



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

June 7, 2021
07:00 pm

VILLAGE OF LAKE ZURICH

VILLAGE BOARD OF TRUSTEES VIRTUAL MEETING

JUNE 7, 2021
07:00 PM
AGENDA

1. CALL TO ORDER

2. ROLL CALL

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

3. PUBLIC COMMENT

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

4. PRESIDENT'S REPORT / COMMUNITY UPDATE

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

5. CONSENT AGENDA

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

A. Approval of Minutes of the Village Board Meeting, May 17, 2021

Attachment: [5a.pdf](#)

B. Approval of Semi-Monthly Warrant Register Dated June 7, 2021 Totaling \$1,097,166.61

Attachment: [06-07-21 WARRANT.pdf](#)

C. Ordinance Approving a Special Use Permit for Milieu Landscaping at 525 Enterprise Drive (Assign Ord. #2021-06-413)

Summary: Milieu Landscaping is seeking a Special Use Permit to allow outdoor storage associated with a permitted landscape and horticultural services contractor at 525 Enterprise Parkway within the I -- Industrial Zoning District. The business proposes to establish a landscape company and office, along with an outdoor storage yard for landscape materials. The Planning and Zoning Commission held a public hearing on May 19, 2021 and voted 5-0 in favor of recommending approval.

Attachment: [5c.pdf](#)

D. Agreement with Layne Christensen Company for Preventative Maintenance on Well #9 in the Amount Not-to-Exceed \$150,000

Summary: The 2021 budget includes \$150,000 in the Water and Sewer Fund for this planned expense. In 2017, the Village Board approved a renewal of a five-year professional services agreement with Layne Christensen Company to provide well and pump maintenance. This five-year agreement provides the Village with a 5% discount on labor and equipment rates. The current well maintenance rotation focuses on Lake Zurich's five wells that have the ion exchange water treatment process. Preventative maintenance on Well #9 last occurred in 2016.

Attachment: [5d.pdf](#)

E. Ordinance Restricting Parking on Ash Street, Oak Street, and Parkway Avenue (Assign Ord. #2021-06-414)

Summary: At the March 17, 2021 Community-Police Advisory Committee (CPAC) meeting, members reviewed a request from residents to address parking regulations in the neighborhood east of Breezewald Park. CPAC is recommending to the Village Board to restrict parking on the hydrant side of Ash Street between Beauteau Street and Grove Street, on Grove Street between Ash Street and Parkway Avenue, and on Parkway Avenue between Beauteau Street and Lions Drive. CPAC recommends restricting parking on the non-hydrant side of Oak Street between North Old Rand Road and Lions Drive because of commercial/shoulder parking currently in place on the hydrant side. Restrictions are recommended as the usable width of all roadways are less than 24 feet.

Attachment: [5e.pdf](#)

F. Ordinance Amending Chapters 1 and 4 of Title 6 of the Lake Zurich Municipal Code Regarding All-Terrain Vehicles and Off-Highway Motorcycles (Assign Ord. #2021-06-415)

Summary: Staff is recommending this ordinance for minor language updates to the Village Code to ensure terminology and definitions are consistent with the Illinois Vehicle Code. Updates to the "All-Terrain Vehicle" definition and the addition of "Off-Highway

Motorcycle" are needed so that the language remains consistent with the Illinois Vehicle Code. The rules for the use of these vehicles also require updates.

Attachment: [5f.pdf](#)

G. Ordinance Amending the Village of Lake Zurich Municipal Code to Repeal Ordinance #91-05-448 Establishing a Portion of a Local Street as Residents Permit Parking Only (Assign Ord. #2021-06-416)

Summary: An ordinance passed in May 1991 created Resident Permit Parking Only on Lake Street intended to "preserve the residential character of said area." This went into effect when both JJ Twigs and Rock n' Roll bar were in the neighborhood. Both businesses have been gone for over 15 years. There are no other Resident Only restrictions on streets in Lake Zurich and the Village has not issued Resident Only parking permits since at least 2008. Staff recommends a repeal of the 1991 ordinance that created these restrictions.

Attachment: [5g.pdf](#)

H. 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 (Assign Ord. #2021-06-417)

Summary: The Village Board adopted an ordinance on April 21, 2021 that amended a previous ordinance adopted on December 21, 2020 which enacted a 3% local tax on the sale of adult use recreational cannabis, should a dispensary decide to locate to Lake Zurich in the future. While this local tax ordinance has already been accepted for meeting the statutory filing deadline, the Illinois Department of Revenue has requested further amendments to correct provisions which are not consistent with the Municipal Cannabis Retailer's Occupation Tax Law.

Attachment: [5h.pdf](#)

6. OLD BUSINESS - None at this time.

7. NEW BUSINESS

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

A. Special Event Approval for All Community Events for Jack O' Lantern World at Paulus Park for the Whole Month of October Wednesday through Sunday Evenings (Trustee Weider)

Summary: The Village has received an event request from All Community Events, a Lake Zurich business, to operate an autumn family-friendly event called Jack O' Lantern World at Paulus Park throughout the entire month of October, Wednesday through Sunday evenings from 9 pm -- 11 pm.

This event would include the exclusive use of the southeast end of the property for the entire month of October and one week in September and November for setup and cleanup efforts, use of electric and restroom facilities, as well as food trucks and adult beverages during event hours.

The ticketed entry event will feature a walk-through of designated pathways at Paulus to enjoy 10-15 stations of 100-200 professionally carved pumpkins with scene sounds at each station. All pumpkins would contain flameless candles only and all sounds would be directed towards Route 12 at all times. Entry fees are still being determined but the organizer has agreed to rental terms of 5% of gross ticket sales or a minimum of \$400 per night, whichever is greater.

Village Special Event guidelines for events with over 100 in attendance required approval by the Park and Recreation Advisory Board and the Village Board. Due to timing concerns, All Community Events has requested Village Board consideration first and has agreed, pending Board feedback and approval, to present its event to the Park and Recreation Advisory Board at its June 8, 2021 meeting.

Recommended Action: A motion to approve the special event request for All Community Events for Jack O' Lantern World at Paulus Park for the Whole Month of October Wednesday through Sunday Evenings.

Attachment: [7a.pdf](#)

B. Ordinance Granting Approval of a Planned Unit Development, Amendment to the Official Zoning Map, Final Plan, Special Use Permits, and Modifications to the Zoning and Land Development Code for Andy's Deli at 265 North Rand Road (Assign Ord. #2021-06-418) (Trustee Bobrowski)

Summary: Kolasa Real Estate Investment has filed an application for a new development at 265 North Rand Road, site of the vacant Joe's Barber Shop. The proposal for Andy's Deli underwent a Courtesy Review with the Village Board on July 6, 2020, initial consideration by the Planning and Zoning Commission (PZC) on October 21, 2020, and further PZC consideration on February 17, 2021.

The proposal for Andy's Deli would require a Special use Permit for a Planned Unit Development for the construction of the restaurant

with residential uses on the second floor, a Zoning Map Amendment to rezone the property from R-5 single-family residential to B-1 local and community business district, modifications to the zoning and building code requirements, and Site Plan Review and Exterior Appearance Review to approve their proposed building and landscaping design.

At its February 17, 2021 meeting, the PZC recommended denial of the Planned Unit Development and Zoning Map amendment as proposed by the developer. The Zoning Code allows petitioners to continue with the request for consideration of a project to the Village Board.

Recommended Action: The Village Board has three options it may choose:

- A) Deny the application for approval of the development concept plan
- B) Refer the application back to the PZC for further consideration of specified matters
- C) Approve the development concept plan, with or without modifications and conditions to be accepted by the applicant

Attachment: [7b.pdf](#)

8. TRUSTEE REPORTS

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

9. 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).

10. 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

11. ADJOURNMENT

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



Monday, May 17, 2021 7:00 p.m.

1. **CALL TO ORDER** by Mayor Thomas M. Poynton at 7.00pm.
2. **ROLL CALL:** Mayor Thomas Poynton, Trustee Dan Bobrowski, Trustee Mary Beth Euker, Trustee Janice Gannon, Trustee Jonathan Sprawka, Trustee Greg Weider. Trustee Marc Spacone was absent and excused. Also in attendance: Village Manager Ray Keller, Asst. Village Manager Roy Witherow, Village Atty. Scott Uhler, Finance Dir. Bane Thomey, Dir. of Innovation Michael Duebner, Acting Fire Chief Dave Pilgard, Dir. Of Community Development Sarosh Saher, Public Works Dir. Mike Brown, Park and Rec. Dir. Bonnie Caputo, H.R. Dir. Doug Gibson. Guests:- Stephen Dennison and Jeff Freeman of EEL.
3. **PUBLIC COMMENT**
Mayor Poynton stated that Public Comment on Agenda Item 7A would be held at that time.
Eric Dubiel, 25 N. Pleasant Rd., addressed the Board and claimed that the Mayor is misrepresenting on the \$200,000 in the 2021 Budget for Block A and Mr. Dubiel stated that monies are transferred from the TIF to Special Events.
Mayor Poynton responded to the Special Events costs which are self-supporting by the events.
4. **PRESIDENT'S REPORT / COMMUNITY UPDATE**
A. **Proclamations**
Designation of the Week of May 16 – 22, 2021 as National Public Works Week
Designation of the Week of May 16 – 22, 2021 as Emergency Medical Services Week
Designation of the Week of May 22 – 28, 2021 as Safe Boating Week.
5. **CONSENT AGENDA**
A. Approval of Minutes of the Village Board Meeting, May 3, 2021
B. Approval of Semi-Monthly Warrant Register Dated May 17, 2021 Totaling \$1,107,939.36
C. Agreement to Purchase One 2021 Vactor Ramjet Sewer Cleaner from Standard Equipment of Elmhurst, IL via the Sourcewell Purchasing Cooperative in the Amount Not-to-Exceed \$80,000

AGENDA ITEM
5A

Village of Lake Zurich Board of Trustees Regular Meeting, Monday, May 17th 2021 2

Summary: The 2021 budget includes \$80,000 in the Water & Sewer Fund to replace a trailer-mounted sewer cleaner from 1995, which has been planned for in the 20-year Community Investment Plan. This Public Works equipment is used on a regular basis for maintaining sanitary and storm sewer systems throughout Lake Zurich.

- D. **Agreement to Resurface Heatherleigh Park Tennis Court on Cedar Street and Repainting the Pickle Ball Court at Paulus Park with Evans & Son Blacktop in the Amount Not-to-Exceed \$44,645**

Summary: The 2021 budget includes \$50,000 in the Capital Improvement Fund for the resurfacing of the Heatherleigh Park tennis court, which has developed significant structural cracks and shows signs of rapid progression of sub-base failures. A bid opening on April 27, 2021 resulted in five competitive bids, with the lowest responsible bid received by Evans & Son Blacktop of West Chicago, Illinois. Bid results reflect the base bid of the tennis court resurfacing at Heatherleigh plus the extra option of painting the pickle ball court at Paulus.

- E. **Member Contribution to the Special Recreation Association of Central Lake County in the Amount Not-to-Exceed \$110,046**

Summary: The Village of Lake Zurich is a cooperative member agency of SRACLC, which provides community based therapeutic recreation programs and service to people of all ages with disabilities or special needs. The 2021 budget includes \$110,046 in the General Fund for this expense.

Trustee Bobrowski recommended that the Heatherleigh also be marked for pickleball.

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

AYES: 5 Trustees Bobrowski, Euker, Gannon, Sprawka, Weider.

NAYS: 0

ABSENT: 1 Trustee Spacone.

MOTION CARRIED.

6. **OLD BUSINESS**

None at this time.

7. **NEW BUSINESS**

- A **Authorization to Proceed with Food Truck Social Special Event on Block A During June thru September on Wednesdays from 4 pm – 7 pm and Possibly Sundays from 2 – 6 pm**

Summary: A Lake Zurich resident has proposed an ongoing Food Truck Social event at the village-owned Block A property this summer to make better use of the vacant lakeside property. Food Truck Socials are proposed to be held in June, July, August, and September on Wednesdays from 4 pm – 7 pm. There is also a possibility of expanding the Food Trucks Socials to include Sundays from 2 pm – 6 pm if the community is supportive of this new endeavor.

The proposal includes one or two rotating food truck vendors per event. All food trucks would be required to have valid Lake County Health Department Food Service Permits.

This new Main Street initiative also includes a volunteer-led community clean-up effort on Block A for trash collection, installation of new plantings, and installation of seating at the site with benches, picnic tables, and garbage cans.

Village of Lake Zurich Board of Trustees Regular Meeting, Monday, May 17th 2021 3

At its April 13, 2021 meeting, the Park and Recreation Advisory Board voted to recommend approval of this Food Truck Social event proposal.

PUBLIC COMMENT.

Claire Slattery, Exec. Dir. of LZACC, addressed the Board as a representative of brick-and-mortar restaurants who are concerned about having food trucks.

Mayor Poynton read an email from Claudette Dyback, PO Box 85, who addressed the Board in her opposition of the events with food trucks.

Park and Rec. Dir. Bonnie Caputo introduced Cara Marquis and Elizabeth Bremner who approached the PAB with their proposal. Ms. Marquis then gave a presentation of the proposal. The Board members responded with their concerns and questions to the proposal. Their questions were answered by Ms. Marquis, Dir. Caputo and Ms. Bremner.

Recommended Action: A motion was made by Trustee Weider, seconded by Trustee Sprawka, to approve Food Truck Socials on Block A during June, July, August, and September on Wednesdays from 4 pm – 7 pm and Sundays from 2 pm – 6 pm.

AYES: 4 Trustees Bobrowski, Euker, Sprawka, Weider.

NAYS: 1 Trustee Gannon.

ABSENT: 1 Trustee Spacone.

MOTION CARRIED.

B. Authorization to Proceed with Groove Grove Special Event on Block A During June thru August on Fridays from 5 pm – 8 pm

Summary: A Lake Zurich resident and member of the Park and Recreation Advisory Board, Shawn Bergfalk, has proposed an online Groove Grove event at the village-owned Block A property this summer. Similar to the Food Truck Social proposal discussed in the previous agenda item, the Groove Grove event is proposed to make better use of the vacant lakeside property. This Main Street initiative is proposed as a monthly event one Friday each month in June, July, and August from 5 pm to 8 pm.

The proposal includes one or two rotating food truck vendors on Block A with a live band and handful of artisan vendors along the Promenade boardwalk. All food trucks would be required to have valid Lake County Health Department Food Service Permits.

At its April 13, 2021 meeting, the Park and Recreation Advisory Board reached consensus to support this Groove Grove event proposal.

Park and Rec. Dir. Bonnie Caputo described the proposal of Groove Grove and answered the Board's questions.

Recommended Action: A motion was made by Mayor Poynton, seconded by Trustee Bobrowski, to approve Groove Grove on Block A during June, July, and August one Friday a month from 5 pm – 8 pm.

AYES: 4 Trustees Bobrowski, Euker, Gannon, Sprawka.

NAYS: 0

ABSENT: 2 Trustees Spacone, Weider.

MOTION CARRIED.

Village of Lake Zurich Board of Trustees Regular Meeting, Monday, May 17th 2021

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C. Ordinance Approving Budget Amendment #2 for Fiscal Year 2020 Budget ORD. #2021-05-412

Summary: The Governmental Accounting Standards Board (GASB) was established in 1984 as an independent, private-sector organization that establishes accounting and financial reporting standards for U.S. state and local governments that follow Generally Accepted Accounting Principles. GASB develops and issues accounting standards to promote financial reporting that provides useful information to taxpayers, public officials, and investors.

As a result of implementing the recently issued GASB Statement # 84 related to fiduciary activities, a number of necessary restatements have been identified from the December 31, 2019 fund balances in the General Fund and Capital Projects Fund.

By applying the new GASB 84 rule, the General Fund receives a new December 31, 2019 fund balance increased by \$704,614, some of which has been restricted for specific purposes.

Also as a result of applying GASB 84, the Capital Projects Fund receives a new December 31, 2019 fund balance increased by \$215,000 related to fees previously recorded for the Meadow Woods townhomes development for payment in lieu of compensating amenities.

As a result of GASB 84 and upon evaluation of the financial projections for the 2020 fiscal year, a number of necessary budget amendments have been identified. In addition to the General Fund net positive impact of \$704,614, the Capital Improvement Fund has a net positive impact of \$665,000 due to the pandemic resulting in delays for 2020 capital improvement projects and the Equipment Replacement Fund has a net positive impact of \$200,000.

The projected increases to fund balances will provide advance funding for critical infrastructure projects and equipment replacement identified in the 20-year Community Investment Plans.

Finance Dir. Thomey gave an explanation of the Ordinance.

Recommended Action: A motion was made by Trustee Sprawka, seconded by Trustee Euker, to approve Ordinance #2021-05-412 approving budget amendment #2 for Fiscal Year 2020 Budget.

AYES: 5 Trustees Bobrowski, Euker, Gannon, Sprawka, Weider.

NAYS: 0

ABSENT: 1 Trustee Spacone.

MOTION CARRIED.

8. TRUSTEE REPORTS

There were none.

9. VILLAGE STAFF REPORTS

- A. **Alternative Water Source Study Presentation with Engineering Enterprises**
Stephen Dennison and Jeff Freeman of EEI were introduced by Public Works Dir. Brown, who stated that this was the second update by the consultants. Mr. Dennison then gave a PowerPoint presentation on the Village's treatment of water and the possible solutions. The Board's questions were answered by Stephen Dennison and Dir. Brown. The next update will be July.
- B. **Monthly Data Metric Reports**

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C. Park and Rec. Dir. Bonnie Caputo gave an update on the Summer Camp and activities in the bridge to Phase 5 (COVID-19).

Public Works Dir. Brown gave an update on the remodel of the Paulus Park Barn which could be ready in two weeks.

10. **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 and 5 ILCS 120 / 2 (c) (11) pending or imminent litigation.

Motion was made by Trustee Euker seconded by Trustee Sprawka, 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) (1) appointment, employment, compensation, discipline, performance or dismissal of specific employees. There will be no further business after the close of the Executive Session.

AYES: 5 Trustees Bobrowski, Euker, Gannon, Sprawka, Weider.

NAYS: 0

ABSENT: 1 Trustee Spacone.

MOTION CARRIED.

Meeting adjourned at 9.22pm

Respectfully Submitted by:-

Kathleen Johnson, Village Clerk

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Approved by:

Thomas M. Poynton, Village Mayor

Date.

VILLAGE OF LAKE ZURICH
WARRANT REPORT - 6/07/2021

\$1,097,166.61

<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
Fund 101 GENERAL				
Dept 00000				
101-00000-10322	DRAWER RECREATION	PETTY CASH - FINANCE	PETTY CASH MAY 2021 - GATE FUNDS	400.00
101-00000-14101	INVENTORY	CMRS - POSTAGE BY PHONE	POSTAGE REPLENISH A/C	2,000.00
101-00000-21203	RECREATION CREDIT PAYABLE	DAVERN, SANDRA	PRG CXL - SHELTER RENTAL	45.00
101-00000-21455	BUILDING DEPOSIT PAYABLES	JAS DEVELOPMENT LLC	BD PAYMENT REF - PERMIT #15020058	500.00
101-00000-22501	ER - UNDISTRIBUTED LIFE INS	I P B C	IPBC INSURANCE COVERAGE MAY 2021	726.06
101-00000-24402	SUSPENDED REVENUE	AMAZON.COM SALES, INC	PURCHASES - MAY	1,080.98
		Total For Dept 00000		<u>4,752.04</u>
Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				
101-10001-48301	MISCELLANEOUS INCOME	PETTY CASH - FINANCE	PETTY CASH MAY 2021 - LUNCHEON	50.00
		Total For Dept 10001 GENERAL GOVERNMENT ADMINISTRATION		<u>50.00</u>
Dept 11006 LEGISLATIVE MAYOR & BOARD				
101-11006-51652	TRAINING AND MEETINGS	BOBROWSKI, DANIEL	REIMB - LC BAR ASSOC FEE	50.00
101-11006-52111	OTHER PROFESSIONAL SVCS	LAKE COUNTY RECORDER	E-COMMERCE COPY DOCUMENTS	2.00
101-11006-52111	OTHER PROFESSIONAL SVCS	LAKE COUNTY RECORDER	E-COMMERCE COPY DOCUMENTS	2.00
101-11006-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	PURCHASES - MAY	39.17
101-11006-53211	OTHER SUPPLIES	TNK SHIPPING, INC	STYROFOAM RECLYCLING SIGN	78.00
101-11006-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	PURCHASE CREDITS - MAY	(39.17)
		Total For Dept 11006 LEGISLATIVE MAYOR	0.00	<u>132.00</u>
Dept 12001 VILLAGE ADMIN ADMINISTRATION				
101-12001-51654	MEMBERSHIPS & SUBSCRIP	ILLINOIS CITY COUNTY M 999-99999	ILCMA MEMB - ASST TO VM	130.25
101-12001-51654	MEMBERSHIPS & SUBSCRIP	INTERNATION 202-289-4	ICMA MEMB - ASST TO VM	200.00
101-12001-51654	MEMBERSHIPS & SUBSCRIP	LZ AREA CHAMBER OF COMMERCE	CHAMBER EVERYTHING EXPO	650.00
		Total For Dept 12001 VILLAGE ADMIN ADMINISTRATION		<u>980.25</u>
Dept 12120 VILLAGE ADMIN HUMAN RESOURCES				
101-12120-52111	OTHER PROFESSIONAL SVCS	CAREERBUILDER EMPL. SCREENING, LLC	EMPLOYMENT SCREENING SERVICES	431.75
		Total For Dept 12120 VILLAGE ADMIN HUMAN RESOURCES		<u>431.75</u>

VILLAGE OF LAKE ZURICH
WARRANT REPORT - 6/07/2021

\$1,097,166.61

<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
Dept 13001 FINANCE ADMINISTRATION				
101-13001-52111	OTHER PROFESSIONAL SVCS	LAKE COUNTY CLERK	TOP TAXPAYERS REPORT 2020	5.00
101-13001-52112	PROFESSIONAL ACCOUNTING	BAKER TILLY VIRCHOW KRAUSE, LLP	FISCAL AUDIT 2020	455.00
101-13001-54307	RENTAL PROPERTY TAXES	LAKE COUNTY COLLECTOR	PROPERTY TAXES - 1ST INST	199.46
Total For Dept 13001 FINANCE ADMINISTRATION				659.46
Dept 17001 TECHNOLOGY ADMINISTRATION				
101-17001-52111	OTHER PROFESSIONAL SVCS	LEADINGIT SOLUTIONS, INC	SUPPORT AGMT 2021 - JUN	2,015.00
101-17001-52118	SOFTWARE MAINTENANCE	CDW GOVERNMENT LLC	UNITRENDS	2,992.47
101-17001-52704	MAINT-EQUIPMENT	CDW GOVERNMENT LLC	LOGITCH MOUSE	83.91
101-17001-52704	MAINT-EQUIPMENT	eBay O*19-06829-04287 San Jose	FAN - SCADA WORKSTATION	10.70
101-17001-52704	MAINT-EQUIPMENT	TOSHIBA BUSINESS SOLUTIONS, USA	COPIES - FEB 21 TO APR 21	1,923.96
101-17001-53203	TELEPHONE & DATA SVCS	CALL ONE, INC	ANALOG LINES - MAY 2021	1,392.75
101-17001-53203	TELEPHONE & DATA SVCS	AT & T	VH ELEVATOR 540-9255	258.35
101-17001-53203	TELEPHONE & DATA SVCS	COMCAST CABLE COMMUNICATIONS MGN	COMBINED INTERNET - MAY/JUN	4,581.44
101-17001-53203	TELEPHONE & DATA SVCS	COMCAST CABLE COMMUNICATIONS MGN	INTERNET - 133 N OLD RAND	167.91
101-17001-53205	COMPUTER SUPPLIES	AMAZON.COM SALES, INC	PURCHASES - TONER	393.56
101-17001-53205	COMPUTER SUPPLIES	AMAZON.COM SALES, INC	PURCHASE CREDITS - TONER	(393.56)
101-17001-53206	POSTAGE & SHIPPING	FEDERAL EXPRESS CORPORATION	SHIPPING FEES - TELCOM	11.27
101-17001-53407	EQUIP MAINT PART&SUPPLIE	AMAZON.COM SALES, INC	PURCHASES - MOUSE, KEYBOARD, CASE	73.38
101-17001-53407	EQUIP MAINT PART&SUPPLIE	AMAZON.COM SALES, INC	PURCHASE CREDITS - MOUSE, KEYBOARD, CASE	(73.38)
101-17001-56601	CAPITAL LEASE	TOSHIBA FINANCIAL SERVICES	FIRE & CS - COPIER LEASE	119.50
101-17001-56601	CAPITAL LEASE	TOSHIBA FINANCIAL SERVICES	FINANCE COPIER LEASE	192.31
Total For Dept 17001 TECHNOLOGY ADMINISTRATION				13,749.57
Dept 24001 POLICE ADMINISTRATION				
101-24001-51652	TRAINING AND MEETINGS	NORTHWEST POLICE ACADEMY	TRAINING - ANDERSON & JOHNSON	50.00
101-24001-51654	MEMBERSHIPS & SUBSCRIP	IPAC	IPAC YEARLY DUES 2021 - 2022	100.00
101-24001-51654	MEMBERSHIPS & SUBSCRIP	PIONEER PRESS	LAKE ZURICH COURIER	41.00
101-24001-51655	EMPLOYEE RECOGNITION	CROWN TROPHY	FACKLER RECOGNITION PLAQUE	65.00
101-24001-51655	EMPLOYEE RECOGNITION	NIEMIEC, LINDA S.	UNIFORMS - SERVICE PINS	243.50

VILLAGE OF LAKE ZURICH
WARRANT REPORT - 6/07/2021

\$1,097,166.61

<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
101-24001-52602	WASTE REMOVAL	DANIELS SHARPSMART, INC	SHARPS DISPOSAL	1.98
101-24001-52602	WASTE REMOVAL	DANIELS SHARPSMART, INC	SHARPS DISPOSAL	180.25
101-24001-52602	WASTE REMOVAL	STERICYCLE, INC	SHARPS REMOVAL - JUN 2021	29.13
101-24001-52701	MAINT-BLDGS & GROUNDS	ESSCOE LLC	5-YEAR SOFTWARE MAINTENANCE FOR SEC SYSTEM	4,092.00
101-24001-53203	TELEPHONE & DATA SVCS	COMCAST CABLE COMMUNICATIONS MGN	CABLE - PD	31.47
101-24001-53209	UNIFORMS	GALL'S, LLC	JOHNSON - INSIGNIA	45.10
101-24001-53401	CUSTODIAL SUPPLIES	VALDES, LLC	TOWELS, TP	181.00
		Total For Dept 24001 POLICE ADMINISTRATION		5,060.43
Dept 24210 POLICE OPERATIONS				
101-24210-51652	TRAINING AND MEETINGS	NORTHEAST MULTI-REGIONAL TRNG.	TRAINING - BEIDELMAN	75.00
101-24210-52111	OTHER PROFESSIONAL SVCS	MOTOROLA SOLUTIONS, INC	RADIO FEE - MAY	1,530.00
101-24210-52204	OTHER LEGAL	ALBARRAN, LUIS	LOCAL PROSECUTOR - MAY 2021	6,666.67
101-24210-53209	UNIFORMS	KNIGHT, SHAUN	PATCH SEWING	36.00
101-24210-53209	UNIFORMS	KNIGHT, SHAUN	PATCH SEWING	24.00
101-24210-53209	UNIFORMS	SIEMERS, COLLEEN	PATCH SEWING	24.00
101-24210-53209	UNIFORMS	VAN ACKER, JASON	MAGAZINE	58.18
101-24210-53209	UNIFORMS	VAN ACKER, JASON	UNIFORM PATCHES	48.00
101-24210-53209	UNIFORMS	EAGLE ENGRAVING, INC	SERVICE AWARD PINS	104.75
101-24210-53209	UNIFORMS	GALL'S, LLC	STRUGA - BELT, LENSES	77.02
101-24210-53209	UNIFORMS	GALL'S, LLC	MARINE UNIT - SHOES	50.50
101-24210-53209	UNIFORMS	GALL'S, LLC	BEREZA - SHIRT	63.56
101-24210-53209	UNIFORMS	GALL'S, LLC	KNIGHT - LS SHIRT	69.02
101-24210-53209	UNIFORMS	GALL'S, LLC	KNIGHT - SS SHIRT	61.08
101-24210-53209	UNIFORMS	RAY O'HERRON COMPANY INC.	MCCORMACK - SHIRT (RTN)	(134.97)
101-24210-53209	UNIFORMS	RAY O'HERRON COMPANY INC.	MCCORMACK - BOOTS (RTN)	(139.99)
101-24210-53209	UNIFORMS	RAY O'HERRON COMPANY INC.	KOURTEV - NEW OFFICER	493.91
101-24210-53209	UNIFORMS	RAY O'HERRON COMPANY INC.	KOURTEV - NEW OFFICER	923.08
101-24210-53209	UNIFORMS	RAY O'HERRON COMPANY INC.	MCCORMACK - ARMORSKIN BASE	134.97
101-24210-53209	UNIFORMS	SIEMERS, COLLEEN	SEWING - PATCHES	12.00
101-24210-53211	OTHER SUPPLIES	SIGNARAMA BARRINGTON	TRAFFIC SIGNS	428.76
101-24210-54305	EMPLOYEE EXAMS	HOOPS, BRADLEY	COVID-19 TEST STAFF & COMMAND	107.00

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Total For Dept 24210 POLICE OPERATIONS				10,712.54
Dept 24230 POLICE CRIME PREVENTION				
101-24230-51652	TRAINING AND MEETINGS	IL TACTICAL OFFICERS ASSOCIATION	ITOA TRAINING - BUTLER	675.00
101-24230-52111	OTHER PROFESSIONAL SVCS	WEST PUBLISHING GROUP	INVESTIGATIVE SEARCH ENGINE	198.05
Total For Dept 24230 POLICE CRIME PREVENTION				873.05
Dept 24240 POLICE INTERGOVERNMENTAL				
101-24240-51654	MEMBERSHIPS & SUBSCRIP	MAJOR CRASH ASSISTANCE TEAM	MCAT YEARLY DUES	250.00
101-24240-53209	UNIFORMS	FREY, MARK	FREY - SHIRTS	97.90
101-24240-53209	UNIFORMS	ELEGANT EMBROIDERY INC	EMBROIDERY - FREY	80.00
101-24240-53211	OTHER SUPPLIES	BROWNELLS, INC	AR 15 PARTS	251.13
101-24240-53211	OTHER SUPPLIES	SUREFIRE, LLC	AR 15 PARTS	263.20
101-24240-53211	OTHER SUPPLIES	SUREFIRE, LLC	AR 15 PARTS	894.20
Total For Dept 24240 POLICE INTERGOVERNMENTAL				1,836.43
Dept 25001 FIRE ADMINISTRATION				
101-25001-50301	SWORN PENSION COSTS	LZ FIRE PENSION FUND	P-TAX PENSION YE TRUE UP 2019 LEVY	427.15
101-25001-51651	LICENSING/CERTIFICATIONS	LAKE COUNTY FIRE CHIEFS ASSOCIATION	LCFCA DUES - PILGARD	75.00
101-25001-51651	LICENSING/CERTIFICATIONS	LAKE COUNTY FIRE CHIEFS ASSOCIATION	LCFCA DUES - KELLY	50.00
101-25001-51651	LICENSING/CERTIFICATIONS	CLARION EVENTS, INC	FD STRATEGIC PLANNING	34.50
101-25001-51655	EMPLOYEE RECOGNITION	JEWEL #3485 LAKE ZURI	OATH CEREMONY - BOYD & VILLA	69.90
101-25001-52111	OTHER PROFESSIONAL SVCS	LEADINGIT SOLUTIONS, INC	SUPPORT AGMT 2021 - JUN	1,085.00
101-25001-52203	LABOR ATTORNEY	CLARK BAIRD SMITH LLP	LEGAL SERVICES - APRIL 2021	5,083.00
101-25001-52704	MAINT-EQUIPMENT	TOSHIBA BUSINESS SOLUTIONS, USA	COPIES - FEB 21 TO APR 21	525.00
101-25001-53203	TELEPHONE & DATA SVCS	COMCAST CABLE COMMUNICATIONS MGV	COMBINED INTERNET - MAY/JUN	3,665.15
101-25001-53203	TELEPHONE & DATA SVCS	CALL ONE, INC	ANALOG LINES - MAY 2021	172.15
101-25001-53211	OTHER SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	Z FOLDS, LAUNDRY DETERGENT, PAPER TOWELS, D	152.91
101-25001-53211	OTHER SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	PAPER TOWELS - ST. 3	49.98
101-25001-53211	OTHER SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	TOILET CLEANER, TISSUES, DETERGENT, TOWELS - S	341.54
101-25001-53211	OTHER SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	PAPER TOWELS, DETERGENT, TISSUES - STA #3	80.87
101-25001-53211	OTHER SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	PAPER TOWELS, CFOLDS - STA #1	82.97

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101-25001-53211	OTHER SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	PAPER TOWELS - STA #3	49.98
101-25001-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	WALL CABINET - STA ORGANIZATION	242.20
101-25001-56601	CAPITAL LEASE	TOSHIBA FINANCIAL SERVICES	FIRE & CS - COPIER LEASE	119.50
		Total For Dept 25001 FIRE ADMINISTRATION		12,306.80
Dept 25310 FIRE EMERGENCY MANAGEMENT				
101-25310-53211	OTHER SUPPLIES	HENRY SCHEIN EMS	NASAL AIRWAYS, ORAL AIRWAYS, SUCTION CATHS	217.40
101-25310-53211	OTHER SUPPLIES	HENRY SCHEIN EMS	NASAL AIRWAYS, ORAL AIRWAYS, SUCTION CATHS	2.64
101-25310-53211	OTHER SUPPLIES	HENRY SCHEIN EMS	NASAL AIRWAYS, ORAL AIRWAYS, SUCTION CATHS	53.58
		Total For Dept 25310 FIRE EMERGENCY MANAGEMENT		273.62
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	BENE, RYAN	REIMB - HOTEL EXPENSE, IFSI COMPANY OFFICER C	497.15
101-25320-51652	TRAINING AND MEETINGS	EZREGISTER 800-476-4	TUITION - FSLA WEBINAR - D/C KELLY	350.00
101-25320-51652	TRAINING AND MEETINGS	HOLIDAY INN CHAMPAIGN CHAMPAIGN	LDDM CLASS - LODGING	994.30
101-25320-52111	OTHER PROFESSIONAL SVCS	MOTOROLA SOLUTIONS, INC	RADIO FEE - MAY	1,512.00
101-25320-52707	MAINT-OTHER	CHUCK'S COMPRESSOR'S INC	COMPRESSOR MAINTENANCE	1,260.00
101-25320-53209	UNIFORMS	CONWAY SHIELD, INC	PASSPORT - E321	35.89
101-25320-53209	UNIFORMS	ELEVATED SAFETY LLC	CMC LEVR FIREFIGHTER EMERGENCY BAIL OUT SYS	905.00
101-25320-53209	UNIFORMS	FIREGROUND SUPPLY	2 TEMP SETS TURNOUT GEAR FOR NEW HIRES	1,124.00
101-25320-53209	UNIFORMS	FIREGROUND SUPPLY	STRUCTURAL FIREFIGHTING BOOTS	1,320.00
101-25320-53209	UNIFORMS	FIREGROUND SUPPLY	52 PAIR OF COMMANDER ACE GLOVES, 44 PAIR OF	3,179.58
101-25320-53209	UNIFORMS	WITMER ASSOCIATES INC.	X3 STREAMLIGHT SURVIVOR RECHARGEABLE WITH	431.96
101-25320-53211	OTHER SUPPLIES	ALL HANDS FIRE EQUIPMENT, LLC	PRO BEAM FOG FLUID	222.04
101-25320-53211	OTHER SUPPLIES	HOME DEPOT CREDIT SERVICES	MATERIALS FOR TRAINING PROPS	94.00
		Total For Dept 25320 FIRE FIRE SUPPRESSION		15,836.30
Dept 25330 FIRE EMS				
101-25330-51651	LICENSING/CERTIFICATIONS	GRIFFITHS, MICHAEL	PARAMEDIC LICENSE REIMB 2021	40.00
101-25330-51652	TRAINING AND MEETINGS	NORTHWEST COMMUNITY HOSPITAL EMS	INSTANTION AND ADMIN FEES	3,885.00
101-25330-52111	OTHER PROFESSIONAL SVCS	ANDRES MEDICAL BILLING	AMBULANCE FEES - APR 2021	2,794.61

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101-25330-52704	MAINT-EQUIPMENT	STRYKER SALES CORPORATION	MAINTENANCE AGREEMENT - POWER LOAD	817.33
101-25330-53211	OTHER SUPPLIES	AMERICAN GASES CORP	OXYGEN RENTAL	75.98
101-25330-53211	OTHER SUPPLIES	STRYKER SALES CORPORATION	SPO2 CABLE AND FINGER MONITOR	352.14
101-25330-53211	OTHER SUPPLIES	STRYKER SALES CORPORATION	LUCAS RUBBER COMPRESSION CUPS X6	231.70
101-25330-53211	OTHER SUPPLIES	STRYKER SALES CORPORATION	FOWLER O2 BOTTLE HOLDER COVER	677.95
		Total For Dept 25330 FIRE EMS		8,874.71
Dept 25340 FIRE SPECIAL RESCUE				
101-25340-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	WILDLAND SUPPLIES - ADAPTER	6.00
		Total For Dept 25340 FIRE SPECIAL RESCUE		6.00
Dept 25350 FIRE FIRE PREVENTION BUREAU				
101-25350-51654	MEMBERSHIPS & SUBSCRIP	LAKE COUNTY FIRE CHIEFS ASSOCIATION	NIPET DUES - PILGARD	150.00
		Total For Dept 25350 FIRE FIRE PREVENTION BUREAU		150.00
Dept 28001 COMMUNITY DEVELOPMENT ADMINISTRATION				
101-28001-52111	OTHER PROFESSIONAL SVCS	PADDOCK PUBLICATIONS INC.	MAY 2021 LEGAL NOTICE	209.30
101-28001-52113	ENGR/ARCHITECTURAL	CHRISTOPHER B. BURKE ENG., LTD	LIFETIME PROJECT - FEB 2021	413.26
101-28001-52113	ENGR/ARCHITECTURAL	CHRISTOPHER B. BURKE ENG., LTD	LIFETIME PROJECT - MAR 2021	310.00
101-28001-52113	ENGR/ARCHITECTURAL	CHRISTOPHER B. BURKE ENG., LTD	LIFETIME PROJECT - APR 2021	47.75
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	1185 SYCAMORE DR	300.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	MAY WHITNEY SCHOOL	1,147.50
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	SETH PAINE ELEMENTARY SCHOOL	272.25
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	300 IL-22	2,835.50
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	307 N PLEASANT	243.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	4 S SHORE LN	547.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	454 N OLD RAND RD	435.50
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	339 FAIRWAY RD	543.50
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	AVERY RIDGE SUBDV	1,499.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	AVERY RIDGE SUBDV - HOUSELINE	4,800.00
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	BLOCK G	1,510.50
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	SEC US 12 & N OLD RAND DEV	760.50

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101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	WILDWOOD ESTATES	4,140.50
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	SOMERFIELD VINTAGE DEV	253.50
101-28001-52113	ENGR/ARCHITECTURAL	MANHARD CONSULTING LTD	410 TELSER RD	887.25
101-28001-53210	SMALL TOOLS & EQUIP	BLACKBURN MANUFACTURING CO.	PIN MARKING FLAGS - SHIPPING	15.76
Total For Dept 28001 COMMUNITY DEVELOPMENT ADMINISTRATION				21,171.57
Dept 36001 PUBLIC WORKS ADMINISTRATION				
101-36001-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 05-27	30.68
101-36001-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 05-20	35.52
101-36001-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORM/MATS 05-13	30.68
101-36001-52602	WASTE REMOVAL	SAFETY-KLEEN CORPORATION	WASTE OIL REMOVAL	217.00
101-36001-52603	LAKE/WATER QUALITY MGMT	ENVIRONMENTAL AQUATIC MGMT LLC	2021 VISTA POND TREATMENT	2,100.00
101-36001-52603	LAKE/WATER QUALITY MGMT	ENVIRONMENTAL AQUATIC MGMT LLC	2021 LOT 42 TREATMENT	2,300.00
101-36001-52603	LAKE/WATER QUALITY MGMT	ENVIRONMENTAL AQUATIC MGMT LLC	2021 CEDAR CREEK POND TREATMENT	2,700.00
101-36001-52605	MOSQUITO ABATEMENT	CLARKE ENVIRON MOSQUITO MGMT	MOSQUITO CONTROL 2020 #4	10,586.25
101-36001-52701	MAINT-BLDGS & GROUNDS	CINTAS CORPORATION #2	UNIFORMS/MATS 05-27	55.86
101-36001-52701	MAINT-BLDGS & GROUNDS	CRYSTAL MAINTENANCE PLUS CORP	CLEANING SVC - JUN	3,030.00
101-36001-52701	MAINT-BLDGS & GROUNDS	FLUORECYCLE INC.	FLUORESCENT LAMP DISPOSAL	26.34
101-36001-52701	MAINT-BLDGS & GROUNDS	MARTIN ENTERPRISES HEATING/AIR COND	PD HVAC REPLACE	11,141.00
101-36001-52701	MAINT-BLDGS & GROUNDS	MARTIN ENTERPRISES HEATING/AIR COND	PD HVAC REPAIR	300.00
101-36001-52701	MAINT-BLDGS & GROUNDS	MARTIN ENTERPRISES HEATING/AIR COND	PD HVAC REPAIR	286.67
101-36001-52701	MAINT-BLDGS & GROUNDS	METRO DOOR & DOCK, INC	PD OVERHEAD DOOR MAINT	580.24
101-36001-52701	MAINT-BLDGS & GROUNDS	CINTAS CORPORATION #2	UNIFORMS/MATS 05-20	87.87
101-36001-52701	MAINT-BLDGS & GROUNDS	CINTAS CORPORATION #2	UNIFORM/MATS 05-13	55.86
101-36001-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	FOLDERS & POST IT NOTES	41.97
101-36001-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	CORRECTION TAPE	9.18
101-36001-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	PAPER, PENS, TAPE, NOTES	184.07
101-36001-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	FILE FOLDERS	160.93
101-36001-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	FILE FOLDERS	10.98
101-36001-53209	UNIFORMS	ELEGANT EMBROIDERY INC	HATS	174.00
101-36001-53209	UNIFORMS	AMAZON.COM SALES, INC	PPE FACE SHIELD RETURN	(44.72)
101-36001-53209	UNIFORMS	AMAZON.COM SALES, INC	PPE FACE SHIELD RETURN	(268.32)

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101-36001-53211	OTHER SUPPLIES	WESTERN FIRST AID & SAFETY	FIRST AID SUPPLIES VH	138.37
101-36001-53211	OTHER SUPPLIES	WESTERN FIRST AID & SAFETY	FIRST AID SUPPLY PW	180.06
101-36001-53403	LANDSCAPING SUPPLIES	HOME DEPOT CREDIT SERVICES	SHELVES, CLEANING SUPPLIES	180.16
101-36001-53403	LANDSCAPING SUPPLIES	HOME DEPOT CREDIT SERVICES	MIRACLE GROW	12.98
101-36001-53403	LANDSCAPING SUPPLIES	POTSIE'S INC.	TOPSOIL	225.00
101-36001-53403	LANDSCAPING SUPPLIES	AMAZON.COM SALES, INC	WATERING NOZZLE	32.10
101-36001-53403	LANDSCAPING SUPPLIES	AMAZON.COM SALES, INC	WATERING ADAPTER	6.99
101-36001-53403	LANDSCAPING SUPPLIES	AMAZON.COM SALES, INC	PAINT STICK/LITTER PICKERS	75.95
101-36001-53404	RIGHT OF WAY SUPPLIES	HOME DEPOT CREDIT SERVICES	MANHOLE REPAIR	18.28
101-36001-53405	BLDG & GROUNDS SUPPLIES	HOME DEPOT CREDIT SERVICES	PLUMBING SUPPLIES	19.65
101-36001-53405	BLDG & GROUNDS SUPPLIES	FLAGS USA LLC	FLAGS	210.00
101-36001-55254	MACHINERY & EQUIPMENT	FIMCO INC	TAX CR - MAR 2021	(24.93)
Total For Dept 36001 PUBLIC WORKS ADMINISTRATION				34,906.67
Dept 36420 PUBLIC WORKS PARK MAINTENANCE				
101-36420-52701	MAINT-BLDGS & GROUNDS	ANDERSON PEST SOLUTIONS	PAULUS PK PEST CONTROL - JUN	76.40
101-36420-52701	MAINT-BLDGS & GROUNDS	ANDERSON PEST SOLUTIONS	BUFFALO CREEK PEST CONTROL - JUN	70.20
101-36420-52701	MAINT-BLDGS & GROUNDS	CINTAS CORPORATION #2	UNIFORMS/MATS 05-20	74.32
101-36420-52701	MAINT-BLDGS & GROUNDS	CRYSTAL MAINTENANCE PLUS CORP	CLEANING SVC - JUN	1,815.00
101-36420-52704	MAINT-EQUIPMENT	INTL FIRE EQUIPMENT	EXTINGUISHER MAINT	104.53
101-36420-52704	MAINT-EQUIPMENT	INTL FIRE EQUIPMENT	EXTINGUISHER MAINT	88.08
101-36420-53201	ELECTRICITY	COMMONWEALTH EDISON	200 S RAND RD	192.08
101-36420-53201	ELECTRICITY	COMMONWEALTH EDISON	PAULUS - TEMP 2	242.17
101-36420-53201	ELECTRICITY	COMMONWEALTH EDISON	PAULUS - TEMP	1,183.50
101-36420-53201	ELECTRICITY	COMMONWEALTH EDISON	WICKLOW	20.18
101-36420-53210	SMALL TOOLS & EQUIP	CONSERV FS, INC	SPRAYER	99.75
101-36420-53210	SMALL TOOLS & EQUIP	HOME DEPOT CREDIT SERVICES	PICNIC TABLE MAINT	142.91
101-36420-53210	SMALL TOOLS & EQUIP	HOME DEPOT CREDIT SERVICES	HAND TOOLS	13.94
101-36420-53401	CUSTODIAL SUPPLIES	HOME DEPOT CREDIT SERVICES	SHELVES, CLEANING SUPPLIES	37.91
101-36420-53401	CUSTODIAL SUPPLIES	HOME DEPOT CREDIT SERVICES	SOAP	3.94
101-36420-53401	CUSTODIAL SUPPLIES	VALDES, LLC	DISPENSERS	106.80
101-36420-53403	LANDSCAPING SUPPLIES	HOMER INDUSTRIES INC.	MULCH	1,170.00

