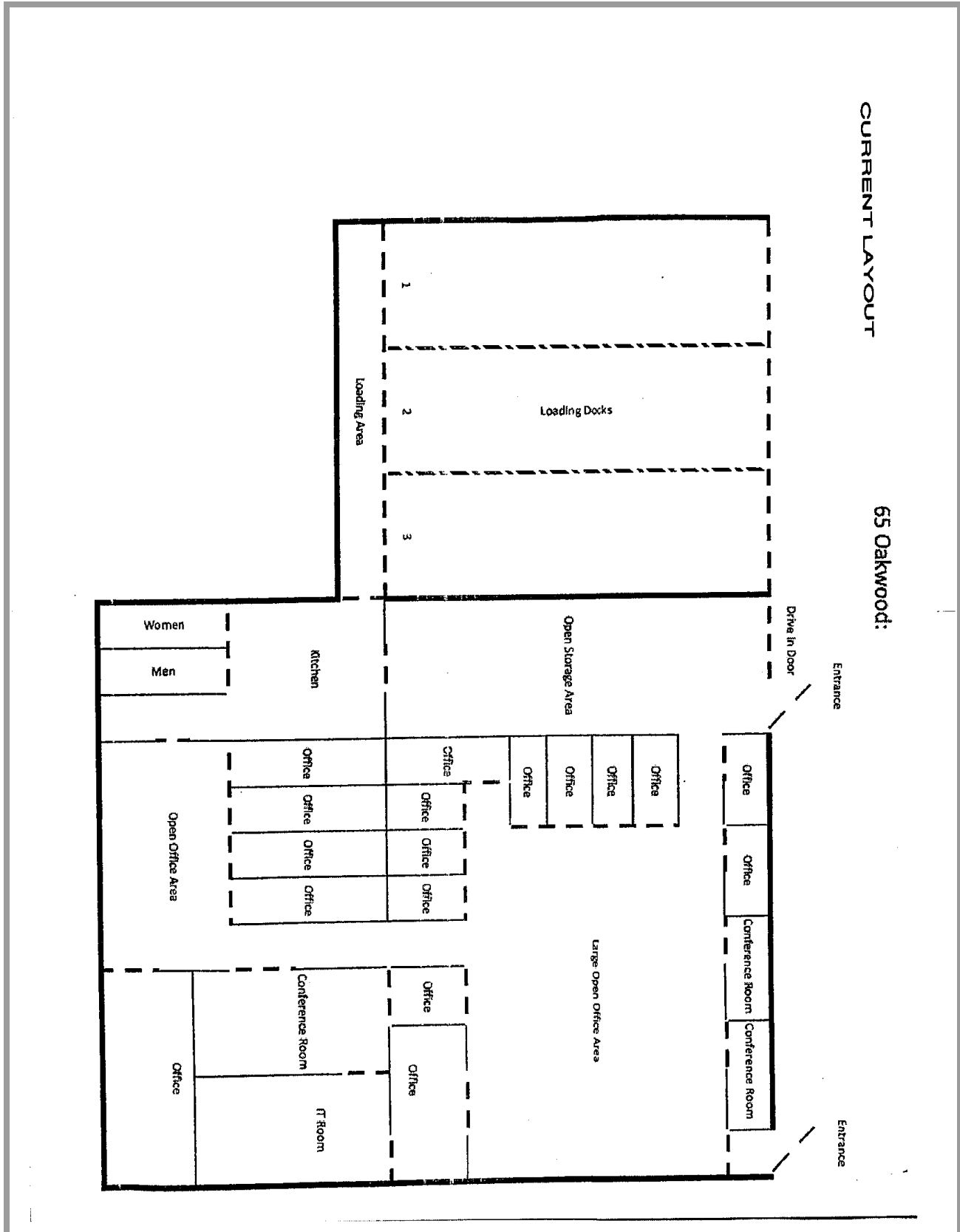
Formula 1 Cheer is definitely more than a business to my wife, Kendra and I. We have been involved in gymnastics and cheerleading respectively, at a young age.

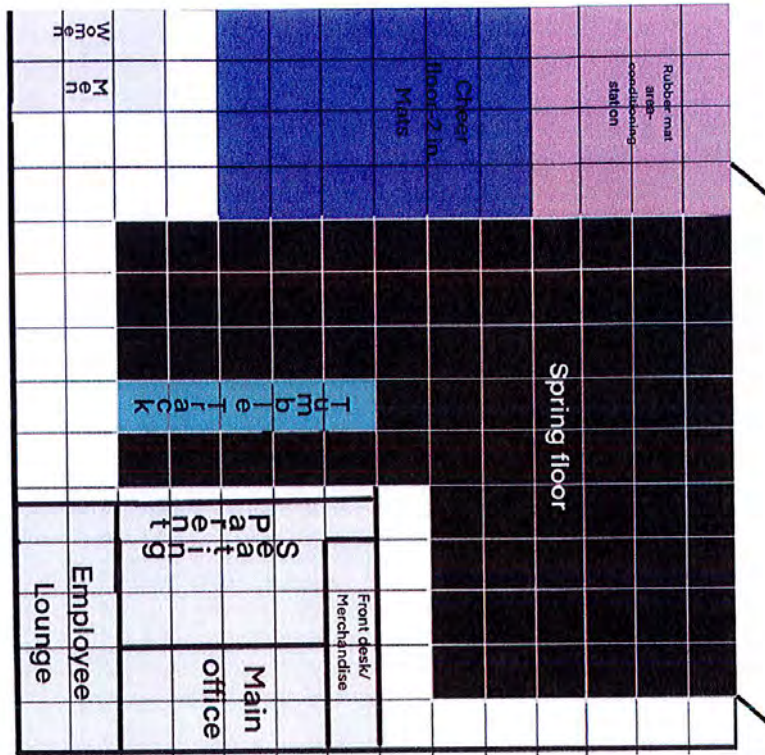
Kendra and I met as coaches and became fast friends and married in August 2019.

We are excited to funnel the love and passion we have for one another into our new adventure of Formula 1 Cheer.









### Updated Floor Plan

This is the proposed floor plan for Formula 1 Cheer. Successful tumbling and cheer programs require wide open space and high ceilings. 65 Oakwood Road meets both of those needs.

Our updated layout allows us to install over 6,000 square feet of spring cheer floor. The only significant changes to the current floor plan are taking down the non-load bearing walls to increase our open space. The following pages will explain what type of equipment will be used at Formula 1 Cheer.

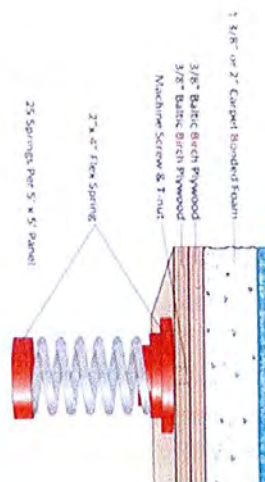
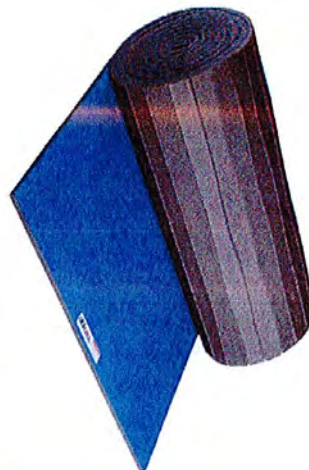
## What is a Spring Cheer Floor?