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101-36420-53405	BLDG & GROUND MAINT SUPP	FASTENAL COMPANY	MOUNTING HARDWARE	3.88
101-36420-53405	BLDG & GROUND MAINT SUPP	FASTENAL COMPANY	MOUNTING HARDWARE	3.88
101-36420-53405	BLDG & GROUND MAINT SUPP	GRAINGER	PIPE FITTINGS	14.18
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	ELECTRIC REPAIR SHELTER A	13.91
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	ROSIN PAPER	25.74
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	SHELVES HARDWARE	23.02
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	BEV PAV COUNTER ADJUST	(3.36)
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	CREDIT - PAINT TAPE	(7.97)
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	CHALET DECK LUMBER	91.32
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	PAINT TAPE	6.58
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	ROSIN PAPER	27.42
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	TRASH CANS	57.94
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	PICNIC TABLE MAINT	24.89
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	MOUNTING HARDWARE - LIGHTING DETECTION	31.62
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	SHELF MOUNTING HARDWARE	42.08
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	CHALET DECK LUMBER	357.88
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	PICNIC TABLE MAINT - PAINT/BELT	31.45
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	PICNIC TABLE MAINT	104.94
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	BREEZEWALD FENCE REPAIR	40.10
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	BEV PAV COUNTER	1,092.00
101-36420-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	PAINT / ANCHORS	15.46
101-36420-53405	BLDG & GROUND MAINT SUPP	MENARDS - LONG GROVE	CAP BLOCK	199.60
101-36420-53405	BLDG & GROUND MAINT SUPP	MENARDS - LONG GROVE	BARN RETAINING WALL	203.16
		Total For Dept 36420 PUBLIC WORKS PARK MAINTENANCE		7,841.43
Dept 36471 PUBLIC WORKS FLEET SERVICES				
101-36471-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 05-27	31.12
101-36471-52111	OTHER PROFESSIONAL SVCS	STANDARD IND & AUTO EQUIPMENT	LIFT INSPECTIONS	335.00
101-36471-52111	OTHER PROFESSIONAL SVCS	SECRETARY OF STATE VEHICLE SVC DEPT	PLATE RENEWAL 102	154.40
101-36471-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORMS/MATS 05-20	25.90
101-36471-52111	OTHER PROFESSIONAL SVCS	CINTAS CORPORATION #2	UNIFORM/MATS 05-13	41.12
101-36471-52701	MAINT-BLDGS & GROUNDS	WITMER MOTOR SERVICE	UPS BATTERIES-FUEL SYSTEM	1,133.54

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101-36471-52703	MAINT-VEHICLES	ALPINE AUTOMOTIVE INC.	ALIGNMENT 331	101.04
101-36471-52703	MAINT-VEHICLES	ALTORFER INDUSTRIES, INC	GENERATOR REPAIRS	1,839.96
101-36471-52703	MAINT-VEHICLES	RUNNION EQUIPMENT COMPANY	OSHA INSPECTION 439	3,101.34
101-36471-52703	MAINT-VEHICLES	RUSH TRUCK CENTER	ENGINE 212 REPAIRS	7,399.56
101-36471-52703	MAINT-VEHICLES	SPRING ALIGN OF PALATINE	ALIGNMENT	144.95
101-36471-52703	MAINT-VEHICLES	SPRING ALIGN OF PALATINE	SPRING ADD 328	681.10
101-36471-53209	UNIFORMS	CUTLER WORKWEAR	BOOTS-NEYFELDT	134.96
101-36471-53211	OTHER SUPPLIES	AIRGAS USA, LLC	TORCH GAS	132.07
101-36471-53211	OTHER SUPPLIES	LAWSON PRODUCTS INC.	HARDWARE	374.62
101-36471-53211	OTHER SUPPLIES	LAWSON PRODUCTS INC.	CREDIT - SHRINK TUBE	(126.04)
101-36471-53211	OTHER SUPPLIES	NAPA AUTO PARTS	SPLIT LOOM	18.50
101-36471-53211	OTHER SUPPLIES	ZEP SALES & SERVICE INC.	HAND CLEANER	226.95
101-36471-53406	AUTO PARTS & SUPPLIES	CUMMINS SALES AND SERVICE	GASKET	82.24
101-36471-53406	AUTO PARTS & SUPPLIES	FACTORY MOTOR PARTS	SHOCKS	129.82
101-36471-53406	AUTO PARTS & SUPPLIES	FACTORY MOTOR PARTS	MOTOR ASSB	20.14
101-36471-53406	AUTO PARTS & SUPPLIES	FOSTER COACH SALES INC.	GAS SPRING 248	70.88
101-36471-53406	AUTO PARTS & SUPPLIES	INTERSTATE ALL BATTERY CENTER	BATTERY	5.98
101-36471-53406	AUTO PARTS & SUPPLIES	MACQUEEN EQUIPMENT, LLC	LATCH 215	172.97
101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	FILTERS	88.63
101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	BATTERY 290	123.39
101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	BATTERY 248	246.78
101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	HUB SEAL 331	33.81
101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	BATTERY 210	549.80
101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	CREDIT - CORE DEP	(18.00)
101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	CREDIT - CORE DEP	(44.99)
101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	CREDIT - CORE DEP	(108.00)
101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	OIL	21.06
101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	LIGHTS	77.46
101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	DRAIN PLUG	2.31
101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	TPMS SENSOR	69.61
101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	OIL FILTER	33.87
101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	BATTERY	123.39

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101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	SENSOR	68.84
101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	BRAKE ROTORS	96.36
101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	LENS	23.30
101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	SHOCKS	193.22
101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	FILTERS	211.81
101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	CREDIT - CORE DEP	(18.00)
101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	LIFT SUPPORT	79.98
101-36471-53406	AUTO PARTS & SUPPLIES	NAPA AUTO PARTS	FILTERS	115.85
101-36471-53406	AUTO PARTS & SUPPLIES	O'REILLY AUTOMOTIVE STORES, INC	BALL JOINTS 331	134.64
101-36471-53406	AUTO PARTS & SUPPLIES	POMP'S TIRE SERVICE	TIRES	1,452.08
101-36471-53406	AUTO PARTS & SUPPLIES	R.A. ADAMS ENTERPRISES, INC.	PLOW LIGHT MODULE 337	358.20
101-36471-53406	AUTO PARTS & SUPPLIES	RUSH TRUCK CENTER	MIRROR	45.28
101-36471-53406	AUTO PARTS & SUPPLIES	RUSH TRUCK CENTER	LAMP	85.60
101-36471-53406	AUTO PARTS & SUPPLIES	SPRING ALIGN OF PALATINE	SPRINGS 323	1,176.19
101-36471-53406	AUTO PARTS & SUPPLIES	WICKSTROM AUTO GROUP, INC	SEAL 331	65.10
101-36471-53406	AUTO PARTS & SUPPLIES	WICKSTROM AUTO GROUP, INC	CREDIT - SEAT BELT	(94.26)
101-36471-53406	AUTO PARTS & SUPPLIES	WICKSTROM AUTO GROUP, INC	SEAT BELT	94.26
101-36471-53406	AUTO PARTS & SUPPLIES	WICKSTROM AUTO GROUP, INC	BREAKER	27.76
101-36471-53406	AUTO PARTS & SUPPLIES	WICKSTROM AUTO GROUP, INC	BLEND MOTOR	27.14
101-36471-53406	AUTO PARTS & SUPPLIES	WICKSTROM AUTO GROUP, INC	SEAT BELT	106.38
101-36471-53406	AUTO PARTS & SUPPLIES	AMAZON.COM SALES, INC	SPOT BULBS	80.98
101-36471-53406	AUTO PARTS & SUPPLIES	AMAZON.COM SALES, INC	SPOT BULBS	32.67
101-36471-53406	AUTO PARTS & SUPPLIES	STROBES N MORE 401-34868	BULB, 112	132.82
101-36471-53407	EQUIP MAINT PART&SUPPLIE	AMAZON.COM SALES, INC	HOUR METER DIXIE	59.99
101-36471-53407	EQUIP MAINT PART&SUPPLIE	AMAZON.COM SALES, INC	SHOCKS WATER CART	99.90
101-36471-53407	EQUIP MAINT PART&SUPPLIE	AMAZON.COM SALES, INC	SPOT BULBS	38.95
101-36471-53407	EQUIP MAINT PART&SUPPLIE	AMAZON.COM SALES, INC	CART SPRINGS	95.90
101-36471-53407	EQUIP MAINT PART&SUPPLIE	ALTORFER INDUSTRIES, INC	GENERATOR PARTS	340.13
101-36471-53407	EQUIP MAINT PART&SUPPLIE	ALTORFER INDUSTRIES, INC	GASKET	3.21
101-36471-53407	EQUIP MAINT PART&SUPPLIE	ALTORFER INDUSTRIES, INC	RADIATOR CAP	20.56
101-36471-53407	EQUIP MAINT PART&SUPPLIE	ATLAS BOBCAT, LLC	COUPLER	146.69
101-36471-53407	EQUIP MAINT PART&SUPPLIE	BURRIS EQUIPMENT COMPANY	FILTER	121.45

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101-36471-53407	EQUIP MAINT PART&SUPPLIE	FASTENAL COMPANY	HARDWARE	13.95
101-36471-53407	EQUIP MAINT PART&SUPPLIE	GRAINGER	TRANSFORMER	109.48
101-36471-53407	EQUIP MAINT PART&SUPPLIE	HOME DEPOT CREDIT SERVICES	DOCK CLEAT	14.34
101-36471-53407	EQUIP MAINT PART&SUPPLIE	MUNICIPAL EMERGENCY SERVICES, INC	NOZZLE HOLDER	101.79
101-36471-53407	EQUIP MAINT PART&SUPPLIE	NAPA AUTO PARTS	SPARK PLUG	5.26
101-36471-53407	EQUIP MAINT PART&SUPPLIE	NAPA AUTO PARTS	OIL	2.55
101-36471-53407	EQUIP MAINT PART&SUPPLIE	R.A. ADAMS ENTERPRISES, INC.	TRAILER FLOORING	823.32
101-36471-53407	EQUIP MAINT PART&SUPPLIE	TERMINAL SUPPLY INC	SWITCH	46.28
101-36471-53414	CHEMICALS	AMAZON.COM SALES, INC	ANTI-SEIZE	24.82
101-36471-53414	CHEMICALS	NAPA AUTO PARTS	BRAKEKLEEN	129.12
101-36471-53415	FUELS	BELL FUELS SERVICE CO	FUEL 5/13	8,873.22
101-36471-53418	LUBRICANTS & FLUIDS	NAPA AUTO PARTS	FREON	114.99
101-36471-53418	LUBRICANTS & FLUIDS	NAPA AUTO PARTS	OIL	71.92
101-36471-53418	LUBRICANTS & FLUIDS	NAPA AUTO PARTS	OIL	5.79
101-36471-53418	LUBRICANTS & FLUIDS	NAPA AUTO PARTS	DEF	107.88
Total For Dept 36471 PUBLIC WORKS FLEET SERVICES				33,298.93
Dept 67001 RECREATION ADMINISTRATION				
101-67001-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	LABEL MAKER / TAPE	85.97
101-67001-53208	OFFICE SUPPLIES	AMAZON.COM SALES, INC	PPE LYSOL AND SANITIZER	26.58
101-67001-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	KEYS	17.34
101-67001-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	KEY TAGS	47.44
101-67001-53212	PROGRAM SUPPLIES	HOME DEPOT CREDIT SERVICES	SAMPLES FOR BARN RENOVATION	22.86
101-67001-53212	PROGRAM SUPPLIES	HOME DEPOT CREDIT SERVICES	SAMPLES FOR BARN RENOVATION	2.50
101-67001-54301	BANK & CREDIT CARD FEES	PLUG N PAY INC 800-945-2	BANK & CREDIT CARD FEES	30.52
Total For Dept 67001 RECREATION ADMINISTRATION				233.21
Dept 67920 RECREATION SPECIAL RECREATION				
101-67920-52116	SRA PROGRAMS	SPECIAL RECREATION ASSOCIATION	SRA MEMBER AGENCY CONTRIBUTION 2021-2022	110,046.00
Total For Dept 67920 RECREATION SPECIAL RECREATION				110,046.00

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Dept 67935 RECREATION DANCE				
101-67935-53211	OTHER SUPPLIES	PETTY CASH - FINANCE	PETTY CASH REPLENISH - COSTUME P/U LUNCH	48.70
101-67935-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	RECITAL PROPS	25.39
101-67935-53211	OTHER SUPPLIES	JUST FOR KIX CATALOG L 218-82937	APA COSTUME	13.04
101-67935-53211	OTHER SUPPLIES	REVOLUTION DANCEWEAR LLC	APA COSTUME	48.95
101-67935-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	PPE LYSOL AND SANITIZER	38.34
101-67935-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	PPE LYSOL AND SANITIZER	12.54
101-67935-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	RECITAL PROPS	28.99
101-67935-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	PURCHASES - IPAD CASES	37.95
101-67935-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	PURCHASE CREDITS - IPAD CASES	(37.95)
101-67935-54306	EQUIPMENT RENTAL	PARTY PLUS EVENTS 847-70504	DEPOSIT FOR STAGE RENTAL APA	300.00
Total For Dept 67935 RECREATION DANCE				515.95
Dept 67940 RECREATION PRESCHOOL				
101-67940-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	HAND SANITIZER	38.34
101-67940-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	LYSOL SPRAY	12.54
101-67940-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	COLORED CARDSTOCK	23.74
Total For Dept 67940 RECREATION PRESCHOOL				74.62
Dept 67945 RECREATION YOUTH PROGRAMS				
101-67945-52115	RECREATION PROGRAM SERVICE	BARNETT, JENA	SPRING 2 - 5 PARTICIPANTS	175.00
Total For Dept 67945 RECREATION YOUTH PROGRAMS				175.00
Dept 67960 RECREATION CAMPS				
101-67960-53209	UNIFORMS	ELEGANT EMBROIDERY INC	DAY CAMP COUNSELOR FACE MASKS	361.00
101-67960-53209	UNIFORMS	ELEGANT EMBROIDERY INC	DAY CAMP SWEATSHIRTS	590.00
101-67960-53209	UNIFORMS	ELEGANT EMBROIDERY INC	DAY CAMP UNIFORMS- T-SHIRTS	588.25
101-67960-53212	PROGRAM SUPPLIES	AMAZON.COM SALES, INC	PPE LYSOL AND SANITIZER	39.34
Total For Dept 67960 RECREATION CAMPS				1,578.59
Dept 67970 RECREATION AQUATICS				
101-67970-51651	LICENSING/CERTIFICATIONS	HASTINGS LAKE YMCA LINDENHUR	LGI CERTIFICATION - KADZIELAWSKI	975.00

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101-67970-52111	OTHER PROFESSIONAL SVCS	AMAZON.COM SALES, INC	GEESE CONTROL PENNANTS	37.98
101-67970-53209	UNIFORMS	AMAZON.COM SALES, INC	BUG SPRAY	57.96
101-67970-53209	UNIFORMS	ORIGINAL WATERMEN, INC	AQUATIC - SWIMSUITS	1,445.50
101-67970-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	BUG SPRAY	52.00
101-67970-53211	OTHER SUPPLIES	MARINE RESCUE PRODUCTS 800-341-9	SOLAR UMBRELLAS	346.50
101-67970-53211	OTHER SUPPLIES	NATIONAL TICKET CO. 570-672-2	WRISTBANDS - 17 SETS	342.25
101-67970-53211	OTHER SUPPLIES	ORIGINAL WATERMEN, INC	AQUATIC - SWIMSUITS	313.67
101-67970-53211	OTHER SUPPLIES	WESTERN FIRST AID & SAFETY	FIRST AID FOR BREEZEWALD/PAULUS	107.83
		Total For Dept 67970 RECREATION AQUATICS		3,678.69
Dept 67985 RECREATION FITNESS				
101-67985-52115	RECREATION PROGRAM SERVICE	NFRONT ATHLETICS LLC	SPRING 2 -10 PARTICPANTS	575.40
		Total For Dept 67985 RECREATION FITNESS		575.40
Total For Fund 101 GENERAL				290,781.01
Fund 202 MOTOR FUEL TAX				
Dept 36001 PUBLIC WORKS ADMINISTRATION				
202-36001-52701	MAINT-BLDGS & GROUNDS	MEADE, INC	MN STREET SIGNAL MAINT	200.00
202-36001-53201	ELECTRICITY	COMMONWEALTH EDISON	STREETLIGHT ELECTRIC	12,308.34
202-36001-53201	ELECTRICITY	COMMONWEALTH EDISON	STREETLIGHT ELECTRIC	306.33
202-36001-55253	INFRASTRUCTURE IMPROVEMT	TRAFFIC CONTROL & PROTECTION INC	SIGNS	75.10
		Total For Dept 36001 PUBLIC WORKS ADMINISTRATION		12,889.77
Total For Fund 202 MOTOR FUEL TAX				12,889.77
Fund 207 SPECIAL EVENTS FUND				
Dept 00000				
207-00000-22501	ER - UNDISTRIBUTED LIFE INS	I P B C	IPBC INSURANCE COVERAGE MAY 2021	4.17
		Total For Dept 00000		4.17

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Dept 67600 RECREATION SPECIAL EVENTS ADMIN				
207-67600-53212	PROGRAM SUPPLIES	ELEGANT EMBROIDERY INC	STAFF UNIFORMS - SWEATSHIRTS	208.00
		Total For Dept 67600 RECREATION SPECIAL EVENTS ADMIN		208.00
Dept 67603 RECREATION FARMERS MARKET				
207-67603-52115	RECREATION PROGRAM SERV	BAGOT, FRANCIS J.	FRMS MKT '21 ENTERTAINMENT - BAGOT 6/18	125.00
207-67603-52115	RECREATION PROGRAM SERV	JENNINGS, CHARLES K	FRMS MKT '21 ENTERTAINMENT - BLUE 6/04	200.00
207-67603-52115	RECREATION PROGRAM SERV	LAMBERT, JOHN	FRMS MKT '21 ENTERTAINMENT - LAMBERT 6/11	125.00
		Total For Dept 67603 RECREATION FARMERS MARKET		450.00
Dept 67699 RECREATION MISC SPECIAL EVENTS				
207-67699-52115	RECREATION PROGRAM SERV	SERVICE SANITATION, INC	GROOVE GROVE CONTRACT SERVICE	798.00
207-67699-53212	PROGRAM SUPPLIES	FANTASY COSTUMES/CUSTO 773-251-4	BUNNY COSTUME	207.24
207-67699-53212	PROGRAM SUPPLIES	A-1 CLEANERS	BH - DRY CLEANING	32.95
207-67699-53212	PROGRAM SUPPLIES	JEWEL #3485 LAKE ZURI	BH - FOOD ITEMS, PLATES, NAPKINS, SPONGES	114.99
207-67699-53212	PROGRAM SUPPLIES	ROSATIS PIZZA - LAKE LAKE ZURI	BH - PIZZA	53.98
		Total For Dept 67699 RECREATION MISC SPECIAL EVENTS		1,207.16
		Total For Fund 207 SPECIAL EVENTS FUND		1,869.33
Fund 214 TIF #2 DOWNTOWN				
Dept 10490 GENERAL GOVERNMENT TIF				
214-10490-52201	VILLAGE ATTORNEY	OTTOSEN DINOLFO HASENBALG	SALE OF 22 PARK AVENUE	66.00
214-10490-54307	RENTAL PROPERTY TAXES	LAKE COUNTY COLLECTOR	PROPERTY TAXES - 1ST INST	1,127.06
214-10490-55253	INFRASTRUCTURE IMPROVEMT	MENARDS - LONG GROVE	BLOCK A FENCE POSTS	599.70
		Total For Dept 10490 GENERAL GOVERNMENT TIF		1,792.76
		Total For Fund 214 TIF #2 DOWNTOWN		1,792.76
Fund 227 DISPATCH CENTER				
Dept 00000				
227-00000-22501	ER - UNDISTRIBUTED LIFE INS	I P B C	IPBC INSURANCE COVERAGE MAY 2021	74.38
		Total For Dept 00000		74.38

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Dept 24220 POLICE DISPATCH				
227-24220-53209	UNIFORMS	GALL'S, LLC	WILSON - SHOES	88.29
227-24220-53209	UNIFORMS	RAY O'HERRON COMPANY INC.	WILSON - PANTS, SHIRT	352.95
227-24220-53209	UNIFORMS	SIEBER, ANDREW	PATCH SEWING - DISPATCH	54.00
227-24220-53209	UNIFORMS	STEFFY, PATRICIA	STEFFY - SHOES	69.86
227-24220-53209	UNIFORMS	RAY O'HERRON COMPANY INC.	WILSON - DRESS UNIFORM	44.93
227-24220-53210	SMALL TOOLS & EQUIP	FACTORYOUTLETSTORE LLC 800-816-0	TELECOMMUNICATOR HEADSETS	190.22
227-24220-53210	SMALL TOOLS & EQUIP	FACTORYOUTLETSTORE LLC 800-816-0	TAX REBATE	(13.27)
Total For Dept 24220 POLICE DISPATCH				786.98
Total For Fund 227 DISPATCH CENTER				861.36
Fund 310 TIF #1 DEBT SERVICE				
Dept 10490 GENERAL GOVERNMENT TIF				
310-10490-56604	BOND ISSUE FEES	CHAPMAN & CUTLER LLP	CLOSING COSTS: SERIES 2021 GO BOND	6,500.00
Total For Dept 10490 GENERAL GOVERNMENT TIF				6,500.00
Total For Fund 310 TIF #1 DEBT SERVICE				6,500.00
Fund 405 NHR CAPITAL PROJECTS				
Dept 36001 PUBLIC WORKS ADMINISTRATION				
405-36001-53416	CONCRETE & ASPHALT	FISCHER BROS FRESH CONCRETE, INC.	CONCRETE 5/7	948.50
405-36001-53416	CONCRETE & ASPHALT	PETER BAKER & SON COMPANY	BLACKTOP 05/11, 05/12, 05/18	1,173.06
405-36001-55253	INFRASTRUCTURE IMPROVEMT	BUILDERS PAVING, LLC	2021 ROAD RESURFACING PROGRAM	183,044.74
405-36001-55253	INFRASTRUCTURE IMPROVEMT	SCHROEDER ASPHALT SERVICES, INC	2021 PATCH PROGRAM	82,998.86
405-36001-55253	INFRASTRUCTURE IMPROVEMT	SOIL ENG & TESTING CONSULTANTS, LLC	MATERIALS TESTING ROAD RESURFACING	2,239.25
Total For Dept 36001 PUBLIC WORKS ADMINISTRATION				270,404.41
Total For Fund 405 NHR CAPITAL PROJECTS				270,404.41

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Fund 501 WATER & SEWER				
Dept 00000				
501-00000-21204	LC CONNECTION FEES PAYABLE	LAKE COUNTY PUBLIC WORKS DEPT.	LC CONNECTION FEE - 1027 AVRY RIDGE CIR	4,030.00
501-00000-21204	LC CONNECTION FEES PAYABLE	LAKE COUNTY PUBLIC WORKS DEPT.	LC CONNECTION FEE - 4 SOUTH SHORE LN	4,030.00
501-00000-21204	LC CONNECTION FEES PAYABLE	LAKE COUNTY PUBLIC WORKS DEPT.	LC CONNECTION FEE - 187 CANTERBURY WAY	4,030.00
501-00000-21204	LC CONNECTION FEES PAYABLE	LAKE COUNTY PUBLIC WORKS DEPT.	LC CONNECTION FEE - 185 CANTERBURY WAY	4,030.00
501-00000-21204	LC CONNECTION FEES PAYABLE	LAKE COUNTY PUBLIC WORKS DEPT.	LC CONNECTION FEE - 183 CANTERBURY WAY	4,030.00
501-00000-21204	LC CONNECTION FEES PAYABLE	LAKE COUNTY PUBLIC WORKS DEPT.	LC CONNECTION FEE - 181 CANTERBURY WAY	4,030.00
501-00000-21204	LC CONNECTION FEES PAYABLE	LAKE COUNTY PUBLIC WORKS DEPT.	LC CONNECTION FEE - 1079 AVERY RIDGE CIR	4,030.00
501-00000-21206	WATER BILLING REFUNDS	LESNIAK, KAZIMIERZ A	UB REF A/C #003998-00 FINAL	37.58
501-00000-21206	WATER BILLING REFUNDS	LOUGHMAN, LANCE	UB REF A/C #004440-01 FINAL	33.00
501-00000-21206	WATER BILLING REFUNDS	WRI PROPERTY MANAGEMENT	UB REF - 1214 ERIC LN - FINAL	53.74
501-00000-21206	WATER BILLING REFUNDS	FEFFER, GARY	UB REF A/C #003285-02 FINAL	83.55
501-00000-21206	WATER BILLING REFUNDS	JABLONSKI, MARTIN	UB REF A/C #004804-04 FINAL	39.78
501-00000-22501	ER - UNDISTRIBUTED LIFE INS	I P B C	IPBC INSURANCE COVERAGE MAY 2021	80.42
		Total For Dept 00000		<u>28,538.07</u>
Dept 36001 PUBLIC WORKS ADMINISTRATION				
501-36001-51652	TRAINING AND MEETINGS	APWA	UTILITY TRAINING	50.00
501-36001-52118	SOFTWARE MAINTENANCE	ADOBE INC	ADOBE	15.93
501-36001-52704	MAINT-EQUIPMENT	CORE & MAIN LP	CAR CHARGER - COMMAND LINK	142.00
501-36001-53203	TELEPHONE & DATA SVCS	CALL ONE, INC	ANALOG LINES - MAY 2021	111.78
501-36001-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	PAPER, PENS, TAPE, NOTES	184.08
501-36001-53209	UNIFORMS	CINTAS CORPORATION #2	UNIFORMS/MATS 05-20	26.52
501-36001-53209	UNIFORMS	CINTAS CORPORATION #2	UNIFORM/MATS 05-13	26.52
501-36001-53209	UNIFORMS	CINTAS CORPORATION #2	UNIFORMS/MATS 05-27	26.52
501-36001-53209	UNIFORMS	ELEGANT EMBROIDERY INC	HATS	174.00
		Total For Dept 36001 PUBLIC WORKS ADMINISTRATION		<u>757.35</u>
Dept 36530 PUBLIC WORKS WATER BILLING				
501-36530-52112	PROFESSIONAL ACCOUNTING	BAKER TILLY VIRCHOW KRAUSE, LLP	FISCAL AUDIT 2020	2,545.00
		Total For Dept 36530 PUBLIC WORKS WATER BILLING		<u>2,545.00</u>

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Dept 36550 PUBLIC WORKS WATER SERVICE				
501-36550-52113	ENGR/ARCHITECTURAL	ENGINEERING ENTERPRISES, INC	ENGINEERING SERVICES	15,421.75
501-36550-52607	WATER SAMPLE ANALYSIS	SUBURBAN LABORATORIES, INC.	WATER SAMPLE ANALYSIS - MAY 2021	1,886.00
501-36550-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	WELL #8	5,877.36
501-36550-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	WELL #12	5,599.41
501-36550-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	WELL #10	4,373.02
501-36550-53202	NATURAL GAS	NICOR GAS COMPANY	NATURAL GAS - WELL #7	294.30
501-36550-53202	NATURAL GAS	NICOR GAS COMPANY	NATURAL GAS - WELL #8	257.27
501-36550-53202	NATURAL GAS	NICOR GAS COMPANY	NATURAL GAS - WELL #9	232.06
501-36550-53202	NATURAL GAS	NICOR GAS COMPANY	NATURAL GAS - WELL #12	281.60
501-36550-53211	OTHER SUPPLIES	USA BLUEBOOK	SAFETY GOGGLES	301.92
501-36550-53211	OTHER SUPPLIES	BLACKBURN MANUFACTURING CO.	JULIE LOCATE MARKING FLAGS	317.82
501-36550-53211	OTHER SUPPLIES	CORE & MAIN LP	HYDRANT PARTS	258.09
501-36550-53211	OTHER SUPPLIES	CORE & MAIN LP	HYDRANT (MUELLER) PARTS	1,489.48
501-36550-53211	OTHER SUPPLIES	FASTENAL COMPANY	HYDRANT REPAIR HARDWARE	138.88
501-36550-53211	OTHER SUPPLIES	JOSEPH D FOREMAN & COMPANY, INC	HYDRANT REPAIR	288.63
501-36550-53211	OTHER SUPPLIES	JOSEPH D FOREMAN & COMPANY, INC	HYDRANT REPAIR PARTS	348.13
501-36550-53211	OTHER SUPPLIES	JOSEPH D FOREMAN & COMPANY, INC	HYDRANT REPAIR PARTS	476.57
501-36550-53211	OTHER SUPPLIES	JOSEPH D FOREMAN & COMPANY, INC	HYDRANT REPAIR PARTS	126.00
501-36550-53211	OTHER SUPPLIES	PRO-SAFETY, INC	JULIE LOCATE MARKING PAINT	205.20
501-36550-53211	OTHER SUPPLIES	USA BLUEBOOK	WORKZONE SAFETY SIGN	156.09
501-36550-53403	LANDSCAPING SUPPLIES	CONSERV FS, INC	LANDSCAPING REPAIR SUPPLIES	342.52
501-36550-53403	LANDSCAPING SUPPLIES	POTSIE'S INC.	TOPSOIL	75.00
501-36550-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	REPLACEMENT SUMP PUMP/WELL 12 WTP BUILDING	169.00
501-36550-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	BLDG MAINT & HOUSEKEEPING SUPPLIES	17.34
501-36550-53410	METERS PARTS & SUPPLIES	CORE & MAIN LP	WATER METERS, PARTS & SUPPLIES	12,370.00
501-36550-53410	METERS PARTS & SUPPLIES	CORE & MAIN LP	METER FLANGE KITS	193.49
501-36550-53413	DISTRIBUTION SYS REPAIR	CORE & MAIN LP	WM, VALVE, B-BOX REPAIR SUPPLIES	9,336.27
501-36550-53413	DISTRIBUTION SYS REPAIR	CORE & MAIN LP	ASST WM REPAIR CLAMPS	724.00
501-36550-53413	DISTRIBUTION SYS REPAIR	FASTENAL COMPANY	HARDWARE	12.63
501-36550-53413	DISTRIBUTION SYS REPAIR	FERGUSON ENTERPRISES LLC	WATER MAIN REPAIR COUPLINGS (MULTI-RANGE)	1,818.28

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\$1,097,166.61

<i>GL Number</i>	<i>GL Desc</i>	<i>Vendor</i>	<i>Invoice Description</i>	<i>Amount</i>
501-36550-53414	CHEMICALS	COMPASS MINERALS AMERICAN INC	BULK WTR COND SALT - WELL #8	2,286.34
501-36550-53414	CHEMICALS	COMPASS MINERALS AMERICAN INC	BULK WTR COND SALT - WELL #10	2,315.14
501-36550-53414	CHEMICALS	COMPASS MINERALS AMERICAN INC	BULK WTR COND SALT - WELL #12	2,350.08
Total For Dept 36550 PUBLIC WORKS WATER SERVICE				70,339.67
Dept 36560 PUBLIC WORKS SEWER SERVICE				
501-36560-52111	OTHER PROFESSIONAL SVCS	METROPOLITAN INDUSTRIES INC.	METROCLOUD MONITORING/11 LIFT STATIONS	360.00
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATIONS - 805 CHURCH ST	24.47
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATIONS - 1160 THORNDAL LN	49.46
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATIONS - 1115 BETTY DR	28.82
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATIONS - 1297 BERKSHIRE LN	140.92
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATIONS - 719 CYPRESS BRIDGE	38.40
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATIONS - 1150 DEERPATH	44.80
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATIONS - 90 S PLEASANT	69.92
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATIONS - 750 N RAND RD	1,092.66
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATIONS - 825 W MAIN ST	232.06
501-36560-53201	ELECTRICITY	CONSTELLATION NEW ENERGY, INC.	LIFT/PUMP STATIONS - 1080 HONEY LAKE RD	40.39
501-36560-53211	OTHER SUPPLIES	BLACKBURN MANUFACTURING CO.	JULIE LOCATE MARKING FLAGS	130.20
501-36560-53211	OTHER SUPPLIES	EMERGENT SAFETY SUPPLY	CALIBRATION GAS/CONFINED SPACE GAS MONITO	264.98
501-36560-53211	OTHER SUPPLIES	PRO-SAFETY, INC	JULIE LOCATE MARKING PAINT	205.20
501-36560-53211	OTHER SUPPLIES	TNK SHIPPING, INC	SHIPPING FOR RETURN ON EMERGENT ORDER (21-	19.29
501-36560-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	BLDG MAINT & HOUSKEEPING SUPPLIES	39.88
501-36560-53412	SEWER SYST REPAIR	CORE & MAIN LP	WM, VALVE, B-BOX REPAIR SUPPLIES	77.00
Total For Dept 36560 PUBLIC WORKS SEWER SERVICE				2,858.45
Total For Fund 501 WATER & SEWER				105,038.54
Fund 601 MEDICAL INSURANCE				
Dept 10001 GENERAL GOVERNMENT ADMINISTRATION				
601-10001-52340	MEDICAL ADMIN FEE	I P B C	IPBC INSURANCE COVERAGE MAY 2021	128.57
601-10001-52340	MEDICAL ADMIN FEE	BASIC	FSA PLAN - MAY 2021	97.65
601-10001-52340	MEDICAL ADMIN FEE	BASIC	COBRA PLAN - MAY 2021	102.00

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601-10001-52341	HEALTH INS. FIXED COSTS	I P B C	IPBC INSURANCE COVERAGE MAY 2021	194,886.36
601-10001-52342	LOCAL 150 HEALTH INS PRE	MIDWEST OPERATING ENG L/150	LOCAL 150 INSURANCE - JULY 2021	38,858.00
		Total For Dept 10001 GENERAL GOVERNMENT ADMINISTRATION		234,072.58
		Total For Fund 601 MEDICAL INSURANCE		234,072.58
Fund 603 RISK MANAGEMENT				
Dept 00000				
603-00000-22501	ER - UNDISTRIBUTED LIFE INS	I P B C	IPBC INSURANCE COVERAGE MAY 2021	2.57
		Total For Dept 00000		2.57
Dept 12125 RISK EVENT MANAGEMENT				
603-12125-52111	OTHER PROFESSIONAL SVCS	COMCAST CABLE COMMUNICATIONS MGN	RELOCATE METRO E - BARN	1,773.86
603-12125-53205	COMPUTER SUPPLIES	AMAZON.COM SALES, INC	PURCHASES - THINK PAD, TRIPOD, WEBCAM	330.80
603-12125-53205	COMPUTER SUPPLIES	AMAZON.COM SALES, INC	PURCHASE CREDITS - THINK PAD, TRIPOD, WEBCAM	(330.80)
603-12125-53205	COMPUTER SUPPLIES	CDW GOVERNMENT LLC	TRIPP 2200VA UPS SMART	1,243.27
603-12125-53205	COMPUTER SUPPLIES	CDW GOVERNMENT LLC	FORTINET - BARN	1,772.12
603-12125-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	DESKS	7,010.00
603-12125-53208	OFFICE SUPPLIES	RUNCO OFFICE SUPPLY & EQUIPMENT CO.	CREDENZAS	2,034.00
603-12125-53211	OTHER SUPPLIES	OFFICE DEPOT	OFFICE CHAIRS	299.97
603-12125-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	PURCHASES - DOLLY	21.73
603-12125-53211	OTHER SUPPLIES	AMAZON.COM SALES, INC	PURCHASE CREDITS - DOLLY	(21.73)
603-12125-53405	BLDG & GROUND MAINT SUPP	HOME DEPOT CREDIT SERVICES	SHELVES	984.26
		Total For Dept 12125 RISK EVENT MANAGEMENT		15,117.48
		Total For Fund 603 RISK MANAGEMENT		15,120.05
Fund 615 EQUIPMENT REPLACEMENT				
Dept 36001 PUBLIC WORKS ADMINISTRATION				
615-36001-55262	VEHICLES - FIRE	MOTOROLA SOLUTIONS, INC	RADIO SYSTEM NEW ENGINE	10,704.20
		Total For Dept 36001 PUBLIC WORKS ADMINISTRATION		10,704.20
		Total For Fund 615 EQUIPMENT REPLACEMENT		10,704.20

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Fund 710 PERFORMANCE ESCROW				
Dept 00000				
710-00000-21455	BUILDING DEPOSIT PAYABLES	BURKLEY, MATTHEW S & LISA J	BD PAYMENT REF - PERMIT #PB21-0070	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	CONNERS, DEBORAH J	BD PAYMENT REF - PERMIT #PB19-0983	1,125.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	COONEY, THOMAS P & LINDA M	BD PAYMENT REF - PERMIT #PB21-0479	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	DANLEY'S	BD PAYMENT REF - PERMIT #PB20-0792	1,125.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	DOBRZYNSKI, ERWIN	BD PAYMENT REF - PERMIT #PB21-0172	1,020.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	DOYLE SIGNS, INC.	BD PAYMENT REF - PERMIT #PB20-1473	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	DREYS, ANDY & SUE	BD PAYMENT REF - PERMIT #PB21-0200	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	EINFALT, CHRISTOPHER & ALENA	BD PAYMENT REF - PERMIT #PB21-0407	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	FALKANGER, WILLIAM A & MARCIA J	BD PAYMENT REF - PERMIT #PB20-0072	1,125.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	FELDCO FACTORY	BD PAYMENT REF - PERMIT #PB21-0302	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	FELDCO FACTORY	BD PAYMENT REF - PERMIT #PB20-1273	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	FREUND, GARY L & PEGGY E	BD PAYMENT REF - PERMIT #PB20-1001	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	GO PERMITS LLC	BD PAYMENT REF - PERMIT #PB21-0149	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	GO PERMITS LLC	BD PAYMENT REF - PERMIT #PB21-0264	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	GO PERMITS LLC	BD PAYMENT REF - PERMIT #PB21-0263	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	GREEN AIR CARE	BD PAYMENT REF - PERMIT #PB21-0535	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	J&J CONSTRUCTION SPECIALISTS, INC	BD PAYMENT REF - PERMIT #PB21-0036	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	JEREMY LEW & ASSOCIATES, INC	BD PAYMENT REF - PERMIT #PB20-1334	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	KEDAR, SUKHATME	BD PAYMENT REF - PERMIT #PB20-1452	1,020.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	KEDAR, SUKHATME	BD PAYMENT REF - PERMIT #PB20-1452	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	KING, VICTOR & EUGENIIA	BD PAYMENT REF - PERMIT #PB21-0169	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	MARTINENKA, ARTEM & NATALLIA	BD PAYMENT REF - PERMIT #PB20-1397	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	MOUNTFORD, RICHARD E & KATHY A	BD PAYMENT REF - PERMIT #PB20-1161	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	MULLER EXTERIORS	BD PAYMENT REF - PERMIT #PB21-0134	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	MULLER EXTERIORS	BD PAYMENT REF - PERMIT #PB21-0289	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	NEXT LEVEL WINDOWS	BD PAYMENT REF - PERMIT #PB21-0326	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	NGO, JILL	BD PAYMENT REF - PERMIT #PB21-0120	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	O'BRIEN, LEA & CHRIS	BD PAYMENT REF - PERMIT #PB20-1193	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	PATE, PRAYAG & DIVYA RAMAN	BD PAYMENT REF - PERMIT #PB21-0210	105.00

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710-00000-21455	BUILDING DEPOSIT PAYABLES	POWER HOME REMODELING GROUP, INC	BD PAYMENT REF - PERMIT #PB21-0364	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	RENEWAL BY ANDERSON	BD PAYMENT REF - PERMIT #PB21-0355	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	RENEWAL BY ANDERSON	BD PAYMENT REF - PERMIT #PB21-0097	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	RENEWAL BY ANDERSON	BD PAYMENT REF - PERMIT #PB21-0259	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	REVIVE YOUR LLC	BD PAYMENT REF - PERMIT #PB20-1410	1,020.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	ROCA BUILDERS INC	BD PAYMENT REF - PERMIT #PB21-0052	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	RZANKOWSKI, VOYTEK & MARGARET	BD PAYMENT REF - PERMIT #PB21-0181	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	STRICTLY STONE, INC	BD PAYMENT REF - PERMIT #PB21-0267	1,020.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	STRICTLY STONE, INC	BD PAYMENT REF - PERMIT #PB21-0267	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	SWISHER EXTERIORS	BD PAYMENT REF - PERMIT #PB21-0163	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	TERRAIN GROUP	BD PAYMENT REF - PERMIT #PB20-0835	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	TESLA COMPANY	BD PAYMENT REF - PERMIT #PB20-1439	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	TN REMODELING AND DECKS LLC	BD PAYMENT REF - PERMIT #PB21-0201	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	WALMART STORES INC	BD PAYMENT REF - PERMIT #PB20-1411	510.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	WINDOW WORLD OF WESTERN CHICAGO	BD PAYMENT REF - PERMIT #PB21-0330	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	ZIA, CHRISTIAN	BD PAYMENT REF - PERMIT #PB21-0202	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	BRAZEAU, MICHAEL	BD PAYMENT REF - PERMIT #PB20-0542	1,125.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	DRAZA GRCIC	BD PAYMENT REF - PERMIT #18010022	1,000.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	EDWARDS, JACK & JELENA	BD PAYMENT REF - PERMIT #PB20-0627	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	HUSSMANN CORP	BD PAYMENT REF - PERMIT #PB20-1305	105.00
710-00000-21455	BUILDING DEPOSIT PAYABLES	SOLAR POWER MIDWEST INC	BD PAYMENT REF - PERMIT #PB20-0942	105.00
710-00000-25502	PEG CABLE FEES	MATTISON, JUSTIN N	MEDIA CREW - MAY 2021	142.50
710-00000-25502	PEG CABLE FEES	APPLE STORE #R258 DEER PARK	APPLE CARE	1,262.00
710-00000-25502	PEG CABLE FEES	AMAZON.COM SALES, INC	PURCHASES - MAS STEALTH PROPELLERS	29.99
710-00000-25502	PEG CABLE FEES	AMAZON.COM SALES, INC	PURCHASE CREDITS - MAS STEALTH PROPELLERS	(29.99)
710-00000-25502	PEG CABLE FEES	COMCAST CABLE COMMUNICATIONS MGV	COMBINED INTERNET - MAY/JUN	916.30
		Total For Dept 00000		16,610.80
		Total For Fund 710 PERFORMANCE ESCROW		16,610.80

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Fund 720 PAYROLL CLEARING				
Dept 00000				
720-00000-22253	IMRF W/H	I M R F	PR DEDUCTIONS - APRIL 2021	100,607.16
720-00000-22301	DENTAL / VISION BENEFITS	VISION SERVICE PLAN OF ILLINOIS NFP	VISION INS - MAY	1,799.01
720-00000-22301	DENTAL / VISION BENEFITS	STANDARD LIFE INSURANCE COMPANY	STANDARD INS COVERAGE - MAY	9,616.08
720-00000-22403	AFLAC PLANS PAYABLE	AFLAC INC.	AFLAC INSURANCE - APR	9,646.32
720-00000-22404	SUPPLEMENTAL LIFE INS PAYABLE NCPERS-IL IMRF - 0157		GROUP LIFE INS - MAY	156.00
720-00000-22404	SUPPLEMENTAL LIFE INS PAYABLE I P B C		IPBC INSURANCE COVERAGE MAY 2021	1,141.23
720-00000-22404	SUPPLEMENTAL LIFE INS PAYABLE NCPERS-IL IMRF - 0157		GROUP LIFE INS - JUN	156.00
Total For Dept 00000				123,121.80
Total For Fund 720 PAYROLL CLEARING				123,121.80
Fund 731 SSA #8 HEATHERLEIGH SUBDV				
Dept 10099 GENERAL GOVERNMENT SSA ACTIVITY				
731-10099-52603	LAKE/WATER QUALITY MGMT	ENVIRONMENTAL AQUATIC MGMT LLC	2021 HEATHERLEIGH POND TREATMENT	7,400.00
Total For Dept 10099 GENERAL GOVERNMENT SSA ACTIVITY				7,400.00
Total For Fund 731 SSA #8 HEATHERLEIGH SUBDV				7,400.00

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Fund Totals:				
			Fund 101 GENERAL	290,781.01
			Fund 202 MOTOR FUEL TAX	12,889.77
			Fund 207 SPECIAL EVENTS FUND	1,869.33
			Fund 214 TIF #2 DOWNTOWN	1,792.76
			Fund 227 DISPATCH CENTER	861.36
			Fund 310 TIF #1 DEBT SERVICE	6,500.00
			Fund 405 NHR CAPITAL PROJECTS	270,404.41
			Fund 501 WATER & SEWER	105,038.54
			Fund 601 MEDICAL INSURANCE	234,072.58
			Fund 603 RISK MANAGEMENT	15,120.05
			Fund 615 EQUIPMENT REPLACEMENT	10,704.20
			Fund 710 PERFORMANCE ESCROW	16,610.80
			Fund 720 PAYROLL CLEARING	123,121.80
			Fund 731 SSA #8 HEATHERLEIGH SUBDV	7,400.00
			Total for All Funds	<u>\$ 1,097,166.61</u>



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

5C

MEMORANDUM

Date: June 7, 2021

To: Ray Keller, Village Manager *RK*

From: Sarosh Saher, Community Development Director

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

Re: **Zoning Application for a Special Use Permit – 525 Enterprise Parkway
Milieu Landscaping**

Issue: Mr. Brian Frank of Milieu Landscaping, (the “Applicant”), has filed a zoning application for the property at 525 Enterprise Parkway (the “Subject Property”). Specifically, the applicant is seeking:

- Special Use Permit to allow “outdoor storage” associated with a permitted landscape and horticultural services contractor (S)

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 proposes to establish a landscape company and office in the existing industrial building, along with an outdoor storage yard for landscape materials. The outdoor storage yard requires a special use permit in the Lake Zurich I-Industrial zoning district.