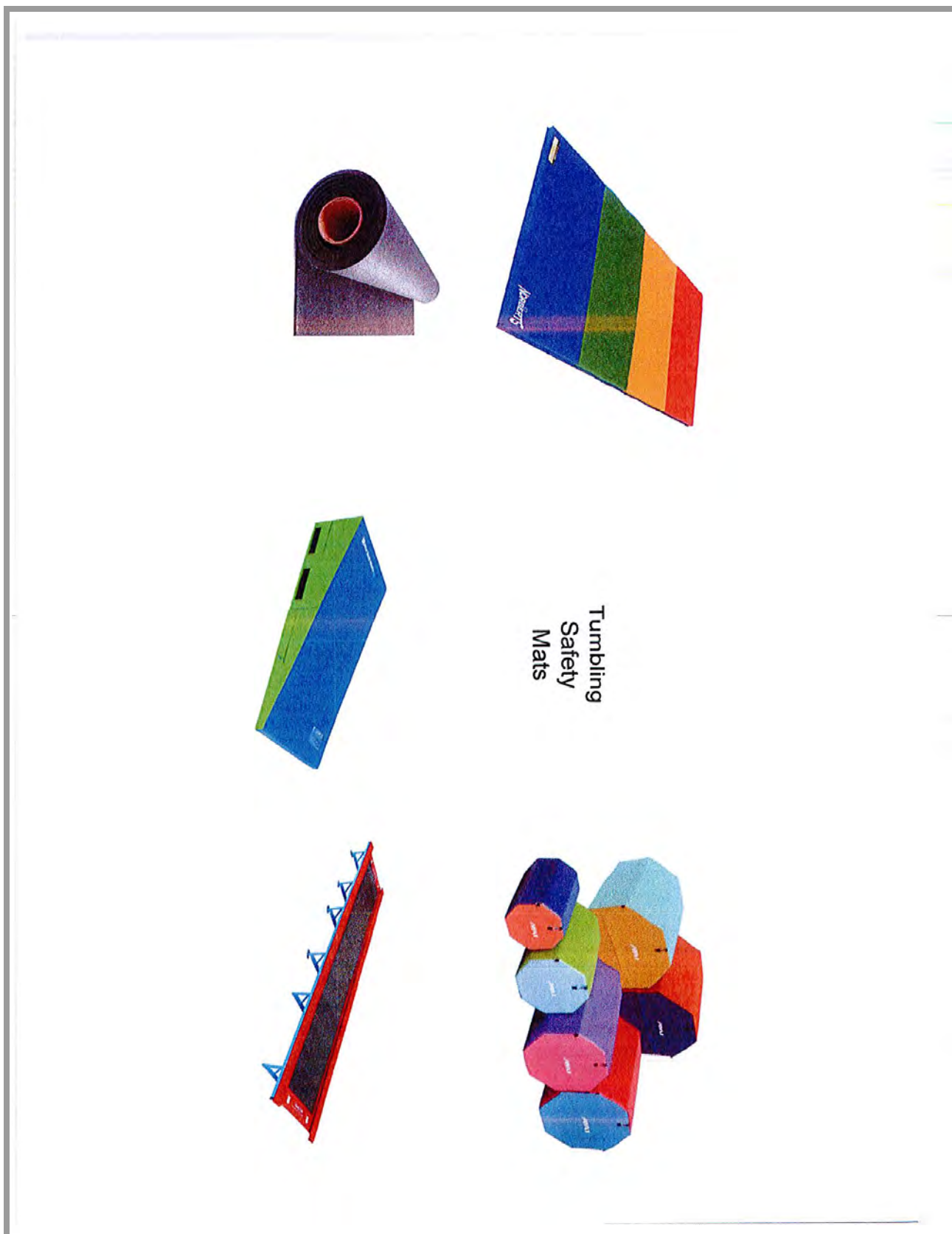
### Completed Spring Floor

Composed of a combination of three parts:

- ☐ Springs (plus hardware)
- ☐ Plywood
- ☐ Carpet bonded foam











At the Heart of Community

## COMMUNITY DEVELOPMENT DEPARTMENT

505 Telser Road  
Lake Zurich, Illinois 60047  
(847) 540-1696  
Fax (847) 726-2182  
Permits@LakeZurich.org  
www.LakeZurich.org

**BUSINESS LICENSE & OCCUPANCY APPLICATION**

ATTACH FLOOR PLAN CLEARLY ILLUSTRATING THE BUILDING AREA YOU INTEND TO OCCUPY

Check one of the following:

- ☐ Existing Building: New Tenant, No Alterations ☒ Existing Building: New Tenant, Alterations to Building  
☐ Existing Building: Name/Ownership Change Only ☐ New Building: New Occupant

Other: \_\_\_\_\_

- Business Name: Formula 1 Cheer LLC
- Location/address: 65 Oakwood Rd Business Phone: (224) 288-3320
- Business owner's name: Jason Tercall Email: formulacheer@gmail.com
- Circle one: Single ownership, partnership, corporation, joint venture, other: \_\_\_\_\_
- Property Owner Name: Helmut Stahlecker Phone: (223) 927-2810
- Emergency Contact Name: Kendra Tercall Address: 208 Rustwood Pk Phone: (847) 525-9437
- Type of business use (BE SPECIFIC) – if an office – what type of service, if retail, what products are sold, if manufacturing, what products, etc. Formula 1 Cheer will serve children and young adults in the Northwest suburban area. We are a private gym whose main focus is on cheerleading and tumbling.

## 8. Employee/Building Data:

Total Number of Employees	<u>5-6</u>
Number of Toilet Rooms	<u>2 Rooms / 3 stalls in each(b)</u>
Number of Exits	<u>4</u>
Total Square Footage of space	<u>10,252 sqft</u>
Proposed Move In Date:	<u>5-10-2021</u>
Parking Spaces Required	<u>~20</u>

- Will trucks be parked on site? No If yes, where/how many? \_\_\_\_\_
- Will hazardous chemicals/material be stored on site? If yes, a list must be provided of hazardous chemicals. No
- A separate permit is required for parking lot sealing/restriping. Initial to acknowledge: JT
- A permit and screening is required for changes to rooftop mechanical units. Initial to acknowledge: JT
- Permanent & temporary signs require a permit (including banners etc). Initial to acknowledge: JT
- Outdoor storage is not permitted; dumpsters shall be within approved enclosures. Initial to acknowledge: JT
- RPZ (backflow preventers) shall be certified annually. Initial to acknowledge: JT

NO BUSINESS SHALL BE OCCUPIED WITHOUT A CERTIFIED OF OCCUPANCY AND BUSINESS LICENSE ISSUED BY THE VILLAGE OF LAKE ZURICH. FAILURE TO OBTAIN CERTIFICATE AND/OR BUSINESS LICENSE MAY RESULT IN BUSINESS CLOSING AND/OR FINES.

Jason Tercall  
Signature – business owner/agent  
Responsible for above requirements

Jason Tercall  
Printed name – business owner/agent

3/28/2021  
Date

Office Use Only: Zoning SIC#: \_\_\_\_\_ Approved \_\_\_\_\_ Denied \_\_\_\_\_  
Comments \_\_\_\_\_

Building and Zoning Signature: \_\_\_\_\_ Date: \_\_\_\_\_



*At the Heart of Community*

**FIRE DEPARTMENT**  
Fire Prevention Bureau

1075 Old McHenry Road  
Lake Zurich, Illinois 60047

(847) 540-5073  
FAX: (847) 550-1779  
LakeZurich.org

**OCCUPANCY DIRECTORY / EMERGENCY CONTACTS**

**FAX BACK TO FIRE PREVENTION BUREAU 847-550-1779**

**OR EMAIL TO: [FIRE.BUREAU@LAKEZURICH.ORG](mailto:FIRE.BUREAU@LAKEZURICH.ORG)**

Date: 3/25/2021

Name of Business: Formula 1 Cheer LLC

Business Address: 65 Oakwood Rd

Business Phone: (224) 288-3320

Business Email: formula1cheer@gmail.com

Business Owner: Jason Tercall After Hrs Phone: (847) 542-5125

**Building Owner:** Helmuth Stahlacker **Phone:** (223) 927-2810

**Building Owner Mail Address:** \_\_\_\_\_

**City:** \_\_\_\_\_ **State:** \_\_\_\_\_ **Zip:** \_\_\_\_\_

**Building Owner Email:** hstahlacker@gmail.com

LIST THE EMERGENCY CONTACTS THAT CAN BE CALLED FOR INFORMATION  
AFTER BUSINESS HOURS

Name: Jason Tercall Primary Phone: (847) 542-5125

Secondary Phone: \_\_\_\_\_

Name: Kendra Tercall Primary Phone: (847) 525-9437

Secondary Phone: \_\_\_\_\_

Name: Tom Tercall Primary Phone: (312) 404-0519

Secondary Phone: \_\_\_\_\_



*At the Heart of Community*

**PUBLIC WORKS DEPARTMENT**

505 Telser Road  
Lake Zurich, Illinois 60047

(847) 340-1696  
Fax (847) 726-2182  
LakeZurich.org

**INDUSTRIAL WASTEWATER QUESTIONNAIRE**

Facility Name: Formula 1 Cheer LLC

Facility Address: 165 Oakwood Rd

Telephone Number: (224) 288-3320

Facility Representative: Jason Terrall

Describe the type of business activity at this location:

Sports use / fitness tumbling and cheer

Number of employees: 5-6 Days of operation: 7

Hours of operation: M-F: 4-9  
Sa-S: 9-2

List all North American Industry Classification System Numbers (SIC Numbers): 713940

Does this facility generate any wastewater from any manufacturing process?

Yes ☐ No ☒

Does this facility operate a pretreatment process or device used for treating wastewater prior to discharge to the sewer? Yes ☐ No ☒

Does this facility have a grease trap? Yes ☐ No ☒

If yes, how many? \_\_\_\_\_

Name of person completing this report: Jason Terrall

Title: Owner

**For Office Use Only**

Date Received: \_\_\_\_\_

Further Action Necessary: \_\_\_\_\_

Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_





At the Heart of Community

## FINANCE DEPARTMENT

70 East Main Street  
Lake Zurich, Illinois 60047(847) 438-5141  
LakeZurich.org

## UTILITY BILLING ACCOUNT APPLICATION

## PROPERTY SERVICE ADDRESS

Street Address: 65 Oakwood Rd	Unit #: 3
City: Lake Zurich	State: IL Zip: 60047

## PROPERTY OWNER

Name (Last, First): Stanlecker, Jason	Home Phone:
Email:	Cell Phone: (223) 927-2810
Previous Lake Zurich Utility Billing Customer? <input type="radio"/> YES <input type="radio"/> NO	Work Phone:
Mailing Address (if different):	Unit #:
City:	State: Zip:

"Can we sign you up for the free official Village e-newsletter, *Benchmarks?*"☐ YES☐ NO

## OCCUPANCY INFORMATION

Date to Start Service: May 2021	Is this property <input type="radio"/> Owner Occupied or <input checked="" type="radio"/> Rental?
IF RENTAL PROPERTY*	
Tenant Name (Last, First): Tercall, Jason	Tenant Phone: (847) 542-5125
Party to be billed: <input type="radio"/> Owner <input checked="" type="radio"/> Tenant	

\*Pursuant to Village regulation, the property owner and any tenants are jointly liable and agree to pay the Village of Lake Zurich as prescribed in the effective Village rate schedules and to comply with all applicable Village ordinances related to water and sewer matters.