The existing approximately 20,138 square-foot building on the property will be retrofitted with offices for dispatching of landscape/snow removal crews, and indoor storage for landscape materials. The only alterations to the building will be minor cosmetic changes. The remaining balance of the parcel is proposed to be paved for use as a parking lot and operate as a landscape vehicle parking and material storage area. The parking area will be completely fenced in and landscaped to screen the outdoor storage from the neighboring industrial units and properties. The rear parking lot is not proposed to be striped due to only Milieu’s vehicles being parked in that area.

Special Use Permit – Milieu Landscaping
June 7, 2021

The Planning and Zoning Commission (PZC) held a public hearing on May 19, 2021 to consider the application and voted 5-0 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/25>

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 May 19, 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, Village Engineer, Village Landscape Consultants and applicable governmental agencies:
 - a. Zoning Application and Cover Letter dated April 26, 2021, prepared by Mr. Brian Frank, of Milieu Landscaping
 - b. Exhibit A: Legal Description of the Subject Property
 - c. Engineering Plans dated April 26, 2021, prepared by MEI
 - d. Engineer's Estimate of Probable Cost dated April 26, 2021, prepared by MEI
 - e. Stormwater Report dated April 26, 2021, prepared by MEI
 - f. Soil Resource Report dated April 26, 2021, prepared by MEI
2. The final landscape design plan depicting the required landscape screening of the yard and outdoor storage areas from the street and neighboring properties shall be submitted for approval by village staff prior to construction of the various new improvements on the subject property. Such screening shall consist of a solid fence in compliance with Section 8-11-1 of the Lake Zurich Municipal Code, and screening plant material as approved by village staff.
3. The final lighting and photometric design plan depicting, in particular, exterior lighting within the storage yard shall be submitted for approval by village staff prior to construction of the various new improvements on the subject property.
4. The Applicant shall submit any proposals for onsite signage or branding to the village prior to final plan approval. The final proposed signage plan shall be approved by village staff.

Special Use Permit – Milieu Landscaping
June 7, 2021

5. 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
 - Exhibit A – Legal description of the subject property
 - Exhibit B – May 19, 2021 staff report and planning and zoning commission recommendation/conditions

ORDINANCE NO. 2021-06-_____



**AN ORDINANCE APPROVING A SPECIAL USE PERMIT
*Milieu Landscaping – 525 Enterprise Drive***

WHEREAS, Mr. Brian Frank of Milieu Landscaping is the applicant (the “Applicant”) for a special use permit for that property at 525 Enterprise Parkway (the “Subject Property”), legally described in Exhibit A hereto; and

WHEREAS, the Applicant has filed zoning application PZC 2021-05, dated April 26, 2021 (the “Application”) seeking the approval of the following:

- Special Use Permit to allow “outdoor storage” associated with a permitted landscape and horticultural services contractor (S) (the “Special Use Permit”)

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

WHEREAS, Applicant proposes to retrofit the 20,138 square foot building on the Subject Property to accommodate said landscaping company and provide outdoor storage for landscape materials at the rear of the Subject Property; and

WHEREAS, in compliance with the law, and the requirements of the Village of Lake Zurich Zoning Code, notice was published on May 1, 2021, in The Daily Herald, and the Village of Lake Zurich posted a public hearing sign on the Subject Property on April 30, 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 May 19, 2021, to consider the Application for this requested zoning authority and approval; and

WHEREAS, the PZC received and considered the findings, conditions and recommendations as set forth the staff report dated May 19, 2021, (the “STAFF REPORT”) 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 June 7, 2021, and considered the findings and recommendations of the PZC, including

the STAFF REPORT dated May 19, 2021, all consisting of 8 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 May 19, 2021, and final findings and recommendations of the PZC, all consisting of 8 pages, attached hereto as Exhibit B:

Special Use Permit to allow "outdoor storage" associated with a permitted landscape and horticultural services contractor (S) 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, Village Engineer, Village Landscape Consultants and applicable governmental agencies:
 - a. Zoning Application and Cover Letter dated April 26, 2021, prepared by Mr. Brian Frank, of Milieu Landscaping
 - b. Exhibit A: Legal Description of the Subject Property
 - c. Engineering Plans dated April 26, 2021, prepared by MEI
 - d. Engineer's Estimate of Probable Cost dated April 26, 2021, prepared by MEI
 - e. Stormwater Report dated April 26, 2021, prepared by MEI
 - f. Soil Resource Report dated April 26, 2021, prepared by MEI
2. The final landscape design plan depicting the required landscape screening of the yard and outdoor storage areas from the street and neighboring properties shall be submitted for approval by village staff prior to construction of the various new improvements on the subject property. Such screening shall consist of a solid fence in compliance with Section 8-11-1 of the Lake Zurich Municipal Code, and screening plant material as approved by village staff.

3. The final lighting and photometric design plan depicting, in particular, exterior lighting within the parking yard shall be submitted for approval by village staff prior to construction of the various new improvements on the Subject Property.
4. The Applicant shall submit any proposals for onsite signage or branding to the village prior to final plan approval. The final proposed signage plan shall be approved by village staff.
5. The development permitted by this Special Use Permit 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 May 19, 2021, and the PZC recommendations, all consisting of 8 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 June, 2021.

Ayes:

Nays:

Absent:

Abstain:

APPROVED this _____ day of June, 2021.

Mayor Tom Poynton

ATTEST:

Village Clerk
Kathleen Johnson

EXHIBIT A

Legal description of Subject Property

LOT 1 IN MIDLOTHIAN COURT FIRST RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 3,4,5, AND 6 IN MIDLOTHIAN COURT SUBDIVISION OF PART OF THE NW $\frac{1}{4}$ OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 15, 2004 AS DOCUMENT 5517234, IN LAKE COUNTY, ILLINOIS.

EXHIBIT B

May 19, 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 2021-05
PZC Hearing Date: May 19, 2021

AGENDA ITEM 4.B

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: May 19, 2021

Re: PZC 2021-05 Zoning Application for 525 Enterprise – Milieu Landscaping
Special Use Permit for Outdoor Storage associated with a Landscape Contractor

SUBJECT

Brian Frank, Milieu Landscaping, (the “Applicant”) requests a Special Use Permit to establish his landscape company with outdoor storage at the property commonly known as 525 Enterprise Parkway and legally described in Exhibit A attached hereto (the “Subject Property”).

GENERAL INFORMATION

Requested Action:	<u>Special Use Permit</u>
Current Zoning:	<u>I Industrial District</u>
Current Use:	<u>Vacant Building</u>
Proposed Use	<u>Office, Outdoor Landscape Storage Yard, and Parking Lot</u>
Property Location:	<u>525 Enterprise Parkway</u>
Applicant:	<u>Brian Frank, Milieu Landscaping</u>
Owner:	<u>DAC Realty</u>
Staff Coordinator:	<u>Tim Verbeke, Planner</u>

Staff Report
APPLICATION PZC 2021-05

Community Development Department
PZC Hearing Date: May 19, 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

Brain Frank, Milieu Landscaping (the “Applicant”), with the consent of the owner, DAC Realty, is proposing to relocate his landscaping contractor company with associated outdoor storage, known as Milieu Landscaping, from Wheeling to Lake Zurich. The land use is proposed to be established at 525 Enterprise Parkway, and legally described in Exhibit A attached hereto (the “Subject Property”).

The Applicant desires to establish a landscape company and office in the existing industrial building, along with an outdoor storage yard for landscape materials. The outdoor storage yard requires a special use permit in the Lake Zurich I-Industrial zoning district.

The primary activity of the land use as classified by the Standard Industrial Classification (SIC) System is landscape and horticultural services, (SIC #078). The SIC code also allows for snow removal (0782), tree services (0783), and landscape counseling and planning (0781). All such activities are allowed as “permitted uses” in the I Industrial District.

However, the Lake Zurich zoning code classifies “outdoor storage” associated with a special trade contractor as a special use, requiring further review and scrutiny through the public hearing process with Village Board approval.

The Applicant has therefore filed an application with the Village of Lake Zurich received on April 26, 2021 (the “Application”) additionally seeking:

- Special Use Permit to allow “outdoor storage” associated with a permitted landscape and horticultural services contractor (S)

The Subject Property is located within the Village’s I Industrial Zoning District. The existing approximately 20,138 square-foot building on the property will be retrofitted with offices for dispatching of landscape/snow removal crews, and indoor storage for landscape materials. The only alterations to the building will be minor cosmetic changes. The remaining balance of the parcel is proposed to be paved for use as a parking lot and operate as a landscape vehicle parking and material storage area. The parking area will be completely fenced in and landscaped to screen the outdoor storage from the neighboring industrial units. The rear parking lot is not proposed to be striped due to only Milieu’s vehicles being parked in that area.

Staff Report
APPLICATION PZC 2021-05

Community Development Department
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Landscape Services provided by Milieu Landscaping include: full service landscape design, construction, maintenance contractor, and snow plow contractor. The Applicant has stated that no vehicles will be worked on or repaired on site. The company employs over 100 employees, but not all of them will be working at this facility.

Pursuant to public notice published on May 1, 2021, in the Daily Herald, a public hearing has been scheduled with the Lake Zurich Planning & Zoning Commission for May 19, 2021, to consider the Application. On April 30, 2021 the Village posted a public hearing sign on the Subject Property (Exhibit B).

Staff offers the following additional information:

- 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 Midlothian Court Subdivision, Lot 1, being a resubdivision of Lots 3,4,5 and 6, which was recorded on March 15, 2004 in Lake County and is zoned within the I-Industrial District. The existing warehouse building was constructed in 2004, and used by Zippy Shell: Portable Storage Units & Moving Company, a moving company up until 2020.

Milieu Landscaping has been operating at 48 East Hintz Road in Wheeling since 1987. The business is expanding and looking to relocate to a larger property to allow for product storage and vehicle parking on the same site. This site is closer to a many of their western clients, although Milieu also intends to retain a presence in Wheeling to serve that customer base.
- C. Surrounding Land Use and Zoning.** The subject property is located on Enterprise Parkway on the northern end of the Industrial Park. The land to the north, south, east, and west of the Subject Property is zoned I-Industrial and improved with a variety of Industrial uses.
- D. Trend of Development.** The subject property is located within the thriving Lake Zurich Corporate and Industrial Park in the northeast quadrant of the Village. The accessibility to major state highways, a strong industrial park community, room for potential growth and development, all position the Subject Property in a desirable location for many industrial-oriented businesses.
- 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

Staff Report
APPLICATION PZC 2021-05

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PZC Hearing Date: May 19, 2021

for industrial uses that create employment and economic benefits for the village and the industrial district.

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 plan and found that the development 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 business is consistent with industrial-oriented development in the Industrial District. All activities will take place within property and will be effectively screened from neighboring properties. The business has demonstrated that it does not have any substantial or undue adverse effect upon any adjacent properties and does not adversely impact the public health, safety, and general welfare of the Village.

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 business and its activities will be operated on the subject property.

Staff Report
APPLICATION PZC 2021-05

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

Staff 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, drainage and other municipal services. No change in impact these are anticipated 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: Standard met. Enterprise Parkway has adequate capacity to accommodate the traffic generated by the landscape vehicles that will be attributed to Milieu Landscaping.

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. Any removal of trees will require a tree removal permit which provides for compensation through new replacement trees or a fee in lieu of.

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. There are no additional standards imposed on the land use by the zoning code.

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.

Staff Response: Standard met. The proposed development will continue to contribute to the established character 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 Report
APPLICATION PZC 2021-05

Community Development Department
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Staff Response: Standard met. The applicant has agreed to and staff will ensure that the Applicant continues to comply with the conditions imposed on the landscaping company with associated outdoor storage.

- 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 business will continue to provide a convenient location for this service within the community.

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: Standard met. There is no evidence that the proposed location is inappropriate for the proposed land use, so an alternative location would not be any more appropriate than the proposed location. A landscape company with outdoor storage requires a Special Use Permit and is only provided for within the Industrial District.

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 warehouse building has been developed and constructed to prevent any undue adverse effect on itself or on surrounding property in relation to its location, design and operation.

Staff Report
APPLICATION PZC 2021-05

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PZC Hearing Date: May 19, 2021

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 continue to be 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 2021-05, 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, Village Engineer, Village Landscape Consultants and applicable governmental agencies:
 - a. Zoning Application and Cover Letter dated April 26, 2021, prepared by Mr. Brian Frank, of Milieu Landscaping
 - b. Exhibit A: Legal Description of the Subject Property
 - c. Engineering Plans dated April 26, 2021, prepared by MEI
 - d. Engineer's Estimate of Probable Cost dated April 26, 2021, prepared by MEI
 - e. Stormwater Report dated April 26, 2021, prepared by MEI
 - f. Soil Resource Report dated April 26, 2021, prepared by MEI
2. The final landscape design plan depicting the required landscape screening of the yard and outdoor storage areas from the street and neighboring properties shall be submitted for approval by village staff prior to construction of the various new improvements on the subject property. Such screening shall consist of a solid fence in compliance with Section 8-11-1 of the Lake Zurich Municipal Code, and screening plant material as approved by village staff.
3. The final lighting and photometric design plan depicting, in particular, exterior lighting within the parking yard shall be submitted for approval by village staff prior to construction of the various new improvements on the subject property.
4. The Applicant shall submit any proposals for onsite signage or branding to the village prior to final plan approval. The final proposed signage plan shall be approved by village staff.
5. 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 2021-05

Community Development Department
PZC Hearing Date: May 19, 2021

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

**FOR 525 ENTERPRISE PARKWAY
May 19, 2021**

The Planning & Zoning Commission recommends approval of Application PZC 2021-05, and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated **May 19, 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, Village Engineer, Village Landscape Consultants and applicable governmental agencies:
 - a. Zoning Application and Cover Letter dated April 26, 2021, prepared by Mr. Brian Frank, of Milieu Landscaping
 - b. Exhibit A: Legal Description of the Subject Property
 - c. Engineering Plans dated April 26, 2021, prepared by MEI
 - d. Engineer's Estimate of Probable Cost dated April 26, 2021, prepared by MEI
 - e. Stormwater Report dated April 26, 2021, prepared by MEI
 - f. Soil Resource Report dated April 26, 2021, prepared by MEI
 2. The final landscape design plan depicting the required landscape screening of the yard and outdoor storage areas from the street and neighboring properties shall be submitted for approval by village staff prior to construction of the various new improvements on the subject property. Such screening shall consist of a solid fence in compliance with Section 8-11-1 of the Lake Zurich Municipal Code, and screening plant material as approved by village staff.
 3. The final lighting and photometric design plan depicting, in particular, exterior lighting within the parking yard shall be submitted for approval by village staff prior to construction of the various new improvements on the subject property.
 4. The Applicant shall submit any proposals for onsite signage or branding to the village prior to final plan approval. The final proposed signage plan shall be approved by village staff.
 5. 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 2021-05

Community Development Department
PZC Hearing Date: May 19, 2021

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOT 1 IN MIDLOTHIAN COURT FIRST RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 3,4,5, AND 6 IN MIDLOTHIAN COURT SUBDIVISION OF PART OF THE NW ¼ OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 15, 2004 AS DOCUMENT 5517234, IN LAKE COUNTY. ILLINOIS.

Staff Report
APPLICATION PZC 2021-05

Community Development Department
PZC Hearing Date: May 19, 2021

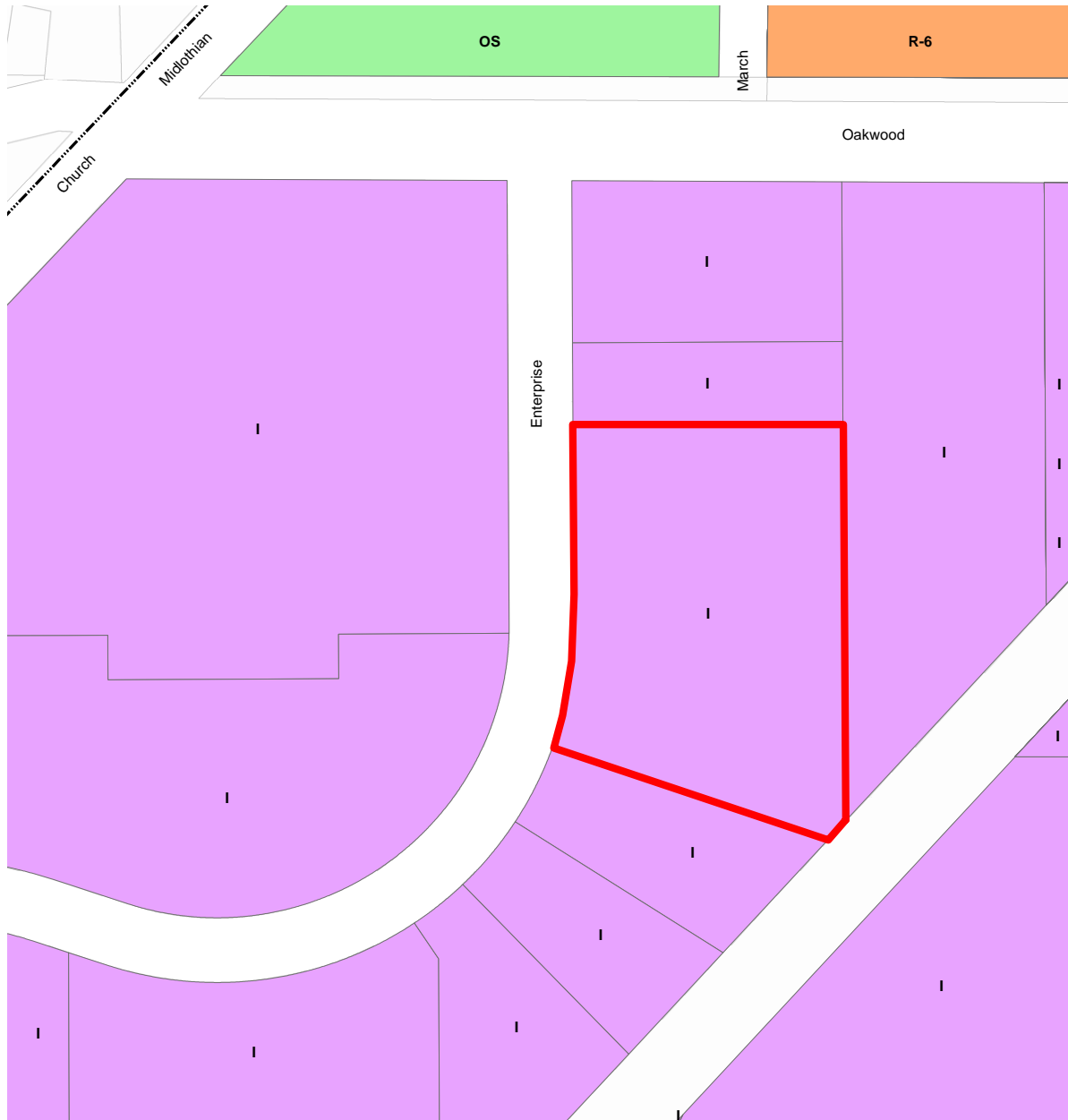
EXHIBIT B
PUBLIC HEARING SIGN PRESENT AT SUBJECT PROPERTY





Milieu Landscaping

525 Enterprise Parkway



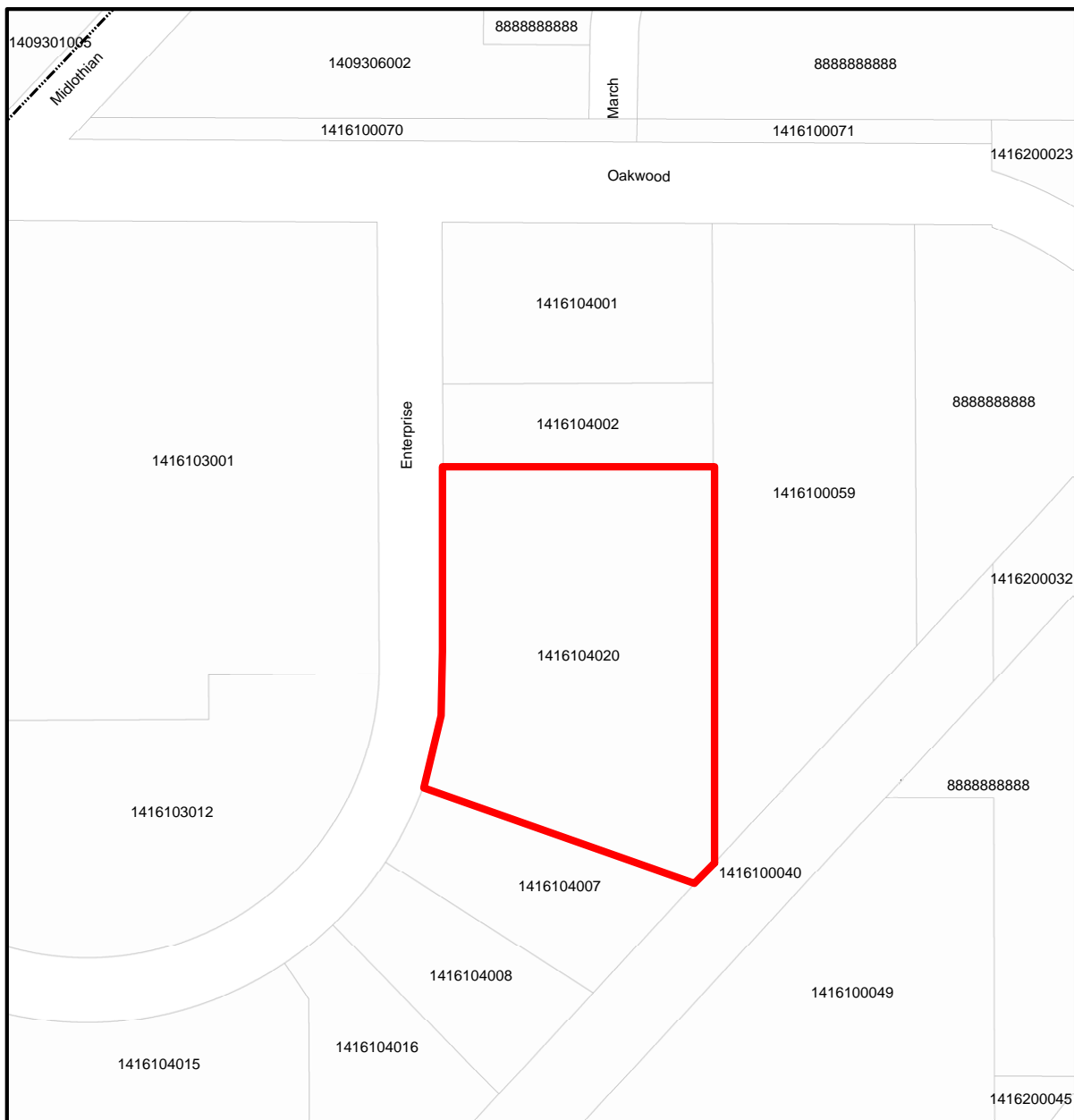
COMMUNITY SERVICES DEPARTMENT
Building and Zoning Division
505 Telser Road, Lake Zurich, Illinois 60047

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



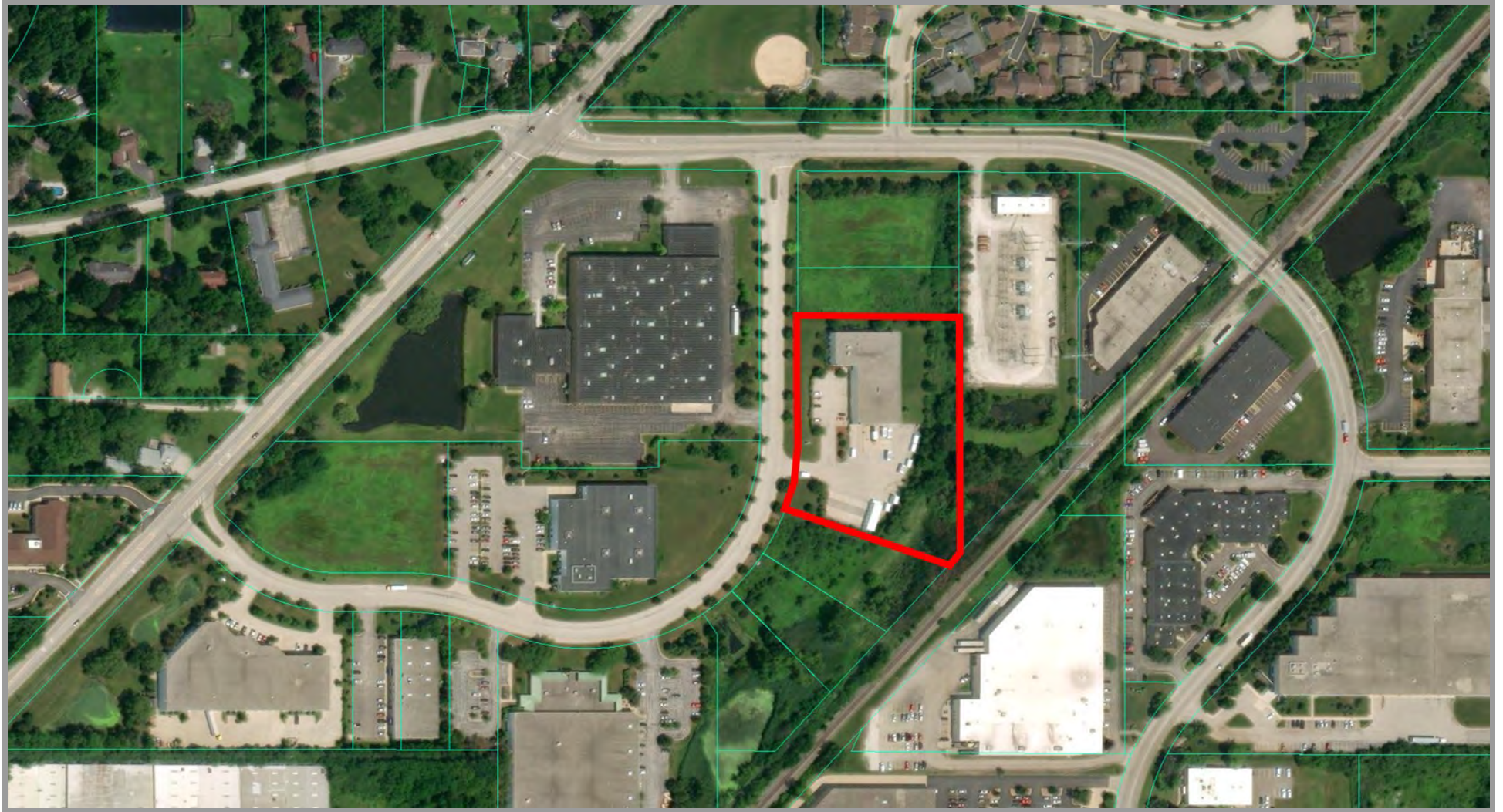
Milieu Landscaping

525 Enterprise Parkway



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

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





At the Heart of Community

PUBLIC WORKS DEPARTMENT

505 Telser Road
Lake Zurich, Illinois 60047

(847) 540-1696
LakeZurich.org

May 10, 2021

Tim Verbeke, Planner
Village of Lake Zurich
505 Telser Road
Lake Zurich, Illinois 60047

PRELIMINARY ENGINEERING REVIEW #1

DEVELOPMENT: 525 Enterprise Parkway – Milieu Landscaping
Lake Zurich, IL 60047

ITEMS RECEIVED:

- 1) Preliminary Engineering Plan for 525 Enterprise prepared by Morris Engineering, Inc, dated April 26, 2021.
- 2) Milieu Landscaping 525 Enterprise Parkway Stormwater Report prepared by Morris Engineering, Inc, dated April 26, 2021.

On behalf of the Village of Lake Zurich, Manhard Consulting has completed a preliminary review of the above referenced material for conformance with the Village ordinances and general accepted engineering practices. We reserve the right to generate additional comments on future submittals. By copy of this letter we request that the Developer address all comments in a response letter and submit the appropriate revisions for further review.

General

- 1) Per Section 300.08 of the Watershed Development Ordinance (WDO), "Any development which hydrologically disturbs 5,000 square feet or more" requires a Watershed Development Permit (WDP) to be submitted for review of soil erosion and sediment control performance standards. The WDO Permit Application can be found and printed from <https://www.lakecountyil.gov/2363/Watershed-Development-Permit-Application>.
- 2) The following items will require coordination with the Public Works Department to confirm:
 - a. that the location of the swale is acceptable and access to the watermain / valves is still feasible,
 - b. that they approve that the rim of the valve vault being raised 4' to accommodate the proposed contours in that area, and
 - c. the fencing / gate requirements that will be required to gain access to the existing valve vault as the proposed chain link fence cuts off access from the parking lot.

Preliminary Engineering Plan


- 3) An existing conditions sheet should be included in the plan set, with all existing utilities and easements clearly labeled.
- 4) In general, it is very difficult to tell what is existing and what is proposed on the plans. It is recommended existing conditions have a slightly lighter shade when printed.
- 5) Additional information should be provided for the bioswale, including a cross section showing vegetation type, types and depths of engineered soils / stone, overflow sizing, dimensions, if any underdrains are used and where they outlet, etc.
- 6) The gas tank area should be detailed to show how the containment area will be constructed (type of materials, if pavement is to be removed, etc) and the proposed elevations of any barriers / curbing.
- 7) Per Section 504.04 of the WDO, areas with vehicle fueling must have a hydrocarbon removal technology with a 70% removal rate. Calculations / specification from the manufacturer must be provided in the stormwater report, and a detail provided in the plans.
- 8) The following comments pertain to the grading and landscaping plan sheets;
 - a. The proposed driveway grades transitioning from the existing parking lot to the proposed storage area have slopes up to 25%. This area of grading should have additional information provided with spot elevations and slopes labeled, and it should be noted if curb is to be removed between the existing lot and the new pavement area.
 - b. All proposed contours around the existing valve vault should be shown, as it appears the vault is being proposed to be elevated 4'. Additional contouring appears to be required to the east of the vault as well.
 - c. The 885 contour in the depression / swale area appears to be incorrectly labeled as an 884 elevation.
 - d. A stabilized construction entrance should be provided and a detail added to the plans.
 - e. The plans should include the Lake County SMC standard sequencing, which can be found at: <https://www.lakecountylil.gov/DocumentCenter/View/3269/Typical-Construction-Sequence-PDF?bidId=>
 - f. The plans should include the Lake County SMC standard Soil Erosion and Sediment Control Notes which can be found at: <https://www.lakecountylil.gov/DocumentCenter/View/3415/SESC-Construction-Notes-2013-PDF>
 - g. All areas with slopes 4:1 or greater should be stabilized with erosion control blanket.
 - h. The limits of the existing wetland / native planting along the basin should be shown on the plans. The type of vegetation and blanket should be specified for areas of disturbance, especially for those areas near the wetland plantings.

Preliminary Stormwater Management

- 9) The report should be enhanced to include an exhibit that characterizes the existing and proposed drainage patterns.
- 10) Calculations should be provided to confirm the sizing of the bioswale for the area tributary to it and an overflow discussed / provided. It should be ensured that the entire storage area is draining to an adequately sized treatment area, and additional measures may be warranted to prevent material from washing into the existing wetland basin.
- 11) A maintenance plan should be provided for the bioswale and water quality unit. The areas will also be required to be in a deed restricted easement.

If you should have any questions, please do not hesitate to contact me.

Yours truly,
MANHARD CONSULTING

A handwritten signature in black ink that reads "Jodi McCarthy". The signature is fluid and cursive, with a large loop at the end of the last name.

Jodi McCarthy, PE, CFM, CPESC
Senior Project Manager

cc: Sarosh Saher, Community Development Director
Betty Harrison, EQC Supervisor
Nadine Gerling, Permit Coordinator
Nicholle Petroff, Office Manager
Mary Meyer, Building Services Supervisor

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At the Heart of Community

FIRE DEPARTMENT
Fire Prevention Bureau

1075 N. Old McHenry Road
Lake Zurich, Illinois 60047
Fire.bureau@lakezurich.org
(847) 540-5073
LakeZurich.org

May 3, 2021

Tim Verbeke
Village of Lake Zurich
505 Telser Road
Lake Zurich, IL 60047

**RE: PR21-103 – 525 ENTERPRISE PKWY.
MILIEU LANDSCAPE**

Tim:

Thank you for the submittal. After reviewing the drawings, I have the following comments:

1. Provide State of Illinois permits and drawings for the fuel storage.
2. Provide a Knox key box system on the gate for entry to locked areas.
3. Provide details on the warehouse layout and any possible chemical storage.

If there are any questions, please contact my office.

Sincerely,

Robert Kleinheinz
Fire Prevention Specialist
Lake Zurich Fire Department

Village of Lake Zurich
Utilities Division of
Public Works

Memo

To: Tim Verbeke, Planner
From: Betty Harrison, EQC Supervisor
Date: May 4, 2021
Re: 525 Enterprise – Milieu Landscaping

1. 525 Enterprise – Milieu Landscaping
 - No changes indicated for the water and sewer service.
 - Storm water inlet protection baskets must be installed due to the outside storage of vehicles,



48 E. Hintz Rd.
 Wheeling, IL 60090
 Office: 847-465-1160 Fax: 847-465-1159
 Email: hello@milieuland.com
 Website: <http://milieuland.com>

April 26, 2021

Subject: 525 Enterprise – Special Use Permit and Introduction

Sarosh Saher
 Community Development Officer
 505 Telser Road
 Lake Zurich, IL 60047

Dear Sarosh,

Milieu Landscaping is in the process of purchasing the property at 525 Enterprise in the Village of Lake Zurich. We have a signed contract with the seller, financing is in order, and we are in the process of pursuing a special use permit with the Village of Lake Zurich.

Please review this cover letter and our submittals for the purpose of awarding a Special Use Permit for Outdoor Storage at 525 Enterprise. The building is currently vacant and was previously used by a Moving Company. Milieu Landscaping is pursuing this purchase with the intention of operating our business for the foreseeable future. The current owner is DAC Realty.

It is with great pleasure and pride that our organization pursues a deep and long-lasting relationship with the Village of Lake Zurich, Chamber of Commerce, local businesses, and residents. We envision Lake Zurich as the home for our business for decades to come.

Please allow the following history and background of Milieu Landscaping:

- Established in 1987 to service Lake and Cook Counties.
- Full service landscape design, construction, and maintenance contractor.
- Snow Plow Contractor.
- Award winning projects as recognized by the Illinois Landscape Contractors Association.
- Excellent track record as a corporate citizen and environmental stewards in our current locations of Wheeling and Wauconda.
- Strong Municipal References for work performed: Village of Wheeling, Elia Township, Village of Long Grove, Village of Niles, Village of Arlington Heights, Village of Kildeer, Village of Hawthorn Woods.
- Over 100 employees in the Cook and Lake County areas.
 - Not all will be located at this facility
 - Professional staff of designers, horticulturists, and administration will make this their home office.

Milieu intends to use the property at 525 Enterprise as our primary office space, for storage of landscape materials, and for dispatching of landscape/snow removal crews. We will also maintain a presence in Wheeling to service our customer base to the east.

The balance of professional office space, indoor storage for landscape materials, and outdoor parking for our vehicles is a strong fit for our business model. Moreover, the proximity to our client base is quite favorable at this location.

A special use permit will allow the outdoor storage and parking of our vehicles. Our commitment is to be a strong environmental steward, cooperative neighbor, and have an exceptionally clean, beautiful presentation of the landscape to all passers-by.

We have engaged Morris Engineering of Lisle, Illinois to facilitate our investigation of wetlands and/or conservancy soils existence on the property. At this point, there are no indications of concern.

Additionally, the available public and private streets as well as the utilities on and around the property are more than adequate to serve the proposed development.

In anticipation of your warm welcome to the community, we offer our most sincere gratitude. Moreover, we pledge to go beyond Village requirements in the spirit of integrating with the community and being a positive contributor to the community.



Brian Frank
President



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: 525 Enterprise Parkway, Lake Zurich, Illinois
2. Please attach complete legal description: See attached
3. Property Identification number(s): 14-16-104-20
4. Owner of record is: DAC Realty Phone: 630-513-9800 (Andrew Kolb, Attorney)
E-Mail: akolb@vllklawfirm.com Address: 200 W. Main St, St. Charles, IL
5. Applicant is (if different from owner): Milieu Design LLC Phone: 847-366-5069
E-Mail: brianemilieuand.com Address: 148 E Hite Rd, Wheeling, IL
6. Applicant's interest in the property (owner, agent, realtor, etc.): Owner
7. All existing uses and improvements on the property are: Moving/Storage
8. The proposed uses on the property are: Landscape Contractor.
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: Purchaser is only
10. Describe any contract or agreement of any nature relevant to the sale or disposal of the Subject Property: AWARE OF THE FOLLOWING SETBACK LINES: BUILDING SET BACK LINE AFFECTING THE NORTH AND SOUTH 25' BUILDING SET BACK LINE AFFECTING THE WEST 40' BUILDING SET BACK LINE AFFECTING THE EAST 30'
Real Estate Sale Agreement between DAC Realty and Milieu Design LLC dated April 24th, 2021
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.

Brian V. Frank

(Name of applicant)

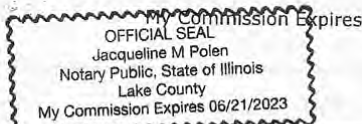
B. V. Frank

(Signature of applicant)

Subscribed and sworn to before me this 26th day of APRIL, 2021.

Jacqueline M. Polen

(Notary Public)



My Commission Expires 6/21/2023

(Name of Owner, if different)

(Signature of Owner, if different)

Subscribed and sworn to before me this _____ day of _____, 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 LANDSCAPE CONTRACTOR BUSINESS

(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 _____



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: 525 Enterprise Parkway, Lake Zurich, Illinois
2. Please attach complete legal description
3. Property Identification number(s): 14-16-104-20
4. Owner of record is: DAC Realty Phone: 630-513-9800 (Andrew Kolb, Attorney)
E-Mail: akolb@virklawfirm.com Address: 200 W. Main St., St. Charles, IL
5. Applicant is (if different from owner): MilieuDesign LLC Phone: 847-366-5069
E-Mail: brian@milieuand.com Address: 348 E. Hite Rd., Wheeling, IL
6. Applicant's interest in the property (owner, agent, realtor, etc.): Owner
7. All existing uses and improvements on the property are: Moving/Storage
8. The proposed uses on the property are: Landscape Contractor.
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:
10. Describe any contract or agreement of any nature relevant to the sale or disposal of the Subject Property:
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.

Brian V. Frank

(Name of applicant)

(Signature of applicant)

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

(Notary Public)

My Commission Expires _____

David A. Caruso

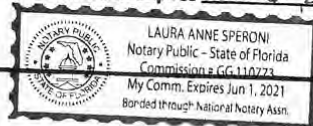
(Name of Owner, if different)

(Signature of Owner, if different)

Subscribed and sworn to before me this 23RD day of APRIL, 2021.

(Notary Public)

My Commission Expires JUN 01, 2021



QUESTION #9
ZONING APPLICATION

EXHIBIT A
LEGAL DESCRIPTION

LOT 1 IN MIDLOTHIAN COURT FIRST RESUBDIVISION, BEING A RESUBDIVISION OF LOTS 3,4,5, AND 6 IN MIDLOTHIAN COURT SUBDIVISION OF PART OF THE NW ¼ OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 15, 2004 AS DOCUMENT 5517234, IN LAKE COUNTY, ILLINOIS.

Common Address: 525 Enterprise Parkway, Lake Zurich, Illinois, 60047

P.I.N. Numbers: 14-16-104-20



Main Facility
900 Woodlands Parkway
Vernon Hills, IL 60061
847/634-5550
Fax 847/634-0095
Email: info@manhard.com

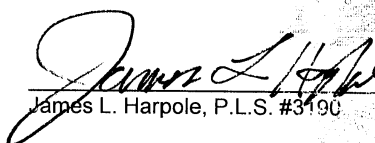
Southern Branch
15W700 North Frontage Rd.
Suite 104-A
Hinsdale, IL 60521

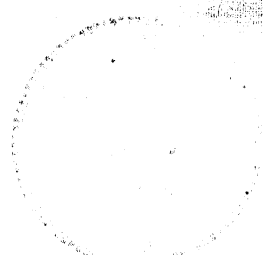
STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

3990919

I, JAMES L. HARPOLE, ILLINOIS PROFESSIONAL LAND SURVEYOR FOR MANHARD CONSULTING, LTD., DO HEREBY DECLARE THAT I HAVE SURVEYED AND SUBDIVIDED THE FINAL PLAT OF MIDLOTHIAN COURT SUBDIVISION IN PART OF SECTION 16, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS.

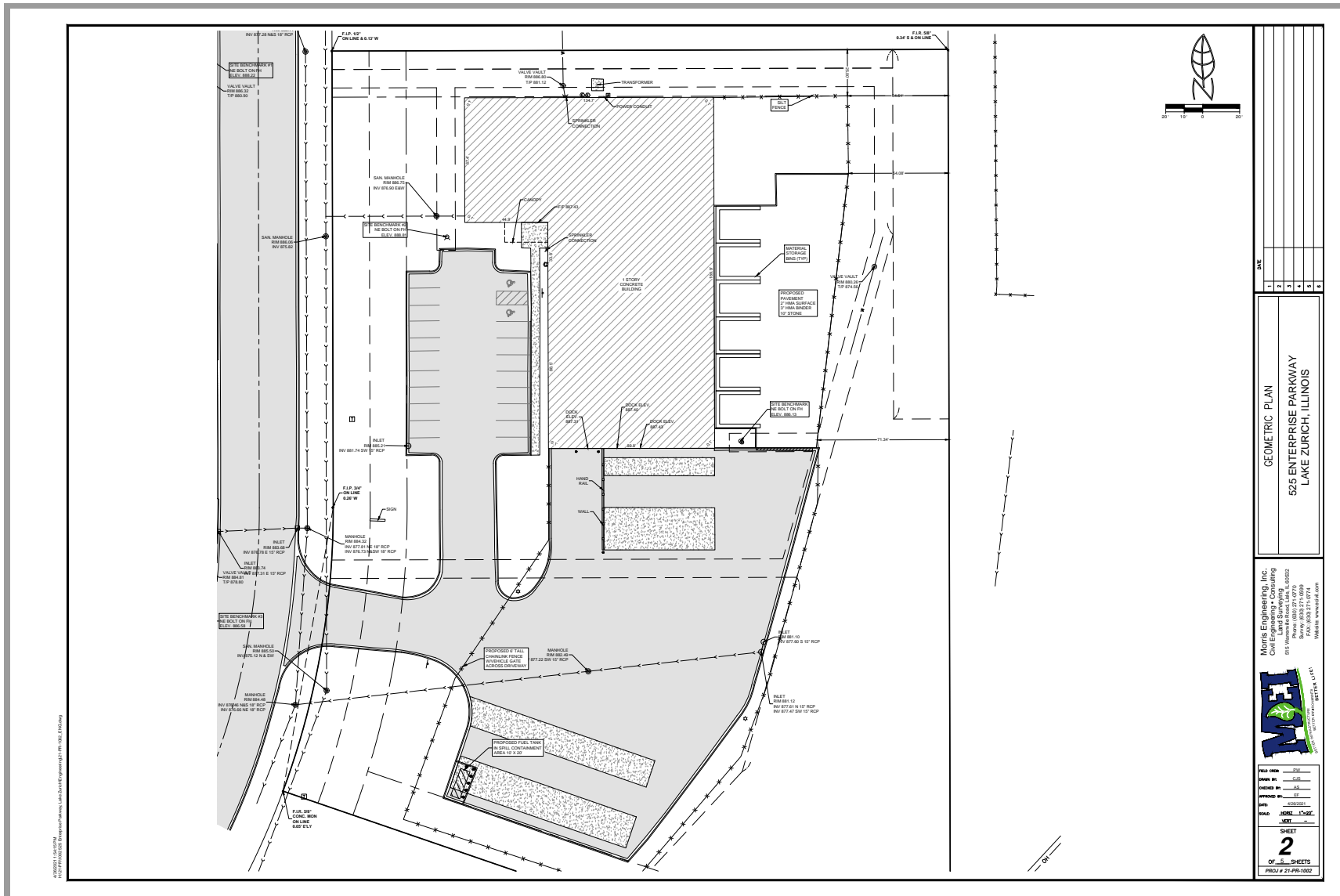
I HEREBY GRANT PERMISSION TO GARY RESCHKE OF THE VILLAGE OF LAKE ZURICH TO RECORD THE AFORESAID PLAT.