## IDENTIFICATION AUTHENTICATION

Primary Account Holder	
Name (Last, First) Tercall, Jason	Type of ID: TB24-4388-7289
If Other Identification, Explain: Drivers License	Last four digits of government issued ID:
Additional Authorized Parties (Optional)	
Name (Last, First)	Type of ID:
If Other Identification, Explain:	Last four digits of government issued ID:
Name (Last, First)	Type of ID:
If Other Identification, Explain:	Last four digits of government issued ID:

## AGREEMENT

I hereby certify that the information provided is complete and accurate to the best of my knowledge. I/We understand and agree to the above conditions, which will remain in force until the Village receives written notice to terminate the above service.

Account Holder Signature:	Date: 3/25/2021
---------------------------	-----------------

## INTERNAL USE ONLY

Date Application Received: \_\_\_\_\_ ID Verified by Staff: \_\_\_\_\_ Processed: \_\_\_\_\_





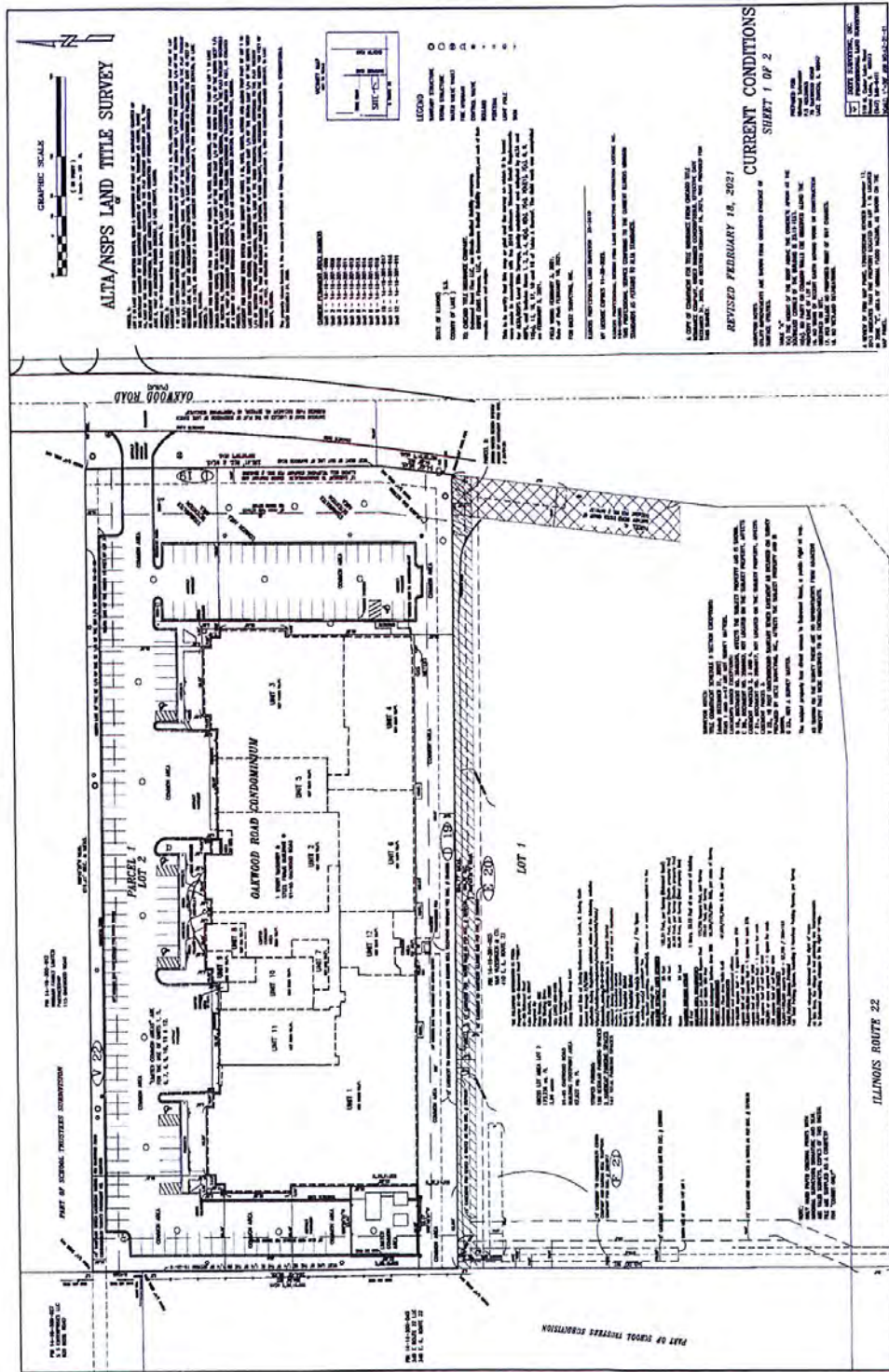




EXHIBIT A  
LEGAL DESCRIPTION

PARCEL 1:

LOT 2 IN LAKE ZURICH BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1987 AS DOCUMENT NUMBER 2576236, IN LAKE COUNTY, ILLINOIS AND CORRECTED BY INSTRUMENT RECORDED JUNE 9, 1987 AS DOCUMENT NUMBER 2553937, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR STORM WATER SEWER SYSTEM FOR THE BENEFIT OF PARCEL 1 IN, OVER, UNDER, ACROSS AND ALONG THAT PART OF LOT 1 IN LAKE ZURICH BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1987 AS DOCUMENT NUMBER 2576236, IN LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

THE EAST 45 FEET OF THE NORTH 15 FEET, AS CREATED BY A GRANT OF EASEMENT RECORDED JANUARY 3, 1991 AS DOCUMENT NUMBER 2978135, IN LAKE COUNTY, ILLINOIS.

PARCEL 3:

EASEMENT FOR WATER MAIN FOR THE BENEFIT OF PARCEL 1 IN, OVER, UNDER, ACROSS, AND ALONG THAT PART OF LOT 1 IN LAKE ZURICH BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1987 AS DOCUMENT NUMBER 2576236, IN LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

THE NORTH 15 FEET, AS CREATED BY A GRANT OF EASEMENT RECORDED JANUARY 3, 1991 AS DOCUMENT NUMBER 2978136, IN LAKE COUNTY, ILLINOIS.

PARCEL 4:

EASEMENT FOR SANITARY SEWER SYSTEM FOR THE BENEFIT OF PARCEL 1 IN, OVER, UNDER, ACROSS AND ALONG THAT PART OF LOT 1 IN LAKE ZURICH BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 9, 1987 AS DOCUMENT NUMBER 2576236, IN LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

THE NORTH 180 FEET OF THE EAST 30 FEET, AS CREATED BY A GRANT OF EASEMENT RECORDED JANUARY 3, 1991 AS DOCUMENT NUMBER 2978137, IN LAKE COUNTY, ILLINOIS.

# WARRANTY DEED

THIS INDENTURE, made this 19<sup>th</sup> day of February, 2021, between P.S. Holdings, LLC, an Illinois limited liability company as to 89.42% and Mels, 18, LLC, an Illinois limited liability company as to 10.58%, Grantors, and,

Oakwood Road Flex LLC, an Illinois limited liability company  
3805 N. Lincoln Avenue,  
Chicago, Illinois 60613,  
Grantee

Grantors, for and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE AND CONVEY unto Grantee, and to its successors and assigns, forever, all the following described real estate, situated in the County of Lake and State of Illinois known and described as follows, to wit:

Legal Description is attached hereto as Exhibit A and incorporated herein by this reference.

Together with all hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity, of, in and to the above described premises: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, its successors and assigns forever.

And the Grantors, for themselves, and their successors, do covenant, promise and agree, to and with the Grantee, its successors and assigns, that they have not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it will WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to those matters described on Exhibit B attached hereto and incorporated herein by this reference.

Permanent Real Estate Index Numbers: 14-16-301-006; 14-16-301-009; 14-16-301-010; 14-16-301-011; 14-16-301-012; 14-16-301-013; 14-16-301-014; 14-16-301-015; 14-16-301-016; 14-16-301-017; 14-16-301-018; and 14-16-301-019.

Address of Real Estate: 61-95 Oakwood Road, Lake Zurich, Illinois 60047

IN WITNESS WHEREOF, Grantors have caused this Warranty Deed to be executed as of the day and year first above written.

P.S. Holdings, LLC, an Illinois  
limited liability company

By: [Signature]  
Michael Schroeder, Manager

By: [Signature]  
Paul Stavropoulos, Manager

Mels 18, LLC, an Illinois  
limited liability company

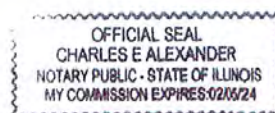
By: [Signature]  
Jay H. Sijver, Manager

State of Illinois     )  
                                  )  
County of Lake     )

The undersigned, a Notary Public in the State of Illinois, does hereby certify that Michael Schroeder and Paul Stavropoulos, Managers of P.S. Holdings, LLC, an Illinois limited liability company, who are personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared before me this day and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 19th day of February, 2021.

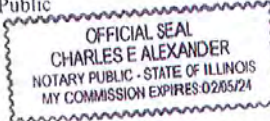
[Signature]  
Notary Public



State of Illinois     )  
                                   )  
 County of Lake        )

The undersigned, a Notary Public in the State of Illinois, does hereby certify that Jay H. Silver, Manager of Mels 18, LLC, an Illinois limited liability company, who is personally known to me to be the same person whose name is subscribed to the foregoing instrument appeared before me this day and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said limited liability company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 19<sup>th</sup> day of February, 2021.

*Charles E. Alexander*  
 Notary Public  


This instrument was prepared by:

Charles E. Alexander  
 40 Skokie Boulevard  
 Suite 400  
 Northbrook, Illinois 60062

After recording mail to:

Michael M. Mazek  
 3805 N. Lincoln Avenue  
 Chicago, Illinois 60613

Send future tax bills to:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_



## Estimated Costs of Site Development

Formula 1 Cheer requires very little buildout. We need as much open space as possible to allow us to put in a full regulation size competitive cheer floor and equipment (safety mats).