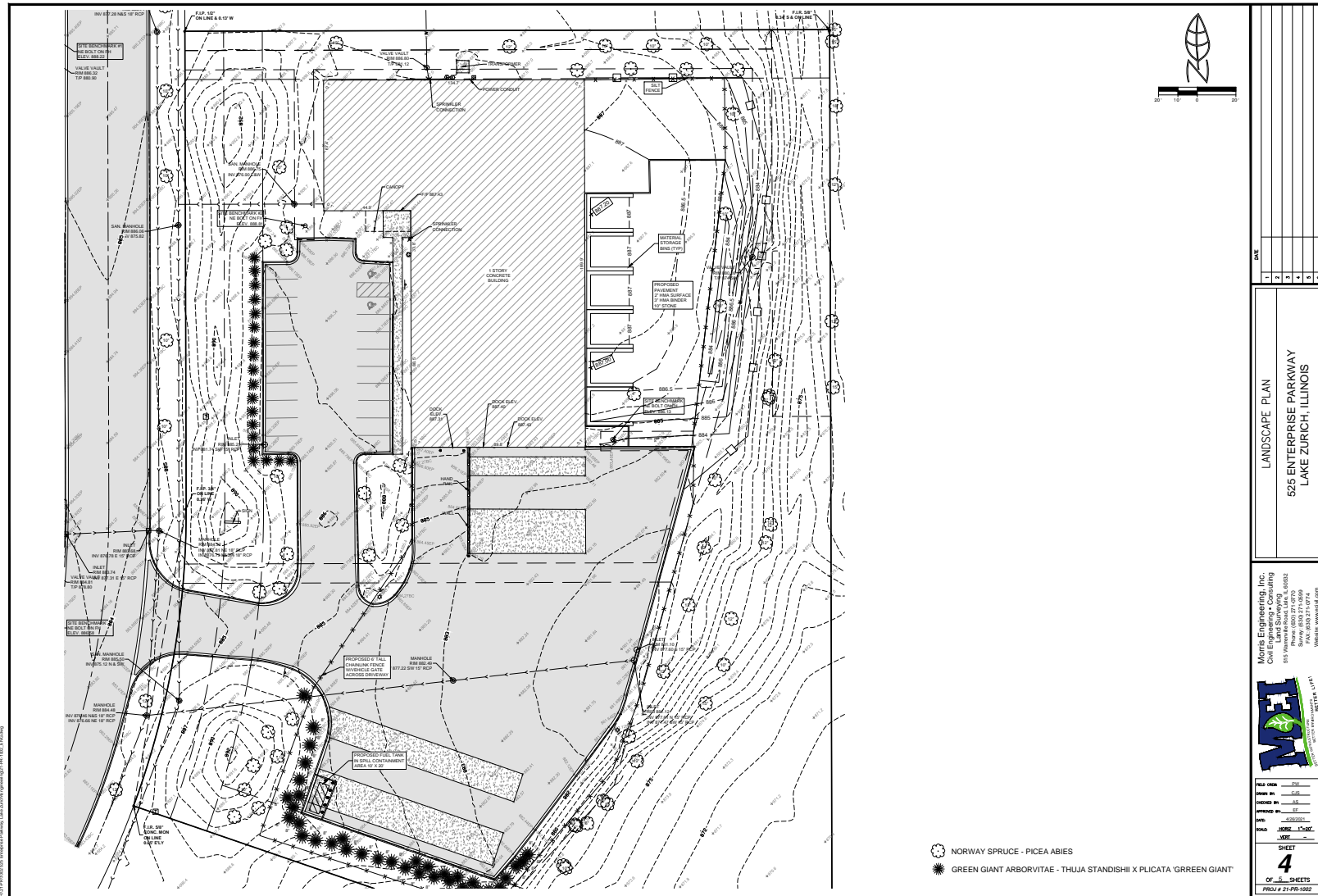

James L. Harpole, P.L.S. #3190

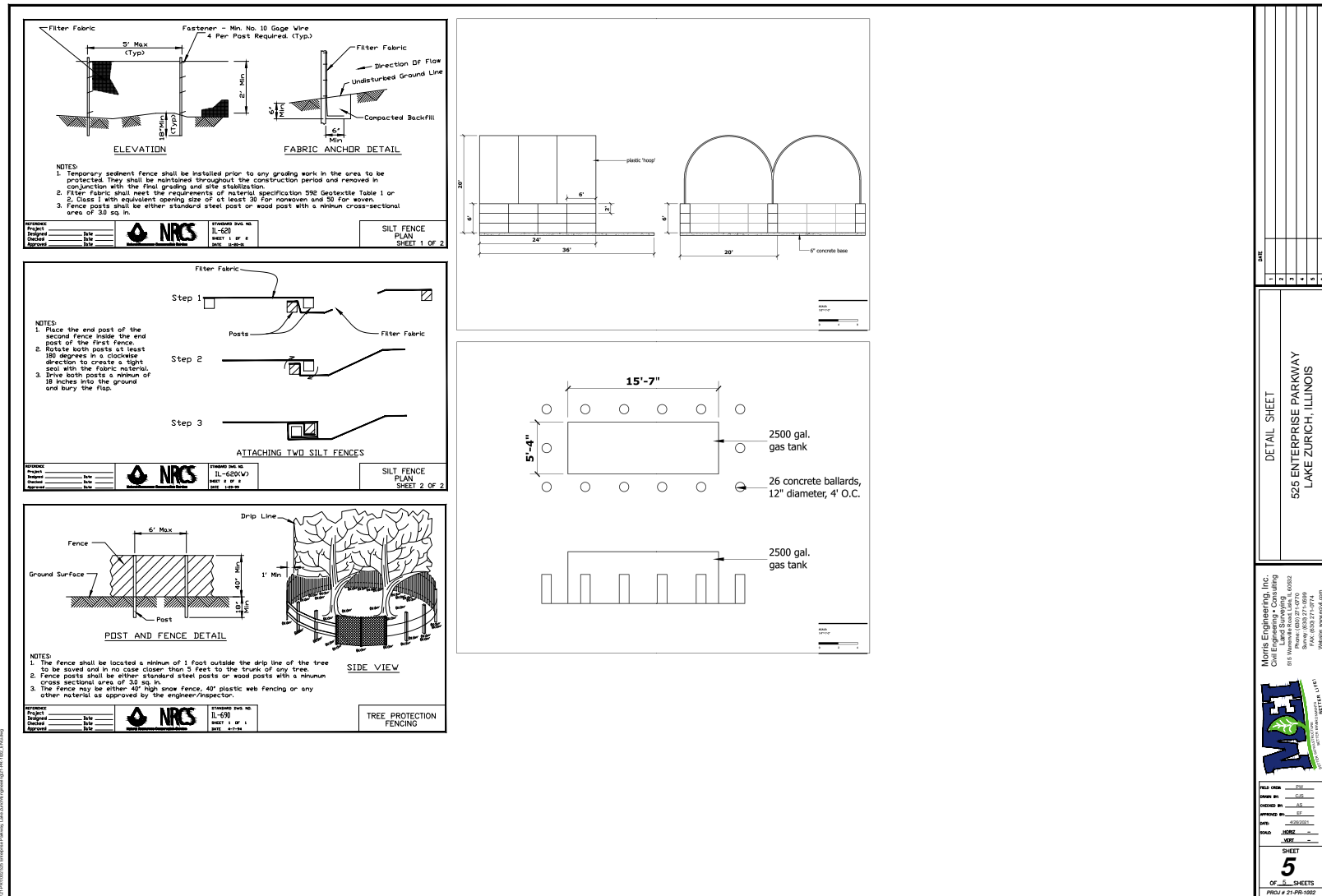


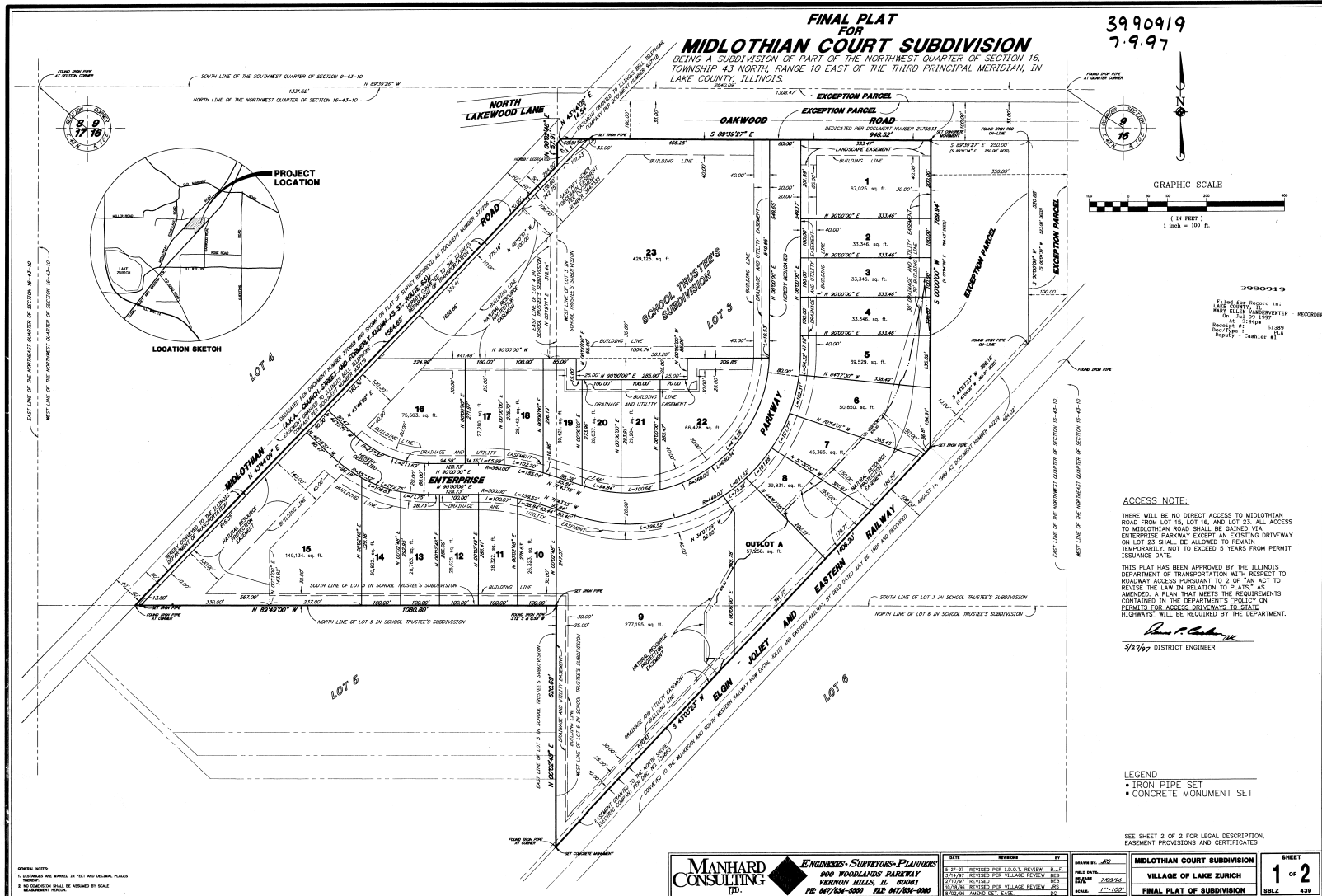
Engineers
Surveyors
Planners

1 pg
2 plots
3 in









PROFESSIONAL LAND SURVEYOR 3190

**MILIEU LANDSCAPING
525 ENTERPISE PARKWAY
LAKE ZURICH, ILLINOIS**

**STORMWATER REPORT
APRIL 26, 2021**

**MILIEU LANDSCAPING
48 E HINTZ ROAD
WHEELING, IL 60090**



**515 WARRENVILLE ROAD
LISLE, ILLINOIS 60532
(630) 271-0770**

MEI Project Number 21-PR-1002



April 26, 2021

Re: 525 Enterprise Parkway
Lake Zurich, Illinois
MEI Project No. 21-PR-1002

The Property consists of a developed parcel with an existing commercial building, car parking, and a parking area for larger vehicles.

The proposed project will include the construction of a new paved area behind the building for the purpose of bulk material storage. A bioswale is proposed along the east edge of the new paved area to satisfy the volume control requirements.

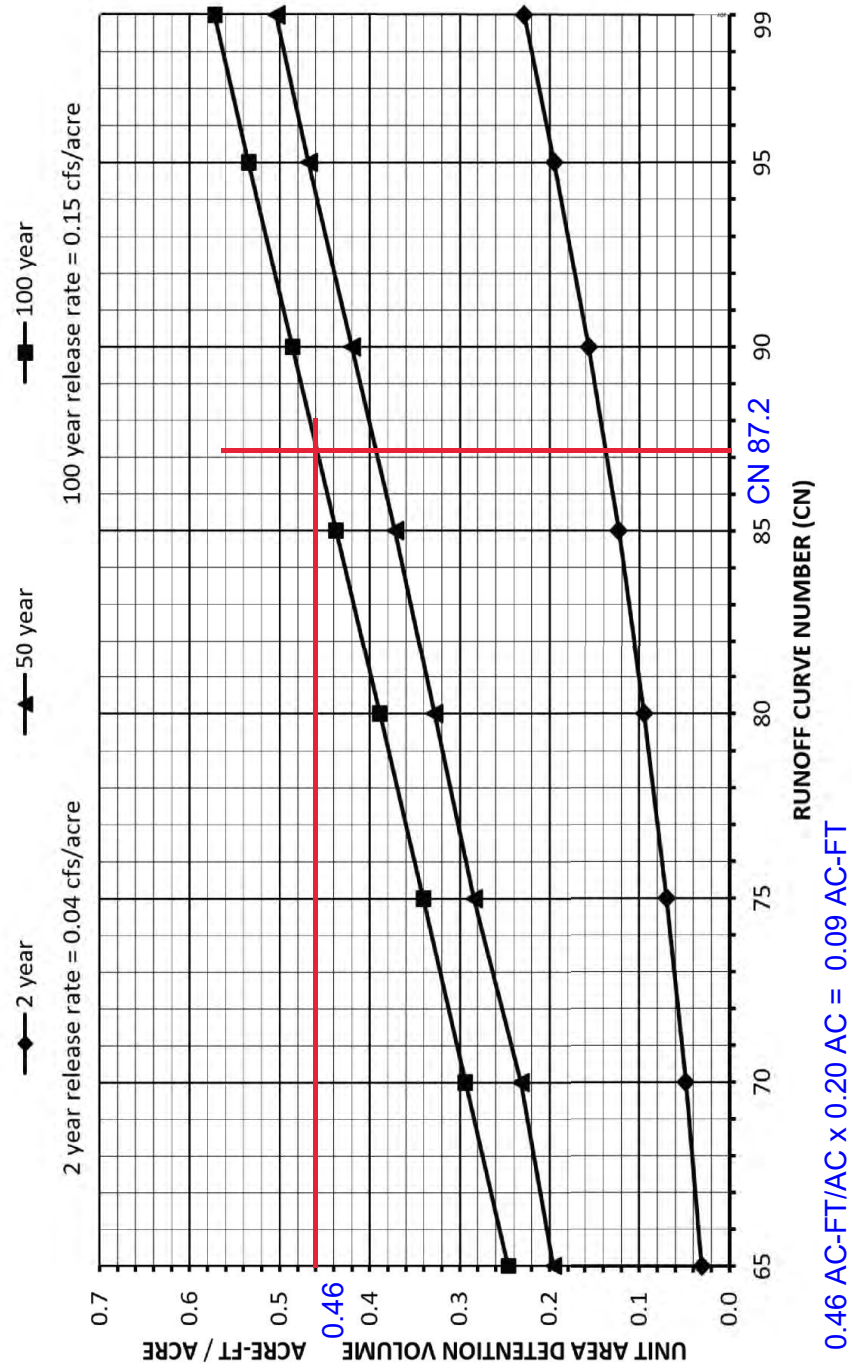
Per Midlothian Court Subdivision plat Natural Resource Protection Easement was created solely for the establishment and maintenance of wetlands and other natural resources and as drainage and stormwater detention areas as per Village of Lake Zurich requirements. Required detention volume for new impervious surface area under this report is 0.09 Acre-feet, however it is our understanding that detention volume was provided for the full development as per final engineering plans for Midlothian Court Subdivision. If additional detention is required for new impervious area, we could regrade the Natural Resource Protection Easement area to provide 0.09 Acre-foot volume, however it is our opinion that well established and working stormwater facility management area would benefit from no additional regrading.

There is no known floodplain on or near the parcel. Per Lake County GIS information, there are several wetlands adjacent to the property but outside of the proposed work area.

The property owner will be responsible for the maintenance of the volume control.

During the construction process, erosion control will be provided around the site with the installation of silt fence along the property lines as required by Lake County and Village of Lake Zurich ordinance. Erosion control is to be inspected and repaired as necessary throughout the duration of construction.

Appendix K: Detention Volume Versus Curve Number



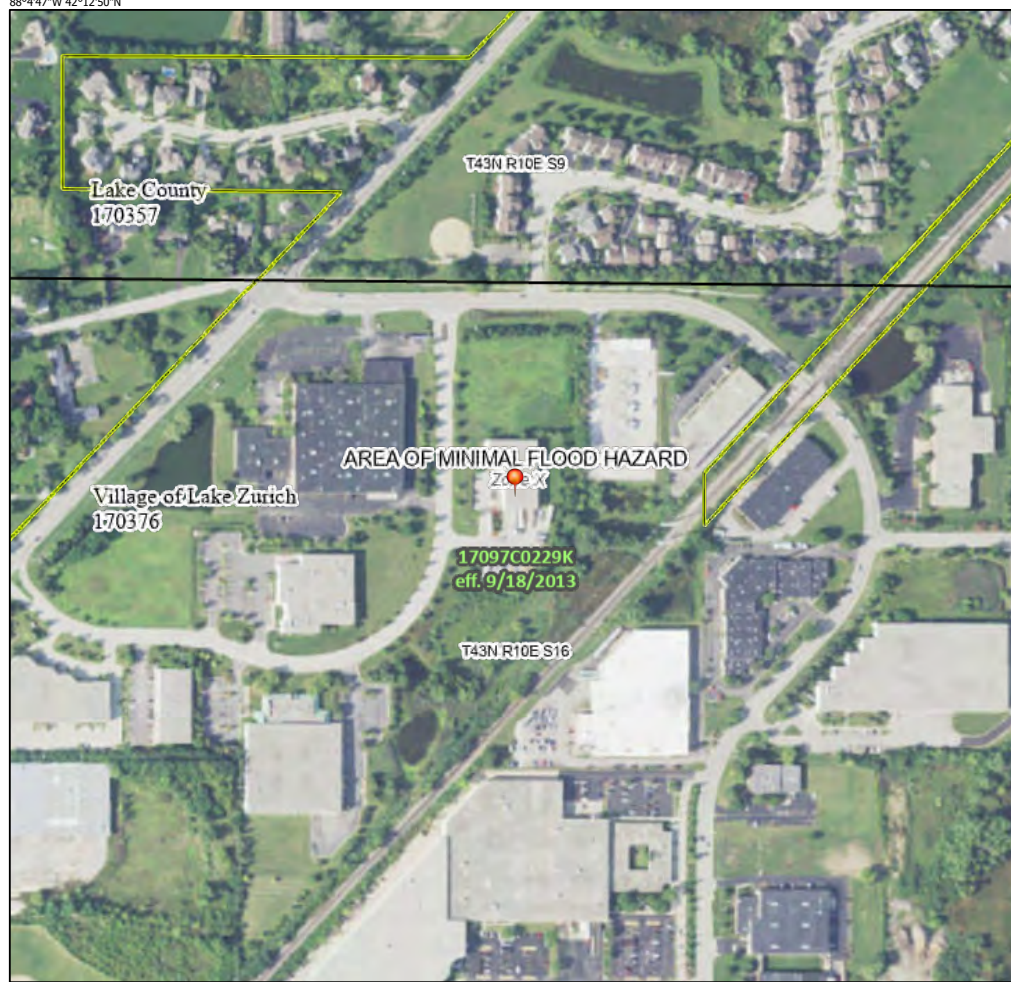
LAKE COUNTY WATERSHED DEVELOPMENT ORDINANCE

K-1

National Flood Hazard Layer FIRMette



88°44'7"W 42°12'50"N

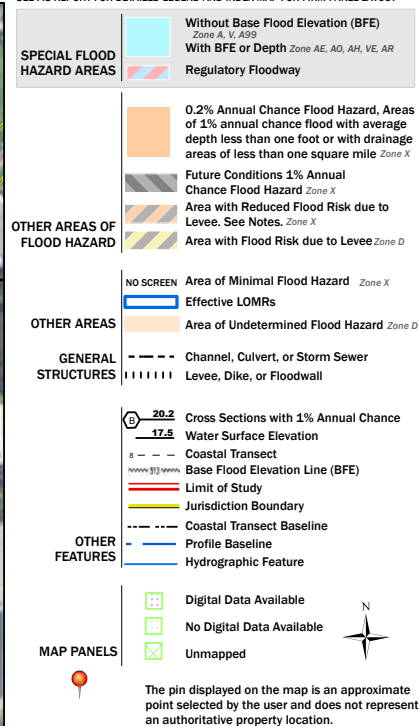


0 250 500 1,000 1,500 2,000 Feet 1:6,000

Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

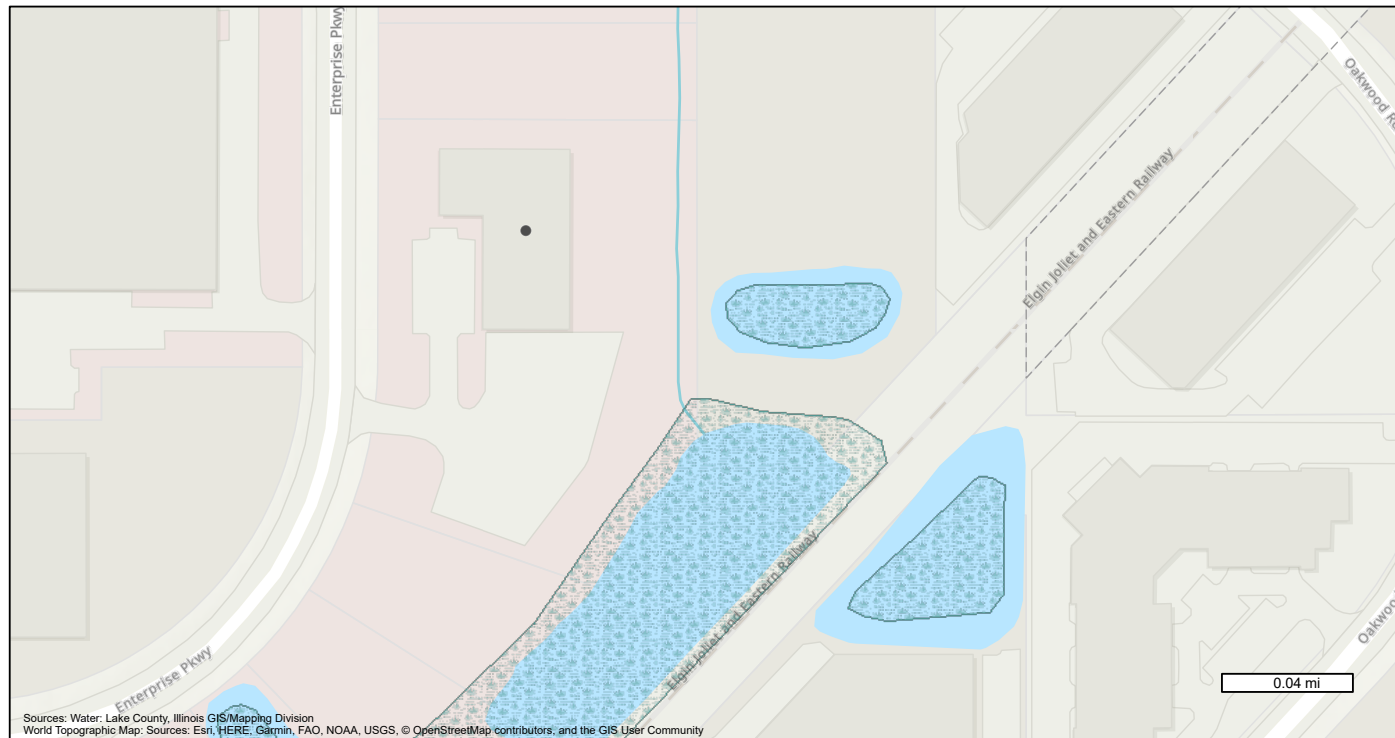


This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/26/2021 at 12:19 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Lake County, Illinois



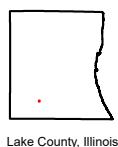
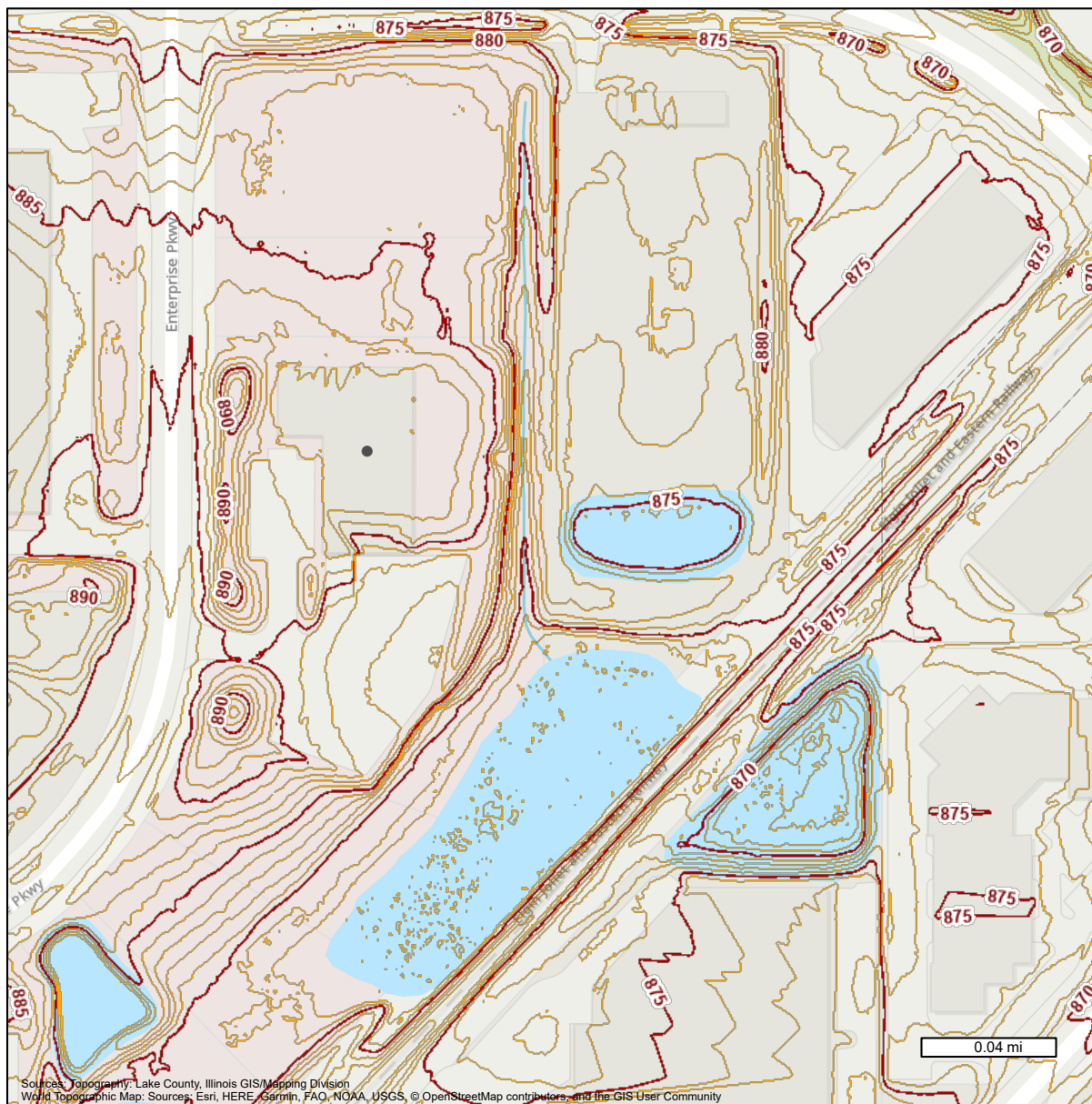
Tax Parcel
Information

Lake County
Wetland
Inventory

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.

Lake County, Illinois



Map Printed on 4/26/2021



Tax Parcel
Information

1ft Contours (2017)

— Index Index
— Intermediate Intermediate

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.



A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Lake County, Illinois



April 26, 2021

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

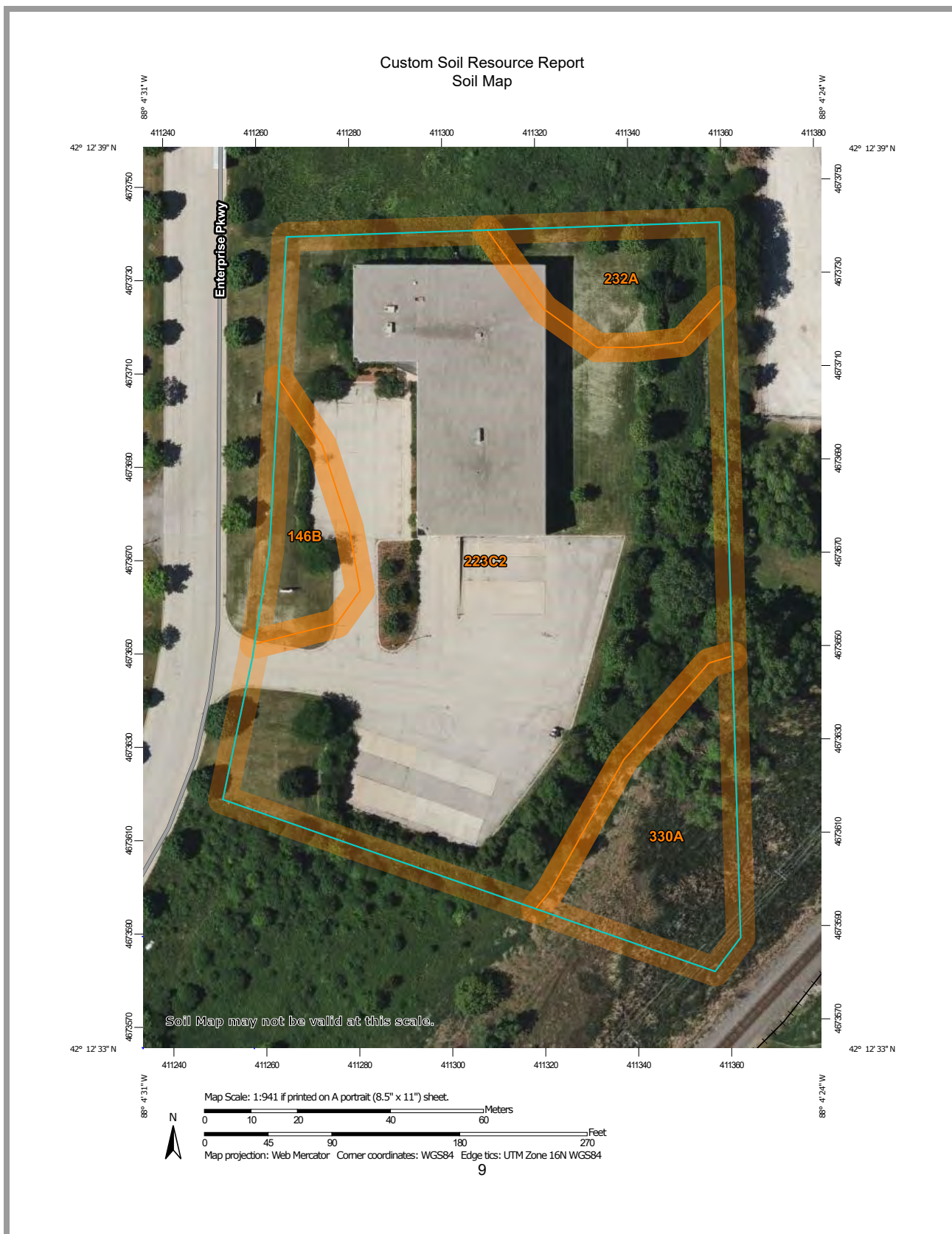
After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

Custom Soil Resource Report

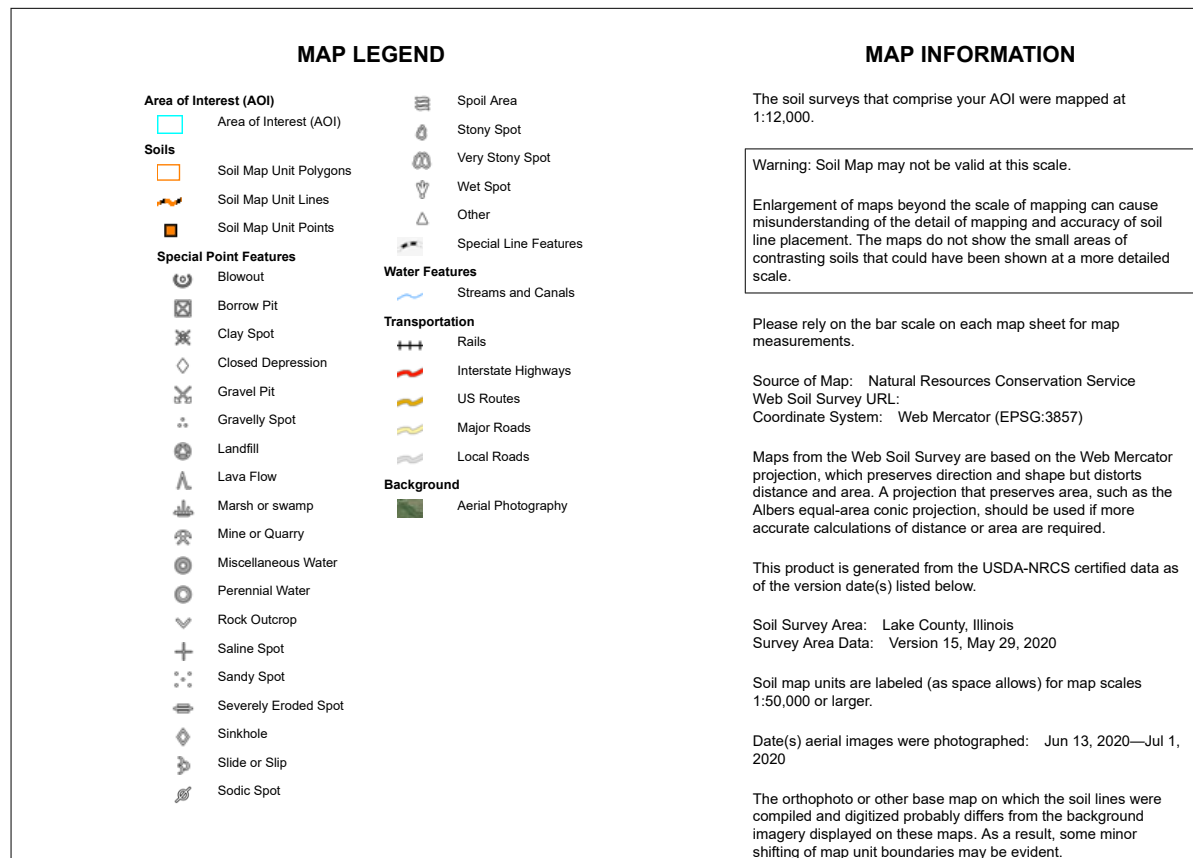
identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



Custom Soil Resource Report



Custom Soil Resource Report

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
146B	Elliott silt loam, 2 to 4 percent slopes	0.2	5.1%
223C2	Varna silt loam, 4 to 6 percent slopes, eroded	2.7	76.0%
232A	Ashkum silty clay loam, 0 to 2 percent slopes	0.2	7.0%
330A	Peotone silty clay loam, 0 to 2 percent slopes	0.4	11.8%
Totals for Area of Interest		3.5	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

Custom Soil Resource Report

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Custom Soil Resource Report

Lake County, Illinois**146B—Elliott silt loam, 2 to 4 percent slopes****Map Unit Setting***National map unit symbol:* 2sss1*Elevation:* 570 to 930 feet*Mean annual precipitation:* 33 to 42 inches*Mean annual air temperature:* 46 to 54 degrees F*Frost-free period:* 150 to 200 days*Farmland classification:* All areas are prime farmland**Map Unit Composition***Elliott and similar soils:* 94 percent*Minor components:* 6 percent*Estimates are based on observations, descriptions, and transects of the mapunit.***Description of Elliott****Setting***Landform:* Ground moraines, till plains*Landform position (two-dimensional):* Backslope, summit*Landform position (three-dimensional):* Interfluvium*Down-slope shape:* Convex*Across-slope shape:* Convex*Parent material:* Thin mantle of loess or other silty material over silty clay loam till**Typical profile***Ap - 0 to 9 inches:* silt loam*A - 9 to 13 inches:* silty clay loam*2Bt1 - 13 to 17 inches:* silty clay*2Bt2 - 17 to 35 inches:* silty clay loam*2Cd - 35 to 60 inches:* silty clay loam**Properties and qualities***Slope:* 2 to 4 percent*Depth to restrictive feature:* 25 to 39 inches to densic material*Drainage class:* Somewhat poorly drained*Runoff class:* High*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to moderately high (0.06 to 0.20 in/hr)*Depth to water table:* About 12 to 24 inches*Frequency of flooding:* None*Frequency of ponding:* None*Calcium carbonate, maximum content:* 35 percent*Maximum salinity:* Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)*Available water capacity:* Low (about 5.6 inches)**Interpretive groups***Land capability classification (irrigated):* None specified*Land capability classification (nonirrigated):* 2e*Hydrologic Soil Group:* C/D*Ecological site:* R110XY007IL - Moist Glacial Drift Upland Prairie*Hydric soil rating:* No

Custom Soil Resource Report

Minor Components**Ashkum, drained**

Percent of map unit: 4 percent
Landform: Ground moraines, till plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: R110XY024IL - Ponded Depressional Sedge Meadow
Hydric soil rating: Yes

Orthents, clayey

Percent of map unit: 1 percent
Landform: Ground moraines, till plains
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

Urban land

Percent of map unit: 1 percent
Landform: Ground moraines
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluve
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

223C2—Varna silt loam, 4 to 6 percent slopes, eroded**Map Unit Setting**

National map unit symbol: 2yrqw
Elevation: 520 to 950 feet
Mean annual precipitation: 34 to 42 inches
Mean annual air temperature: 46 to 54 degrees F
Frost-free period: 140 to 185 days
Farmland classification: All areas are prime farmland

Map Unit Composition

Varna, eroded, and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Varna, Eroded**Setting**

Landform: Ground moraines, end moraines
Landform position (two-dimensional): Backslope, shoulder

Custom Soil Resource Report

Landform position (three-dimensional): Side slope
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Loess over silty clay loam or clay loam till

Typical profile

Ap - 0 to 9 inches: silt loam
2Bt1 - 9 to 30 inches: silty clay loam
2Bt2 - 30 to 48 inches: silty clay loam
2Cd - 48 to 60 inches: silty clay loam

Properties and qualities

Slope: 4 to 6 percent
Depth to restrictive feature: 24 to 55 inches to densic material
Drainage class: Moderately well drained
Runoff class: High
Capacity of the most limiting layer to transmit water (Ksat): Moderately low to moderately high (0.06 to 0.20 in/hr)
Depth to water table: About 24 to 42 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water capacity: Moderate (about 7.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C
Ecological site: R110XY007IL - Moist Glacial Drift Upland Prairie, R108AY006IL - Loess Upland Prairie
Hydric soil rating: No

Minor Components**Ashkum, drained**

Percent of map unit: 6 percent
Landform: Ground moraines, end moraines
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Base slope
Down-slope shape: Linear
Across-slope shape: Concave
Ecological site: R110XY024IL - Ponded Depressional Sedge Meadow
Hydric soil rating: Yes

Orthents, clayey

Percent of map unit: 2 percent
Landform: Ground moraines
Landform position (two-dimensional): Summit, backslope
Landform position (three-dimensional): Interfluvium
Down-slope shape: Convex
Across-slope shape: Convex
Hydric soil rating: No

Urban land

Percent of map unit: 2 percent
Landform: Ground moraines

Custom Soil Resource Report

Landform position (two-dimensional): Summit
Landform position (three-dimensional): Interfluvium
Down-slope shape: Linear
Across-slope shape: Linear
Hydric soil rating: No

232A—Ashkum silty clay loam, 0 to 2 percent slopes**Map Unit Setting**

National map unit symbol: 2ssrw
Elevation: 520 to 930 feet
Mean annual precipitation: 33 to 41 inches
Mean annual air temperature: 46 to 54 degrees F
Frost-free period: 160 to 190 days
Farmland classification: Prime farmland if drained

Map Unit Composition

Ashkum, drained, and similar soils: 92 percent
Minor components: 8 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Ashkum, Drained**Setting**

Landform: Ground moraines, end moraines
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Concave
Parent material: Clayey colluvium over till

Typical profile

Ap - 0 to 12 inches: silty clay loam
Bg1 - 12 to 29 inches: silty clay
2Bg2 - 29 to 54 inches: silty clay loam
2Cg - 54 to 60 inches: silty clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 25 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water capacity: Moderate (about 8.1 inches)

Custom Soil Resource Report

Interpretive groups*Land capability classification (irrigated):* None specified*Land capability classification (nonirrigated):* 2w*Hydrologic Soil Group:* C/D*Ecological site:* R110XY024IL - Ponded Depressional Sedge Meadow*Hydric soil rating:* Yes**Minor Components****Peotone, drained***Percent of map unit:* 5 percent*Landform:* Depressions on ground moraines*Landform position (two-dimensional):* Toeslope*Landform position (three-dimensional):* Dip*Down-slope shape:* Concave*Across-slope shape:* Concave*Ecological site:* R110XY024IL - Ponded Depressional Sedge Meadow*Hydric soil rating:* Yes**Orthents, clayey***Percent of map unit:* 2 percent*Landform:* Ground moraines, lake plains*Landform position (two-dimensional):* Summit*Landform position (three-dimensional):* Interfluve*Down-slope shape:* Linear*Across-slope shape:* Linear*Hydric soil rating:* No**Urban land***Percent of map unit:* 1 percent*Landform:* Ground moraines*Landform position (two-dimensional):* Summit*Landform position (three-dimensional):* Interfluve*Down-slope shape:* Linear*Across-slope shape:* Linear*Hydric soil rating:* No**330A—Peotone silty clay loam, 0 to 2 percent slopes****Map Unit Setting***National map unit symbol:* 2sn05*Elevation:* 500 to 1,020 feet*Mean annual precipitation:* 33 to 43 inches*Mean annual air temperature:* 46 to 55 degrees F*Frost-free period:* 140 to 195 days*Farmland classification:* Prime farmland if drained**Map Unit Composition***Peotone, drained, and similar soils:* 95 percent*Minor components:* 5 percent

Custom Soil Resource Report

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Peotone, Drained**Setting**

Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Parent material: Silty and clayey colluvium

Typical profile

Ap - 0 to 7 inches: silty clay loam
Bg1 - 7 to 27 inches: silty clay loam
Bg2 - 27 to 50 inches: silty clay
Cg - 50 to 60 inches: silty clay loam

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Very poorly drained
Runoff class: Negligible
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: None
Frequency of ponding: Frequent
Calcium carbonate, maximum content: 20 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water capacity: High (about 9.8 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 3w
Hydrologic Soil Group: C/D
Ecological site: R110XY024IL - Ponded Depressional Sedge Meadow
Hydric soil rating: Yes

Minor Components**Peotone, long duration ponding**

Percent of map unit: 5 percent
Landform: Depressions
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Dip
Down-slope shape: Concave
Across-slope shape: Concave
Hydric soil rating: Yes

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Custom Soil Resource Report

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At the Heart of Community

PUBLIC WORKS DEPARTMENT

505 Telser Road
Lake Zurich, Illinois 60047

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

AGENDA
5D

MEMORANDUM

Date: May 14, 2021
To: Ray Keller, Village Manager *PK*
From: Steve Schmitt, Utilities Superintendent
Copy: Michael J. Brown, Public Works Director
Subject: **Preventative Maintenance Well No. 9**

Issue: The Village provides potable water to residents from six deep wells that draw water from the underground aquifer. To ensure system reliability, each well receives regular preventative maintenance on a rotating basis. Staff has received a cost estimate from the Village's designated deep well contractor, Layne Christensen Company to provide preventative maintenance for Well No. 9 and recommends approval of the proposal.

Background: The current well maintenance rotation focuses on our five wells that have the Ion Exchange water treatment process (the sixth well is available for emergency purposes only). Preventative maintenance for Well No. 9 last occurred in 2016.

Preventative maintenance will include pulling the pumping assembly and column pipe to the surface, cleaning and inspection of 1008' of 8" column pipe, replacement of deteriorated column pipe if necessary, inspection and servicing of the 450 H.P. submersible motor and repair of the pump assembly.

On February 21, 2017, the Village Board approved a renewal of our five-year professional services agreement with Layne Christensen Company to provide well and pump maintenance. The five-year agreement provides the Village a 5% discount on labor and equipment rates currently in effect.

Analysis: Regularly scheduled preventative maintenance is an American Water Works Association (AWWA) and industry recommended "key requirement for ensuring reliable

equipment operation” and is vital in identifying problems, minimizing unforeseen failures and major repairs, and keeping our wells functioning reliably to meet the Village’s peak water demand and fire flow emergencies. The current five-year preventative maintenance interval is designed specifically for our system operation, equipment and water characteristics.

The proposed maintenance for Well No. 9 is divided into two phases. Phase 1 includes pulling, disassembly, cleaning, motor service, cable testing, reinstallation and most anticipated maintenance costs. The phase 1 cost estimate is \$103,550. Phase 2 includes maintenance that is unanticipated or unpredictable until inspection occurs, such as pump repairs, cutting & rethreading column pipe, replacement surge control valves or significant replacement of deteriorated column pipe. A phase 2 cost estimate will be provided after inspection occurs to determine the phase 2 scope of work. Anticipated phase 2 costs are accounted for in our current budget not to exceed \$46,450. The FY 2021 budget includes funds of \$150,000 to cover the expense of this project.

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

- Goal #3 – Infrastructure: Ensure a sustainable, healthy and economical water source for current and future Lake Zurich residents.

Recommendation: Approve the proposal from Layne Christensen Company authorizing preventative maintenance for Well No. 9 based on the terms and conditions of our professional services agreement in an amount not to exceed the allocated budget of \$150,000.

W/Attachments:

- Well No. 9 maintenance proposal from Layne Christensen Company dated May 4, 2021.
(5 pages)



Michael McDonald
721 W. Illinois Avenue
Aurora, IL 60506
630.897.6941
graniteconstruction.com

May 04, 2021

Village of Lake Zurich
Attn: Mr. Steve Schmitt, Utilities Superintendent
505 Telser Road
Lake Zurich, IL 60047

RE: Well No. 9 Scheduled Maintenance

Mr. Schmitt:

It is a pleasure to present this estimate to perform a maintenance inspection on the Byron Jackson submersible pumping assembly installed in Lake Zurich Well No. 9.