- Eliminate drop ceiling and non-load bearing walls: ~ \$5,000
- New LED lighting to be installed: ~ \$2,000
- Update sprinkler system: ~ \$5,000



*At the Heart of Community*

PARKS AND RECREATION DEPARTMENT

200 South Rand Road  
Lake Zurich, Illinois 60047

(847) 438-5146  
LakeZurich.org

MEMORANDUM

Date: May 3, 2021  
To: Ray Keller, Village Manager *PK*  
From: Bonnie Caputo, Recreation Director  
Subject: **Nonmotorized Watercraft Launch Permit- Season Permit**

**Issue:** The Village of Lake Zurich Park and Recreation Department traditionally has only offered daily non-motorized watercraft permits for Lake Zurich residents during the boating season (April 1<sup>st</sup>-October 1<sup>st</sup>). Recently a request was made to the department by a Lake Zurich resident to expand the offering to include a season permit.

**Analysis:** Lake Zurich residents (not available to nonresidents) have the opportunity to launch non-motorized watercrafts from Paulus Park from dawn to dusk (park hours) from April 1<sup>st</sup> - October 1<sup>st</sup>. Watercrafts include: Kayaks, Canoes, Paddle Boats, Windsurfers, Row Boats, Long Boards, etc.

All water craft must be able to be carried down to the water as there is no launch nor driving in Paulus Park. All watercraft need to stay in the No Wake area of Lake Zurich from 9am-dusk (entire lake available from dawn to 9am), wear a PFD, carry a whistle for emergencies, and review the rules of the lake.

Daily usage permits for non-power watercraft access cost \$5 and are available at the Barn during normal business hours, Monday-Friday, 8:30am-4pm, or at Paulus Park Beach during their listed hours of operation. Daily permits are required and boating violators are subject to fines.

Staff have received requests over the course of the past 5+ years favoring an extension of the offering to include a season permit due to the limited hours of operation to obtain the daily pass as well as the frequency of their use of the lake. Currently the hours of operation do not accommodate early morning users of nonmotorized watercraft permits nor weekends when the Paulus Park beach is closed.



The department did verify that the Lake Zurich Property Owners Association, per their 2021 adopted budget, offers a \$25 nonmotorized boat sticker for the season. Upon discussion with Vince McCormick, the Police Department Administrative Aide who oversees the Marine division, did review this request. He viewed it favorably due to the increased tracking and shared data to the Marine division as well as the increased frequency of use, a season permit would result in more contact with the nonmotorized watercrafts as well as better communication and education.

At the February 9, 2021 Park and Recreation Advisory Board meeting, the advisory board reviewed and discussed the request made by the Lake Zurich resident. They voted in favor of implementing a non-motorized watercraft launch season permit, April 1<sup>st</sup> -October 1<sup>st</sup>, for Lake Zurich residents with a fee of \$25 per watercraft (decal for each nonmotorized boat to be distributed upon purchasing a season permits and tracking of permits to be provided to the Marine unit).

At their April 19 meeting, the Village Board provided feedback about simplifying the form, summarizing the applicable rules and increasing the seasonal fee to \$40. The provided form reflects these changes.

**Recommendation:** The Park and Recreation Advisory Board recommended approval of implementing a nonmotorized watercraft launch season permit, April 1<sup>st</sup>-October 1<sup>st</sup>, for Lake Zurich residents accompanied by a Village Board recommended \$40 nominal fee per watercraft.

w/Attachment:

- Updated Nonmotorized Watercraft Launch Permit Application and Personal Nonmotorized Watercraft Rules

# VILLAGE OF LAKE ZURICH PARK & RECREATION DEPARTMENT

## NON-MOTORIZED WATERCRAFT LAUNCH PERMIT

### LAKE ZURICH RESIDENTS ONLY

Permit Type: ☐ Daily (\$5) ☐ Seasonal (\$40) April 1-October 1

TODAY'S DATE \_\_\_\_\_ PERMIT DATE \_\_\_\_\_

APPROVED BY \_\_\_\_\_ AMOUNT PAID \_\_\_\_\_

BOATER'S NAME \_\_\_\_\_ PHONE \_\_\_\_\_

EMAIL \_\_\_\_\_

ADDRESS \_\_\_\_\_

TYPE OF NON-MOTORIZED WATERCRAFT \_\_\_\_\_

### VILLAGE OF LAKE ZURICH WAIVER & RELEASE OF ALL CLAIMS

Please read this form carefully and be aware that in registering yourself or your minor child/ward for participation with this permit, you will be waiving and releasing all claims for injuries you or your child/ward might sustain arising from use of the permit.

I recognize and acknowledge that there are certain risks of physical injury to participants with this permit, and I agree to assume the full risk of any such injuries, damages or loss regardless of severity which I or my child/ward may sustain as a result of participating in this permit at Paulus Park, and/or on Lake Zurich. I hereby fully release and discharge the Village of Lake Zurich and its officers, agents, servants and employees from any and all claims resulting from injuries, damages, and losses sustained by me or by my child/ward, and arising out, connected with, or in any way associated with the activities of the Non-Motorized Watercraft permit at Paulus Park, and/or on Lake Zurich.

**I have read, fully understand, and accept the conditions as described above and rules on the backside of this form. I am solely responsible for obeying any and all laws, ordinances and rules that are associated with non-motorized watercraft in the State of Illinois, in the County of Lake, and the Village of Lake Zurich.**

Participant's Signature \_\_\_\_\_

Date \_\_\_\_\_

#### Snapshot of Rules (further details on backside of this form):

**Hours permitted for launch access for permit holders are daily during 4/1-10/1 from dawn to dusk. For further info, please call 847.438.5146**

- Violations and noncompliance with the rules listed below and on the backside of this form may result in the suspension of the permit and/or a minimum fine of \$50.
- Launching of NON-MOTORIZED Craft is available only to residents of Lake Zurich.
- NON-MOTORIZED craft can only be launched at the clearly designated launch point in Paulus Park only. Launching of any craft at Breezewald Park is strictly prohibited.
- There is no car access to facilities in Paulus Park; crafts must be brought down by hand.
- All NON-MOTORIZED crafts are REQUIRED to stay inside the designated NO WAKE ZONE (9am-Dusk).
- All watercrafts are subject to random safety inspections.
- Swimming is not allowed from NON-MOTORIZED crafts.
- Life jackets must be worn at all times.
- Wristbands must be worn OR sticker must be visibly affixed to craft.



# NON-MOTORIZED WATERCRAFT LAUNCH PERMIT

## GENERAL INFORMATION AND RULES



**Permit:** Before entering the lake all non-motorized watercraft users must be granted a permit. Permits are open to Lake Zurich residents only. Daily and seasonal permits are available for purchase and use from April 1-October 1 at the Paulus Park Barn or Paulus Park Beach during posted hours of operation (for hours, please visit [LakeZurich.org](http://LakeZurich.org)). Daily permit holders will receive a wristband which must be visible worn at all times. Season permit holders will receive a decal that must be placed on the lower starboard stern (rear upper right hand side) of their non-motorized craft above water level prior to entering the lake.

**Personal Non-Motorized Watercraft:** Allowed watercrafts include: kayaks, canoes, paddle boats, row boats, long boards, windsurfers and sailboats. Inflatable watercrafts are not permitted.

**Launch Access:** Launch access to/from the lake is only allowed at the designated area next to the beach at Paulus Park. Permit holders can enter the lake daily as early as dawn and must exit the lake/park by dusk. There is no car access down near this area; all watercrafts must be walked down.

**Lifejackets and Whistles:** All watercrafts must have the proper safety equipment as required by the State of Illinois and the U.S. Coast Guard. Each passenger must wear a U.S. Coast Guard approved lifejacket (PFD) and have a whistle or horn on board at all times. Bright colored attire is also recommended for visibility purposes.

**Areas of Operation:** All personal non-motorized watercrafts are to stay within the no wake zones on the perimeter of the lake from 9am-dusk. These zones are clearly marked by no-wake buoys. Non-motorized crafts are required to remain between the buoys and the shoreline between the hours of 9am-dusk.

**Operators:** No person under the age of 12 may operate any personal non-motorized watercraft unless accompanied by a parent or legal guardian.

**Swimming:** Swimming from a non-motorized watercraft is not allowed; users are required remain in/on their craft during their time on the lake.

**Safety Inspections:** All watercrafts are subject to a safety inspection by the LZPD Marine Unit or any LZPD officer. Also note that the State of Illinois Conservation Officers do frequent the lake to perform duties and enforce the State of Illinois Laws per the IDNR regulations.

**Assistance on the Lake:** If you require assistance (non-emergency) on the lake, contact the LZ Police Department Dispatch Center at 847-438-2349. For immediate emergencies such as medical, call 9-1-1.

**Violations:** Violations of any of the nonmotorized rules may result in forfeiture of the permit and are subject to fines. If you are issued an Ordinance Violation Ticket, the fine can be paid at Village Hall. Most Ordinance Violations carry a minimum fine of \$50 dollars and are payable in ten (10) business days.

Please remember that this list is just informational and all rules and regulations are contained in the village ordinances and can be obtained on the Village of Lake Zurich website. Should you have any questions, please contact the Lake Zurich Police Department and ask for the Marine Unit Supervisor or speak with any Marine Unit Officer who is on duty.

Village of Lake Zurich Park & Recreation Dept. | 200 S. Rand Rd, Lake Zurich, IL | 847.438.5146 | [LakeZurich.org](http://LakeZurich.org)