Per Layne records, Well 9's installed pumping equipment consists of a Byron Jackson 14 stage 13MQ/12MQH with seven trimmed impellers to meet a condition of service of 1000 GPM at 1050' TDH, the Byron Jackson 450HP, 3/4/60/2300 volt, 16" Type H motor is set to a depth of 1008' on 8" Schedule 40 column pipe with #2 cable.

The pump's maintenance history consists of a new Byron Jackson submersible pump installation in 1988, motor repair/replacement in 1992, scheduled maintenance in 1997 (rebuilt bowl, serviced motor), scheduled maintenance in 2002 (rebuilt bowl), scheduled maintenance in 2010 (rebuilt bowl, motor service, replaced cable), and scheduled maintenance in 2016 (rebuilt bowl, serviced motor). The Byron Jackson motor currently installed has faithfully served for twenty-nine years now. The most recent maintenance inspection have required repairs to the column pipe, primarily cut and rethreads, and 210' of new 8" T&C epoxy coated pipe.

If contracted, Layne will perform the work on a time and material basis per the attached Work Order Form and will follow the terms and conditions of our Professional Services Agreement (PSA) with the Village. The estimates in this letter include the PSA stipulated 5% deduct applied toward labor and 10% deduct applied toward special services.

Layne recommends a Phase I scope of work to include:

- Mobilize and remove pump, rack pump onsite
- Perform a visual inspection of pump components on site with a Lake Zurich representative(s) and our Pump Foreman.
- Haul the Byron Jackson bowl assembly, Byron Jackson motor, column pipe, and cable to our Aurora yard for disassembly, clean up, inspection, and Pump Inspection Report.
- Perform a shop motor service on the motor if it is found to be electrically and mechanically sound

Lake Zurich, IL Well 9
 ATTN: Steve Schmitt
 May 04, 2021
 Page 2

- Hypot test the #2 cable
- Replace flat cable motor link.
- Televise the well.
- Return to site, reinstall pump and test after necessary component repairs.

PHASE I ESTIMATES

1. Remove and rack pump on site	\$ 35,000.00
2. Bowl, motor, column pipe handling, disassembly, clean up, Inspection, transportation of equipment	\$ 20,000.00
3. Complete motor inspection and service	\$ 8,000.00
4. High Potential cable test	\$ 1,300.00
5. Replace flat cable motor link	\$ 6,650.00
6. Television survey of well	\$ 1,700.00
7. Airline, banding, and other miscellaneous consumables	\$ 1,500.00
8. Remobilize, install pump and test after necessary repairs	\$ 35,000.00
9. 5% PSA Labor Discount	\$ (4,500.00)
10. 10% PSA Special Services Discount	\$ (1,100.00)
Total Phase I Estimate	\$103,550.00

OPTIONAL SERVICE

Well bailing of additional fill as needed after downhole video survey would be conducted at a rate of \$468/Hour.

Estimate two days of well bailing	\$ 7,500.00
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A proposed Phase I PSA Task Order is included that reflects this scope and references the estimate in this cover letter.

It is difficult to project pump repair costs prior to clean up and inspection of the pump components. It is Layne's custom to meet with an Owner representative and our Crew Foreman to conduct a preliminary inspection of the racked components on site. During this inspection, it is decided which components require additional clean up and inspection in Layne's Aurora, IL yard. Layne encourages the Village to visit our yard to inspect components with us. At this point, Layne is in position to present a Pump Inspection Report with observations, recommendations, and accurate repair and updated total project cost estimates. Typically, a project of this scope that includes bowl rebuild, motor service, and moderate pipe replacement, threading and coating will budget in the \$135,000 to \$155,000 range. This figure does not account for the possibility of new bowl, new motor, or main power cable replacement, etc.

Lake Zurich, IL Well 9
ATTN: Steve Schmitt
May 04, 2021
Page 3

Thank you for the opportunity to present this information. If you have any questions, or if we may be of any service, please do not hesitate to contact me.

Sincerely,

Layne Christensen Company

A handwritten signature in black ink, appearing to read "Mike McDonald". The signature is fluid and cursive, with the first name "Mike" and last name "McDonald" clearly distinguishable.

Mike McDonald
Account Manager, Water Resources Division

CC: William Balluff, P.E.

Lake Zurich, IL Well 9
 ATTN: Steve Schmitt
 May 04, 2021
 Page 4

Date	
Project Name	Lake Zurich Well #9 Maintenance Inspection
Project Scope (provide attachment as required)	<ul style="list-style-type: none"> • Mobilize and remove pump, rack pump onsite • Perform a visual inspection of pump components on site with a Lake Zurich representative(s) and our Pump Foreman • Haul the Byron Jackson bowl assembly, Byron Jackson motor, column pipe, and cable to our Aurora yard for disassembly, clean up, inspection, and Pump Inspection Report • Perform a shop motor service on the motor if it is found to be electrically and mechanically sound • Hypot test the power cable and replace flat cable motor link • Televise the well • Return to site, reinstall pump and test after necessary component repairs
Schedule / timeline	As required and dictated by the Village of Lake Zurich, IL and within Layne Christensen's' competencies
Additional Information	See cover proposal and cost estimates dated May 04, 2021.

Village of Lake Zurich, IL	Layne Christensen Company
Print Name:	Print Name: Michael McDonald
Title:	Title: Account Manager
Signature:	Signature:
Attest:	Attest:
Date:	Date:

WORK ORDER



Layne Christensen Company
 721 W. Illinois Avenue, Aurora, IL 60506; Phone (630) 897-6941
 229 W. Indiana Ave., P.O. Box 489, Beecher, IL 60401; Phone (708) 946-2244

Purchaser: Village of Lake Zurich, IL
 Job Location: Well 9

SERVICE RATES - EFFECTIVE OCTOBER 1, 2020

	Straight Time		Overtime Doubletime	
	Per Hr.	8 Hr. Day	Per Hr.	Per Hr.
Serviceman w/hand tools	194.00	1552.00	291.00	388.00
Serviceman w/service truck and hand tools, or welder	223.00	1784.00	320.00	417.00
Helper	168.00	1344.00	252.00	336.00
Serviceman and 1 Helper	362.00	2896.00	543.00	724.00
<u>Small Rig or Winch Truck</u>				
1 Man Crew	243.00	1944.00	340.00	437.00
2 Man Crew	411.00	3288.00	592.00	773.00
3 Man Crew	579.00	4632.00	844.00	1109.00
<u>Middle Rig, Large Hoist or Flatbed Crane</u>				
1 Man Crew	259.00	2072.00	356.00	453.00
2 Man Crew	427.00	3416.00	608.00	789.00
3 Man Crew	595.00	4760.00	860.00	1125.00
<u>Big Rig, Large Hoist and Poles, or Large Crane</u>				
1 Man Crew	300.00	2400.00	397.00	494.00
2 Man Crew	468.00	3744.00	649.00	830.00
3 Man Crew	636.00	5088.00	901.00	1166.00
4 Man Crew	804.00	6432.00	1153.00	1502.00
Power Tong Usage, per 8 hour shift		470.00		
<u>Machine Shop/Yard Labor and Equipment</u>				
Machinist and Equipment	192.00	1536.00	278.50	365.00
12" Threading Machine and Operator	218.00	1744.00	304.50	391.00
Serviceman w/hand tools	173.00	1384.00	259.50	346.00
Helper	165.00	1320.00	247.50	330.00
Sandblast Equipment and 2 man crew	383.00	3064.00	552.00	721.00

Mileage: Auto: \$0.55 Pickup: \$0.70 1-Ton: \$1.00 2-1/2 Ton Flatbed: \$2.10 Semi-Tractor: \$2.75

Subsistence-Per Man

Over 55 miles radius from home office.....\$65.00 + Hotel

The undersigned Purchaser hereby instructs Layne Christensen Company (Contractor), to proceed with the work described with the understanding that the Terms and Conditions shown on the reverse are hereby incorporated as part of this Quotation and with the specific understanding that Contractor will not be held liable for any damage in any way whatsoever for failure to complete the described work, nor for any injury or damage resulting from Contractor's efforts to perform such work, or for delay on Contractor's part in completing same. All work described herein will be provided as quoted above or on a cost plus basis at the hourly rates provided. All quotes indicated, if any, are estimates based on the best information available prior to beginning work. Purchaser's pumps, motors, parts and/or accessories may be stored by the Contractor for sixty (60) days from the date of invoice or other written notice from Contractor. After said sixty (60) days, disposal of such equipment may be made by the Contractor without incurring any liability. All hours worked before or after Contractor's normal work day hours and all hours worked on Saturdays, will be billed at time and one-half rates. All work on Sundays and/or any federally recognized holiday will be billed at double time rates.

REMARKS:

Time and materials in accordance with accompanying proposal dated May 04, 2021

Work Authorized on Behalf of Purchaser By: _____

Date: _____

Title: _____



At the Heart of Community

POLICE DEPARTMENT
TRAFFIC SAFETY DIVISION

200 Mohawk Trail
Lake Zurich, Illinois 60047

(847) 719-1690
LakeZurich.org

AGENDA ITEM

5E

MEMORANDUM

Date: May 17, 2021

To: Ray Keller, Village Manager *RK*

From: Steve Husak, Chief of Police
Colin Gaffney, Traffic Safety Division Sergeant

Subject: **Ash Street / Grove Street / Oak Street / Parkway Avenue
Parking Restrictions**

Issue: At the March 17, 2021 Community-Police Advisory Committee (CPAC) meeting, members reviewed a previous request from residents to address parking regulations in the neighborhood east of Breezewald Park.

Analysis: The Lake Zurich Police Department Traffic Safety Division measured the usable width Ash Street, Grove Street, Parkway Avenue, and Oak Street, which are the three remaining unregulated streets in the area. The results are as follows:

- o Width of Ash Street between Beauteau Street and Grove Street: 20'10", 21'6", 17'6"
- o Width of Grove Street between Ash Street and Parkway Avenue: 16'9"
- o Width of Oak Street between North Old Rand Road and Lions Drive: 21'4", 21'2", 20'5"
- o Width of Parkway Avenue between Beauteau Street and Lions Drive: 18'0", 18'11", 19'0"

CPAC members were previously provided with the applicable sections from the Manual on Uniform Traffic Control Devices (MUTCD) and current village ordinance.

National standards recommend at least 12 feet of usable roadway be unrestricted at any time so oversize vehicles, such as fire engines and ambulances, can navigate the roadway. With the average normal vehicle being approximately six feet wide, any roadway under 18' would have no parking on either side. Roadways 18' – 24' would have no parking on one side. These restrictions follow those standards, with the exception of Grove Street. Grove street is under 200' long and connects Ash Street to Parkway Avenue. There are no addresses on Grove Street. Due to the

unique nature of the roadway, and the fact that it seamlessly turns into Ash Street at an unregulated curve, instituting “No Parking” on both sides would be confusing to motorists as there is no break between Grove Street and Ash Street.

Traditionally, when one side of the roadway has parking restrictions, the Village has opted to restrict the fire hydrant side to avoid the potential of vehicles blocking the hydrants. These restrictions also follow that practice, with the exception of Oak Street. Oak Street has one fire hydrant on the south side of the street near Lions Drive. If parking were restricted on that side, parking area on gravel shoulders made specifically for parking adjacent to Score Board Bar & Grill, Oak Street Apartments, and School House Apartments would also become restricted. In discussion with Public Works Director Mike Brown, we determined that restricting the non-hydrant side would be more effective for this specific situation.

Recommendation: CPAC has made a recommendation to restrict parking on the hydrant side of Ash Street between Beauteau Street and Grove Street, on Grove Street between Ash Street and Parkway Avenue, and on Parkway Avenue between Beauteau Street and Lions Drive. CPAC recommends restricting parking on the non-hydrant side of Oak Street between North Old Rand Road and Lions Drive because of commercial/shoulder parking currently in place on the hydrant side. Restrictions are recommended as the usable width of all roadways are less than 24 feet.

The associated proposed Village Ordinance is attached.

VILLAGE OF LAKE ZURICH



ORDINANCE NO. 2021-06-__

**AN ORDINANCE RESTRICTING PARKING ON ASH STREET, OAK STREET,
AND PARKWAY AVENUE**

WHEREAS, the Village President and the Village Board has determined that it is appropriate and in the best interest of the Village of Lake Zurich and its residents to exercise their power pursuant to Section 11-80-2 of the Illinois Municipal Code and other applicable authority to restrict parking on Ash Street, Grove Street, Oak Street, and Parkway Avenue.

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

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

Section 2. Parking Restrictions Imposed. The Board of Trustees hereby imposes "No Parking" on Ash Street, Grove Street, Oak Street, and Parkway Avenue as follows:

- A) There shall be No Parking on the south side of Ash Street, the fire hydrant side, from Beauteau Street to Grove Street at any time.
- B) There shall be No Parking on the southwest side of Grove Street, the fire hydrant side, from Ash Street to Parkway Avenue.
- C) There shall be No Parking on the north side of Oak Street, the non-fire hydrant side, from North Old Rand Road to Lions Drive at any time.
- D) There shall be No Parking on the south side of Parkway Avenue, the fire hydrant side, from Beauteau Street to Lions Drive at any time.

Section 3. Severability. If any paragraph, section, clause or provision of this Ordinance is held invalid, the remainder shall continue in full force and effect without affecting the validity of the remaining portions of the Ordinance.

Section 4. Effective Date. This Ordinance shall become effective upon its passage and approval, and shall be published in pamphlet form as may be required by law.

PASSED this ____ day of June, 2021.

AYES:

NAYS:

ABSENT:

APPROVED this ____ day of June, 2021.

By: _____
Thomas Poynton, Village President

SEAL

ATTEST:

Kathleen Johnson, Village Clerk



At the Heart of Community

POLICE DEPARTMENT

200 Mohawk Trail
Lake Zurich, Illinois 60047

(847) 719-1690
LakeZurich.org

AGENDA ITEM

5F

MEMORANDUM

Date: June 2, 2021

To: Ray Keller, Village Manager *PK*

From: Steven D. Husak, Police Chief

Subject: **Proposed Municipal Code Amendments - 6-1B-1 & 6-4B-5**

Issue: Police Department staff regularly reviews the Lake Zurich Village Code to ensure that terminology and definitions are consistent with related codes, such as the Illinois Vehicle Code (IVC).

Analysis: After staff review of the terms defined in 6-1B-1 and 6-4B-5, it has been determined that minor updates to the "All-Terrain Vehicle" definition and the addition of "Off-Highway Motorcycle" are needed so that the language remains consistent with the Illinois Vehicle Code. The rules for the use of these vehicles also require updates.

Recommendation: Approve definition updates to Article B, of Chapter 1, of Title 6 (6-1B-1), "All-Terrain Vehicle" and "Off-Highway Motorcycle", along with the use of said vehicles found in Article B, of Chapter 4, of Title 6 (6-4B-5) of the Lake Zurich Village Code.

ORDINANCE NO. 2021-06-_____



AN ORDINANCE AMENDING CHAPTERS 1 AND 4 OF TITLE 6 OF THE LAKE
ZURICH MUNICIPAL CODE REGARDING ALL-TERRAIN VEHICLES AND OFF-
HIGHWAY MOTORCYCLES

WHEREAS, The Illinois Vehicle Code, 625 Illinois Compiled Statutes 5/1-100 et seq. has been adopted into the Lake Zurich Municipal Code; and

WHEREAS, All-terrain vehicles and Off-highway motorcycles are defined in the Illinois Compiled Statutes (625 ILCS 5/1-101.8 & 625 ILCS 5/1-153.1); and

WHEREAS, The definitions of All-terrain vehicles and Off-highway motorcycles contained in the Lake Zurich Municipal Code should be updated to reflect the definitions contained in the Illinois Vehicle Code; and

WHEREAS, upon approval of this Ordinance, Chapters 1 and 4 of Title 6 of the Village of Lake Zurich municipal code will be amended as follows.

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

CHAPTER 1 OF TITLE 6

6-1B-1: TERMS DEFINED:

ALL-TERRAIN VEHICLE: Any motorized off-highway device designed to travel primarily off-highway, fifty inches (50") or less in width, having a manufacturer's dry weight of ~~nine hundred (900)~~ fifteen hundred (1500) pounds or less, traveling on three (3) or more low-pressure non-highway tires, designed with a seat or saddle for operator use, and handlebars or steering wheel for steering control, except equipment such as lawnmowers.

OFF-HIGHWAY MOTORCYCLE: Any motorized device designed to travel primarily off-highway on 2 wheels, having a seat or saddle for the use of the operator, upon or by which any person, persons or property may be transported or drawn.

6-4B-5: ALL-TERRAIN VEHICLES AND OFF-HIGHWAY MOTORCYCLES:

No all-terrain vehicle or off-highway motorcycle shall be operated on any village street or sidewalk, except when making a direct crossing of a street, provided:

- A. The crossing is made at an angle of approximately ninety degrees (90°) to the direction of the street, road, or highway, and at a place where no obstruction prevents a quick and safe crossing; and
- B. The all-terrain vehicle or off-highway motorcycle is brought to a complete stop before attempting a crossing; and
- C. The operator of the all-terrain vehicle or off-highway motorcycle yields the right of way to all pedestrian and vehicular traffic that constitutes a hazard; and
- D. That when crossing a divided highway, the crossing is made only at an intersection of the highway with another public street, road, or highway.

SECTION 1: ADOPTION AND INCORPORATION OF RECITALS. The foregoing recitals are hereby incorporated into this Ordinance as the findings of the Mayor and Board of Trustees.

SECTION 2: APPROVAL OF AMENDMENTS TO TITLE 6 OF THE VILLAGE MUNICIPAL CODE. The Board of Trustees, pursuant to the authority vested in it under the laws of the State of Illinois and the Lake Zurich Municipal Code, hereby approves the following amendments to Chapters 1 and 4 of Title 6 of the Lake Zurich Municipal Code, specifically as follows:

SECTION 3: 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 4: CONFLICTS. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5: EFFECTIVE DATE. This Ordinance shall be in full force and effect upon its passage and approval, as provided by law.

PASSED this _____ day of June, 2021.

AYES:

NAYS:

ABSENT:

APPROVED this _____ day of June, 2021.

Kathleen Johnson, Village Clerk

Tom Poynton, Mayor



At the Heart of Community

POLICE DEPARTMENT
TRAFFIC SAFETY DIVISION

200 Mohawk Trail
Lake Zurich, Illinois 60047

(847) 719-1690
LakeZurich.org

AGENDA ITEM
5G

MEMORANDUM

Date: May 17, 2021
To: Ray Keller, Village Manager *PK*
From: Steve Husak, Chief of Police
Colin Gaffney, Traffic Safety Division Sergeant
Subject: **Lake Street Parking**

Issue: As part of our agency's ongoing review of parking regulations in the Village, an outdated ordinance relating to Lake Street was located. Currently, no parking is allowed on the south side of Lake Street "from a point 62 feet east of U.S. Route 22 to a point 349 feet east of U.S. Route 22," and on the north side of Lake Street "from a point 242 feet east of U.S. Route 22 to a point 349 feet east of U.S. Route 22."

Analysis: Ordinance 91-05-448, effective May 20, 1991, created 'Resident Permit Parking Only' on Lake Street. The body of that ordinance cites the purpose as, "to preserve the residential character of said area." This ordinance went into effect when both JJ Twigs and Rock n' Roll bar were in place in the neighborhood. Both businesses have been gone for over 15 years. There are no traffic studies or measurements attached to the ordinance, but the belief is that the ordinance was put in place specifically because of complaints about the Rock n' Roll bar.

There are no other "resident only" restrictions on public roadways within the Village. This includes residential areas around businesses and restaurants, such as Bobbers and Score Board Bar & Grill. Residential streets in those areas have parking restrictions in line with other Village roadways based on usable roadway width. Mionske Drive, which is adjacent to Block A on the north, has no resident only parking restriction. In addition, no Village department has issued resident parking permits since at least 2008. Residences on Lake Street have garages, driveways, and off-roadway parking areas already in place. The ordinance does not permit overnight parking on Lake Street.

Outside of the “resident only” parking restricted area on Lake Street, parking is prohibited on the south side of the roadway. This is the correct restriction based on the width of the roadway and the location of the fire hydrants.

Recommendation: The Traffic Safety Division recommends a repeal of Ordinance 91-05-448. Instead, the parking restriction on the south side of the street should be in place for the entire length of Lake Street to stay consistent with Village practices and ordinances. Implementation of these changes would keep parking restrictions consistent with Village practices, while giving residents and visitors more parking options when visiting the Promenade area.

Attached:

- Ordinance 91-05-448

VILLAGE OF LAKE ZURICH
ORDINANCE NO. 2021-06-_____



**AN ORDINANCE AMENDING THE VILLAGE OF LAKE ZURICH MUNICIPAL
CODE TO REPEAL ORDINANCE NO. 91-05-448 ESTABLISHING A PORTION OF A
LOCAL STREET AS RESIDENTS PERMIT PARKING ONLY**

WHEREAS, the Village of Lake Zurich approved and adopted Ordinance No. 91-05-448, “An Ordinance Establishing A Portion Of A Local Street As Residents Permit Parking Only” on May 20, 1991; and

WHEREAS, the Board of Trustees of the Village of Lake Zurich has determined there is no continuing public need or purpose for such regulations.

NOW THEREFORE, IT IS HEREBY ORDAINED by the President and the Board of Trustees of the Village of Lake Zurich as follows:

Section 1: Ordinance No. 91-05-448, “An Ordinance Establishing A Portion Of A Local Street As Residents Permit Parking Only” on May 20, 1991 is hereby repealed in its entirety and of no further force and effect. Any and all regulations or signage associated with the implementation or enforcement of the regulation are similarly terminated and shall be removed.

Section 2: This Ordinance shall become effective immediately upon its approval and adoption.

PASSED this ____ day of June, 2021.

AYES:

NAYS:

ABSENT:

APPROVED this ____ day of June, 2021.

Kathleen Johnson, Village Clerk

Thomas Poynton, Village President

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VILLAGE OF LAKE ZURICH

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ORDINANCE NO. 91-05-448

AN ORDINANCE ESTABLISHING A PORTION
OF A LOCAL STREET AS RESIDENTS PERMIT PARKING ONLY

WHEREAS, the President and Board of Trustees of the Village of Lake Zurich have determined that it is necessary and appropriate to exercise their power pursuant to Section 11-80-1a of the Illinois Municipal Code, Ill. Rev. Stat. Ch. 24, 11-80-2a, and other applicable authority to establish a portion of a street located in an area zoned for residential use for residents permit parking only in order to preserve the residential character of said area and to protect said area from adverse effects arising from traffic and its associated noise and other impacts generated by nearby commercial uses;

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

SECTION 1. Recital. The foregoing recital is incorporated

herein as a finding of the President and Board of Trustees.

SECTION 2. Establishment of Residents Permit Parking. The

President and Board of Trustees hereby establish the following area as Residents Permit Parking only:

A. Lake Street: No parking shall be allowed on the south side of Lake Street, from a point 62 feet east of U.S. Route 22 to a point 349 feet east of U.S. Route 22, except only vehicles displaying a "residents only" parking permit. No parking shall be allowed on the north side of Lake Street, from a point 242 feet east of U.S. Route 22 to a point 349 feet east of U.S. Route 22, except only vehicles displaying a

JUL-01-1996 13:39

VILLAGE OF LAKE ZURICH

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"residents only" parking permit. Not more than three such permits shall be issued annually to each owner of property located along the above listed portions of Lake Street.

SECTION 3. Erection of Signs. The Lake Zurich Public Works

Department is hereby authorized and directed to post appropriate signs on said portion of Lake Street.

SECTION 4. Effective Date. This Ordinance shall be in full

force and effect from and after its passage, approval and publication in pamphlet form in the manner provided by law and after the erection of appropriate signs in accordance with Section 3 of this Ordinance.

PASSED this 20th day of May, 1991.

By Roll Call vote as follows:

AYES: 5 NAYS: 0 ABSENT: 1

APPROVED this 20th day of May, 1991.

ATTEST:

Kenneth D. Gannon
Village Clerk

James W. Kay
Village President

ORDL

PUBLISHED May 22, 1991

Posted Lake Zurich Village Hall
May 22, 1991



At the Heart of Community

OFFICE OF THE VILLAGE MANAGER

70 East Main Street
Lake Zurich, Illinois 60047

(847) 438-5141
LakeZurich.org

AGENDA ITEM
5H

MEMORANDUM

Date: June 1, 2021
To: Ray Keller, Village Manager *PK*
From: Samuel Reiss, Management Intern
Copy: Kyle Kordell, Assistant to the Village Manager
Subject: **3% Municipal Cannabis Retailers' Occupation Tax**

Issue: The Village of Lake Zurich adopted Ordinance #2021-04-408 on April 21, 2021 amending Ordinance #2020-12-393, which was originally adopted 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. While this local tax ordinance has been accepted for meeting the statutory ordinance filing deadline for implementation on July 1, 2021, the Illinois Department of Revenue (IDOR) then asked for an amended ordinance. After submitting the amended ordinance IDOR then requested the ordinance be amended a second time to further incorporate IDOR's feedback.

Analysis: Ordinance #2021-04-408 was provided to the IDOR on April 21, 2021. The IDOR responded by letter on May 11, 2021. IDOR's legal team reviewed the ordinance and found some adopted provisions which are not consistent with the Municipal Cannabis Retailers' Occupation Tax Law.

The following provisions of the previously adopted Ordinance are inconsistent with IDOR's exclusive authority to administer the Municipal Cannabis Retailers' Occupation Tax Law and home rule preemption provisions in the Illinois Municipal Code.

- The Ordinance now imposes a tax on purchasers of cannabis. There is no authority to impose a tax on cannabis purchasers under the Municipal Cannabis Retailers' Occupation Tax Law (65 ILCS 5/8-11-23). Municipalities are authorized to impose this tax exclusively on persons engaged in the business of selling cannabis. Under the Law, these persons may collect a reimbursement for *their* tax liability from purchasers, but there is no authority to impose this tax directly on purchasers.

- The Ordinance appears to impose the tax twice, once in Section 2 of the Ordinance and then again in Section 3 of the Ordinance. It should only impose the tax once.
- The Penalties provision contains the words “pursuant” and “of” which should be deleted.

While the Village may regulate cannabis dispensaries in ways authorized by law, this is a Municipal Cannabis Retailers’ Occupation Tax, which is administered strictly by the IDOR. The newly proposed ordinance cures the defects identified in the first and second ordinances and will be provided to the IDOR before June 15, 2021.

Background: In the event an adult-use recreational cannabis dispensary does locate in Lake Zurich in the future, a State of Illinois Cannabis Purchases Excise Tax would be imposed upon purchases at the following rates:

- Purchases of cannabis flower or products with less than 35% THC – 10% tax
- Cannabis-infused products (i.e., edibles) – 20% tax
- Products with a THC concentration higher than 35% – 25% tax

All funds received by the IDOR under the State Excise Tax will be paid into the Cannabis Regulation Fund in the State treasury. 8% of State taxes collected on cannabis sales are allocated to the Local Government Distributive Fund (LGDF) to be shared with municipalities.

In addition to the State Excise Tax, the purchase of recreational cannabis is also subject to County and municipal sales taxes. Lake County currently has a 3% County Cannabis Retailer’s Occupation Tax which would also apply to potential future purchases in Lake Zurich.

These taxes shall not be imposed on cannabis that is subject to tax under the Compassionate Use of Medical Cannabis Pilot Program Act, which is taxed at a 1% pharmaceutical rate by the State.

Recommendation: A motion to approve the revised Ordinance adopting a local 3% tax on future adult use cannabis sales.

w/Attachments:

- Revised 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.

VILLAGE OF LAKE ZURICH
ORDINANCE NO. 2021-06-_____



**AN 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**

WHEREAS, the Village of Lake Zurich (the "Village") has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs and that protect the public health, safety and welfare of its citizens; and

WHEREAS, the Village of Lake Zurich has previously enacted Ordinance #2020-12-393, passed by the Village Board on December 21, 2020, pursuant to the provisions of the Illinois Municipal Cannabis Retailers' Occupation Tax Law, 65 ILCS 5/8-11-23 and applicable law (hereinafter "Initial Ordinance") amended the Village Code to provide for the imposition and collection of a municipal cannabis retailers' occupation tax; and

WHEREAS, the Village of Lake Zurich has previously enacted Ordinance #2021-04-408, passed by the Village Board on April 19, 2021, pursuant to the provisions of the Illinois Municipal Cannabis Retailers' Occupation Tax Law, 65 ILCS 5/8-11-23 and applicable law amended the Village Code to provide for the imposition and collection of a municipal cannabis retailers' occupation tax; and

WHEREAS, both said Ordinances were filed with the Illinois Department of Revenue and authorized and imposed the tax authorized by the Municipal Cannabis Retailers' Occupation Tax Law providing for a municipal cannabis retailers' occupation tax which will be collected by the Illinois Department of Revenue should such sales occur within the Village pursuant to the Illinois Cannabis Regulation and Tax Act, 410 ILCS 705/1, *et seq.*; and

WHEREAS, the Village is in receipt of correspondence from the Illinois Department of Revenue dated March 22, 2021 and May 11, 2021, addressing the amendment and clarification of certain procedures involving the Illinois Department of Revenue and directing the Village to amend certain provisions of the Village Code providing for the imposition and collection of a municipal cannabis retailers' occupation tax and to refile the Village's amended Ordinance; and

WHEREAS, pursuant to the applicable provisions of the Illinois Cannabis Regulation and Tax Act (410 ILCS 705/1, *et seq.*), the Illinois Retailers' Occupation Tax Act (35 ILCS 120/1, *et seq.*) and the Illinois Municipal Code (65 ILCS 5/8-11-22), the President and Village Board of

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Trustees find that is necessary and appropriate to amend and clarify the provisions of the Village Code to impose and levy the Municipal Cannabis Retailers' Occupation Tax as set forth below in this Ordinance (hereinafter "Amendatory Ordinance").

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

Section 1. Tax Imposed. A tax is hereby imposed upon all persons engaged in the business of selling cannabis, other than cannabis purchased under the Compassionate Use of Medical Cannabis Program Act, at retail in this municipality at the rate of 3% of the gross receipts from such cannabis sales made in the municipality.

The imposition of this tax is in accordance with and subject to the provisions of Section 8-11-23 of the Illinois Municipal Code (65 ILCS 5/8-11-23)

Section 2. Illinois Department of Revenue to administer. The tax hereby imposed, and all civil penalties that may be assessed as an incident thereto, shall be collected and enforced by the Department of Revenue of the State of Illinois. The Department of Revenue shall have full power to administer and enforce the provisions of this Ordinance.

Section 3. Clerk to file Ordinance with Illinois Department of Revenue. The Municipal Clerk is hereby directed to file a certified copy of this Ordinance with the Illinois Department of Revenue upon its approval and adoption.

Section 4. Effective date. This Ordinance shall take effect on July 1, 2021 having been previously filed with the Department of Revenue before April 1, 2020 and now amended to clarify certain provisions herein. For any new ordinances filed hereafter, such Ordinance shall take effect on (i) the first day of July next following the adoption and filing of this Ordinance with the Department of Revenue, if filed on or before the preceding April 1st or (ii) the first day of January next following the adoption and filing of such Ordinance with the Department of Revenue, if filed on or before the preceding October 1st.

Section 5. Repeal of conflicting provisions. All ordinances and resolution, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of the conflict, expressly released on the effective date of this Ordinance.

PASSED this ____ day of June, 2021.

AYES:

NAYS:

ABSENT:

APPROVED this ____ day of June, 2021.

Kathleen Johnson, Village Clerk

Thomas Poynton, Village President

468424_1



At the Heart of Community

PARK AND RECREATION DEPARTMENT

200 South Rand Road
Lake Zurich, Illinois 60047

(847) 438-5146
LakeZurich.org

AGENDA ITEM
7A

MEMORANDUM

Date: June 7, 2021

To: Ray Keller, Village Manager *PK*

From: Bonnie Caputo, Recreation Director

Subject: **Park and Recreation External Special Event Request, Jack O'Lantern World**

Issue: The Park and Recreation Department would like consideration to partner with All Community Events, Inc. to offer a Fall special event for our community this October. This would continue to meet the Village's Strategic Goal to enhance our community image and positive interactions through special events.

According to Special Events guidelines, private events requiring only Park/Facility use with attendance over 100 must be reviewed and approved by the Park and Recreation Advisory Board and then the Village Board of Trustees. Due to the organizations concerns with approval timing, the potential external partner has asked for immediate Village Board consideration and has agreed, pending Village Board feedback and approval, to present their event to the Park and Recreation Advisory Board at their Tuesday, June 8th meeting.

Analysis: The Park and Recreation Department has received an event application from All Community Events, Inc., a Lake Zurich business located in the Industrial Park, to operate a Fall family friendly event, Jack O'Lantern World, at Paulus Park throughout the month of October Wednesday-Sunday evenings 6-11pm. (This type of an event is classified as under "Festivals and general admission outdoor spectator events" under the Governor's setting descriptions and is able to operate in phase 4, the bridge and phase 5 per state guidelines.)

The ticketed entry event will feature a walk-through of designated pathways at Paulus (please see event map included in the presentation attached) to enjoy 10-15 stations of 100-200 professionally carved Jack O Lanterns accompanied by scene sound at each station (sound to be directed towards Route 12 at all times). All pumpkins will be locally carved and contain flameless candles only (majority of pumpkins will be faux polyurethane).

The proposal also includes the exclusive use of the South East end of the property for the entire month of October and a week in September/November for setup and cleanup efforts (temporary fencing installed and provided by All Community Events, Inc.), use electric and the restroom facilities (to be stocked and cleaned by All Community Events, Inc.), as well as food trucks and adult beverages operating during event hours on the grounds. The pickleball court and west connecting trail on the property will remain open during morning and afternoon hours for public use and will be closed off during event hours of operation. The north end of the property will remain open for public use as normal dawn to dusk. All Community Events, Inc. understands that there is no overnight security at the park and has asked to place trail cameras throughout the scenes to monitor their equipment.

Entry fees are still being determined. All Community Events, Inc. has agreed to the rental terms of 5% of the gross ticket sales or a minimum of \$400 per night of event operation, whichever is more. This proposed structure mirrors the arrangement established for the lease and operation of the Pavilion at Breezewald Park by a private for-profit entity.

All Community Events, Inc. intends to partner with a local charity to assist with community fundraising. It is their intention to offer this unique annual event in their hometown for years to come. All Community Events, Inc. is the operator of the Santa Rocks annual event at the Fairgrounds (4th year in 2020), and has received positive recommendations from our partners at Lake County.

Recommendation:

Staff recommends accepting the above external special event request for FY21.

w/Attachments: Special Events Applications and Presentation



Village of Lake Zurich
Application for Special Event Permit (events over 500)

Organization	Name of Organization or Group All Community Events, Inc		Type of Organization Event Management, Event Planner		In this a "Not For Profit" Organization Yes <input type="radio"/> No <input checked="" type="radio"/>		
	Address for Organization or Group 1152 Ensell Rd. Lake Zurich IL, USA			Home Telephone Number 224-757-5425		Business Telephone Number 224-757-5425	
	Contact Person Peter Starykowicz			Home Telephone Number		Business Telephone Number 847-344-0861	
	Chairman or Presidents Name Peter Starykowicz			Home Telephone Number		Business Telephone Number 847-344-0861	
Is your Organization willing to reimburse the Village for costs of services rendered? If not, indicate why? <input checked="" type="radio"/> Yes <input type="radio"/> No							
Event	Date(s) of Event OCT.2021: 1, 2, 3, 7, 8, 9, 10, 14, 15, 16, 17, 21, 22, 23, 24, 28, 29, 30		Day(s) of the week		Time(s) of Event 6:30PM to 11PM.		
	Describe the Type of Event you wish to hold Family oriented Halloween themed walk-through.			Location(s) of event Paulus Park - 200 S Rand Rd, Lake Zurich, IL 60047			
Police Department	Will your event require the assistance of the Police Department? Yes <input type="radio"/> No <input checked="" type="radio"/>		Will the event require the closing of any roadways? Yes <input type="radio"/> No <input checked="" type="radio"/>		Name(s) of roads to be closed		
	Type of assistance needed from the Police Department Road Closure Traffic Control Pedestrian Control Security Parking Control Crowd Control Other						
	Other assistance Police would be providing:		Type of Police Department Equipment Needed Squad Cars No Parking Signs Traffic Cones Other:				
	Has contact been made with Police Dept?		Name of Official Contacted?		Road closure dates and times:		
Fire Department	Will your event require the assistance of the Fire Department? Yes <input type="radio"/> No <input checked="" type="radio"/>		Will your event require the use of Fire Department Personnel? Yes <input type="radio"/> No <input checked="" type="radio"/>		Will any equipment belonging to the Fire Department be used? Yes <input type="radio"/> No <input checked="" type="radio"/> Uncertain		
	Type of Equipment Ambulance Engine Tanker Other (Please Describe)						
	Describe the type of assistance required from the Fire Department						
	Has contact been made with a representative of the Fire Department Yes <input type="radio"/> No <input checked="" type="radio"/>		Name of Fire Department Official Contacted		Rank When Contacted:		
Parks Department	Will your event require the assistance of the Park Department Yes <input type="radio"/> No <input checked="" type="radio"/> Not Certain		Will the event require the use of any Village Parks or Park Property (Yes) <input checked="" type="radio"/> Not Certain				
	Name of Park Property to be used (if applicable)		Address of Park Property to be used (if applicable)				
	Will the event require the use of Park Department Personnel Yes <input type="radio"/> No <input checked="" type="radio"/> Uncertain		Describe the type of personnel assistance required				
	Will any equipment belonging to the Park Department be used? Yes <input type="radio"/> No <input checked="" type="radio"/>		Type of Equipment Stage Beaches Playground Equip. Picnic Tables Tents				
	Describe any other Park Department Equipment Needed						
	Has contact been made with a representative of the Park Department (Yes) <input checked="" type="radio"/> No <input type="radio"/>		Name of Park Department Official Contacted Bonnie Caputo		Title When Contacted: 4/20/21		
Public Works	Will the event require the assistance of the Public Works Department Yes <input type="radio"/> No <input checked="" type="radio"/> Not Certain		Will the event require the use of Public Works Personnel Yes <input type="radio"/> No <input checked="" type="radio"/>		Will the Event require the use of Public Works Equipment Yes <input type="radio"/> No <input checked="" type="radio"/>		
	Describe the type of assistance required from the Public Works Department						
	Type of equipment needed Barricades Signs Clean up Crew Trucks Street Sweeper Other: Street Sweeper Times: _____						
	Will the event require the use of any Public Works Property Yes <input type="radio"/> No <input checked="" type="radio"/> Not Certain		Location of Public works property				
Building	Has contact been made with a representative of the Public Works Department Yes <input type="radio"/> No <input checked="" type="radio"/>		Name of Public Works Department Official Contacted		Title When Contacted:		
	Will the event require the assistance of the Building Department Yes <input type="radio"/> No <input checked="" type="radio"/> Not Certain		Will the event involve the use of electrical equipment (Yes) <input checked="" type="radio"/> No <input type="radio"/>		Will any electrical equipment be used outdoors (Yes) <input type="radio"/> No <input checked="" type="radio"/>		
	Will the event involve the modification of any structures Yes <input type="radio"/> No <input checked="" type="radio"/>		Will the event involve the building of any structures Yes <input type="radio"/> No <input checked="" type="radio"/>		Will the event require the assistance of any Building Department Personnel Yes <input type="radio"/> No <input checked="" type="radio"/>		
	Has contact been made with a representative of the Building Department Yes <input type="radio"/> No <input checked="" type="radio"/>		Name of Building Department Official Contacted		Title When Contacted:		

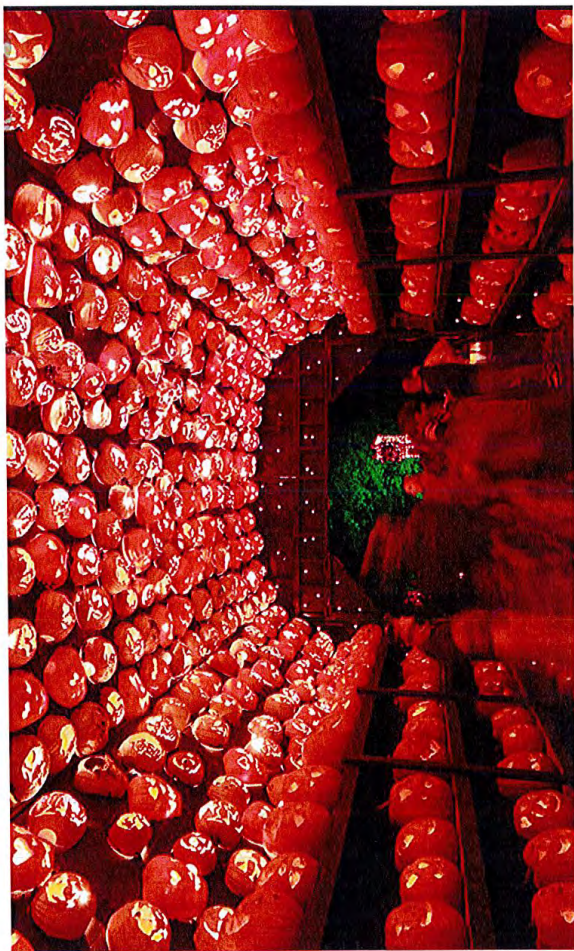
This Section for Office Use Only***Page 2***

Village Hall	Application received by				Date	Time
	Application reviewed by				Date	Time
	Application forwarded to Police Department by				Date	Time
Police Department	Application Received By				Date	Time
	Name of Police Department Event Coordinator assigned			Date assigned	Application reviewed by Police Department Event Coordinator Yes No	
	Police Assistance required Yes No	Type of assistance Control Crowd Control Other:	Road Closure	Traffic Control	Pedestrian Control	Security Parking
	Police Department Event Coordinator recommends the following Village Departments involvement in this event Fire Department Park Department Public Works Building Village Staff Other:					
	Was Contact Made with Organization Yes No	Name of Person Contacted			Date	Time
	List any concerns or cautions					
	Number of Officers Required	Total hours worked	Estimated Cost \$	Equipment Used	Cost (if any) \$	
	Application forwarded to Fire Department by				Date	Time
	Fire Department	Application Received By				Date
Name of Fire Department Event Coordinator assigned			Date assigned	Application reviewed by Fire Department Event Coordinator Yes No		
Fire Assistance required Yes No		Type of assistance Fire Protection	Fire Prevention	Paramedic Stand by	Other:	
Fire Department Event Coordinator recommends the following Village Departments involvement in this event Police Department Park Department Public Works Building Village Staff Other:						
Was Contact Made with Organization Yes No		Name of Person Contacted			Date	Time
List any concerns or cautions						
Number of Fire Department Personnel Required		Total hours worked	Estimated Cost \$	Equipment Used	Cost (if any) \$	
Application forwarded to Parks Department by				Date	Time	
Parks Department		Application Received By				Date
	Name of Park Department Event Coordinator assigned			Date assigned	Application reviewed by Parks Department Event Coordinator Yes No	
	Park Department Assistance required Yes No	Type of assistance Parking Lot	Park Clean Up	Park Property	Lifeguards	Park Clean up
	Park Department Event Coordinator recommends the following Village Departments involvement in this event Police Department Fire Department Public Works Building Village Staff Other:					
	Was Contact Made with Organization Yes No	Name of Person Contacted			Date	Time
	List any concerns or cautions					
	Number of Park Department Personnel Required	Total hours worked	Estimated Cost \$	Equipment Used	Cost (if any) \$	
	Application forwarded to Public Works Department by				Date	Time

This Section for Office Use Only**Page 3**

Public Works Department	Application Received By		Date		Time	
	Name of Public Works Department Event Coordinator assigned		Date assigned		Application reviewed by Public Works Event Coordinator Yes No	
	Public Works Assistance required Yes No		Type of assistance Street Cleaning Clean Up Barricades Other:			
	Public Works Department Event Coordinator recommends the following Village Departments involvement in this event Police Department Fire Department Parks Department Building Village Staff Other:					
	Was Contact Made with Organization Yes No		Name of Person Contacted		Date Time	
	List any concerns or cautions					
	Number of Public Works Personnel Required		Total hours worked	Estimated Cost \$	Equipment Used	Cost (if any) \$
	Application forwarded to Building Department by			Date		Time
	Building Department	Application Received By		Date		Time
Name of Building Department Event Coordinator assigned		Date assigned		Application reviewed by Building Department Event Coordinator Yes No		
Building Department Assistance required Yes No		Type of assistance Plan Review Site Inspection Permit Issued Other:				
Building Department Event Coordinator recommends the following Village Departments involvement in this event Police Department Fire Department Parks Department Public Works Village Staff Other:						
Was Contact Made with Organization Yes No		Name of Person Contacted		Date Time		
List any concerns or cautions						
Number of Building Department Personnel Required		Total hours worked	Estimated Cost \$	Equipment Used	Cost (if any) \$	
Application forwarded to Village Hall by			Date		Time	
Village Hall		Application Received by		Date		Time
	Village staff member assigned to review		Date		Time	
	Comments by Village Staff Member					
	Total number of village employees involved with event		Total Cost for personnel \$	Total cost for Village equipment \$	Grand total cost \$	
	Application forwarded to the Village Board by			Date		Time
	Application received by Village Clerk		Date		Time	
	Review of Application by Village Board on (date)		Application Approved Yes No		Date of approval	
	Resolution Passed Yes No		Resolution Number		Date resolution Passed	
Fees Waived Yes No		Group/Organization to reimburse the Village for the following services Rental of Village Property (costs to be determined by the Village Board)				
		Personnel		Equipment		
		Supplies				

VOLZ 10/2018



Jack O'Lantern World

A FUN AND WHIMSICAL EXPERIENCE OF ART, NATURE & FALL.
FAMILY FRIENDLY & NOT SCARY AT ALL!

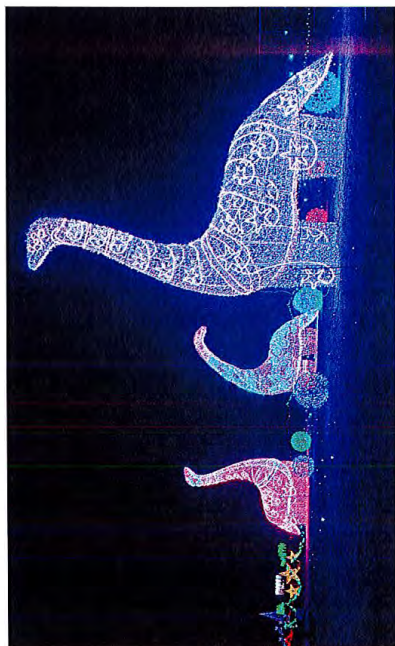
BY:

All Community Events, Inc.

All Community Events, Inc.

A local Lake Zurich, IL event company

All Community Events, Inc. has been proudly organizing events for 15 years. We specialize in seasonal light festivals and run/walk events throughout the country. Over the years our events have served over a million attendees and have raised over a million dollars for charity. Locally we organize Santa's Rock N Lights at the Lake County Fairgrounds as well run/walks through out the Chicagoland.



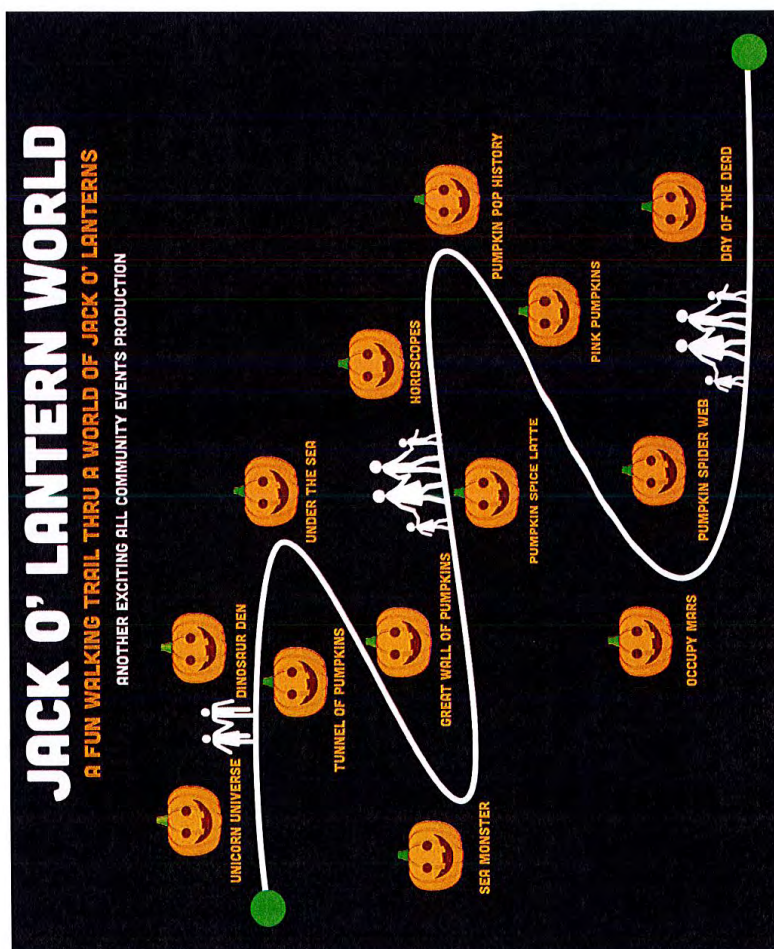
What is Jack O'Lantern World?

Be a part of All Community Events world of 5000 jack o'lanterns. The experience is designed to be a family friendly option for the community to celebrate Halloween and fall. The ½ mile long walk is designed to be an unbelievable experience merging 5000 hand carved pumpkins with art and nature. The event is planned to operate through the month of October.

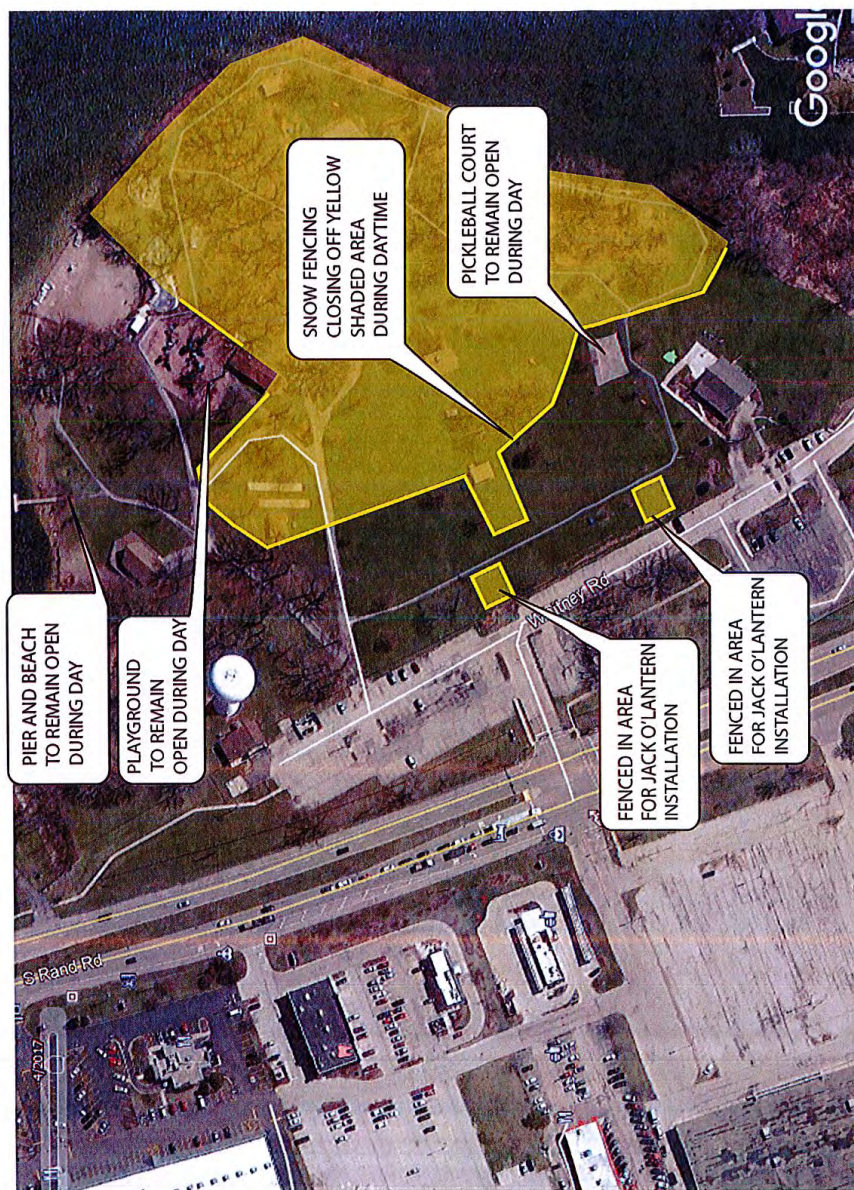


*Pumpkin photos shown in this document are representations what our production will look like.

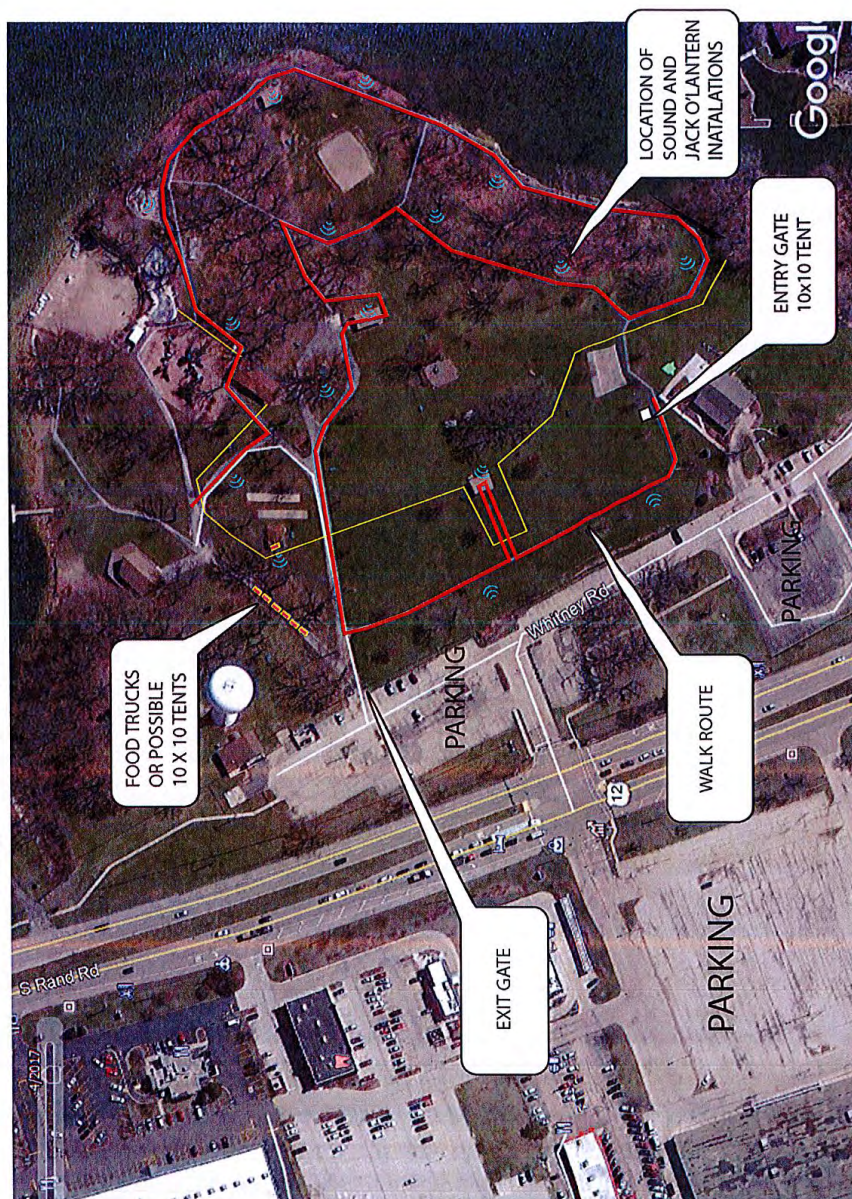
What is Jack O'Lantern World?



MAP DURING THE DAY (NOT DURING EVENT)



MAP DURING EVENT



NOTES FROM MEETING TO BE ADDED AS AN ADDENDUM TO PERMIT APP

- Fenced off area closing portion of park to general public as per updated map. Key areas remain open to public: playground, beach, pier and pickle ball court.
- 5% of base ticket fee of attendees or base park rental fee. Whichever is more.
- Sound throughout event played to each scene pointing at RT12 during operating hours.
- Operating hours up to 6PM to 11PM each day.
- Event is classified as a "Festivals and general admission outdoor spectator events." Event able to operate in phase 4 and bridge phase as per state guidelines.
- Event dates:
 - o October (1,2,3)(8,9,10)(14,15,16,17)(21,22,23,24)(28,29,30,31)
 - o Pre-approved option to add (6,7)(13)(20)(27)
- Public Toilets to remain open to event with event organizer's responsibility to clean and stock.
- Event will help fundraise for a charity.
- Cameras installed throughout scenes for security.
- All pumpkins locally hand carved. Pumpkins majority faux polyurethane pumpkins.



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
7B

MEMORANDUM

Date: June 7, 2021

To: Ray Keller, Village Manager *PK*

From: Sarosh Saher, Community Development Director

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

Re: **Andy's Deli at 265 North Rand Road (Former Joe's Barbershop Property)
Special Use for a Planned Unit Development (PUD); Map Amendment**

Issue: Andrew Kolasa, d/b/a Kolasa Real Estate Investment Inc, (the "Applicant" and "Owner") the Applicant and current owner of the property has filed an application for a new development at the subject property commonly referred to as 265 North Rand Road. Specifically, the Applicant is seeking:

- Special Use Permit for a Planned Unit Development (PUD) for the construction of the Deli and restaurant with residential uses on the upper story (2nd Floor);
- Zoning Map Amendment to rezone the property from R-5 single-family residential district to B-1 local and community business district;
- Modifications to the zoning and building code requirements;
- Site Plan Review and Exterior Appearance Review to approve the Applicant's proposed building and landscape design on the Subject 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
- Continue Route 12 Corridor Development
- Become more business friendly and customer oriented.

Andy's Deli, 265 North Rand Road – Planned Unit Development (PUD)
June 7, 2021

Background: The Subject Property is commonly referred to as the former Joe's Barber Shop property and is located on the northeast corner of the intersection of U.S. Route 12 (Rand Road) and Evanston Terrace. Joe's Barber Shop originally established the store on the property in 1989 with the one-story building that continues to remain today. In 1989, the barber shop was granted approved through a Special Use Permit (Ordinance No. 89-03-308) to allow the construction of a "Family Hair Care" business in the R-4 single-family residential district. The building operated as Joe's Barber Shop between 1989 and 2018. In 1993 the barber shop underwent a re-roofing to bring the building up to code.

The Applicant and Owner, Kolasa Real Estate Investment Inc, acquired the property on April 20, 2020. They first approached the village with a request to develop the property on June 26, 2020.

- A. Courtesy Review.** The project to redevelop the property at 265 North Rand Road was presented to the Village Board for Courtesy review on July 6, 2020. Discussion focused on the height of the building and comments from a number of surrounding residential property owners who were unaware that residential units were being proposed on the upper stories.

Following discussion, the Village Board suggested reducing the height of the building and either reducing or removing the residential units. The courtesy review can be viewed at the following link:

<https://view.earthchannel.com/PlayerController.aspx?PGD=lakezurichil&eID=454>

- B. PZC Hearing.** Following Courtesy Review in July, the Applicant returned to the village on August 31, 2020 with a full submittal that first went before the Planning and Zoning Commission on October 21, 2020. Following discussion, the Planning and Zoning Commission suggested a number of revisions and the Applicant agreed to come back before the PZC after the revisions were made. The meeting can be viewed at the following link:

<http://view.earthchannel.com/PlayerController.aspx?PGD=lakezurichil&eID=467>

- C. PZC Continued Hearing.** The Applicant returned to the PZC on February 17, 2021 with a revised proposal to address comments of the PZC with the goal of mitigating the negative impact of the project on surrounding residential property. Following the close of the hearing and deliberation, the PZC voted 3 yes and 4 no on the proposal and recommended denial on the development proposal. The video stream of the meeting can be viewed at the following link:

<https://play.champds.com/lakezurichil/event/17>

Further analysis, summary and clarification of the proposed amendments are contained with the attached PZC Findings and Recommendation and Staff Report, Findings and Recommendations.

Andy's Deli, 265 North Rand Road – Planned Unit Development (PUD)
June 7, 2021

Analysis: The following is information outlining the change in the configuration of the project from courtesy review in July 2020 to final consideration by the PZC in February 2021 following which the PZC recommended denial of the project.

Courtesy Review – July 6, 2020

- The building was centrally located on the property with parking to the west facing Rand Road.
- The restaurant/deli proposed to occupy 1,662 sq.ft. on the 1st floor with 1,662 sq.ft. of residential space on the upper floor consisting of two dwelling units, while the patio and deck above occupied 523 sq.ft. on each floor.
- A ground-level patio and a 2nd floor deck was proposed to be located on the south side of the building, while the outdoor seating was located to the east of the building. The proposed height of the 2-story building was 30 feet.
- The project provided for 13 off-street parking spaces on the property, two of which were proposed to be located within a 528 sq.ft. garage accompanying the two residential units.

PZC Proposal – October 2020

The initial proposal considered by the PZC at the October 21, 2020 meeting included the following:

- Constructing a new 3,017 square-foot building with modern exterior elevations and interiors in keeping with modern design and building standards, customized to fit the proposed uses;
- Constructing a new 5,706 square-foot parking lot with 19 parking spaces on the east side of the property.
- Constructing an outdoor seating area on the southern portion of the property facing Evanston Terrace.
- Locating the building closer to Rand Road to increase its distance from the adjacent residential homes to the east. This would result in a reduction of the setback along the westerly side of the property;
- The height of the building was lowered to 25 feet.
- Installing two new wall signs on the front elevation of the building, and a new ground-mounted monument sign.
- Constructing an 8-foot high fence between the parking lot and Sunrise Lane.
- Installing landscaping along Evanston Terrace, Sunrise Lane, Rand Road, and the property to the north to provide a buffer from the street.
- The Applicant would employ approximately 10 employees and the delicatessen would operate on Monday through Saturday 9am – 8pm, Sunday 9am – 4pm.
- *Parking.* Per the code, a total of 11 parking spaces are required on the property based on the proposed configuration of land uses. The Applicant proposed 19 parking spaces which satisfied the Village's minimum parking requirement, and therefore did not require a departure from the requirements of the zoning code through the PUD.

Andy's Deli, 265 North Rand Road – Planned Unit Development (PUD)
June 7, 2021

- *Building Architecture:* The new building elevations were designed primarily with brick façades with glass wall window panels along with wood panel accents and concrete block along the southern frontage.

Revised PZC proposal – February 17, 2021

With the goal of addressing the concerns of the PZC at the October meeting, the applicant returned to the PZC with the following revisions that included the following:

- Reducing the overall width of the building footprint by 2 feet in order to achieve a greater landscape barrier along Sunrise Lane. This would result in a reduction of the floor area of approximately 704 square feet on both floors.
- Reducing the concrete buffer between the parking lot and the building by 1.67 feet in order to achieve a greater landscape barrier along Sunrise Lane.
- Increasing the landscape area between Sunrise Lane from 3.30 feet to 7 feet, moving the fence in from the property line so that it abuts the parking lot and planting a row of flowering dogwood trees on the street side of the fencing. This would provide the necessary screening and also soften the visual barrier effect of the fence as viewed from the neighboring properties to the east.
- Removing a parking space and utilize it as refuse area, with garbage pickup only occurring within the parking lot.
- Adding signage on Sunrise Lane and/or Wilmette Terrace stating that the street was designed for “Local Traffic Only” thereby reducing heavy traffic on the street.
- Maintaining the interior design capacity with 6 tables at 24 seats.
- The second-floor windows were designed to be smaller if necessary (clerestory windows) to reduce the visual impact on the neighboring residences.

Recommendation: At their meeting on February 17, 2021, the Planning and Zoning Commission considered the revised proposal presented by the Applicant and found that the revisions did not meeting the location, design and operational attributes of the property and recommended denial of the Planned Unit Development (PUD) and Map Amendment as proposed by the developer.

The procedures for Concept Plan Development outlined in Chapter 9-22-4 of the Zoning Code allow the petitioner to continue with the request for consideration of the project to the Village Board. At such time, the code would require the following actions by the Village Board within 60 days after the receipt of the findings and recommendation of the plan commission:

- a. The board of trustees shall deny the application for approval of the development concept plan, or
- b. Shall refer it back to the plan commission for further consideration of specified matters, or,
- c. By ordinance duly adopted, shall approve the development concept plan, with or without modifications and conditions to be accepted by the applicant as a condition of such approval.

Andy's Deli, 265 North Rand Road – Planned Unit Development (PUD)
June 7, 2021

- A. Should the Village Board act on option “a” and choose to deny the application in concurrence with the recommendation of the PZC, a second application seeking essentially the same relief cannot be brought back for a period of two (2) years unless there is substantial new evidence that is submitted to establish grounds for reconsideration.
- B. Should the Village Board act on option “b” and refer the project back to the PZC, the Applicant may consider the following:
 1. A scaled down version of the retail deli, (with a reduced floor area) with one residential unit above. The reduced floor area would reduce the parking demand, the traffic to and from the site and thereby the perceived intensity of the development, allowing the property to sustain the project.
 2. A more scaled down version with a retail deli only the property. In this case as well, the floor area of the deli could be sized to determine the amount of parking that the property would sustain.
 3. Revise the focus and scope of the project concept with an emphasis on residential uses:
 - a. Currently with the R-5 single-family zoning classification, develop the site with a single-family home by right. This option would not require the Applicant to go through any rezoning process or request any zoning relief.
 - b. Propose an appropriately scaled multi-family housing development. This will require rezoning, but would address a number of concerns of the PZC.
- C. Should the Village Board act on option “c” and move to approve the proposed development concept plan and map amendment, staff requests the consideration and approval of the attached ordinance with its specific attachments contingent upon 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 dated August 31, 2020, and prepared by Andrew Kolasa.
 - b. Exhibit A: Legal Description of the Subject Property
 - c. Geometric Site Plans, dated August 31, 2020, and prepared by Andrew Kolasa.
 - d. Landscape Plan, dated August 31, 2020, and prepared by Andrew Kolasa.
 - e. Front and Side Elevations, dated August 31, 2020, and prepared by Andrew Kolasa.
 - f. Proposed Floor Plan, dated August 31, 2020, and prepared by Andrew Kolasa.
 - g. Front and Side Elevations, dated August 31, 2020, and prepared by Andrew Kolasa.
 - h. Cover letter, dated February 2, 2021 and prepared by Andrew Kolasa.

Andy's Deli, 265 North Rand Road – Planned Unit Development (PUD)
June 7, 2021

- i. Revised Landscape Plans, dated February 2, 2021 and prepared by Andrew Kolasa. Said Landscape Plans, and those specified hereinbelow, shall remain an ongoing obligation of Owner to install, maintain and replace at all times.
 - j. Revised Site Plan, dated February 11, 2021 and prepared by Andrew Kolasa.
 - k. Revised Renderings dated February 2, 2021 and prepared by Andrew Kolasa.
2. The new parking lot shall be properly screened with the required amount of landscaping and buffering plant material as required by the Village Code. Additionally, a solid fence shall be constructed along the easterly frontage of the property along Sunrise Lane for the purpose of screening the building and parking lot from the adjacent residences to the east across Sunrise Lane. This fence shall be set back at a distance of no less than 7 feet from the east lot line and not exceed a height of 8 feet. Screening landscape material shall additionally be planted within the 7-foot landscape area between the fence and east lot line. These landscape materials may take the form of shrubs, grasses, ornamental trees, shade trees and evergreens. The height of fencing along the remaining north, west and south lots lines shall conform to the height in that respective yard as required by Section 8-11-1 of the Lake Zurich Municipal Code.
3. Foundation landscape material shall also be added along the southerly and westerly elevations of the building. These foundation landscape materials may take the form of shrubs, grasses, or evergreens. The final landscape plan shall be approved by Village Staff prior to approval of the Project by the Village Board.
4. The Applicant shall work with Village Staff and the Village Engineer to make any necessary changes to the existing street edge along the frontage of the Subject Property with Evanston Terrace and Sunrise Lane, and to the vehicular access areas to the Subject Property for the provision of proper street curbing where required.
5. Traffic signage at the access to the Subject Property and at the intersection of Evanston Terrace and Sunrise Lane shall be installed to address any traffic flow and safety and concerns following the review of the Final Plan documents. Specifically, signage on Sunrise Lane and/or Wilmette Terrace that states the street is designed for "Local Traffic Only" shall be installed at appropriate locations determined by the Village, thereby reducing through-traffic on Sunrise Lane.
6. All graphics and signage shall be designed and constructed on compliance with the requirements of the Sign Code (Title 12).
7. No customer overflow parking will be allowed on the right-of-way adjoining the property.

Andy's Deli, 265 North Rand Road – Planned Unit Development (PUD)
June 7, 2021

8. The exterior site lighting on both the building and the site shall be designed in conformance with the requirements of Chapter 8 Article B entitled "Exterior Lighting." Prior to Final Plan approval, final illumination and lighting plans shall be submitted for review and approval by the Village.
9. The Owner shall be responsible for payment of the all Impact Fees for the establishment of the two new upper-story residences on the Subject Property and as a condition of the approval of the Final Plan. Such Impact Fees shall be as follows:
 - a. The required school impact fee: (1-2 bedroom) – \$795.00 per unit
 - b. The required park impact fee: (1-2 bedroom) - \$5,166.00 per unit
 - c. The required library impact fee: \$125.00 per unit

The school impact fees, park impact fees, and library impact fees are paid pro-rata and due at the time a building permit is issued for the building and shall include the fees for all units contained within such building.
10. The special use for a Planned Unit Development (PUD) constituting the building containing the European Deli, outdoor seating areas, two residential units on the second floor, and associated parking lot and accessory structures shall be the only land uses and structures allowed on the Subject Property as granted by this approval. Such uses shall be located within and associated with the Subject Property at 265 North Rand Road in the configuration as approved herein. Such Special Use shall not be altered, expanded or relocated on the property, transferred to successive ownership or converted to another land use without the express approval of the Village.
11. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

Attachments:

- Approval Ordinance including the following exhibits:
 - Exhibit A – legal description of the subject property
 - Exhibit B – Final Findings and Recommendations of the Planning and Zoning Commission (PZC)
 - Exhibit C – October 21, 2020 and February 17, 2021 staff reports
 - Exhibit D – Development proposal exhibits

ORDINANCE NO. 2021-06-_____

**AN ORDINANCE GRANTING APPROVAL OF A PLANNED UNIT
DEVELOPMENT, AMENDMENT TO THE OFFICIAL ZONING MAP
FINAL PLAN, SPECIAL USE PERMITS,
MODIFICATIONS TO THE ZONING AND LAND DEVELOPMENT CODE
*Andy's Deli – 265 North Rand Road
(Former Joe's Barbershop Property)***

WHEREAS, Andrew Kolasa, d/b/a Kolasa Real Estate Investment Inc, is the applicant and owner (hereinafter referred to as "Applicant," "Owner" or "Developer") for a Planned Unit Development (the "PUD"), an amendment to the Village of Lake Zurich Zoning Code and special use permits for the property at 265 North Rand Road (the "Subject Property"), all of said Subject Property legally described in Exhibit A and attached hereto; and

WHEREAS, the Subject Property is currently improved with a vacant commercial building and associated parking lot, all owned by the Applicant; and

WHEREAS, the Applicant intends to demolish the existing commercial building and construct a new mixed-use building with a European deli/restaurant and two residences on the upper story along with associated site improvements including a parking lot, outdoor seating on a patio and landscape improvements including a screening fence; and

WHEREAS, the Applicant has filed zoning application PZC 2020-08 dated August 31, 2020 (the "Application") seeking approval of the following:

- Special Use Permit for a Planned Unit Development (PUD) for the construction of the Deli and restaurant with residential uses on the upper story (2nd Floor);
- Zoning Map Amendment to rezone the property from R-5 single-family residential district to B-1 local and community business district;
- Modifications to the zoning and building code requirements;
- Site Plan Review and Exterior Appearance Review to approve the Applicant's proposed building and landscape design on the Subject Property.

WHEREAS, in compliance with the law and the requirements of the Village of Lake Zurich Zoning Code, notice was published on September 26, 2020, in The Daily Herald,

and the Village posted a public hearing sign on the Property on October 2, 2020, both the newspaper and sign notices informing the public of an electronic (virtual) public hearing to be held before the Lake Zurich Planning and Zoning Commission ("PZC") on October 21, 2020, to consider the Application for this requested zoning authority and relief; and

WHEREAS, the PZC received and considered the STAFF REPORT dated October 21, 2020 and further revised on February 17, 2021, which were provided to the PZC for the hearing, addressing the request for approval of said PUD, Map Amendment, Special Use Permits and Site Plan and Exterior Appearance Review (the "Project"), and considered the standards and applicable factors required under Section 9-22-5 of Chapter 22, Section 9-4-3 of Chapter 4, Section 9-19-3 of Chapter 19, Section 9-18-3 of Chapter 18, Section 9-20-3 of Chapter 20, and Section 9-21-3 of Chapter 21, all contained within Title 9 of the Village Code, and

WHEREAS, and after the conclusion of the public hearing, the PZC did not concur with the recommendation of Village staff on the requested zoning relief and recommended by a vote of 4 to 3 that the Board of Trustees deny the zoning approvals for a special use for a PUD and a Map Amendment requested in this Application, as recommended by Village staff; and

WHEREAS, the Village staff has recommended approval of regulations based on and consistent with those factors included for consideration pursuant to Section 9-22-5 of Chapter 22, Section 9-18-3 of Chapter 18, Section 9-4-3 of Chapter 4, Section 9-19-3 of Chapter 19, Section 9-20-3 of Chapter 20, and Section 9-21-3 of Chapter 21 contained within Title 9 of the Village Code, all as set forth in that STAFF REPORT dated February 17, 2021, consisting of 20 pages, attached hereto as Exhibit C; and

WHEREAS, the President and Board of Trustees of the Village of Lake Zurich met on June 7, 2021, and considered the final findings and recommendations of the PZC dated February 17, 2021 consisting of 2 pages attached hereto as Exhibit B, said findings of the PZC recommending denial of the Project; and

WHEREAS, the President and Board of Trustees of the Village of Lake Zurich also considered the STAFF REPORT dated February 17, 2021, consisting of 20 pages, attached hereto as Exhibit C said required zoning standards, findings and recommendations including:

1. The approval of a Special Use Permit to authorize a Planned Unit Development and Approval of a Final Plan on the Subject Property in accordance with the procedures and standards set forth in Chapters 19 and 22 of the Zoning Code of the Village of Lake Zurich; and
2. The approval of an amendment to the Zoning Map of the Village of Lake Zurich to rezone the Subject Property from R-5 Single Family Residential District to B-1 Local & Community Business District in accordance with the procedure and standards set forth in Chapter 4, Section 9-4-3 entitled "Special Uses", Chapter 18, Section 9-18-2 entitled "Procedure" and 9-18-3

entitled "Standards for Amendments" of the Zoning Code of the Village of Lake Zurich, and

3. The approval of the preliminary Site Plan and the Final Plan as part of the special use for this Planned Unit Development and Exterior Appearance of the Building and Structures, consistent with the Planned Unit Development, as contained within the Development Plans and Elevations prepared by Andrew Kolasa of Kolasa Real Estates Investment, Inc., in accordance with the procedures and standards set forth in Chapters 20 and 21 of the Zoning Code of the Village of Lake Zurich; and
4. The approval of those modifications to the Zoning and Building Codes related to Bulk, Space, and Yard Requirements in the B-1 Local & Community Business District as described in Section 4 of this Ordinance.

and having considered all of the facts and circumstances affecting the Application and these approvals, the President and Board of Trustees have determined that the applicable standards related to these zoning and building code modifications under the Village Codes and the law have been satisfied by the Applicant.

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 President and Board of Trustees, and all Exhibits referenced herein are made a part of and incorporated into this Ordinance and related approvals, except as otherwise provided below.

SECTION 2: GRANT OF A PLANNED UNIT DEVELOPMENT (PUD), FINAL PLAN, MAP AMENDMENT, PLAN MODIFICATIONS AND CONDITIONS. The President and Board of Trustees, pursuant to the authority vested in them under the laws of the State of Illinois and Chapters 4, 19, 20, 21 and 22 of Title 9 of the Lake Zurich Zoning Code, hereby grant the following zoning approval(s), as shown and provided in the STAFF REPORT dated February 17, 2021, consisting of 20 pages, attached as Exhibit C:

- A. The Planned Unit Development and Final Plan for the Subject Property, attached hereto and made a part hereof as Exhibit D, to authorize the redevelopment of the vacant building and associated parking lot and vacant parcels in accordance with the standards for the grant of a special use permits set forth at Chapter 19, Section 9-19-3 of the Zoning Code of the Village of Lake Zurich entitled "Standards for Special Use Permits," in accordance with the procedures for a planned unit development set forth at Chapter 22, Section 9-22-4 of the Zoning Code of the Village of Lake Zurich and in accordance with the standards for the grant of a planned unit development set forth at Chapter 22, Section 9-22-5 of the Zoning

Code of the Village of Lake Zurich entitled "Standards for Planned Unit Developments."

- B. An amendment to the Zoning Map of the Village of Lake Zurich to rezone the Subject Property from R-5 Single Family Residential District to B-1 Local & Community Business District in accordance with the procedure and standards set forth in Chapter 4, Section 9-4-3. Subsection G. entitled "Miscellaneous", subsection 2. Authorizing "Dwelling units, subject to the lot area per unit requirement applicable to the R-6 District; provided, however, that no dwelling unit shall be located on the first floor of any structure", Chapter 18, Section 9-18-2 entitled "Procedure" and 9-18-3 of the Zoning Code of the Village of Lake Zurich entitled "Standards for Amendments.
- C. The foregoing approvals for the PUD and related approvals, shall be further 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 dated August 31, 2020, and prepared by Andrew Kolasa.
 - b. Exhibit A: Legal Description of the Subject Property
 - c. Geometric Site Plans, dated August 31, 2020, and prepared by Andrew Kolasa.
 - d. Landscape Plan, dated August 31, 2020, and prepared by Andrew Kolasa.
 - e. Front and Side Elevations, dated August 31, 2020, and prepared by Andrew Kolasa.
 - f. Proposed Floor Plan, dated August 31, 2020, and prepared by Andrew Kolasa.
 - g. Front and Side Elevations, dated August 31, 2020, and prepared by Andrew Kolasa.
 - h. Cover letter, dated February 2, 2021 and prepared by Andrew Kolasa.
 - i. Revised Landscape Plans, dated February 2, 2021 and prepared by Andrew Kolasa. Said Landscape Plans, and those specified hereinbelow, shall remain an ongoing obligation of Owner to install, maintain and replace at all times.
 - j. Revised Site Plan, dated February 11, 2021 and prepared by Andrew Kolasa.
 - k. Revised Renderings dated February 2, 2021 and prepared by Andrew Kolasa.
 - 2. The new parking lot shall be properly screened with the required amount of landscaping and buffering plant material as required by the Village Code. Additionally, a solid fence shall be constructed along the easterly frontage of the property along Sunrise Lane for the purpose of screening the building and parking lot from the adjacent residences to the east across Sunrise Lane.

This fence shall be set back at a distance of no less than 7 feet from the east lot line and not exceed a height of 8 feet. Screening landscape material shall additionally be planted within the 7-foot landscape area between the fence and east lot line. These landscape materials may take the form of shrubs, grasses, ornamental trees, shade trees and evergreens. The height of fencing along the remaining north, west and south lots lines shall conform to the height in that respective yard as required by Section 8-11-1 of the Lake Zurich Municipal Code.

3. Foundation landscape material shall also be added along the southerly and westerly elevations of the building. These foundation landscape materials may take the form of shrubs, grasses, or evergreens. The final landscape plan shall be approved by Village Staff prior to approval of the Project by the Village Board.
4. The Applicant shall work with Village Staff and the Village Engineer to make any necessary changes to the existing street edge along the frontage of the Subject Property with Evanston Terrace and Sunrise Lane, and to the vehicular access areas to the Subject Property for the provision of proper street curbing where required.
5. Traffic signage at the access to the Subject Property and at the intersection of Evanston Terrace and Sunrise Lane shall be installed to address any traffic flow and safety and concerns following the review of the Final Plan documents. Specifically, signage on Sunrise Lane and/or Wilmette Terrace that states the street is designed for "Local Traffic Only" shall be installed at appropriate locations determined by the Village, thereby reducing through-traffic on Sunrise Lane.
6. All graphics and signage shall be designed and constructed on compliance with the requirements of the Sign Code (Title 12).
7. No customer overflow parking will be allowed on the right-of-way adjoining the property.
8. The exterior site lighting on both the building and the site shall be designed in conformance with the requirements of Chapter 8 Article B entitled "Exterior Lighting." Prior to Final Plan approval, final illumination and lighting plans shall be submitted for review and approval by the Village.
9. The Owner shall be responsible for payment of the all Impact Fees for the establishment of the two new upper-story residences on the Subject Property and as a condition of the approval of the Final Plan. Such Impact Fees shall be as follows:
 - a. The required school impact fee: (1-2 bedroom) – \$795.00 per unit
 - b. The required park impact fee: (1-2 bedroom) - \$5,166.00 per unit

- c. The required library impact fee: \$125.00 per unit

The school impact fees, park impact fees, and library impact fees are paid pro-rata and due at the time a building permit is issued for the building and shall include the fees for all units contained within such building.

10. The special use for a Planned Unit Development (PUD) constituting the building containing the European Deli, outdoor seating areas, two residential units on the second floor, and associated parking lot and accessory structures shall be the only land uses and structures allowed on the Subject Property as granted by this approval. Such uses shall be located within and associated with the Subject Property at 265 North Rand Road in the configuration as approved herein. Such Special Use shall not be altered, expanded or relocated on the property, transferred to successive ownership or converted to another land use without the express approval of the Village.
11. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

SECTION 3: GRANT OF SPECIAL USE PERMITS. The Mayor and Board of Trustees, pursuant to the authority vested in them under the laws of the State of Illinois and Chapter 9 (Section 9-4-3) and Section 9-19-3 of Chapter 19 of the Lake Zurich Zoning Code, hereby grant the following approvals, as shown and provided in the STAFF REPORT dated April 17, 2021, and final findings and recommendations of the PZC, all consisting of 20 pages:

Special Use Permits granting approval for the establishment of the following land uses within the B-1 Local and Community Business District:

- Outdoor seating accessory to permitted eating places
- Dwelling units on the second story in accordance with Section 9-4-3. Subsection G. entitled "Miscellaneous", subsection 2. Authorizing "Dwelling units, subject to the lot area per unit requirement applicable to the R-6 District; provided, however, that no dwelling unit shall be located on the first floor of any structure"

SECTION 4: MODIFICATIONS FROM THE PROVISIONS OF THE ZONING AND BUILDING CODES. The President and Board of Trustees, pursuant to the authority vested in them under the laws of the State of Illinois and the Lake Zurich Zoning Code, hereby grant the following modifications to such Codes:

- A. The Applicant shall be granted a modification to construct an 8-foot high fence in the corner front yard adjoining adjacent Sunrise Lane to screen the proposed parking lot from the nearby residences; whereas Section 8-11-1.F.2 requires that fences in Interior Side and Rear Yards not exceed a maximum height of 5 feet.

- B. The Applicant shall be granted a modification to establish a property within a B-1 local community business district with a lot area of 11,216 square feet; whereas Section 9-4-10.B requires a minimum lot area of 20,000 square feet.
- C. The Applicant shall be granted a modification to establish a 15-foot setback from Rand Road and a 7-foot side yard setback from Evanston Terrance; whereas 9-4-10.C.1 requires that structures be setback a minimum of 25 feet from any front or corner lot line a minimum setback of 50 feet from U.S Route 12. (Rand Road).
- D. The Applicant shall be granted a modification to establish a 7-foot front yard setback for the building and parking lot areas; whereas Section 9-4-10.C.2 requires that structures be setback a minimum of 10 feet from any side lot line.
- E. The Applicant shall be granted a modification to allow a landscape surface area of 22%; whereas Section 9-4-10.E.1 requires the minimum landscaped surface area percent in business districts to be 40%.

SECTION 5: FINDINGS IN SUPPORT OF APPROVAL OF GRANT OF SPECIAL USE PERMITS, PUD, MAP AMENDMENT, SITE PLAN AND EXTERIOR APPEARANCE REVIEWS. The findings, conditions and recommendations as set forth in the STAFF REPORT dated February 17, 2021 and the PZC recommendations, all consisting of 20 pages, along with the filings provided to the PZC, 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 6: 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 7: CONFLICTS. All ordinances or parts of ordinances in conflict herewith are hereby repealed only to the extent of such conflict.

SECTION 8: EFFECTIVE DATE. This Ordinance shall be in full force and effect upon its passage and approval, as provided by law.

SECTION 9: LIMITATIONS. Subject to an extension of time granted by the Village Manager, the Special Use Permit for the subject Planned Unit Development shall be valid for a period no longer than two (2) years unless a building permit is issued and construction is actually begun within that period and is thereafter diligently pursued to completion. In the event of the expiration of the Planned Unit Development, the Village further reserves the right to require the Owner to apply for and request approval for a new planned unit development to proceed with development of the Subject Property.

SECTION 10: BINDING EFFECT; SUCCESSION IN INTEREST. This Ordinance shall constitute a covenant running with the land and be binding upon and inure to the

benefit of the parties hereto, their successors in interest, assignees, lessees, and upon any successor municipal authorities of the Village and successor municipalities. Except as otherwise expressly provided herein, upon the conveyance or assignment by Owner and Applicant of their interest in the Subject Property to any successor, assign or nominee, Owner shall be released from any and all further liability or responsibility under this Ordinance except to the extent previously undertaken by Owner, or for which Owner has posted security to perform an obligation in which case Owner shall be bound to continue to complete its performance unless a replacement bond or letter of credit is posted by a new owner, and accepted by the Village, which shall not be unreasonably withheld. In such event, the Owner shall be released from the underlying obligation to perform. The Village shall thereafter look only to the successor, assign, or nominee of duties and obligations of Owner hereby undertaken.

PASSED THIS _____ day of June, 2021.

Ayes:

Nays:

Absent:

Abstain:

APPROVED this _____ day of June, 2021.

Mayor Tom Poynton

ATTEST:

Village Clerk Kathleen Johnson

EXHIBIT A
Legal Description of Subject Property

THAT PART OF THE W $\frac{1}{2}$ OF THE SE $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE 3RD PRINCIPAL MERIDEN IN THE VILLAGE OF LAKE ZURICH, LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 20 IN FRANK W. KINGSLEY'S ZURICH HEIGHTS GOLF CLUB ESTATES, A SUBDIVISION OF A PART OF THE S $\frac{1}{2}$ OF SECTION TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE 3RD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AS DOCUMENT 3666560 AND PARTIALLY VACATED BY DOCUMENT 366635; THENCE SOUTH 152.12 FEET ; THENCE WEST 30 FEET TO THE NORTH CORNER AND POINT OF BEGINNING OF THIS DESCRIPTION; THENCE WEST 124.90 FEET, MORE OR LESS, TO THE EAST RIGHT OF THE LINE OF U.S. ROUTE NO. 12, KNOWN AS RAND ROAD; THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF RAND ROAD TO THE LINE EXTENDING EAST OF EVANSTON TERRANCE; THENCE EAST ALONG THE NORTH LINE EXTENDED OF EVANSTON TERRACE, 100 FEET OR LESS, TO A POINT WHICH IS SOUTH FROM THE PLACE OF BEGINNING, THENCE NORTH 102.08 FEET TO THE PLACE OF BEGINNING OF LAKE COUNTY, ILLINOIS.

EXHIBIT B

February 17, 2021 planning and zoning commission findings and recommendation

EXHIBIT C

February 17, 2021 staff findings, recommendations and conditions for approval

EXHIBIT D
Development exhibits.

**LZ PLANNING AND ZONING COMMISSION
FINAL FINDINGS AND RECOMMENDATIONS**

Date: February 17, 2021

**2020-08 – 265 North Rand Road – Andy's Deli
(Former Joe's Barbershop Property)**

Andrew Kolasa, (the "Applicant" and "Owner") the Applicant and owner of the property commonly referred to as 265 North Rand Road, requests approval of a Special Use Permit for a Planned Unit Development (PUD), a Zoning Map Amendment, Site Plan Approval and Exterior Appearance Approval to demolish the existing building and construct a new building with a new European deli/restaurant with two residences above along with associated site improvements.

Specifically, the applicant is seeking:

- Special Use Permit for a Planned Unit Development (PUD) for the construction of the Deli and restaurant with residential uses on the upper story (2nd Floor);
- Zoning Map Amendment to rezone the property from R-5 single-family residential district to B-1 local and community business district
- Modifications to the zoning and building code requirements;
- Site Plan Review and Exterior Appearance Review to approve the Applicant's proposed building and landscape design on the Subject Property.

Pursuant to public notice published on September 26, 2020, in the Daily Herald, a public hearing was scheduled with the Lake Zurich Planning & Zoning Commission on October 21, 2020. On October 2, 2020, the Village posted a public hearing sign on the Subject Property.

The hearing was opened and following discussion, was continued to February 17, 2021, to give the Applicant additional time to make revisions to the proposal.

Findings and Recommendation

The Planning & Zoning Commission recommends denial of Application PZC 2020-18, and the Planning & Zoning Commission adopts its findings for this Application for the following reasons:

General Findings

In general, The PZC acknowledged the complexity of the proposal at this location, stated that they understood the intentions of both sides (developer and adjacent property owners), and shared their concerns regarding the proposed rezoning and intended development. The PZC finds that the proposed land use would not be a good fit for the property, and that the development would generate excessive traffic, noise, odors and activity on the site thereby disrupting the residential environment.

On a vote of 3 yes and 4 no, the PZC recommends denial on the development proposal. The video stream of the meeting can be viewed at the following link: <https://play.champds.com/lakezurichil/event/17>.

Findings on Certain Standards for a Special Use for Planned Development and a Map Amendment:

1. On the standard of “Zoning Code and Plan Purposes:” The proposed use and development will not 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.

The property is currently zoned within the R-5 single-family residential district. The official 2003 comprehensive plan of the village designates the land use of the property as “Traditional Single-family,” with the goal of reverting any new land use to residential once the existing non-conforming commercial land use (barber shop) was abandoned.

The property would be more suitable for development with residential uses.

2. On the standard of “Undue Adverse Impact:” The proposed use and development will have a substantial or undue adverse effect upon adjacent property, the character of the area, or the public health, safety, and general welfare.

The use of the property as a commercial deli including outdoor seating will generate noise, odors and activity on the site thereby creating an adverse effect of the land use and its operation on the subject property.

3. On the standard of “No Traffic Congestion:” The proposed use and development will cause undue traffic congestion or draw significant amounts of traffic through the surrounding streets.

The existing south-bound left turn configurations along Rand Road at its intersection with Evanston Terrace and Wilmette Terrace will cause traffic to drive along Sunrise Lane in their attempt to access the property thereby increasing traffic along a residential street.

Additionally, the existing number of parking spaces (19 spaces) is not sufficient to accommodate employees, visitors and the residents of the two upper floor apartments proposed as part of the development.

- ☐ Without any further additions, changes, modifications and/or approval conditions.
- ☐ With the following additions, changes, modifications and/or approval conditions:

Planning & Zoning Commission Chairman



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 2020-08

AGENDA ITEM 4.B

PZC Hearing Opened: October 21, 2020

Continued Consideration: February 17, 2021

STAFF REPORT

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

From: Sarosh Saher, Community Development Director

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

Date: February 17, 2021

Re: 2020-08 – 265 North Rand Road – Andy’s Deli
(Former Joe’s Barbershop Property)

SUBJECT

Andrew Kolasa, (the “Applicant” and “Owner”) the Applicant and current owner of the property commonly referred to as 265 North Rand Road, requests approval of a Special Use Permit for a Planned Unit Development (PUD), a Zoning Map Amendment, Site Plan Approval and Exterior Appearance Approval to demolish the existing building and construct a new building with a new European deli/restaurant with two residences above along with associated site improvements.

GENERAL INFORMATION

Requested Action:	Special Use for a Planned Unit Development (PUD) Zoning Map Amendment <u>Site Plan Approval and Exterior Appearance Approval</u>
Current Zoning:	<u>R-5 Single-family Residential District</u>
Proposed Zoning	<u>B-1 Local and Community Business District</u>
Current Use:	<u>Vacant Commercial Property</u>
Property Location:	<u>265 North Rand Road</u>

**Staff Report
APPLICATION PZC 2020-08**

**Community Development Department
PZC Hearing Date: February 17, 2021**

Applicants: Andrew Kolasa, Jerry Solowiej

Owners: Kolasa Real Estate Investment Inc.

Staff Coordinator: Tim Verbeke, Planner

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

The property, commonly referred to as the former Joe's Barber Shop property, is located on the northeast corner of the intersection of U.S. Route 12 (Rand Road) and Evanston Terrace, and is legally described in Exhibit A attached hereto (the "Subject Property"). Joe's Barber Shop originally established the store on the property in 1989 with the one-story building that continues to remain today. The current building is centrally located on the northeast corner of the property with parking on the west side. The site is accessible through a vehicular entrance on Evanston Terrace. In 1989, the barber shop was granted approved through a Special Use Permit (Ordinance No. 89-03-308) to allow the construction of a "Family Hair Care" business in the R-4 single-family residential district. The building operated as Joe's Barber Shop between 1989 and 2018. In 1993 the barber shop underwent a re-roofing to bring the building up to code.

The Applicant has filed an application with the Village of Lake Zurich received on August 31, 2020 (the "Application") seeking:

- Special Use Permit for a Planned Unit Development (PUD) for the construction of the Deli and restaurant with residential uses on the upper story (2nd Floor);
- Zoning Map Amendment to rezone the property from R-5 single-family residential district to B-1 local and community business district
- Modifications to the zoning and building code requirements;
- Site Plan Review and Exterior Appearance Review to approve the Applicant's proposed building and landscape design on the Subject Property.

Existing Conditions

The Subject Property is zoned within the R-5 Single Family Residential District, located along Rand Road, the main commercial and travel corridor of the village. The property comprises an approximately 780 square-foot single-story retail building on 11,326 square-feet of land.

**Staff Report
APPLICATION PZC 2020-08**

**Community Development Department
PZC Hearing Date: February 17, 2021**

The Applicants have acquired the property and are proposing to demolish the existing structure and reconfigure the lot with a new two-story commercial building with two residential units above. The applicant intends on residing in one of the two units above the proposed Deli. The units are not proposed to be marketed for sale, rather for the personal use of the property owner and applicant.

Original Proposal – October 2020

The original proposal considered by the PZC at the October 21, 2020 meeting included the following:

- Relocating the building closer to Rand Road to increase its distance from the adjacent residential homes to the east. This would result in a reduction of the setback along the westerly side of the property;
- Constructing new 3,017 square-foot building with modern exterior elevations and interiors in keeping with modern design and building standards, customized to fit the proposed uses;
- Constructing a new 5,706 square-foot parking lot with 19 parking spaces on the east side of the property.
- Constructing an outdoor seating area on the southern portion of the property facing Evanston Terrace.
- Installing two new wall signs on the front elevation of the building, and a new ground-mounted monument sign.
- Constructing an 8-foot high fence between the parking lot and Sunrise Lane.
- Installing landscaping along Evanston Terrace, Sunrise Lane, Rand Road, and the property to the north to provide a buffer from the street.
- The Applicant would employ approximately 10 employees and the delicatessen would operate on Monday through Saturday 9am – 8pm, Sunday 9am – 4pm.

Parking provisions. The parking requirements were as follows:

- Commercial component (deli and restaurant): The required number of parking spaces for an eating and drinking place is 1 space for each 3 persons of design capacity. The proposed delicatessen was proposed to have 6 tables with an occupancy of 24 seats, thereby requiring a minimum of 8 spaces.
- Residential component (two residences): The applicant proposed 2 residential units which required 1 parking space per bedroom each for a minimum of 3 parking spaces.

A total of 11 parking spaces were required on the property based on the proposed configuration of land uses. The Applicant proposed 19 parking spaces which satisfied the Village's minimum parking requirement, and therefore did not require a departure from the requirements of the zoning code through the PUD.

Building Architecture: The new building was proposed to be designed using updated elevations in accordance with the Lake Zurich Building Code. The elevations were designed primarily with brick façades with glass wall window panels along with wood panel accents and concrete block along the southern frontage. The overall height of the building was 25 feet.

**Staff Report
APPLICATION PZC 2020-08**

**Community Development Department
PZC Hearing Date: February 17, 2021**

Current Proposal – February 2021

Following comments from the PZC and surrounding property owners at the October meeting, and further discussion with staff thereafter, the Applicants submitted their most recent revisions on February 2, 2021.

The primary changes from the original configuration of the property include:

- Reducing the overall width of the building footprint by 2 feet in order to achieve a greater landscape barrier along Sunrise Lane. This will result in a reduction of the floor area of approximately 704 square feet on both floors.
- Reduce the concrete buffer between the parking lot and the building by 1.67 feet in order to achieve a greater landscape barrier along Sunrise Lane.
- Increase the landscape area between Sunrise Lane from 3.30 feet to 7 feet, move the fence in from the property line so that it abuts the parking lot and plant a row of flowering dogwood trees on the street side of the fencing. This will provide the necessary screening and also soften the visual barrier effect of the fence as viewed from the neighboring properties to the east.
- Remove a parking space and utilize it as refuse area, with garbage pickup only occurring within the parking lot.
- Add signage on Sunrise Lane and/or Wilmette Terrace that states the street is designed for “Local Traffic Only” thereby reducing heavy traffic on the street.
- Maintain the interior design capacity with 6 tables at 24 seats.
- The second-floor windows are designed to be smaller if necessary (clerestory windows) to reduce the visual impact on the neighboring residences.

Pursuant to public notice published on September 26, 2020, in the Daily Herald, a public hearing was scheduled with the Lake Zurich Planning & Zoning Commission on October 21, 2020. The hearing was opened and following discussion, was continued to February 17, 2021, to give the Applicant additional time to make revisions. On October 2, 2020, the Village posted a public hearing sign on the Subject Property (Exhibit B).

Staff offers the following additional information:

- A. Courtesy Review.** The project to redevelop the property at 265 N Rand Road was presented to the Village Board for Courtesy review on July 6, 2020. Discussion focused on the height of the building at 3 stories, and comments from a number of surrounding residential property owners who were unaware that residential units were being proposed on the upper stories.

Following discussion, the Village Board suggested reducing the height of the building and either reducing or removing the residential units. The Board suggested that if the developer and owners were inclined to move forward, they would need to submit their proposal to the Planning and Zoning Commission for consideration. The courtesy review can be viewed at the following link:

<https://view.earthchannel.com/PlayerController.aspx?&PGD=lakezurichil&eID=454>

**Staff Report
APPLICATION PZC 2020-08**

**Community Development Department
PZC Hearing Date: February 17, 2021**

The project first went before the Planning and Zoning Commission on October 21, 2020. Following discussion, the Planning and Zoning Commission suggested a number of revision and the Applicant was to come back before the PZC after the revisions were made. The meeting can be viewed at the following link:

<http://view.earthchannel.com/PlayerController.aspx?PGD=lakezurichil&eID=467>

- B. Zoning History.** The existing former Joe's Barber Shop single-story building was constructed in 1953, consistent in height and style with the neighboring development on Evanston Terrace and Sunrise Lane. The property is located at 265 N Rand and is currently zoned within the R-5 Single Family Residential District. The property has not always been zoned R-5. In 1989, Ord. 89-03-308 entitled "An Ordinance Rezoning from R-3 to R-4 and Authorizing a Special Use under the Lake Zurich Zoning Ordinance for Premises at 265 North Rand Road for Use as A Hair Care Salon," rezoned the property from R-3 to R-4 to accommodate the new family Hair Care business. The property was rezoned to R-5 in 2003 as part of the comprehensive amendments to the Zoning Code. The property has been operated as a commercial business through all of its developed history.
- C. Surrounding Land Use and Zoning.** The property is located along the Rand Road (U.S. Route 12) corridor. The properties to the north and south are zoned within the R-5 Single Family Residential district and improved with multi-family residential buildings. The properties to the east are also zoned R-5 and improved with single family residential homes. To the west, the property is bounded by U.S. Route 12 (Rand Road) and R-5 single family homes. A gas station within the B-3 Regional Shopping Business district is located to the southwest of the property.
- D. Trend of Development.** The building at 265 North Rand Road is located on a portion of the Rand Road Corridor of Lake Zurich that is developed with a mix of mature commercial, and residential uses.
- E. Zoning District.** The zoning code provides for three (3) zoning districts for business and commercial uses. When taken together, these districts are intended to permit development of property for the full range of business and commercial uses needed to serve the citizens of Lake Zurich and the surrounding suburban area.

The B-1 Local and Community Business District is intended to serve the everyday shopping needs of Village residents as well as to provide opportunities for specialty shops attractive to the wider suburban residential community around the Village. It permits uses that are necessary to satisfy most basic, frequently occurring shopping needs. It also permits compatible uses that, although not used as frequently, would be desirably located in close proximity to potential users. The district is located principally on primary or secondary thoroughfares, is relatively small in size, and has bulk standards that provide for compatibility with nearby residential uses.

Staff Report
APPLICATION PZC 2020-08

Community Development Department
PZC Hearing Date: February 17, 2021

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.

9-22-5: STANDARDS FOR PLANNED UNIT DEVELOPMENTS.

Planned unit developments are included in the zoning code as a distinct category of special use. As such, they are authorized for the same general purposes as all other special uses and in recognition of the fact that traditional bulk, space, and yard regulations that may be useful in protecting the character of substantially developed and stable areas may impose rigidities on the development or redevelopment of parcels or areas that lend themselves to an individual, planned approach.

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

Staff Response: Standard met. Please refer to the "Standards for Special Use Permits" contained within this report.

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

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

Staff Response: Standard met. The entirety of the PUD will be developed and operated under the single ownership of Kolasa Real Estate Investment, Inc.

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

Staff Response: Standard met. The property is of a sufficient size to accommodate the development as proposed. The 11,326 square-foot (0.26-acre) property will accommodate the proposed 2-story approximately 3,000

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square foot building with a 5,700 square foot parking lot containing 19 spaces, while providing for the necessary visual buffer along Sunrise Lane.

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

Staff Response: Standard met. The Village will ensure that any required easements are properly recorded and will be enforced by the Village.

4. Public Open Space and Contributions: Whenever the official comprehensive plan, zoning map, or official map indicates that development of a planned unit development will create a need for land for public purposes of the village within the proposed planned unit development, the board of trustees may require that such area be designated and to the extent such need is specifically and uniquely attributable to the proposed development, dedicated to the village for such use. In addition, the board of trustees may require evidence that all requirements of village ordinances pertaining to the dedication of land or the contribution of cash in connection with subdivisions or developments of land have been met as respects the proposed planned unit development.

Staff Response: Not Applicable. The nature and scope of the development – namely a commercial building with residential component – is not suitable to set aside land for public purposes of the village within the proposed planned unit development.

The purpose and intent of such contributions are to compensate for new residential units added to the village, in this case is 2 new units, with new residents that will move into the community to occupy such units.

The village will therefore collect impact fees in lieu of land contributions for public open space.

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

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appropriate to the intended leisure and recreational uses for which such open space is intended.

- b. Preservation: Adequate safeguards, including recorded covenants or dedication of development rights, shall be provided to prevent the subsequent use of common open space for any use, structure, improvement, or development other than that shown on the approved final plan. The restrictions must be permanent and not for a given period of years and must run with the land. Such covenants and dedications may provide that they may be released, but only with the express written consent of the board of trustees.
- c. Ownership And Maintenance: The final plan shall include such provisions for the ownership and maintenance of such open space and improvements as are reasonably necessary to ensure their continuity, care, conservation, maintenance, and operation in accordance with predetermined standards and to ensure that remedial measures will be available to the village if such open space or improvements are permitted to deteriorate or are not maintained in a condition consistent with the best interests of the planned unit development or the village.
- d. Property Owners' Association: When the requirements of subsection B5c of this section are to be satisfied by the ownership or maintenance of such open space or improvements by a property owners' association, such association shall meet each of the following standards:
 - i. The bylaws and rules of the association and all declarations, covenants, and restrictions to be recorded must be approved as part of the final plan prior to becoming effective. Each such document shall provide that it shall not be amended in any manner that would result in it being in violation of the requirements of this subsection B5d(1); and
 - ii. The association must be established and all covenants and restrictions must be recorded prior to the sale of any property within the area of the planned unit development designated to have the exclusive use of the proposed open space or improvements; and
 - iii. The association must be responsible for casualty and liability insurance, taxes, and the maintenance of the open space and improvements to be deeded to it; and
 - iv. Membership in the association must be mandatory for each property owner and any successive owner having a right to the use or enjoyment of such open space or improvements; and
 - v. Every property owner having a right to the use or enjoyment of such open space or improvements must pay its pro rata share of the cost of the association by means of an assessment to be levied by the

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association that meets the requirements for becoming a lien on the property in accordance with state statutes; and

- vi. The association must have the right to adjust the assessment to meet changed needs. The membership vote required to authorize such adjustment shall not be fixed at more than two-thirds (2/3) of the members voting on the issue; and
- vii. The village must be given the right to enforce the covenants; and
- viii. The village must be given the right, after ten (10) days' written notice to the association, to perform any maintenance or repair work that the association has neglected to perform, to assess the membership for such work and to have a lien against the property of any member failing to pay such assessment. For this purpose alone, the village shall have all the rights and powers of the association and its governing body under the agreements and declarations creating the association.

Staff Response: Not Applicable. Based on the smaller size, nature and scope of the development, and size of the subject property, the village has determined that the development is not required to provide any public open space, rather pay impact fees in lieu of such land contribution.

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

Staff Response: Standard Met. All portions of the development are proposed to be either improved with paved areas or landscaped.

The development will be provided with landscape buffers along the interior lot line – northern lot line – to mitigate the impact of the development. The buffer comprises a 123-foot landscaped area consisting of a mix of 3-inch caliper trees and 3-foot shrubs. The landscape buffer along Sunrise Lane is 7 feet wide. An 8-foot tall fence along with a mix of 3-in caliper trees is proposed to be installed within that buffer to screen the development from the adjacent single-family residential properties on the east side of Sunrise Lane.

The fence is set back from the property line so that it abuts the parking lot thereby allowing a row of flowering dogwood trees to be planted on the street side of the fencing. This provides the necessary screening and also softens the visual barrier effect of the fence. Further at the street intersection, the fence is set back from the line of sight control area.

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7. Private Streets: Private streets are prohibited unless expressly approved by the board of trustees. If so approved, they shall meet all construction standards applicable to public streets. No such streets shall be approved except upon the condition that they shall be owned and maintained by a property owners' association meeting the requirements set forth in subsection B5d of this section.

Staff Response: Not Applicable. The development is being proposed on a single site and therefore no internal streets are proposed.

8. Sidewalks: A sidewalk meeting the standards of the Lake Zurich subdivision ordinance shall be provided along at least one side of every street in or abutting a planned unit development; provided, however, that such sidewalk may be constructed in a street right of way or as a specific element of the design of the planned unit development.

Staff Response: Standard met. A sidewalk currently exists along the Rand Road frontage of the Subject Property. Since the sidewalk is in adequate condition, no mitigation or improvement measures will be required.

There are no existing sidewalks along Evanston Terrace or Sunrise Lane for its entire length, and as such no sidewalks are being required as part of this development.

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

Staff Response: Standard Met. The development is proposed with all onsite utilities buried with the exception of the Rand Road overhead powerlines. The Applicant is additionally working with the regional and local utility companies to determine the viability of burying the utilities along the periphery of the development particularly at the western side of the property.

- C. Additional Standards for Specific Planned Unit Developments: When the district regulations authorizing any planned unit development use in a particular district impose standards to be met by such planned unit development in such district, a special use permit for such development shall not be recommended or granted unless the applicant shall establish compliance with such standards. (Ord., 10-2004)

Staff Response: Standard Met. There are no additional standards imposed through the establishment of a commercial building with a residential component that are proposed within such district.

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

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

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A. General Standards: No special use permit for a planned unit development 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 creation of the Planned Unit Development (PUD) will allow for the Mixed-Use development to be constructed as proposed. The development will therefore remain in substantial conformance with the purpose and intent of the B-1 Local and Community Business District. The property has historically been used as a commercial property. Even though it is zoned within a residential district, the location, proximity to a major regional arterial road, nature and character of the property warrant a non-residential use.

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 building will be constructed in a manner so as to minimize any undue adverse effect upon itself or any adjacent properties. These measures include:

- Constructing the new building at a location as far from the single-family residences to the east. As currently located, the east wall of the proposed building is approximately 127 feet from the nearest west wall of the residence east of the subject property.
- Installing landscape material and fencing as buffers along the northern perimeter lot lines to screen the development from adjacent residential development.
- Installing site lighting both on the building and within the parking lot to ensure that the illumination is within the parameters and standards of the site lighting codes.
- Implementing traffic control measures to only allow traffic to enter the property from Evanston Terrace.

As it relates to use and design, the proposed development is consistent with the trend of development along the Rand Road Area. The proposal will enhance the character of the corridor by redeveloping a vacant parcel traditionally used for commercial uses along the main travel corridor in Lake Zurich.

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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 location and operation of the proposed development is not intended to interfere with the surrounding development. There are no pedestrian paths connected to any pavement within the residential portion of the neighborhood, and vehicular access is from Evanston Terrace. No access to the property is proposed from Sunrise Lane which serves the single-family homes.

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

Staff Response: Standard met. The site is currently served with utilities that were meant to serve the barbershop but which is no longer in use. The developer has proposed to replace the existing utilities on the entire property with new utilities that are designed in locations and with capacity to serve the new commercial building and residence.

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: Standard met. It is anticipated that vehicular traffic approaching from Rand Road will access the property from Evanston Terrace. The configuration of the parking lots, entrance and egress locations, internal drive aisles and traffic signage is proposed to minimize any traffic congestion or conflicts, and will not negatively impact circulation along Sunrise Lane.

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 development will not result in the destruction, loss, or damage of any natural or historic features as the development is reusing an existing building and improving property that was previously developed but currently vacant.

The development proposes to preserve some of the existing trees within the peripheral buffers to the greatest extent possible.

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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 for a commercial building with a residential component and its accessory uses.

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.

Staff Response: Standard met. The proposed development will assist in redeveloping and revitalizing a commercial property that has been vacant for several years on Lake Zurich's Rand Road corridor.

- 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 special standards for any special uses being requested. 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 new and comprehensive lifestyle option to the Village. Residents of the village and surrounding municipalities will be provided with a convenient space for specialty grocery and deli services.

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.

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Staff Response: Standard met. The proposed location is suitable for a commercial building with a residential component, and fits with the land uses, architecture, and design along Rand Road.

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 applicant has taken a number of steps to minimize the impact of the development on surrounding property. These include:

- **Reconstructing the building as close to Rand Road as possible to minimize the impact on the residents living on Sunrise Lane;**
- **Restricting access from Evanston Terrace;**
- **Buffering using landscape material and an 8-foot tall fence; and**
- **Site lighting that meets the requirements of the zoning code.**

These necessary steps have been taken to minimize any substantial adverse effects of the proposed development both on itself and on surrounding property.

STANDARDS FOR MAP AMENDMENTS

Amending the zoning map of the zoning code is a matter committed to the sound legislative discretion of the board of trustees and is not dictated by any set standard. However, in determining whether a proposed amendment should be granted or denied, the board of trustees shall act in what it reasonably believes to be in the best interest of the general public, and may consider, among other factors, the following factors as they may be relevant to a particular application:

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

Staff Response: The subject property has been zoned within a residential district since the original platting of the property to be consistent with the zoning classification of homes on the eastern side of Sunrise Lane. The purpose and intent of such zoning was to allow the property to revert to a residential use in the event its use as a Family Hair Care Business was abandoned or relinquished.

However, since the existing building presents the opportunity for uses other than residential uses, the most suitable way in which a new non-residential use could be established on the property is to rezone it to the B-1 Local and Community Business District. The B-1 district was intentionally created to accommodate the continued use of such smaller properties serving nearby residential uses.

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

Staff Response: Standard met. The proposed amendment would allow a unique building to be constructed and be used adaptively with a land use that provides a service to the community.

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

1. Existing Uses And Classifications: The existing uses and zoning classifications for properties in the immediate vicinity of the subject property.

Staff Response: Standard met. The property is proposed to be rezoned from R-5, which is consistent with the neighboring zoning classifications, to B-1.

According to Section 9-4-1 entitled "Purposes," the B-1 district was created to ".....serve the everyday shopping needs of Village residents as well as to provide opportunities for specialty shops attractive to the wider suburban residential community around the Village. It permits uses that are necessary to satisfy most basic, frequently occurring shopping needs. It also permits compatible uses that, although not used as frequently, would be desirably located in close proximity to potential users. The district is located principally on primary or secondary thoroughfares, is relatively small in size, and has bulk standards that provide for compatibility with nearby residential uses."

2. Trend Of Development: The trend of development in the immediate vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in its present zoning classification.

Staff Response: Standard met. The subject property is located along the Rand Road corridor. The area is part of a transitional residential area providing a transition from the higher intensity commercial land uses within the B-3 district to the south and southwest to residential uses to the north.

3. Diminution Of Values: The extent to which the value of the subject property is diminished by the existing zoning classification applicable to it.

Staff Response: Standard Met. The subject property is zoned within the R-5 Single-Family Residential Zoning District. However, the property has historically been used for a non-residential purpose (used most recently for family hair care). Its location, design and configuration are not conducive to use as a residential structure and will require considerable cost to be reconfigured and upgraded for a residential use resulting in a diminution in its value.

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4. Increase in Health, Safety, And Welfare: The extent, to which any such diminution in value is offset by an increase in the public health, safety, and welfare.

Staff Response: Standard Met. The Applicant proposes to demolish the existing structure and construct a new building that will fit within the character of Lake Zurich as well as being ADA compliant. Limited wall-mounted signage is proposed on the building.

5. Effects On Adjacent Properties: The extent to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

Staff Response: Standard Met. The deli and two residential units above proposed to be established will be surrounded on three sides by residential buildings and uses. However, its relatively low intensity is not expected to have any detrimental impact these residential properties. The Applicant contends that the proposed residences will not be for sale or rent and will remain for private use of the building owners.

6. Value Of Adjacent Properties: The extent to which the value of adjacent properties would be affected by the proposed amendment.

Staff Response: Standard met. The entirety of the business will be operated within the building with the exception of an outdoor patio seating area which will be utilized in the summer months. This patio will be located away from any residence and will be adequately screened from the roadway and parking lot. The Applicant has demonstrated that it will not have any substantial or undue adverse effect upon any adjacent properties and will not adversely impact the public health, safety, and general welfare of the Village.

7. Future Development: The extent to which the future orderly development of adjacent properties would be affected by the proposed amendment.

Staff Response: Standard Met. The adjacent residential properties to the north and south are already built up and will continue their operation and use as residential properties. The existing use will not impede upon or negatively impact their ongoing use. No evidence has been submitted or found showing that the proposed location is inappropriate for the proposed land use.

8. Suitability Of Text Amendment: The suitability of the proposed text amendment for the zoning district in which the amendment is being proposed.

Staff Response: Not applicable. The Applicant is requesting an amendment to the zoning map (Map Amendment), not the language and provisions of the zoning code (Text Amendment).

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9. Ingress and Egress: The availability, where relevant, of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.

Staff Response: Standard Met. The Applicant intends to utilize an access point on Evanston Terrance, which is a similar configuration to the current conditions.

10. Utilities and Services: The availability, where relevant, of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under its present zoning classification.

Staff Response: Standard Met. The proposed business is currently served by and will continue to be served adequately by essential public facilities and services such as streets, utilities, drainage and other municipal services. The application will be required to increase the size of the water and sanitary sewer utilities to accommodate the proposed use.

11. Length of Vacancy: The length of time that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

Staff Response: Standard Met. The previous owner, Joe's Barber Shop, vacated the property early in 2018. The property has been vacant since that time. The Applicant took ownership in June of 2020.

12. Positive Effect: The proposed amendment creating a positive effect for the zoning district, its purposes, and adjacent properties shall be placed before the benefits of the petitioner. (Ord. 2013-12-944, 1-6-2014)

Staff Response: Standard Met. The Applicant intends to construct a unique building which will contribute to the established character of Lake Zurich.

IDENTIFICATION AND ANALYSIS OF ZONING RELIEF FOR THE PLANNED UNIT DEVELOPMENT (PUD)

On analysis of the proposed development against the various standards contained within the municipal code, staff has identified the following areas that will require zoning relief.

1. **Section 8-11-1.F.2 Maximum Fence Height; Interior Side and Rear Yards.** The Building regulations require that fences in Interior Side and Rear Yards not exceed a maximum height of 5 feet. The code allows for fences to extend to 7 feet in height for certain residential property busting business used for business or industrial purposes. The Applicant is requesting an 8-foot high fence in the corner front yard adjoining the adjacent Sunrise Lane to screen the proposed parking lot from the residences.

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The fence will be set back 7 feet from the east lot line and landscape material will be planted in that area of the property to reduce the barrier effect of the fence.

2. **Section 9-4-10.B. Minimum lot area;** The zoning regulations require lots within the B-1 district to be a minimum of 20,000 square feet. The existing property is 11,326 square feet, thereby requiring a modification to the requirement to allow the property to be rezoned for commercial uses.
3. **Section 9-4-10.C.1 Minimum Yards; Front and Corner Side Yards.** The zoning regulations require that the structure be setback a minimum of 25 feet from any front or corner lot line. U.S. Route 12 also requires a minimum of a 50-foot setback. The Applicant is requesting a 15-foot setback from Rand Road and a 7-foot side yard setback from Evanston Terrace. The current building's corner yard setback is 14 feet off Sunrise Lane lot line.

The reductions in the setback from Rand Road and Evanston terrace are consistent with the properties to the north at 211 Sunrise Lane and to the south at 100 North Rand Road.

4. **Section 9-4-10.C.2 Minimum Yards; Side Yards.** The Building regulations require that the structure be setback a minimum of 10 feet from any side lot. The Applicant is requesting a 7-foot front yard setback. The current building is setback 9 feet off the side yard lot line.
5. **Section 9-4-10.E.1 Minimum Landscaped Surface Area, Retail Use.** The Building regulations require that the minimum landscaped surface area percent be 40%. The Applicant requires a landscape surface area of 22%.

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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 9-18-3: Standards for Amendments
- Section 9-19-3: Standards for Special Use Permits
- Section 9-22-5: Standards for Planned Unit Developments

Staff has determined that with the modifications to the zoning code, the standards for approval will be met and 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 2020-08, 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 dated August 31, 2020, and prepared by Andrew Kolasa.
 - b. Exhibit A: Legal Description of the Subject Property
 - c. Geometric Site Plans, dated August 31, 2020, and prepared by Andrew Kolasa.
 - d. Landscape Plan, dated August 31, 2020, and prepared by Andrew Kolasa.
 - e. Front and Side Elevations, dated August 31, 2020, and prepared by Andrew Kolasa.
 - f. Proposed Floor Plan, dated August 31, 2020, and prepared by Andrew Kolasa.
 - g. Front and Side Elevations, dated August 31, 2020, and prepared by Andrew Kolasa.
 - h. Cover letter, dated February 2, 2021 and prepared by Andrew Kolasa.
 - i. Revised Landscape Plans, dated February 2, 2021 and prepared by Andrew Kolasa.
 - j. Revised Site Plan, dated February 11, 2021 and prepared by Andrew Kolasa.
 - k. Revised Renderings dated February 2, 2021 and prepared by Andrew Kolasa.
2. The new parking lot shall be properly screened with the required amount of landscaping and buffering plant material as required by the village code. Additionally, a solid fence shall be constructed along the easterly frontage of the property along Sunrise Lane for the purpose of screening the building and parking lot from the adjacent residences to the east across Sunrise Lane. This fence shall be set back at a distance of no less than 7 feet from the east lot line and not exceed a height of 8 feet. Screening landscape material shall additionally be planted within the 7-foot landscape area between the fence and east lot line. These landscape materials may take the form of shrubs, grasses, ornamental trees, shade trees and evergreens. The height of fencing along the remaining north, west and south lots lines shall conform to the height in that respective yard as required by Section 8-11-1 of the Lake Zurich Municipal Code.
3. Foundation landscape material shall also be added along the southerly and westerly elevations of the building. These foundation landscape materials may take the form of shrubs, grasses, or evergreens. The final landscape plan shall be approved by village staff prior to approval of the project by the Village Board.

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4. The Applicants shall work with Village Staff and the Village Engineer to make any necessary changes to the existing street edge along the frontage of the property with Evanston Terrace and Sunrise Lane, and to the vehicular access areas to the property for the provision of proper street curbing where required.
5. Traffic signage at the access to the property and at the intersection of Evanston Terrace and Sunrise Lane shall be installed to address any traffic flow and safety and concerns following the review of the Final Plan documents. Specifically, signage on Sunrise Lane and/or Wilmette Terrace that states the street is designed for "Local Traffic Only" shall be installed at appropriate locations determined by the Village, thereby reducing through-traffic on Sunrise Lane.
6. All graphics and signage shall be designed and constructed on compliance with the requirements of the Sign Code (Title 12).
7. No customer overflow parking will be allowed on the right-of-way adjoining the property.
8. The exterior site lighting on both the building and the site shall be designed in conformance with the requirements of Chapter 8 Article B entitled "Exterior Lighting." Prior to Final Plan approval, final illumination and lighting plans shall be submitted for review and approval by the Village.
9. The Owner shall be responsible for payment of the all Impact Fees for the establishment of the two new upper-story residences on the property and as a condition of the approval of the Final Plan. Such Impact Fees shall be as follows:
 - a. The required school impact fee: (1-2 bedroom) – \$795.00 per unit
 - b. The required park impact fee: (1-2 bedroom) - \$5,166.00 per unit
 - c. The required library impact fee: \$125.00 per unit

The school impact fees, park impact fees, and library impact fees are paid pro-rata and due at the time a building permit is issued for the building and shall include the fees for all units contained within such building.
10. The special use for a Planned Unit Development (PUD) constituting the building containing the European Deli, outdoor seating areas, two residential units on the second floor, and associated parking lot and accessory structures shall be the only land uses and structures allowed on the subject property as granted by this approval. Such uses shall be located within and associated with the property at 265 North Rand Road in the configuration as approved herein. Such Special Use shall not be altered, expanded or relocated on the property, transferred to successive ownership or converted to another land use without the express approval of the Village.
11. The development shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich.

Respectfully Submitted,

Tim Verbeke, Planner

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

**265 NORTH RAND ROAD
February 17, 2021**

The Planning & Zoning Commission recommends approval of Application [PZC 2020-08](#), and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated [February 17, 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 dated August 31, 2020, and prepared by Andrew Kolasa.
 - b. Exhibit A: Legal Description of the Subject Property
 - c. Geometric Site Plans, dated August 31, 2020, and prepared by Andrew Kolasa.
 - d. Landscape Plan, dated August 31, 2020, and prepared by Andrew Kolasa.
 - e. Front and Side Elevations, dated August 31, 2020, and prepared by Andrew Kolasa.
 - f. Proposed Floor Plan, dated August 31, 2020, and prepared by Andrew Kolasa.
 - g. Front and Side Elevations, dated August 31, 2020, and prepared by Andrew Kolasa.
 - h. Cover letter, dated February 2, 2021 and prepared by Andrew Kolasa.
 - i. Revised Landscape Plans, dated February 2, 2021 and prepared by Andrew Kolasa.
 - j. Revised Site Plan and occupancy calculations, dated February 11, 2021 and prepared by Andrew Kolasa.
 - k. Revised Renderings dated February 2, 2021 and prepared by Andrew Kolasa.
2. The new parking lot shall be properly screened with the required amount of landscaping and buffering plant material as required by the village code. Additionally, a solid fence shall be constructed along the easterly frontage of the property along Sunrise Lane for the purpose of screening the building and parking lot from the adjacent residences to the east across Sunrise Lane. This fence shall be set back at a distance of no less than 7 feet from the east lot line and not exceed a height of 8 feet. Screening landscape material shall additionally be planted within the 7-foot landscape area between the fence and east lot line. These landscape materials may take the form of shrubs, grasses, ornamental trees, shade trees and evergreens. The height of fencing along the remaining north, west and south lots lines shall conform to the height in that respective yard as required by Section 8-11-1 of the Lake Zurich Municipal Code.
3. Foundation landscape material shall also be added along the southerly and westerly elevations of the building. These foundation landscape materials may take the form of shrubs, grasses, or evergreens. The final landscape plan shall be approved by village staff prior to approval of the project by the Village Board.
4. The Applicants shall work with Village Staff and the Village Engineer to make any necessary changes to the existing street edge along the frontage of the property with Evanston Terrace and Sunrise Lane, and to the vehicular access areas to the property for the provision of proper street curbing where required.

**Staff Report
APPLICATION PZC 2020-08**

**Community Development Department
PZC Hearing Date: February 17, 2021**

5. Traffic signage at the access to the property and at the intersection of Evanston Terrace and Sunrise Lane shall be installed to address any traffic flow and safety and concerns following the review of the Final Plan documents. Specifically, signage on Sunrise Lane and/or Wilmette Terrace that states the street is designed for "Local Traffic Only" shall be installed at appropriate locations determined by the Village, thereby reducing through-traffic on Sunrise Lane.
6. All graphics and signage shall be designed and constructed on compliance with the requirements of the Sign Code (Title 12).
7. No customer overflow parking will be allowed on the right-of-way adjoining the property.
8. The exterior site lighting on both the building and the site shall be designed in conformance with the requirements of Chapter 8 Article B entitled "Exterior Lighting." Prior to Final Plan approval, final illumination and lighting plans shall be submitted for review and approval by the Village.
9. The Owner shall be responsible for payment of the all Impact Fees for the establishment of the two new upper-story residences on the property and as a condition of the approval of the Final Plan. Such Impact Fees shall be as follows:
 - a. The required school impact fee: (1-2 bedroom) – \$795.00 per unit
 - b. The required park impact fee: (1-2 bedroom) - \$5,166.00 per unit
 - c. The required library impact fee: \$125.00 per unit

The school impact fees, park impact fees, and library impact fees are paid pro-rata and due at the time a building permit is issued for the building and shall include the fees for all units contained within such building.

10. The special use for a Planned Unit Development (PUD) constituting the building containing the European Deli, outdoor seating areas, two residential units on the second floor, and associated parking lot and accessory structures shall be the only land uses and structures allowed on the subject property as granted by this approval. Such uses shall be located within and associated with the property at 265 North Rand Road in the configuration as approved herein. Such Special Use shall not be altered, expanded or relocated on the property, transferred to successive ownership or converted to another land use without the express approval of the Village.
11. 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 2020-08

Community Development Department
PZC Hearing Date: February 17, 2021

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

THAT PART OF THE W ½ OF THE SE ¼ OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE 3RD PRINCIPAL MERIDEN IN THE VILLAGE OF LAKE ZURICH, LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 20 IN FRANK W. KINGSLEY'S ZURICH HEIGHTS GOLF CLUB ESTATES, A SUBDIVISION OF A PART OF THE S ½ OF SECTION TOWNSHIP 43 NORTH, RANGE 10 EAST OF THE 3RD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED AS DOCUMENT 3666560 AND PARTIALLY VACATED BY DOCUMENT 366635; THENCE SOUTH 152.12 FEET ; THENCE WEST 30 FEET TO THE NORTH CORNER AND POINT OF BEGINNING OF THIS DESCRIPTION; THENCE WEST 124.90 FEET, MORE OR LESS, TO THE EAST RIGHT OF THE LINE OF U.S. ROUTE NO. 12, KNOWN AS RAND ROAD; THENCE SOUTH ALONG THE EAST RIGHT OF WAY LINE OF RAND ROAD TO THE LINE EXTENDING EAST OF EVANSTON TERRANCE; THENCE EAST ALONG THE NORTH LINE EXTENDED OF EVANSTON TERRACE, 100 FEET OR LESS, TO A POINT WHICH IS SOUTH FROM THE PLACE OF BEGINNING, THENCE NORTH 102.08 FEET TO THE PLACE OF BEGINNING OF LAKE COUNTY, ILLINOIS.

Staff Report
APPLICATION PZC 2020-08

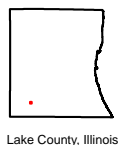
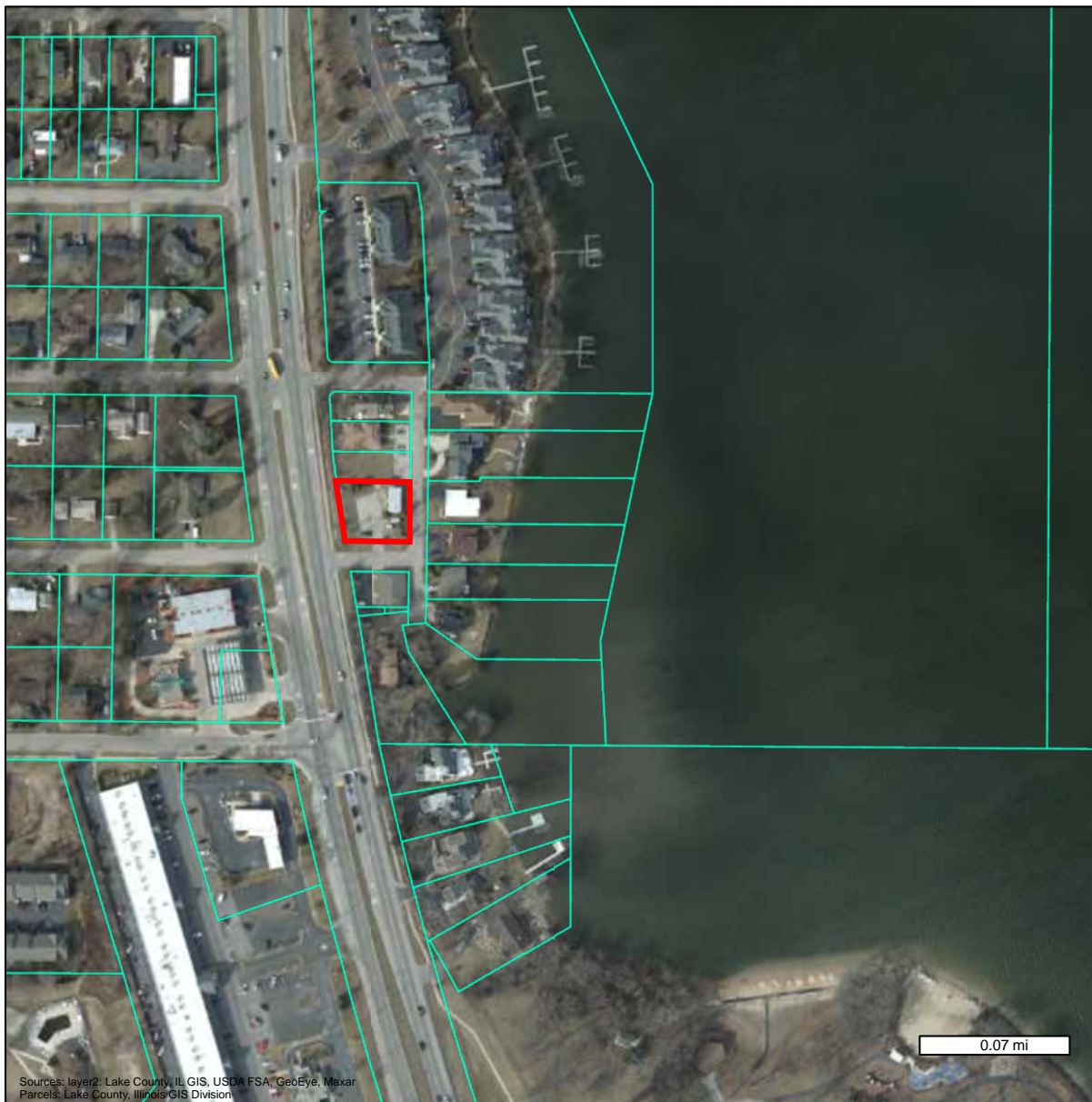
Community Development Department
PZC Hearing Date: February 17, 2021

EXHIBIT B

PUBLIC HEARING SIGN PRESENT AT THE SUBJECT PROPERTY



265 N Rand



- Tax Parcel Lines
- Tax Parcel Information
- Subject Property

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.



Andy's Deli Proposal

265 N Rand Road



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

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



Andy's Deli Proposal

265 N Rand Road



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

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



Andy's Deli

& MIKOLAJCZYK SAUSAGE SHOP, INC.

4021 W. KINZIE ST., CHICAGO IL 60624

PH.: 773-722-1000 FAX: 773-722-7924

Andy's Deli and European Café

February 2021

As previously stated, Andy's Deli & Mikolajczyk Sausage Shop Inc. aka Andy's Deli would like to open a Delicatessen with two dwelling units on the second floor at 265 N Rand Road Lake Zurich, Illinois 60047. The hours of operation of the delicatessen would be Monday through Saturday 9am – 8pm, Sunday 9am – 4pm.

Andy's Deli & Mikolajczyk Sausage Shop Inc. would like to update the project with the following points. The deli would consist of 2 cashier stations, indoor/outdoor seating with 6 tables, Coffee, tea, juice section. The Delicatessen will have a service deli with ready eat meat products (soups, sausages, hams, bacon, cheeses, etc.), there will also be retail shelves stocked with European style products (jar pickles, jar mushrooms, condiments, etc.). Self-serve retail refrigerators/freezer would contain (dairy, vacuum sealed ready to eat meat products, frozen ice cream, frozen pierogi, etc.). The back room of the deli would contain a kitchen, walk in cooler, walk in freezer and a dry goods storage area.

Landscaping from the Sunrise Ln. would consist of tall trees and shrubbery which would provide privacy for the neighbors. Andy's Deli we would like to enclose the property with an 8-foot solid fence (height approval needed by Lake Zurich). This enclosure would block any noise and provide privacy for the neighbors along Sunrise Ln.

The entrance and exit of the parking lot would be of Evanston Terrace street. This would create less traffic for the neighborhood by focusing only on one street. All deliveries and pickups would all come from Evanston Terrace during

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Andy's Deli

& MIKOLAJCZYK SAUSAGE SHOP, INC.

4021 W. KINZIE ST., CHICAGO IL 60624

PH.: 773-722-1000 FAX: 773-722-7924

delicatessen hours of operation. Waste and garbage location would be within the enclosed parking lot. The collection of the garbage would be performed within the property. Andy's Deli would like to suggest an installation of a sign on Wilmette Terrace and Sunrise Lane displaying "Local Traffic Only". This would deter anyone not living in the area to avoid using these streets and would prevent lower the traffic for the neighborhood.

The second story dwelling units would have smaller windows on the east side of the building. The windows would be placed closer to the ceiling of the unit. By doing this we believe this would provide even more privacy for the neighbors of Sunrise Ln. Currently the location has an abandoned building which looks awful and we believe that our project would bring value to Lake Zurich and the neighborhood.

Sincerely,

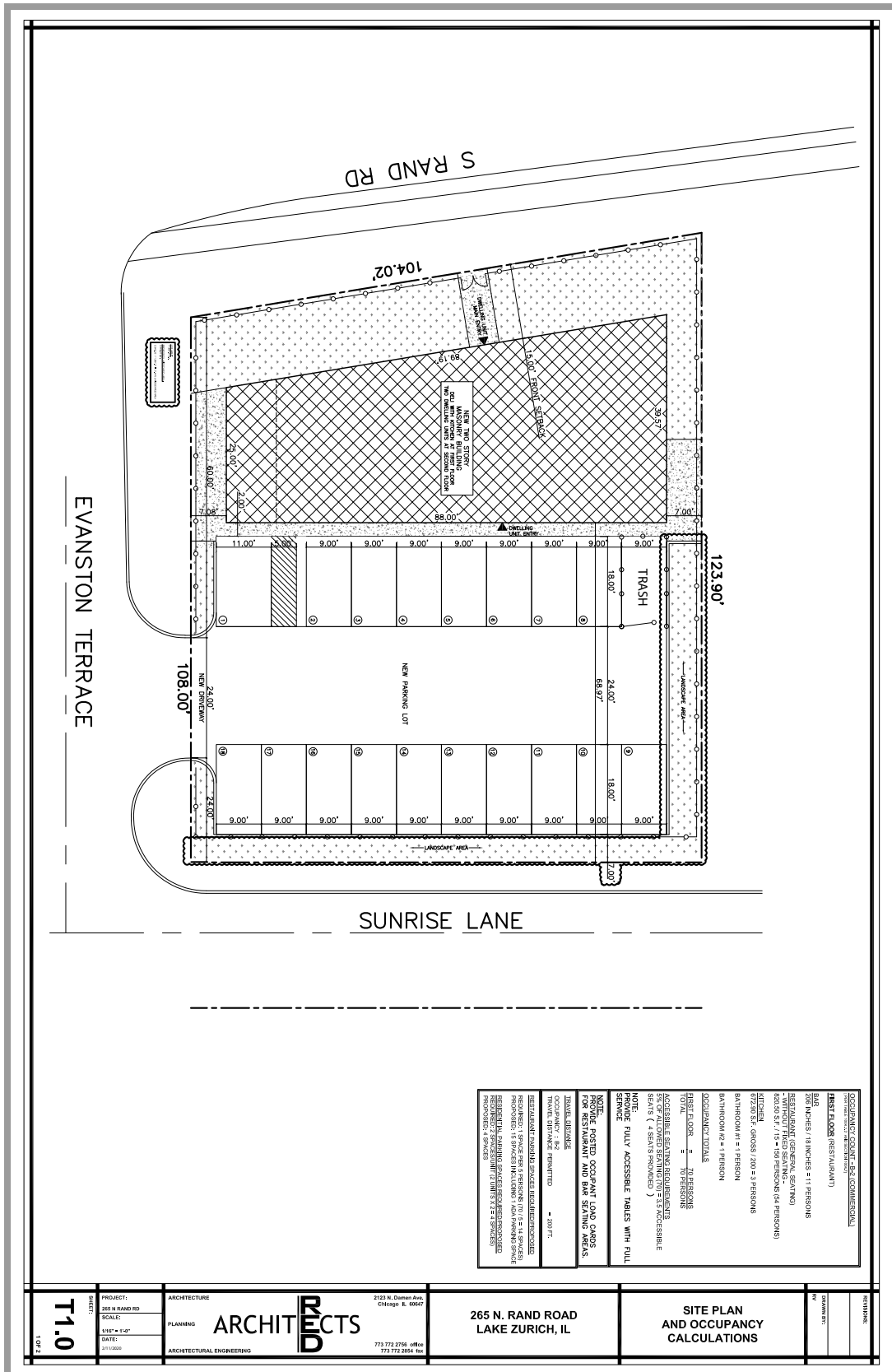
Jack Zak

GM

Andy's Deli

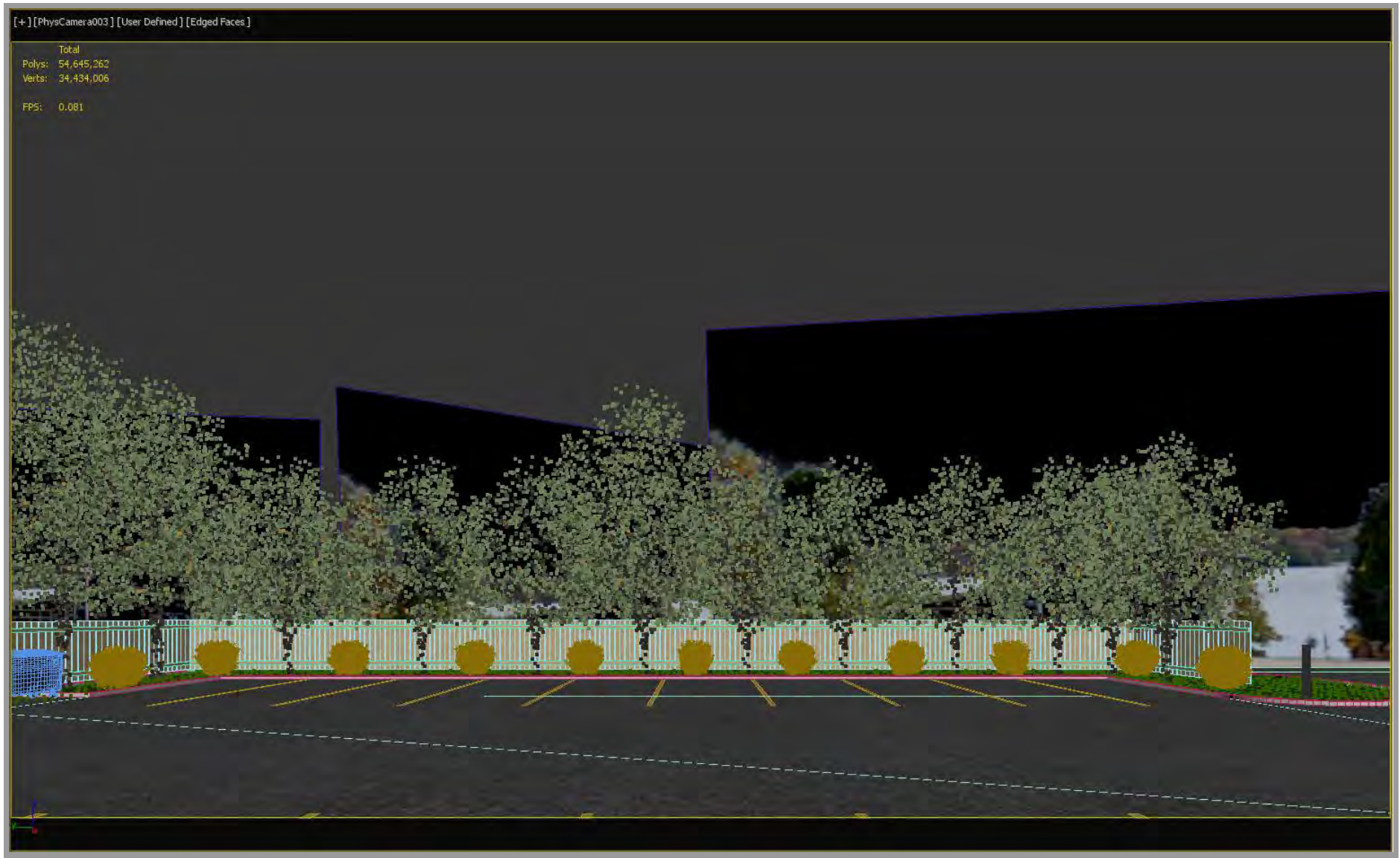
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(Please Type or Print)

ZONING APPLICATION

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

1. Address of Subject Property: 265 North Rand Road, Lake Zurich IL 60047
2. Please attach complete legal description
3. Property Identification number(s): 14-18-400-014
4. Owner of record is: Kolasa Real Estate Investment Inc. Phone: 773-491-1957
 E-Mail jack@andysdeli.com Address: 4021 W Kinzie St. Chicago, IL 60624
5. Applicant is (if different from owner): _____ Phone: _____
 E-Mail _____ Address: _____
6. Applicant's interest in the property (owner, agent, realtor, etc.): _____
7. All existing uses and improvements on the property are: Vacant Property
8. The proposed uses on the property are: Deli / Sandwich Shop retail store with two apartments on the second floor.
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:
Multi-use building. 1st floor Commercial and 2nd floor 50% residential
10. Describe any contract or agreement of any nature relevant to the sale or disposal of the Subject Property: _____
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.

ANDRZEJ KOLASA
 (Name of applicant)

[Signature]
 (Signature of applicant)

Subscribed and sworn to before me this 31 day of August, 2020.

[Signature]
 (Notary Public)

My Commission Expires 4-22-22

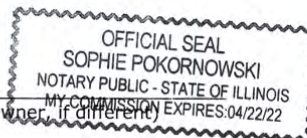
(Name of Owner, if different)

(Signature of Owner, if different)

Subscribed and sworn to before me this _____ day of _____, 2020.

(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 R5 to B-1

☐ 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 _____

(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 _____



Andy's Deli

& MIKOLAJCZYK SAUSAGE SHOP, INC.

4021 W. KINZIE ST., CHICAGO IL 60624

PH.: 773-722-1000 FAX: 773-722-7924

August 31, 2020

Mr. Sarosh Saher,
Community Development Director
Village of Lake Zurich 505 Telser Road, Lake Zurich, IL 60047

RE: 265 North Rand Road, Lake Zurich

Dear Mr. Saher,

I am writing this letter to seek zoning code amendment approval from the city of Lake Zurich on the property located at 265 N. Rand Road.

I, Andy Kolasa along with my wife Halina Kolasa own and operate Andy's Deli & Mikolajczyk Sausage Shop Inc. in Chicago Illinois and Andy's Meats Inc in Endeavor Wisconsin. We currently have 3 retail stores, and two meat factories. We have been looking for an opportunity to expand our business in Lake Zurich. We have purchased a place at 265 North Rand Road in Lake Zurich, where we would love to construct a multi-use building with a deli / sandwich shop on the first floor and two apartments on the second floor.

My wife and I would like to incorporate Andy's Deli and Andy's Meats products into our new project located at 265 N Rand Road. Our vision is to construct a deli which will have a service counter where an employee of the deli will provide product such as: deli cuts (ham, loin, sausages, etc.) and Cheese cuts along with bread and pastry to a customer. The customer will also have a chance to have his or her Sandwich, made to their liking by picking from a variety of products that we already manufacture. Our kitchen staff will provide quality foods to our customers. Soups, salads, and other types of food items will be made on site and will be available daily. The customers will have a choice to consume the items on site where seating will be available or take the items home to further process it.

The store will have a self-serve section where a customer can pick and choose from a variety of vacuum-sealed deli cuts, meats, and cheeses. These items are great consume at home. Juice, soda, and other drinks will be available for purchase. A section of imported products from Europe will also be available to our customers. Items such as European sweets, in jar vegetables and fruits and other items imported items will be available for purchase.

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Andy's Deli

& MIKOLAJCZYK SAUSAGE SHOP, INC.

4021 W. KINZIE ST., CHICAGO IL 60624

PH.: 773-722-1000 FAX: 773-722-7924

The second floor will be used as residential. I would like to build two units on the second floor of the building. One unit will be one bedroom where the other unit will be two bedrooms. The residential units will have an entrance of Rand Road and the second entrance of the parking lot. Parking lot entrance to the deli / sandwich shop will be off Evanston Terrace. The parking will be adjacent to the property, and it will handle 10+ vehicles. The property along the Sunrise Lane will have an 8-foot fence to separate the parking from the Sunrise Lane.

The property is located on the busy Rand Road. The deli business hours will not be longer than 9:00pm. I have seen that the surrounding area is already used for businesses, e.g. gas station across street. We hope with your support, my wife and I can bring a new variety with great taste to Lake Zurich and its community.

Sincerely,

Andy Kolasa

773-457-2176

info@andysdeli.com

www.andysdeli.com

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American Land Title Association

ALTA Settlement Statement - Combined
Adopted 05-01-2015

File No./Escrow No.: BW20050358
Officer/Escrow Officer: Ilene Cohen

Baird & Warner Title Services, Inc.
475 N. Martingale Rd.
Ste 120
Schaumburg, IL 60173
(847) 493-5111



Property Address: 265 NORTH RAND ROAD
LAKE ZURICH, IL 60047 (LAKE)
(14-18-400-014)

Borrower: KOLASA REAL ESTATE INVESTMENT, INC., AN ILLINOIS CORPORATION
4021 W. Kinzie
Chicago, IL 60624

Seller: JOSEPH VAZZANO
495 E. Crystal Lake Avenue
Crystal Lake, IL 60014

CAROL VAZZANO

STEVEN VAZZANO

Lender:

Settlement Date: 4/23/2020

Disbursement Date: 4/23/2020

Seller			Description	Borrower		
P.O.C.	Debit	Credit		P.O.C.	Debit	Credit
			Deposits, Credits, Debits			
			Sale Price of Property			
			Deposit			
			Prorations			
			County Taxes 1/1/2020 to 4/23/2020			
			2019 1st and 2nd Installment County Taxes 1/1/2019 to 12/31/2019			
			Commissions			
			Real Estate Commission to Baird & Warner Lake Zurich			
			Real Estate Commission to Keller Williams Chicago-O'Hare			
			Title Charges			
			Title - Lender's Title Insurance to Baird & Warner Title Services, Inc.			
			Title - Owner's Title Insurance to Baird & Warner Title Services, Inc./R & I Law Group			
			Title - Settlement or closing fee to Baird & Warner Title Services, Inc.			
			Title - Wire Fee to Baird & Warner Title Services, Inc.			
			Title - Commitment Update Fee to Baird & Warner Title Services, Inc.			
			Title - Policy Update Fee to Baird & Warner Title Services, Inc.			
			Title - State of Illinois Policy Fees to Underwriter Remittance			
			Title - CPL to Underwriter Remittance			
			Government Recording and Transfer Charges			
			Recording fees: Deed \$60.00			
			County Deed Tax/Stamps to Lake County Recorder			
			State Deed Tax/Stamps to Lake County Recorder			
			Additional Settlement Charges			
			Survey to Precision Land Surveyors, Inc.			
			Attorney's Fees - Seller to R & I Law Group			
			Attorney's Fees - Buyer to Paul J. Kulas			
P.O.C.	Seller	Credit		P.O.C.	Borrower	
\$0		\$0.00	Subtotals			
			Due From Borrower			
			Due To Seller			
			Totals			

Knowledge

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Baird & Warner Title Services, Inc. to cause the funds to be disbursed in accordance with this statement.

BORROWER(S)


KOLASA REAL ESTATE INVESTMENT, INC., AN ILLINOIS CORPORATION

SELLER(S)

JOSEPH VAZZANO

CAROL VAZZANO

SETTLEMENT COORDINATOR

STEVEN VAZZANO

Ilene Cohen


LakeCounty

From the Office of Holly Kim, Lake County Collector

Make Checks Payable to: LAKE COUNTY COLLECTOR

 1ST INSTALLMENT
PAYMENT COUPON
RETURN WITH PAYMENT

1

Tax Year 2019

14-18-400-014



14-18-400-014

KOLASA REAL ESTATE INVESTMENT INC
4021 W KINZIE ST
CHICAGO IL 60624-1807

 2019 1st Installment due by **06/08/2020**

Interest calculated as of 08/07/2020

\$0.00 DUE

 Tax Bills are mailed to the taxpayer of record,
even if your Lender is responsible for payment.

1418400014000000000000000201913

TEAR HERE


LakeCounty

From the Office of Holly Kim, Lake County Collector

Make Checks Payable to: LAKE COUNTY COLLECTOR

 2ND INSTALLMENT
PAYMENT COUPON
RETURN WITH PAYMENT

2

Tax Year 2019

14-18-400-014



14-18-400-014

KOLASA REAL ESTATE INVESTMENT INC
4021 W KINZIE ST
CHICAGO IL 60624-1807

 2019 2nd Installment due by **09/08/2020**

Interest calculated as of 08/07/2020

\$0.00 DUE

1418400014000000000000000201921

For information on exemptions, contact your local assessor

TEAR HERE

Pin Number	Tax Year	Tax Code	Acres	Fair Market Value	
14-18-400-014	2019	15059	0.2700		\$168,680
Property Location: 265 N RAND RD LAKE ZURICH IL 60047					
Legal Description: PT W 1/2 SE; BEG 30'W & 152.12' S OF SW CORLT6 BLK20 FW KINGSLE Y ZURICH HTS GOLF CLUB ESTS, W124.9'MOL TO E LN RTE12, S ALGE LN TO N LN EXTD E OF EVANSTON TERR, E ALG EXTD N LN 108'MOL, N					
Taxing Body	Rate	Current Amount	Change From Prior Year		
COLLEGE OF LAKE COUNTY #532	0.281521	\$160.40	4.18	Land Assessed Value	\$40,520
COUNTY OF LAKE	0.503187	\$268.70	0.83	+ Building Assessed Value	\$15,701
COUNTY OF LAKE PENSION	0.093591	\$53.32	0.15	- Home Improvement	
FOREST PRESERVE	0.170610	\$97.20	2.30	- Disabled Vet Homestead	
FOREST PRESERVE PENSION	0.009159	\$5.22	-0.78	x State Multiplier	1.0134
ELA AREA PUBLIC LIBRARY DIST	0.293423	\$167.17	5.39	= Equalized Value	\$56,974
ELA AREA PUBLIC LIBRARY DIST PENSION	0.025928	\$14.77	0.01	+ Farm Land & Bldg Assessed Value	
VIL OF LAKE ZURICH	0.534508	\$304.53	-38.17	+ State Assessed Pollution Control	
VIL OF LAKE ZURICH PENSION	0.476277	\$271.35	8.59	+ State Assessed Railroads	
ROAD AND BRIDGE-ELA	0.052448	\$29.88	0.96	= Total Assessed Value	\$56,974
ROAD AND BRIDGE-ELA PENSION	0.000000	\$0.00	0.00	- General Homestead Exemption	
TOWNSHIP OF ELA	0.094196	\$53.68	1.76	- Sr. Citizen Homestead Exemption	
LAKE ZURICH COMM UNIT SCHOOL DIST #95	4.884390	\$2,782.82	56.40	- Senior Freeze	
LAKE ZURICH COMM UNIT SCHOOL DIST #95 PENSION	0.101344	\$57.74	1.30	- Returning Veterans Homestead	
				- Disabled / Disabled Veterans	
				- Natural Disaster Homestead	
				= Taxable Valuation	\$56,974
				x Tax Rate	7.520582
				= Real Estate Tax	\$4,284.78
				+ Special Service Area	\$0.00
				+ Drainage	\$0.00
				= Total Current Year Tax	\$4,284.78
				+ Omit/RollBack Tax	\$0.00
				+ Forfeited Tax	\$0.00
				+ Interest remaining as of 08/07/2020	\$0.00
				+ Cost	\$0.00
				- Payment applied to Principal	\$4,284.78
				= TOTAL AMOUNT DUE	\$0.00
TOTALS	7.520582	\$4,284.78	42.92		

LAND TECHNOLOGY
980 EAST OAK ST #3
LAKE IN THE HILLS, IL 60156
815-363-9200

PROJECT NAME: 265 RAND ROAD
CLIENT: JERZY SOLOWIEC
DATE: 9/21/2020
LT JOB: 200910ST

**ENGINEER OPINION OF PROBABLE COST
 (UNIT QUANTITIES & PRICES)**

	<u>UNIT</u>	<u>QTY</u>	<u>UNIT COSTS</u>	<u>AMOUNT</u>
A. ROAD, DRIVE, WALK & PARKING				
1. EARTH EXCAVATION & DEMO	EACH	1	\$ 10,000.00	\$ 10,000.00
2. BASE COURSE, 10" CA6	SQ YD	634	\$ 10.00	\$ 6,340.00
3. HMA BINDER COURSE, IL 19.0 (1.5")	SQ YD	634	\$ 8.00	\$ 5,072.00
4. HMA SURFACE COURSE, MIX D - N50 (2.5")	SQ YD	634	\$ 12.00	\$ 7,608.00
5. BITUMINOUS MATERIAL (PRIME COAT SS-1)	GAL	190	\$ 2.50	\$ 475.00
6. BITUMINOUS MATERIAL (PRIME COAT MC-30)	GAL	190	\$ 2.50	\$ 475.00
7. B6-12 CURB & GUTTER	LIN FT	740	\$ 25.00	\$ 18,500.00
8. PARKING LOT STRIPING	EACH	1	\$ 2,000.00	\$ 2,000.00
9. HANDICAPPED SIGN & POST	EACH	1	\$ 250.00	\$ 250.00
10. PCC SIDEWALK 5"	SQ FT	776	\$ 5.00	\$ 3,880.00
11. TRAFFIC CONTROL	EACH	1	\$ 1,000.00	\$ 1,000.00
ROAD, DRIVE, WALK & PARKING TOTAL			\$	55,600.00
B. STORM SEWER & PCBMPs				
1. STORM SEWER 8" C900 PVC (INCLUDES TRENCH BACKFILL)	LIN FT	72	\$ 30.00	\$ 2,160.00
STORM SEWER CONSTRUCTION TOTAL			\$	2,160.00
C. WATER SERVICE CONSTRUCTION				
1. 2" WATER SERVICE COMPLETE	EACH	214	\$ 45.00	\$ 9,630.00
2. TRENCH BACKFILL	TON	20	\$ 25.00	\$ 500.00
3. ROAD WAY RESTORATION	EACH	1	\$ 1,500.00	\$ 1,500.00
TOTAL WATER SERVICE CONSTRUCTION			\$	11,630.00
D. SANITARY SERVICE CONSTRUCTION				
1. SANITARY SEWER 6" PVC SDR 26	LIN FT	180	\$ 50.00	\$ 9,000.00
2. SEWER SADDLE CONNECTION	EACH	1	\$ 150.00	\$ 150.00
3. SANITARY MONITOR MANHOLE 48" DIA	EACH	1	\$ 2,750.00	\$ 2,750.00
4. GREASE INTERCEPTER	EACH	1	\$ 2,500.00	\$ 2,500.00
5. TRENCH BACKFILL	TON	60	\$ 25.00	\$ 1,500.00
6. ROAD WAY RESTORATION	EACH	1	\$ 1,500.00	\$ 1,500.00
TOTAL SANITARY SERVICE CONSTRUCTION			\$	17,400.00
E. EROSION CONTROL				
1. TOPSOIL PLACEMENT	SQ YD	790	\$ 1.50	\$ 1,185.00
2. SEEDING	ACRE	0.2	\$ 2,500.00	\$ 500.00
3. SILT FENCE	LIN FT	410	\$ 4.00	\$ 1,640.00
4. COIR LOG	LIN FT	30	\$ 5.00	\$ 150.00
EROSION CONTROL TOTAL			\$	3,475.00
TOTAL COST OF PROJECT			\$	90,265.00
TOTAL COST OF PROJECT + 10% ERROR MARGIN (110%)			\$	99,291.50



SOTIEL S. POLENA, P.E.

265 N Rand Rd
LAKE ZURICH, ILLINOIS 60047

PRELIMINARY ENGINEERS OPINION OF PROBABLE CONSTRUCTION COST FOR SITE DEVELOPMENT

DEMOLITION & SESC

NO.	ITEM	AMOUNT
1	SILT FENCE	\$1,500.00
2	INLET SILTATION BASKETS	\$1,500.00
3	BUILDING DEMO & REMOVAL	\$12,000.00
4	INLET REMOVAL	\$1,000.00
5	TOPSOIL EXCAVATION	\$1,500.00
6	EARTH EXCAVATION	\$15,000.00
7	CURB, REMOVAL	\$400.00
8	ASPHALT REMOVAL	\$6,000.00

STORM WATER

9	Estimated (No PCBMP)	\$10,000.00
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LANDSCAPING

10	TREES, 3" CALIPER	\$2,500.00
11	OTHER LANDSCAPING (ESTIMATED)	\$2,000.00

SITE IMPROVEMENTS

12	SIDEWALK PLACEMENT	\$2,000.00
13	CURB, B6-12	\$5,000.00
14	CONCRETE APPROACH APRONS	\$3,000.00
15	BACK FENCE	\$5,000.00
16	SIGNAGE	\$1,250.00
17	PAVEMENT STRIPPING	\$2,000.00
18	OUTSIDE PATIO	\$4,000.00
19	TOPSOIL REPLACEMENT 6"	\$2,250.00
20	TURF RESTORATION (SALT TOLERANT)	\$3,450.00
21	N-30 SURFACE, 2"	\$10,000.00
22	N-30 BINDER, 4"	\$10,000.00
23	BACKFILL, CA-6 (COMPACTED 6" LIFT)	\$6,000.00
24	LANDSCAPING	\$5,000.00

TOTAL \$112,350.00

WATERSHED DEVELOPMENT PERMIT APPLICATION

Revised 10/2012

Office Use	1. COMMUNITY AND STATUS	2. Map Number (office use only)	3. STORMWATER APP. PERMIT #	4. COMMUNITY APP. NO. (to be assigned by Community)
	<input type="checkbox"/> Standard <input type="checkbox"/> Conditional <input type="checkbox"/> Certified <input type="checkbox"/> Non-Certified <input type="checkbox"/> Isolated Wetlands <input type="checkbox"/> Conditional <input type="checkbox"/> Certified <input type="checkbox"/> Non-Certified			
5. NAME & ADDRESS OF PROPERTY OWNER		6. NAME & ADDRESS OF ENGINEER/AGENT		7. NAME & ADDRESS OF CERT. WETLAND SPECIALIST
Andrzej Kolasa 4021 W Kinzie St Chicago, IL 60624 Daytime Phone: 773-491-1957 Fax: _____ Email: jack@andysdeli.com		Sotiel (Sam) Polena Land Technology 980 East Oak Street #3 Lake In The Hills, IL 60156 Daytime Phone: 815-363-9200 Fax: _____ Email: spolena@lt-pe.com		N/A Daytime Phone: _____ Fax: _____ Email: _____

8A. CHECK THE ONE CONDITION THAT APPLIES:

- ☐ Exempt, Watershed Development Permit Not Required (IV.A.2)
☒ Minor Development (IV.A., IV.B.)
☐ Major Development Outside the Floodplain (IV.A., IV.B., IV.D., IV.G.)
☐ Major Development Inside the Floodplain (IV.A., IV.B., IV.C., IV.D., IV.G.)
☐ Public Road Development (IV.A., IV.F.)
☐ Public Development in the Floodplain (Appendix E.J.2.)
☐ Existing Conditions BFE Only (no development)
☐ Soil Erosion and Sediment Control Review Only

8B. CHECK ALL CONDITIONS THAT APPLY:

- ☐ Isolated Wetland Impact (IV.E.)
☐ Request Letter of No Wetland Impact (LONI) (IV.E.)
☐ Development in a Floodway (IV.C.3.)
☐ Floodplain Map Revision or Amendment (IV.C.2.g.; IV.C.3.d.(8))
☐ Watercourse w/Drainage Area >20 Acres and <100 Acres (IV.A., IV.D.)
☐ Watercourse w/Drainage Area >100 Acres and <640 Acres (IV.A., IV.D.)
☐ Earth Change Approval (ECA) (IV.A.4.b.)
☐ Variance Request (V.)
☐ BFE or Floodway Determination (IV.C.)
☐ Designated Erosion Control Inspector (DECI Required)
☐ Pre-application Meeting Held _____
☒ Hydrologically Disturbs 5000 sq. ft. or More

9A. STORMWATER DATA SUMMARY

		Unit
Total Property Ownership	=	0.274 Acres
Hydrologic Disturbance	=	0.25 Acres
Watershed Area Tributary to Development	=	Acres
Proposed Impervious Area	=	0.213 Acres
Existing Impervious Area Pre-1992	=	Acres
Existing Impervious Area Post-1992	=	0.129 Acres
Detention Volume Required	=	Acre-ft.
Compensatory Storage Required	=	Acre-ft.
Depressional	=	Acre-ft.
Riverine 0- to 10-Year	=	Acre-ft.
Riverine 10- to 100-Year	=	Acre-ft.

9B. WETLAND DATA SUMMARY

Existing Wetland Acreage			=	
Waters of the U.S.	=			
Isolated Waters of Lake County	=			
Impacted Wetland Acreage			=	
Waters of the U.S.	=			
Isolated Waters of Lake County	=			
Mitigation Replacement Ratio			=	
Mitigation Acreage Required			=	
Waters of the U.S.	=			
Isolated Waters of Lake County	=			
On-Site			=	
Off-Site			=	
Mitigation Bank			=	
SMC Wetland Restoration Fund			=	

9C. Check box if State (IL) funds are being used for this development. ☐9D. Check box if this is a project being funded in part/in whole by an SMC grant? ☐

10A. DESCRIPTION OF DEVELOPMENT

Construction of residences/delicatessen & associated infrastructure

10B. NAME OF DEVELOPMENT

ANDYS DELI

10C. SINGLE FAMILY HOME ONLY

Estimated future home value:

10D. LOCATION OF DEVELOPMENT

Street Address 265 RAND RD

Municipality LAKE ZURICH

 Fox River Flint Creek
 Watershed Sub-Watershed

11. LEGAL DESCRIPTION

 SE 18 43N 10E
 1/4 Section Section Township Range

PIN 14-18-400-014

(If more than three PIN exists for the project, please include on a separate attachment)

 42d 11' 55" N 88d 06' 39"
 Latitude Longitude

12. LIST ALL LOCAL, STATE, AND FEDERAL PERMIT APPLICATION, OR APPROVAL LETTERS REQUIRED FOR DEVELOPMENT

Permit Type	Issuing Agency	Permit Number	Application Filing Date	Permit Issue Date
Building Permit	Village of Lake Zurich	Pending		

13A. UNDER PENALTY OF INTENTIONAL MISREPRESENTATION AND/OR PERJURY, I declare that I have examined and/or made this application and it is true and correct to the best of my knowledge and belief. I agree to construct said development in compliance with the permitted documents. I realize that the information that I have affirmed hereon forms a basis for the issuance of the Watershed Development Permit(s) herein applied for and approval of plans in connection therewith shall not be construed to permit any construction upon said premises or use thereof in violation of any provision of any applicable ordinance or to excuse the owner or his successors in title from complying therewith.

Signature of Property Owner, or Authorized Agent

Date

13B. I CERTIFY that the plans/documents submitted for the above-referenced development have been prepared under the supervision of a professional engineer or certified wetland specialist as appropriate.

Signature of Professional Engineer

P.E.#

Date

Signature of Certified Wetland Specialist

CWS#

Date

Print Name of Engineer

Print Name of Certified Wetland Specialist

FOR OFFICE USE ONLY	14. PERMIT REVIEW FEES (separate checks)		
	Stormwater Review Amount: \$ _____		Isolated Wetland Review Amount: \$ _____
	15. VARIANCE REQUEST Date Requested: _____ Date Advertised: _____ Date Approved/Denied: _____		
	16. SECURITIES (if required) AMOUNT		
	Pre Construction \$ _____	Inspection Deposit \$ _____	5 Year Mitigation \$ _____
Surety\$ _____		Wetland Credit held by _____ TOTAL SECURITY \$ _____	
17. FINAL APPROVAL FOR PLANS ENTITLED AND DATED:			
Date of Signature _____		Approved By/Title _____	
Community Professional Engineer _____		P.E.# / CWS# _____	
Certified Wetland Specialist _____			
Lake Co. Stormwater Management Commission _____			
Enforcement Officer _____			

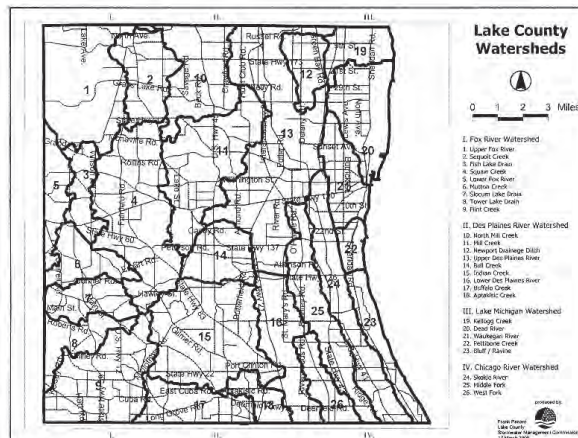
This permit is subject to the following conditions:

- (a) This permit does not convey title to the permittee or recognize title of the permittee to any submerged or other lands, and furthermore, does not convey, lease or provide any right or rights of occupancy or use of the public or private property on which the project or any part thereof will be located, or otherwise grant to the permittee any right or interest in or to the property, whether the property is owned or possessed by the County of Lake or by any private or public party or parties.
- (b) This permit does not release the permittee from liability for damage to persons or property resulting from the work covered by this permit, and does not authorize any injury to private property or invasion of private rights.
- (c) This permit does not relieve the permittee of the responsibility to obtain other federal, state or local authorizations required for the construction of the permitted activity; and if the permittee is required by law to obtain approval from any federal or state agency to do the work, this permit is not effective until those approvals are obtained.
- (d) The permittee shall, at his own expense, remove all temporary piling, cofferdams, false work, and material incidental to the construction of the project, from the floodprone area, river, stream or lake in which the work is done.
- (e) The execution and details of the work authorized shall be subject to the approval of the SMC. SMC representatives shall have right to access to accomplish this purpose.
- (f) Application for permit will be considered full acceptance by the permittee of the terms and conditions of the permit.
- (g) The SMC, in issuing this permit has relied, upon the statements and representations made by the permittee; if any statement or representation made by the permittee is found to be false, the permit may be revoked at the option of the SMC; and when a permit is revoked all rights of the permittee under the permit are voided.
- (h) If the project authorized by this permit is located in or along Lake Michigan or a meandered lake, the permittee and successors shall make no claim whatsoever to any interest in any accretions caused by the project.
- (i) In issuing this permit, the SMC does not approve the adequacy of the design or structural strength or the structure or improvement.
- (j) Noncompliance with the conditions of this permit will be considered grounds for revocation.
- (k) If the work permitted is not completed within three years of the permit issuance date, this permit shall be void.

This permit is subject to further special conditions as follows:

PROVIDE PRIOR NOTIFICATION OF THE PRE-CONSTRUCTION MEETING TO SMC (847) 377-7700 INSPECTOR FIVE WORKING DAYS BEFORE START OF CONSTRUCTION TO ENABLE SMC ATTENDANCE.

PROVIDE AS-BUILT PLANS OF THE STORMWATER MANAGEMENT SYSTEM TO SMC PRIOR TO FINAL SEEDING.



From: [JACK ZAK](#)
To: [Tim Verbeke](#); [Jerzy Solowiej](#)
Subject: Jack Zak Andy's Deli 265 N Rand Rd
Date: Wednesday, December 23, 2020 4:09:40 PM

Good Afternoon Tim

Thank You for taking the time to speak to us in regards to the 265 N Rand Rd

Some key points we spoke about:

- Deli store with indoor / outdoor seating for customers
- Signage on the Wilmette Terrace and Sunrise Lane "Not A Thru Street" this would avoid traffic for the neighbors.
- Landscaping from Sun Rise Ln. Tall trees and to close off the parking from the neighbors
- Tall fence to close off the parking Both visibly and acoustically to give neighbors privacy.
- Garbage collection would be done from the parking entrance of Evanston Terrace.
- Second floor Windows to be made smaller and/or be closer to the top of from the roof.

In the attachment there is a rendering of the building with the smaller windows and landscaping

Sincerely,

Jack Zak

Happy Holidays



At the Heart of Community

COMMUNITY DEVELOPMENT DEPARTMENT
Building and Zoning Division

505 Telser Road
Lake Zurich, Illinois 60047

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

The applicants from 265 Rand Road (Andy's Deli) asked the Planning and Zoning Commissioners for their initial feedback after their second round of revisions and new renderings. The Commissioner's had the following comments, questions, and concerns:

Orlando Stratman

I think the revised rendering indicates the petitioner's willingness to listen to the concerns of the residents and the commissioners. I appreciate this commitment by the petitioner. He is on the right approach.

Kurt Baumann

I have no issues with the proposed changes.

Ildiko Schultz

I do not see much difference between this rendering and the previous one. It still does not fit the overall makeup of the area - too modern and I do not think it will adequately fit the space. I also do not think they need apartments above. There are apartments across the street and unless they expect their employees to be onsite 24/7, they will need transportation. This is the suburbs, not the city - no public transportation! So how do these employees get around if they live above the deli? Especially in the winter. This is an ill-conceived concept for the suburbs though it does make sense in the city.

The shopping center ay Honey Lake and Rand, across the street is practically empty - there are many options to be on Rand Rd. in Lake Zurich. This is not a good use of the space.

I do appreciate their willingness to make changes but this looks like a mini box store - and does not fit the area at all! I don't see my opinion changing at this point.

Craig Dannegger

The building itself is much better as two stories instead of three, and I think it looks very sharp. However, I had a hard time thinking that the design fits with its surroundings when it is all by itself like that. Similarly, I have a hard time supporting this type of use in this location given its surrounding uses. I would be more able to support this fully if there was additional redevelopment on a larger scale surrounding this location.

William Riley

No issues with the proposed changes would vote favorably.



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Antonio Castillo

This looks interesting. Will need some clarification but I could vote favorably.

- Why did they choose Lake Zurich? I know they indicated that they wanted to be in the middle of their facilities in WI and Chicago, but why LZ?
 - Staff Response: They choose Lake Zurich because the owners and builders have ties to Lake Zurich. The builders reside in unincorporated Lake Zurich and love the community. They think their business would be a great fit for the community. The builders and petitioner have also invested heavily (4 or 5 properties if I am not mistaken) in the unincorporated areas of Lake Zurich and would like to continue to invest in the Village itself.
- Also, why this particular property? There are many other commercial properties on Rand as well as other properties north/east of Miller Rd.
 - Staff Response: This property in particular because of the access and visibility to Rand Road. They did not decide on the properties north of Miller on Rand because those properties do not have Lake Zurich utilities.

Thank you for this. It explains more to me and I can look at the petitioner as more of a resident, than an outsider. Good info to know.

Joe Giannini

No comments received.

Mike Muir

Looks fine to me.



At the Heart of Community

FIRE DEPARTMENT
Fire Prevention Bureau

1075 N. Old McHenry Road
Lake Zurich, Illinois 60047
Fire.bureau@lakezurich.org
(847) 540-5073
LakeZurich.org

September 25, 2020

Tim Verbeke
Village of Lake Zurich
505 Telser Road
Lake Zurich, IL 60047

**RE: PR20-162 – 265 N. RAND
PROPOSED DELI**

Tim:

Thank you for the draft proposal. After review, I have the following comments:

1. Provide a complete sprinkler system and fire alarm system.
2. Public Works will need to tell us where the water supply will come from.
3. Provide the proper turning radius at the entrance for the engine to enter the parking lot.

If you have any questions, please contact my office.

Sincerely,

Robert Kleinheinz
Fire Prevention Specialist
Lake Zurich Fire Department

From: [Colin Gaffney](#)
To: [Tim Verbeke](#)
Subject: RE: October 21 PZC Meeting
Date: Tuesday, September 22, 2020 10:45:15 AM

Looks good Tim! It would be a nice addition. With the only entrance being basically the existing one off of Evanston Terrace, there's not much to say on our end.

Thanks,

Colin

From: Tim Verbeke
Sent: Tuesday, September 22, 2020 9:34 AM
To: Betty Harrison <betty.harrison@lakezurich.org>; Bob Kleinheinz <Bob.Kleinheinz@lakezurich.org>; Colin Gaffney <colin.gaffney@lakezurich.org>; Keli Amato <Keli.Amato@LakeZurich.org>; Mary Meyer <mary.meyer@lakezurich.org>; Mike Brown <mike.brown@lakezurich.org>; Nadine Gerling <Nadine.Gerling@lakezurich.org>; Nicholle Petroff <Nicholle.Petroff@lakezurich.org>; Peter Stoehr <pstoehr@manhard.com>; Roy Witherow <Roy.Witherow@lakezurich.org>; Sarosh Saher <Sarosh.Saher@lakezurich.org>; Shawn Walkington <shawn.walkington@lakezurich.org>; Steve Schmitt <Steve.Schmitt@lakezurich.org>
Subject: October 21 PZC Meeting

Good Morning Everyone,

We will have 2 items on next month's agenda, but only 1 packet for everyone to review. I have attached the packet for the multi-use building at 265 Rand Road (The Old Joe's Barbershop). The applicant is proposing a Polish Deli on the first floor and a suite above for the deli owner.

It would be great if you could get any comments back to me by Monday October 5th.

If you have any questions, please let me know.

Tim

Village of Lake Zurich
Utilities Division of
Public Works

Memo

To: Tim Verbeke, Planner
From: Betty Harrison, EQC Supervisor
Date: September 28, 2020
Re: 265 N Rand Rd

1. 265 North Rand Road

- Existing water and sewer connections must be properly disconnected.
- Fire protection is required. Thus, the water connection must be larger than 2-inch. A pressure connection for the fire/domestic service will be made. The line will be brought into the facility. Once inside, the domestic water service will be split off from the fire protection service.
- No information provided as to how water will be metered for the deli or residences.
- Lake County Public Works details and specification are provided. The Village of Lake Zurich details and specifications must be provided and adhered to.
- Connection fee is based on the size of the domestic service. For this location, a 2-inch domestic service is the minimum size. Connection fee for a 2-inch service is \$ 24,000. A credit for the existing ¾-inch service will be applied. Credit is \$ 4,500. The net connection fee due is \$ 19, 500.
- This is a multiple-unit, multiple tenant building. Thus, there is an additional connection fee of \$ 10,000. This is \$ 5,000 for each housing unit.
- Plans must be submitted to Lake County for them to compute the sewer connection fee for Lake County.
- A Letter of Credit (LOC) is required. The LOC will be in the amount of 110% of the Engineer's Estimate of Probable Cost.

ZONING REVIEW

PROJECT: Andy's Deli

LOCATION: 265 N Rand

REVIEWED BY: Tim Verbeke

DATE: August 20, 2020

Zoning: Rezoning from R-5 Single Family Residential to B-1 Local and Community Business District

Use: Deli with Residential Above

Site Plan

Entrance to the dwelling is connected to the sidewalk on Rand Road. Is there a connection to the parking lot? How would the tenant enter the property from the parking lot?

Yes, there is a direct entrance from parking lot to the residential units. See site plan.

Why are you paving the north side of the lot? Between the parking lot and property line? Staff would like to see that area landscaped/

North side of the lot has been landscaped. See site plan.

Ensure there is adequate parking for residential and the business. If you are planning on having two residential units that will require 2 parking spaces PER unit, plus the parking needed for the deli.

Adequate parking has been provided.

This is more of a restaurant now correct? Not just a deli.

This will be a deli primarily with seating for limited dine in. 50% deli / 50% dine in sandwich shop.

Building

Add architectural detail to the building. The building does not appear to have a lot of visual interest. Add a Cornices, and a sloping roof to match the neighboring homes.

Cornice added. Architectural features around windows have been added. Residential entrances have been designed to distinguish it from the commercial space. See elevations.

Submit rendering/elevations of the building on the site. See attached picture example. Building should have variety of textures and materials like the examples you've submitted.

See rendering.

Landscaping

There will need to be a buffer from Sunrise. Staff recommends a 5-foot buffer between Sunrise and the parking lot so landscaping and the fence can be added. Could look into minimizing concrete border around building foundation.

Concrete walkway has been reduced to 3.67' allowing a landscaped buffer of 3.30' adjacent to Sunrise Lane. No further reduction is possible unless we are able to reduce the aisle width of the parking lot to 22.00'. Please advise.

What is the current landscape surface area? What is the proposed landscape surface area?

Lot area = 11,887.21 S.F., Total landscaped area = 2,549.02 S.F. = 21.44% landscaped area



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LakeZurich.org

ZONING REVIEW

PROJECT: Andy's Deli
LOCATION: 265 N Rand
REVIEWED BY: Tim Verbeke
DATE: October 2, 2020

Zoning: B-1 Local and Community Business District
Requesting a rezoning from R-5 to B-1

The encroachment into the Rand Road setback would be allowable due to precedent set on the east side of Rand Road. The Applicant is requesting a 15-foot building setback. The average setback along that portion of Rand Road is 23 feet with one parcel having a zero lot line parking lot. Although an allowable encroachment, a departure in the PUD would still have to be granted.

Minimum Yards Per Code for B-1:

- Front and corner side (feet): 25 Feet
- Side (feet): 10 Feet
- Rear (feet): 25 Feet

Minimum Yards requested

- Front and corner side (feet): Front: 66 Feet, Corner: 7 Feet
- Side (feet): 7 Feet
- Rear (feet): 15 Feet

Each zoning yard would require a departure in the PUD.

Use: Community Business with Residential on the second story.

Residential Parking: **Required:** 2 Spaces per Unit: 4 Spaces
 Proposed: 4 Outdoor Surface

Commercial Parking: **Required:** 1 Space per 3 Persons: $70/3 = 23$ spaces
 Proposed: 15 Spaces including 1 ADA Parking Space

Total Parking: **Required:** 27 Spaces
 Proposed: 19 Spaces

This would require a departure in the PUD.

Parking lot design is different in several of the submittals. Please verify which parking lot configuration is correct.

Outdoor Seating

Outdoor seating is proposed under an overhang of the second story. Approximately 3 tables in the outdoor seating area. Staff would recommend landscape/planter bed screening or decorate wall screening to buffer the outdoor seating from the parking lot and the neighboring residents.

Lighting

The maximum Foot-Candles in all residential districts and for all residential uses regardless of district is 0.50 Foot-Candles at the property boundary with a maximum height of 20 feet. There are several areas on the photometric plan that exceed the maximum requirement.

Landscaping

No landscape plan provided. Please provide a detailed landscape plan with proper screening from all neighboring land uses.

The landscape surface area is proposed at 22% which would require a departure in the PUD.

Signage

If including any monument signage, please submit those plans.

From: [Sarosh Saher](#)
To: jerzysolo@gmail.com; jack@andysdeli.com
Cc: [Tim Verbeke \(Tim.Verbeke@lakezurich.org\)](mailto:Tim.Verbeke@lakezurich.org)
Subject: Project at 265 N Rand Road, Lake Zurich
Date: Tuesday, November 3, 2020 7:58:00 AM

Good morning Jerry and Jack – I hope you are safe and well. I am writing to you to follow up on the Planning and Zoning Commission (PZC) meeting that was held on October 21, 2020, at which time, your project for Andy's Deli and the two residential units above was presented by Mr. Jack Zac. I understand that up until now you have had many conversations with our Planner, Tim Verbeke. Unfortunately, Tim is out of the office for this and the next week, and I am coordinating the project in his absence.

As you are aware, on October 21, the members of the PZC considered the proposal. There were surrounding property owners that commented (both verbally at the meeting, and through written correspondence) on the various aspects of the project. Following the presentation, the members of the PZC discussed the project and in large part agreed that the development as proposed was more than the site could sustain. The PZC recommended that if the owner is amenable to revising the scope of the project based on these comments, that you return to the PZC at a future meeting with a scaled-down proposal. Mr. Zac agreed to that after consulting with the owner, and the hearing was continued to a later date.

As it presently stands, you have the following options to present at a future PZC meeting, based on the comments that were provided and to which you agreed to consider:

1. A more scaled down version of the retail deli, (with a reduced floor area) with one residential unit above. The reduced floor area would reduce the parking demand, the traffic to and from the site and thereby the intensity of the development, allowing the property to sustain the project.
2. A scaled down version of a retail deli only the property. In this case as well, the floor area could be sized to determine the amount of parking that the property would sustain.
3. Revise the focus and scope of the project concept with an emphasis on residential uses:
 - a. Currently with the R-5 single-family zoning classification, you have the option of developing the site with a single-family home by right. This option would not require you to go through any rezoning process or request any zoning relief.
 - b. You may also propose an appropriately scaled multi-family housing development. This will require rezoning, but would address a few of the comments of the PZC.

As a matter of timing, we are fast approaching the next date when the PZC is scheduled to meet – November 18. Please let me know what your intentions are as soon as you can, since any revised proposal will need to be reviewed by our staff before it can be transmitted to the PZC.

If you need more time to rethink and revise the proposal per the above comments of the PZC, you also have the option of returning to the December meeting of the PZC which is scheduled for December 16.

I am happy to discuss these recommendations more with you. I can set up a zoom call or a phone

conference call. In the meantime, please let me know if you have any questions.

Thank you.

Sarosh

Sarosh B. Saher, AICP

Community Development Director | Village of Lake Zurich | 505 Telser Road, Lake Zurich, IL 60047

sarosh.saher@lakezurich.org | Direct: 847-540-1754

Engage with Lake Zurich at LakeZurich.org/Connect